Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED13-188 **DATE: December 18, 2014**

PROJECT/ENTITLEMENT: Halter Ranch Conditional Use Permit; DRC2013-00051

APPLICANT NAME: Halter Properties, LLC
ADDRESS: 8910 Adelaida Road, Paso Robles, CA 93446
CONTACT PERSON: Kirk Consulting **Telephone:** 805-461-5765

PROPOSED USES/INTENT: A request by Halter Properties, LLC for an amendment to their existing winery Conditional Use Permit that includes: an increase to their existing special event program, adding a second tasting room, a permanent farm stand, a commercial and agricultural processing kitchen, restrooms, changing room and a bridal changing room, all within existing structures on-site. The applicant is requesting modifications to ordinance standards to allow: a secondary tasting room, sale of prepackaged foods, and limits regarding floor space allowed for retail sales, see details below. The proposed project may result in 0.25 acres of site disturbance on a 952 acre site to allow for leach field expansion if needed

LOCATION: The proposed project is within the Agricultural land use category and is located on the north side of Adelaida Road (at 8910 Adelaida Road) approximately 8 miles west of the city of Paso of Robles. The site is in the Adelaida sub area of the North County planning area

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

STATE CLEARINGHOUSE REVIEW: YES X NO ☐

OTHER POTENTIAL PERMITTING AGENCIES: Environmental Health

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

	Holly Phipps		County of San Luis Obispo
Signature	**Project Manager Name**	**Date**	**Public Agency**

Initial Study Summary – Environmental Checklist

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

(ver 5.1)Using Form

Project Title & No. **Halter Ranch Conditional Use Permit ED13-188 (DRC2013-00051)**

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Holly Phipps Prepared by (Print)	Holly Phipps Signature		12/4/14 Date
Steven McMasters Reviewed by (Print)	Signature	Ellen Carroll, Environmental Coordinator (for)	12/4/14 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: A request by Halter Properties, LLC for an amendment to their existing winery Conditional Use Permit that includes: an increase to their existing special event program, adding a second tasting room, a permanent farm stand, a commercial and agricultural processing kitchen, restrooms, changing room and a bridal changing room, all within existing structures on-site. The applicant is requesting modifications to ordinance standards to allow: a secondary tasting room, sale of prepackaged foods, and limits regarding floor space allowed for retail sales, see details below. The proposed project may result in 0.25 acres of site disturbance on a 952 acre site to allow for leach field expansion if needed. The proposed project is within the Agricultural land use category and is located on the north side of Adelaida Road (at 8910 Adelaida Road) approximately 8 miles west of the city of Paso of Robles. The site is in the Adelaida sub area of the North County planning area.

Proposed Special Event Program: The applicant is requesting a modification to their existing special event program that allowed 6 special events per year with up to 80 people. The applicant is now requesting to have a maximum of 25 special events in any calendar year to include the following:

- 25 special events with up to 200 people,
- Events to last no more than one day each,
- Events to occur between 11:00 am to 10:00 pm,
- No more than one event per day,
- Amplified music would not be allowed after 5 pm.

Existing Structures to be Utilized:

- Barn 1 historically called the Monitor barn (5,372 sf) – to hold winery events,
- Barn 2 historically called the Grain & Silo barn (2,519 sf) – to hold winery events,
- Wine Press Building (480 sf) to be converted into a commercial and agricultural processing kitchen,
- Existing tasting room (986 sf) to be used as farm stand (farm store) and a tasting room for wine club members
- Existing (3) silos to be used for a restroom (249 sf), a changing room (190 sf), and a bridal changing room (562 sf).

Ordinance Modifications: The project request includes several modifications to limitations on use and site design standards including:

1. Tasting Room. The applicant is requesting a modification to the ordinance to allow two tasting rooms. Land Use Ordinance, Section 22.030.070.D.h.(3) states that one tasting room is allowed for each winery.

   Section 22.30.020.d of the Land Use Ordinance allows for modifications to the special use standards set forth in Article 4 of Title 22. This provision allows a standard to be waived if it can be proven to be unnecessary or ineffective and the project meets all other development standards contained in the Land Use Ordinance.

2. Farm Stand-Ag Retail sales. Farm stands allowed under Section 22.30.075 of the Land Use Ordinance are defined as a structure or portion thereof, where at least 50 percent of the floor area of the stand is dedicated to selling fruits, vegetables, flowers, shell eggs, nuts, raw fiber, honey that is grown on-site or produced by the operator and the stand is located on the site where the produce offered for sale are grown or produced or the sale of prepackaged non-potentially hazardous food, including olive oil, from a state approved source grown or produced on-site. The remaining 50 percent of the floor area of the stand may be used for the selling of fruits, vegetables, flowers, shell eggs, nuts, raw fiber, honey that is grown off site.

   The sale of prepackaged non-potentially hazardous food from a state approved source not grown or produced on-site and other non-food ancillary items is limited to 50 square feet (sf) of storage and sales area and may include bottled water and soft drinks. Food preparation is prohibited except for food sampling or tasting.

   The applicant is requesting a modification to provide 920 sf of area devoted to pre-packaged food not grown or produced on-site.

   Section 22.30.075.B.1. states that the floor area shall be limited to 500 sf unless authorized by Minor Use Permit approval. A Conditional Use Permit may be used to modify limitation on use and site design standards.

3. The applicant is requesting a modification to eliminate the requirement that at least 50 percent of the floor area be dedicated to selling produce grown on-site and 50 percent produce grown off-site.

   Section 22.30.075.E. states a Conditional Use Permit may be used to modify limitation on use and site design standards.

4. Section 22.30.075.A.2 states that only 50 sf may be devoted to storage and sales of pre-packaged food non-potentially hazardous food from a state approved source not grown or produced on-site and other non-food ancillary items The applicant is requesting that the entire farm stand area be dedicated to pre-packaged food not grown on-site or locally rather than 50 sf.

   Section 22.30.075.E. states a Conditional Use Permit may be used to modify limitation on use and site design standards.

Background: In 2002, a Minor Use Permit (D010225P) authorized a 3,000 sf wine processing facility, several storage buildings and a 2,000 sf covered crush pad area.

In 2004, a Minor Use Permit (DRC2003-00102) authorized the conversion of a 560 sf storage building to a tasting room, and a 500 sf addition, for a total of 1,060 sf of tasting room area. The 500 sf addition was never constructed; however, the use permit was vested and this construction could still be completed.

In June 2007, a three phase Conditional Use Permit (DRC2005-00234) authorized the following:

Phase I

- 35,680 sf winery
- 14,500 sf of wine caves
- 3,000 sf conversion of existing winery to storage

Phase II

- 7,500 sf tasting room located near the new winery building (Phase I)

Phase III

- 9,700 sf of caves

Also authorized, was 6 special events per year with up to 80 people.

In October 2008, a "change to an approved project" request was approved (for DRC2003-00102) which allowed a 124 sf addition to the 1,060 sf approved (existing) tasting room for a total of 1,184 sf of tasting room area.

Phase I was completed in July 2011. Phase II (tasting room) has been vested and is scheduled for completion by 2016. Phase III has not been constructed and will expire on June 6, 2015 without an additional time extension.

As of December 2013, Halter Ranch had the following buildings operating:

- Original tasting room – 1,184 sf (D010225P, DRC2003-00102),
- Conversion of original winery to case good storage – 3,000 sf with 1,900 sf covered receiving (D010225P),
- Wine processing and storage facility – Phase II (DRC2005-00234)

ASSESSOR PARCEL NUMBER(S): 014-331-006, -032, -062, -063, 014-311-047, -049

Latitude: 35 degrees 38' 42" N Longitude: 120 degrees 50' 55" W **SUPERVISORIAL DISTRICT # 1**

B. EXISTING SETTING

PLANNING AREA: North County Planning Area, Adelai Sub Area

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Historic (on the MacGillivray House only)

EXISTING USES: Agricultural uses

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Grasses, oak woodland, riparian, vineyards

PARCEL SIZE: multiple parcels totaling 952 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; vineyards, grazing	*East:* Agriculture; dry farm
South: Agriculture; grazing, vineyards, residential dwelling	*West:* Agriculture; walnut trees, vines, grazing, residential dwelling

C. ENVIRONMENTAL ANALYSIS

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

1. AESTHETICS

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

Setting. The project site is approximately 952 acres and is occupied by a wine processing facility, tasting room and a historic residence. The winery has been in operation since early 2000.

The Adelaida area is a predominantly rural agricultural area with wineries, and residences scattered throughout. The project is located on the north side of Adelaida Road. Adelaida Road is a meandering rural road that transitions from a North/South oriented road to an East/West oriented road at the project site. Existing mature oak trees and other native vegetation occur along a significant portion of Adelaida Road in this area. Overall, the area is scenic with a mix of natural and man-made features.

The project site is occupied by a winery, tasting room, a historic residence, and accessory agricultural buildins. This winery produces wine from their 280 acres of sustainable vineyards. As you enter the project site, one would see the historic residence on their left. Behind this residence is the existing tasting room and bathrooms. All of these buildings are located amongst large oak trees and some ornamental landscaping. North of the tasting room is a large barn (Barn 1 to be utilized for special events). Northeast of Barn 1 approximately 500 feet, is the location of a smaller barn (Barn 2 to be utilized for events) and the silos (to be utilized as changing rooms). Located behind the silos is the wine press building. All of the buildings to would be utilized for the proposed project are located within the historic ranch core area.

Beyond Barn 1, there is dirt road that leads to covered bridge that crosses a creek. This bridge leads to the new wine processing building and vineyards. Located adjacent to the winery building (and currently under construction) is the new larger tasting room.

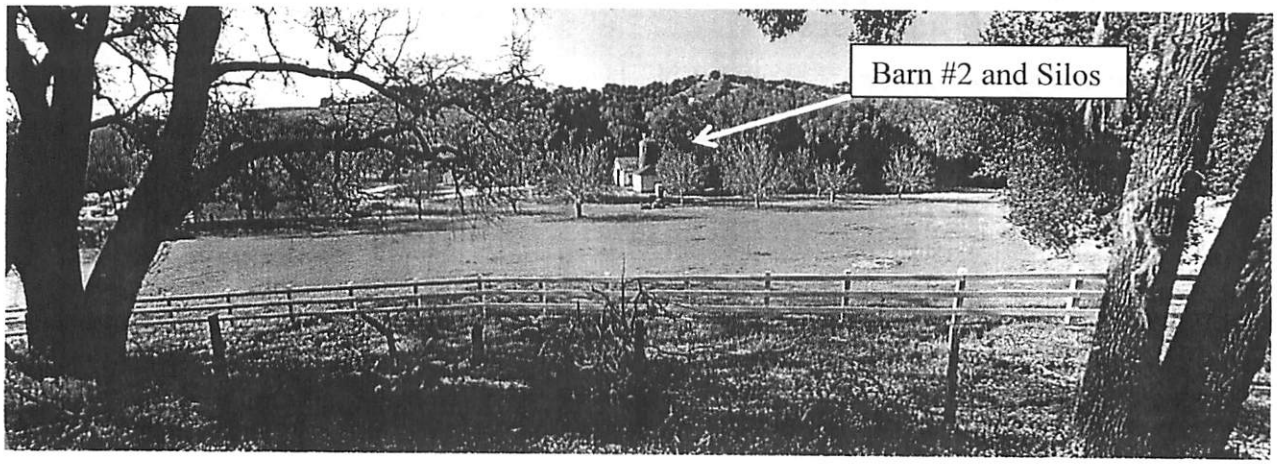
Impact. The project includes a request to expand the existing hospitality services which will include: increasing the number of special events from 6 annual events with up to 80 guests to 25 special events with up to 200 guests; allowing a second wine tasting room, a farm stand / farm store, and restrooms all within existing structures on-site.

Existing structures to be utilized:

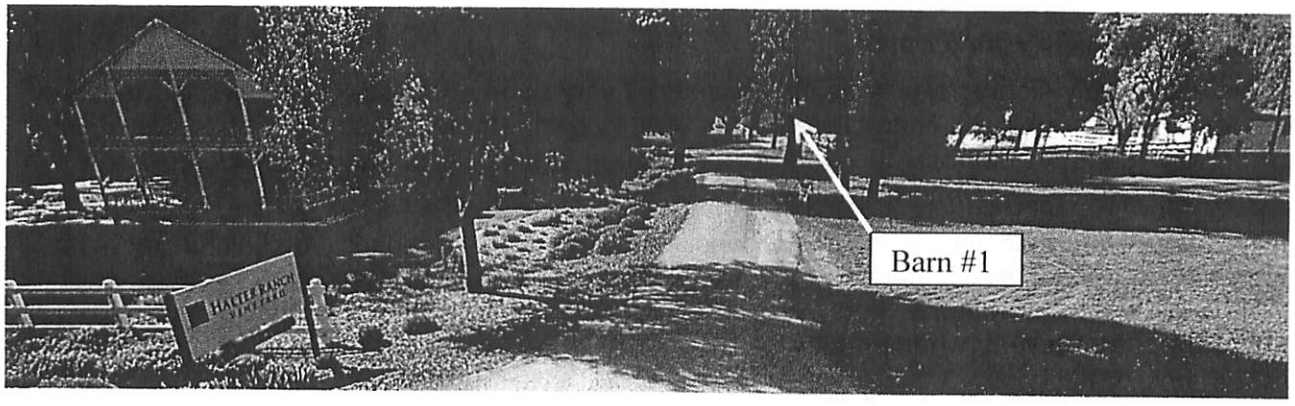
- Existing tasting room converted to farm stand / farm store,
- Existing Barn 1 to be used for events,
- Existing Barn 2 to be used for events,
- Existing Wine Press building to be used for kitchen,
- Existing (3) silos to be used for restroom, changing room, and bridal changing room.

Some buildings can be seen from Adelaida Road but are partially screened with existing vegetation.

Shown below is the Event Barn #2 and the Silos and a mobile home as viewed left of the barn.



Barn #1 is barely visible from the access road when viewed from Adelaida Road as show below. Again, one can view the mobile home to the right and to the left is the historic home.



The installation of additional night lighting has the potential to create off-site glare. The project will be conditioned to provide an exterior lighting plan in compliance with the Land Use Ordinance to ensure the project does not create off site glare.

Mitigation/Conclusion. The applicant has agreed to submit an exterior lighting plan. Impacts to aesthetics will be minimized to a level of insignificance.

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

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

Land Use Category: Agriculture

State Classification: Not prime farmland, Farmland of Statewide Importance, Prime Farmland if irrigated

Historic/Existing Commercial Crops: Yes, Grape Varietal

In Agricultural Preserve? Yes Adelaida

Under Williamson Act contract? Yes

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

Ayar and Diablo soils (15 - 30 % slope).

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

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

Balcom-Calleguas complex (50 - 75 % slope).

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

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

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 (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.

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

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

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

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

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

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

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

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

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

Linne-Diablo complex (9 - 15 % slope).

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

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

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

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

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

Nacimiento silty clay loam (9 - 30 % slope). This moderately sloping, fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Nacimiento silty clay loam (30 - 50 % slope). This steeply sloping, fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

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

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

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

Rincon clay loam (2 - 9% slope). This gently sloping, fine loamy bottom soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Shimmon-Dibble association, very steep.

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

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

Impact. The proposed project would increase the existing special event program to allow up to 25 special events with up to 200 people, add a second tasting room, add a farmstand (which would be a permanent farmstand), installation of a commercial and agricultural processing kitchen and restrooms that will be located all within existing structures on-site. The proposed project will not result in any site disturbance on the 952 acre site.

Williamson Act and Laird Bill. 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 AB 1492 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 general proposed uses are consistent with the Agriculture Element AGP6 as the proposal is beneficial to the local agricultural industry; the visitor serving uses are clearly secondary to the approved 60,000 sf winery production facility. The proposed uses would utilize existing structures and existing parking areas thus minimizing impacts to agriculture resources.

No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

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

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☒

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

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

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

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

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

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

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to

increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

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

Impact. As proposed, the project will result in 0.25 acres of site disturbance on the approximately 952 acre project site. This will not result in the creation of construction dust The project will result in short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

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

Mitigation/Conclusion. The proposed project will result in 0.25 acres of site disturbance on the 952 acre site. No mitigation measures above what are already required by ordinance are necessary.

4. BIOLOGICAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in a loss of unique or special status species* or their habitats?	☐	☐	☒	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☐	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐

4. BIOLOGICAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☒

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

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

On-site Vegetation: vineyard with Coast Live Oak Woodland

Name and distance from blue line creek(s): Las Tablas Creek is within the project boundaries

Site's tree canopy coverage: Approximately 10-75%.

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 about 0.68 mile to the East. 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 about 0.68 mile to the East. 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 considered rare by CNPS (List 1B, RED 2-1-3).

Wildlife:

No CNDDB species found within one mile radius of project site.

Habitat:

No CNDDB habitat found within one mile radius of project site.

Impact. The proposed project will not result in any site disturbance. The proposed uses would be located within existing structures and existing parking areas therefore minimizing potential impacts to vegetation and wildlife.

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

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

Setting. The project is located in an area historically occupied by the Southern Salinan and Obispeno Chumash.

The project site has been the subject of previous archaeological and historic investigations (listed in Exhibit A). The purpose of these earlier investigations was not related to the current proposed development but was the result of different projects.

An Archaeological Inventory Survey was prepared for the project (CRMS, March 15, 2007). The field investigation performed as part of the survey identified some small marine shell fragments, a large piece of Pismo clam, and a horseshoe. Human remains were found on-site during some foundation repair work in 2012 (CRMS, May 23, 2012 and Applied Earth Works, Inc, December 2012).

In April 2011, Cultural Resource Management Services (CRMS) was contacted to conduct a historic structures assessment of the built environment and historic resources associated with Halter Ranch Vineyard. At that time there were over 30 structures, or remains of structures, found within the project area. The report was not intended to address any specific impact to the cultural resources on Halter Ranch Property. This document presented an overview and assessment of the various cultural resources present on the property in the vicinity of the core of the built environment of Halter Ranch. There are prehistoric resources as well as historic resources that are archaeological and architectural. These historic resources represent different periods.

The Main Residence (circa 1880 – 1905) is one of the largest and most complex historic structures on the ranch. The farmhouse was built in 1880. That house burned down in 1885 due to a chimney fire and was rebuilt. When rebuilt, the kitchen was separated from the bedrooms and residence to reduce the risk to the whole structure from another kitchen fire. When the property was passed to the MacGillivrays, the main house had suffered from serious neglect. The MacGillivrays made a number of changes to the dwelling. The MacGillivrays removed the original chimney from the kitchen, installed modern plumbing, electrified the building, closed up a fireplace and removed the chimney to the ground floor room on the east side. They also enclosed the space between the kitchen and the living space. A new porch was built on the west side in the 1980s.

When the property was purchased by the current owner, another round of modifications and remodeling took place. The house does retain significant original materials and elements from 1885 construction in the southern portion of the structure.

The remodeling activity has been conducted with attention and sensitivity with regard to maintaining the historic esthetic of the building. This structure meets the criteria to be determined a historic

structure and is designated as a Historic site in the County's General Plan. The project is not requesting to use this building as part of the proposed project.

Existing tasting room will be utilized as a farm stand/ farm store: This building has a varied history and was referred to as the carriage shed. Originally, there was a similar building immediately west of the main residence. This building was moved to the current location of the tasting room in 1990. Two years later a large oak tree fell on the building and crushed it. The structure was rebuilt by Robert MacGillivray and then remodeled in 2003. Consequently, the building is referred to by some as the old carriage house, it is in fact a wholly modern structure of recent manufacture that was extensively remodeled in 2002 and 2003.

Barn 1 to be utilized for winery events (circa 1880 – 1905): The Monitor barn has been extensively rebuilt and stabilized. While the floor and much of the framing have been completely changed the overall massing and exterior sheathing retain the original feel and original materials. This structure does meet the criteria of historical significance and has been recorded as P 40-0473.

Barn 2 to be utilized for winery events (circa 1906 – 1943) and Silos to be utilized as changing rooms: The Grain barn has also been extensively restored and stabilized. This a good representative of the type of building for this period as well as an example of the types of agricultural innovations employed by the MacGillivray period to keep the ranch economically viable. Barn 2 meets the criteria of historical significance.

Wine Press building to be utilized as a kitchen (circa 1906 – 1943): The Wine Press building was built during a period when many smaller ranches failed and were bought up to create much larger enterprises. As this occurred many of the usable structures from the failed farms were brought up and moved to new locations as part of the larger ranches. This building did not meet the criteria of historical significance.

Impact. The proposed project will result in 0.25 acres of site disturbance on the 952 acre site for a new leach field. The possibility remains that subsurface historic features or deposits may be present within the footprint of this portion of the proposed project. Prior to any earthmoving activities in this area a monitoring plan should be developed by a professionally qualified archaeologist and submitted for approval.

Previous modifications to the existing structures stabilized the buildings and used existing materials when they could. The proposed project would respect the existing layout of the building locations (no buildings will need to be moved).

Barn 1, Barn 2, Silos, Wine Press Building, and existing tasting room will require minor modifications to allow for the change of use. CAL FIRE reviewed the proposed project and will require minor modifications to allow the installation of a commercial fire sprinkler system for Barn 1, Barn 2, and the Wine Press building. No impacts to historic structures are proposed.

Mitigation/Conclusion.
It is recommended that all earthmoving activity be monitored by a professionally qualified prehistoric archaeologist. A Native American monitor is also recommended. Prior to any earthmoving activities in this area a monitoring plan should be developed by a professionally qualified archaeologist and submitted for approval.

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

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6. GEOLOGY AND SOILS

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

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

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

Topography: Nearly level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low - project site (property is located in low and high)

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Low to high

Other notable geologic features? None

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 use existing structures and will result in minor site disturbance. No impacts to geology or soils are anticipated.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by

ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*	☐	☐	☒	☐
b) *Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*	☐	☐	☒	☐
c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?*	☐	☐	☒	☐
d) *Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?*	☐	☐	☒	☐
e) *Impair implementation or physically interfere with an adopted emergency response or evacuation plan?*	☐	☐	☒	☐
f) *If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?*	☐	☐	☐	☒
g) *Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?*	☐	☒	☐	☐
h) *Be within a 'very high' fire hazard severity zone?*	☐	☒	☐	☐
i) *Be within an area classified as a 'state responsibility' area as defined by CalFire?*	☐	☐	☐	☒
j) *Other:* _____	☐	☐	☐	☒

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area.

With regards to potential fire hazards, the subject project is within the High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 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.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

The 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 California Department of Forestry/County Fire (CAL FIRE). No significant fire safety impacts were identified; however, the applicant is required to comply with a series of local and state fire safety regulations and measures, which are enforced by CAL FIRE (Clint Bullard, May 27, 2014). For example but not limited to, a commercial fire sprinkler system meeting the design criteria and requirements of N.F.P.A. 13 (National Fire Protection Association) is required to be installed within Barn 1, Barn 2, and the existing Wine Press Building. The proposed commercial kitchen (in the Wine Press building) will require a commercial hood/fire suppression system meeting all relative standards.

Mitigation/Conclusion. CAL FIRE prepared a Fire Safety Plan (Clint Bullard) to address potential fire safety concerns. As conditioned the applicant shall implement the Fire Safety Plan and operate the winery and all special events in full compliance with all requirements. Such requirements include but are not limited to: commercial fire sprinkler system, commercial hoods, and alarms. No additional mitigation measures above what are already required by ordinance are necessary.

8. NOISE

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

8. NOISE

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Other: _____	☐	☐	☐	☒

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area. The proposed Event Barn 1 is located approximately 1,550 feet from the nearest residence (south).

Impact. The applicant is proposing to conduct 25 annual - Special Events with up to 200 guests. Outdoor amplified music at events (from 10 am to 5 pm) is also proposed. The majority of the events will occur inside the barns. The nearest residence is approximately 1,550 feet to the south. Adherence to applicable standards with the County of San Luis Obispo Noise Ordinance, noise produced by events is anticipated to be insignificant.

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

9. POPULATION/HOUSING

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

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

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

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

10. PUBLIC SERVICES/UTILITIES

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

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

Police: County Sheriff Location: City of Paso Robles (Approximately 8.3 miles to the east)

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

Location: Approximately 3.35 miles to the West

School District: Paso Robles Joint Unified School District.

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

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

11. RECREATION

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

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

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

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

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

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area Adelaida is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. Future development will access onto the following public road(s): Adelaida Road. A referral was sent to Public Works to assess impacts to the road in relation to the proposed project. Secondary access for emergency services and overflow parking is existing.

Impact. The proposed project would increase the existing special event program to allow up to 25

special events with up to 200 people, to allow for a second tasting room for wine club members only, a farmstand (which would be a permanent farmstand, for example like a convenience store), a commercial and agricultural processing kitchen and restrooms that will be located all within existing structures on-site.

Public Works stated in their Referral Response (February 4, 2014) that the proposed project has direct and cumulative impacts to the intersection of Adelaida Road and Nacimiento Lake Drive; which has been identified for improvements. The project impacts can be mitigated through paying a fair share contribution towards an active Publics Works improvement project. This fair share contribution is $2,051 per peak hour (Friday afternoon) trip. (Evening and weekend events do not typically occur during the peak hour.)

Mitigation/Conclusion. The applicant shall be responsible for paying to the Department of Public Works a fair share contribution towards the intersection improvement at Adelaida Road and Nacimiento Lake Drive. This fee shall be paid with the issuance of each future building permit and shall be based on the peak hour (Friday afternoon) trip generated by the project. Currently, the fee is $2,051 per peak hour trip but may be adjusted annually by the Caltrans Construction Cost Index. See Exhibit B, Mitigation Summary Table for specific details.

No additional mitigation measures above what are already required by ordinance are necessary.

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

Setting. 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 applicant is proposing a new leach field in the event the existing one is not adequate. Additional, the applicant will provide port-a-toilets for some special events when required.

Impacts/Mitigation. Based on the following project no mitigation measures above what are already required by ordinance are necessary.

14. WATER & HYDROLOGY

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

Setting. The project proposes to obtain its water needs from an on-site well. The Environmental Health Division has reviewed the project (January 23, 2014) 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 nearly level The closest creek (Las Tablas Creek) to the proposed

development is within the project site. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? Las Tablas Creek Distance? Within subject property

Soil drainage characteristics: Very poorly drained to not well 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 moderate

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

Impact. The project proposal consists of expanding the hospitality services to include a special events program for 25 events with up to 200 guests, a second tasting room for wine club members, a commercial kitchen, a farm stand (without produce throughout the year, e.g. a convenience store), and restrooms. The proposed uses would be located within existing structures and parking areas minimizing impacts to agricultural resources. The proposed project will not result in any site disturbance on the 952 acre site.

Water use related to hospitality expansion:

Special Events – It is estimated that 9.24 gallons / person is used. The existing tasting room uses water for washing wine glasses, etc. It is anticipated that the conversion of the tasting room to a farm stand will be a reduction in water use. This will supplement the water use utilized for the commercial kitchen.

The project is not located within the Paso Robles Groundwater Basin. Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

Mitigation/Conclusion. Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated. No additional measures above what are required or proposed are needed to protect water quality.

15. LAND USE *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☒	☐	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

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

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

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

1. Planning Area Standard Chapter: 22.014.080 Historic
2. Planning Area Standard Chapter: 22.092 Adelaida Planning Area

Ordinance Modifications: The project request includes several modifications to limitations on use and site design standards.

5. Tasting Room. The applicant is requesting a modification to the ordinance to allow two tasting rooms. Land Use Ordinance, Section 22.030.070.D.h.(3) states that one tasting room is allowed for each winery.

   Section 22.30.020.d of the Land Use Ordinance allows for modifications to the special use standards set forth in Article 4 of Title 22. This provision allows a standard to be waived if it can be proven to be unnecessary or ineffective and the project meets all other development standards contained in the Land Use Ordinance.

6. Farmstand-Ag Retail sales. The applicant is requesting a modification to provide 920 sf of area devoted to pre-packaged food not grown or produced on-site.

Section 22.30.075.B.1. states that the floor area shall be limited to 500 sf unless authorized by Minor Use Permit approval. A Conditional Use Permit may be used to modify limitation on use and site design standards.

7. The applicant is requesting a modification to eliminate the requirement that at least 50 percent of the floor area be dedicated to selling produce grown on-site and 50 percent produce grown off-site.

   Section 22.30.075.E. states a Conditional Use Permit may be used to modify limitation on use and site design standards.

8. The applicant is requesting that the entire farm stand area be dedicated to pre-packaged food not grown on-site or locally rather than 50 sf. Section 22.30.075.A.2 states that only 50 sf may be devoted to storage and sales of pre-packaged food non-potentially hazardous food from a sate approved source not grown or produced on-site and other non-food ancillary items.

   Section 22.30.075.E. states a Conditional Use Permit may be used to modify limitation on use and site design standards.

Mitigation/Conclusion. Modifications to the ordinance standards have been identified and requested through the use permit process. These modifications can be approved by the decision makers if the appropriate findings can be made.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

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

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Division	**Attached**
☒	County Agricultural Commissioner's Office	**Attached**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**Attached**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☐	Other _____	**Not Applicable**
☐	Other _____	**Not Applicable**

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

- Phase I Archaeological Inventory Survey, Cultural Resource Management Services (CRMS), March 15, 2007.
- Proposed Archaeological Measures to Mitigate Recent and Potential Impacts to Subsurface Cultural Resources at Halter Ranch Vineyard, 8910 Adelaida Road, Paso Robles, CA, Cultural Resource Management Services (CRMS), May 23, 2012.
- Test Excavations in CA-SLO-989 at Halter Ranch Vineyard, San Luis Obispo County, CA, Applied Earth Works, Inc., December 2012.
- Historic Structures Assessment of The Halter Ranch Vineyards, San Luis Obispo County, CA, CRMS, April 1, 2011.
- Historic Resource Evaluation for Smith Barn (Halter Ranch), Besty Bertrando, October 2005.

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.

Visual

VS-1 **At the time of application for construction permit(s),** the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Adelaida Road. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.

Cultural

CS-1 Prior to any ground disturbing activities for associated infrastructure improvements, a monitoring plan shall be developed by a County approved archaeologist (one that is proficient in both prehistoric and historic archaeology) and shall be approved by the Environmental Coordinator. The monitoring plan shall include at a minimum:

a. List of personnel involved in the monitoring activities;
b. Description of how the monitoring shall occur;
c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
d. Description of what resources are expected to be encountered;
e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
f. Description of procedures for halting work on the site and notification procedures;
g. Description of monitoring reporting procedures.

During all ground disturbing construction activities within this area, the applicant shall retain a Native American to monitor all earth disturbing activities, per the approved monitoring plan.

Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection whichever occurs first, the consulting archaeologist shall submit a letter to the Department of Planning and Building confirming that all recommended mitigation measures have been met.

Transportation

TR-1 **At the time of application for construction permit(s),** the applicant shall be responsible for paying to the Department of Public Works a fair share contribution towards the intersection improvement at Adelaida Road and Nacimiento Lake Drive. This fee shall be paid with the issuance of each future building permit and shall be based on the peak hour (Friday afternoon) trip generated by the project. Currently, the fee shall be $2,051 per peak hour trip but may be adjusted annually by the Caltrans Construction Cost Index.

Kirk Consulting

A California Corporation

SLO CNTY
PLANNING/BUILDING
DEPT
2014 OCT 15 PM 4:28

Letter of Transmittal

Date: October 14, 2014
To: Holly Phipps
RE: Halter Ranch CUP Signed Developer's Statement- DRC2013-00051

Holly,

Please find the original signed developer's statement. I also sent you an email with this as an attachment.

Please let me know when you might anticipate a Planning Commission hearing date.

Thank you,

Mandi Pickens
Kirk Consulting

8830 Morro Road, Atascadero, CA 93422
Phone: 805-461-5765 Fax: 805-462-9466
mandi@kirk-consulting.net

DATE: October 6, 2014
REVISED:

DEVELOPER'S STATEMENT FOR HALTER PROPERTIES LLC / CONDITIONAL USE PERMIT / DRC2013-00051

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.

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

Visual

VS-1 **At the time of application for construction permit(s),** the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Adelaida Road. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.

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

Cultural

CS-1 Prior to any ground disturbing activities for associated infrastructure improvements, a monitoring plan shall be developed by a County approved archaeologist (one that is proficient in both prehistoric and historic archaeology) and shall be approved by the Environmental Coordinator. The monitoring plan shall include at a minimum:

a. List of personnel involved in the monitoring activities;
b. Description of how the monitoring shall occur;
c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
d. Description of what resources are expected to be encountered;
e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);

f. Description of procedures for halting work on the site and notification procedures;
g. Description of monitoring reporting procedures.

During all ground disturbing construction activities within this area, the applicant shall retain a Native American to monitor all earth disturbing activities, per the approved monitoring plan.

Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection whichever occurs first, the consulting archaeologist shall submit a letter to the Department of Planning and Building confirming that all recommended mitigation measures have been met.

Monitoring: Mitigations CS-1 thru CS-3) Required prior to issuance of construction and/or grading permit. Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

Transportation

TR-1 **At the time of application for construction permit(s),** the applicant shall be responsible for paying to the Department of Public Works a fair share contribution towards the intersection improvement at Adelaida Road and Nacimiento Lake Drive. This fee shall be paid with the issuance of each future building permit and shall be based on the peak hour (Friday afternoon) trip generated by the project. Currently, the fee shall be $2,051 per peak hour trip but may be adjusted annually by the Caltrans Construction Cost Index.

Monitoring: Required at time of application for construction permit(s). Compliance will be verified by the County Department of Planning and Building, in consultation with the Public Works.

S Stuck

10/9/2014

Skylar Stuck, General Manager
for HALTER WINERY LLC

CAL FIRE
San Luis Obispo
County Fire Department

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

Robert Lewin, Fire Chief

May 27, 2014

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

Subject: DRC2013-00051 (Halter Ranch Winery) / Conditional Use Permit

Ms. Phipps,

I have reviewed the New Project Referral and associated building plans submitted for the proposed special event program, second tasting room, commercial kitchen, a museum and the conversion of existing silo structures to restrooms located at 8910 Adelaida Road near Paso Robles, CA. The project is located within State Responsibility Area (SRA) having a ***High*** Fire Hazard Severity Zone rating and an approximate ***20+*** minute response time from the nearest CAL FIRE/County Fire station. The project and applicant shall comply with the 2010 CA. Building Code (C.B.C), the 2010 CA. Fire Code (C.F.C.), the Public Resources Code (P.R.C.) and any other applicable fire/building codes.

Concerns:
The cumulative effects of large scale special events and increased commercial operations may be inappropriate for areas with extended emergency response times.

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

The following are requirements that must be satisfied prior to occupancy being granted for any of the structures involved with this permit.

- *A commercial fire sprinkler system meeting the design criteria and requirements of N.F.P.A 13 (National Fire Protection Association) is required to be installed within Barn 1, Barn 2 and the existing Wine Press Building.* The commercial fire sprinkler system shall be designed and installed so as to properly interface/function with the existing fire sprinkler system(s). At a minimum, the proposed Farm Stand will require the installation of a monitored heat/smoke detection system.
- A Registered Fire Protection Engineer (F.P.E.) is required to design the commercial fire sprinkler system(s).Three sets of plans and calculations shall be provided to the County Fire department for review and approval.

- The Registered Fire Protection Engineer must provide a comprehensive Technical Report of the existing water storage tank(s) and commercial fire sprinkler system demand. The technical analysis and report must prove that the water storage tank(s) provide a sufficient amount of water held in storage to meet the increased demands of the proposed project(s).This report shall also determine whether or not fire sprinklers will be required within the existing silos.

- Whether or not an additional fire hydrant will be required within this area of the winery site will be determined during the Technical Report process conducted by the Registered Fire Protection Engineer. CAL FIRE/County Fire will take part in this process.

- *COMMERCIAL HOOD SYSTEM* - The proposed commercial kitchen will require a commercial hood/fire suppression system meeting all relative standards.
- *ALARMS* – The required heat/smoke detection/fire sprinkler monitoring system must comply with all relative standards set forth within N.F.P.A. 72. All new alarm systems must be interconnected to the existing system(s).
- *ACCESS* - The existing vehicular access and proposed commercial fire lane(s) either meet or exceed all relative minimum standards for the currently proposed additions.
- SECONDARY ACCESS – The existing secondary access route(s) meet standards.
- *DEFENSIBLE SPACE* (vegetation clearance) – Current conditions must meet all relative minimum standards for providing defensible space from the adverse effects of wildland fires.
- *ADDRESSING* – The existing address numbering must meet commercial standards.

The proposed project(s) will require final inspection prior to occupancy. Please contact this office at (805)593-3429 to schedule the final inspection once all requirements have been satisfied.

If I may be of additional assistance regarding this matter, please do not hesitate to contact me at (805)543-4244, extension 3425.

Sincerely,

Clinton I. Bullard
Fire Inspector

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: February 6, 2014

To: Holly Phipps, Project Planner

From: Frank Honeycutt, Development Services

Subject: Public Works Comments on DRC2013-00051, Halter Ranch CUP, Adelaida Rd, Paso Robles, APNs 014-311-006, 032, 062

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 has direct and cumulative impacts to the intersection of Adelaida Road and Nacimiento Lake Drive; which has been identified for improvements. The project impacts can be mitigated through paying a fair share contribution towards an active Publics Works improvement project. This fair share contribution is $2,051 per peak hour (Friday afternoon) trip. (Evening and weekend events do not typically occur during the peak hour.)

Recommended Project Conditions of Approval:

Access

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

2. **At the time of application for construction permits,** and in accordance with Streets and Highway Code Section 1480.5 & 1481 the applicant shall submit an application to the Department of Public Works for an Encroachment Permit to:

    a. Construct or reconstruct the access driveways in accordance with County Public Improvement Standard B-1a rural driveway. Sight distance shall be verified and shall conform to Standard A-5a. The width shall be adequate to accommodate all reasonably anticipated vehicles.

    b. Remove or relocate all existing non-permitted obstructions from within the public right-of-way along the project frontage. Known obstructions may include trees, vegetation, signage, gates, fencing, or other manmade objects.

3. **Prior to occupancy or final inspection,** all public improvements shall be constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

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

5. **On-going condition of approval (valid for the life of the project):**
    a. Any gate constructed on a driveway to the site shall be a minimum of 75-feet from the traveled way of Adelaida Road.

<u>Fees</u>

6. **On-going condition of approval (valid for the life of the project)**, the applicant shall be responsible for paying to the Department of Public Works a fair share contribution towards the intersection improvement at Adelaida Road and Nacimiento Lake Drive. This fee shall be paid with the issuance of each future building permit and shall be based on the peak hour (Friday afternoon) trip generated by the project. Currently, the fee shall be $2,051 per peak hour trip but may be adjusted annually by the Caltrans Construction Cost Index.

V:_DEVSERV Referrals\Land Use Permits\Conditional Use Permits\DRC2013-00051 Halter Ranch.doc

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

July 18, 2014

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

SUBJECT: APCD Comments Regarding the Halter Ranch Project Referral (DRC2013-00051)

Dear Ms. Phipps,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project that would amend the existing Conditional Use Permit for the Halter Ranch winery located on 952-acres at 8910 Adelaida Road, approximately 8 miles west of the city of Paso of Robles. The site is located on the north side of Adelaida Road in the Adelaida planning area. It is zoned Agriculture, is enrolled in the Williamson Act, and the proposed project is within the Agricultural land use category. The County Planning department has previously permitted the site's winery, processing, crush, barrel working, and staging areas totaling 35,680 sf and approximately 27,200 sf of wine storage. Case production ability of up to 40,000 cases per year is not proposed to change.

The amendment would increase the existing special event program to allow for a second tasting room, a permanent farm stand, a museum, a commercial and agricultural processing kitchen, and restrooms that would be built with conversions of existing structures on-site; no site disturbance is proposed. The total area of the hospitality facilities is 10,168 square feet (sf) and the second tasting room is proposed for use by wine club members, not the general public. The second tasting room is anticipated to generate up to 10 new trips per day on a busy weekend and be staffed by 2 to 3 employees.

The project also proposes to increase the Special Event allowance from 6 annual events with up to 80 attendees to 25 annual events with no more than 200 attendees. The majority of the events would occur inside two barns that are part of the hospitality facilities. The proposal assumes that on average, guests would arrive at a rate of 2.5 guests per vehicle. Using a 400 sf/car parking area, the resulting parking area proposed for 80 vehicles transporting 200 guests is 32,000 sf. Parking area would be accessed from Adelaida Road via a paved driveway that turns to an unpaved driveway and unpaved parking area. Using aerial imagery, the ACPD determined that the approximate average one way driving distance by guests on unpaved areas would be approximately 275 feet. *The following are APCD comments that are pertinent to this project.*

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text**.

CONSTRUCTION PHASE IMPACTS-Below Threshold

Since this project proposes only the conversion of existing structures for new purposes, the construction phase impacts will likely be less than the APCD's significance threshold values as identified in Table 2-1 of the CEQA Air Quality Handbook. **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project**.

Demolition of Asbestos Containing Materials

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

OPERATIONAL PHASE IMPACTS - Below Threshold

The APCD staff considered the operational impact of this development by comparing it against Table 1-1 in the APCD's 2012 CEQA Handbook. This indicated that operational phase impacts would likely be **less than the ozone precursor and greenhouse gas thresholds in** Table 3-2 in the CEQA Handbook. In addition, the APCD considered the project's fugitive dust impacts from driving on unmitigated, unpaved driveways and parking areas on site using an APCD screening table[1] and the maximum round trips described above. Based on this evaluation, it would take approximately 107 round trips to exceed the **PM10 threshold** in Table 3-2 in the CEQA Handbook. The new trips proposed by the project would be less than the number necessary to exceed the PM threshold. **Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.**

Nuisance from Fugitive Dust

As mentioned above, the site access and parking for the special events will not likely exceed the

---

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

APCD fugitive dust threshold of significance. However, as defined in APCD's Rule 402, a projects shall not discharge, from any source whatsoever, such quantities of air contaminant or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safely of any such persons or public, or which cause or have a natural tendency to cause, injury or damage to business or property. **If this project causes nuisance impacts, the project proponent needs to proactively take steps to reduce these impacts.**

Operational Permit Requirements

With this letter, the APCD is noticing the project applicant that annual wine fermentation/barrel storage of more than 26,000 gallons (10,000 cases) requires an APCD Permit to Operate. The applicant needs to promptly contact the APCD engineering division to review their operations an possible permitting requirements.

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

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Public utility facilities;
- Boilers;
- Internal combustion engines; and
- Cogeneration facilities.

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

Nuisance Odors from Wineries

Wine production facilities can generate nuisance odors during various steps of the process. Proven methods for handling wastewater discharge and grape skin waste need to be incorporated into the winery practices to reduce off-site odor. **Odor complaints could result in a violation of the SLO County APCD Rule 402 *Nuisance*.**

Agricultural Burning

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

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

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

Sincerely,

Andy Mutziger
Air Quality Specialist

AJM/arr

cc: Halter Properties, LLC
Gary Willey, Engineering Division, APCD

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COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

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

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie

Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: **June 6, 2014**

TO: **Holly Phipps, Project Manager**

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

SUBJECT: **Halter Ranch Conditional Use Permit DRC2013-00051 (1737)**

The Agriculture Department's review finds that the proposed Halter Ranch Conditional Use Permit for the expansion of hospitality services to include a special events program for 25 events with up to 200 attendees, a second tasting room for wine club members only, a commercial kitchen, a convenience store (farm stand without produce throughout the year), a museum, and restrooms raises concerns regarding some of the requested waivers and proposed uses. The request includes several modifications to limitations on use and site design standards: 1) allow for more than one tasting room, 2) allow for a farm stand to be 920 square feet rather than limited to 500 square feet, 3) eliminate the requirement that at least 50 percent of the floor area be dedicated to selling produce grown on-site and 50% produce grown offsite, 4) rather than 50 square feet of non-produce area, allowing for the entire 920 square foot farm stand area to be dedicated to prepackaged food not produce grown on site or off-site, and 5) allowing for a museum and convenience store to be located on Williamson Act land when the Rules of Procedure do not allow such uses. All of the proposed uses are to be located within existing accessory storage structures, tasting room, and parking areas.

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 Agriculture Element Consistency

The project site is located at 8910 Adelaida Road, west of Paso Robles. The 800-acre site is located within the Agriculture land use category and is developed with a wine production facility, tasting room, agricultural accessory structures, 280 acres of wine grape vineyards, and a residence. Agricultural uses in the area consist of wine grape vineyards, walnut orchards, and livestock production. The property is currently under a Williamson Act contract.

The proposal consists of expanding hospitality services to include a special events program for 25 events with up to 200 attendees, a second tasting room for wine club members only, a commercial kitchen, a convenience store (farm stand without produce throughout the year), a museum, and restrooms raises concerns regarding some of the requested waivers and proposed uses. The request includes several modifications to limitations on use and site design standards: 1) allow for more than one tasting room, 2) allow for a farm stand to be 920 square feet rather than limited to 500 square feet, 3) eliminate the requirement that at least 50 percent of the floor area be dedicated to selling produce grown on-site and 50% produce grown offsite, 4) rather than 50 square feet of non-produce area, allowing for the entire 920 square foot farm stand area to be dedicated to prepackaged food not produce grown on site or off-site, and 5) allowing for a museum and convenience store to be located on Williamson Act land when the Rules of Procedure do not allow such uses. All of the proposed uses are to be located within existing accessory storage structures, tasting room, and parking areas.

With the exception of the museum and convenience store the proposed uses appear consistent with Agriculture Element AGP 6 as these uses are beneficial to the local agricultural industry, the visitor serving uses are clearly secondary to the approved 60,000 square foot winery production facility, the proposed uses are located within existing structures and are compatible with future agricultural activities. However, the museum and convenience store uses raise the following concerns:

- The elimination of the requirement that 50 percent of the floor area be dedicated to selling produce grown on-site and 50 percent grown off-site has been proposed to provide a convenience food and beverage retail outlet. How does the proposed convenience store support local agriculture if the requirements for any locally grown produce are eliminated and the entire "farm stand" used for the sale of prepackaged non produce products? What type of precedent would be established? The Agriculture Department recommends maintaining the requirement that some level of local produce be available at the "farm stand" throughout the year.
- A roadside stand is allowed on properties with a Williamson Act contract but is a convenience store or museum? The proposal should be consistent with the Rules of Procedure.

Impacts to Agricultural Resources

The proposed uses would be located with existing structures and parking areas minimizing impacts to agricultural resources.

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/6/2014

TO: ENV HEALTH JAN 8 2014

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

PROJECT DESCRIPTION: DRC2013-00051 HALTER RANCH – Proposed conditional use permit for hospitality expansion/special event program. Modification for second tasting room, farm stand, commercial kitchen and museum (all within existing structures). Existing winery operation to remain as entitled. Site location is 8910 Adelaida Rd, Paso Robles. APN(s): 014-331-006, -032, -062, -063; and 014-311-047, -048 and -049.

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

1/23/14 — Date

Name

X 5551 — 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

January 23, 2014

To: Holly Phipps
North County Team / Development Review

From: Environmental Health
Leslie Terry

Project Description: DRC2013-00051, Halter Ranch CUP
APN 014-331-006,-032,-062,-063, and 014-311-047,-048,-049

Modifications to existing food facility and construction of any new food facility will require a plan check with this office. Applicant to contact Jeremiah Damery at (805) 781-5548 with any questions regarding the food facility plan check process. Reference attached chart for information of Farm Stands and what Health and Safety Code allows.

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.

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.

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.

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

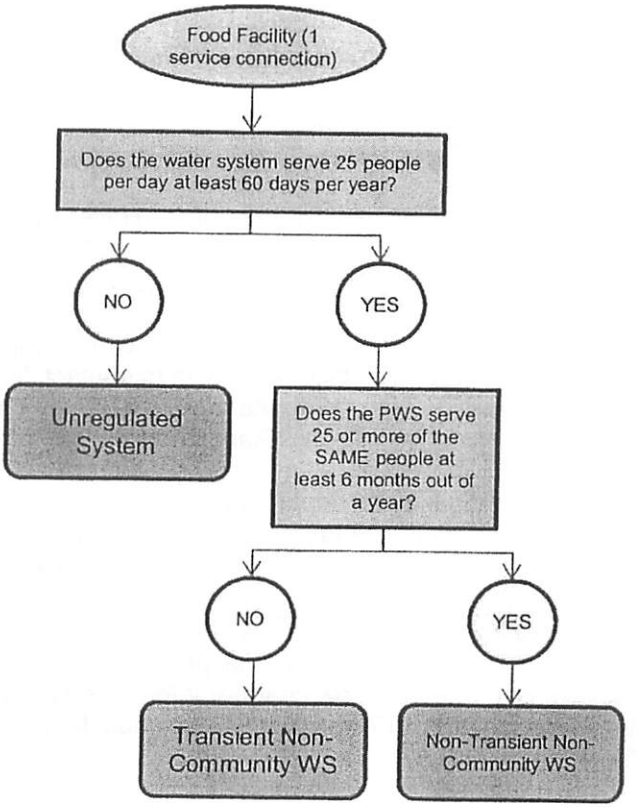
SAN LUIS OBISPO COUNTY
PUBLIC HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

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 un-regulated 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.

PRODUCE FACILITY REQUIREMENTS (except MFFs)

Effective 9/27/08 113778.2

	GROWER/SELLER ("Producer")	FARM STAND	FARM STAND WITH SAMPLING	PRODUCE STAND (Pre Cal Code)	PRODUCE STAND (Cal Code)
Limitations of Food Offered for Sale	• Whole produce or shell eggs grown only by the producer.	• Whole produce or shell eggs grown only by the producer. • Prepackaged, non-PHF from an approved source grown or produced in close proximity to the farm stand. • Prepackaged, non-PHF from an approved source that has not been grown or produced in close proximity to the farm stand, including bottled water and soft drinks.	• Whole produce or shell eggs grown only by the producer. • Prepackaged, non-PHF from an approved source grown or produced in close proximity to the farm stand. • Prepackaged, non-PHF from an approved source that has not been grown or produced in close proximity to the farm stand, including bottled water and soft drinks.	• Whole edible portion of a plant in it's raw or natural state • Shell eggs * This is for older Pre-existing facilities ONLY	• Whole edible portion of a plant in it's raw or natural state • Shell eggs.
Other Limitations	• Sales conducted on premises controlled by the producer.	• Sales conducted at or near the point of production. • Prepackaged food products, not grown or produced in close proximity to the farm stand are limited to 50 ft of storage and sales area.	• Prepackaged food products, not grown or produced in close proximity to the farm stand are limited to 50 ft of storage and sales area. • Food preparation prohibited, except for food samples. • PHF samples must be disposed of within 2 hours after cutting.	• Food preparation prohibited • Sampling prohibited. • Limited to 10% prepackaged, non-PHF (CCR, Title 17).	• Food preparation prohibited. • Sampling prohibited • No Prepackaged food.
Permit Requirement	Exempt	Permit required	Permit Required	Permit Required	Permit Required
REQUIREMENTS:					
Enclosure	Exempt	Exempt ?	Exempt ?	No more than one side to be open during business hours.	Full enclosure required
Food Storage	Exempt	Vermin proof area or container required for storage of prepackaged food during hours of in-operation, if the structure is not vermin proof.	Vermin proof area or container required for storage of processed prepackaged food during hours of in-operation, if structure is not vermin proof.	Produce must be stored 18 inches up off the floor.	Stored at least 6 inches up off the floor.
Sampling	None	None	Allowed if conducted in accordance with HSC 114371(b) 1-8.	None	None
Toilet & Hand washing	Exempt	Exempt	Approved toilet & hand wash facilities provided at convenient locations: • within a 5 minute walk of place of work • or, if not possible due to road layout, terrain or other physical conditions, located at the point of vehicular access. • Clean water & soap or other cleanser required for hand washing.	Approved toilet & hand wash facilities required at the facility.	Approved toilet & hand wash facilities required within the food facility.
Potable Water	Exempt	Exempt	Potable water required for cleaning of produce prior to sampling, hand washing and utensil sanitizing.	Potable water required for hand washing.	Potable water required at all fixtures.
Wastewater Disposal	Exempt	Exempt	Disposed of in a facility connected to a public sewer system or in a manner approved by the enforcement agency.	Disposed of in a facility connected to a public sewer system or in a manner approved by the enforcement agency.	Disposed of in a facility connected to a public sewer system or in a manner approved by the enforcement agency.

HALTER Talk to Terry He is going to send to AG...

DRC2013-00051 Halter Ranch CUP
Terry Wahler to: Holly Phipps 05/29/2014 06:34 PM

Holly,

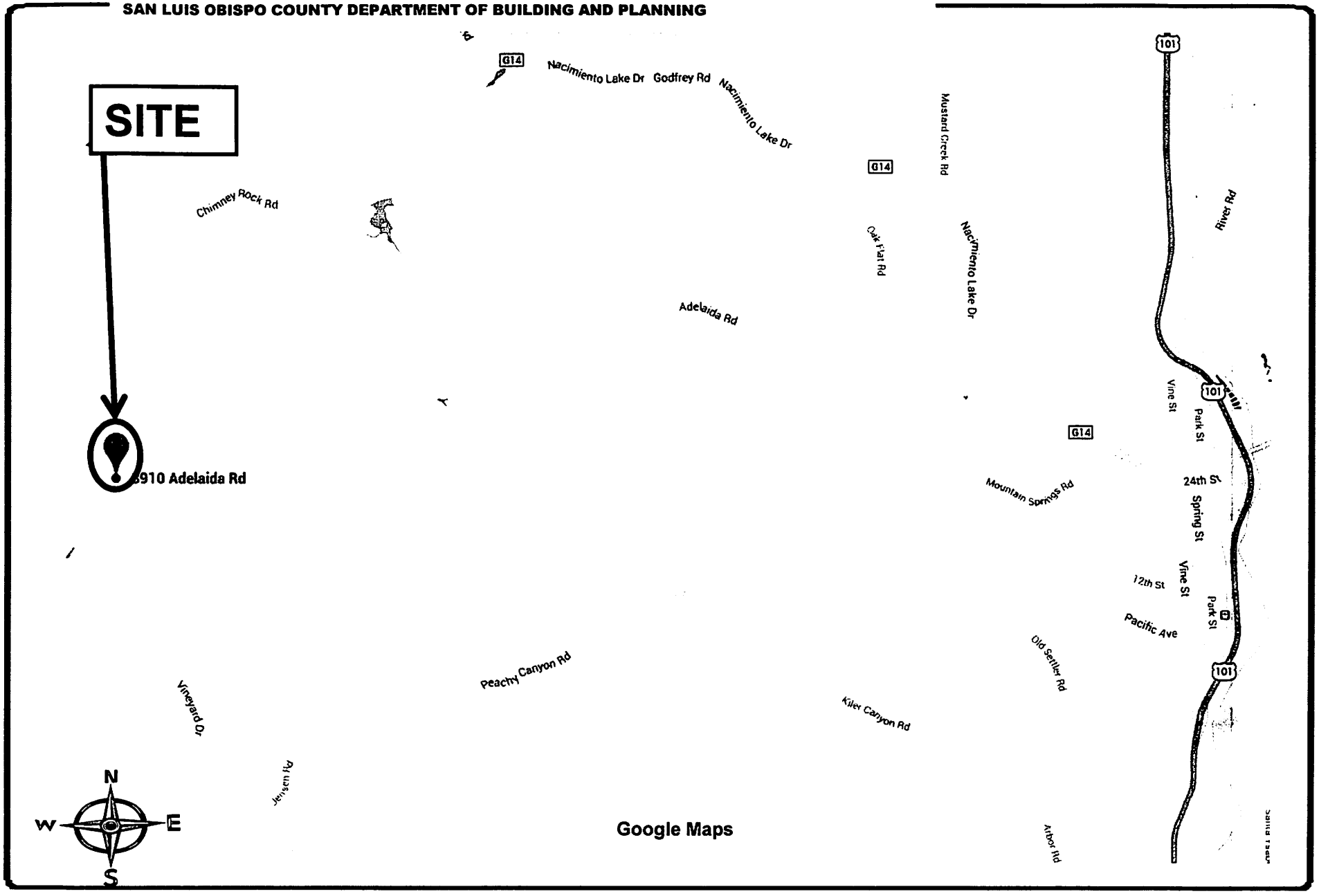
As we noted earlier the proposed Museum is not allowed on contracted land (Williamson Act) pursuant to Table 2 (Compatible Uses) of the Rules of Procedure. It is recommended that the applicant remove this proposed use or propose another use in its place that is permitted. I believe the other proposed uses would be compatible uses under Table 2.

Large projects of this type can be taken to APRC for their review and comment. Typically this is necessary only when the Rules of Procedure requires it in a note in Table 2, or the project manager would like to have feedback from the Review Committee because there are concerns about consistency with the Principles of Compatibility in the Williamson Act. I'd be happy to discuss whether or not this project might benefit from APRC review.

Thanks, Terry

Terry Wahler, Senior Planner
Land Conservation Program &
Master Planned Communities
(805) 781-5621

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



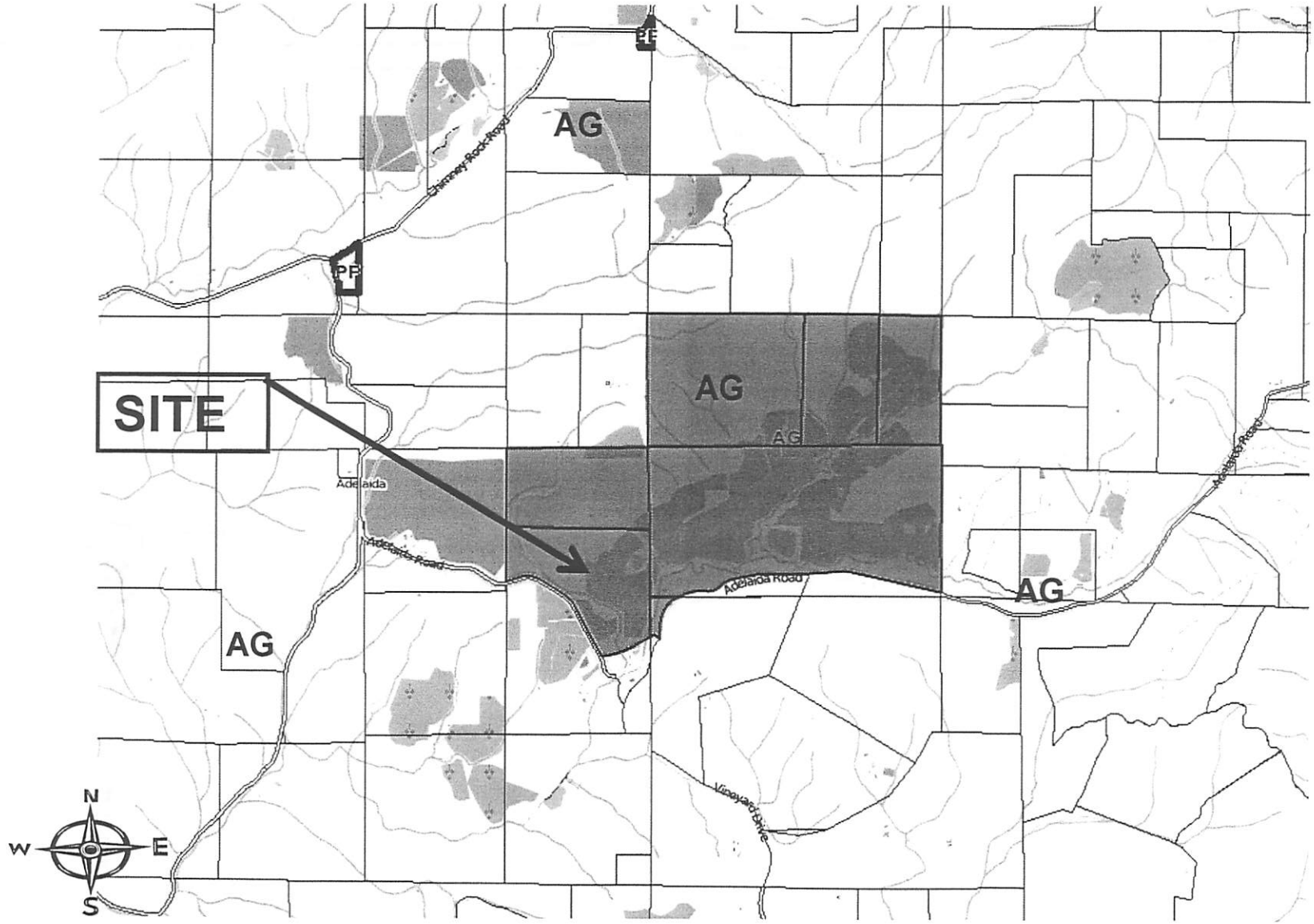
PROJECT

Halter Properties LLC / Winery / CUP / DRC2013-00049

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

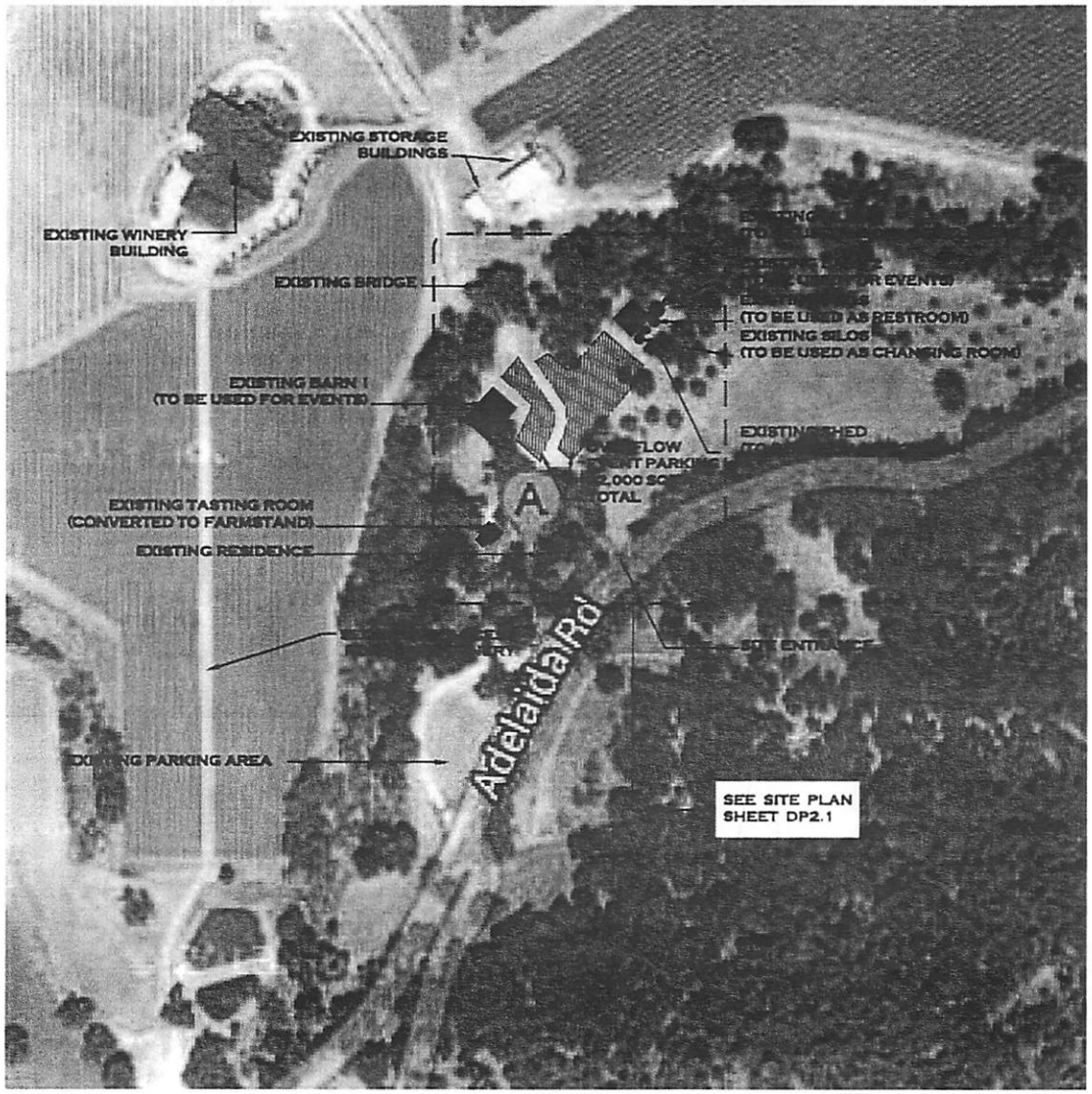


PROJECT

Halter Properties LLC / Winery / CUP / DRC2013-00051

EXHIBIT

Land Use Category Map



SCALE: 1" = 100'-0"

TRUE NORTH

OVERALL SITE PLAN

MW ARCHITECTS

EXISTING STRUCTURE IMPROVEMENTS
HALTER RANCH VINEYARDS
8610 ADELAIDA ROAD
PASO ROBLES, CA

OVERALL SITE PLAN

13446

7.16.13

DP2

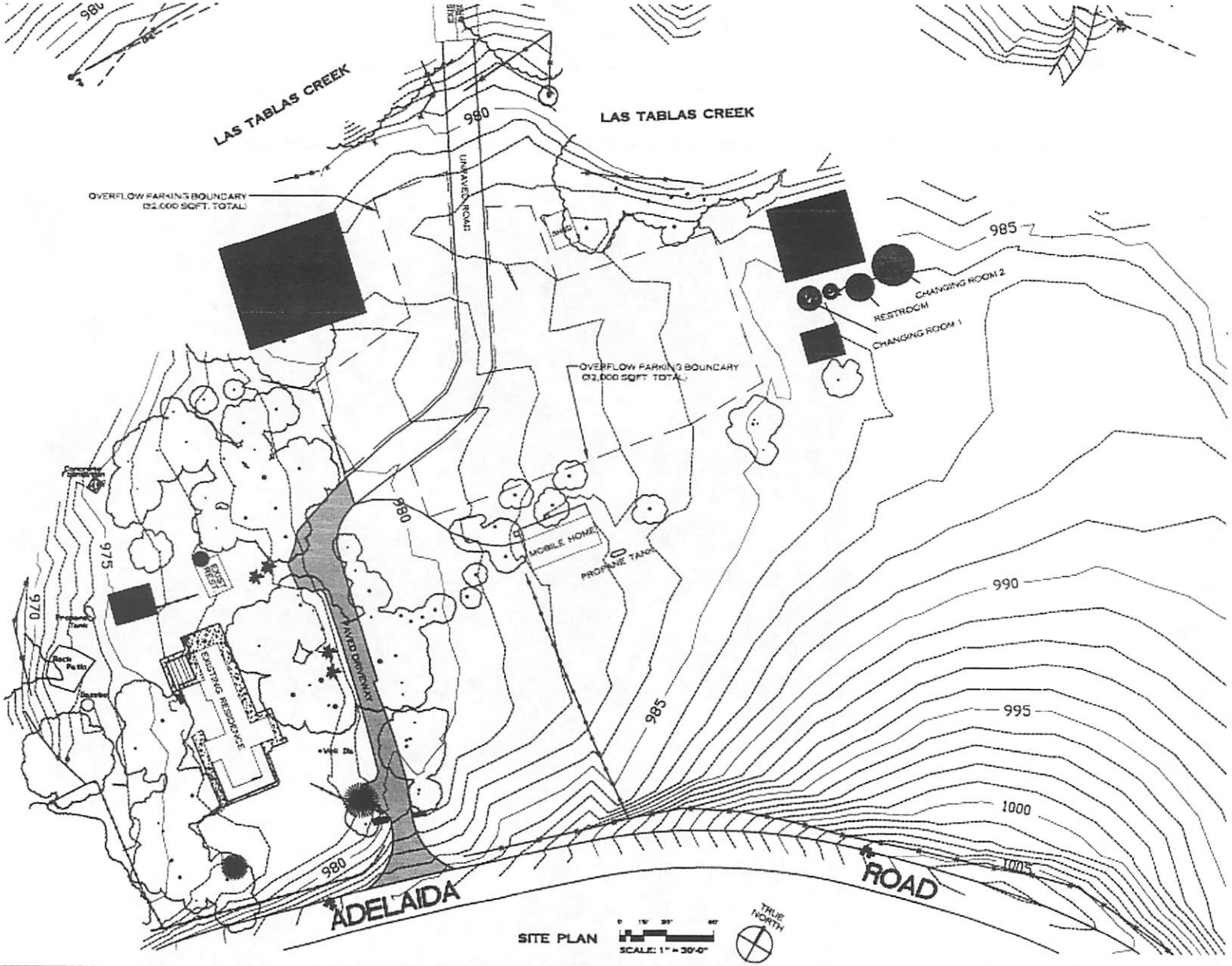
PROJECT

Halter Properties LLC / Winery / CUP / DRC2013-00051

EXHIBIT

Overall Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



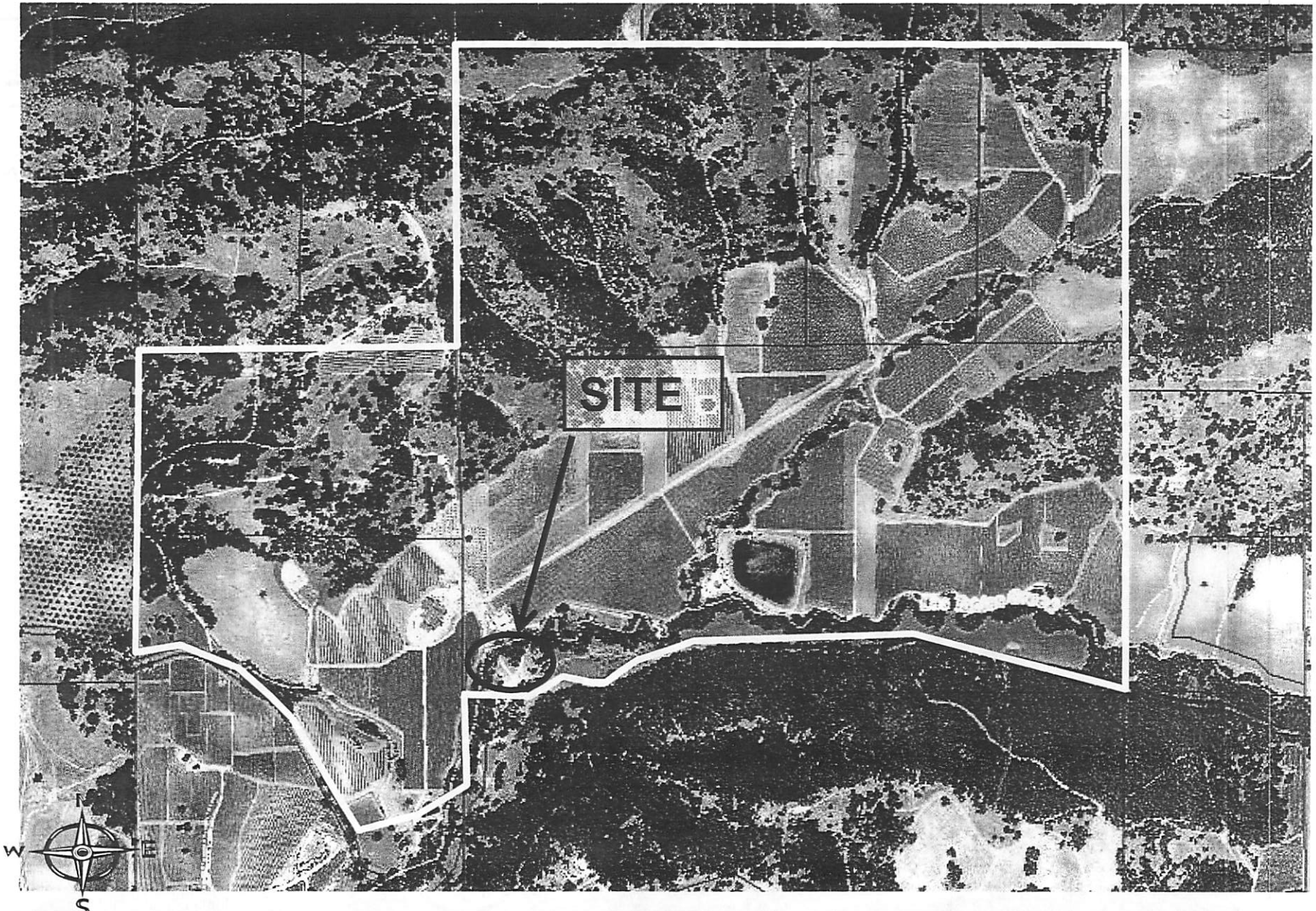
PROJECT

Halter Properties LLC / Winery / CUP / DRC2013-00051

EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



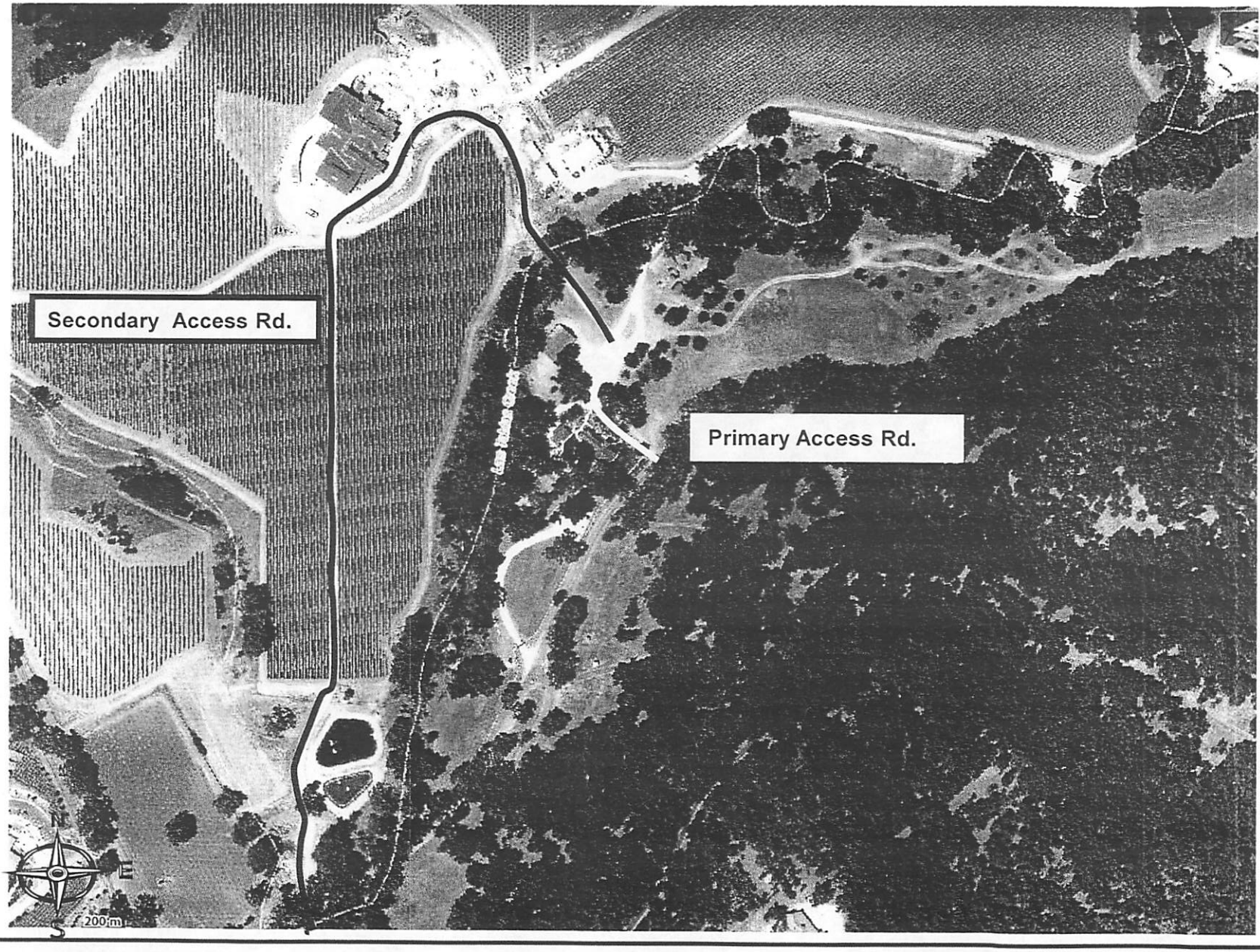
PROJECT

Halter Properties LLC / Winery / CUP / DRC2013-00051

EXHIBIT

Arial Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



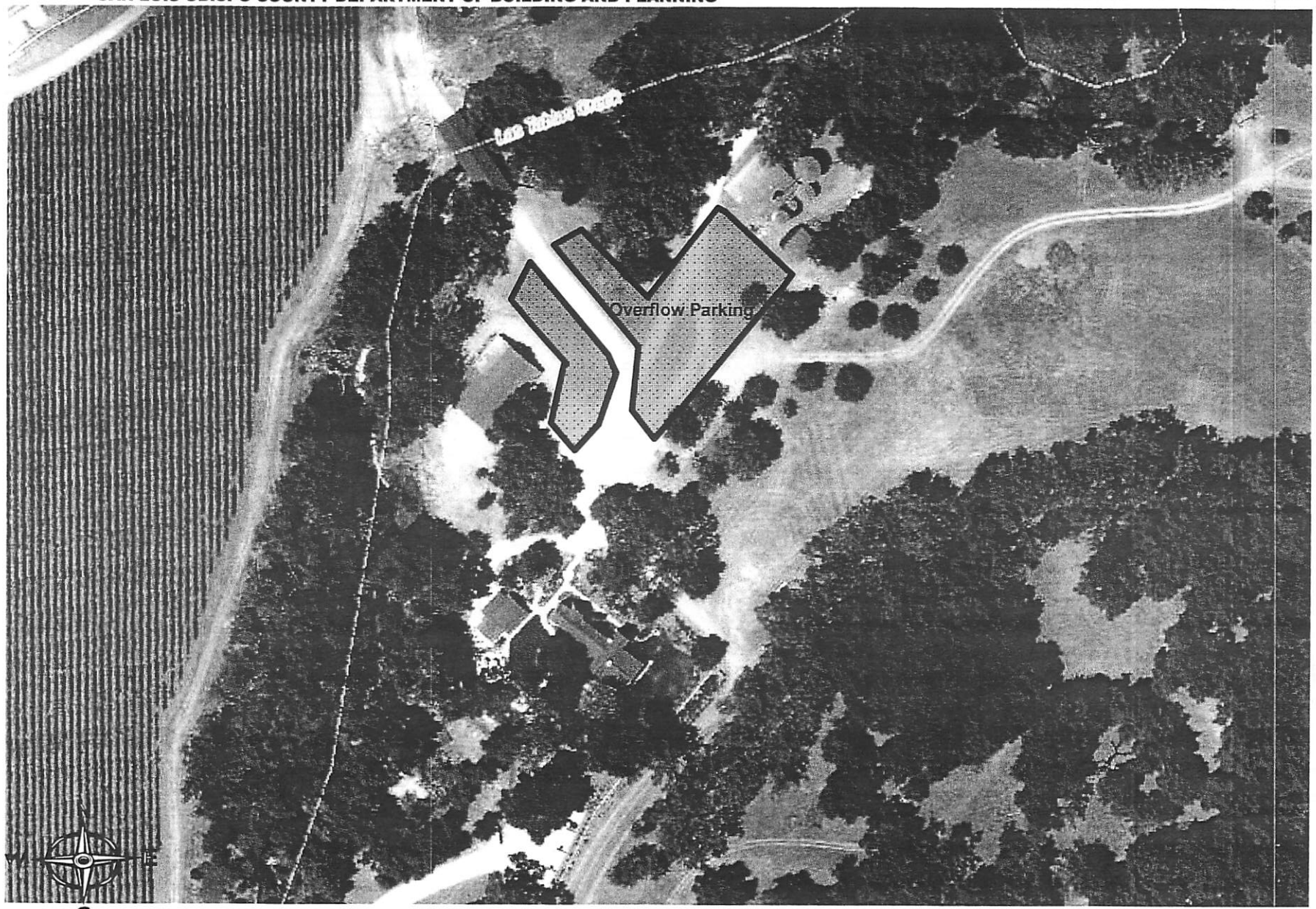
PROJECT

Halter Properties LLC / Winery / CUP / DRC2013-00051

EXHIBIT

Arial Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

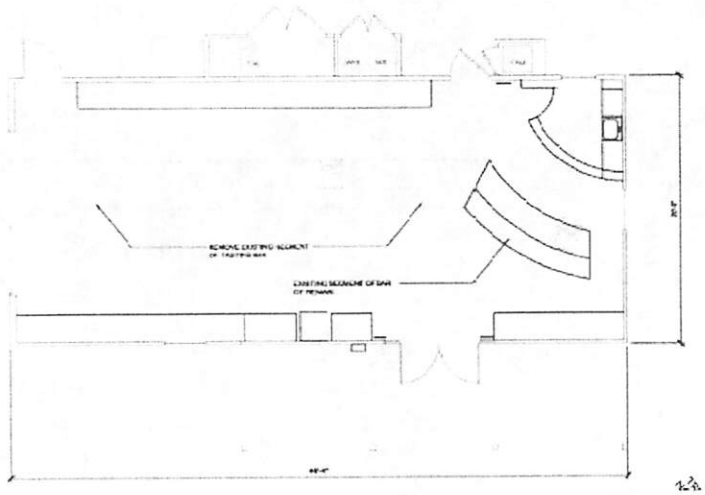


PROJECT

Halter Properties LLC / Winery / CUP / DRC2013-00051

EXHIBIT

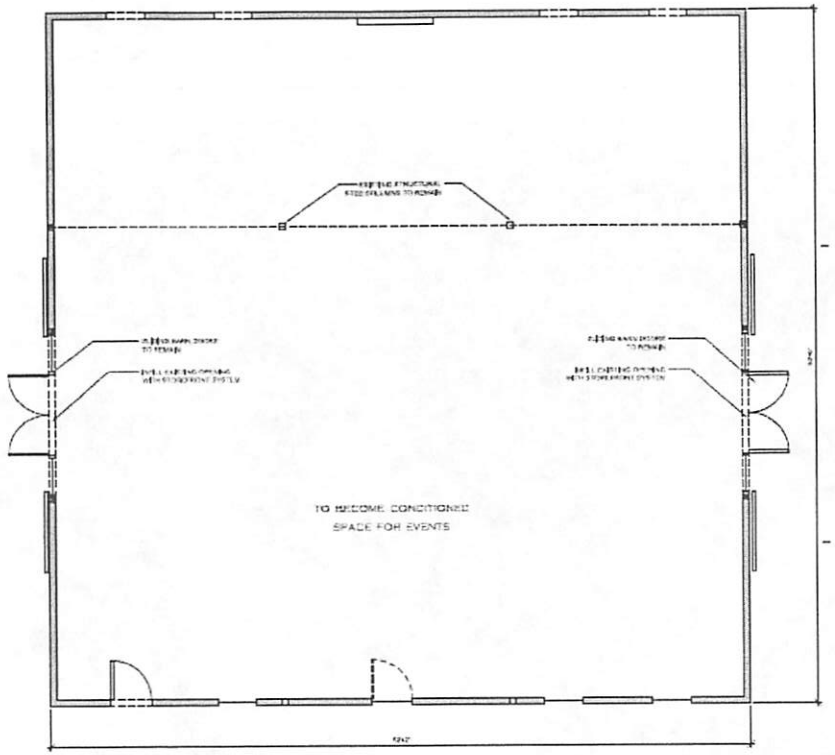
Arial Map



CONVERSION OF EXISTING TASTING ROOM TO:
FARMSTAND & SECOND TASTING ROOM

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

TRUE NORTH



CONVERSION OF EXISTING GRAIN BARN TO:
CONDITIONED EVENTS BARN #2

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

TRUE NORTH

NW ARCHITECTS

EXISTING STRUCTURE, IMPROVEMENTS
HALTER RANCH
VINEYARDS
8010 ADELAIDA ROAD
PASO ROBLES, CA

BARN AND FRUIT STAND
FLOOR PLANS

DP3

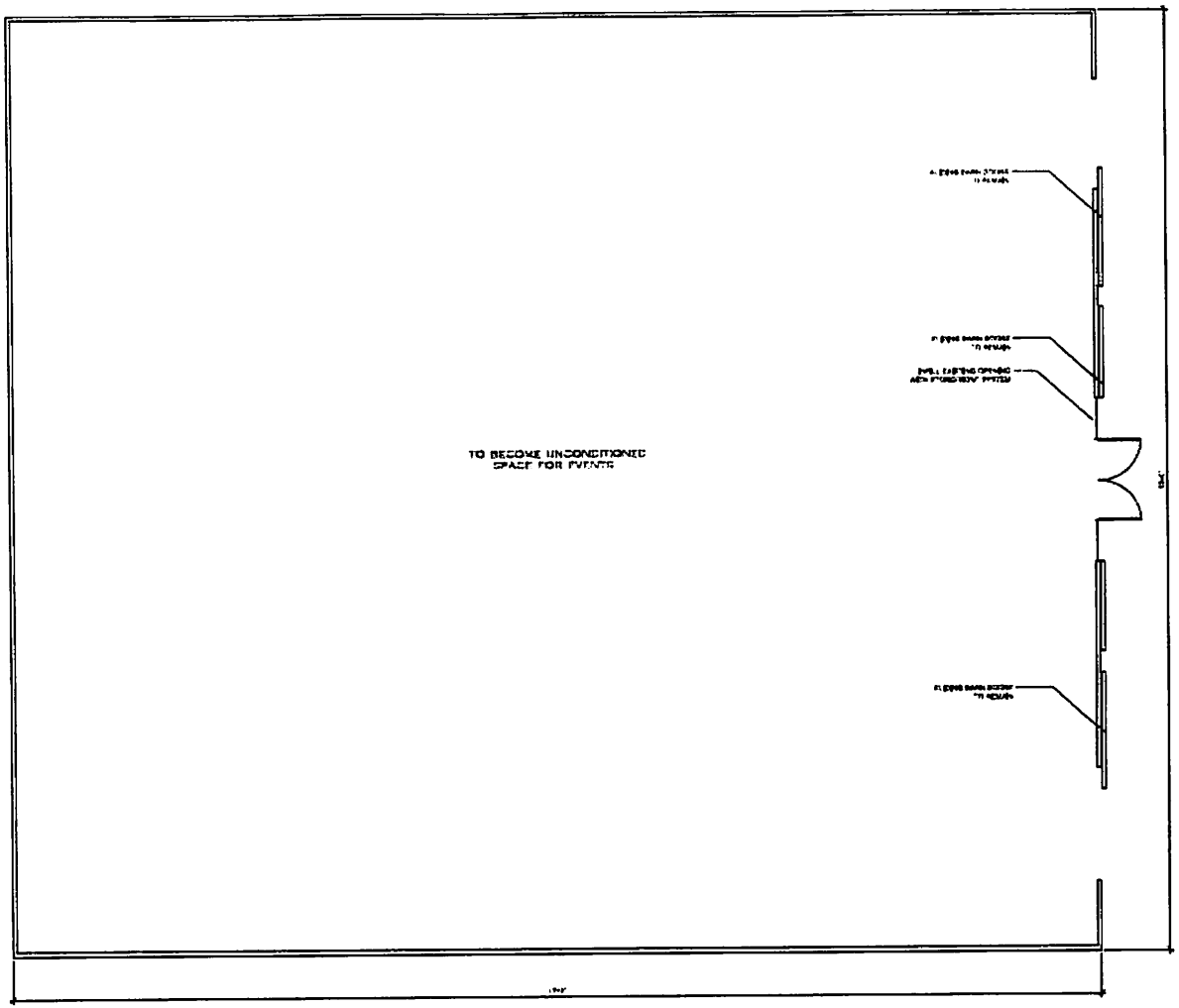
PROJECT

Halter Properties LLC / Winery / CUP / DRC2013-00051

EXHIBIT

Floor Plan – Barn 2 and Farmstand

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



CONVERSION OF EXISTING LARGE BARN TO:
UNCONDITIONED EVENTS BARN #1

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

TRUE NORTH

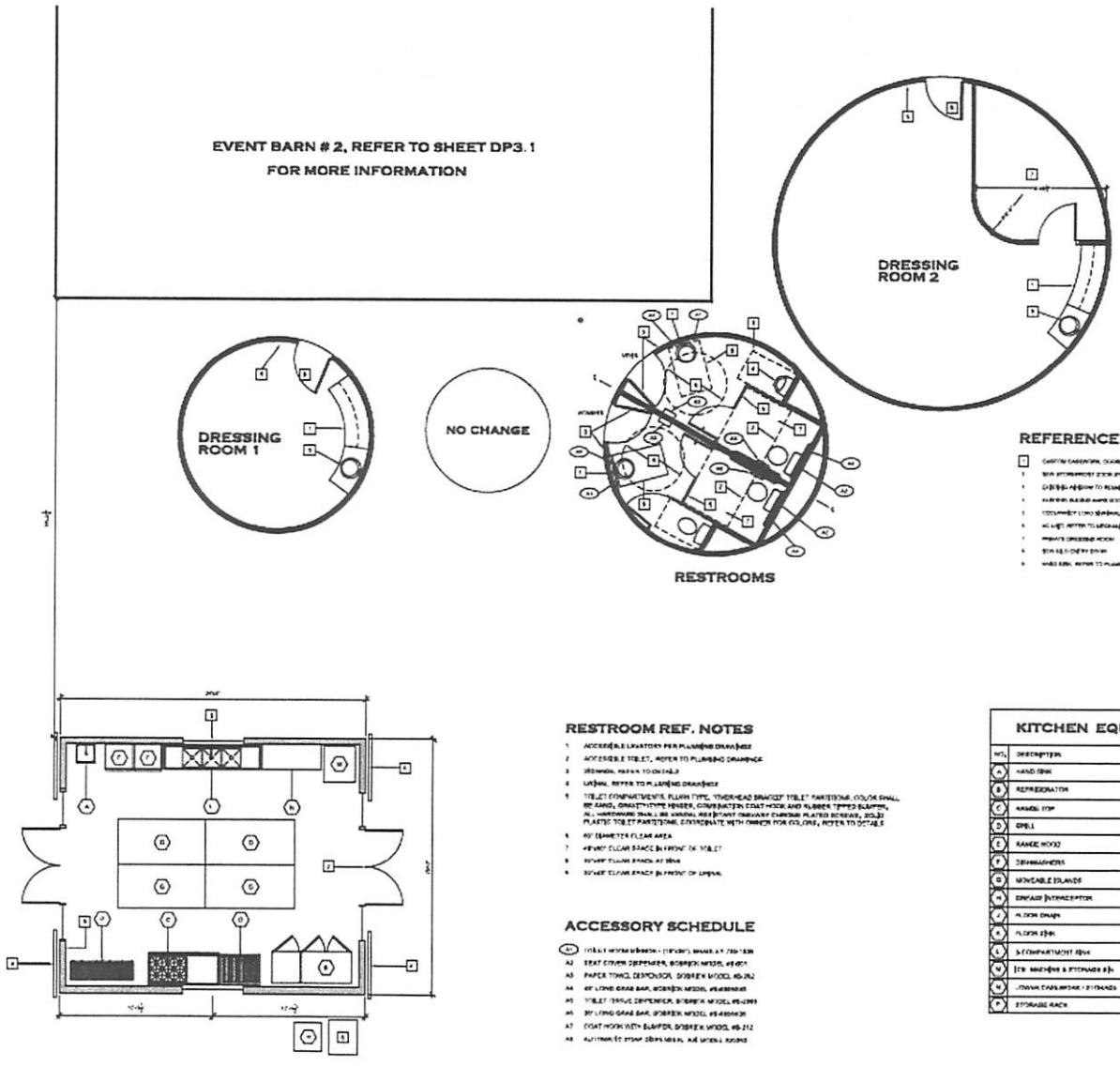
PROJECT

Halter Properties LLC / Winery / CUP / DRC2013-00051

EXHIBIT

Floor Plan – Barn 1

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



REFERENCE NOTES

RESTROOM REF. NOTES

ACCESSORY SCHEDULE

KITCHEN EQUIPMENT SCHEDULE

NO.	DESCRIPTION	MANUFACTURER	MODEL NUMBER	NOTES
A	HAND SINK	ADVANCED TABLE	[illegible]	1, 2
B	REFRIGERATOR	TRUE	[illegible]	1, 2
C	RANGE TOP	MONTAGUE	[illegible]	1, 2
D	GRILL	WOLF	[illegible]	1, 2
E	RANGE HOOD	GREENHECK	[illegible]	1, 2
F	DISHWASHERS	CMA DISHWASHERS	[illegible]	1, 2
G	MOVEABLE ISLANDS	[illegible]		1
H	DRAIN INTERCEPTOR	ZURN	[illegible]	1, 2
J	FLOOR DRAIN	ZURN	[illegible]	1, 2
K	FLOOR SINK	ZURN	[illegible]	1, 2
L	3-COMPARTMENT SINK	ADVANCED TABLE	[illegible]	1, 2
M	[illegible]	MANITOWOC	[illegible]	1, 2
N	LOWER CABINETS / STORAGE	-	-	1
P	STORAGE RACK	-	-	1

MW ARCHITECTS

ARCHITECTS
MICHAEL G. PEARNEY
WAYNE A. STUART
SAN LUIS OBISPO, CA 93401
TEL: [illegible]
FAX: [illegible]
EMAIL: [illegible]

EXISTING STRUCTURE IMPROVEMENTS
HALTER RANCH VINEYARDS
8910 ADELAIDA ROAD
PASO ROBLES, CA

SILO FLOOR PLANS

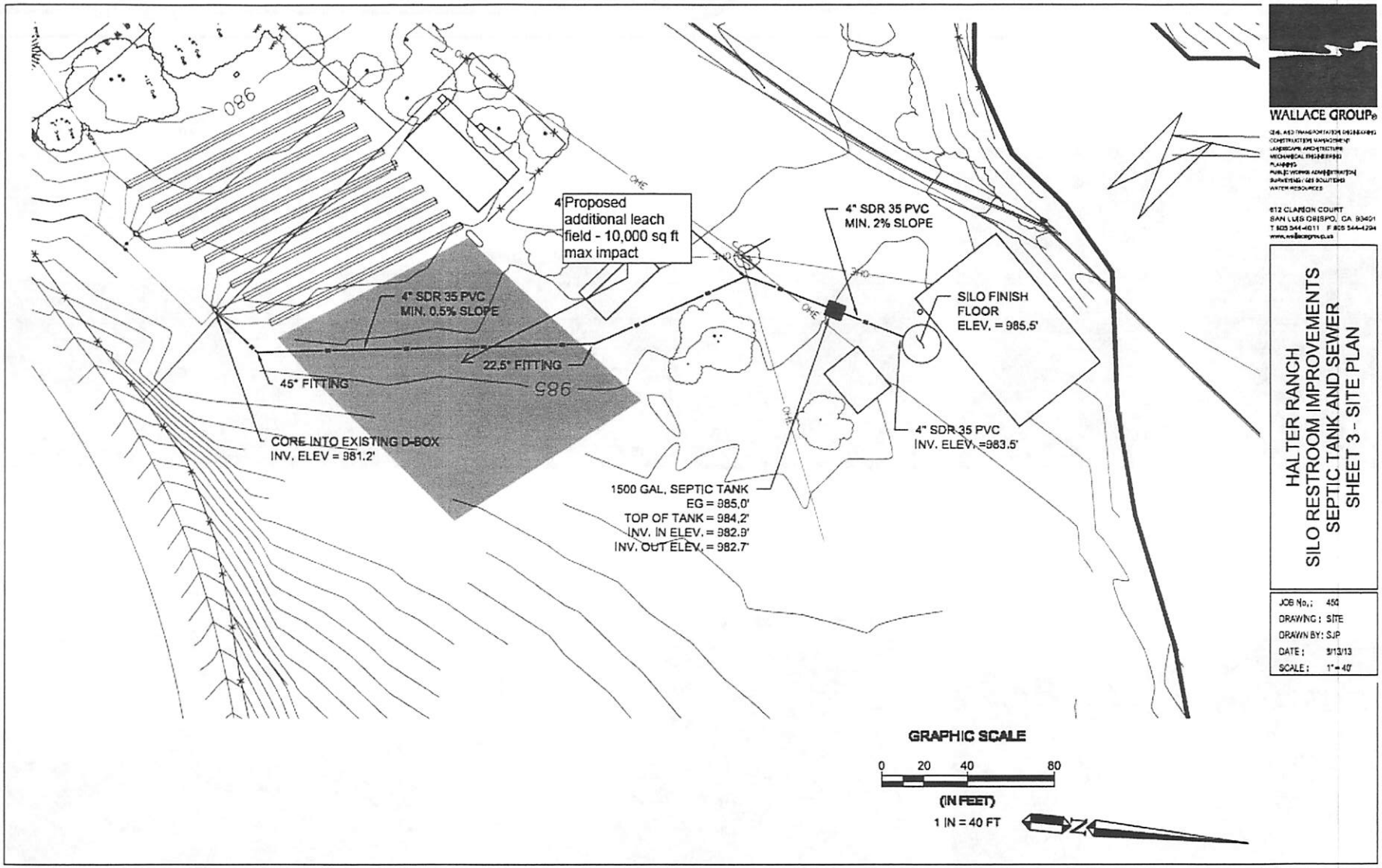
JOB NUMBER 13448
DATE 7.16.13
APPL. NO.
SHEET NUMBER DP3.2

PROJECT

Halter Properties LLC / Winery / CUP / DRC2013-0051

EXHIBIT

Floor Plan, Silos and Wine Press Building

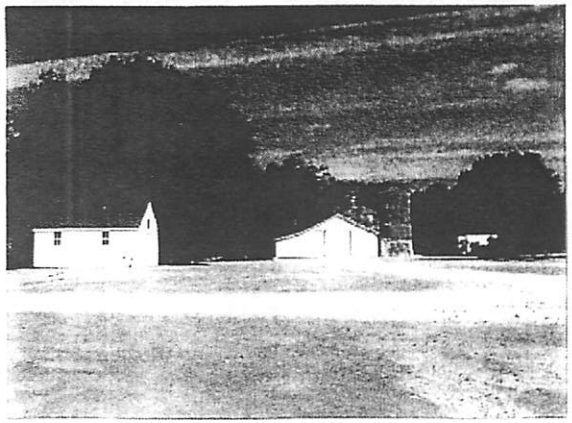


PROJECT

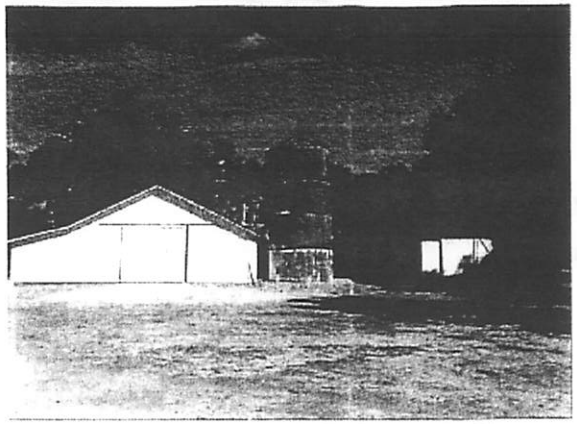
Halter Properties LLC / Winery / CUP / DRC2013-00051

EXHIBIT

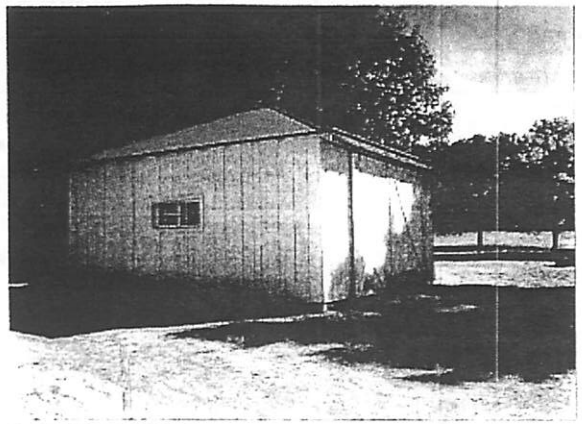
Leach Field Expansion



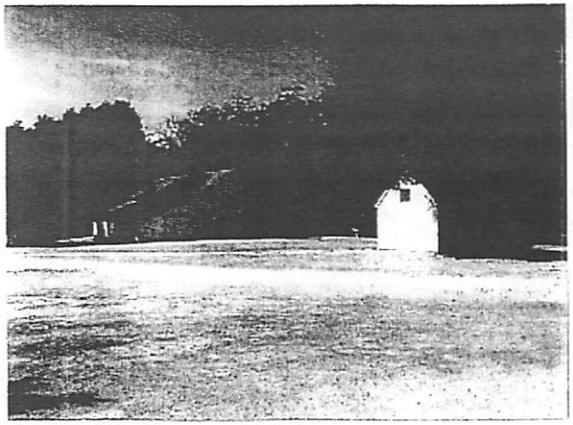
EAST VIEW - EXISTING SHED TO REMAIN, EVENTS BARN #2, SILOS, & KITCHEN



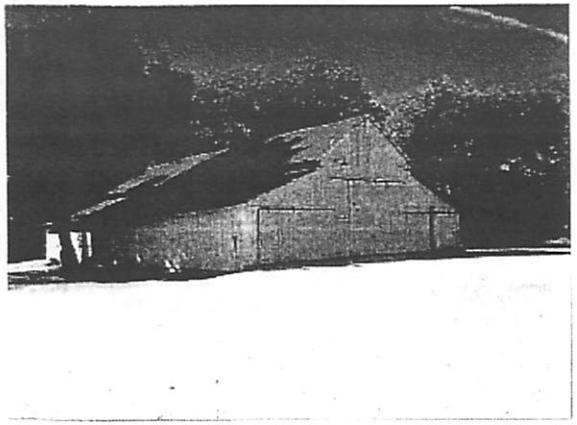
EAST VIEW - EVENTS BARN #2, SILOS, & KITCHEN



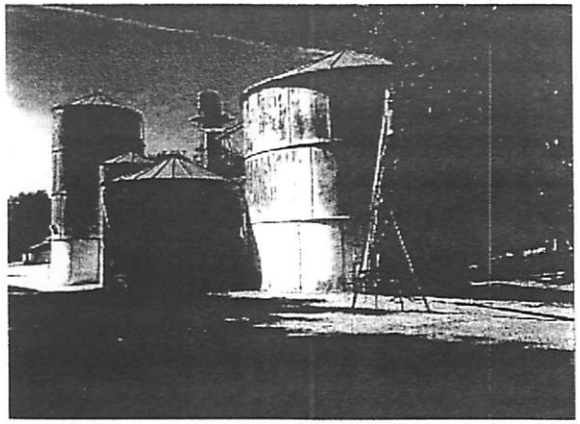
KITCHEN BUILDING



WEST VIEW - EVENTS BARN #1 & EXISTING SHED TO REMAIN



WEST VIEW - EVENTS BARN #1



WEST VIEW - SILOS TO BECOME RESTROOMS

PROJECT

Halter Properties LLC / Winery / CUP / DRC2013-00051

EXHIBIT

Existing Structures