



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. ED13-139

DATE: 09/25/14

PROJECT/ENTITLEMENT: Adelaida Winery / Conditional Use Permit (DRC2013-00049)

APPLICANT NAME: Adelaida Cellars

ADDRESS: 5805 Adelaida Road, Paso Robles, CA 93446

CONTACT PERSON: Kirk Consulting

Telephone: 805-461-5765

PROPOSED USES/INTENT: Request by Adelaida Cellars for a Conditional Use Permit to allow for the phased winery expansion and reconfiguration of existing winery uses onsite, to increase case production and limited special event program. The project is located on South of Adelaida Road, approximately 5.18 miles (west) of the community of Paso Robles, in the Adelaida planning area.

LOCATION: 5805 Adelaida Road, Paso Robles, CA 93446

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

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

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Game
Regional Water Quality Control Board Environmental Health

STATE CLEARINGHOUSE REVIEW: YES NO

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

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

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

Notice of Determination		State Clearinghouse No. _____	
This is to advise that the San Luis Obispo County _____ as <input type="checkbox"/> Lead Agency			
<input type="checkbox"/> Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:			
The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.			
This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.			
	Holly Phipps		County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.1) Using Form

Project Title & No. Adelaida Cellars Conditional Use Permit ED13-139 (DRC2013-00049)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Holly Phipps
Prepared by (Print)

Holly Phipps
Signature

September 16, 2014
Date

Steven McWaters
Reviewed by (Print)

Steve McWaters
Signature

Ellen Carroll,
Environmental Coordinator
(for) *9/16/14*
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 Adelaida Cellars for a Conditional Use Permit to allow for a phased 20,171 square foot (sf) winery expansion of a 23,175 sf existing winery facility that will include the following: construction of a 8,200 building that will include a 2,015 sf tasting area, lounge, VIP library, commercial kitchen, storage rooms, offices and 3,022 sf for barrel storage; a 3,413 sf office addition onto a 10,680 sf winery production building and tasting room (old tasting room will be converted into production space after new tasting is built); and the construction of a 8,558 sf barrel storage building. Case production is proposed to increase from 15,000 cases to 30,000 cases annually. The project will result in an estimated of 1.73 acres of site disturbance on a 533 acre site, that includes the 51,400 sf disturbance for the winery and 23,958 sf disturbance for the emergency access road. The applicant is requesting 25 special events with up to 200 guests. Events will not include outdoor amplified music beyond 5 pm. The project is located on south side of Adelaida Road, approximately 6.8 miles (west) of the City of Paso Robles. The site is located within the Adelaida sub area of the North County planning area.

ASSESSOR PARCEL NUMBER(S): 026-283-001 thru 026-283-017

026-283-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017

Latitude: 35 degrees 39' 52" N Longitude: -120 degrees 48' 21" W **SUPERVISORIAL DISTRICT # 1**

B. EXISTING SETTING

PLANNING AREA: Adelaida sub area, North County R **TOPOGRAPHY:** Moderately sloping

LAND USE CATEGORY: Agriculture

VEGETATION: Vineyards

COMBINING DESIGNATION(S): None

PARCEL SIZE: 17 parcels totaling 533.13 acres

EXISTING USES: Agricultural uses (winery and tasting room); ag accessory buildings blue line creek

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; undeveloped	<i>East:</i> Agriculture; agricultural uses
<i>South:</i> Agriculture; undeveloped	<i>West:</i> Agriculture; undeveloped

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located approximately 6 miles west of the City of Paso Robles. The area is characterized by relatively large parcels with a mix of rural agricultural uses, vineyards, grazing, wineries, and scattered single-family residences. The topography is gently to moderately sloping hills. The project site and existing winery is located in a valley and can be seen from Adelaida Rd. (approximately 1,400 feet from road).

View: Looking southerly



View: Looking south



Impact. The project involves the expansion and reconfiguration of the existing winery uses onsite, increased case production and a limited special event program. The proposed new construction will be situated among the existing winery structures and will be seen from Adelaida Rd. However, views of the new structures would be limited and similar to existing views of the existing winery. In general, the proposed development is consistent with the agricultural character of the area. The project will not silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

Standard county regulations require shielding of exterior lighting to minimize glare. As required by the ordinance, the project will be conditioned for an exterior lighting plan prior to issuance of construction permits to ensure that the project will not create off-site glare. As required by the ordinance, landscape screening for the winery and parking areas shall provide screening as viewed from public roads (Adelaida Rd.), which would further minimize existing views of the winery and proposed structures. No significant visual impacts are expected to occur.

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

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. AGRICULTURAL RESOURCES
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Land Use Category: Agriculture Historic/Existing Commercial Crops: Grapes - varietal
State Classification: Not prime farmland, Prime Farmland if irrigated In Agricultural Preserve? Yes - Adelaida
Under Williamson Act contract? Yes

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

The proposed winery parcel along with the above mentioned parcels (on page 2) are currently under a Williamson Act (Open Space Contract – OSC).

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

Arbuckle-Positas complex (9 - 15 % slope).

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

Positas. This gently to moderately sloping coarse loamy 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 IV without irrigation and Class III when irrigated.

Arbuckle-Positas complex (50 - 75 % slope).

Balcom-Nacimiento association (9 – 30% slope).

Balcom-Nacimiento association (30 - 50% slope).

Cropley clay (2 - 9% slope). This gently sloping soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Dibble clay loam (9 - 15 % slope). This gently to moderately sloping fine loamy soil is considered not well drained. The soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class III when irrigated.

Dibble clay loam (15-30 % slope). This moderately sloping fine loamy soil is considered not well drained. The soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Dibble clay loam (30 - 50 % slope).

Dibble clay loam (50 - 75 % slope).

Gaviota-Rock outcrop complex (30 -75 % slope).

Linne-Calodo complex (9 - 30 % slope).

Linne-Calodo complex (30 - 50 % slope).

Linne-Calodo complex (50 - 75 % slope).

Nacimiento silty clay loam (9 - 30 % slope).

Nacimiento silty clay loam (30 - 50 % slope).

Nacimiento-Ayar complex (30 - 50 % slope).

Shimmon-Dibble association, very steep.

Sorrento clay loam (2 - 9% slope).

Impact. The winery development would result in the expansion and the rehabilitation of an existing winery for tasting and barrel storage uses, and a special events program for up to 200 attendees for a maximum of 25 days.

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

Mitigation/Conclusion. Mitigation measures recommended by the Agriculture Department to maximize the availability of water for agricultural (Lynda L. Auchinachie, February 3, 2014) include:

- Maximize the use of pervious and semi-pervious areas in order to promote groundwater recharge, minimize erosion and sedimentation and protect farmland for agricultural use.
- Incorporate Best Management Practices for water conservation purposes throughout the winery facility.

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

Impacts to agricultural resources would be less than significant without mitigation. Incorporation of the recommended measures by the Agriculture Department would further minimize impacts. The



applicant has agreed to incorporate the above mitigations into the project. Refer to Exhibit B – Mitigation Summary Table for mitigation details.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

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

Setting. 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 into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

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

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

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

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

Impact. As proposed, the project will result in the disturbance of approximately 75,358 square feet (1.73 acres). This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

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

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) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Species – as defined in Section 15380 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 project site has undulating terrain of small hills and swales. The site is accessed via a paved driveway of Adelaida Road. There are 3 ponds located on site next to or near the northern half of the existing agricultural road (proposed future emergency access road) that is proposed for upgrades. The ponds were permitted (18300) in 1981. This allowed three points of diversion from unnamed streams on the property to form the reservoirs to retain water for stock watering and irrigation. Around 2007, the applicant worked with the Department of Fish and Wildlife on a restoration program for unpermitted grading activity which was resolved in September 2008. Most of the area within the Adelaida Cellars Winery is now walnut orchards, which has replaced the natural vegetation. However, native vegetation exists around the ponds, along the seasonal drainages, and on some of

the hillsides on and around the site.

Natural vegetation in the general vicinity around the winery is mostly composed of a mosaic of foothill oak woodland, chaparral, coastal scrub, coastal valley grasslands, and riparian vegetation. The surrounding areas have a few ranch homes usually with orchards, vineyards, and /or other wineries among the remaining patches of grasslands (Biological Resources Assessment, V.L. Holland, Ph.D, David Keil, Ph.D and Mike McGovern, Ph.D., February 24, 2014 and May9, 2014).

A biological resource assessment report (V.L. Holland, Ph.D, David Keil, Ph.D and Mike McGovern, Ph.D., February 24, 2014 and May9, 2014) was prepared for Adelaida Cellars Winery.

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

On-site Vegetation: agricultural uses – vineyard – grapes varietal

Name and distance from blue line creek(s): Las Tablas Creek and Summit Creek on property.

Habitat(s):

Site's tree canopy coverage: Approximately <10%.

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

Vegetation

Cook's *Triteleia* (*Triteleia ixiodes* spp. *cookii*) List 1B

Cook's *Triteleia* (*Triteleia ixiodes* spp. *cookii*) has been found on the project site. This perennial herb is generally found on serpentine seeps in closed-cone coniferous forest and cismontane woodland areas at elevations between 150 and 500 meters (490 to 1,640 feet). It has a blooming period of May-June. Cook's *Triteleia* is considered a rare plant by the CNPS (List 1B, RED 2-1-3).

Umbrella larkspur (*Delphinium umbraculorum*) List 1B

Umbrella larkspur (*Delphinium umbraculorum*) has been found on the project site. This perennial herb is found in cismontane woodland areas between the 400 and 1,600-meter elevations (1,315 to 5,250 feet). The typical blooming period is April-June. Umbrella larkspur is considered rare by CNPS (List 1B, RED 2-1-3).

Habitat

Valley Oak Woodland

The Valley Oak Woodland habitat has been found 0.10 miles to the South, 0.88 miles to the North and on the North edge of the project site.

Historically, the valley oak (*Quercus lobata*) was a prominent species in the Central Valley, but the most impressive displays are now found in valleys of the coast ranges, including the upper Salinas River drainage. Valley oaks, one of the "white oaks", are central to this habitat and are the monarch of California oaks by virtue of size, age and beauty, and may be the largest North American oak. The tree prefers rich bottomland and requires plenty of water, nutrients and deep, rich soils to thrive. Threats to this habitat are agricultural and residential conversion, as well as groundwater pumping that has lowered higher groundwater areas. Preferable elevations are below 2,000 feet, but it can be found as high as 5,600 feet.

Impact. Special-Status Plant Species. After on-site investigation of the subject site, no special status plant species were found and none are expected to occur within the study area (V.L. Holland, Ph.D, David Keil, Ph.D and Mike McGovern, Ph.D., February 24, 2014 and May 9, 2014).

Special Status Wildlife Species on Site. No special status wildlife species have been found on the study site except for one great blue heron; however, the planned construction should not affect this species because there is ample opportunity for this bird to stay distant from the construction and still remain in appropriate habitat on or near the study site (V.L. Holland, Ph.D, David Keil, Ph.D and Mike McGovern, Ph.D., February 24, 2014 and May9, 2014).

Native Vegetation. The improvements to the existing agricultural road that are proposed would result in any removal or significant impacts to the native vegetation. Construction improvements for the project will not require the removal of any oak trees. Additionally, no oak trees are anticipated to be impacted. However, during actual road alignments and construction impacts to oak trees may need to occur.

The construction of Building E (as labeled on the site plan) will result in the removal of (1) 10-inch oak tree. The applicant shall quantify the final number of oak trees to be impacted prior to issuance of construction permits. No more than 4 oak trees shall be impacted as a result of the improvements.

Bird Species. No nests were found on the subject site however, potential habitat may occur on site for the Long-eared owl, Burrowing owl, Yellow-billed magpie and White-tailed kite.

Mitigation/Conclusion. The proposed project requires clearing, grading, building, and other improvements to the land associated with the project.

Special Status Wildlife Species on Site. Species that may be of a concern are the red-legged frog, western spadefoot toad and the southwestern pond turtle because the ponds located on site do provide potential habitat. The spadefoot toad additionally remains underground during dry times and reemerges when the wet weather commences.

The proposed project would be very unlikely to affect the species and the biological report concluded that impacts to these species would be less than significant. However, to assure avoidance and potential impacts, the applicant shall conduct pre-activity surveys with provisions for relocating red-legged frog, western spadefoot toad, southwest pond turtles to nearby suitable habitat (V.L. Holland, Ph.D, David Keil, Ph.D and Mike McGovern, Ph.D., February 24, 2014 and May 9, 2014).

Bird Species. The CNDDDB includes occurrences for both localized habitat specialists and wide-ranging resident and migratory bird species within the region of the project site. The oaks and some of the large riparian trees could potentially provide nesting sites for birds that are protected by the DFG Code and Migratory Bird Treaty Act (MBTA). Following the DFG Code and MBTA usually means avoiding active nests until adults and young are no longer reliant on the nest sites. This would include restrictions on future construction activities to avoid the abandonment of an active nest. No nests were found on the subject site however, potential habitat may occur on site for the Long-eared owl, Burrowing owl, Yellow-billed magpie and White-tailed kite. Disturbance and/or take could occur if any of these species nest in proposed project areas in the future. Impacts to or take of special status bird species can be avoided with appropriate mitigation.

Bat Species. No signs of bats or bat roosting sites were observed on the site, however suitable habitat exists on the project site for some species to use the trees for roosting sites. Impacts to or take of bat species can be avoided with appropriate mitigation.

Oak Trees. The oak tree removal plan calls for the following requirements be shown on all construction plans:

- Show replacement, in kind, of removed oaks at a 4:1 ratio (1 removed: 4 replaced).
- Show replacement, in kind, of any impacted oaks at a 2:1 ratio (no more than 4 impacted: to be determined).

A series of recommended mitigation measures to avoid, minimize and compensate for potentially significant impacts on biological resources are detailed in Exhibit B – Mitigation Summary Table.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently sloping to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate to high (the project is located in moderate)

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 1.8 miles to the North East

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

Shrink/Swell potential of soil: Low to high

Other notable geologic features? None

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

Impact. As proposed, the project will result in the disturbance of approximately 75,358 square feet (1.73 acres).

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

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. With regards to potential fire hazards, the subject project is within the High to Very High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 15-20 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project is not expected to conflict with any regional evacuation plan. The proposed project was referred to CAL FIRE for review. No significant fire hazard impacts were identified. As stated by CAL FIRE a commercial fire suppression system water storage tanks must be steel and located a minimum of 20 feet from structures. The current proposed location is not allowable, but there is adequate room to identify a location that meets the requirements.

The applicant is required to comply with the California Fire Code, California Building Code, the Public (Clint Bullard, February 10, 2014).

Per the Winery Ordinance, Section 22.30.070 and Section 22.30.610, wineries holding special events shall be required to provide two unobstructed access points from the event site to a publicly maintained road and special event parking shall be consist at a minimum of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material. There is adequate space located around the winery for special event parking.

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

8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

The applicant is requesting to participate in 25 special events per year with no more than 200 guests at each event. The winery will also participate in periodic industry-wide events as currently allowed by the Land Use Ordinance (LUO). Noise impacts can occur as a result of amplified music if the events

occur in close proximity to sensitive receptors (e.g. residences). The location of the special events is located approximately 750 feet from the nearest residence. No significant impacts are anticipated.

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

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing. Commercial development of 5,000 sq. ft. or more of floor area for commercial use requires the payment of a housing impact fee or construction of Inclusionary housing units.

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

10. PUBLIC SERVICES/UTILITIES

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) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Police: County Sheriff

Fire: Cal Fire (formerly CDF) Hazard Severity: High to Very High Response Time: 15-20 minutes

Location: Ramada Drive

School District: Paso Robles Joint Unified School District.

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

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

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

11. RECREATION

Will the project:

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

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project will not create a significant need for additional park, Natural Area,

and/or recreational resources.

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

12. TRANSPORTATION/CIRCULATION

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>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.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Public Works has reviewed proposed project and the traffic report prepared by OEG dated December 12, 2014 and concur with the driveway sight distance analysis.

In summary, with minor improvements incorporated into the project, both the existing primary access and proposed secondary access locations meet the minimum stopping sight distance standards set by the County (Orosz Engineering Group, Inc., December 12, 2013). No significant traffic-related concerns were identified by Public Works.

Impact. The proposed project is estimated to generate about 10 to 20 additional trips per day on a busy weekend. Traffic associated with the tasting room is expected to occur between the 12:00 pm to 4:00 pm, which are considered “non-peak” hours. Weekday average daily trips related to the production facility are expected to be 10 to 25 traffic trips a day. During crush/harvest there may be an additional 15 trips. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

The proposed project will be part of a cumulative impact on the intersection of Adelaida Rd. and Nacimiento Lake Drive. Public Works is in the process of designing left turn improvements for the intersection. A fair share contribution to this project is \$2,051.00 per PM peak hour trip. This fee will need to be calculated and paid with each building permit. Based on the information provided, the special events and special event traffic are anticipated to occur on evening and weekends and outside of PM peak hour.

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.

The Adelaida Rd. and Nacimiento Lake Drive Cumulative Impact Fee will adequately address the project’s contribution to area wide cumulative circulation impacts and will reduce the cumulative impacts to less than significant levels. Refer to Exhibit B – Mitigation Summary Table for mitigation details.

13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County’s Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the “Water Quality Control Plan, Central Coast Basin” (Regional Water Quality Control Board [RWQCB] hereafter referred to as the “Basin Plan”), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems. The project is not proposing to construct any new waste water systems.

The project proposes to use an on-site well as its water source. The project is not located in the Paso Robles Ground Water Basin Urgency Ordinance Area. There are several wells onsite that produce in the range of 20-30 gpm. The project is estimated to use 1.32 acre feet per year for the tasting room

and winery with 30,000 case production. Special Events may require an additional 0.098 ac/ft/yr.

The Regional Water Quality Control Board defines “small wineries” as those wineries crushing less than or equal to 160 tons of grapes per year, or producing less than or equal to 10,000 cases or 26,000 gallons of pressed wine per year. The winery currently has a “Winery Discharge Permit”.

The winery currently produces 15,000 cases of wine annually and is requesting to increase case production to 30,000 cases. Ultimate case production at 30,000 cases will generate a peak crush period process wastewater flow of approximately 2,417 gallons per day and 1,667 gallon per day during non-peak periods. The process wastewater will be collected, stored, and subsequently land applied using application rates and methods consistent with the General Winery Wasted Discharge Requirements.

Impacts/Mitigation. The winery has an existing domestic wastewater system and an existing system for the winery process waste. No significant impacts are anticipated, and no mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project proposes to use on-site wells. There are several wells located on-site that produce in the 20-30 gpm range. The project estimated to use 1.32 acre feet per year for the tasting room and winery. Special events are estimated to use an additional 0.098 acre feet per year. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is moderately sloping. The closest creek from the proposed development is within the property boundaries. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County'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? Las Tablas Creek and Summit Creek Distance? on property

Soil drainage characteristics: Moderately drained to very poorly drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

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

Soil erodibility: Low to high

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

The subject property is not within a defined groundwater basin.

Impact – Water Quality/Hydrology

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

- ✓ Approximately 1.73 acres 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 within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County’s Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the “Water Quality Control Plan, Central Coast Basin” for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

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.

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) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. LAND USE

Will the project:

Inconsistent Potentially Inconsistent Consistent Not Applicable

e) *Other:* _____

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

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

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

1. Planning Area Standard Chapter: 22.092 Adelaida Planning Area

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

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

a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

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

Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an) and when a response was made, it is either attached or in the application file:

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

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

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

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Coastal Plan Policies	<input checked="" type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> Adelaida Area Plan and Update EIR	

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

V.L Holland, Ph.D, David Keil, Ph.D, and Mike McGovern, Ph.D 2014. Biological Resources Survey Report, Adelaida Cellars Winery, 5805 Adelaida Rd, February 24, 2014 and May 9, 2014.

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 (native grasses are acceptable).

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

Biological

BR-1 To assure avoidance of potential impacts, prior to issuance of grading permits for the secondary access road, pre-construction surveys shall be conducted on foot by a qualified biologist with approval from California Department of Fish and Wildlife for western spadefoot toad, red-legged frog, and western pond turtle prior to any roadwork within 500 feet of the ponds and drainages.

- a. Prior to issuance of a grading permit and within 30 days prior to site disturbance, a qualified monitor approved by California Department of Fish and Wildlife shall be retained and be present during all construction activities near the ponds and drainages. The monitor shall carefully monitor any disturbances to the soil to assure that ground disturbances do not impact ponds or drainages. In the event a red-legged frog, spadefoot toad, or western pond turtle is discovered, all work shall halt and San Luis Obispo County and USFWS shall be consulted prior to resuming.
- b. Prior to issuance of grading permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program regarding protected and special status species.
- c. No grading or roadwork construction shall occur during the breeding season of the species of concern (November through April).
- d. No grading or roadwork construction shall occur during or immediately after periods of 0.5-inches or more of precipitation.
- e. Under no circumstances shall construction or roadwork occur in the ponds, drainages, or wetlands with standing or surface water. No dewatering of these area shall occur.
- f. If these species are found to be present in the work areas, the following steps shall be taken in accordance with CDFW:
 - i. Red-legged frog, western spadefoot toad and western pond turtle shall be captured by hand by the project biologist and relocated to an appropriate location well outside the project areas, or as directed by CDFW.



- ii. Construction monitoring shall be required for all new ground-breaking activities located within the mapped potential habitat. Construction monitors shall capture and relocate said species as specified above.
- iii. A letter report shall be submitted to the County and CDFW within 30 days of red-legged frog, western spadefoot toad and western pond turtle relocation, or as directed by CDFW.
- iv. Prior to issuance of grading permit and within 30 days prior to initiation of site disturbance, all personnel associated with the project shall attend a worker education training program regarding protected and special status species.

BR-2 To protect sensitive bird species and those species protected by the Migratory Bird Treaty Act and/or the Fish and Wildlife Code, the Applicant should avoid vegetation clearing and earth disturbance during the typical nesting season (February 15 -August 31). If avoiding construction during this season is not feasible, a qualified biologist shall survey the area one week prior to activity beginning on the site. If nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species, a 500-foot buffer zone for raptors. If special status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the County, the local California Department of Fish and Wildlife biologist, and/or the U. S. Fish and Wildlife Service.

BR-3 The applicant shall limit tree removal to no more than 1 oak tree having a five inch diameter or larger at four feet from the ground (*No impacts to oak trees anticipated but if impacted, no more than 4 oak trees may be impacted*). Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.

“Impacted OakTree” Definition

An impacted tree is when any construction disturbance or any substantial change in seasonal soil moisture may occur **within the dripline** (canopy) of the tree. A partial list of impacting activities within the dripline include: compaction from vehicles, grubbing that disrupts or exposes surface roots, trenching, grading, establishment of non-native landscaping under canopy, substantial trimming of canopy will be needed, or leach lines that are within or adjacent to tree canopy. If disturbance exceeds 50% of the canopy, the replacement ratio shall be increased as if the tree were to be removed

BR-4 All trees to remain on-site that are within 50 feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

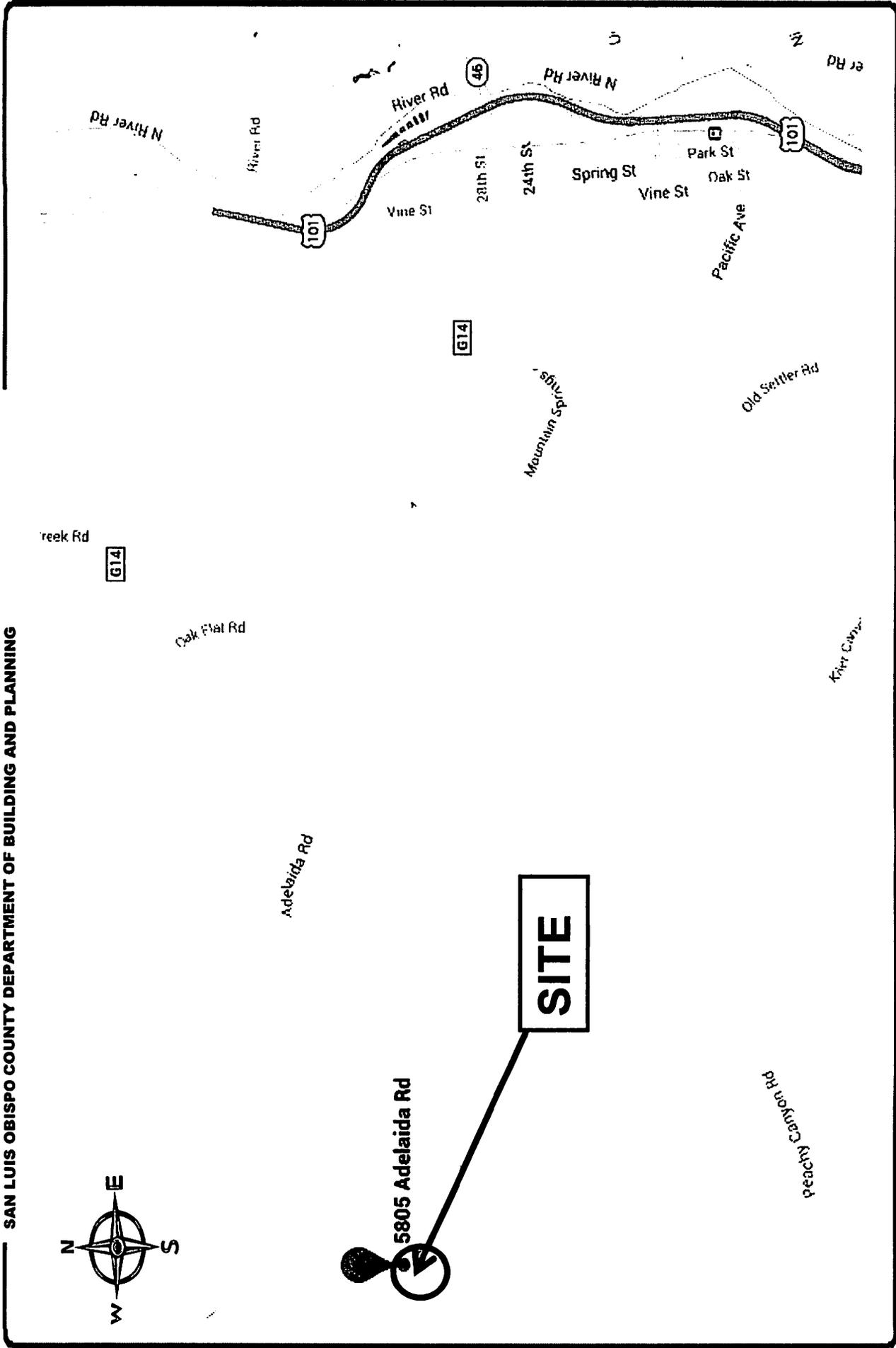
BR-5 Prior to occupancy or final inspection, whichever occurs first, the applicant shall replace, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project and in addition, shall plant at a 2:1 ratio for each tree impacted but not removed. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been

reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

- BR-6 No autos, trucks, and machinery shall be parked or driven under the canopy of individual oaks and patches of oak woodland that are within 30 feet of the secondary access road/emergency access).
- BR-7 If the oak tree root disturbance occurs (oak roots can extend at least 50 feet outside the drip line), the root zone area where disturbance occurs shall be watered to provide favorable conditions for the growth of new roots. If disturbances occur to roots over one inch in diameter, exposed roots shall be cleanly pruned back.
- BR-8 To assure avoidance of potential impacts, where potential bat roosts exist, no work will occur between April 1 and August 31. If work must occur near potential roosts, a qualified biologist as determined by the County of San Luis Obispo will survey to determine if maternity roosts are present. If they are present, the County shall be notified prior to the start of work. If maternity roost(s) are present, the area shall be avoided by 250 feet and no work may occur after sunset or before sunrise. Maternity roosts cannot be removed or altered without the prior approval of the County and CDFW.

Transportation

- TR-1 **Prior to issuance of construction permits**, the applicant shall mitigate cumulative impacts to the Adelaida Road and Nacimiento Lake Drive intersection by paying to the Department of Public Works a Fee of \$2,051 for each PM peak hour trip generated. The fee shall be adjusted at the time of payment by the Caltrans Construction Cost Index.



EXHIBIT

Vicinity Map



PROJECT

Adelaida Winery / CUP / DRC2013-00049

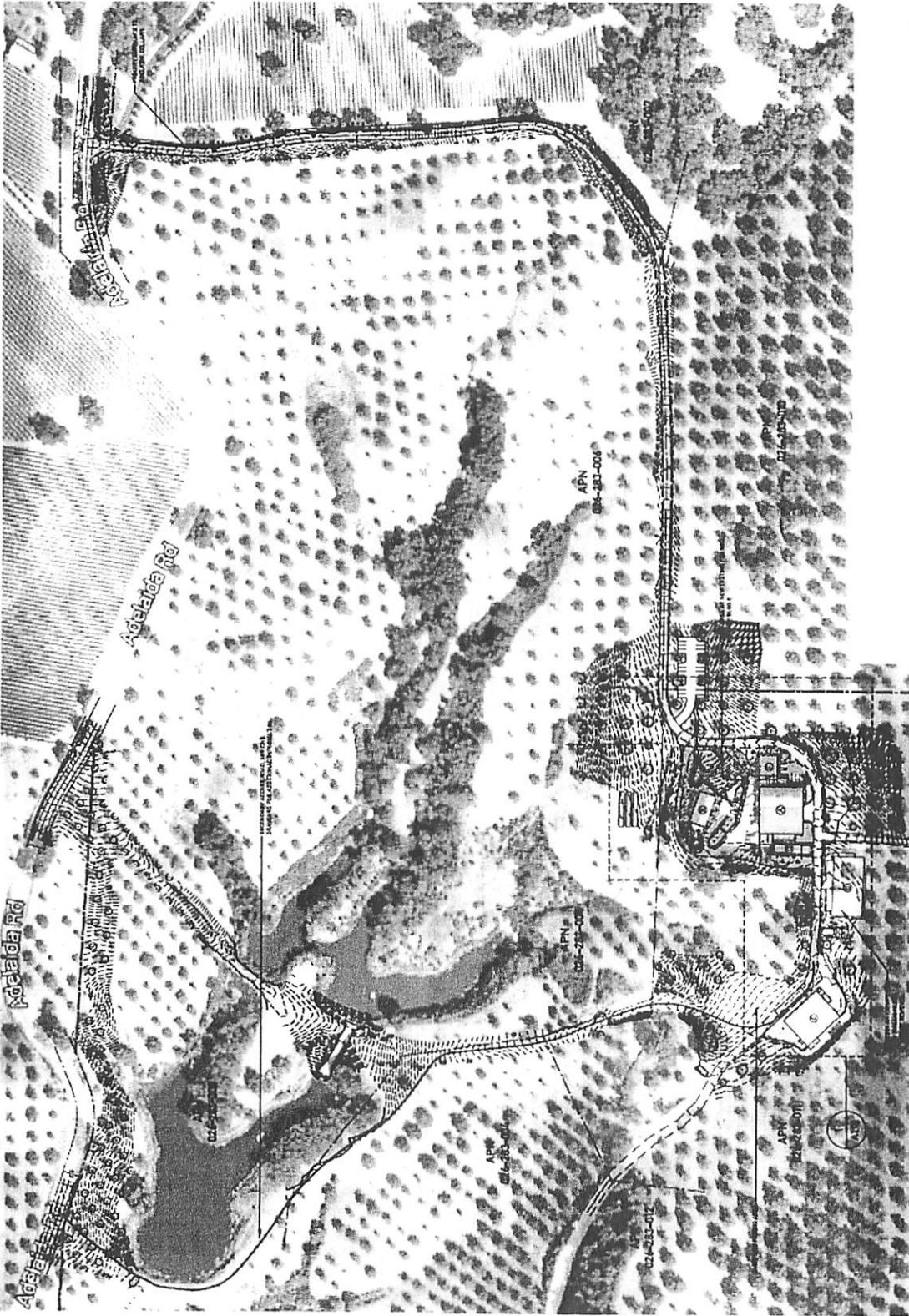
caron

ADELAIDA CELLARS - WINERY PRODUCTION REMODEL

DATE: 10/15/13
 DRAWN BY: [illegible]

NO. 1	DATE	BY	DESCRIPTION

A1.00



1 ENLARGED SITE PLAN
 1" = 100'-0"

PROJECT

Adelaida Winery / CUP / DRC2013-00049

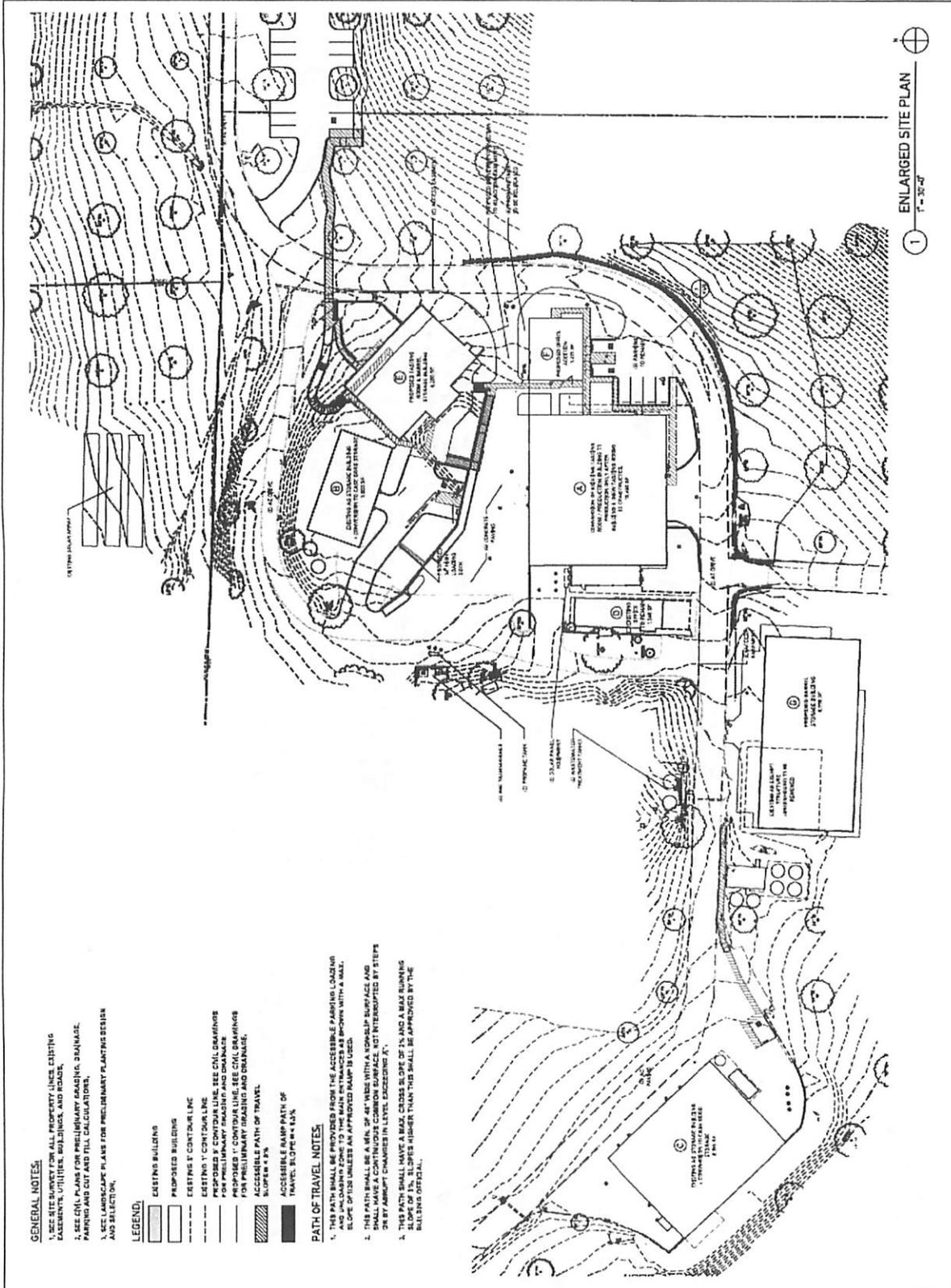
EXHIBIT

Overall Site Plan



DATE	2013.90
PROJECT	ADELAIDA CELLARS - WINERY PRODUCTION REMODEL
CLIENT	WINERY PRODUCTION REMODEL
DESIGNER	1625 MCLECKAY BLVD. FAOJ MOBILE, CA 92543 WASHINGTON 2015 347 444 / 415 348 1005 SOUTH SAN LUIS OBISPO CA 94901 / WWW.CARONONLINE.COM
SCALE	ENLARGED SITE PLAN

A1.01



1 ENLARGED SITE PLAN
1" = 30'-0"

GENERAL NOTES:

1. SEE SITE SURVEY FOR ALL PROPERTY LINES, EXISTING EASEMENTS, UTILITIES, BUILDINGS, AND ROADS.
2. SEE CIVIL PLANS FOR PRELIMINARY GRADING, STORMWATER, PAVING AND CUT AND FILL CALCULATIONS.
3. SEE LANDSCAPE PLANS FOR PRELIMINARY PLANTING DESIGN AND SELECTION.

LEGEND:

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING 1" CONTOUR LINE
- PROPOSED 1" CONTOUR LINE
- PROPOSED 1" CONTOUR LINE, SEE CIVIL DRAWINGS FOR PRELIMINARY GRADING AND DRAINAGE
- ACCESSIBLE PATH OF TRAVEL
- SLOPE 4:1%
- ACCESSIBLE RAMP PATH OF TRAVEL, SLOPE 1:1%

PATH OF TRAVEL NOTES:

1. THIS PATH SHALL BE PROVIDED FROM THE ACCESSIBLE PARKING, LOADING DOCK OR TRUCK TRAILER TO THE MAIN BUILDING WITH A MAXIMUM SLOPE OF 1% UNLESS AN APPROVED RAMP IS USED.
2. THIS PATH SHALL BE A MIN. 36" WIDE WITH A NONSLIP SURFACE AND SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4".
3. THIS PATH SHALL HAVE A MAX. CROSS SLOPE OF 1% AND A MAX. RUNNING SLOPE OF 1%. SLOPES HIGHER THAN THIS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

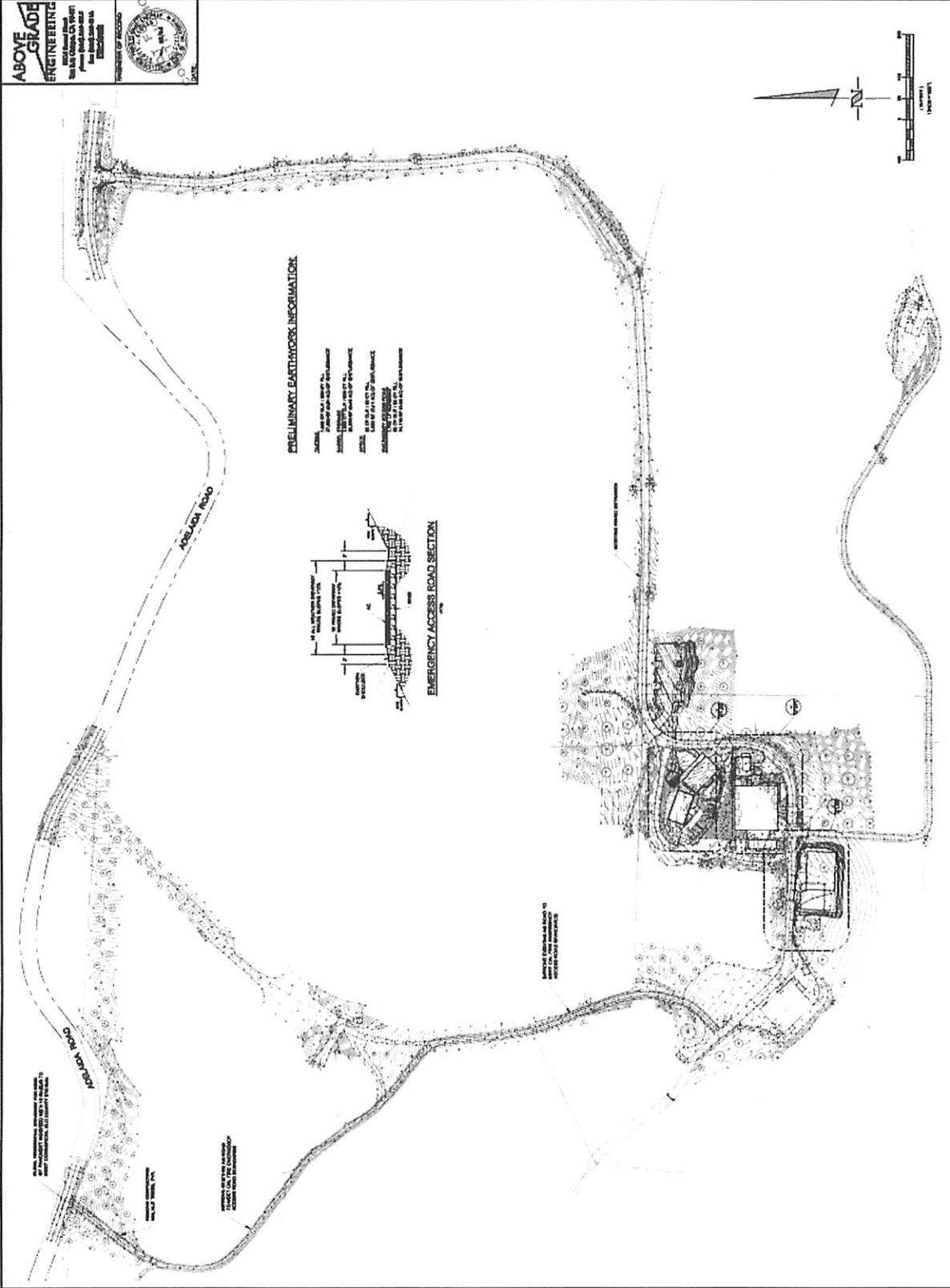
PROJECT

Adelaida Winery / CUP / DRC2013-00049

EXHIBIT

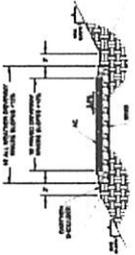
Enlarged Site Plan





PRELIMINARY EARTHWORK INFORMATION:

- 1. ALL EARTHWORK SHALL BE ACCORDING TO THE GRADING PLAN.
- 2. ALL EARTHWORK SHALL BE ACCORDING TO THE GRADING PLAN.
- 3. ALL EARTHWORK SHALL BE ACCORDING TO THE GRADING PLAN.
- 4. ALL EARTHWORK SHALL BE ACCORDING TO THE GRADING PLAN.
- 5. ALL EARTHWORK SHALL BE ACCORDING TO THE GRADING PLAN.



EMERGENCY ACCESS ROAD SECTION

ABOVE GRADE ENGINEERING
 1000 N. GARDEN ST. SUITE 100
 SAN LUIS OBISPO, CA 93401
 (805) 438-1111
 www.abovegrade.com

caron

5600 ADELIDA ROAD
 MESA, CALIFORNIA 93945

DATE	2013.140
DESCRIPTION OF WORK	CIVIL SITE PLAN & EMERGENCY ACCESS ROAD FOR ADALIDA CELLARS
PROJECT NO.	2013.140
SCALE	AS SHOWN
DATE	2013.140
PROJECT NO.	2013.140
SCALE	AS SHOWN
DATE	2013.140
PROJECT NO.	2013.140
SCALE	AS SHOWN

C1.00

PROJECT Adelaida Winery / CUP / DRC2013-00049

EXHIBIT Preliminary Grading Plans

**DEVELOPER'S STATEMENT FOR
ADELAIDA CONDITIONAL USE PERMIT / DRC2013-00049**

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 (native grasses are acceptable).

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

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

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BR-1 To assure avoidance of potential impacts, prior to issuance of grading permits for the secondary access road, pre-construction surveys shall be conducted on foot by a qualified biologist with approval from California Department of Fish and Wildlife for western spadefoot toad, red-legged frog, and western pond turtle prior to any roadwork within 500 feet of the ponds and drainages.

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- b. Prior to issuance of grading permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program regarding protected and special status species.
- c. No grading or roadwork construction shall occur during the breeding season of the species of concern (November through April).
- d. No grading or roadwork construction shall occur during or immediately after periods of 0.5-inches or more of precipitation.
- e. Under no circumstances shall construction or roadwork occur in the ponds, drainages, or wetlands with standing or surface water. No dewatering of these area shall occur.
- f. If these species are found to be present in the work areas, the following steps shall be taken in accordance with CDFW:
 - i. Red-legged frog, western spadefoot toad and western pond turtle shall be captured by hand by the project biologist and relocated to an appropriate location well outside the project areas, or as directed by CDFW.
 - ii. Construction monitoring shall be required for all new ground-breaking activities located within the mapped potential habitat. Construction monitors shall capture and relocate said species as specified above.
 - iii. A letter report shall be submitted to the County and CDFW within 30 days of red-legged frog, western spadefoot toad and western pond turtle relocation, or as directed by CDFW.
 - iv. Prior to issuance of grading permit and within 30 days prior to initiation of site disturbance, all personnel associated with the project shall attend a worker education training program regarding protected and special status species.

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- BR-3 The applicant shall limit tree removal to no more than 1 oak tree having a five inch diameter or larger at four feet from the ground (*No impacts to oak trees anticipated but if impacted, no more than 4 oak trees may be impacted*). Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.

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

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- BR-5 Prior to occupancy or final inspection, whichever occurs first, the applicant shall replace, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project and in addition, shall plant at a 2:1 ratio for each tree impacted but not removed. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

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

- BR-6 No autos, trucks, and machinery shall be parked or driven under the canopy of individual oaks and patches of oak woodland that are within 30 feet of the secondary access road/emergency access).

- BR-7 If impacts to oak trees occur and oak tree root disturbance occurs (oak roots can extend at least 50 feet outside the drip line), the root zone area where disturbance occurs shall be watered to provide favorable conditions for the growth of new roots. If disturbances occur to roots over one inch in diameter, exposed roots shall be cleanly pruned back.
- BR-8 To assure avoidance of potential impacts, where potential bat roosts exist, no work will occur between April 1 and August 31. If work must occur near potential roosts, a qualified biologist as determined by the County of San Luis Obispo will survey to determine if maternity roosts are present. If they are present, the County shall be notified prior to the start of work. If maternity roost(s) are present, the area shall be avoided by 250 feet and no work may occur after sunset or before sunrise. Maternity roosts cannot be removed or altered without the prior approval of the County and CDFW.

Transportation

- TR-1 **Prior to issuance of construction permits**, the applicant shall mitigate cumulative impacts to the Adelaida Road and Nacimiento Lake Drive intersection by paying to the Department of Public Works a Fee of \$2,051 for each PM peak hour trip generated. The fee shall be adjusted at the time of payment by the Caltrans Construction Cost Index.

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

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

Elizabeth A Van Steenwyk 9-11-14
Signature of Owner(s) Date

Elizabeth A Van Steenwyk
Name (Print)



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: January 24, 2014
To: Holly Phipps, Project Planner
From: Frank Honeycutt, Development Services
Subject: **Public Works Comments on DRC2013-00049, Adelaida Cellars, CUP, Adelaida Rd, Paso Robles, APN 026-283-005**

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

Public Works Comments:

- A. The proposed project will be part of a cumulative impact on the intersection of Adelaida Road and Nacimiento Lake Drive. Public Works is in the process of designing left turn improvements for the intersection. A fair share contribution to this project is \$2,051 per PM peak hour trip. This fee will need to be calculated and paid with each building permit. Based on the information provided, the special events and special event traffic are anticipated to occur on evening and weekends and outside of the PM peak hour.
- B. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed by Public Works prior to CUP approval. The applicant should review Chapter 22.52 of the Land Use Ordinance prior to future submittal of development permits.
- C. The application includes public events for up to 200 guests. If these events draw more than 101 guests during the peak hours then road improvements may be required. Therefore the operating hours for events shall be limited to outside peak hours accordingly (such as Friday nights after 6 PM) or be limited to fewer than 100 guests during peak hours.

Recommended Project Conditions of Approval:

Access

1. **Prior to occupancy or final inspection and prior to initiation of public events**, the primary and secondary driveway approaches shall be constructed or reconstructed in accordance with County Public Improvement Standard B-1a and the recommendations of the OEG Traffic letter dated December 12, 2013. All driveway approaches and other improvements constructed on County roads shall require an encroachment permit.

Drainage

2. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
3. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
4. **Prior to issuance of construction permits**, the applicant shall provide evidence satisfactory to the Department of Planning and Building that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.
5. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Fees

6. **Prior to issuance of construction permits**, the applicant shall mitigate cumulative impacts to the Adelaida Road and Nacimiento Lake Drive intersection by paying to the Department of Public Works a Fee of \$2,051 for each PM peak hour trip generated. The fee shall be adjusted at the time of payment by the Caltrans Construction Cost Index.

Recycling

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



CAL FIRE
San Luis Obispo
County Fire Department

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



Robert Lewin, Fire Chief

FEB 11 2014

PLANNING & BUILDING

COMMERCIAL FIRE PLAN REVIEW

February 10, 2014

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

Subject: DRC2013-00049/KMBG LLC (Adelaida Cellars) – Conditional Use Permit
 Phased expansion to existing winery and newly proposed limited special event program.

Ms. Phipps,

I have reviewed the project referral information, agent's project description and building plans submitted for the proposal to expand the existing winery operation located at 5805 Adelaida Road near Paso Robles, CA. The project is located within State Responsibility Area having a **"Very High"** Fire Hazard Severity Zone designation. The project and applicant shall comply with the 2010 California Fire Code (CFC), the 2010 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws. The requirements of Chapter 7A of the 2010 California Fire Code shall be adhered to throughout project design and construction.

Concerns:

The cumulative effects of intensified commercial operations and large scale special events within areas such as this, continues to place significant challenges upon the ability of CAL FIRE/County Fire to provide efficient and effective emergency services within rural areas.

The nearest CAL FIRE/County Fire Station (#30- Paso) is located at 2510 Ramada Drive near Paso Robles, CA. This station is staffed at all times by a minimum of 2 fulltime/permanent employees. This station has an approximate 12 mile vehicular travel distance and 18+ minute response time in the event of an emergency.

Roof Coverings:

The roof type will have to be consistent with the requirements of Chapter 7A and Chapter 15 of the 2010 California Building Code and no less than a **Class A** roof.

According to the building plans provided upon project submittal (Caron Design Incorporated/12/2/13), both the existing and proposed roofing shall either be pre-finished metal roof paneling or standing seam metal roofing.

Roof Access:

As proposed, the building(s) do not present a concern to CAL FIRE/County Fire for access to the roof.

Fire Flow Requirements outside Community Water Systems:

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

Existing fire hydrants located throughout the project site may be utilized to satisfy this requirement. These hydrants may need to be re-located and additional fire hydrants may need to be added as a result of the proposed additions and new construction. A “Fire Protection Master Plan” (Technical Report) will provide direction in this matter. This report is required to be produced by a Registered Fire Protection Engineer.

Fire Protection Systems:

A Fire Alarm System is ***required***. The alarm system shall terminate at a 24-hour monitoring point. 2010 California Fire Code Section 907. Two sets of plans shall be submitted to the County Fire Department for review and approval.

This project will REQUIRE installing a commercial fire sprinkler system in all buildings (phases) associated with the current proposal. The type of sprinklers required will depend on the occupancy classification type and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), 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 fire department connection (FDC) supporting the sprinkler systems shall be located within 20 feet of a County standard hydrant and visible on fire engine approach to the building. A letter from the monitoring company shall be submitted to the County Fire Department verifying service.

A Registered Fire Protection Engineer will be required to determine the amount of water required to be held in storage that is dedicated to fire suppression purposes.

Technical Report:

A Fire Protection Engineer shall review the proposed fire protection systems and water storage for this project.

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

Portable Fire Extinguishers:

Portable fire extinguishers shall be installed in all the occupancies in compliance with the 2010 California Fire Code Section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Exiting:

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

Building Set Backs:

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

Note: Setbacks are subject to County Planning Department approval.

Defensible Space and Construction Type:

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

Commercial Access Road:

The existing primary commercial access road appears to meet all relative minimum standards for the currently proposed phased expansion and limited special event program.

- A commercial access road must be a minimum of 20 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the 2010 California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building(s) perimeter.
- Must be an all weather non-skid paved surface.
- All roads must be able to support a fire engine weighing 40,000 pounds.
- Vertical clearance of 13'6" is required.

Gates:

- Must be setback from the road 30 feet from the intersection.
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244, ext. 3429.
- Gates shall have an approved means of emergency operation at all times. CA. Fire Code Section 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Emergency Access:

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

If existing key box is not properly located, it shall be re-located and new keys shall be placed within it prior to final inspection of the proposed project(s).

Addressing:

Address numbers must be legible from the roadway and on all buildings. They shall be on a contrasting background and a minimum of 8 inches high with a 1/2" stroke for commercial and 10 inches high for industrial. All occupancies shall have a distinct address. Roads shall be identified with approved signs as per California Fire Code Section 505.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed. California Fire Code Section 503.1 & 507. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site.

The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Special Events:

CAL FIRE/County Fire appreciates the recent opportunities provided by the agent and applicant to discuss matters regarding the proposed special event program. Given the remote location of the project site, an extensive response time from emergency services and the fact this is within a “**Very High**” Fire Hazard Severity Zone, the following requirements are necessary in order to help ensure the safety of those attending all special events at this specific location.

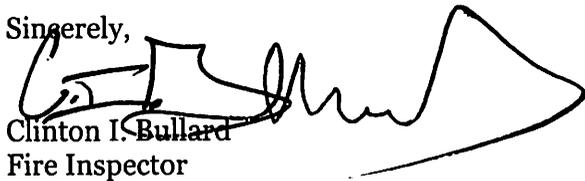
- *Adelaida Cellars shall be required to provide a dedicated individual to act as a fire watch to be on site throughout ALL special events (those deemed as special and industry wide) exceeding 150 total attendees. This individual must be trained and/or certified to a minimum level of Emergency Medical Technician within San Luis Obispo County.*
- *All existing and proposed gates shall remain un-locked and open during every event.*
- *All Adelaida Cellars staff must be properly trained in emergency procedures.*
- *Prior notification must be made by event staff to CAL FIRE/County Fire for each separate event.*

Secondary Access Road:

Applicant/agent proposed Option 1A has been reviewed and approved by CAL FIRE/County Fire for use to satisfy the requirement for secondary access. This secondary access road will be required to provide an edge to edge all-weather driving surface of no less than 18-feet. A non-skid, paved surface will be required for all portions of the roadway exceeding a 12% grade.

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 543-4244, extension 3425.

Sincerely,



Clinton I. Bullard
Fire Inspector

C: KMBG LLC, Applicant
Kirk Consulting, Agent



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

RECEIVED

DATE: February 3, 2014
TO: Holly Phipps, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department *YLA*
SUBJECT: Adelaida Cellars Conditional Use Permit DRC2013-00049 (1733)

The Agriculture Department's review finds that the proposed Adelaida Cellars Conditional Use Permit for the expansion of existing wine production and tasting room facilities as well as a new special events program for up to 25 events with a maximum of 200 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 5805 Adelaida Road, west of Paso Robles. The 494-acre site is located within the Agriculture land use category and is developed with wine production facilities, tasting room, and agricultural accessory structures as well as a wine grape vineyard and walnut orchard. Agricultural uses in the area primarily consist of wine grape vineyards, nut orchards, and livestock production. The area of proposed development consists of Dibble clay loam 2-9 percent slope, an Important Agricultural Soils as identified in the Conservation and Open Space Element. The property is currently under Williamson Act Contract.

The proposal includes expanding and reconfiguring both production and visitor serving uses by approximately 20,000 square feet. Upon completion there will be a total of 43,346 square feet of wine production and visitor serving uses plus associated access roads. Consistent with Agriculture Element AGP 6, the proposal is beneficial to the local agricultural industry, the visitor serving uses are clearly secondary to winery production for each phase of development, and the facilities are sited adjacent to existing roads and are compatible with future agricultural activities.

Impacts to Agricultural Resources

The proposed development would result in the expansion and reconfiguration of existing wine production and visitor serving uses and a special events program for up to 25 events with a maximum of 200 attendees. 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, minimize erosion and sedimentation and protect farmland for agricultural use.



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/18/2013

TO: ENV HEALTH

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
North County Team / Development Review

DEC 18 2013
SR 13514
EW 9117

PROJECT DESCRIPTION: DRC2013-00049 ADELAIDA CELLARS – Proposed conditional use permit for phased winery expansion and reconfiguration of existing winery uses onsite, increase case production and limited special event program. Site location is 5805 Adelaida Rd, Paso Robles. APN(s): 026-283-005, -006, and -011.

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

12/23/13
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.

December 23, 2013

To: Holly Phipps
North County Team / Development Review

From: Environmental Health
Leslie Terry

Project Description: DRC2013-00049, Adelaida Cellars CUP
APN 026-283-005, -006, and -011

In the event the proposed commercial kitchen will be used to prepare foods which may be made available to the public (whether they are prepared by the facility or by an outside caterer) – then this kitchen will need to undergo plan check with this office. Applicant to contact Jeremiah Damery at (805) 781-5548 with any questions regarding the food facility plan check process. It is strongly recommended that the kitchen be constructed to be compliant with Health and Safety code regs, rather than upgrade / remodel at a later date. Use only licensed caterers for wine industry events where food may be served.

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. See attached flow chart for information on types of water systems. Contact Leslie Terry at (805) 781-5551 with any questions regarding the water supply at this facility.

See attached guidance document for information on Food Facilities with Private Water Wells. In the event this facility will not have more than 25 persons per day on site for 60 days out of the year, then the water will be regulated as part of their food facility permit.

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

Be advised that facility changes may warrant a change or update to the facility's hazardous materials business plan. Contact Linnea Faulkner at (805) 781-4917 with any questions regarding Hazmat.



Food Facilities with Private Water Wells

Food facilities not served by a public water system have a responsibility to ensure a safe water supply. The California Retail Food Code (CalCode), Section 114192, states that "an adequate, protected, pressurized, potable supply of hot water and cold water shall be provided," while Section 113869 defines "Potable water" as "water that complies with the standards for transient noncommunity water systems pursuant to the California Safe Drinking Water Act, Chapter 4 (commencing with Section 116270) of Part 12, to the extent permitted by federal law."

The California Safe Drinking Water Act provides the following definitions:

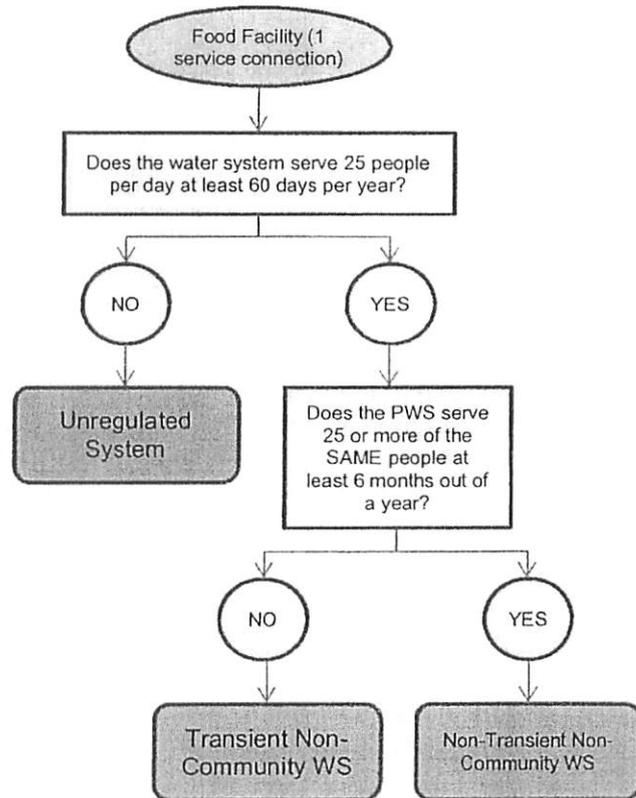
"116275. As used in this chapter:

(h) "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year.

A public water system includes the following:

(o) "Transient noncommunity water system" means a noncommunity water system that does not regularly serve at least 25 of the same persons over six months per year."

To achieve compliance with the regulations above, San Luis Obispo County will have facilities with private water wells which either utilize an unregulated water supply (with obligations to comply with "standards") or are served by a regulated transient non-community water system. This chart provides a decision tree for the proper classification of a food facility's water supply. All Public Water Systems (PWS) with less than 200 connections will be issued a **water system permit** and will be regulated by this office. Unregulated water systems serving a regulated food facility will be regulated as part of their **food facility permit**.

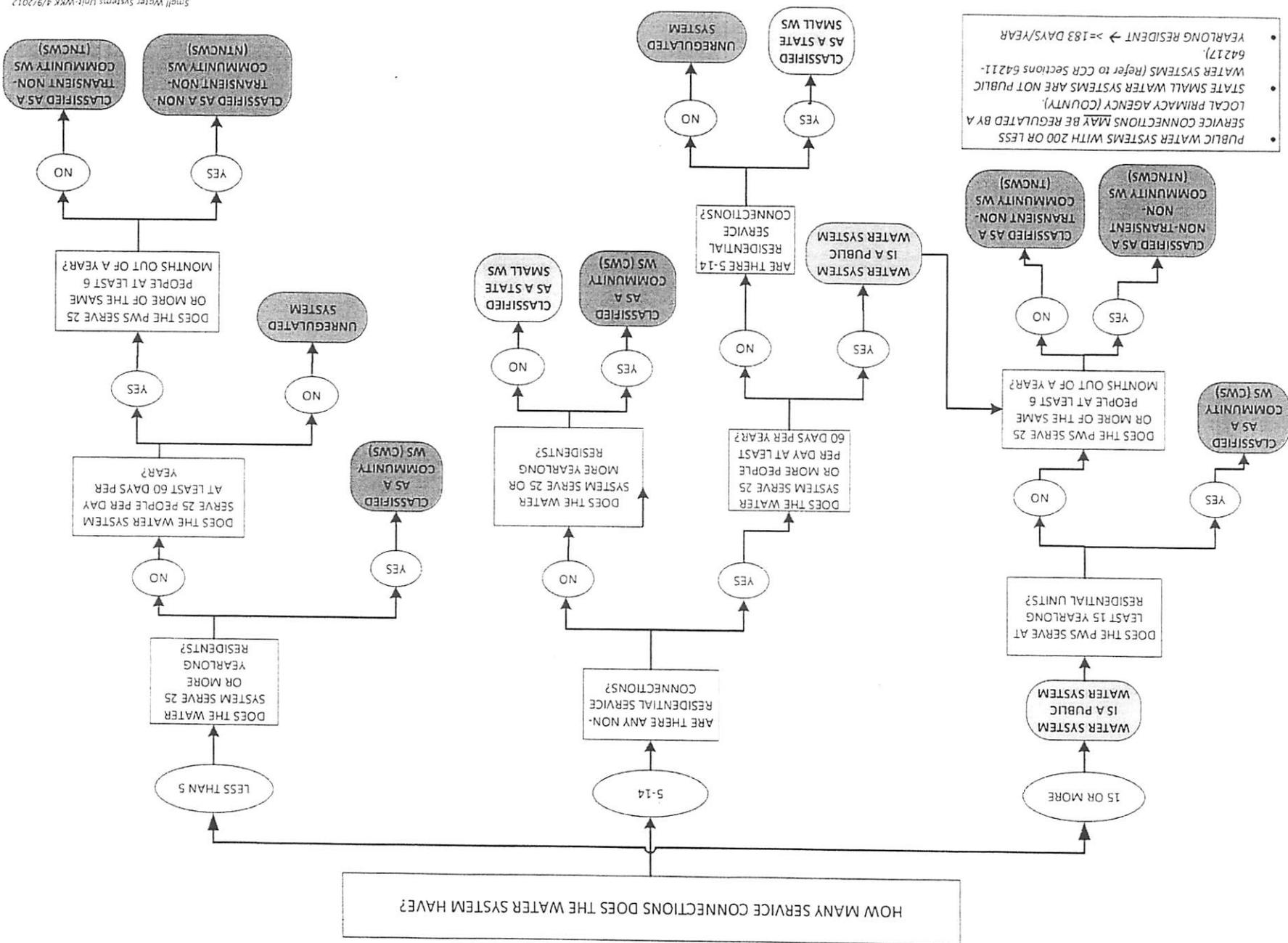


Unregulated water systems serving a food facility are required to comply with the following testing requirements:

Constituent	Frequency
Bacteriological	Monthly
Nitrate (NO3)	Annually
Nitrite (NO2)	Triennially (every 3 years)
Inorganic Chemicals (& Arsenic)	Once
Secondary Standards	Once

In addition to testing requirements, food facilities (including cottage food operations) are required to maintain their water system to ensure safety of their water supply. This includes but is not limited to ensuring that the source, distribution system and storage facilities are maintained to protect against contamination or pollution. Failure to comply with either testing or system structural requirements will result in a violation No. 21. *Water* on the food facility's inspection report.

DECISION TREE FOR CLASSIFICATION OF WATER SYSTEMS



- PUBLIC WATER SYSTEMS WITH 200 OR LESS SERVICE CONNECTIONS MAY BE REGULATED BY A LOCAL PRIMARY AGENCY (COUNTY).
- STATE SMALL WATER SYSTEMS ARE NOT PUBLIC 64217.
- WATER SYSTEMS (REFER TO CCR SECTIONS 6421-6427).
- YEARLONG RESIDENT → ≥183 DAYS/YEAR