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. ED13-088 **DATE:** June 12, 2014

PROJECT/ENTITLEMENT: Achevee Vineyards Minor Use Permit; DRC2012-00123

APPLICANT NAME: Achevee Vineyards LLC
ADDRESS: 5170 Vineyard Drive, Paso Robles, CA 93446
CONTACT PERSON: Kirk Consulting **Telephone:** 805-461-5765

PROPOSED USES/INTENT: Request by Acheeve Vineyards for a Minor Use Permit to allow for the phased construction of a new winery building with tasting room (buildout 9,200sf indoor winery and 4,065sf outdoor winery); limited special event program. The project will result in the disturbance of approximately 13,265 square feet on a 70 acre parcel. The proposed project is within the agriculture land use category and is located at 5170 Vineyard Dr. Paso Robles, Ca, 93446. The site is in the Adelaida planning area.

LOCATION: 5170 Vineyard Drive, Paso Robles, CA 93446

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: California Department of Fish and Wildlife
Regional Water Quality Control Board

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. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

	Holly Phipps		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
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(ver 5.1) Using Form

Project Title & No. **Achevee Vineyards, LLC / Minor Use Permit ED13-088 (DRC2012-00123)**

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.

Holly Phipps			April 4, 2014
Prepared by (Print)	Signature		Date
Airlin Singewald		Ellen Carroll, Environmental Coordinator	6/5/14
Reviewed by (Print)	Signature	(for)	Date

to moderately sloping

LAND USE CATEGORY: Agriculture

VEGETATION: Vineyards

COMBINING DESIGNATION(S): None

PARCEL SIZE: 70 acres

EXISTING USES: Agricultural uses, wine grapes (40 acres)

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; agricultural uses , grape vines	*East:* Agriculture; agricultural uses, dry farm, grazing
South: Agriculture; single-family residence(s)	*West:* Agriculture; single-family residence(s)

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.

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 winery is located approximately 2 miles northwest of Highway 46 West and approximately 3 miles west of Templeton. The surrounding area is dominated by vineyards, winery facilities, agricultural accessory uses, and single-family residences. The topography of the area consists of gently rolling to moderately sloping hills.

The property is owned by Acheve'e Vineyards, LLC and vineyards on-site total 40 acres. There is an existing single-family residence, garage, and swimming pool onsite, located on a hill above the proposed winery site.

Impact. The project is proposing to construct a 9,200 sf winery with a tasting room. The project includes 6 special events per year with up to 80 guests each. The project will be visible from Vineyard Drive; however, it will not silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

The proposed winery structure is an 'Italian rustic countryside' which utilizes s-tile roofing, cobbled cladding and includes a roof variation all elements of the Italian countryside. The winery building will be terraced into the hillside to allow for gravity processing. It will be situated amongst the vineyards which will provide some screening coupled with the proposed landscape plan.

The landscape plan will achieve building and parking screening through the use of native, drought tolerant landscape mix of Italian cypress, olive trees, lavender, rosemary and climbing vines.

Standard county regulations require shielding of exterior lighting to minimize glare. Based on the location, size and design, the project is considered compatible with the surrounding area. As required by the ordinance, the project will be conditioned to require an exterior lighting plan prior to issuance of construction permits. The requirements of the plan, including shielding of lighting elements, will ensure that the project will not create off-site glare.

Mitigation/Conclusion. As required by the ordinance, the project will be conditioned for an exterior lighting plan to ensure that the project does not create off-site glare and for landscape screening for the winery and parking areas to provide screening from Vineyard Drive. Based on implementation of these measures, potential visual impacts would be less than significant. No mitigation measures

beyond ordinance requirements are required. No additional 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. Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Agriculture

State Classification: Not prime farmland, Prime farmland if irrigated

Historic/Existing Commercial Crops: Grape Varietal

In Agricultural Preserve? Templeton AG Preserve Area

Under Williamson Act contract? No

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

Cropley clay (2 - 9% slope). This gently sloping soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated. The winery will not be located on Class II soils.

Nacimiento-Ayar complex (9 - 30 % slope).

Nacimiento. This moderately sloping, fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Ayar. This moderately sloping, fine loamy soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

The subject property is within the Agriculture land use category, and contains approximately 40 acres of vineyards.

The project is located in the Templeton Agricultural preserve which encompasses much of the planning area. The intent of this designation is to support continuing availability of these areas for production of food and fiber. As Land Conservation Act contracts are terminated, landowners may request to remove their properties from an agricultural preserve and to change the land use category from Agriculture to another category, consistent with the *Rules of Procedure to Implement the California Land Conservation Act of 1965.* This property is not enrolled in a Land Conservation Act contract.

Impact. The project proposes to develop a winery facility with a public tasting room and a limited special events program. The proposed winery facility would not be located on prime agricultural soils and would not adversely impact on-site or adjacent agricultural operations. The project is not enrolled in the Williamson Act (Land Conservation Act contract). The project was referred to the Department of Agricultural (Lynda Auchinachie, November 12, 2013. In the referral response, Ms. Auchinachie stated the project will have less than a significant impact to agricultural resources or operations. The Department recommends the following conditions to maximize the availability of water for agricultural uses and to minimize runoff.

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

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

At the time of application for construction permits, the applicant shall submit a final landscape plan prepared by a qualified individual (e.g., arborist, landscape architect/ contractor, or nurseryman), incorporating the use of drought-tolerant, low-water use species consistent with the surrounding natural vegetation and the use of drip irrigation. The Landscape plan shall preclude lawn/turf areas associated with the winery.

The implementation of the above measures will mitigate agricultural resource impacts to less than significant levels. These mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table.

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?	☐	☐	☒	☐

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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?	☐	☐	☒	☐
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 the disturbance of approximately 43,170 square feet (0.99 acres). This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

The proposed project would result in a 9,200 sf wine processing facility that includes a 1,128 sf tasting room, and 6 special events with up to 80 guests each. 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 than 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 proposes to disturb soils that have been given a wind erodibility rating of 4 and 7, which is considered "moderate" and "high".

Due to the distance of any known fault (at least three miles away) or serpentine rock outcrop (at least three miles away), it is not expected that any naturally occurring asbestos would be encountered during any earthmoving activities.

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

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

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

4. BIOLOGICAL RESOURCES *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 following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: 40 acres of grape vines; a few scattered Blue Oaks.

Name and distance from blue line creek(s): Sheepcamp Creek; 290 feet to the south

Pond: There is an ag pond located near the rear property approximately 1,060 feet from the project site.

Site's tree canopy coverage: Approximately <1% Blue Oak Woodland.

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

Wildlife

Western pond turtle *(Emys (or Clemmys) marmorata pallida)*, CSC, FSC. Western pond turtle *(Emys (or Clemmys) marmorata pallida)* has been found about 0.83 miles to the Southwest. Western pond turtle is a federal and California Species of Special Concern. This is an aquatic turtle that uses upland habitat seasonally. They occur in ponds, streams, lakes, ditches, and marshes. The species prefers slow-water aquatic habitat with available basking sites nearby. Hatchlings require shallow water habitat with relatively dense submergent vegetation for foraging.

Habitat

South/Central Coast Steelhead Trout *(Oncorhynchus mykiss)* FT, CSC. South/Central Coast Steelhead Trout *(Oncorhynchus mykiss)* critical habitat has been found about 0.83 mile to the West in Jack Creek. Likely critical habitats of the South/Central Coast Steelhead Trout have been found 0.04 miles to the West in Sheepcamp Creek and 0.77 miles to the East in Willow Creek.

South/Central Coast Steelhead Trout is considered federally threatened and a California species of Special Concern. This species require cool, deep pools for holding through the summer, prior to spawning in the winter. Generally they are found in shallow areas, with cobble or boulder bottoms at the tails of pools. This species is threatened by water quality degradation (e.g., siltation, urban and agricultural pollutants), loss of riparian vegetation, and low instream flows resulting from water diversion, ground water pumping and periodic drought.

Impact. No sensitive resources were identified on the project site. The project will not result in any impacts to oak trees or require the removal of any oak trees. The winey building will be located within an existing disturbed area used for agricultural roads and vineyards.

The proposed project will not likely affect pond turtles or pond turtle nesting habitat due to the distance of construction areas from aquatic habitats where pond turtles have been found. However, to ensure avoidance, the applicant has agreed to avoid and mitigate any potential impacts to less than significant levels. These include but not limited to: preconstruction surveys within 30 days prior to construction.

Mitigation/Conclusion. No significant biological impacts are expected to occur. The applicant will be required avoid and mitigate potential biological resource impacts to less than significant levels for the above mentioned Western Pond turtle. A detailed description of the required mitigation measures are listed in Exhibit B - Mitigation Summary Table.

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

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Other: _____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. . No historic structures are present and no paleontological resources are known to exist in the area.

No previous cultural surveys were found for the subject property. A search of ¼ mile around the subject property identified the following previous survey work: 1 reports where no resources were encountered; 0 reports where resources were identified.

Impact. The project is located in an area that would be considered culturally sensitive due to physical features typically associated with prehistoric occupation (creek within 300 feet). A Phase I (surface) survey was conducted September 2013 (Heritage Discoveries, Inc., Thor Conway). 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?	☐	☐	☒	☐

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Other: _____	☐	☐	☐	☐

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

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

Topography: Gently to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Moderate to high

Other notable geologic features? None

The project is within the not within a Geologic Study area designation or within a high liquefaction area, and is not subject to the preparation of a geological report per the County's Land Use Ordinance [LUO section 22.14.070 (c)]to evaluate the area's geological stability.]

Impact. The project will result in the disturbance of approximately 43,170 sf (0.99 acres) on a 70 acre parcel. This has the potential to result in erosion and sedimentation.

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

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?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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?*	☐	☐	☒	☐
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 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. 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.

The proposed project was referred to CAL FIRE for review. No significant fire hazard impacts were identified. As stated by CAL FIRE (Clint Bullard, July 24, 2013) a commercial fire suppression system water storage tanks must be steel and located a minimum of 20 feet from structures.

The applicant is required to comply with the California Fire Code, California Building Code, the Public Resources Code, and any other applicable fire laws.

Per the Winery Ordinance, Section 22.30.070 and Section 22.30.610 of the County Land Use

Ordinance, wineries holding special events shall be required to provide two unobstructed access points from the event site to a publicly maintained road and special event parking shall be consist at a minimum of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material.

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

8. NOISE

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
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). 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. The nearest off-site sensitive receptor is a single family residence located about 750 feet to the southeast of the proposed winery.

Impact. The applicant is requesting to participate in six special events per year with no more than 80 guests at each event. The winery will also participate in periodic industry-wide events as currently allowed by the Land Use Ordinance (LUO).

Noise impacts can occur as a result of amplified music if the events occur in close proximity to sensitive receptors (e.g. residences). The location of the special events is located approximately 750 feet from the nearest residence. No outdoor amplified music beyond 5 p.m. is proposed. No significant impacts are anticipated.

Mitigation/Conclusion. Any special event with amplified music shall only be allowed from 10 a.m. to 5 p.m. as allowed per the LUO, Section 22.30.070.D.2.i.(3). No outside amplified music shall occur before 10 a.m. or after 5 p.m. The project shall comply with the County Noise Element. No additional measures are required above LUO requirements.

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

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

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: City of Paso Robles - North County Patrol(Approximately 10 miles to the northeast)

Fire: Cal Fire (formerly CDF) - Templeton Fire Station Hazard Severity: High Response Time: 5-10 minutes

Location: Approximately 9 miles east

School District: Templeton Unified School District.

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

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

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

11. RECREATION

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *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. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

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

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

12. TRANSPORTATION/CIRCULATION

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Increase vehicle trips to local or areawide circulation system?*	☐	☒	☐	☐
b) *Reduce existing "Level of Service" on public roadway(s)?*	☐	☐	☒	☐

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

Setting. The County has established the acceptable Level of Service (LOS) on roads in rural area as "C" or better. The existing road network in the area Vineyard Drive (a collector road) is operating at acceptable levels.

Primary access to the site is off Vineyard Drive. Referrals were sent to Public Works and Caltrans. No comments were submitted by Caltrans.

Public Works (June 2013). A sight distance evaluation was prepared by Orosz, Engineering (February 2013). The results of the analysis concluded that the existing driveway can serve the proposed winery uses and will comply with the county sight distance design standards. Standard road improvements will be required by Public Works such as improving the driveway approach to require widening and tapering in accordance with County Public Improvement Standard B-1e.

Circulation Study Area. The project is within the Templeton Circulation Fee Area B. This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "buildout". The project will be subject to this fee.

Impact. The project proposes the phased construction of a winery facility with a public tasting room. At build-out the winery would total 9,200 square feet. The project includes six special events per year with no more than 80 people each. Industry-wide events are allowed by ordinance. Primary access to the project is from Vineyard Drive, with secondary access also being from Vineyard Drive.

The proposed project is estimated to generate about 10 traffic trips per week and 3 additional trips that would be related to harvest/crush activities. Peak traffic associated with the tasting room is expected to occur between the hours of 11:00 am and 5:00 pm, which are considered "non-peak"

hours. Weekday average daily trips related to the production facility are expected to be less than 10 traffic trips a week.

This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The proposed project will be required to pay road impact fees to mitigate its contribution to cumulative traffic impacts. The project does not conflict with adopted policies, plans and programs on transportation.

Large trucks that deliver grapes to the processing facility have the potential to impact traffic flows and could create a stacking safety issue along Vineyard Drive if adequate space is not available between the road and entrance gate (if one is installed). Public Works recommends that if an existing gate is used or one is constructed, that the gate be constructed to Public Works standards and codes including sufficient stacking space between the gate and the road.

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

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

The applicant estimates winery wastewater disposal to be about 806 gallons of gallons of wastewater per day during peak crush and anticipates application for a small winery waiver with the Regional

Water Quality Control Board.

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

-***poor filtering characteristics*** due to the very permeable nature of the soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent.

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

--***steep slopes***, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. In this case, the proposed leach lines are located on ***(describe topography of leach lines and immediately surrounding leach line area - e.g.,*** the nearly level portion of the subject property that is sufficiently set back from any steep slopes to avoid potential daylighting of effluent. Therefore, no measures are necessary above what is called out for in the CPC/Basin Plan to address potential steep slopes.).

--***slow percolation***, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components.

Impact. Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet California Plumbing Code (CPC)/Basin Plan requirements. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code / Central Coast Basin Plan, including any above-discussed information relating to potential constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

Mitigation/Conclusion. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the standard septic systems will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met. The proposed wastewater treatment will require a waste discharge permit or exemption permit from the Regional Water Quality Control Board prior to construction. Based on compliance with existing regulations and requirements, potential wastewater impacts would be less than significant.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 project proposes to obtain its water needs from on-site well. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is gently to moderately sloping. The closest creek from the proposed development is Sheepcamp Creek, located approximately 700 feet to the west. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? Sheepcamp Creek Distance? Approximately 700 feet

Soil drainage characteristics: Not well drained to very poorly drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110) 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 the project's soil erodibility is as follows:

Soil erodibility: Moderate

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) 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/Hydrology

With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 43,170 square feet of site disturbance (0.99 acres) is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

Based on the project description, the winery proposes to produce 10,000 cases which would require 806 gallons per day during peak production and 556 during non-peak.

Winery wastewater will be pumped from the processing area into treatment storage tanks where it will be treated. Winery wastewater will be recycled and land applied when needed. This will help with ground water recharge.

Regarding surface water quality, as proposed, the project will result in the development of approximately 15,000 square feet of impervious area which has the potential to increase runoff resulting in potential for downstream flooding impacts.

As described in the Agriculture section, the applicant will be required to submit a landscape plan incorporating the use of drought-tolerant, low-water use species. The project will also be subject to Low Impact Development (LID) design measures to promote groundwater recharge.

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 applicant shall also implement LID designs to help promote groundwater re-charge. Possible measures include: roof runoff directed to landscape areas (rain gardens) and / or vegetated drainage swales. Runoff should not be allowed to cross surfaces that have the potential to contain pollutants such as parking areas. These measures are listed in Exhibit B – Mitigation Summary Table will provide sufficient measures to adequately protect surface and groundwater quality.

Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

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. 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., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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

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

1. Planning Area Standard Chapter: 22.092 Adelaida Planning Area

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	**Attached**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☒	CA Department of Transportation	**None**
☐	Community Services District	**Not Applicable**
☒	Other City of Paso Robles	**None**
☒	Other Native American Heritage Commission	**None**

** *"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
- ☒ Adelaida Area Plan and 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

In addition, the following project specific information and/or reference materials have been considered

as a part of the Initial Study:

- Archaeological Surface Survey; by Heritage Discoveries, Inc., Thor Conway; September 2013; for Zimmerman-Achevee Vineyards LLC; located at 5170 Vineyard Drive, Paso Robles, San Luis Obispo County, CA.
- Achevee Vineyards Winery Access Evaluation; by Orosz Engineering Group, Inc.; February 18, 2013; located at 5170 Vineyard Drive, Paso Robles, San Luis Obispo County, CA.

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Agriculture

AG-1 At the time of application for construction permits, the applicant shall submit a final landscape plan prepared by a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman), incorporating the use of drought-tolerant, low-water use species consistent with the surrounding natural vegetation that will use of drip irrigation or better water saving techniques. The Landscape plan shall preclude lawn/turf areas associated with the winery.

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

Biological

BIO-1 Prior to issuance of construction and/or grading permits for the winery avoidance measures shall be implemented. A preconstruction survey for the western pond turtle shall be conducted in proposed work areas. The survey shall be conducted on foot by a qualified biologist with approval from California Department of Fish and Wildlife to relocate these species out of harm's way. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If these species are found to be present in the work areas, the following steps shall be taken:

a. Western pond turtle shall be captured by hand by the project biologist and relocated to an appropriate location well outside the project areas.

b. Construction monitoring shall be required for all new ground-breaking activities located within the mapped potential habitat. Construction monitors shall capture and relocate said species as specified above.

c. A letter report shall be submitted to the County and CDFW within 30 days of Western spadefoot toad and western pond turtle relocation, or as directed by CDFW.

d. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program regarding protected and special status species.

Water

W-1 **At the time of application for construction permits**, a pump test should be performed to ensure that there will be sufficient water available to serve the proposed project. The applicant shall contact the Environmental Health Department for specific pump requirements.

W-2 **At the time of application for construction permits**, the applicant shall submit to the Environmental Health Department for review and approval, a water quality test.

W-3 **At the time of application for construction permits**, the applicant shall show on the construction permits, project designs that will promote groundwater recharge (22.52.140) by application of Low Impact Development (LID) design techniques. For example roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by Public Works. At least two designer selected LID measures shall be applied to the project.

APR 23 2014

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

April 4, 2014

APR 10 2014

Agent: Kirk Consulting
8830 Morro Road
Atascadero, CA, 93422

Subject: Developer's Statement for Achevee / Minor Use Permit / DRC2012-00123

Dear Ms. Kirk:

The initial study for the above referenced application has indicated that potentially significant environmental impacts may occur with the development of the project. In order to issue a negative declaration, which is a statement that all potentially significant impacts can be mitigated to insignificant levels, an agreement called a Developer's Statement can be executed where the applicant agrees to perform certain actions that will become part of the project. Please review the enclosed Developer's Statement. If you are in agreement with this Statement, please have the owner(s) sign, date and return it to my attention at the Department of Planning and Building so we may complete the environmental review process.

If you have any questions, concerns, or comments about this Developer's Statement, or would like to suggest alternate mitigation measures that would work better with your project, please feel free to contact me at (805) 781-1162.

Sincerely,

Holly Phipps, MCRP
Project Manager

April 4, 2014

**DEVELOPER'S STATEMENT FOR
ACHEVEE WINERY MINOR USE PERMIT
DRC2012-00123**

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

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

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

Agriculture

AG-1 At the time of application for construction permits, the applicant shall submit a final landscape plan prepared by a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman), incorporating the use of drought-tolerant, low-water use species consistent with the surrounding natural vegetation that will use of drip irrigation or better water saving techniques. The Landscape plan shall preclude lawn/turf areas associated with the winery.

Monitoring: Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the Department of Planning and Building.

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

Monitoring: Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the Department of Planning and Building.

Biological Mitigation

BIO-1 Prior to issuance of construction and/or grading permits for the winery avoidance measures shall be implemented. A preconstruction survey for the western pond turtle shall be conducted in proposed work areas. The survey shall be conducted on foot by a qualified biologist with approval from California Department of Fish and Wildlife to relocate these species out of harm's way. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If these species are found to be present in the work areas, the following steps shall be taken:

a. Western pond turtle shall be captured by hand by the project biologist and relocated to an appropriate location well outside the project areas.

b. Construction monitoring shall be required for all new ground-breaking activities located within the mapped potential habitat. Construction monitors shall capture and relocate said species as specified above.

c. A letter report shall be submitted to the County and CDFW within 30 days of Western spadefoot toad and western pond turtle relocation, or as directed by CDFW.

d. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program regarding protected and special status species.

Monitoring: Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the Department of Planning and Building.

Water

W-1 **At the time of application for construction permits**, a pump test should be performed to ensure that there will be sufficient water available to serve the proposed project. The applicant shall contact the Environmental Health Department for specific pump requirements.

Monitoring: Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the Department of Planning and Building.

W-2 **At the time of application for construction permits**, the applicant shall submit to the Environmental Health Department for review and approval a water quality test.

Monitoring: Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the Department of Planning and Building.

W-3 **At the time of application for construction permits**, the applicant shall show on the construction permits, project designs that will promote groundwater recharge (22.52.140) by application of Low Impact Development (LID) design techniques. For example roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by Public Works. At least two designer selected LID measures shall be applied to the project.

> **Monitoring:** Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the County Division of Public Works and the Department of Planning and Building.

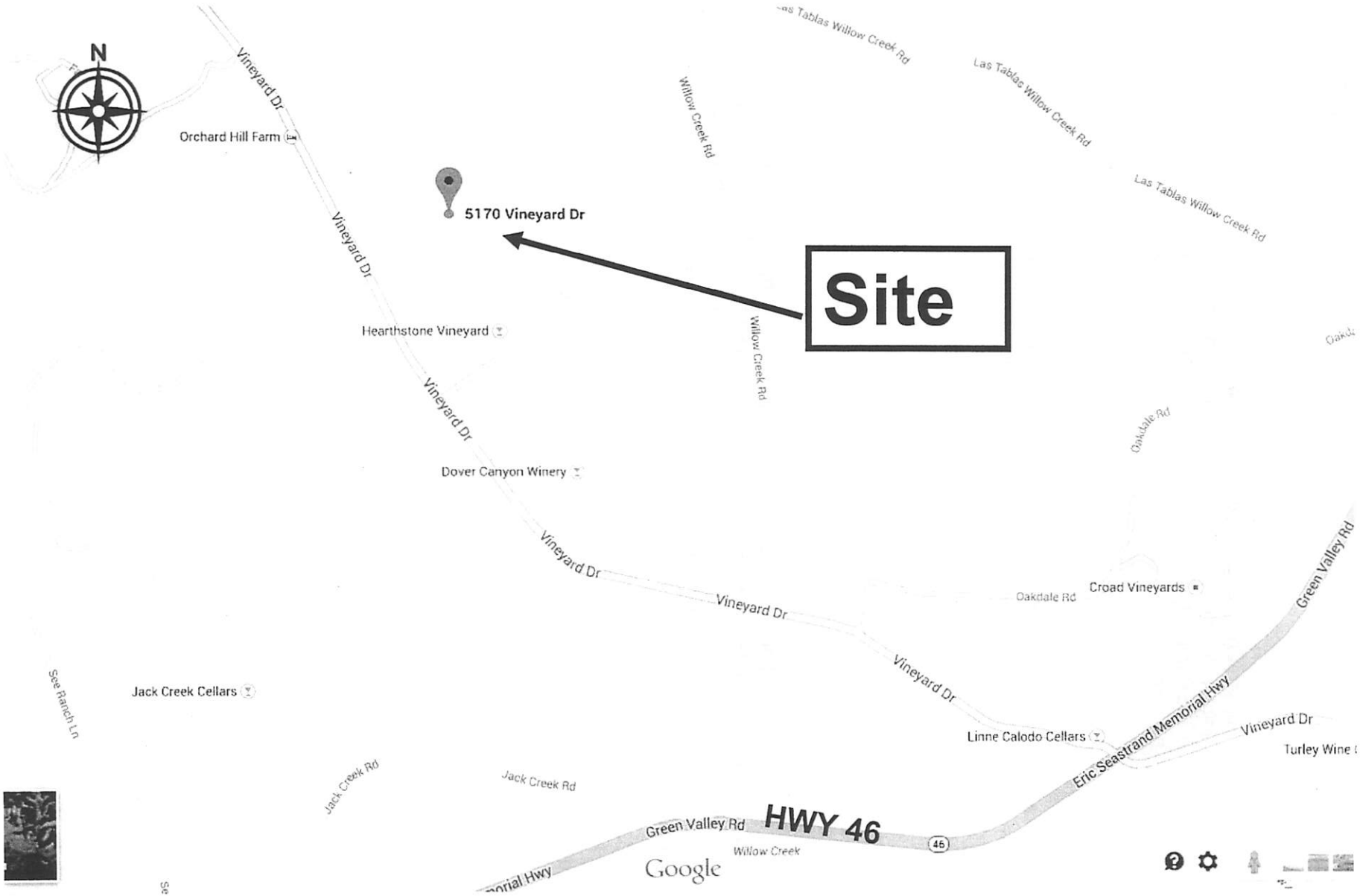
The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts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

Signature of Owner(s) 4·18·14 Date

John C. Zimmerman
Name (Print)

Lisa Zimmerman
LISA ZIMMERMAN

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



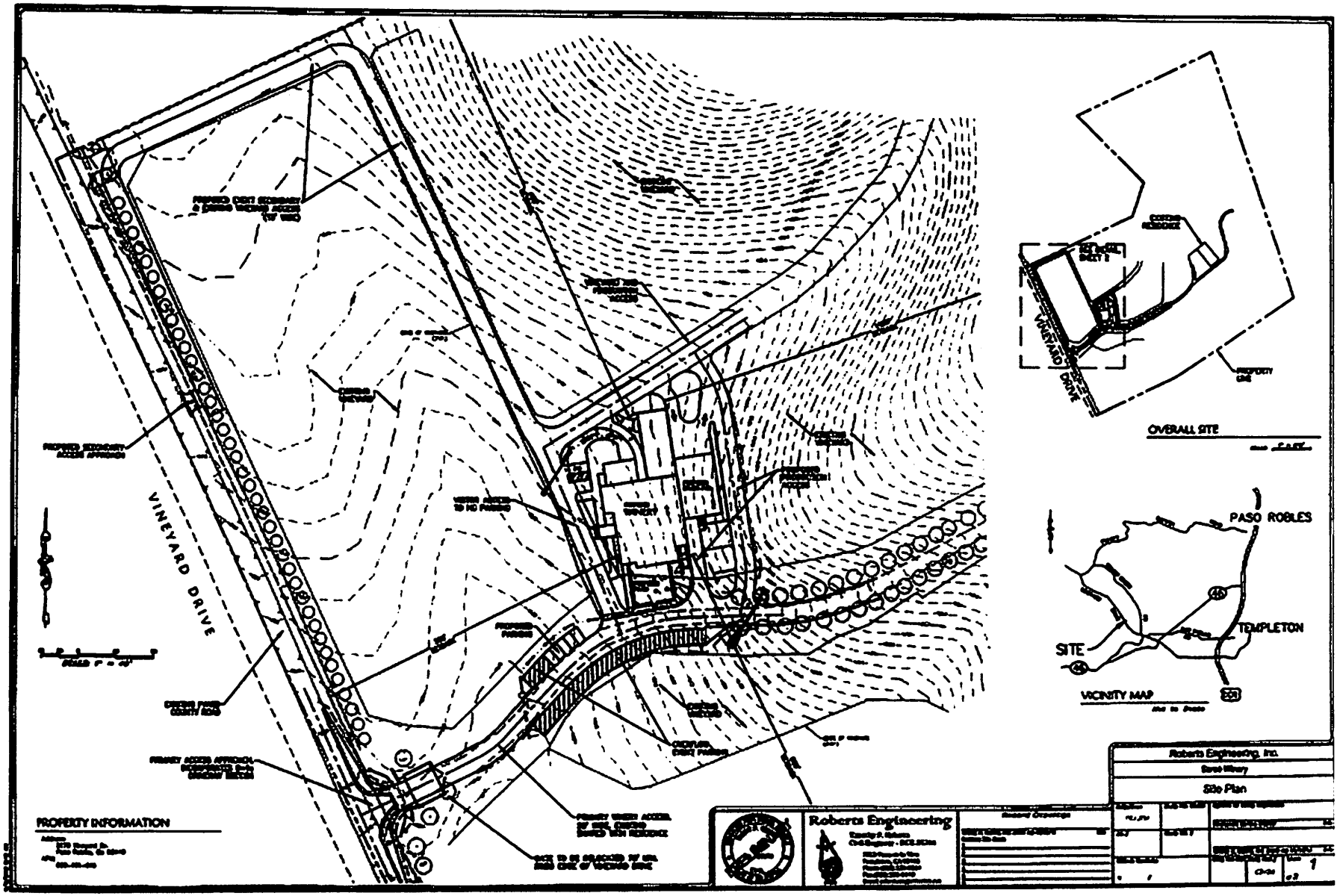
PROJECT

Minor Use Permit

Acheve'e / DRC2012-00123

EXHIBIT

Vicinity Map



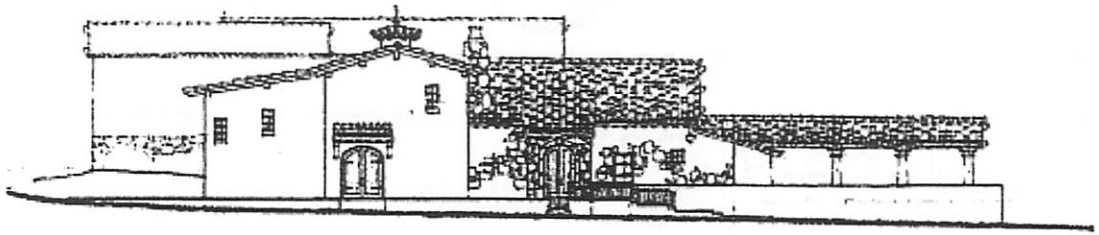
PROJECT

Minor Use Permit

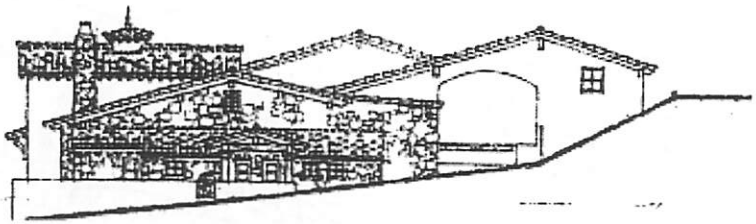
Acheve'e / DRC2012-00123

EXHIBIT

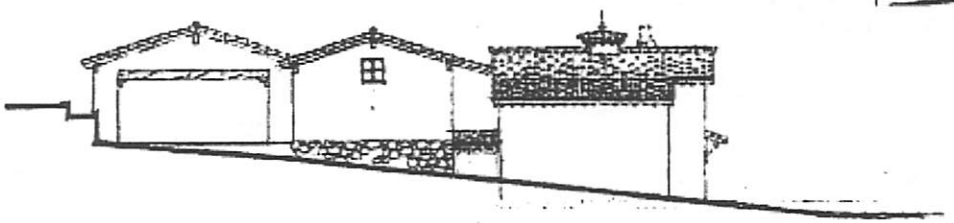
Site Plan



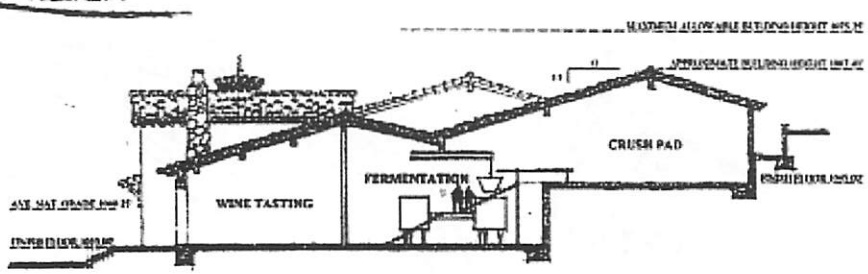
FRONT / WEST ELEVATION



RIGHT / SOUTH ELEVATION



LEFT / NORTH ELEVATION



SECTION A

Steven Puglisi
ARCHITECTURE

Sorso Winery
at Vineyard Drive, Templeton, California

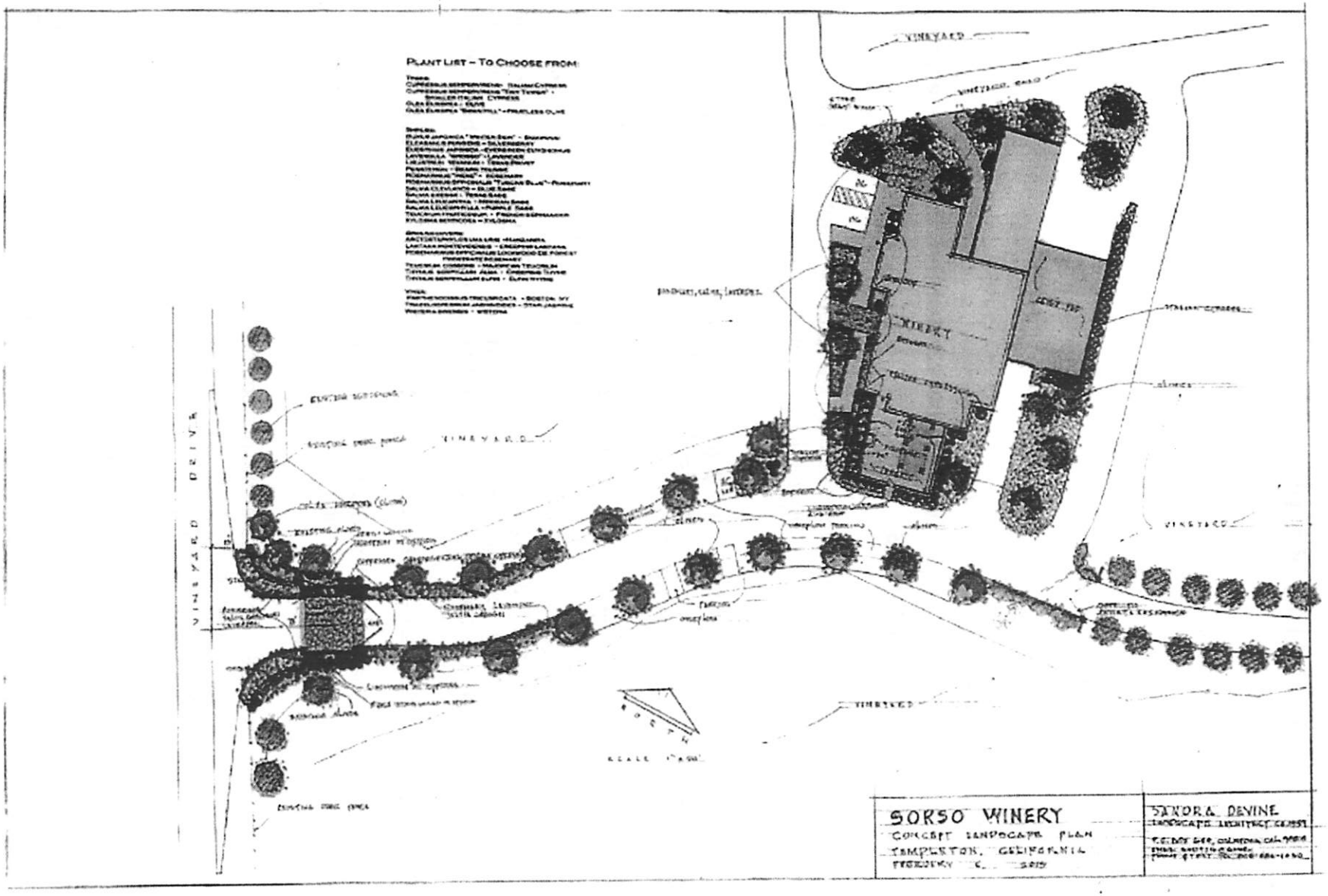
Exterior Elevations
Building Sections

Approx. Bldg Ht.: 27.16' *
* Abv. Ave. Nat. Grade

SHEET #
P2.0

PROJECT
Minor Use Permit
Acheve'e / DRC2012-00123

EXHIBIT
Elevations



PROJECT

Minor Use Permit

Acheve'e / DRC2012-00123

EXHIBIT

Landscape Plans

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: July 23, 2013

To: Holly Phipps, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2012-00123, ACHEVE'E MUP, Vineyard Dr, Templeton, APN 039-101-045

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

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

In accordance with Land Use Ordinance, Section 22.10.155, the proposed project is considered a Priority Project and required to submit a Stormwater Quality Priority Project Application with the project application. NOTE: The provisions of Section 22.10.155 will be updated in March, 2013 by the RWQCB "Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region", Resolution No. R3-2012-0025. Projects not accepted for processing by this date by this date may be subject to different post construction requirements.
http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/stormwaterapp.pdf

a. The applicant shall submit a Stormwater Quality Plan Application for Priority Projects. The plan shall outline the runoff reduction measures used when developing the site plan.

b. The applicant shall demonstrate the project has incorporated at least two (2) County approved LID structural practices into the project. Refer to the brochure Interim Low Impact Development Guidelines for further information and references for LID design.

c. The applicant shall submit the following to the County for review and approval: Stormwater Quality Plan; Conservation of natural areas narrative; Stormwater pollutant of concerns narrative; Drainage Plan; Erosion and Sedimentation Control Plan; Mechanism in place for long-term maintenance of BMPs; and Calculations for treatment control BMPs

Public Works Comments:

A. The proposed project is within the Templeton B Road Improvement Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance. The total fees amount is estimated to be approximately $80,000 (based on assumed building sizes and the current fee schedule). The fees will be calculated per building permit and will be based on the fee schedule in effect at the time of payment.

B. The project meets the applicability criteria for Stormwater Management therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards. The applicant shall submit a Stormwater Quality Plan Application for Priority Projects.

   a. The proposed project must be designed to promote groundwater recharge by application of LID design.

   b. A Drainage Plan and an Erosion and Sedimentation plan are required and will be reviewed at the time of construction permit submittal.

   c. Since drainage may pose a significant impact to adjacent properties we recommend the plan and report be prepared by a licensed civil engineer.

Recommended Project Conditions of Approval:

Access

1. **Prior to occupancy or final inspection**, the **Vineyard Dr.** primary driveway approach shall be reconstructed in accordance with County Public Improvement Standard B-1e. All driveway approaches constructed on County roads shall require an encroachment permit.

2. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

3. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

4. **On-going condition of approval (valid for the life of the project):**
   a. Any gate constructed on a driveway where off-site grapes are delivered and/or product is exported from the site shall be a minimum of 75-feet from the traveled way of any road open to public traffic.

Fees

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

Drainage

6. **At the time of application for construction permits,** the applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMP's as identified for project incorporation in the applicant's *Stormwater Quality Plan Application for Priority Projects.*

7. **On-going condition of approval (valid for the life of the project),** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Stormwater Pollution Prevention

8. **At the time of application for construction permits**, the applicant shall submit the following to the County for review and approval: Stormwater Quality Plan; Conservation of natural areas narrative; Stormwater pollutant of concerns narrative; Drainage Plan; Erosion and Sedimentation Control Plan; Mechanism in place for long-term maintenance of BMPs; and Calculations for treatment control BMPs

9. **At the time of application for construction permits**, if the applicant proposes post construction structural water quality treatment devices to treat the project's stormwater runoff, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.

10. **Prior to issuance of construction permits** (if required), the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

11. **At the time of application for construction permits**, the applicant shall demonstrate the project has incorporated at least Two County approved LID structural practices into the project. Refer to the brochure *Interim Low Impact Development Guidelines* for further information and references for LID design.

Recycling

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

CAL FIRE
San Luis Obispo
County Fire Department

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

Robert Lewin, Fire Chief

RECEIVED
30 2013
SLO CO PLAN & BLDG DEPT

07/24/2013

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

Subject: DRC2012-00123(Sorso Winery)

Dear Ms. Phipps,

I have reviewed the plans for the proposed phased winery project including a new winery building and tasting room and a limited special event program located at 5170 Vineyard Drive. The project is located within a **"High"** fire hazard severity zone with a minimum 10 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2010 California Fire Code (CFC), and the 2010 California Building Code (CBC), the Public Resources code (PRC) and any other applicable fire laws.

Commercial Access Road(s)

- A commercial access road must be 24 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- All roads must be able to support a fire engine weighing 40,000 pounds.
- Vertical clearance of 13'6" is required.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all-weather non-skid paved surface.

Gates:

- Must be setback a minimum of 30 feet from the maintained road
- Must automatically open with no special knowledge.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be two (2) feet wider than the road on each side.
- Gates must have a turnaround located at each gate

Addressing:
Address numbers must be legible from the roadway on all buildings. They shall be of a contrasting background and a minimum of 10 inches high with a ½" stroke for commercial projects. All occupancies shall have a distinct address. All addressing and placement of street or road signs shall be done in accordance with CFC Section(s) 505.1 and 505.2.

Ignition resistant construction California Fire Code Chapter 7A/Wildland Urban Interface :
The construction type should be designed to withstand a wildfire. This would include a class B roof, unexposed venting, fire resistant exterior walls, unexposed rafters, windows appropriately placed, LPG tanks properly placed, fire resistive decks and balconies, and other fire resistive construction techniques. All landscaping should be of fire resistive plants, preferably natives.

Roof Coverings:
The roof types will to be consistent with the requirements of Chapter 1505 of the 2010 CBC and no less than a Class "B" roof.

Roof Access:
- All buildings over 18 feet in height will have fixed laddering at two exterior remote locations or provide landscaping which reduces the ladder access height to 18 feet. The exception to this requirement is if the building has a protected stairway to the roof.
- Buildings must have a protected stairway access to the roof if the building is over 25 feet in height and the building is over 5,000 square feet in area. The stairwell must be accessible from the exterior of the building and at a location approved by the Fire Department. A permanently attached sign must be posted stating "Roof Access".

Signage:
Designated mechanical, electrical, and fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs shall be constructed of durable materials, permanently installed and readily visible. CFC section 509.

Vegetation Management requirements:
An approved vegetation management plan must be submitted and approved prior to final. Management of fuels is required 100 feet from structures and 10 feet along access roads and driveways.

Screening and environmental considerations:
Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.

Fire resistant landscaping located within 100 feet of site improvements :
(structures or fire water tanks) shall be in accordance with CFC, Pubic resources code 4291 and Title 19 Div. 1 described as "vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may

vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. www.calfireslo.org website has several links with recommended planning tools for landscape and fuels management plans. There is an expectation of dialogue to clarify fuels management requirements for pipelines and improvements in wildland areas to ensure a balance of environmental concerns and preventing risk from fire.

Fire Safety during Construction:
Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

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

The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.

The fire department connections (FDC) supporting the required fire sprinkler systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building. The Registered Fire Protection Engineer shall design the fire sprinkler system accordingly.

Exiting:
All egress and exiting components shall comply with Chapter 10 of the 2010 California Fire Code to provide egress from the building to the public way.

Water Supply Connection:
The number and distribution of hydrants must meet CFC section 507. Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each

hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards. Commercial water storage tanks must be steel. A pressurized fire hydrant system shall be required. A Registered Fire Protection Engineer shall be required to design the system in accordance with all applicable standards. The amount of water required in storage to support the numerous fire suppression systems will be determined and approved by the Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.

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

Special Events:
All special events shall be approved by the county Fire Department 30 days in advance. Special events may require on site fire and medical services. The buildings, which will be used for special events, must be identified during plan review as they may impact the occupancy classification, thus changing the building requirements.

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

Sincerely,

Kevin McLean
Fire Captain

COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

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

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie

Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: **November 12, 2013**

TO: **Holly Phipps, Project Manager**

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

SUBJECT: **Soroso Winery Minor Use Permit DRC2012-00123 (1703)**

The Agriculture Department's review finds that the proposed Soroso Winery Minor Use Permit to develop a winery, tasting room, limited special events program and a subsequent expansion of case goods and barrel storage areas will have less than significant impacts to agricultural resources or operations. The Department recommends the following conditions to maximize the availability of water for agricultural production and to minimize runoff:

- Preclude lawn/turf, minimize or avoid irrigated landscaping, and require all landscaped areas to be drip irrigated. This measure minimizes non-agricultural water use and helps to protect groundwater resources for agricultural production.
- Maximize the use of pervious and semi-pervious areas in order to minimize erosion and sedimentation and protect farmland for agricultural use.

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

If you have questions, please call 781-5914.

Comments

The project site is located at 5170 Vineyard Drive, west of Paso Robles. The 70-acre site is located within the Agriculture land use category and is developed with wine grape vineyards, an agricultural reservoir, agricultural accessory structure, and two residences. Agricultural uses in the area primarily consist of wine grape vineyards and field crop production.

The first phase of proposed development will result in approximately 9,000 square feet of winery uses, 2,600 square feet of tasting room and patio area, and overflow parking for special events. The second phase of development would include 1,560 square feet of case goods and barrel storage areas. Consistent with Agriculture Element AGP 6, the facility is beneficial to the local agricultural industry, the visitor serving uses are clearly secondary to winery production, and the facilities are sited adjacent to existing roads and are compatible with ongoing agricultural activities.

To maximize the availability of water for agricultural production and to minimize runoff the Department recommends the following conditions:

- Preclude lawn/turf, minimize or avoid irrigated landscaping, and require all landscaped areas to be drip irrigated. This measure minimizes non-agricultural water use and helps to protect groundwater resources for agricultural production.
- Maximize the use of pervious and semi-pervious areas in order to minimize erosion and sedimentation and protect farmland for agricultural use.

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SLO COUNTY apcd | Air Pollution Control District
San Luis Obispo County

July 16, 2013

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

SUBJECT: APCD Comments Regarding the Achevee/Sorso Winery, Tasting Room & Events Project Referral (DRC2012-00123)

Dear Ms. Phipps,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 5170 Vineyard Drive, Paso Robles, CA that would include phased construction of a new winery facility, tasting room, and up to six winery special events with no more than 80 guests. The proposed agricultural zoned site is located on a 70-acre parcel that has an existing home, 40-acre of vineyards, and is accessed from Vineyard Drive. Currently the vineyard's grapes are transported to Justin Winery for processing. The existing unpaved driveway would be used for the proposed project with a distance to the center of the unpaved parking area being approximately 330 feet from Vineyard Drive.

Phase 1 of the proposed project would consist of constructing a 7,640 square foot (s.f.) winery and tasting building with an outdoor 2,565 s.f. crush area and a 1,500 s.f. patio area). Phase 2 would create an expansion of case goods and barrel storage, totaling 1,560 s.f. The project proposes up to 10 employees with an ultimate production level of 10,000 cases from on and off-site grapes. Average weekday tasting trips are anticipated to be 10 with an additional 3 winery related trips during harvest/crush periods. The project proposes that the winery would hold six winery special events per year with no more than 80 guests at each event. The winery would also participate in other wine industry and other related events as currently allowed by the County Land Use Ordinance.

The following are APCD comments that are pertinent to this project.

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each.

Please address the action items contained in this letter that are highlighted by bold and underlined text.

CONSTRUCTION PHASE IMPACTS - Below Threshold

The APCD evaluated the construction impacts of this project using the CalEEMod v2011.1.1 computer model for estimating construction emissions related to the development of land uses. This indicated that construction phase impacts will likely be less than the APCD's significance threshold values of 137 lbs/day of ROG + NO_x and/or 2.5 tons/quarter of ROG + NO_x, 7 lbs/day and/or 0.13 tons/quarter of diesel particulate matter or 2.5 tons/quarter of fugitive dust. **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

Asbestos / Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at: www.slocleanair.org/business/asbestos.php.

Developmental Burning

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

Dust Control Measures

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

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

a. Reduce the amount of the disturbed area where possible;

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

OPERATIONAL PHASE IMPACTS - Below Threshold

The APCD staff considered the operational impact of this development by comparing it against Table 1-1 in the APCD's 2012 CEQA Handbook and APCD's table of unpaved road fugitive dust impacts. This indicated that operational phase impacts will likely be less than the APCD's CEQA significance thresholds for ROG + NO_x, diesel particulate matter (DPM), greenhouse gas (GHG), and fugitive particulate matter (PM_{10}) as identified in Table 3-2 in the CEQA Handbook. **Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.**

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendix, page 4-4, in the APCD's 2012 CEQA Handbook.

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

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

Nuisance Odors from Wineries

Wine production facilities can generate nuisance odors during various steps of the process. **Proven**

methods for handling wastewater discharge and grape skin waste need to be incorporated into the winery practices to reduce off-site odor. Odor complaints could result in a violation of the SLO County APCD Rule 402 *Nuisance*.

Agricultural Burning
Agricultural operations must obtain an APCD Agricultural Burn Permit to burn dry agricultural vegetation on Permissive Burn Days. The ARB provides educational handbooks on agricultural burning (English and Spanish) to growers which are available at the following websites:

www.arb.ca.gov/smp/progdev/pubeduc/agburnhandbook.pdf
www.arb.ca.gov/smp/progdev/pubeduc/agburnhandbookspanish.pdf

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

Sincerely,

Andy Mutziger
Air Quality Specialist

AJM/arr

cc: Acheve'e Vineyards, LLC
Tim Fuhs, Enforcement Division, APCD
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