NEGATIVE DECLARATION & NOTICE OF DETERMINATION

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

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

ENVIRONMENTAL DETERMINATION NO. ED13-164 **DATE:** 6/19/14

PROJECT/ENTITLEMENT: Biddle Ranch Vineyards, LLC Minor Use Permit (DRC2013-00068)

APPLICANT NAME: Biddle Ranch Vineyards, LLC
ADDRESS: 2060 Biddle Ranch Road, San Luis Obispo, CA 93401
CONTACT PERSON: Kirk Consulting **Telephone:** 805-461-5765

PROPOSED USES/INTENT: Request by Biddle Ranch Vineyards, LLC for a Minor Use Permit to allow for the construction of a new 4,750 square-foot winery facility and tasting room in two phases: 1) construction of a new 1,350 square-foot winery and tasting room, with a 1,400 square-foot outdoor processing area, and a 400 square-foot detached restroom building; and 2) construction of a new 3,000 square foot, two-story barrel storage building and offices, which would replace an existing barn. Wine production is estimated at 10,000 cases annually with a maximum case production limit of up to 15,000 cases annually. The applicant is also requesting a limited special event program for six annual events with no more than 80 attendees each, in addition to events that are exempt from permit requirements. The events will occur inside the winery structure and adjacent to the winery. The proposed project (both phases) will result in the disturbance of approximately 30,000 square feet on a 21-acre parcel. The Land Use Ordinance requires a 200' setback from all property lines for structures that house a public tasting room. The applicant is requesting to reduce this setback to 161' in order to minimize the removal of vines.

LOCATION: The proposed project is located at 2060 Biddle Ranch Road, on the northeast portion of the intersection of Biddle Ranch Road and Highway 227, approximately two miles south of the southerly San Luis Obispo city-limit. The site is in the rural San Luis Obispo planning area.

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

Website: http://www.sloplanning.org

OTHER POTENTIAL PERMITTING AGENCIES:

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

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

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

Initial Study Summary – Environmental Checklist

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

(ver 5.1) Using Form

Project Title & No. Biddle Ranch Vineyards, LLC Minor Use Permit ED13-164 (DRC2013-00068)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Airlin Singewald — Signature — 6/9/14
Prepared by (Print) — Date

Steve McMasters — Signature — Ellen Carroll, Environmental Coordinator (for) — 6/9/14
Reviewed by (Print) — Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Current Planning Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Biddle Ranch Vineyards, LLC for a Minor Use Permit to allow for the construction of a new 4,750 square-foot winery facility and tasting room in two phases: 1) construction of a new 1,350 square-foot winery and tasting room, with a 1,400 square-foot outdoor processing area, and a 400 square-foot detached restroom building; and 2) construction of a new 3,000 square foot, two-story barrel storage building and offices, which would replace an existing barn. Wine production is estimated at 10,000 cases annually with a maximum case production limit of up to 15,000 cases annually. The applicant is also requesting a limited special event program for six annual events with no more than 80 attendees each, in addition to events that are exempt from permit requirements. The events will occur inside the winery structure and adjacent to the winery. The proposed project (both phases) will result in the disturbance of approximately 30,000 square feet on a 21-acre parcel. The Land Use Ordinance requires a 200' setback from all property lines for structures that house a public tasting room. The applicant is requesting to reduce this setback to 161' in order to minimize the removal of vines. The proposed project is within the Agriculture land use category and is located at 2060 Biddle Ranch Road, on the northeast portion of the intersection of Biddle Ranch Road and Highway 227, approximately two miles south of the southerly San Luis Obispo city-limit. The site is in the rural San Luis Obispo planning area.

ASSESSOR PARCEL NUMBER(S): 044-381-022

Latitude: 35 degrees 13' 5" N Longitude: 120 degrees 36' 57" W **SUPERVISORIAL DISTRICT # 3**

B. EXISTING SETTING

PLANNING AREA: San Luis Obispo, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Airport Review

TOPOGRAPHY: Nearly level

VEGETATION: Vineyards

PARCEL SIZE: 21 acres

EXISTING USES: Agricultural uses; single-family residence(s)

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; agricultural uses	*East:* Agriculture; agricultural uses

South: Agriculture; agricultural uses	*West:* Residential Suburban; 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.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. AESTHETICS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☒	☐	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☒	☐	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The proposed project is located at the intersection of Biddle Ranch Road and Highway 227, approximately two miles south of the southerly San Luis Obispo city-limit, in the rural San Luis Obispo planning area. The subject parcel is located on the western edge of the Edna Valley floor and is surrounded by irrigated agricultural uses, mainly vineyards. The Los Ranchos Elementary school, consisting of classrooms, playground equipment, and sports fields, is located about 500 feet west of the subject parcel. The San Luis Obispo Country Club, in the Los Ranchos/Edna Village Reserve Area, occupies an approximately 300-acre area to the east of the project site. The Country Club consists of single family homes on 6,000 to 20,000 square-foot lots surrounding an 18-hole golf course.

The 21-acre subject parcel is relatively flat and is planted with approximately 15 acres of grape vines. A tributary to Davenport Creek, consisting of riparian vegetation and an oak tree grove, crosses the northern portion of the parcel. The parcel is developed with a single family home, barn, and detached garage/shop, all clustered in a 1.5-acre building envelope at the southeast corner of the parcel. These existing structures are surrounded by eucalyptus trees and other vegetation. Another barn is located adjacent to the grove of oak trees on the northern portion of the parcel.

Regulatory Setting

The project site is located in the City of San Luis Obispo's "Greenbelt." The San Luis Obispo Area Plan of the County's Land Use Element states that the City and County should seek to keep undeveloped land in the Greenbelt open, while accommodating rural homesites.

The project site is also located within an important "gateway corridor" to San Luis Obispo. The San Luis Obispo Area plan provides "assessments" of the various gateway corridors leading into the city. The assessment for the Highway 227 gateway corridor from Corbett Canyon Road to Tank Farm Road is as follows:

> *The number of commercial uses along the corridor should be minimized south of Aero Loop Road; and where they are developed, they should be integrated with the rural agricultural and residential context through attention to building design, landscape screening and signage.*

Land Use Ordinance Section 22.30.070(D)(2)(g)(2) establishes the following screening standard for wineries:

> *Any portion of the winery structures that are visible from public roads shall be screened where necessary to ensure the rural character of the area is unchanged unless screening is not practical, feasible or necessary due to existing topographic conditions or existing on-site vegetation (including vineyards). The screening may include such measures as landscape or existing vegetative screening, existing topography, and/or arrangement of the structures on the site to minimize bulky appearance. Any tank located outside of structures shall be screened 100 percent from public roads.*

Impact. The proposed project would involve the construction of three new buildings and an outdoor processing area within or adjacent to the existing 1.5-acre building envelope. In Phase 1, a new 1,350 square-foot tasting room/production facility would be constructed behind the existing single family residence in an area that is currently planted with grape vines. The outdoor processing area, including four 18' tall vats, and a 400 square-foot detached bathroom would be constructed immediately west of (behind) the tasting room/production facility. In Phase II, a new 3,000 square-foot, two-story barrel storage building and offices would replace an existing barn in the southwest corner of the building envelope, near Biddle Ranch Road.

All proposed buildings would be visible from Highway 227 and portions of Biddle Ranch Road. However, since the buildings would be designed consistent with the character of the rural agrarian setting, vegetative screening is not necessary. The building exteriors would be constructed with corrugated and standing seam metal roofs as well as board and batten siding. Both buildings would incorporate agrarian and rural residential architectural elements such as barn doors and a wraparound covered porch consistent with the agrarian character of Edna Valley. Vineyards will filter views from Highway 227 and existing frontage vegetation screen views from Biddle Ranch Road.

The four proposed 18' tall vats would also be visible from Highway 227. The Land Use Ordinance requires outdoor tanks associated with proposed wineries to be screened 100 percent from public roads. In accordance with this requirement, the applicant will be required to submit a landscape plan showing sufficient vegetation to screen 100 percent of the outdoor vats as viewed from Highway 227 and Biddle Ranch Road.

Project Manager Airlin Singewald attended a meeting with staff from the City of San Luis Obispo's Community Development Department to discuss any concerns with the proposed project. In a referral response, dated May 9, 2014, Senior Planner Phil Dunsmore indicated that the "City finds that the proposed development is in substantial conformance with policies for this region as the use is an allowed use within the Ag zone."

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. All ordinance requirements will be included as conditions of approval for the proposed project to ensure compliance with the Land Use Ordinance and to also ensure that visual impacts are less than significant. Therefore no mitigations beyond ordinance requirements are required.

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

Setting. The subject parcel is in the Agriculture land use category and contains about 15 acres of grape vines. It is located on the western edge of the Edna Valley floor and is surrounded by irrigated agricultural uses, mainly vineyards. The subject parcel is located within the Edna Valley agricultural preserve, but is not under a Williamson Act contract. Soil types are classified as Farmland of Statewide Importance, Prime Farmland if irrigated.

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

- Cropley clay (2 - 9 % slope). This gently sloping clayey 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 III without irrigation and Class II when irrigated.
- Salinas loam (0 - 2 % slope). This nearly level loamy bottom soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class I when irrigated.
- Salinas silty clay loam (0 - 2 % slope). This nearly level fine loamy bottom soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class I when irrigated.
- Tierra sandy loam (2 - 9 % slope). This gently sloping coarse loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Impact. The proposed project would require the removal of approximately 12,000 square feet (0.28 acre) of grape vines / prime farmland for construction of the tasting room/production facility, detached restroom, outdoor production area, the proposed driveway, and a new vineyard road. The applicant is proposing to transplant these vines to another location on the vineyard.

The proposed project was referred to the County Department of Agriculture for review and comment. In a response, dated April 18, 2014, Lynda Auchinachie, indicated that the proposed project would result in less than significant impacts to agricultural resources and recommended the following

conditions to maximize the availability of water for agricultural production:

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

Mitigation/Conclusion. To implement the Department of Agriculture's recommendations, the project will be subject to mitigation measures requiring 1) submittal of a landscape plan showing the use of drought-tolerant, low-water use species; and 2) plans incorporating Low Impact Designs (LID) measures. Implementation of these measures will reduce potential agricultural resource impacts to less than significant levels. No additional mitigation is necessary.

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) ***Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?***	☐	☐	☒	☐
b) ***Expose any sensitive receptor to substantial air pollutant concentrations?***	☐	☐	☒	☐
c) ***Create or subject individuals to objectionable odors?***	☐	☐	☒	☐
d) ***Be inconsistent with the District's Clean Air Plan?***	☐	☐	☒	☐
e) ***Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?***	☐	☐	☒	☐
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. The project's air quality impacts are described below:

Construction Impacts

As proposed, the project will result in the disturbance of approximately 30,000 square feet. 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 project proposes to disturb soils that have been given a wind erodibility rating of 3 - 7 which is considered "moderately low" to "high". However, the proposed project does not involve significant grading or ground disturbance, since the project site is relatively flat.

Operational Impacts

GHG Emissions

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

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 21-acre subject parcel is relatively flat and is planted with approximately 15 acres of grape vines. A tributary to Davenport Creek, consisting of riparian vegetation and an oak tree grove, crosses the northern portion of the parcel. Davenport Creek is located about a quarter mile to the north of the proposed project. The parcel is developed with a single family home, barn, and detached garage/shop, all clustered in a 1.5-acre building envelope at the southeast corner of the parcel. The building envelope contains several eucalyptus trees and some ornamental vegetation, but the ground has been significantly disturbed due to a history of agricultural use and is denuded of native vegetation. Another barn is located adjacent to the grove of oak trees on the northern portion of the parcel.

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

Vegetation

- Congdon's tarplant *(Centromadia parryi ssp. congdonii).* This plant has been found about 0.50 mile to the east. This species occurs primarily within valley and foothill annual grassland habitats containing alkaline soils (Tibor, 2001). This annual herb typically blooms from June through November. In San Luis Obispo County, this species has been documented as occurring in low valleys and foothill woodlands. The species is considered extremely rare on the California Native Plant Society (CNPS) List 1B (RED 3-3-3).

Wildlife

- South/Central Coast Steelhead Trout *(Oncorhynchus mykiss).* This species has been found about 0.65 mile to the South. 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.

- Western pond turtle *(Emys (or Clemmys) marmorata pallida)*. This species has been found about 0.62 mile to the South. 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.

Impact. The proposed tasting room/ processing facility, detached bathroom, and outdoor processing area (Phase I) would be constructed in an approximately 12,000 square-foot area that is currently planted with grape vines and is located adjacent to the existing 1.5-acre building envelope. The proposed barrel storage building and offices (Phase II) would replace an existing barn in the southwest corner of the building envelope, near Biddle Ranch Road. The proposed site improvements, including a decomposed granite overflow parking area, new driveway, and overhead arbor, would be located within the previously disturbed building envelope. The project site does not contain aquatic habitats that could potentially support the Central Coast Steelhead Trout or the Western Pond Turtle.

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

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

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No paleontological resources are known to exist in the area. The barn located on the northern end of the property is potentially historic.

The project is greater than 300 feet of a blue line creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected. The potentially historic barn is located about 175 feet north of the project site and would not be impacted by the project.

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

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

* Per Division of Mines and Geology Special Publication #42

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

Topography: Nearly level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Low to high

Other notable geologic features? None

Impact. As proposed, the project will result in the disturbance of approximately 30,000 square feet. Development on the site could result in sedimentation, erosion, and increased runoff.

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?	☐	☐	☒	☐
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. The project is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The subject parcel's Fire Hazard Severity Zone data is unavailable. Based on the County's fire response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts. The proposed project is located in the Airport Review combining designation area.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). 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 the San Luis Obispo County Airport Manager. In a response, dated February 10, 2014, Assistant Airport Manager Craig Piper, indicated that the FAA would require an FAA Form 7460-1 to be completed for the project. Additionally, the project is subject to review and approval by the Airport Land Use Commission.

Mitigation/Conclusion. The project is conditioned to require ALUC approval and completion of a Form 7460 prior to issuance of construction permits. Implementation of these requirements would reduce hazards/ hazardous materials impacts to less than significant levels.

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). The nearest sensitive noise receptors includes single family homes located about 500 feet to the west. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

A portion of the project is within close proximity to a transportation noise source, Highway 227, and

development within the following distances from the noise source will exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses as follows:

- Areas within the 60 dB to 65 dB range - 292 feet from road centerline, and closer;
- Areas within the 65 dB to 70 dB range - 135 feet from road centerline, and closer;
- Areas above the 70 dB level - 63 feet from road centerline, and closer.

The proposed project is located about 200 feet east of Highway 277; however, according to the County's Noise Element, a winery is not a noise sensitive land use. The project is within the Airport Review designation and the area is subject to relatively low aircraft flyovers.

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. 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 500 feet from the nearest residence, which is located on the opposite side of Highway 227.

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

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

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

Impact. The 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 San Luis Obispo approximately 5 miles to the Northwest

Fire: Cal Fire (formerly CDF) Hazard Severity: Unavailable Response Time: 0-5 minutes

Location: Approximately 1.54 miles to the Northwest

School District: San Luis Coastal Unified School District.

The Los Ranchos Elementary school, consisting of classrooms, playground equipment, and sports fields, is located about 500 feet west of the subject parcel.

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.

Project Manager Airlin Singewald attended a meeting with staff from the City of San Luis Obispo's Community Development Department to discuss any concerns with the proposed project. In a referral response, dated May 9, 2014, Senior Planner Phil Dunsmore indicated that the "City finds that the proposed development is in substantial conformance with policies for this region as the use is an allowed use within the Ag zone." The City did not identify any potential concerns related to public service impacts.

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.

Based on the County Trails Map, the project is within reasonably close proximity to the Juan Batista De Anza Trail. After review by the County Parks Division, the project will have no impact on this trail and no trail-related improvements are necessary.

The Los Ranchos Elementary school, consisting of classrooms, playground equipment, and sports fields, is located about 500 feet west of the subject parcel. The San Luis Obispo Country Club, in the Los Ranchos/Edna Village Reserve Area, occupies an approximately 300-acre area to the east of the project site. The Country Club consists of single family homes on 6,000 to 20,000 square-foot lots surrounding an 18-hole golf course.

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

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

12. TRANSPORTATION/CIRCULATION

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Level of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?	☐	☐	☒	☐
f) Conflict with an applicable congestion management program?	☐	☐	☒	☐

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 for this urban area as "D" or better. The existing road network in the area including the project's access street(s) Edna Road and Biddle Ranch Road is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

The project proposes the phased construction of an approximately 4,750 square-foot winery facility and tasting room. The project includes up to six annual events with no more than 80 attendees each, in addition to events that are exempt from permit requirements.

Referrals were sent to County Public Works and CalTrans. County Public Works initially requested a Traffic Engineers Report to address driveway sight distance. This was due to tall vegetation along the property frontage that would have blocked views for traffic turning on Biddle Ranch Road. However, this vegetation was removed, satisfying Public Works' concerns. Public Works also suggested that the applicant consult with CalTrans regarding the project's potential impacts to the intersection at Biddle Ranch Road and State Highway 227. A referral was sent to CalTrans and no response was received. Due to the limited number of trips generated by the project, it's not expected to significantly impact the intersection.

The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the Airport Review Area - SLO airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered "conditionally approvable." The project is scheduled for review by the Airport Land Use Commission (ALUC) on June 18, 2014. Any ALUC recommendations will be added as conditions of approval for the project.

The proposed project was referred to the San Luis Obispo County Airport Manager. In a response, dated February 10, 2014, Assistant Airport Manager Craig Piper, indicated that the FAA would require an FAA Form 7460-1 to be completed for the project. Additionally, the project is subject to review and approval by the Airport Land Use Commission. All projects within the AR designation are required to obtain an avigation easement to secure avigable airspace.

Impact. The proposed project is estimated to generate about 10 – 20 additional trips per day on a busy weekend. 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. There may up to 5 additional trips that would be related to harvest/crush activities. The project does not conflict with adopted policies, plans and programs on transportation.

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

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

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.

Process Waste

The applicant estimates winery wastewater disposal to be about 806 gallons of wastewater per day during peak crush (at initial production of 10,000 cases annually) and 1,208 gallons per day during peak crush (at ultimate the production amount of 15,000 cases). The winery process water system will most likely require a small winery wastewater waiver from the Regional Water Quality Control Board since it is under the 2,500 gallons per day threshold.

Domestic Waste

Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

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

successfully, including the following:

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

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

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

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

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

Impacts/Mitigation. 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?	☐	☐	☒	☐

14. WATER & HYDROLOGY

Will the project:

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

Setting. The project proposes to obtain its water needs from an on-site well. The Environmental Health Division has reviewed the project (Leslie Terry; February 14, 2014) for water availability and has determined that the water source appears adequate, but a pump test and water quality test should be performed to verify the water quantity and quality for the proposed project.

Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek from the proposed development is onsite. As described in the NRCS Soil Survey, the soil surface is considered to have low to 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? Unnamed Creek (tributary to Davenport Creek) Distance? on property

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 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

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

Soil erodibility: Low to moderate

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact – Water Quality/Hydrology

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

- ✓ Approximately 6,150 square feet of site disturbance 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 not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ 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; and
- ✓ 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 proposed winery and temporary events program would use 0.63 acre-feet (205,286 gallons) of water annually. This includes 0.16 acre-feet for the tasting room, 0.01 acre-feet for special events, and 0.46 acre-feet for wine production (a maximum of 15,000 cases).

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 disturbance of approximately 6,150 square feet of impervious area which has the potential to increase runoff resulting in potential for downstream flooding impacts.

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 Low Impact Development 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.

Project Manager Airlin Singewald attended a meeting with staff from the City of San Luis Obispo's Community Development Department to discuss any concerns with the proposed project. In a referral response, dated May 9, 2014, Senior Planner Phil Dunsmore indicated that the "City finds that the proposed development is in substantial conformance with policies for this region as the use is an allowed use within the Ag zone."

The Land Use Ordinance requires a 200' setback from all property lines for structures that house a public tasting room. The applicant is requesting to reduce this setback to 161' in order to minimize the removal of vines.

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	**Attached**
☒	County Agricultural Commissioner's Office	**Attached**
☒	County Airport Manager	**Attached**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**Attached**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☒	CA Department of Fish and Wildlife	**Not Applicable**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☒	CA Department of Transportation	**None**
☐	Community Services District	**Not Applicable**
☒	Other City of San Luis Obispo	**Attached**
☐	Other _____	**Not Applicable**

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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.

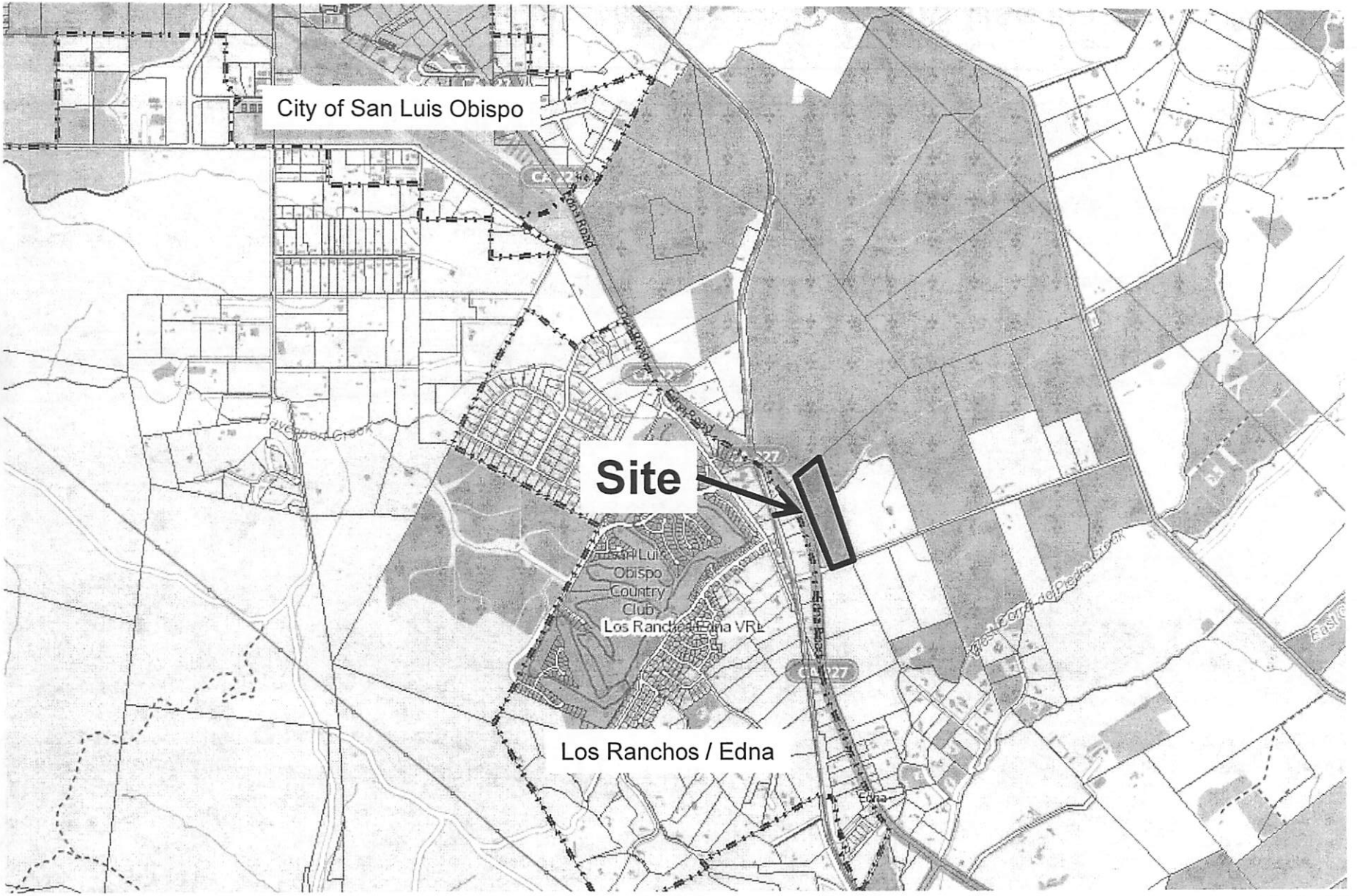
AG-2 **At the time of application for construction permits**, the applicant shall show on the construction permits, project designs that will promote groundwater recharge (22.52.140) by application of Low Impact Development (LID) design techniques. For example roof runoff should be directed to drainage 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.

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 a water quality test to the Environmental Health Department for review and approval.

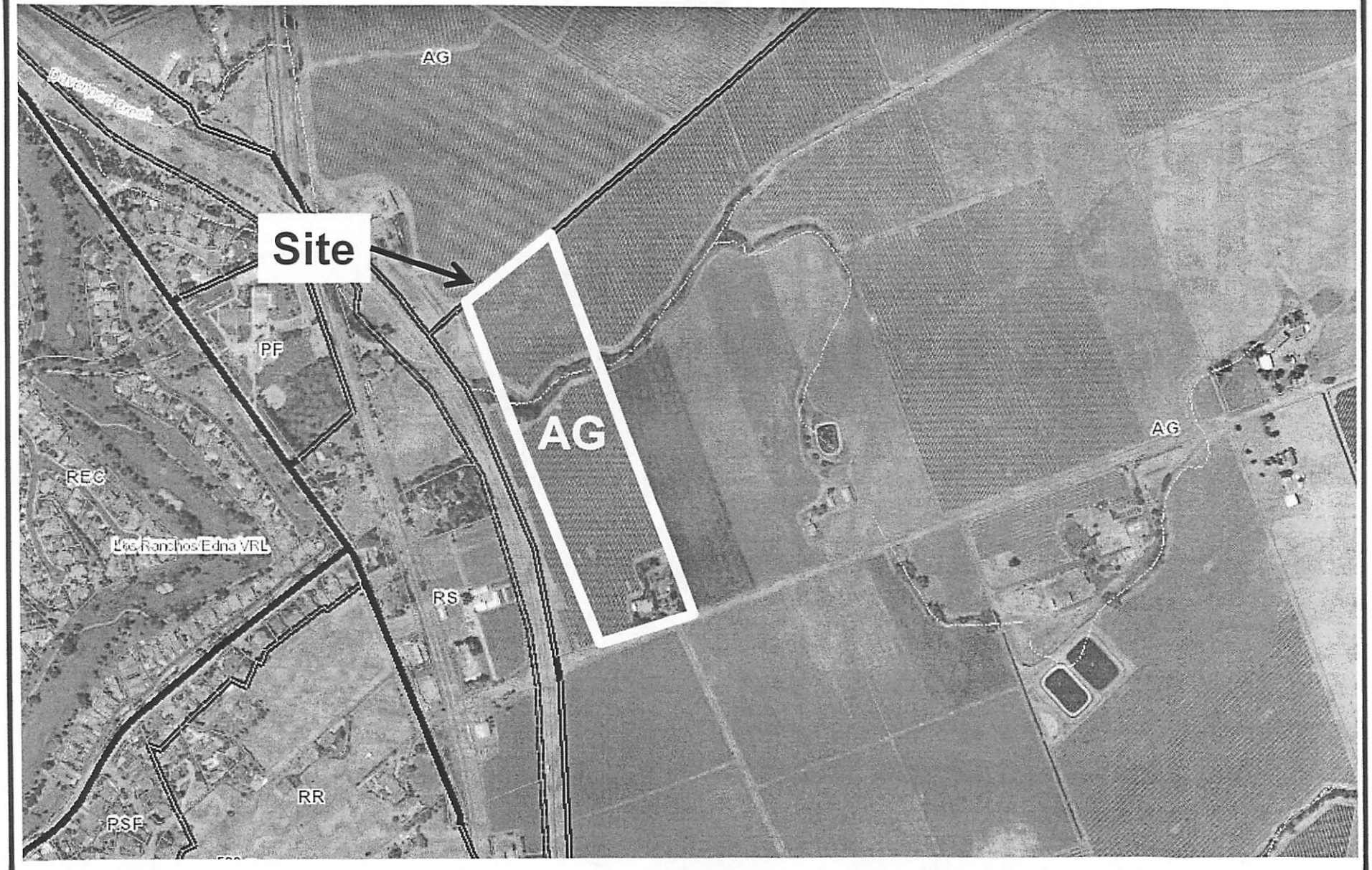
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



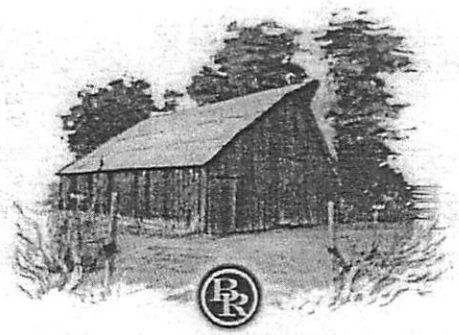
PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

BIDDLE RANCH VINEYARD

2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN: 044-381-022



BIDDLE RANCH
VINEYARD

C.C.
3418-OR-497

EXISTING VINEYARDS

C.C.
3418-OR-493

PARCEL C
13-PM-40

EXISTING VINEYARDS

FOR OVERFLOW PARKING, REFER TO SHEET C 1.0

SECONDARY ACCESS

PRIMARY SITE ACCESS

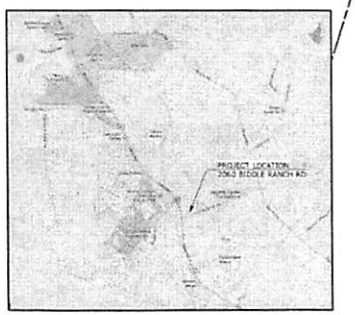
FRACTIONS OF A AND B

HWY 227

C.C.
1989-070356

C.C.
1989-070355

FRACTION
PARCEL B
13-PM-40



VICINITY MAP - NTS

OVERALL PLAN
SCALE:1" = 70'-0"

PROJECT DESCRIPTION:
PHASED WINERY DEVELOPMENT AND SPECIAL EVENT PROGRAM. PROPOSED DEVELOPMENT INCLUDES A NEW PROCESSING AND TASTING ROOM BUILDING AND FUTURE BARREL STORAGE AND ADMINISTRATIVE BUILDING

SHEET INDEX

T-1.0 TITLE SHEET / OVERVIEW
C-1.0 SITE PLAN

A-1.0 TASTING / PRODUCTION FLOOR PLAN
A-1.1 FUTURE PRODUCTION / OFFICE FLOOR PLAN
A-9.0 TASTING / PRODUCTION ELEVATIONS
A-9.1 TASTING / PRODUCTION ELEVATIONS
A-9.2 FUTURE PRODUCTION / OFFICE ELEVATIONS

ENCROACHMENT PERMIT

WORK IN THE PUBLIC RIGHT OF WAY REQUIRES AN "ENCROACHMENT PERMIT" FROM THE COUNTY PUBLIC WORKS DEPARTMENT

MAINTENANCE STATEMENT

THIS PROJECT DOES NOT ADDRESS ANY SHORT OR LONG TERM MAINTENANCE REQUIREMENTS FOR THE MATERIALS FINISHES AND/OR SURFACES SPECIFIED, DETAILED AND INDICATED IN THESE DRAWINGS AND SPECIFICATIONS. IT IS THE RESPONSIBILITY OF OTHERS TO EITHER PROVIDE THIS INFORMATION OR PROVIDE THE NAMES AND RESOURCES FOR THIS ISSUE. FURTHERMORE, THESE PLANS HAVE NOT BEEN DEVELOPED TO ADDRESS ANY PRIORITY OR DETERMINATION OF ANY MAINTENANCE PROGRAM OR PROCESS, OTHER THAN THE INFORMATION SUPPLIED BY OTHERS. THE OWNER AND THEIR AGENTS.

KEVIN BATES ARCHITECT

NOT FOR CONSTRUCTION

BOCCE COURT CELLARS LLC
2060 Biddle Ranch Road
San Luis Obispo, CA 93401

Biddle Ranch Vineyards
2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN 044-381-022

TITLE SHEET

DEC 20, 2013

T-1.0

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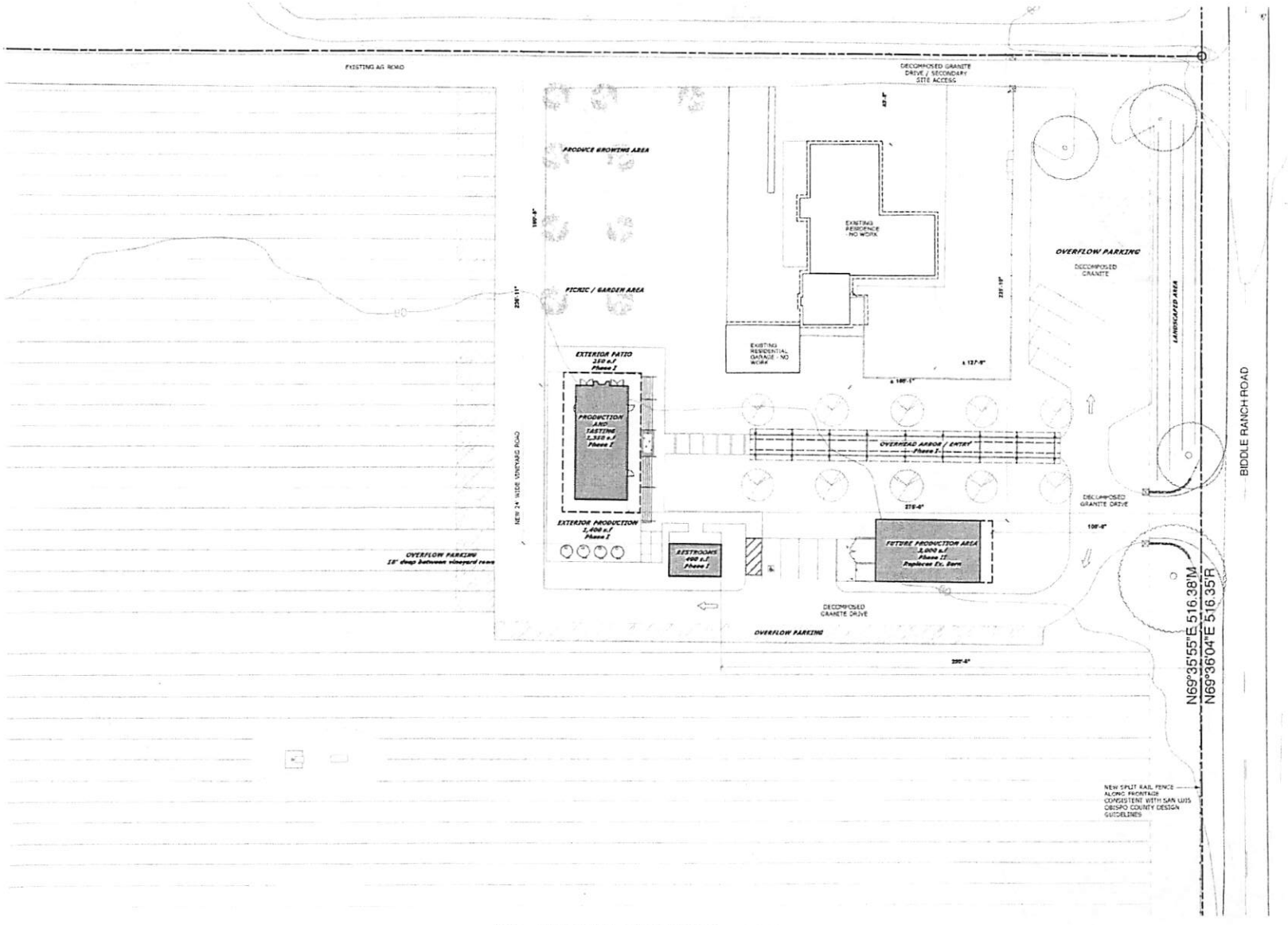
PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Overall Plan



SITE PLAN - PRELIMINARY PHASING PLAN
SCALE:1" = 20'-0"

KEVIN BATES ARCHITECT

NOT FOR CONSTRUCTION

BOCCE COURT CELLARS, LLC
2060 Biddle Ranch Road
San Luis Obispo, CA 93401

Biddle Ranch Vineyards
2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN 044-081-022

PRELIMINARY SITE PLAN

DEC 20, 2013

C-1.0

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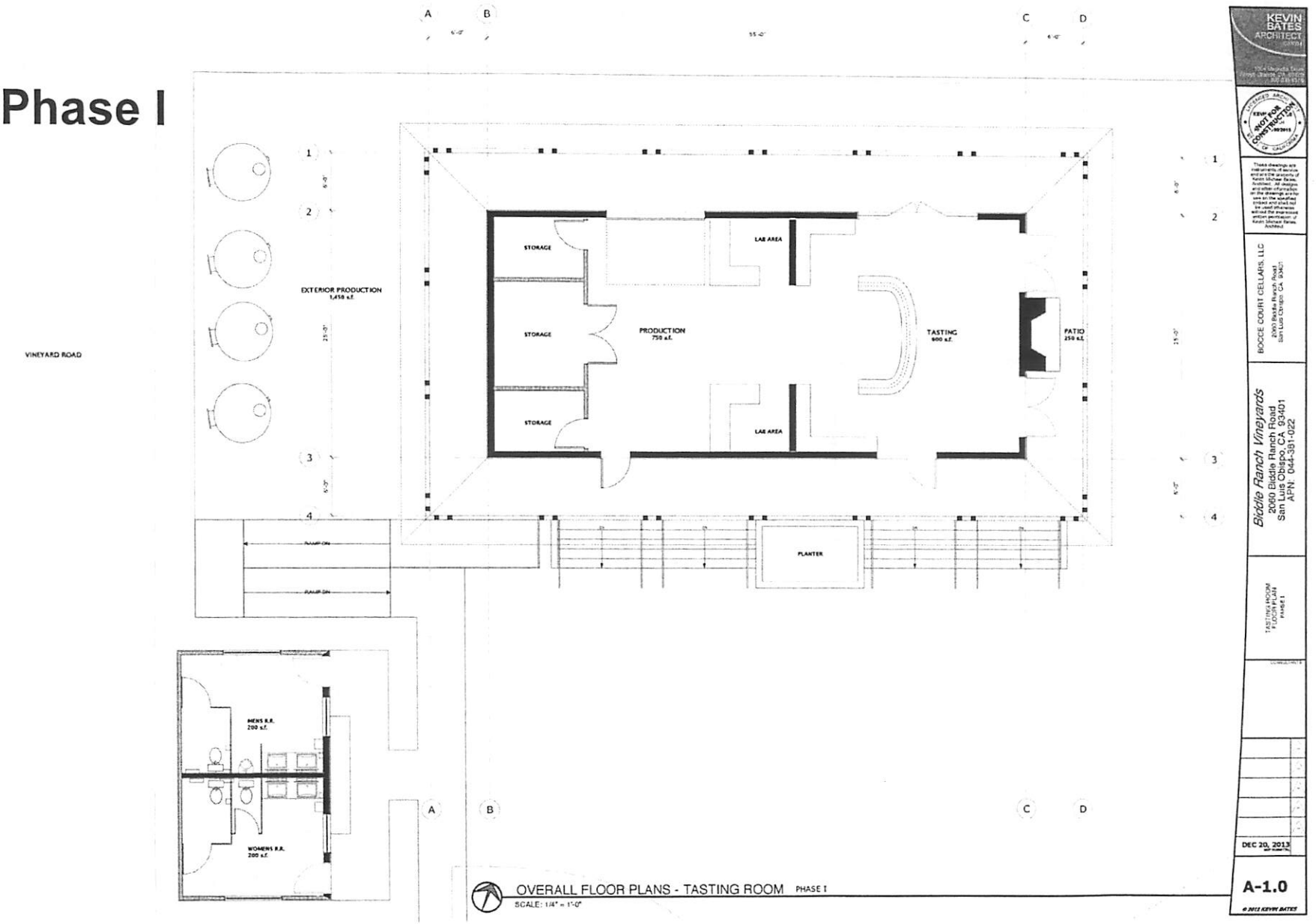
PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Site Plan

Phase I



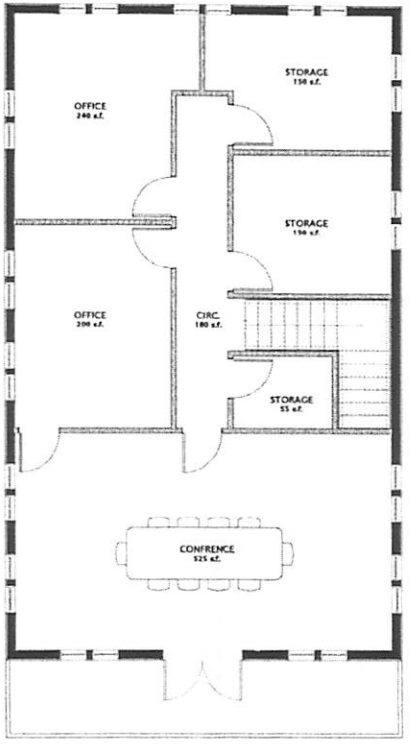
PROJECT

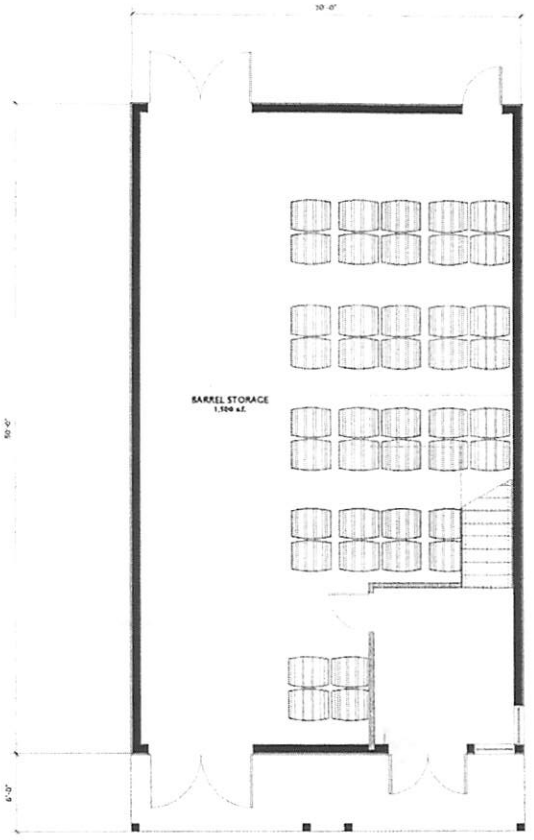
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT

Tasting Room Floor Plan

Phase II





OVERALL FLOOR PLANS - BARREL STORAGE AND ADMIN. BUILDING PHASE II
SCALE: 1/4" = 1'-0"

KEVIN BATES ARCHITECT

BOCCE COURT CELLARS, LLC
2090 Biddle Ranch Road
San Luis Obispo, CA 93401

Biddle Ranch Vineyards
2090 Biddle Ranch Road
San Luis Obispo, CA 93401
APN: 044-381-022

STORAGE ROOM
FLOOR PLANS
PHASE II

DEC 20, 2013

A-1.1

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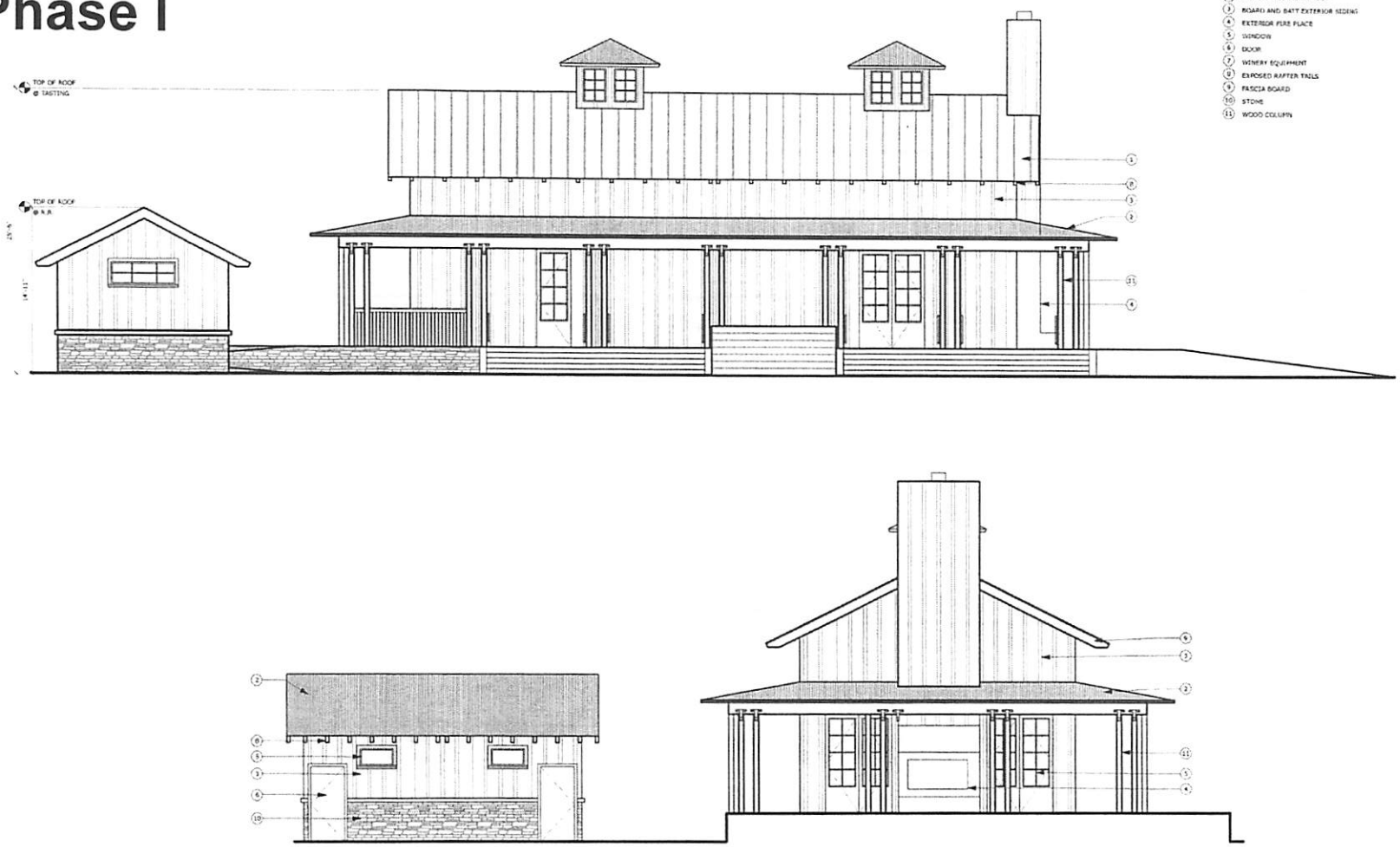
PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Barrel Storage Floor Plan

Phase I



EXTERIOR ELEVATIONS - TASTING ROOM PHASE I - WINERY / TASTING BUILDING
SCALE: 1/4" = 1'-0"

KEVIN BATES ARCHITECT

BOCCE COURT CELLARS, LLC
2060 Biddle Ranch Road
San Luis Obispo, CA 93401

Biddle Ranch Vineyards
2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN: 044-381-022

EXTERIOR ELEVATIONS
PHASE I

DEC 20, 2013

A-9.0

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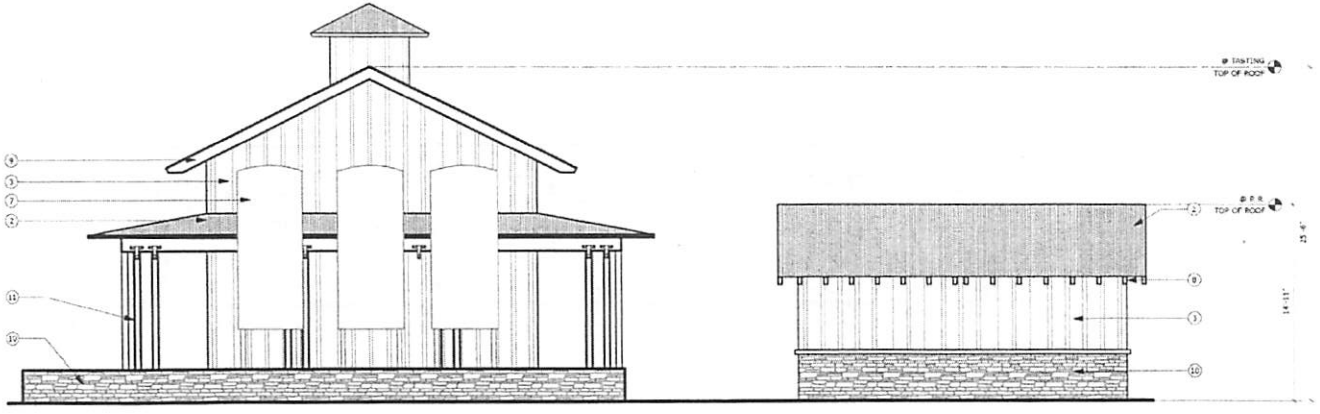
PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Tasting Room Elevation

Phase I

ELEVATION REFERENCE NOTES

1. STANDING SEAM METAL ROOF
2. CORRUGATED METAL ROOF
3. BOARD AND BATT EXTERIOR SIDING
4. EXTERIOR FIRE PLACE
5. WINDOW
6. DOOR
7. WINERY EQUIPMENT
8. EXPOSED RAFTER TAILS
9. FASCIA BOARD
10. STONE
11. WOOD COLUMN



EXTERIOR ELEVATIONS - TASTING ROOM PHASE I - WINERY / TASTING BUILDING
SCALE: 1/4" = 1'-0"

KEVIN BATES ARCHITECT

NOT FOR CONSTRUCTION

BOCCE COURT CELLARS, LLC
2060 Biddle Ranch Road
San Luis Obispo, CA 93401

Biddle Ranch Vineyards
2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN 044-381-022

EXTERIOR ELEVATIONS PHASE I

CONSULTANTS

DEC 20, 2013

A-9.1

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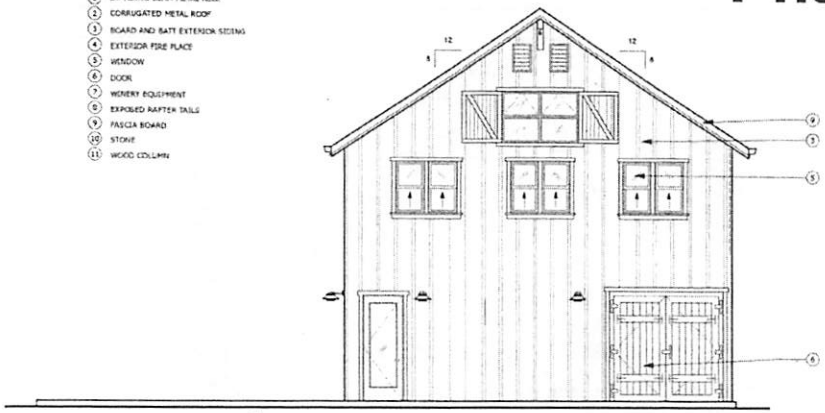
PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Tasting Room Elevation

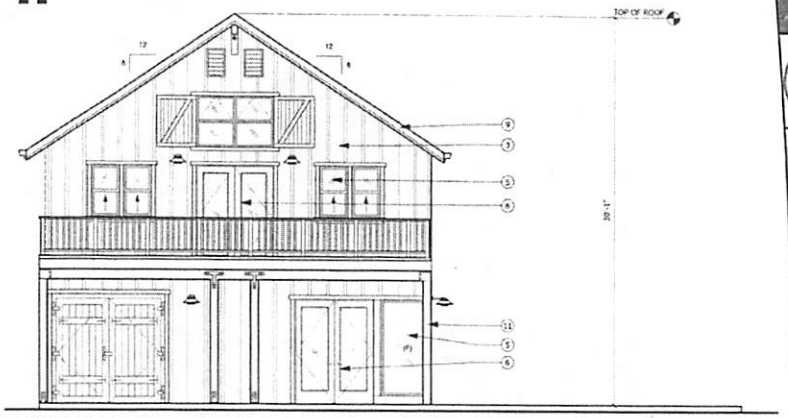
Phase II

ELEVATION REFERENCE NOTES

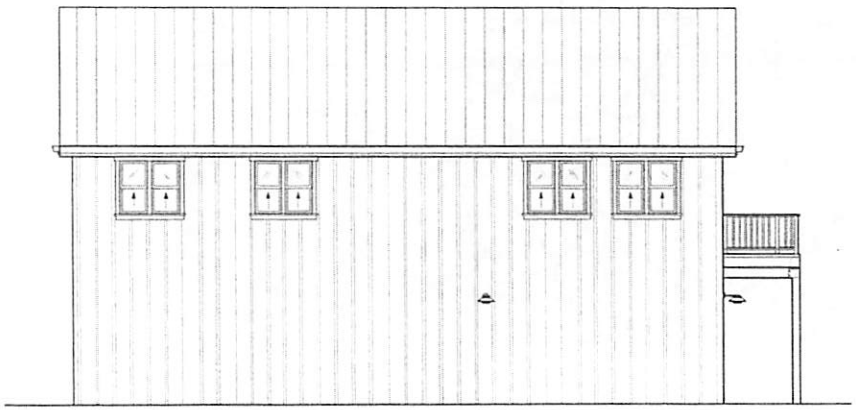
1. STANDING SEAM METAL ROOF
2. CORRUGATED METAL ROOF
3. BOARD AND BATT EXTERIOR SIDING
4. EXTERIOR FIRE PLACE
5. WINDOW
6. DOOR
7. WINERY EQUIPMENT
8. EXPOSED RAFTER TAILS
9. FASCIA BOARD
10. STOVE
11. WOOD COLUMN



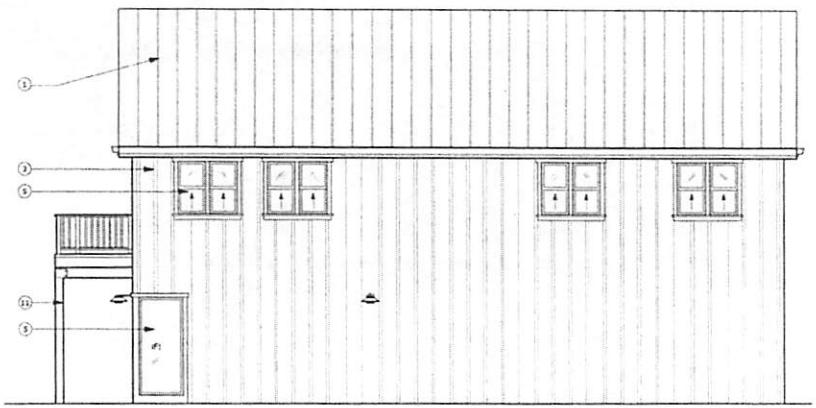
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

EXTERIOR ELEVATIONS - FUTURE BARREL STORAGE AND ADMIN. BUILDING PHASE II

SCALE: 1/4" = 1'-0"

KEVIN BATES ARCHITECT

BOCCE COURT CELLARS, LLC
2060 Biddle Ranch Road
San Luis Obispo, CA 93401

Biddle Ranch Vineyards
2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN: 044-381-022

EXTERIOR ELEVATIONS PHASE II

DEC 20, 2013

A-9.2

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PROJECT
Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT
Barrel Room Elevation

PROJECT

Minor Use Permit
Bocce Court / DRC2013-00068

EXHIBIT

Vine Removal

COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures
2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
(805) 781-5910 • FAX (805) 781-1035
Martin Settevendemie
Agricultural Commissioner/Sealer
www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: **April 18, 2014**

TO: **Airlin Singewald, Project Manager**

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

SUBJECT: **Bocce Court Cellars Minor Use Permit DRC2013-00068 (1740)**

The Agriculture Department's review finds that the proposed Bocce Court Cellars Minor Use Permit for the phased development of wine production and tasting room facilities as well as a special events program for up to six events with a maximum of 80 attendees 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:

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

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

If you have questions, please call 781-5914.

Project Description and Agricultural Setting

The project site is located at 2060 Biddle Ranch Road, south of San Luis Obispo. The 22-acre site is located within the Agriculture land use category and is developed with wine grape vineyards, agricultural accessory structures, and a residence. Agricultural uses in the area consist of vegetable and hay crop production and wine grape vineyards. The area of proposed development consists of Salinas silty clay loam 0-2 percent slope, an Important Agricultural Soils as identified in the Conservation and Open Space Element.

The proposal includes replacing existing structures, residential landscape, and a small area of vineyard with wine production and visitor serving uses. Additionally, the applicant is requesting a waiver of setback standards to minimize vineyard removal. Upon completion there will be a total of 6,150 square feet of wine production and visitor serving uses plus landscape areas. Consistent with Agriculture Element AGP 6, the proposal is beneficial to the local agricultural industry, the visitor serving uses are clearly secondary to winery production for each phase of development, and the facilities are sited adjacent to existing roads and are compatible with agricultural activities.

Impacts to Agricultural Resources

The proposed development would result in the expansion of the existing development area for wine production and visitor serving uses and a special events program for up to six events with a maximum of 80 attendees. The setback waiver would minimize the amount of vineyards that would need to be removed. Impacts to agricultural resources will be less than significant; however, the Department recommends the following conditions to maximize the availability of water for agricultural production:

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

100% Post Consumer Recycled Paper

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

May 21, 2014

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

SUBJECT: APCD Comments Regarding the Bocce Court Cellars MUP Project Referral (DRC2013-00068)

Dear Mr. Singewald,

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 2060 Biddle Ranch Road in rural San Luis Obispo, CA, at the northeast intersection of Highway 227 and Biddle Ranch Road. The site is zoned AG with the majority of the site intensified in planted vineyards. The proposal is for a winery project, which includes the construction of two new main structures that would house a winery, tasting room and future barrel storage with administrative support uses. The buildings would total 4,750 square feet with a 1,400 square foot outdoor wine processing area after the second phase of the project is complete. The initial proposed wine production rate would be 10,000 cases with a future production limit of 15,000 cases.

For non-special event days, the maximum number of staff anticipated is 10 per day upon project expansion and the anticipated tasting guests per day are proposed to be 30. Assuming the employees drive alone and the guests carpool, there would be approximately 28 daily round trips when including up to 3 trips from the wine production portion of the project.

Biddle Ranch Vineyard is also requesting approval of a limited special event program, which would be six annual events with no more than 80 participants and 10 staff. This is above and beyond the events currently allowed by the County of San Luis Obispo Land Use Ordinance. Assuming similar driving patterns as described above, on special event days, the potential number of daily round trips could be 53 when including production trips. Based on the referral, it appears that an existing barn would be replaced with the new structures. The primary site access to the site is proposed from Biddle Ranch Road with all proposed on-site driveways, parking areas, and the secondary access being made of decomposed granite. The longest on-site, one-way unpaved driving distance is approximately 300 feet. *The following are APCD comments that are pertinent to this project.*

t 805.781.5912 f 805.781.1002 w slocleanair.org 3433 Roberto Court, San Luis Obispo, CA 93401

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 considered the construction impacts of this project using screening tool for estimating construction emissions related to the development of land uses. The construction phase impacts will likely be less than the APCD's significance threshold values as identified in Table 2-1 of the CEQA Air Quality Handbook. **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project**.

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 http://www.slocleanair.org/business/asbestos.php.

Demolition of Asbestos Containing Materials

The project referral indicated that there are existing structures on the proposed site that will be demolished. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If building(s) are removed or renovated; or utility pipelines are scheduled for removal or relocation, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

Developmental Burning

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

Dust Control Measures

The project, as described in the referral, will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents, businesses, or schools in close proximity to the proposed construction site. **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 significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts:

a. Reduce the amount of the disturbed area where possible;
b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. 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 and covered with tarps or other dust barriers 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, soil binders or other dust controls are used;
e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity. 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. This indicated that operational phase impacts would likely be **less than the ozone precursor and greenhouse gas thresholds in** Table 3-2 in the CEQA Handbook. In addition, the APCD considered the project's fugitive dust impacts from driving on unmitigated, unpaved driveways and parking areas on site using an APCD screening table[1] and the maximum round trips described above. Based on this evaluation, it is unlikely that proposed project would likely be **less than the PM10 threshold** 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

[1] [1] http://slocleanair.org/images/cms/upload/files/business/pdf/2011/ceqatools/UnpavedDistance-OneWayTripRelationshipWeb.pdf

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;
- Small scale manufacturing;
- Boilers;
- Internal combustion engines; and
- Cogeneration facilities.

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

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*.

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: Biddle Ranch Vineyards LLC
Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD

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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

03/12/2014

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

Subject: DRC2013-00068

Dear Mr. Singewald,

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 2060 Biddle Ranch Road. The project is has a minimum 4 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2013 California Fire Code (CFC), and the 2013 California Building Code (CBC), the Public Resources code (PRC) and any other applicable fire laws.

Public Assemblage and Events

Prior to Fire Department Review, proposed event area must first complete all requirements pursuant to Title 22, the San Luis Obispo County Land Use Ordinance. This includes receiving any necessary land use permit approval and issuance of construction and Conditional Use Permit requirements.

A fire safety review is required to ensure public safety in a place of assembly, or any other place where people congregate, including but not limited to; amusement buildings, carnivals and fairs, exhibits and trade shows, open burning, flames and torches, candles, places of assembly, temporary membranes structures and tents, pyrotechnics and special effects, live audiences and any event with public attendance over 250. The fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety.

A written plan must be submitted to the fire code official 30 days prior to the event. Written submittal requirements will be in accordance with Section 404 Fire Safety and evacuation plans. A field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event. If modifications or additions to the event areas are made, an updated permit & inspection must be completed. Local Ordinance and California Fire Code (CFC) section 105.

Any time a tent, canopy or membrane structure in excess of 400 square feet is erected; it must be placed and utilized in accordance with California Fire Code – Chapter 24. The applicant shall be required to notify County Fire a minimum of 48-hours in advance of any tent or membrane structure being placed on site. Submittal requirements can be found on line at www.calfireslo.org

Fire Safety and Evacuation Plans

Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

Fire evacuation plans. Fire evacuation plans shall include the following:
1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where approved, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for persons unable to use the general means of egress unassisted.
4. Procedures for accounting for employees and occupants after evacuation has been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

Fire safety plans. Fire safety plans shall include the following:
1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event atendees, including occupants who need assistance.
3. Site plans indicating the following:
3.1. The occupancy assembly point.
3.2. The locations of fire hydrants.
3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
4.1. Exits.
4.2. Primary evacuation routes.
4.3. Secondary evacuation routes.
4.4. Accessible egress routes.
4.5. Areas of refuge.
4.6. Exterior areas for assisted rescue.
4.7. Manual fire alarm boxes.
4.8. Portable fire extinguishers.
4.9. Occupant-use hose stations.
4.10. Fire alarm annunciators and controls.

5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

Vegetation Management

A written Wildland Fire/Vegetation Management Plan must be developed and approved by CAL FIRE.

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 Division 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.

Building Height and Area

Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access and in any parking structure.

Address Requirements

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of Commercial 8 inches, and Industrial 10 inches high with a minimum stroke width of 0.5 inch (12.7mm).

Solar Photovoltaic systems

Solar systems shall be installed in accordance with sections 605.11.1-605.11.4. Marking is required on interior and exterior Direct Current (DC) conduit, enclosures, raceways, cable assemblies, junction boxes, combiner boxes and disconnects.

Solar components shall be located as close to the hip, ridge, or valley or directly possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.

Roof access points shall be located in areas that do not require the placement of ground ladders over openings such as windows, doors and must be located over strong points where access point does not conflict with overhead obstacles such as trees wires or signs.

There shall be a six (6) foot wide clear perimeter around the edges of the roof unless either axis of the building is 250 feet then 4 (4) foot clear perimeter is permitted. Smoke ventilation operations requires distance between arrays shall be eight foot or greater in width OR a four foot or greater pathway and bordering roof skylights, or smoke and heat vents OR a four (4) foot or greater and a bordering four foot by eight (8) foot "venting cutouts" every 20 feet on alternating sides of the pathway.

Secondary egress

In accordance with CFC Section 503.1.2, County Fire is requiring the applicant to provide an additional (secondary) access point.

Commercial Access Road(s)

Grade and Design

The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.

Road Width and Signage

- 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.
- Fire access shall be provided within 150 feet of the outside building(s) perimeter.
- Must be an all-weather non-skid paved surface.
- All roads must be able to support fire apparatus.
- Vertical clearance of 13'6" is required.
- Fuel modification of 10 feet on either side of roadway must be maintained.
- An approved traffic plan shall be provided to the fire code official.
- Interior commercial roads shall be named and provided with approved street signs.
- One way interior roads shall be labeled indicating direction of travel.

Emergency Access Knox Keys and/or Gate Switches

Structural Access Requirements
All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

Gate Access Requirements
- Must be setback a minimum of 30 feet from the SLO County maintained road
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Exiting:
All egress and exiting components shall comply with Chapter 10 of the 2013 California Fire Code.

Setbacks
A 30-foot building setback from property line required for parcels 1 acre in size or larger. All setbacks are subject to San Luis Obispo County Department of Planning and Building approval.

Fire Sprinklers in Structures
This project will require installing a commercial fire sprinkler system in all new buildings. 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. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.

The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, or other approved NFPA Standard depending on target hazard. (Clean agent or alternative option)

Sprinkler System Supervision and Alarms
All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position, by a central station listed by Underwriters Laboratories for receiving fire alarms.

Fire Protection Engineer required

A Fire Protection Engineer shall review the proposed Fire Protection Systems for this project. Multiple fire protection and hazardous conditions systems are required for this project. A list of Fire Protection Engineers is available on our website at http://www.calfireslo.org.

Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. A licensed Fire Protection Engineer must design and submit all required drawings for CAL FIRE review. The contractor shall be licensed by the State of California, California Fire Code. A licensed alarm company shall monitor all fire protection and hazardous conditions systems.

Private Water System Requirements

Commercial fire suppression system water storage tanks must be steel and located a minimum of 20 feet from structures. NFPA Standard 22 Water tanks for private Fire Protection, NFPA Standard 24 Installation of Private Fire Service mains and their Appurtenances, NFPA Standard 25 Inspection, Testing and Maintenance of Water-Based Fire Protection Systems shall be utilized for this project.

The amount of emergency water required for fire suppression will be determined and approved by a registered licensed 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.

DRAFT System and Hydrant Specifications

Hydrants for the currently proposed project may be draft; a pressurized hydrant system is not required. Future development of the facility may require a pressurized hydrant system. The draft hydrant system must meet County Fire commercial water supply standards as cited on the www.calfireslo.org website. 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.

NFPA 72 Alarm systems

A centralized interlinked Fire Alarm System is required for this project. The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to CAL FIRE/San Luis Obispo County Fire for review and approval. California Fire Code Chapter 15 section 907. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The supervising station shall contact and notify the Fire Chief or their call receiving location immediately on notification of an alarm and prior to making contact with the protected premises.

Alarm system must be centralized and interlinked for the entire facility and include monitoring for all site alarm systems including; all on site Fire Protection Systems, and any and all hazardous materials, monitoring of hazardous materials, compressed gases, flammable and combustible liquids, liquefied petroleum gases, storage, delivery and processing areas.

A Fire Alarm System is required throughout the site for the various fire suppression systems and required hazardous conditions monitoring. The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to the County Fire Department for review and approval. California Fire Code Chapter 15 section 907.
Portable Fire Extinguishers
Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Combustible Waste Material
Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire.
CCR Title 19 Division 1.

Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

Storage, Stockpiles and Enclosures
Areas must meet all applicable California Fire Code requirements and be labeled with NFPA 704 required placarding.

Electrical
Electrical wiring and equipment shall be installed and maintained in accordance with California Fire Code section 605 and the California Electrical Code. Hazards and fire prevention concerns relational to Electrical equipment, wiring shall be abated as specified in the aforementioned Fire Code.

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.

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

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

SR 13592
IN 91305

THIS IS A NEW PROJECT REFERRAL

RECEIVED
FEB 10 2014

DATE: 2/6/2014

TO: ENV HEALTH

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00068 BOCCE COURT CELLARS – Proposed minor use permit for phased construction of a new winery building with tasting room (buildout 4,750 sf indoor winery and 1,400 sf outdoor winery); limited special event program. Site location is 2060 Biddle Ranch Rd, San Luis Obispo. APN: 044-381-022.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Please see attached, thank you.

2/14/14 — Date

[signature] — Name

x5551 — Phone

COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

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

Public Health
Prevent. Promote. Protect.

February 14, 2014

To: Airlin Singewald
Department of Planning and Building

From: Environmental Health
Leslie Terry

Project Description: DRC 2013-00068, Bocce Court Cellars MUP
APN 019-071-046

In the event the facility has more than 25 persons per day on site for 60 days out of the year (guests, staff etc.), an annual permit will be required for the water supply at this facility. Verify water supply adequacy and potability as needed for proposed use.

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

No food, except for crackers, may be served without a health permit. Please contact this office if in the future additional food will be provided to the public (regardless of whether food is sold or simply provided). Use only licensed caterers for wine industry events where food may be served.

2191 Johnson Avenue, San Luis Obispo, California 93401
(805) 781-5500 FAX (805) 781-5543 www.SLOpublichealth.org

Community Development
919 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7170
slocity.org

May 9, 2014

Ailrin Singewald, Project Manager
South County Team / Development Review
County of San Luis Obispo
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408

SUBJECT: SLO County Referral: Minor Use Permit DRC 2013-00068
2060 Biddle Ranch Road

Dear Airlin,

The City has reviewed the preliminary plans for the use permit associated with the proposed new winery and tasting facility proposed for 2060 Biddle Ranch Road. This location is within the City's sphere of influence I appreciated the opportunity to consult with you regarding this application. The City finds that the proposed development is in substantial conformance with policies for this region as the use is an allowed use within the Ag zone.

At this time, the City does not have any additional comments or suggested conditions for the proposed use permit.

Please feel free to contact me the Community Development Department with any additional questions you may have.

Sincerely,

Phil Dunsmore

Phil Dunsmore
Senior Planner

CC: San Luis Obispo City Council
Derek Johnson, Community Development Director

Fw: DRC2013-00068 BOCCE COURT CELLARS, South County E-Referral, MUP, SLO

Craig Piper to: Airlin Singewald 02/10/2014 03:31 PM
Cc: Kevin Bumen

History: This message has been forwarded.

Hi Airlin,

In reviewing the referral for this project I have just a couple comments.

Due to the proximity to the airport and being under the approach to the airport, the FAA requires an FAA Form 7460-1 be completed. This can now be done online and is the preferred process. The link to the FAA website is below.

https://oeaaa.faa.gov/oeaaa/external/portal.jsp

In addition to the FAA review, because this falls within the Airport Land Use Plan for the airport, I believe the ALUC would need to review and approve the project too.

If you have any questions please let me know.

Thank you,

Craig Piper
Assistant General Manager
Airport Services
County of San Luis Obispo
805-781-4376

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 02/10/2014 03:01 PM -----

From: Richard Howell/GenSrvcs/COSLO
To: Craig Piper/GenSrvcs/COSLO@Wings
Date: 02/10/2014 03:00 PM
Subject: Fw: DRC2013-00068 BOCCE COURT CELLARS, South County E-Referral, MUP, SLO
Sent by: Craig Piper

Richard C. Howell, A.A.E.
General Manager
San Luis Obispo Regional/Oceano Airports
903 Airport Drive, Suite 5
San Luis Obispo, CA 93401
www.sloairport.com
Join our Air Service Development Initiative visit us at:
iFlySLO.com

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 02/10/2014 03:00 PM -----

From: Mail for PL_Referrals Group
To: Tim Tomlinson/PubWorks/COSLO@Wings, Frank Honeycutt/PubWorks/COSLO@Wings, Doug Rion/PubWorks/COSLO@Wings, Leslie Terry/PH/COSLO@Wings, Lynda Auchinachie/AgComm/COSLO@Wings, Marc Lea/AgComm/COSLO@Wings, Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings, Charles Riha/Planning/COSLO@Wings, Richard Howell/GenSrvcs/COSLO@Wings, Carolyn Huber/GenSrvcs/COSLO@Wings, tpresser@waterboards.ca.gov, phammer@waterboards.ca.gov, jdyer@waterboards.ca.gov
Cc: Airlin Singewald/Planning/COSLO@Wings

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: February 23, 2014

To: Airlin Singewald, Development Review

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2013-00068, Bocce Court Cellars, Biddle Ranch Rd., APN 044-381-022

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:

1. The proposed project may have direct and cumulative impacts to the intersection of Biddle Ranch Rd. and State Highway 227. The applicant should contact Cal Trans for their evaluation and possible requirements.

2. Traffic Engineers Report, to be reviewed by County Public Works, is required to address driveway sight distance.

Public Works Comments:

A. The proposed project is within a drainage review area. A drainage plan is required and will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52 of the Land Use Ordinance prior to future submittal of construction permits.

B. The driveways will need to be re-constructed to current Public Works Standards (B-1).

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit plans to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:

Re: Fw: Clarification on your referral for Bocce Ct. Cellars- DRC2013-00068

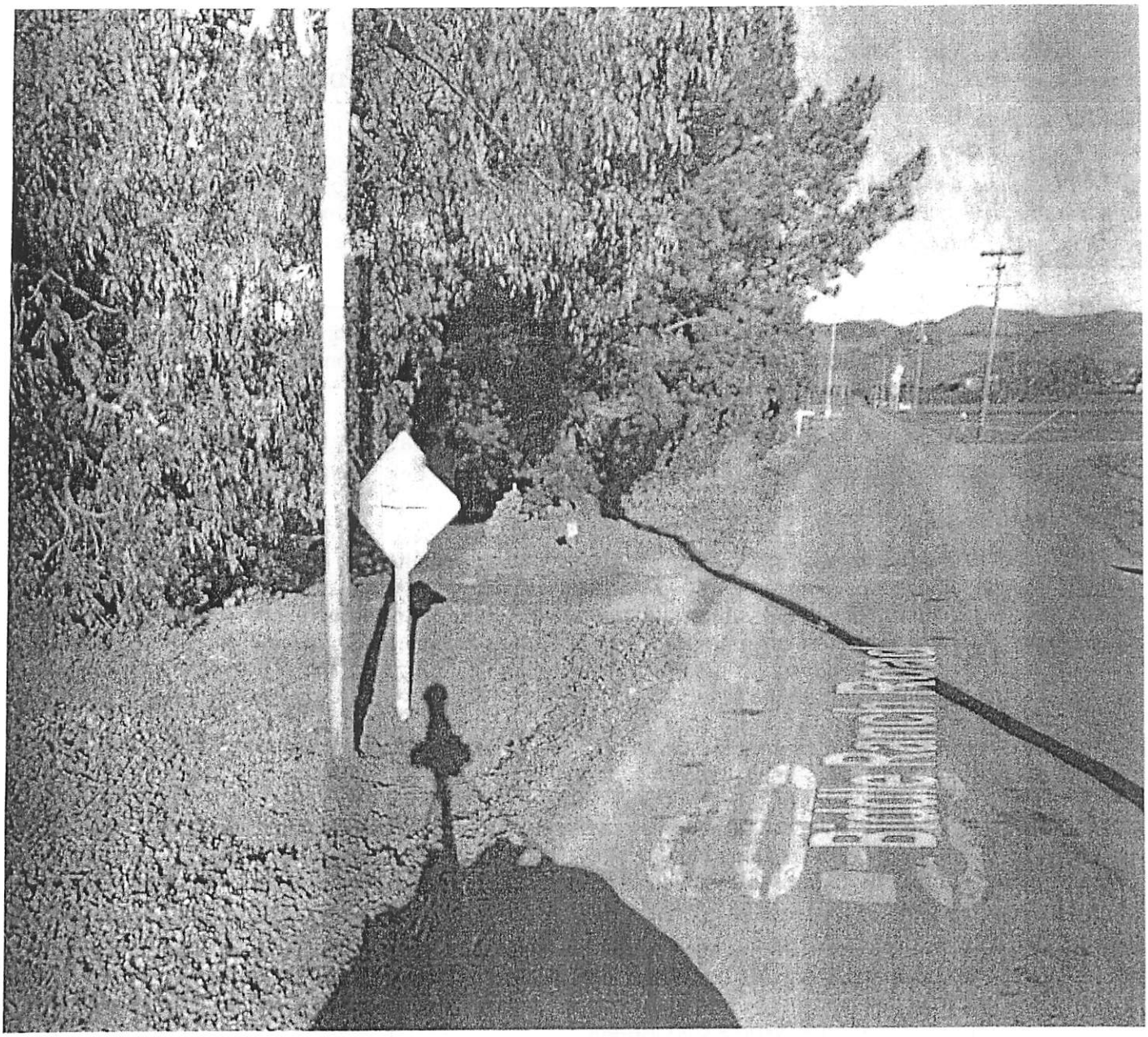
Glenn D Marshall to: Tim Tomlinson 04/14/2014 07:16 AM
Cc: Frank Honeycutt, Airlin Singewald, mandi

Tim
When first reviewed I noted from GIS and Google Street view that the vegetation may interfere with driveway sight distance

GIS

Google Street View

Bridge Branch Road



From the frontage photos and email provided by Mandi they have since cleared the vegetation along their frontage so we no longer request a engineers evaluation of the driveway sight distance. The driveway encroachment permit conditions continue to be recommended per your referral response. One note to the applicant is that the existing power pole adjacent to the most easterly driveway may conflict with the new B-1 driveway improvements. They could either shift this driveway westerly to avoid the pole or relocate the pole.
Thanks,
-Glenn

Glenn D. Marshall, RCE
Transportation Division

DEVELOPER'S STATEMENT FOR
BOCCE COURT CELLARS MINOR USE PERMIT / DRC2013-00068

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.

AG-2 **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 at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building in consultation with the County Public Works Department.

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 a water quality test to the Environmental Health Department for review and approval.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building in consultation with the County Environmental Health Department.

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.

Mark Woolpert 6/3/14

Ledwin L. Fortini

Signature of Owner(s)

June 3, 2014

Date

LEDWIN L. FORTINI

Name (Print)