



# Negative Declaration & Notice Of Determination

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

**ENVIRONMENTAL DETERMINATION NO.** ED14-085

**DATE:** June 25, 2015

**PROJECT/ENTITLEMENT:** Mittal Minor Use Permit; DRC2013-00086

**APPLICANT NAME:** Kunal and Neeta Mittal

**ADDRESS:** 3690 Willow Creek Road, Paso Robles, CA 93446

**CONTACT PERSON:** Robert Fisher

**Telephone:** (805) 461-4804

**PROPOSED USES/INTENT:** A request by Kunal and Neeta Mittal for a Minor Use Permit to allow the phased construction of a winery facility with a public tasting room. At build-out the winery facility would total 3,600 square feet (sf) that includes a 400 sf tasting room. No Special Events have been proposed. Industry-wide events are allowed per land use ordinance. Wine production is estimated at 5,000 cases per year. The applicant requests a setback modification for the tasting room of the minimum 200 foot setback to the property line requirement to allow setbacks of 143 feet (west front setback), 179 feet (south side setback) and a setback modification for the wine processing building of the minimum 100 foot setback to property line to allow 69 feet (west front setback). The project will result in the disturbance of approximately 0.96 acres on a 13.6 acre parcel.

**LOCATION:** 3690 Willow Creek Road, Paso Robles, CA 93446

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

**STATE CLEARINGHOUSE REVIEW:** YES  NO

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

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

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

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

## Notice of Determination

**State Clearinghouse No.** \_\_\_\_\_

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

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

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

Holly Phipps

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**



# Initial Study Summary – Environmental Checklist

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

(ver 5.5) Using Form

## Project Title & No. Mittal Minor Use Permit (ED14-085) (DRC2013-00086)

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

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

### DETERMINATION: (To be completed by the Lead Agency)

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

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

Jason White / Holly Phipps  
Prepared by (Print)

*Holly Phipps*  
Signature

February 17, 2015  
Date

*[Signature]*  
Reviewed by (Print)

*Robert Fitzroy*  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for) 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 Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

## **A. PROJECT**

**DESCRIPTION:** Request by Kunal and Neeta Mittal for a Minor Use Permit to allow the phased construction of a winery facility with a public tasting room. At build-out the winery facility would total 3,600 square feet (sf). Wine production is estimated at 5,000 cases per year. The applicant is also requesting a setback modification (LUO Section 22.30.070.D.2.d.1) to allow a front and side setback of less than 200 feet. The project will result in the disturbance of approximately 0.96 acres and will result in 404 cubic yards of cut and 2.3 cubic yards of fill on a 13.6 acre parcel. The project is located within the Agriculture land use category and is located on the east side of Willow Creek Road (at 3690 Willow Creek Road), approximately 3 miles west of the community of Templeton, in the North County planning area, Adelaida Sub Area.

The project Phasing includes:

### Phase I

- The construction of a 1,600 sf winery and tasting room to include the following:
  - 800 sf fermentation / processing area;
  - 400 sf barrel/case good storage area;
  - 400 sf tasting room;
  - 1,000 sf crush pad area;

### Phase II

- The construction of a 2,000 sf building to include the following;
  - 2,000 sf processing area

Ordinance modifications: The project includes modifications to the site design standards that include:

**Winery Setbacks:** The applicant requests a setback modification for the tasting room (Section 22.30.070.D.2.d.1) of the minimum 200 foot setback to the property line requirement to allow setbacks of 143 feet (west front setback), 179 feet (south side setback) and the applicant requests a setback modification of for the wine processing building of the minimum 100 foot setback to property line to allow 69 feet (west front setback).

**ASSESSOR PARCEL NUMBER(S):** 040-161-005

**B. EXISTING SETTING**

**PLAN AREA:** North County **SUB:** Adelaida ; Rural

**COMB. DESIGNATION:** Flood Hazard (the proposed development is outside the Flood Hazard area)

**LAND USE CATEGORY:** Agriculture

**VEGETATION:** Agriculture, Oak Trees, Grasses

**TOPOGRAPHY:** Nearly level to moderately sloping

**PARCEL SIZE:** 13.6 acres

**EXISTING USES:** Single family residence

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Agriculture; agricultural uses single-family residence(s)	<i>East:</i> Agriculture; agricultural uses
<i>South:</i> Agriculture; agricultural uses	<i>West:</i> Agriculture; ;agricultural uses, single-family residences

**C. ENVIRONMENTAL ANALYSIS**

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



# COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

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

**Setting.** The proposed project is located approximately 3 miles west of the community of Templeton. The area is characterized by relatively large parcels with agricultural use in the vicinity of the project site. The surrounding area is a mix of rural agricultural uses, vineyards, and single-family residences. The topography of the area is gently rolling to steeply sloping hills. The site currently contains a single-family residence, garage, barn and a modular home.

**Impact.** The project is proposing to construct a 1,600 sf winery and tasting room (Phase I) and a 2,000 sf processing building (Phase II). The project will be visible from Willow Creek Rd; however, it will not silhouette against any ridgelines as viewed from public roadways. The proposed winery will be located within a saddle, off the ridgelines, on the south side of Willow Creek Road.

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

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

## 2. AGRICULTURAL RESOURCES

*Will the project:*

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

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: None

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

In Agricultural Preserve? Yes, Templeton

Under Williamson Act contract? No

### Soil Types

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-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.

Still clay loam (2 - 9% slope). This gently sloping soil is considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic

system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

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

The project was reviewed for by the Agriculture Department (Lynda Auchinachie, December 10, 2014). The Agriculture Department’s review finds that the proposed project will have less than significant impacts to agricultural resource operations.

However, the Department recommends the following conditions to maximize the availability of water for agricultural production:

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

**Impact.** The project proposes to construct a 3,600 sf wine processing facility with a public tasting room. The proposed winery facility would not be located on prime agricultural soils and would not adversely impact on-site or adjacent agricultural operations.

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

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

### 3. AIR QUALITY

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District’s Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 3. AIR QUALITY

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### GREENHOUSE GASES

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

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

The project proposes to disturb soils that have been given a wind erodibility rating of 6-7, which is considered “moderately high” to “high”.

**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 in 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 CO<sub>2</sub>/year (MT CO<sub>2</sub>e/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 CO<sub>2</sub>e/yr was adopted for stationary source (industrial) projects.

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

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

**Impact.** As proposed, the project will result in the disturbance of approximately 0.96 ac. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

This project would result in the construction of a 3,600 sf wine processing facility with a public tasting room. 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.

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

**Mitigation/Conclusion.** No mitigation measures are necessary.

**4. BIOLOGICAL RESOURCES**

*Will the project:*

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

\* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

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

On-site Vegetation: Annual grasslands, various shrubberies, Coast Oak Woodland

Name and distance from blue line creek(s): Willow Creek borders the East boundary of the parcel. The creek is approximately 650 feet East from the nearest proposed infrastructure.

Site's tree canopy coverage: Approximately 10% blue oak woodland.

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

Vegetation

No sensitive species were identified within a one mile survey of the parcel boundary.

Wildlife

No sensitive species were identified within a one mile survey of the parcel boundary.

Habitat

South/Central Coast Steelhead Trout (*Oncorhynchus mykiss*) FT, CSC. South/Central Coast Steelhead Trout (*Oncorhynchus mykiss*) critical habitat has been found about 0.83 mile to the South in Paso Robles Creek. Likely critical habitats of the South/Central Coast Steelhead Trout have been found 0.68 miles to the West in Sheepcamp Creek and in Willow Creek, which flows along the eastern boundary of the parcel.

No impacts would be expected due to the distance of the project location to the potential habitat.

**Impact.** The proposed project has the potential to impact (1) oak tree. Impacted trees shall be limited to no more than (1) oak tree having a five inch diameter or larger at four feet from the ground and no trees will be removed.

**Mitigation/Conclusion.** The applicant shall replace in kind at a ratio of 2:1 the oak trees that will be potentially impacted by the project. Refer to Exhibit B – Summary Mitigation Table.

**5. CULTURAL RESOURCES**

*Will the project:*

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

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

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

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

**6. GEOLOGY AND SOILS**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**6. GEOLOGY AND SOILS**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Topography: Gently sloping to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Moderate

Other notable geologic features? None

Soil drainage characteristics: Not well drained to moderately 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, amount of disturbance and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the the project's soil erodibility is as follows:

Soil erodibility: Moderate to high

When highly erosive conditions exist, a sedimentation and erosion control plan is required (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.

Interim Low Impact Development (LID) Guidelines is a project sponsored by municipalities in San Luis Obispo County and the Central Coast Regional Water Quality Control Board. This is a joint effort help reduce on-site stormwater runoff. Any project that creates between 2,500 sf and 5,000 sf of increased impervious surface is required to utilized at least (1) LID measures to help reduce stormwater runoff. The proposed project has already incorporated several LID measures to retain and reduce runoff all of

which meet the agencies guidelines. For example, the project has proposed: rain gardens, green roofs, bio-retention swales, and collection cisterns.

The project is within a high landslide area, and is 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. The following geological report was conducted for the project.

- *Landslide Screening Evaluation, 3680 Willow Creek Road- GeoSolutions, Inc. (10/18/14)*

The report evaluated the proposed project intended to address any major geotechnical and geologic issues that could potentially affect the project.

**Impact.** As proposed, the project will result in the disturbance of approximately 0.96 acres. This has the potential to result in erosion and sedimentation. Additionally, the Geo Report indicates the presence of a past landslide located east of the proposed building site. The Report determined the past landslide area is stable and the landslide risk to the proposed development at the proposed location is considered low. Additionally, the report states the presence of asbestos is considered low due to the lack of Franciscan Complex material onsite.

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

**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.**

The project is not located in an area of known hazardous material contamination or within an Airport Review area. The east boundary of the parcel is located within a Flood Hazard Zone. With regards to potential fire hazards, the subject project is within the high Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts. The proposed project was referred to CAL FIRE for review.

**Impact.** No significant fire hazard impacts were identified. The applicant is required to comply with the measures outlined in the CAL FIRE Safety plan. Measures to be implemented include but not limited to: installing a fire sprinkler system, and preparing a vegetation management. This is expected to reduce impacts to less than significant levels. No additional significant impacts are anticipated, and no mitigation is necessary.

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

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

## 8. NOISE

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

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

**Impact.** The applicant is not requesting any special events with amplified music. The project shall comply with the County Noise Element. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

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

## 9. POPULATION/HOUSING

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

## 9. POPULATION/HOUSING

*Will the project:*

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

d) *Other:* \_\_\_\_\_





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

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

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

## 10. PUBLIC SERVICES/UTILITIES

*Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*

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

a) *Fire protection?*





b) *Police protection (e.g., Sheriff, CHP)?*





c) *Schools?*





d) *Roads?*





e) *Solid Wastes?*





f) *Other public facilities?*





g) *Other:* \_\_\_\_\_





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

Police: County Sheriff

Location: Templeton (Approximately 3.7 miles to the east)

Fire: Cal Fire (formerly CDF)

Hazard Severity: High

Response Time: 5-10 minutes

Location: Approximately 3.7 miles to the east

School District: Templeton Unified School District.

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

**Impact.** No significant project-specific impacts to utilities or public services were identified. This project along with others in the area, will have a cumulative effect on police and fire protection. 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. The project is also located in road fee area Templeton B.

**Mitigation/Conclusion.** The project has been reviewed by CAL FIRE for consistency with the Uniform Fire Code and is required to implement measures outlined in the Fire Safety plan. Regarding cumulative effects public facility (county) and school (State Government Code 65995 et seq.), fee programs have been adopted to address this impact. The applicant is required to pay Templeton Area B Road Fees to address impacts to roads. The applicant shall pay all applicable school and public facilities fees. The above measures will reduce the cumulative impacts to less than significant levels. Please refer to Exhibit B Mitigation Summary Table

### 11. RECREATION

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

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

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

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

### 12. TRANSPORTATION/CIRCULATION

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

## 12. TRANSPORTATION/CIRCULATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The project is located on the east side of Willow Creek Road (a local road), approximately 0.35 miles north of Vineyard Drive (a collector road). The project is within the Templeton Circulation Fee Area B. This fee provides the means to collect “fair share” monies from new development to help fund certain regional road improvements that will be needed once the area reaches “buildout”. The project will be subject to this fee.

**Impact.** The project proposes the phased construction of a winery facility with a public tasting room. At build-out the winery would total 3,600 sf. Primary access to the project is from Willow Creek Road and the winery will process grapes grown off-site.

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

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

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

**Mitigation/Conclusion.** Any gates located at the primary access shall be setback a minimum 75 feet from the travel way of Willow Creek Road. No significant impacts as a result of the proposed project are anticipated with the implementation of the above mitigation measure and no additional measures above what are already required by ordinance are necessary.

### 13. WASTEWATER

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

**Setting.** The project is not located within the Paso Robles Ground Water Basin. The project proposes to use on-site systems, as its means to dispose of wastewater. The winery will use two wastewater systems, one for domestic waste and one for process waste.

For domestic wastewater, the leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Based on the proposed project, adequate area appears available for an on-site system. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that can show that the leach area can adequately percolate to achieve this threshold.

The proposed winery project has been conditioned through the Minor Use Permit to provide from the Regional Water Quality Control Board a waste discharge permit or an exemption for liquid waste disposal (the process waste). The RWQCB will conduct final review and approval of the wastewater disposal system.

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

- poor filtering characteristics** due to the very permeable nature of the soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent
- shallow depth to bedrock**, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface
- steep slopes**, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. In this case, the proposed leach lines are located on the nearly level portion of the subject property that is sufficiently set back from any steep slopes to avoid potential daylighting of effluent. Therefore, no measures are necessary above what is called out for in the CPC/Basin Plan to address potential steep slopes. ).
- slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components.

**Impacts/Mitigation.** Sewage system design must be consistent with the Uniform Plumbing Code and the Central Coast Basin Plan, or the project's future construction permit(s) will not be approved. Based on the following project conditions or design features, wastewater impacts are considered less than significant:

The project proposes to use on-site systems as the means to dispose of wastewater. Standard systems are proposed to manage domestic wastewater generated by the winery and based on the proposed project, adequate area appears available for an on-site system.

The winery is proposing to produce 5,000 cases of wine annually which would result in average water use per industry standards of 189 gallons per day (gpd).

Volumes greater than 2,500 gpd require approval by the State Regional Water Quality Control Board (RWQCB). The RWQCB will also conduct final review and approval of the proposed wastewater system.

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

## 14. WATER & HYDROLOGY

*Will the project:*

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

## 14. WATER & HYDROLOGY

*Will the project:*

### QUANTITY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<b>h) Change the quantity or movement of available surface or ground water?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>i) Adversely affect community water service provider?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>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?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>k) Other:</b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The project proposes to obtain its water from an on-site well. The winery is proposed to produce 5,000 cases of wine annually. The existing well on-site produces 20 gallons per minute. 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 to moderately sloping. The closest creek to the proposed development is Willow Creek, which borders the east boundary of the parcel. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility.

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

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

Within the 100-year Flood Hazard designation? Yes

Closest creek? Willow Creek Distance? Borders the parcel's eastern boundary.

Soil drainage characteristics: Moderately 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 project's soil erodibility is as follows:

Soil erodibility: Moderate to high

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

Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water

Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

### **Impact – Water Quality/Hydrology**

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

- ✓ Approximately 0.96 acres of site disturbance is proposed
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is more than 100 feet from the closest creek or surface water body
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the “Water Quality Control Plan, Central Coast Basin” for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 0.96 acres and will result in 404 cubic yards of cut and 2.3 cubic yards of fill on a 13.6 acre parcel. A SWPPP is not required because land disturbance is not over one acre. The excess spoils will remain on site and dispersed on the back field.

### **Water Quantity**

The proposed project will produce up to 5,000 cases annually. The winery is proposing to produce 5,000 cases of wine annually which would result in average water use per industry standards of 189 gallons per day (gpd).

Sources used for this estimate include one or more of the following references: County’s Land Use Ordinance, 2000 Census data, Pacific Institute studies (2003), City of Santa Barbara Water Demand Factor & Conservation Study ‘User Guide’ (1989).

Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

**Mitigation/Conclusion.** There is adequate evidence indicating that water resources are adequate to support the proposed project and the Mitigated Negative Declaration is appropriate. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality along with the measures listed in Exhibit B – Mitigation Summary Table.

**15. LAND USE**

*Will the project:*

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

**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 subject project is subject to the following Planning Area Standard(s) as found in the County’s LUO:

1. 22.092 Adelaida Planning Area
2. 22.014.060 FEMA Flood Hazard Area

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.

No Adelaida Planning Area standards apply to this project. Portions of the property are located within the flood hazard combining designation but not the proposed project.

**Ordinance Modifications:** The project includes a modification to site design standards that includes:

**Winery Setbacks.** The applicant requests a setback modification for the tasting room (Section 22.30.070.D.2.d.1) of the minimum 200 foot setback to the property line requirement to allow setbacks of 143 feet (west front setback), 179 feet (south side setback) and the applicant requests a setback modification of for the wine processing building of the minimum 100 foot setback to property line to allow 69 feet (west front setback).

These setbacks can be modified through Minor Use Permit approval when a Conditional Use Permit is not otherwise required. Approval may be granted only after the Review Authority first determines that the request satisfies any of the following findings: (1) there is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III); (2) the property fronts an arterial or collector street; (3) the setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation or (4) is a legally constructed existing structure that was built prior to 1980 and it can be clearly demonstrated that the

structure was intended for a legitimate agricultural or residential use. The proposed project meets number (3); the proposed project site is constrained due to existing topographic conditions.

A large portion of the project site is constrained because of a known landslide area; the project was designed to locate the winery facility outside this landslide area.

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

**16. MANDATORY FINDINGS OF SIGNIFICANCE**

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

*Will the project:*

- 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 pre-history?*
- 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](http://www.sloplanning.org) under "Environmental Information", or the California Environmental Resources Evaluation System at: [http://www.ceres.ca.gov/topic/env\\_law/ceqa/guidelines](http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines) for information about the California Environmental Quality Act.

## Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

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

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

- *Landslide Screening Evaluation, 3680 Willow Creek Road- GeoSolutions, Inc. (10/18/14)*



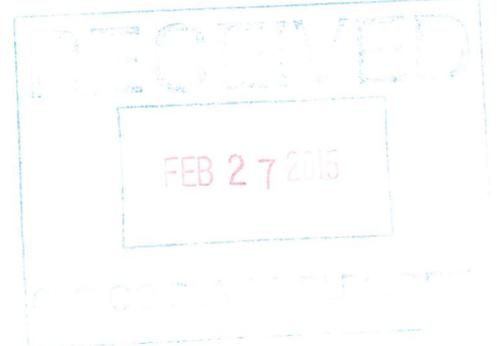
SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

February 17, 2015

Agent/Landowner: Kunal and Neeta Mittal  
3690 Willow Creek Rd.  
Paso Robles, CA, 93446

Subject: Developer's Statement for Minor Use Permit / DRC2013-00086



Dear Mr. and Mrs. Mittal:

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

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

Sincerely,

Holly Phipps, MCRP  
Project Manager

Holly

Thanks a ton. Signed copy attached

Regards



## Exhibit B - Mitigation Summary Table

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

### Agriculture

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

### Biological Resources

**BR-1. Prior to issuance of construction and/or grading permits**, the applicant shall clearly show all oak trees within 50 feet of grading and /or construction activities on the grading and/or construction plans. In addition to showing the limits of grading, the grading plans shall also designate which oak trees are to be removed and which oak trees will be impacted by grading activities occurring within the root zone (one and one half times the dripline). Oak trees within 50 feet of grading activities, which are not designated for removal, shall be fenced and flagged for protection prior to permit issuance. Fencing shall be clearly shown on the grading plans to be located at the root zone for trees not designated for removal. For impacted trees, where grading activities will occur within the root zone, fencing may be placed at the limits of grading activities. Any tree removal associated with CalFire/County Fire vegetative clearance/modification requirements shall also be considered on the plans.

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

### Water

**W-1 At the time of application for construction permits**, the applicant shall show on the construction permits, project designs that will promote groundwater recharge (22.52.140) by application of Low Impact Development (LID) design techniques. For example roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by Public Works. At least two designer selected LID measures shall be applied to the project.

### Transportation

**TR-1 On-going condition of approval (valid for the life of the project):**

- Any gate constructed on a driveway taking access to a County maintained road where off-site grapes are delivered and/or product is exported from the site shall be a setback minimum of 75 feet from the traveled way of any road open to public traffic.

February 17, 2015

**DEVELOPER'S STATEMENT FOR  
MITTAL MINOR USE PERMIT  
DRC2013-00086**

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

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

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

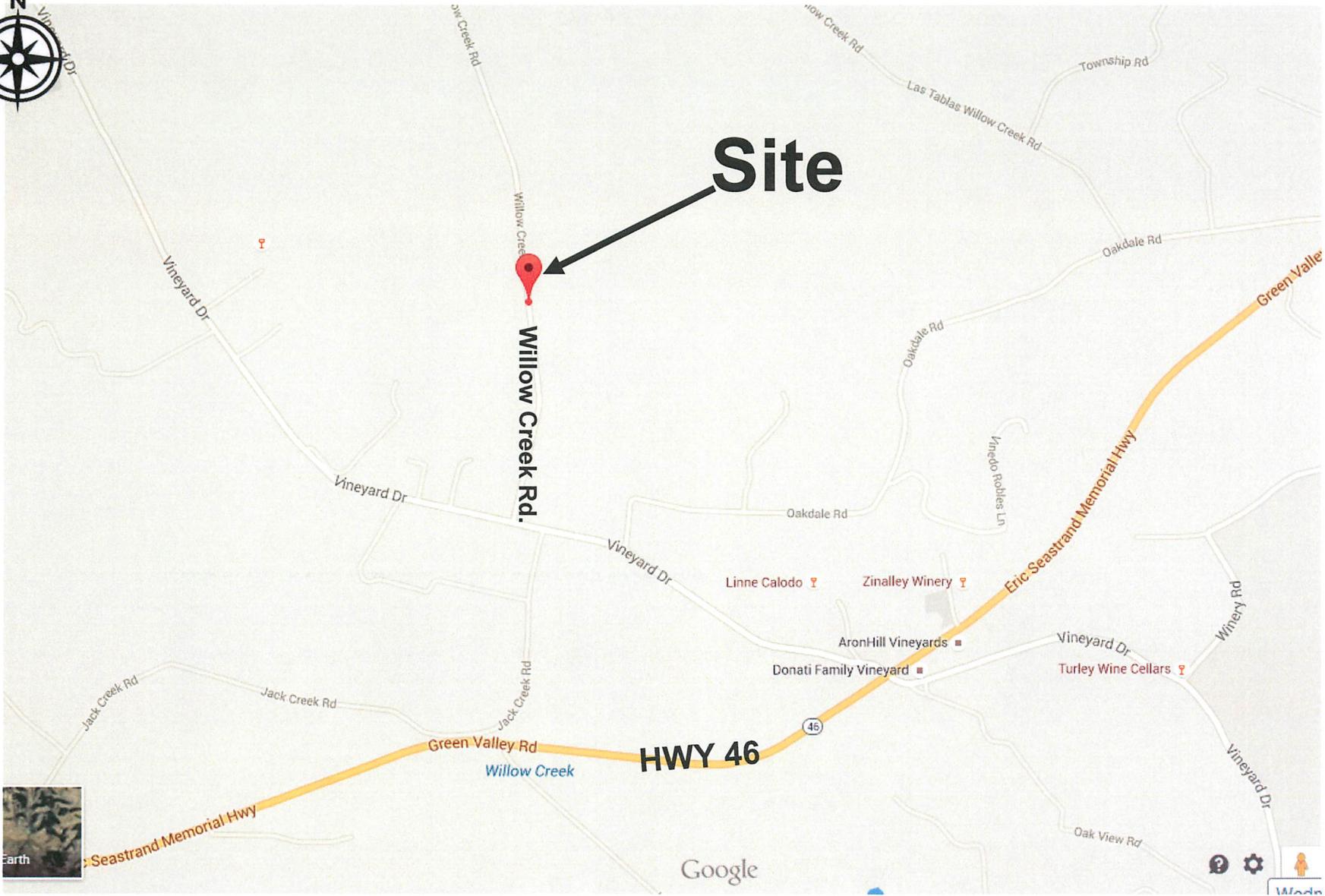
**Biological Resources**

**BR-1. Prior to issuance of construction and/or grading permits**, the applicant shall clearly show all oak trees within 50 feet of grading and /or construction activities on the grading and/or construction plans. In addition to showing the limits of grading, the grading plans shall also designate which oak trees are to be removed and which oak trees will be impacted by grading activities occurring within the root zone (one and one half times the dripline). Oak trees within 50 feet of grading activities, which are not designated for removal, shall be fenced and flagged for protection prior to permit issuance. Fencing shall be clearly shown on the grading plans to be located at the root zone for trees not designated for removal. For impacted trees, where grading activities will occur within the root zone, fencing may be placed at the limits of grading activities. Any tree removal associated with CalFire/County Fire vegetative clearance/modification requirements shall also be considered on the plans.

**Monitoring:** Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the County Division of Environmental and Resource Management.

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





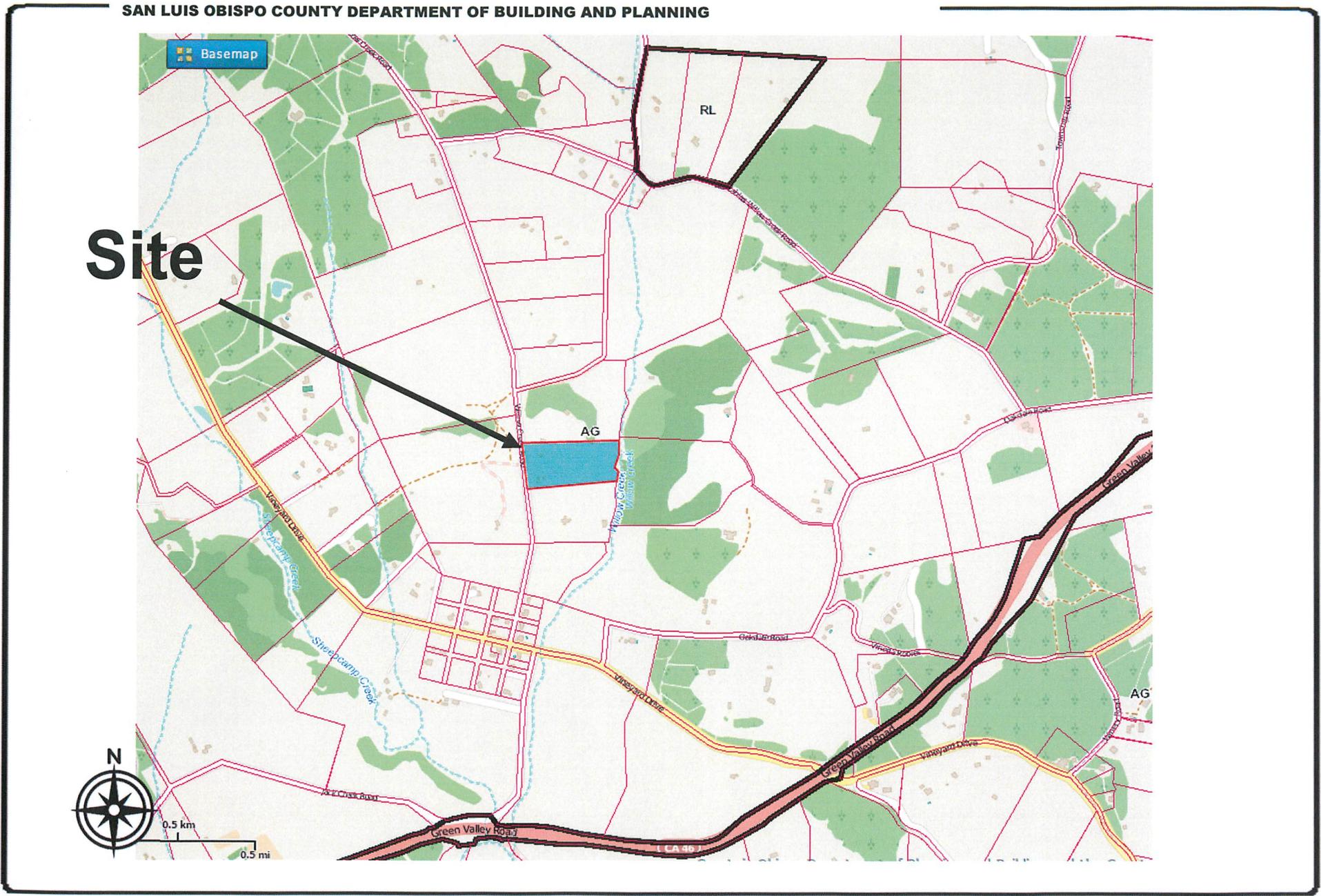
**PROJECT**

Minor Use Permit  
Mittal / DRC2013-00086



**EXHIBIT**

Vicinity Map



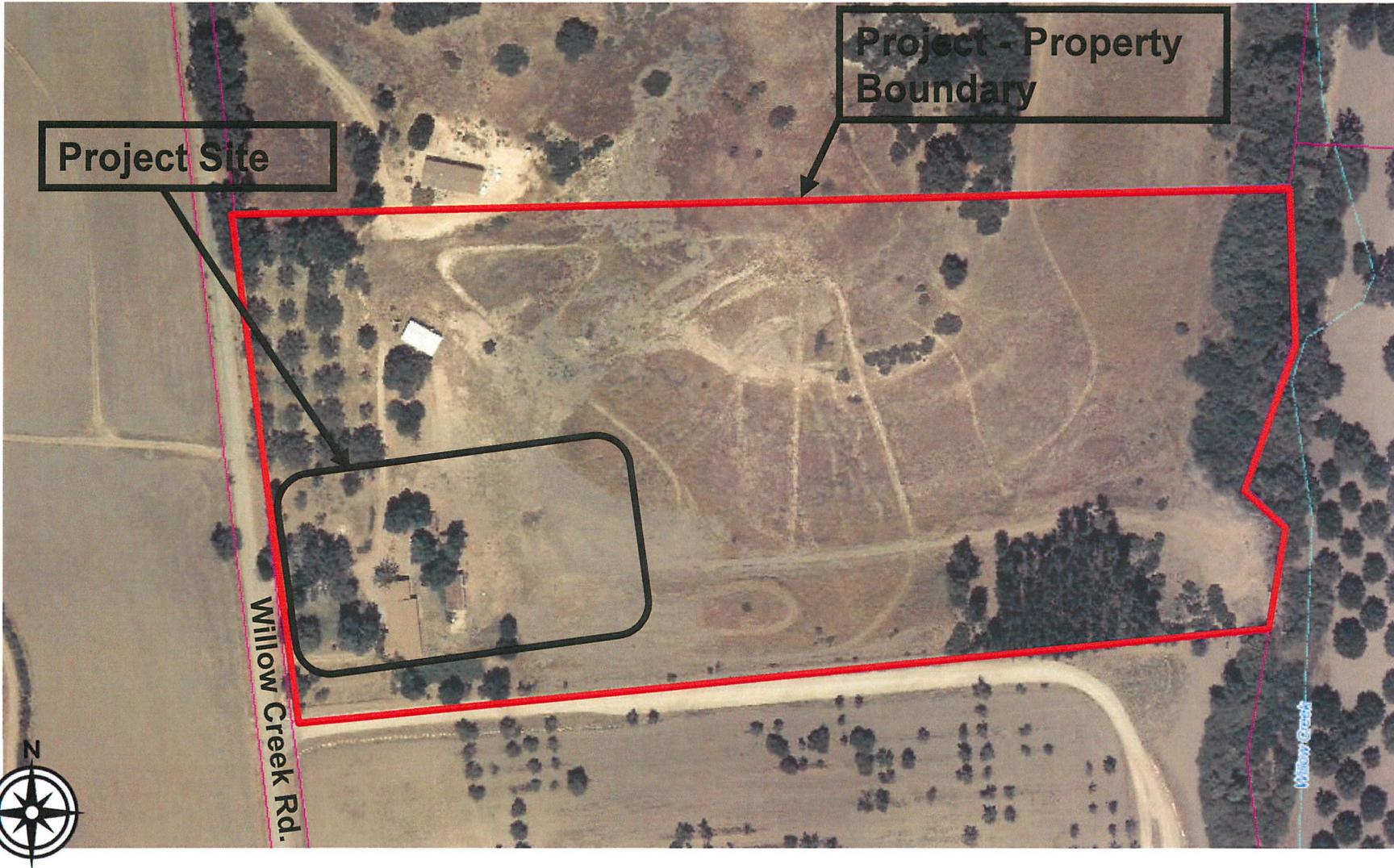
**PROJECT**

Minor Use Permit  
Mittal / DRC2013-00086



**EXHIBIT**

Land Use Category Map



Project Site

Project - Property Boundary

Willow Creek Rd.

Willow Creek



**PROJECT**

Minor Use Permit  
Mittal / DRC2013-00086



**EXHIBIT**

Aerial





**REFERENCE KEYNOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

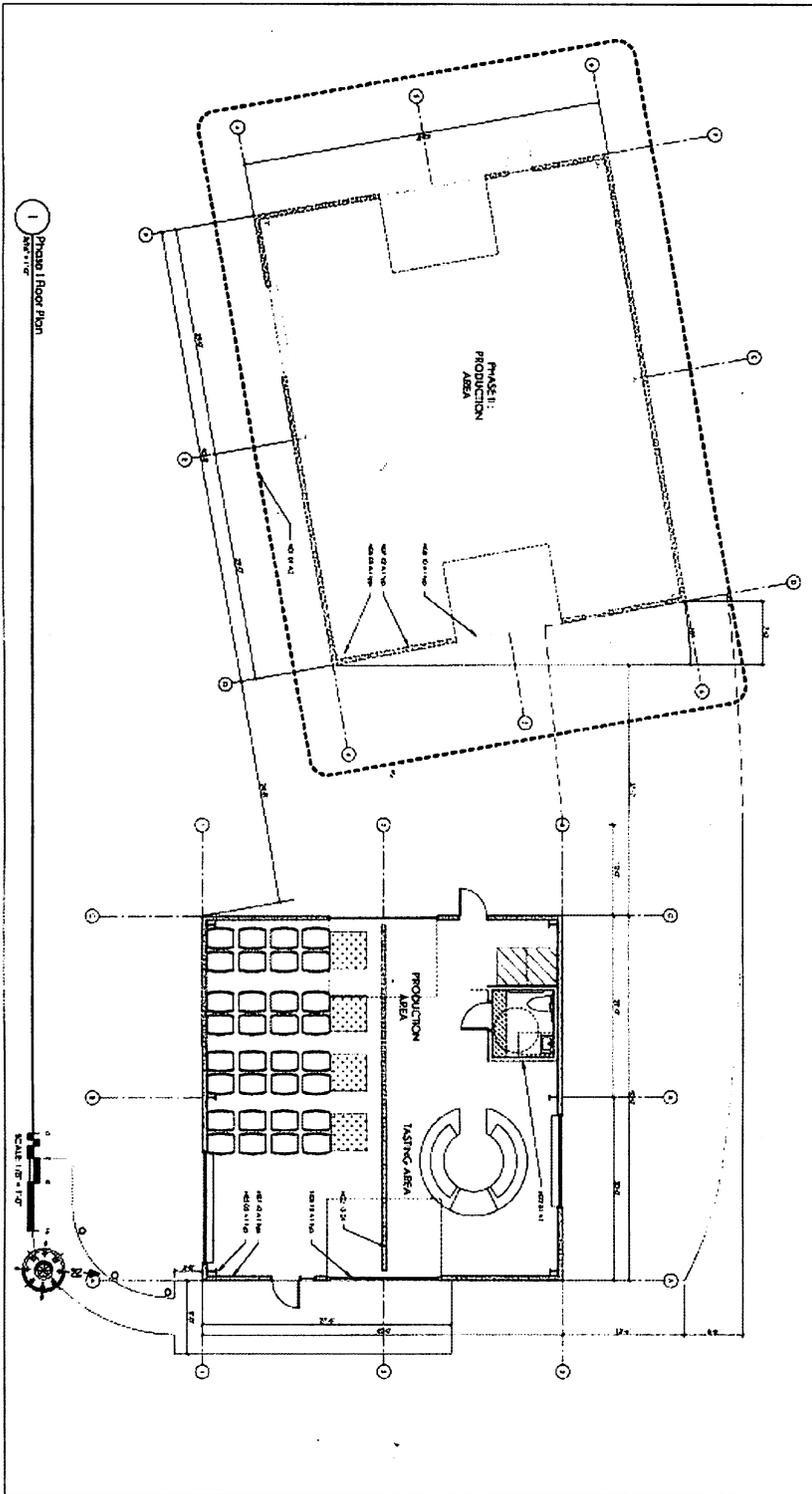
6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



**parallel**

ARCHITECTURE

3000 WILLOW CREEK ROAD  
SAN LUIS OBISPO, CA 95068  
TEL: 805.435.1111  
WWW.PARALLELARCHITECTURE.COM

**LXV Winery**

3000 Willow Creek Road  
Paso Robles, CA 93444

Client: **Kim and Megie Lund**  
3000 Willow Creek Rd.  
Paso Robles, CA 93444

Architect: **parallel**

Scale: 1/8" = 1'-0"

Sheet Name: **Phase I Floor Plan**

Sheet Number: **A-1.1**

**PROJECT**  
Minor Use Permit  
Mittal / DRC2013-00086



**EXHIBIT**  
Floor Plan



**Monitoring:** Compliance will be verified by the County Division of Environmental and Resource Management.

**Water**

**W-1** At the time of application for construction permits, the applicant shall show on the construction permits, project designs that will promote groundwater recharge (22.52.140) by application of Low Impact Development (LID) design techniques. For example roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by Public Works. At least two designer selected LID measures shall be applied to the project.

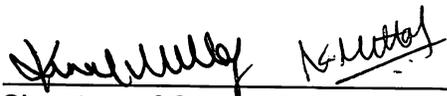
**Monitoring:** Required prior to issuance of a grading and/or construction permit. Compliance will be verified by the Department of Planning and Building.

**Transportation**

**TR-1** On-going condition of approval (valid for the life of the project):  
a. Any gate constructed on a driveway taking access to a County maintained road where off-site grapes are delivered and/or product is exported from the site shall be a setback minimum of 75 feet from the traveled way of any road open to public traffic.

**Monitoring:** Compliance will be verified by the Department of Planning and Building.

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

  
\_\_\_\_\_  
Signature of Owner(s) 2/20/15  
\_\_\_\_\_  
Date

KUNAL MITTAL  
NEETA MITTAL  
\_\_\_\_\_  
Name (Print)



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Paavo Ogren, Director

---

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

---

**MEMORANDUM**

Date: April 25, 2014  
To: Holly Phipps, Project Planner  
From: Tim Tomlinson, Development Services  
Subject: **Public Works Comments on DRC2013-00086, Mittal MUP, Willow Creek Rd, Paso Robles, APN 040-161-005**

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

**Public Works Comments:**

- A. The proposed project will require a Drainage Plan which will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52 of the Land Use Ordinance prior to future submittal of development permits. Drainage from the driveway should not be directed to Peachy Canyon Road. It must be intercepted and dispersed prior to entering the County road right of way.

**Recommended Project Conditions of Approval:**

**Access**

1. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
  - a. Reconstruct the existing site access driveway approach in accordance with County Public Improvement Standard B-1e drawing for high speed and/or high volume rural roadways.
  - b. Remove vegetation as required to achieve sight distance standards.
2. **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.

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

#### Drainage

4. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance. Drainage from the driveway should not be directed to Peachy Canyon Road. It must be intercepted and dispersed prior to entering the County Road Right of Way.
5. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

#### Fees

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



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

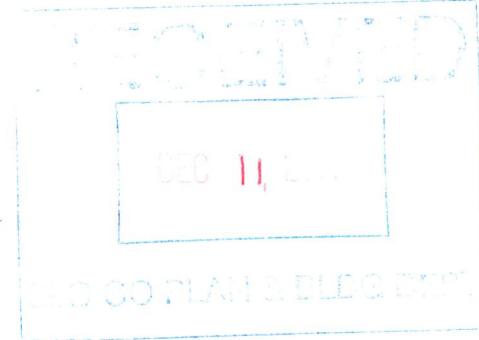
Martin Settevendemie

Agricultural Commissioner/Sealer

[www.slocounty.ca.gov/agcomm](http://www.slocounty.ca.gov/agcomm)

[AgCommSLO@co.slo.ca.us](mailto:AgCommSLO@co.slo.ca.us)

**DATE:** December 10, 2014  
**TO:** Holly Phipps, Project Manager  
**FROM:** Lynda L. Auchinachie, Agriculture Department *LA*  
**SUBJECT:** Mittal Minor Use Permit DRC2013-00086 (1755)



The Agriculture Department's review finds that the proposed Mittal Minor Use Permit for the development of wine production and tasting room facilities will have less than significant impacts to agricultural resources or operations. The Department recommends the following conditions to maximize the availability of water for agricultural production:

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

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

If you have questions, please call 781-5914.

### **Project Description and Agricultural Setting**

The project site is located at 3690 Willow Creek Road, west of Paso Robles. The 13.6-acre site is located within the Agriculture land use category and is developed with a residence. Agricultural uses in the area consist of wine grape vineyards, orchards, and rangeland. The area of proposed development consists of Still clay loam, 2-9 percent slope. Still clay loam soil unit is identified as an Important Agricultural Soil in the Conservation and Open Space Element.

The proposal includes phasing the development of a wine processing and tasting room facility. The first phase of development would include a 1,200 square foot wine production area and a 400 square foot tasting room. The second phase of development would include a 2,000 square foot structure for processing only. No special events are requested. In total there will be 3,600 square feet of wine production and visitor serving uses resulting in less than .5 acres of disturbance. Consistent with Agriculture Element AGP 6, the proposal is beneficial to the local agricultural industry, the visitor serving uses are clearly secondary to winery production, located near existing roads, and the facilities are compatible with agricultural activities.

### **Impacts to Agricultural Resources**

The proposed phased development would result in the construction of a 3,600 square foot winery production and tasting room facility on Still clay loam, 2-9 percent slope. Special events are not requested. Impacts to agricultural resources will be less than significant; however, the Department recommends the following conditions to maximize the availability of water for agricultural production:

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



**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

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

**Subject: DRC2013-00086**

Dear Ms. Phipps,

I have reviewed the plans for the proposed phased winery project for production facility and tasting room located at 3690 Willow Creek Road. The project is located within a **HIGH** fire hazard severity zone with a minimum **8** minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), and the Public Resources Code (PRC) any other applicable fire laws.

**Fire Safety and Evacuation Plans**

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

**Fire evacuation plans.** Fire evacuation plans shall include the following:

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

**Fire safety plans.** Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
  - 3.1. The occupancy assembly point.

- 3.2. The locations of fire hydrants.
- 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
  - 4.1. Exits.
  - 4.2. Primary evacuation routes.
  - 4.3. Secondary evacuation routes.
  - 4.4. Accessible egress routes.
  - 4.5. Areas of refuge.
  - 4.6. Exterior areas for assisted rescue.
  - 4.7. Manual fire alarm boxes.
  - 4.8. Portable fire extinguishers.
  - 4.9. Occupant-use hose stations.
  - 4.10. Fire alarm annunciators and controls.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

### **Vegetation Management**

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

### **Screening and Environmental Considerations**

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

Fire resistant landscaping located within 100 feet of site improvements (structures or fire water tanks) shall be in accordance with CFC, Public resources code 4291 and Title 19 Division 1 described as "vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. [www.calfireslo.org](http://www.calfireslo.org) website has several links with recommended planning tools for landscape and fuels management plans.

### **Ignition Resistant Construction**

Your project is located within a wildland fire hazard severity zone and must comply with California Fire and Building Code Chapter 7A Ignition resistant Construction in Wildland Urban Interface areas. The construction type shall be designed to withstand a wildfire. The roof type will have to be consistent with the requirements of Chapter 15 - Section 1505. The required roof covering shall be no less than a fire retardant **Class A**.

### **Address Requirements**

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

### **Address Directories**

When required by the fire code official, complexes with multiple buildings may be required to provide directories, premises maps and directional signs. The scale, design and location of directory signs shall be

approved by the fire code official and may be required to be illuminated.

### **Solar Photovoltaic systems**

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

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

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

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

### **Commercial Access Road(s)**

#### **Grade and Design**

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

#### **Road Width and Signage**

- A commercial access road must be 24 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- “No Parking - Fire Lane” signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building(s) perimeter.
- Must be an all-weather non-skid paved surface.
- All roads must be able to support fire apparatus.
- Vertical clearance of 13’6” is required.
- Fuel modification of 10 feet on either side of roadway must be maintained.
- An approved traffic plan shall be provided to the fire code official.
- Interior commercial roads shall be named and provided with approved street signs.
- One way interior roads shall be labeled indicating direction of travel.

### **Emergency Access Knox Keys and/or Gate Switches**

#### **Structural Access Requirements**

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

#### **Gate Access Requirements**

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

- Gates must have a turnaround located at each gate.

### **Exiting:**

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

### **Setbacks**

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

### **Fire Sprinklers in Structures**

This project will require installing a commercial fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.

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

Structures over the minimum square footage must meet **all of the local ordinance** table 903 requirements **and all of the following requirements:**

- no conditioned or habitable space, ▪ no second stories (lofts 1/3 the floor area and open to below are allowed),
- minimum two exits including one pedestrian door (side hinge swinging door), ▪ workshops or offices limited to 10% of floor area, ▪ dedicated fire water storage minimum of 5,000 gallons steel tank in full compliance with NFPA 1142(see fire safety plan) if there is no community provided fire hydrant within 500 ft., ▪ structure complies with the California Wildland Urban-Interface Ignition Resistant Construction Requirements, ▪ heat detectors installed in accordance with CBC linked to an audible bell mounted in the exterior of the structure. ▪ Cannot be used as a place of employment or for public assemblage/events. ▪ Cannot be used as a commercial building.

### **Sprinkler System Supervision and Alarms**

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

### **Fire Protection Engineer required**

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

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

### **Private Water System Requirements**

***Commercial fire suppression system water storage tanks must be steel and located a minimum of 20 feet from structures.*** NFPA Standard 22 Water tanks for private Fire Protection, NFPA Standard 24 Installation of Private Fire Service mains and their Appurtenances, NFPA Standard 25 Inspection,

Testing and Maintenance of Water-Based Fire Protection Systems shall be utilized for this project.

The amount of emergency water required for fire suppression will be determined and approved by a registered licensed Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.

### **Water Supply Connection:**

The number and distribution of hydrants must meet CFC section 507. Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 1/2 inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards. A Registered Fire Protection Engineer shall be required to design the Fire Protection system in accordance with all applicable standards.

## **ALARMS**

### **NFPA 72 Alarm systems**

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

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

A Fire Alarm System is required throughout the site for the various fire suppression systems and required hazardous conditions monitoring. The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to the County Fire Department for review and approval. California Fire Code Chapter 15 section 907.

### **Portable Fire Extinguishers**

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

### **Combustible Waste Material**

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

CCR Title 19 Division 1.

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

### **Petroleum Tanks**

Fire Protection systems and safety precautions requirements shall be required in accordance with California

Fire Code Chapter 34 Flammable and Combustible Liquids. Foam protection system shall be provided for above ground tanks California Fire Code section 34.04.2.9.1 in accordance with NFPA Standard 11 Low expansion foam and combined agent systems, and NFPA Standard 15 Water Spray Fixed Systems NFPA Standard 30 Flammable and Combustible Liquids Code.

**Storage, Stockpiles and Enclosures**

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

**Electrical**

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

**Fire Safety during Construction:**

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

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

Sincerely,

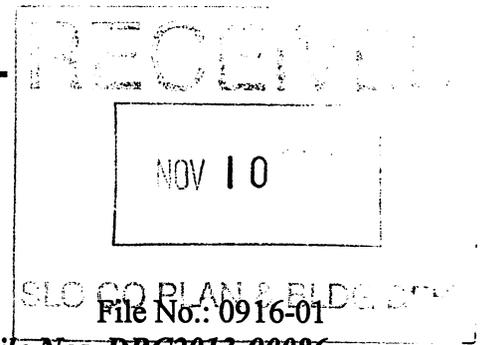


Kevin McLean  
Fire Captain

RECEIVED

DEC - 3 2014

SLO CO PLAN & BLDG DEPT



November 5, 2014

**SLO Co. File Nos. DRC2013-00086**

Mr. & Mrs. Kunal and Neeta Mittal  
C/o Mr. Robert Fisher  
8775 San Rafael Road  
Atascadero, California 93422

**Subject: Review of Landslide Screening Evaluation**

**Project: LXV Winery (APN 040-161-005)**  
3860 Willow Creek Road  
Paso Robles Area of San Luis Obispo County, California

**References:** 1. Landslide Screening Evaluation, 3680 Willow Creek Road, APN: 040-161-005, Lot B, Paso Robles, San Luis Obispo County, California, Project No. SL08129-2, prepared by Geosolutions, Inc., dated September 18, 2014.

Dear Mr. & Mrs. Mittal:

The purpose of this letter is to summarize our findings of a site reconnaissance performed on October 30, 2014 and review of the above referenced landslide screening evaluation report (Reference 1). The proposed project site is located within a County of San Luis Obispo zone of high susceptibility for landsliding potential.

The report was reviewed for conformance with the San Luis Obispo County Land Use Ordinance (LUO), California Geological Survey Special Publication 117A (CGS SP-117A) and the San Luis Obispo County Guidelines for Engineering Geology Reports. This review was specifically focused with respect to the potential for slope instability and landsliding. It is our opinion that the report prepared by Geosolutions, Inc., (Reference 1) accurately models and concludes the landsliding potential for the site. Our findings are congruent with the conclusions of the landslide screening evaluation report, that the susceptibility for landsliding at the site is low.

It is our opinion that the potential for landsliding susceptibility for the project site has been adequately characterized in general accordance with CGS SP-117A and the San Luis Obispo

November 5, 2014

File No.: 0916-01  
**SLO Co. File No. DRC2013-00086**

County Guidelines for Engineering Geology Reports. No further investigation is required for CEQA & LUO compliance.

### RECOMMENDATIONS

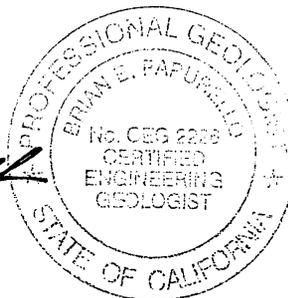
1. Soil Report & Plan Reviews. It is recommended that a soil report be prepared in compliance with the requirements of Chapter 18 of the California Building Code for the proposed development. The project soil engineer and engineering geologist must review the project improvement and foundation plans and prepare written review letters. The review letters must verify conformance with the recommendations of the project soil report and the landslide screening evaluation report (Reference 1), prior to the issuance of building permits.

Please contact me at (831) 443-6970 or [bpapurello@landseteng.com](mailto:bpapurello@landseteng.com) if you have questions regarding this matter.

Respectfully,  
LandSet Engineers, Inc.



Brian Papurello, CEG 2226



Doc. No. 1411-101.REV

Copies: Addressee (1)  
Mr. & Mrs. Kunal and Neeta Mittal (1)  
Ms. Holly Phipps, San Luis Obispo County Planning Dept. (1)  
Mr. John Kammer, Geosolutions, Inc. (1)  
SLO County Geology files (1)

**SAN LUIS OBISPO COUNTY ENGINEERING GEOLOGY & GEOTECHNICAL**  
**REPORT REVIEW FORM**

The San Luis Obispo County Planning and Building Department uses the following checklist as part of reviewing engineering geology and/or geotechnical reports for sites located in high potential zones for seismically induced liquefaction and/or landsliding. Explanatory notes are appended and keyed to each numbered item.

Checklist item within consulting report	Adequately described; satisfactory	Additional data needed; unsatisfactory
1. Project Description	X	
2. SLO County Geological Study Area Map	N/A	
3. Site Location	X	
4. Regional Geologic Map	X	
5. Original engineering geologic map of site	X	
6. Aerial photograph interpretation	X	
7. Subsurface site geology	X	
8. Geologic cross sections	X	
9. Active faulting and coseismic deformation across the site	N/A	
10. Landslides	X	
11. Flooding, severe erosion, deposition	N/A	
12. On-site septic systems	N/A	
13. Hydrocollapse of alluvial fan soils	N/A	
14. Evaluation of historical seismicity and regional faults	N/A	
15. Characterize and classify geologic site class	N/A	
16. Probabilistic evaluation of earthquake ground motion	N/A	
17. Peak ground acceleration for MCE levels of ground motion	N/A	
18. Site coefficients $F_a$ & $F_v$ and spectral accelerations $S_b$ , $S_1$ , $S_{MS}$ , $S_{M1}$ , $S_{DS}$ & $S_{D1}$	N/A	
19. Geologic setting for liquefaction analysis	N/A	
20. Liquefaction methodology	N/A	
21. Bluff erosion	N/A	
22. Tsunami or seiche potential	N/A	
23. Expansive soil	N/A	
24. Naturally occurring asbestos	N/A	
25. Radon and other hazardous gasses	N/A	
26. Geologic constraints anticipated during grading operations	N/A	
27. Areas of cut and fill, preparation of the ground, and depth of removals	N/A	
28. Subdrainage plans for groundwater	N/A	
29. Final grading report and as-built map	N/A	
30. Summary sheet	X	
31. Age of report	X	
32. Report signed by CEG	X	