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. ED14-011 **DATE:** July 9, 2015

PROJECT/ENTITLEMENT: Santa Margarita Ranch Minor Use Permit; DRC2013-00111

APPLICANT NAME: Margarita Vineyards LLC
ADDRESS: 22750 El Camino Real, Santa Margarita CA 93453
CONTACT PERSON: Kirk Consulting **Telephone:** (805) 461-5765

PROPOSED USES/INTENT: Request by Margarita Vineyards LLC for a Minor Use Permit to allow for temporary events on the project site. The event program consists of 40 annual events with up to 250 attendees.

LOCATION: 5995 West Pozo Road, Santa Margarita, CA

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

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
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(ver 5.5)Using Form

Project Title & No. Santa Margarita Ranch LLC / Minor Use Permit / DRC2013-00111 / ED14-~~0111~~ 011

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

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

DETERMINATION:

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

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

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

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

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

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

Holly Phipps	Holly Phipps		May 22, 2015
Prepared by (Print)	Signature		Date
Jame Caruso	Jame Caruso	Ellen Carroll, Environmental Coordinator	6.26.2015
Reviewed by (Print)	Signature	(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: A request by Santa Margarita Ranch, LLC for a Minor Use Permit (DRC2013-00111) to allow for Temporary Events within an existing 2,552 square-foot agricultural barn. The proposed event program would include 40 events annually with no more than 250 guests per event. No permanent alteration of the 544 acre site is proposed, and the project will utilize portions of the existing access driveways and infrastructure. There are 28 existing parking spaces, including 6 handicap spaces, adjacent to the existing barn. Additional parking for guests will be provided along the existing agricultural road for overflow event parking. The proposed project is within the Agriculture land use category and is located on the south side of West Pozo Road (at 5995 West Pozo Road) approximately 3.5 miles southeast of the community of Santa Margarita, in the Salinas River Sub Planning Area of the North County Planning Area.

ASSESSOR PARCEL NUMBER(S): 070-095-002

Latitude: 35 degrees 21' 07" N Longitude: -120 degrees 33 ' 31" W **SUPERVISORIAL DISTRICT #** 5

B. EXISTING SETTING

PLAN AREA: North County **SUB**: Salinas River ; Rural

COMB. DESIGNATION: Flood Hazard (small portion of property; project site not located within Flood Hazard Combining Designation

LAND USE CATEGORY: Agriculture

VEGETATION: 325 acres of vineyards, scattered oak trees

TOPOGRAPHY: Gently rolling to moderately rolling; project site relative flat

PARCEL SIZE: 544 acres

EXISTING USES: Two single-family residences, Two agricultural barns, irrigation reservoir

SURROUNDING LAND USE CATEGORIES AND USES:

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

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.

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

Setting. The proposed project is located on a 544 acre parcel located on the south side of West Pozo road (at the intersection of West Pozo and Las Pilitas Road) approximately 3.5 miles east of the Community of Santa Margarita.

The site is currently developed with an agricultural shop, two single-family residences (farm support quarters), an agricultural equipment barn (barn to be used for the temporary events), smaller agricultural barn, and vineyards. Surrounding land uses include: grazing and vineyards. The area is characterized by relatively large parcels with agricultural use in the vicinity of the project site.

The area proposed for the temporary events is surrounded by low rolling hills and sits on low topography. Acres of grape vines and oak trees follow the contours of the surrounding hills that surround the event area. The site is currently planted with approximately 325 acres of grapes.

The barn and area proposed for events area is setback from property lines at 916 feet to the north, 2,579 feet to the east, 2,744 feet to the south, and 709 feet to the west. The project site cannot be viewed from a public road.

Impact. The applicant is requesting to hold temporary events within the existing 2,552 square-foot barn and surrounding outdoor area. The proposed temporary events would include 40 special events with no more than 250 guests each.

The temporary events will use an existing outdoor area and existing structure. Currently, 28 parking spaces, including 6 handicap spaces, are provided adjacent to the existing barn. Additional parking will be provided along the existing agricultural road for overflow event parking. The area proposed has currently been used to intermittently store agriculture vehicles and equipment. No new construction is proposed to support the events. The project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

Mitigation/Conclusion. No significant visual impacts are expected to occur. No mitigation measures are necessary.

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

Setting. The site is currently developed with an agricultural shop, two single-family residence (farm support quarters), an agricultural equipment barn (proposed barn for the temporary events), smaller agricultural barn, and vineyards. The site is currently planted with approximately 325 acres of grapes. Surrounding land uses include: grazing and vineyards.

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

Land Use Category: Agriculture

State Classification: Not prime farmland, Farmland of Statewide Importance

Historic/Existing Commercial Crops: Vineyards

In Agricultural Preserve? Yes, Santa Margarita

Under Williamson Act contract? No

The soil type(s) and characteristics for the project vicinity (within 500 feet) are as follows:

San Andreas sandy loam (15 - 30 % slope). This moderately sloping soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class IV without irrigation and Class IV when irrigated.

San Andreas-Arujo sandy loams (9 - 15 % slope).

San Andreas. This moderately sloping soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class IV without irrigation and Class III when irrigated.

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

Impact. The proposed temporary events will occur 40 days per calendar year. The proposed temporary event program will not require the construction of any new buildings or site improvements.

The proposed project would use an existing structure and existing access roads, therefore it will not cause disturbance to the existing agricultural operation. The area is within agriculture (vineyards) which will provide the opportunity for guest to observe rural vineyard production. The limited occurrence of temporary events will be compatible with the on-site agricultural resources and will not conflict with on or off-site agricultural resources.

The temporary events will take place in and around existing structure and previously disturbed areas. Types of events proposed include: Symposiums (wine and farming seminars), weddings, holiday parties, reunions, and corporate retreats.

The proposed project was referred to the County of Agricultural Commissioner (Lynda L. Auchinachie, August 13, 2014) for review. The Agriculture Department's review finds that the proposal is consistent with Agricultural Element policies and would not result in significant impacts to agricultural resources.

Conflict with Existing Zoning or Williamson Act Program. The project site is within the *Agriculture* land use category (zoning). Temporary events are an allowed use in the Agriculture land use category, subject to the permitting requirements of section 22.32.0610 of the County Land Use Ordinance.

The project site is NOT currently under a Williamson Act contract, and is not subject to the Williamson Act nor Assembly Bill 1492 (Laird). The project was reviewed for consistency with the Agriculture and Open Space Element and found to be consistent with the policies in that Element.

Mitigation/Conclusion. No mitigation measures are necessary.

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

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

Setting. The primary access to the site is from the existing private agricultural road off of West Pozo Road which a dirt road. There are additional smaller agricultural roads that bisect the site, one of which will be used for the secondary (emergency) access to/from the site. Referral was sent to Air Pollution Control District (APCD) on June 16, 2014. No comments were submitted.

Impact. As proposed, the project will result in no construction site disturbance. However, APCD noted in similar projects, that while there is no construction disturbance, using the California Air Resources Board (CARB) defined unpaved road emission rate, unmitigated operational impacts resulting from event traffic on unpaved roads would significantly exceed 25 pounds of particulate matter (PM10) per day (lbs/day).

The APCD's CEQA significance threshold for operational fugitive dust impacts is 25 lbs/day for this pollutant. In addition, fugitive dust impacts could be a nuisance to local residents and businesses in close proximity to the unpaved road. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule. As a result of this estimated threshold exceedence and to minimize nuisance impacts, this project must implement the following mitigation:

> On the day that a special event shall occur, implement the following measures to ensure that fugitive dust emissions do not exceed the 20% opacity limit identified in APCD's 401 "Visible Emissions" rule and such that offsite dust emissions from the site do not occur:
>
> a. Designated parking locations shall be:
> 1. Paved when possible;
> 2. Sited in grass or low cut dense vegetative areas; or,
> 3. Treated with a dust suppressant such that fugitive dust emissions do not impact offsite areas and do not exceed the APCD 20% opacity limit (see attached list).
>
> b. Any unpaved roads/driveways that will be used for the special event shall be maintained with an APCD-approved dust suppressant such that fugitive dust emissions do not impact offsite areas and do not exceed the APCD 20% opacity limit.
>
> The applicant may propose alternative measures of equal effectiveness by contacting the APCD Planning Division.

Mitigation/Conclusion. No significant air quality impacts are expected to occur with the incorporation of the above mitigation. Refer to Exhibit B - Mitigation Summary Table for mitigation details.

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

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

Setting. The applicant is requesting to hold temporary events within the existing 2,552 square-foot barn and surrounding outdoor area. There are two existing agriculture roads in operation that will be used for the primary access and for the emergency access.

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

On-site Vegetation: Vineyards, oak woodlands.

Name and distance from blue line creek(s): Unnamed Creek is located within the parcel boundary, approximately 800 feet from the project vicinity.

Habitat(s):

Site's tree canopy coverage: Approximately 10%. (76 - 100% Coastal Oak Woodland in the Northern portion of the parcel)

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

Vegetation

Caper-fruited tropidocarpum (*Tropidocarpum capparideum* Greene) List 1B.1

> Caper-fruited tropidocarpum (*Tropidocarpum capparideum* Greene) has been found within the parcel boundary. This annual herb is found in valleys and foothill grasslands at elevations between 1 – 445 meters (3 - 1459 feet). It blooms from March – April. The CNPS considers this species rare and seriously endangered in California (List 1B.1). The State of California has ranked this species critically imperiled (S1).

San Luis Obispo County lupine (Lupinus ludovicianus) List 1B (RED 3-2-3)

San Luis Obispo County lupine *(Lupinus ludovicianus)* has been found within the parcel boundary. This perennial herb is generally found on sandstone or sandy soils in chaparral and cismontane woodland habitats between the 50 and 525-meter elevations (165 to 1,725 feet). The species generally blooms from April through July. The lupine is the official flower of San Luis Obispo County. The plant is primarily threatened by grazing and trampling. The CNPS considers this plant rare (List 1B, RED 3-2-3).

Straight- or One-awned spineflower (Chorizanthe rectispina) List 1B

The straight- or one-awned spineflower (*Chorizanthe rectispina*) has been found about within the parcel boundary. This annual herb is typically found on sandy or gravelly soils in chaparral, cismontane woodland, and coastal scrub areas between the 200 and 1035-meter elevations (655 to 3,400 feet). The blooming period is May through July. The straight- or one-awned spineflower is considered rare by CNPS (List 1B, RED 3-1-3).

Wildlife

California red-legged frog *(Rana aurora draytonii)* FT

California red-legged frog *(Rana aurora draytonii)* has been found about 400 feet to the South. California red-legged frog is considered federally threatened. This species typically inhabits shorelines with extensive vegetation. The frog requires 11 to 20 weeks of permanent water for larval development.

Loggerhead shrike (*Lanius ludovicianus*) CSC

Loggerhead shrike (*Lanius ludovicianus*) has been found within the parcel boundary. This species is a California Species of Special Concern (CSC). The species inhabit lowlands and foothills throughout most of California. This species is considered a common resident of most of San Luis Obispo County. Preferred habitats for loggerhead shrike include woodland, chaparral, coastal scrub, and grassland with perches such as fences, posts, and scattered trees.

Merlin (*Falco columbarius*) CSC

Merlin (*Falco columbarius*) has been found within the parcel boundary. This species is a California Species of Special Concern. While the Merlin is not known to breed in California, this species used to be a fairly common winter visitor and migrant in California (Willett 1912, Grinnell and Miller 1944), but has declined drastically in the last two decades. The Merlin occurs as a transient throughout most of California, but wintering birds are concentrated along the coast and in the Central Valley. Reasons for their decline include reproductive failure likely due to DDE contamination (Fox 1971), and the legal take of juveniles from the wild, (falconry) which takes those birds potentially able to reproduce successfully in the wild.

Silvery legless lizard *(Anniella pulchra pulchra)* CSC, FSC

Silvery legless lizard *(Anniella pulchra pulchra)* has been found about 200 feet to the North. Silvery legless lizard is a federal and California Species of Special Concern. The species inhabits sandy or loose loamy soils under sparse vegetation. The lizard prefers soils with high moisture content.

Western pond turtle *(Emys (or Clemmys) marmorata pallida)*, CSC,

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

The project site is in an area with identified vernal pool habitat. The vernal pool fairy shrimp (*Branchinecta lynchi*) is a small aquatic crustacean that is listed as a federal threatened species, is associated with vernal pool habitat. Vernal pool habitat consists of seasonal wetlands (i.e. areas that pond water during the wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant and animal species.

Critical habitat for the California red-legged frog *(Rana aurora draytonii)* is present within the parcel boundary.

Impact. The project is not proposing any new construction or site disturbance. Existing structures and existing infrastructure will be used. No impacts to riparian vegetation or special status species are anticipated to result from this proposal.

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

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☒

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. The project site (544 acres) is part of Santa Margarita Ranch (14,000 acres). An Environmental Impact Report was completed on June 6, 2008 that was for Agricultural Cluster Subdivision (Tract 2586) and Development Plan that has not been constructed. The archeological and historical surveys covered approximately 60% of Tract 2586 and lands encompassed by the Future Development Plan. Within or immediately adjacent to the study areas prehistoric and historical archaeological sites and artifacts have been identified.

Impact. The project is an event program that will use and existing barn and existing infrastructure (roads) and would not result in any ground disturbance. Therefore, impacts to historical or paleontological resources are not expected.

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

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐

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

* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently rolling

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? Within Eastern portion of parcel boundary

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

Impact. As proposed, the project will not result in the disturbance. No significant impacts to geological resources are anticipated.

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

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

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area. The southeastern edge of the parcel boundary is within the 100-year Flood Hazard Combining designation (FH). The proposed project is not located within the Flood Hazard Combining

designation.

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

CAL FIRE prepared a Fire Safety Plan (Clint Bullard, January 6, 2015 and May18, 2015) to address potential fire safety concerns. As conditioned the applicant shall implement the Fire Safety Plan and operate the temporary events in full compliance with all requirements. No additional mitigations above ordinance requirements are required.

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

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

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

Setting. The proposed project area is located to the west side of the parcel. The surrounding parcels comprise of vineyards and vacant land. The barn and area proposed for events area is setback from property lines at 916 feet to the north, 2,579 feet to the east, 2,744 feet to the south, and 709 feet to the west. The nearest residence is located over one mile from the project site.

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 project is proposing 40 Temporary Events annually with no more than 250 guests per event. Amplified music as proposed will mostly occur indoors in the proposed event building; however the applicant would on occasion play amplified music at the outdoor event areas so long as it will be in compliance with the County Noise Ordinance. Rural night time noise such as music must meet noise element limits (7 am to 10 pm – 50 dB; night time 45 dB hourly and 70 dB and 65 dB max levels. See page 3-6 of the Noise Element (all measurements at the property line)

The project is not expected to conflict with the surrounding uses because the project is greater than 1 mile to the nearest residence. The proposed property surrounding the project (approximately ¾ of the property) site is owned by Santa Margarita Ranch.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed. No significant noise impacts are anticipated, and no mitigation measures are necessary.

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

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

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated. 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: San Luis Obispo (Kansas Ave.) (Approximately 9.6 miles to the West)

Fire: CAL FIRE — Hazard Severity: High — Response Time: 10-15 minutes

Location: #40 Parkhill approximately 9 miles

School District: Atascadero Unified School District.

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

The proposed project was referred to CAL FIRE for review and does not present a significant fire safety risk with implementation of the Fire Safety Plan (Clint Bullard, January 6, 2015). The applicant is required to comply with the California Fire Code, California Building Code, the Public Resources Code and any other applicable fire laws. Compliance with standard fire regulations would be required including, but not limited to, water supply for fire suppression, evacuation plans, secondary access, through access for fire trucks, and fire sprinklers for the building.

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

11. RECREATION

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

11. RECREATION

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Other _____	☐	☐	☐	☒

Setting. The County's Parks and Recreation Element shows that a potential trail goes through the proposed project. Based on the County Trails Map, the proposed Santa Margarita to Pozo Road trail runs along the Eastern side of the parcel boundary.

Impact. County Parks has reviewed the project (Referral Response dated March 18, 2015) and determined (email dated June 15, 2015) that an easement for the Santa Margarita to Pozo Road Trail is not required.

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

12. TRANSPORTATION/CIRCULATION

Will the project:

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

Setting. There are two existing unobstructed access points to the event site to a publically maintained road (West Pozo Road). Both existing access points comply (regarding road widths) with County and Cal Fire access standards for temporary events. The primary access to the site is from the existing private agricultural road off of West Pozo Road. There are additional smaller agricultural roads that bisect the site, one of which will be used for the secondary (emergency) access to/from the site.

The project does not conflict with adopted policies, plans and programs on transportation. Referrals were sent to County Public Works. Public Works referral stated the project may trigger road improvements per Resolution 2008-152 (Public Works, July 16, 2014 attached).

The County has established the acceptable Level of Service (LOS) on roads for this rural area as **"C" or better**. The existing road network, West Pozo Road (an arterial road) is operating at acceptable level. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Impact. West Pozo Road LOS is estimated to operate at a **LOS "C" or better** and anticipated to remain unchanged under existing plus project conditions. The 250-person event is proposed to occur 25 times a year. The estimated peak trips would be 100 trips at 2.5 persons per vehicle (0.4 pht per permitted maximum attendance, 250 guests x 0.4 = 100). It is anticipated that employees would add an additional 10 peak trips. The project will result in 110 additional trips up to 40 days per year. Special events typically occur during non-peak times (e.g. weekends).

Additional event parking will be provided parallel and / or perpendicular to the existing agricultural road that is adjacent to the barn. A minimum of 40,000 sf of parking area, with less than 10 percent slope and free of combustible material will be provided to accommodate 100 spaces as required by Title 22, Section 22.030.610.D.2. Ample space on site is available for guests and employee parking.

Mitigation/Conclusion. Event parking shall be provided in compliance with LUO Section 22.30.610. The driveways and gates shall be constructed in accordance with County Public Improvement Standards and per Resolution 2008-152.

The proposed project would not change the current LOS. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

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

Setting. Regulations and guidelines on proper wastewater system design and criteria are found

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

The 250-person event is proposed to occur 25 times a year. The project proposes to use an existing on-site system, as its means to dispose of wastewater. Presently, 2 restrooms are provided that connect into the existing septic system.

As per Uniform Plumbing Code requirements, the project will be required to provide water closets, lavatories, and drinking fountains at a specified ratio. Portable restrooms facilities may be used, provided they meet all state and local specifications and are sufficient to serve the maximum number of persons allowed at an event.

Impacts. The project is expected to require up to +/- 85,000 gallons of water annually (0.25 afy). This is a gross water figure and the majority of the water (80%) will be discharged into the septic system and therefore recharge the groundwater.

The applicant is not proposing any new wastewater systems. The applicant will provide portable restrooms when needed for the events.

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

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

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☐	☒
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☒

Setting. The project proposes to obtain its water needs from an on-site well. The Environmental Health Division has reviewed the project (July 21, 2014) for water availability and no concerns were submitted. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is gently sloping to moderately sloping. The project site is relatively flat. The closest creek from the proposed development is within the parcel boundary. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

Within the 100-year Flood Hazard designation? Yes a portion of the project is located within FH designation; the project site is not located within the FH designation.

Closest creek? Unnamed Creek Distance? Approximately 800 feet from project vicinity

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

Soil erodibility: Low

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

Impact. The project proposal consists of 40 events with up to 250 guests annually. It is estimated to

require up to +/- 85,000 gallons of water annually (0.25 afy). Due to the isolated location of the project site, no landscaping is required per ordinance.

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

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

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

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

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

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

1. 22.104: Salinas River Planning Area
2. 22.104.040 A: Santa Margarita Ranch - Rural

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or 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" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Services	**Attached**
☒	County Agricultural Commissioner's Office	**Attached**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**No Response**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**No Response**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry	**Attached**
☒	CA Department of Transportation	**No Response**
☐	Community Services District	**Not Applicable**
☒	Other Santa Margarita Area Advisory Council	**In File**

☒ Other CAL FIRE **Attached**

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

Environmental Impact Report for Santa Margarita Ranch Agricultural Residential Cluster Subdivision Project and Future Development Program, by Rincon Consultants, Inc., June 8, 2008.

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.

Air Quality

AQ-1 Prior to holding any temporary events and for the life of the project, the applicant shall implement the following measures:

a. Designated parking locations shall be:

1. Paved when possible;
2. Sited in grass or low cut dense vegetative areas; or,
3. Treated with a dust suppressant such that fugitive dust emissions do not impact offsite areas and do not exceed the APCD 20% opacity limit (see attached list).

b. Any unpaved roads/driveways that will be used for the special event shall be maintained with an APCD-approved dust suppressant such that fugitive dust emissions do not impact offsite areas and do not exceed the APCD 20% opacity limit. The applicant may propose alternative measures of equal effectiveness by contacting the APCD Planning Division.

DATE: MAY 22, 2015
REVISED: JUNE 15, 2015

DEVELOPER'S STATEMENT FOR / SANTA MARGARITA RANCH LLC / MINOR USE PERMIT / DRC2013-00111 / ED14-0111

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.

Project Description: A request by Santa Margarita Ranch, LLC for a Minor Use Permit) to allow for Temporary Events within an existing 2,552 square-foot agricultural barn. The proposed event program would include 40 events annually with no more than 250 guests per event. No permanent alteration of the 544 acre site is proposed, and the project will utilize portions of the existing access driveways and infrastructure. There are 28 existing parking spaces, including 6 handicap spaces, adjacent to the existing barn. Additional parking will be provided along the existing agricultural road for overflow event parking.

Air Quality

AQ-1 Prior to holding any temporary events and for the life of the project, the applicant shall implement the following measures:

a. Designated parking locations shall be:
   1. Paved when possible;
   2. Sited in grass or low cut dense vegetative areas; or,
   3. Treated with a dust suppressant such that fugitive dust emissions do not impact offsite areas and do not exceed the APCD 20% opacity limit (see attached list).

b. Any unpaved roads/driveways that will be used for the special event shall be maintained with an APCD-approved dust suppressant such that fugitive dust emissions do not impact offsite areas and do not exceed the APCD 20% opacity limit. The applicant may propose alternative measures of equal effectiveness by contacting the APCD Planning Division.

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

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

See below		6/15/2015
Signature of Owner(s)	**Name (Print)**	**Date**

Santa Margarita Ranch LLC,
a Delaware limited liability company

.

By: Pacific Improvement LLC
Its: Member
By:_____
Robin L. Rossi, Trustee, Its Member/Manager

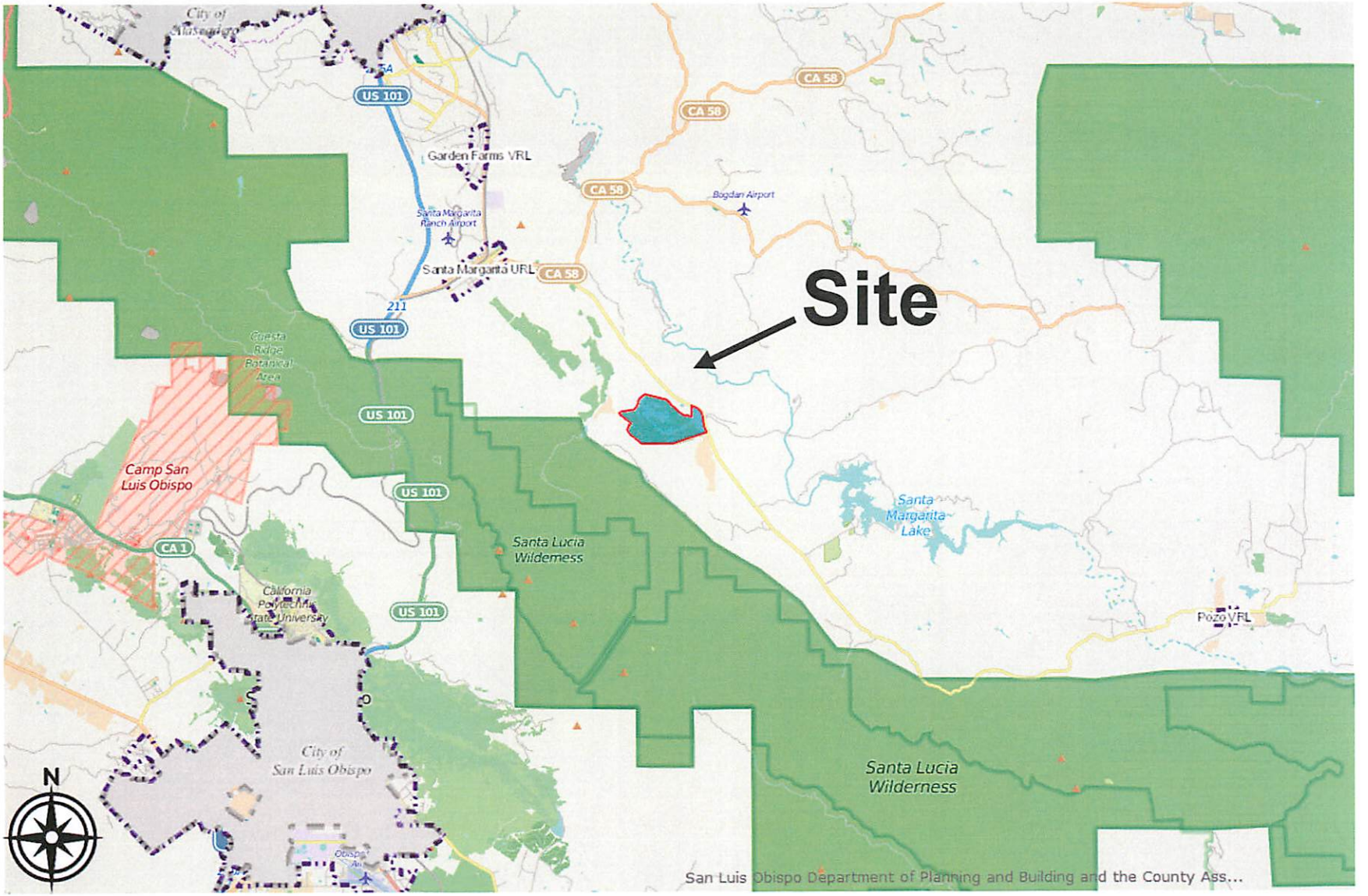
.

By: Major Domo LLC
Its: Member
By:_____
Douglas C. Filipponi, Its Manager

.

By:_____
Karl Wittstrom, Its Manager

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



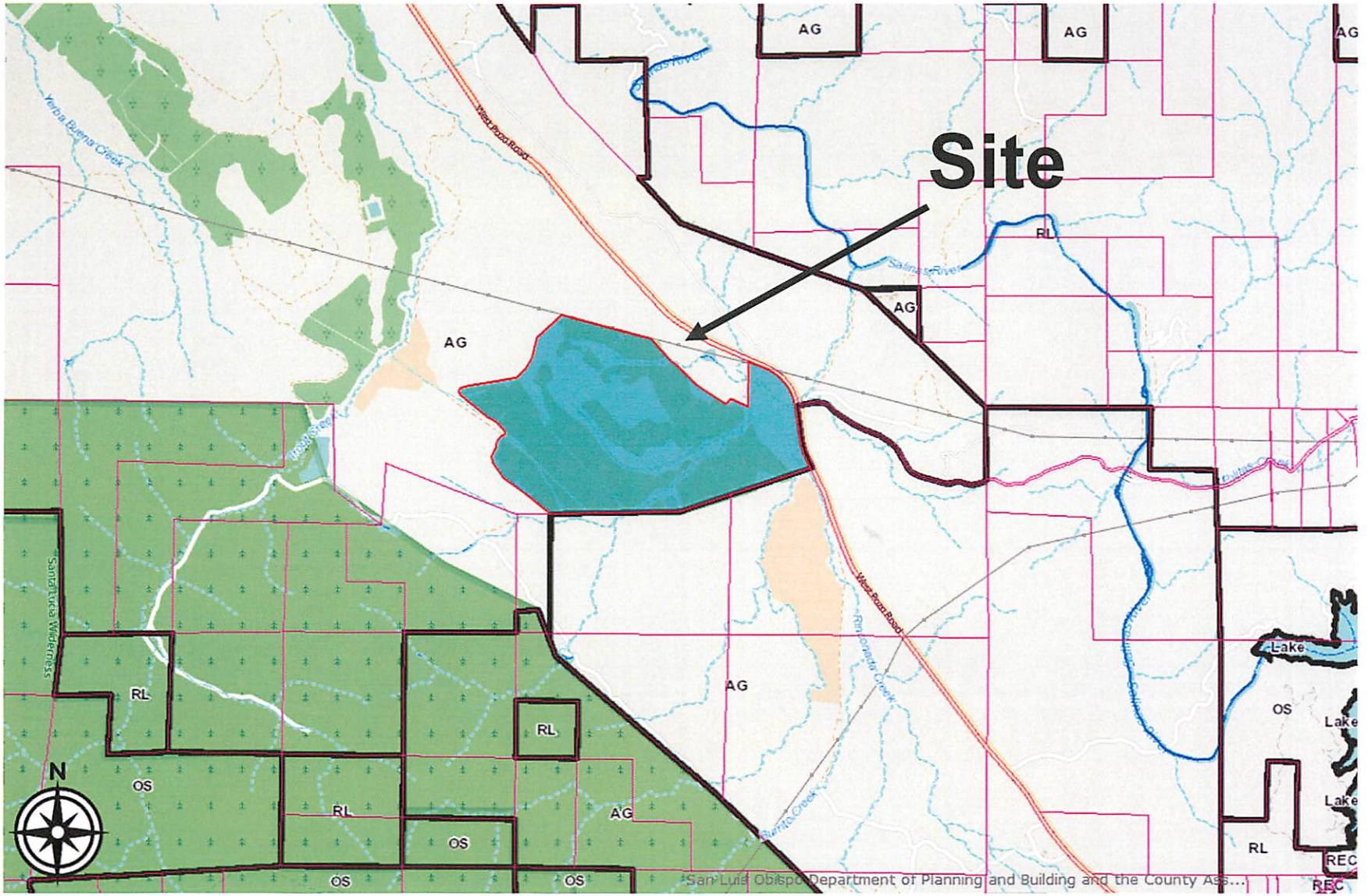
PROJECT

Minor Use Permit
SANTA MARGARITA RANCH / DRC2013-00111

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



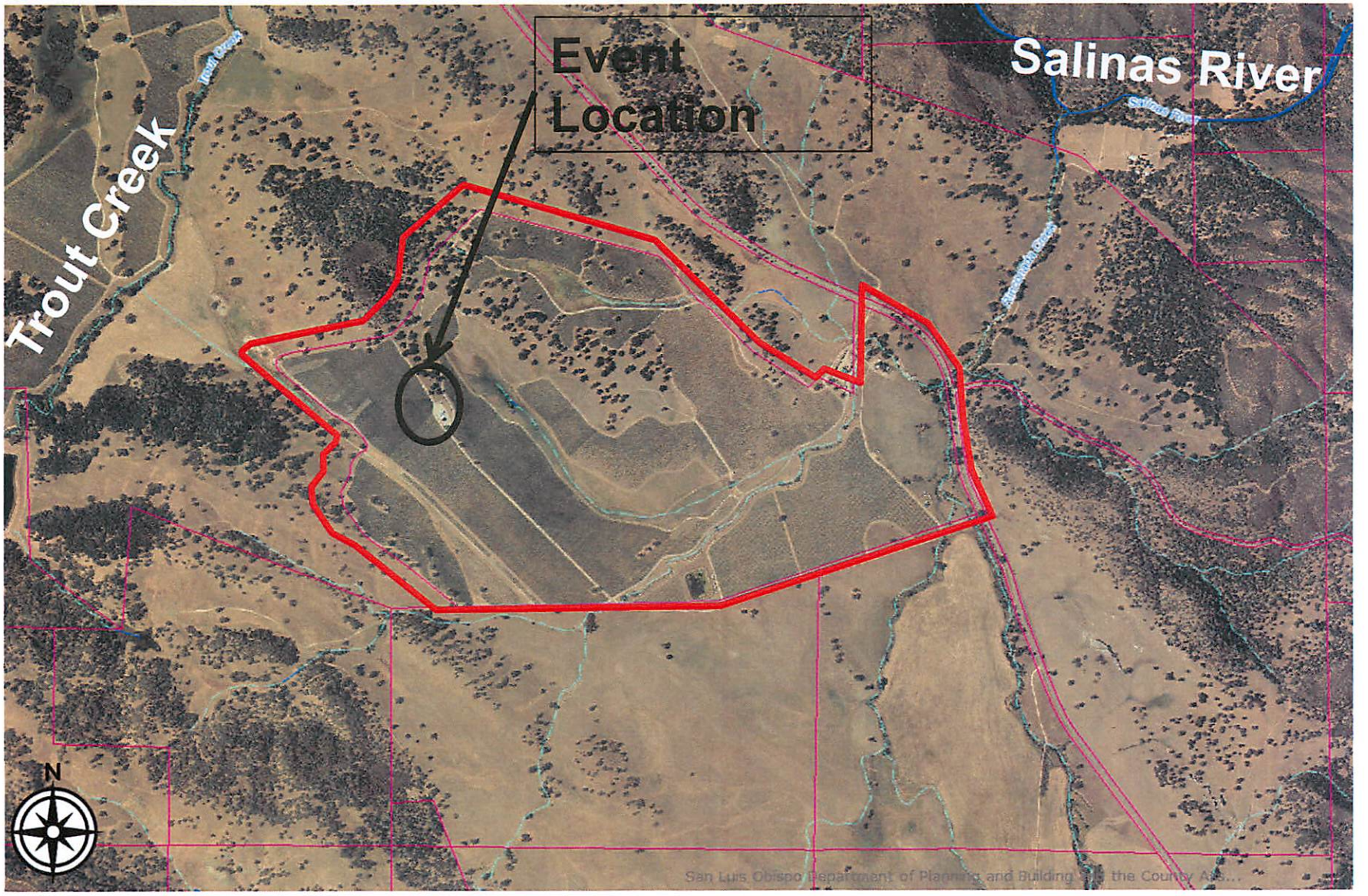
PROJECT

Minor Use Permit
SANTA MARGARITA RANCH / DRC2013-00111

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



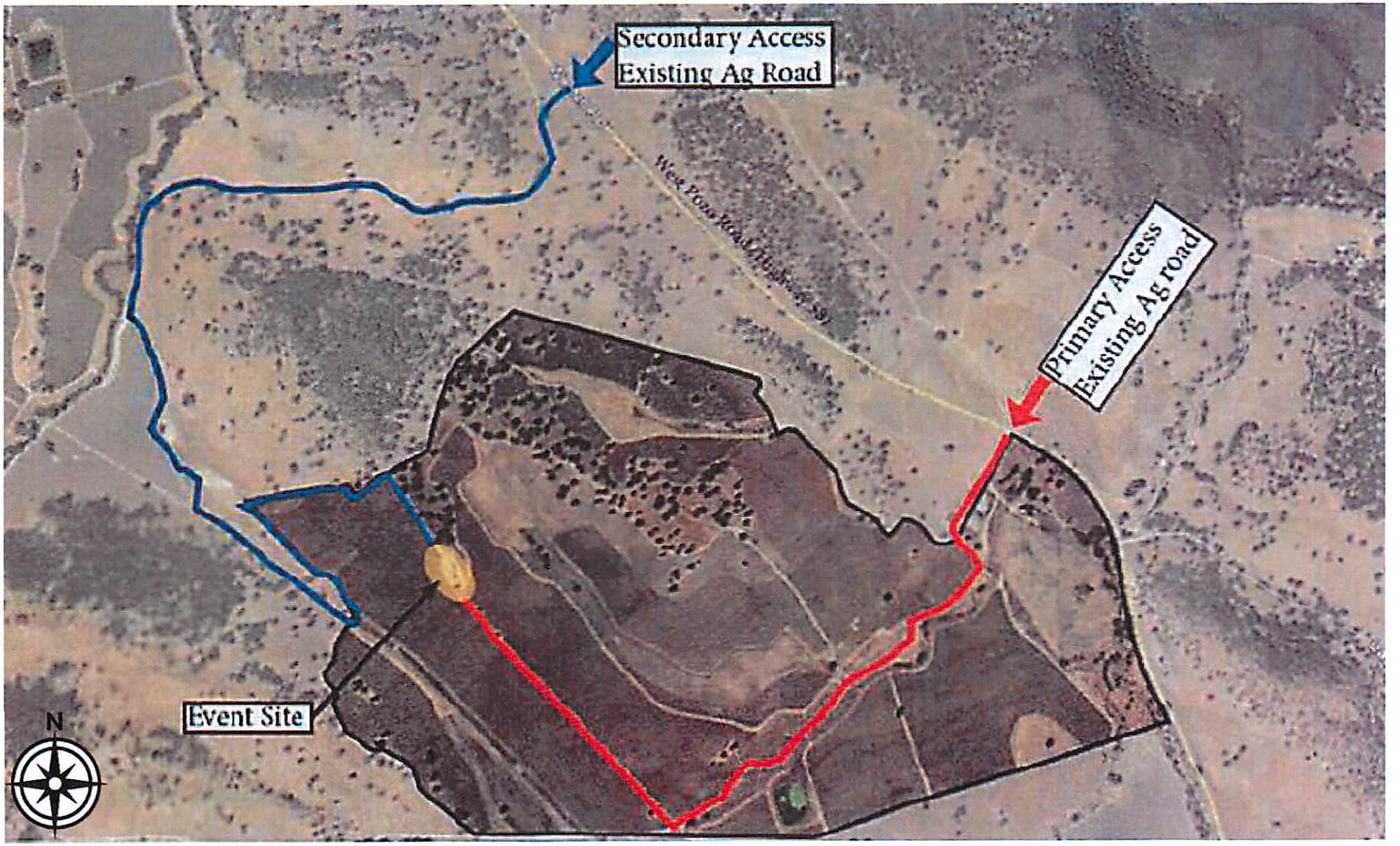
PROJECT

Minor Use Permit
SANTA MARGARITA RANCH / DRC2013-00111

EXHIBIT

Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



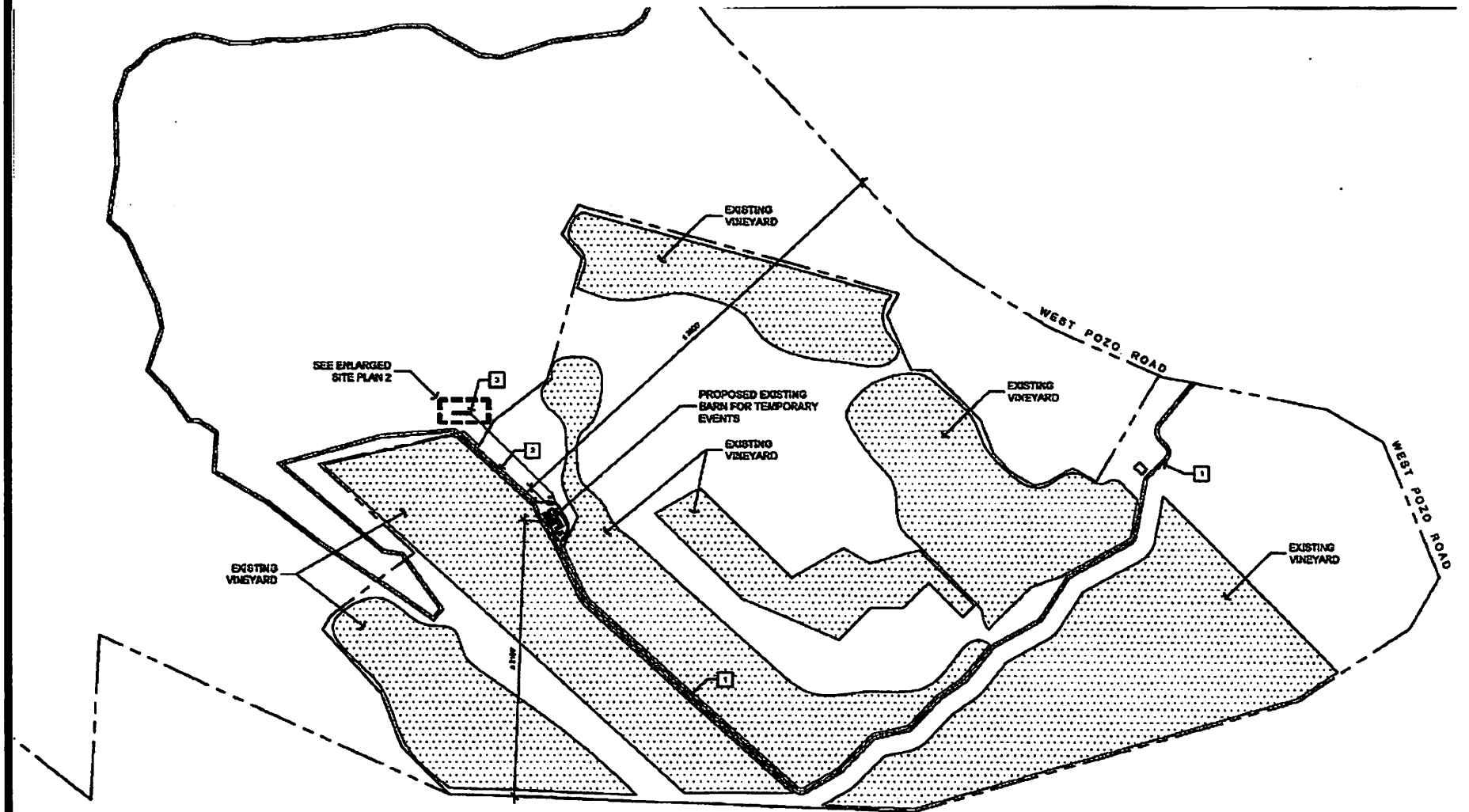
PROJECT

Minor Use Permit
SANTA MARGARITA RANCH / DRC2013-00111

EXHIBIT

Access

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



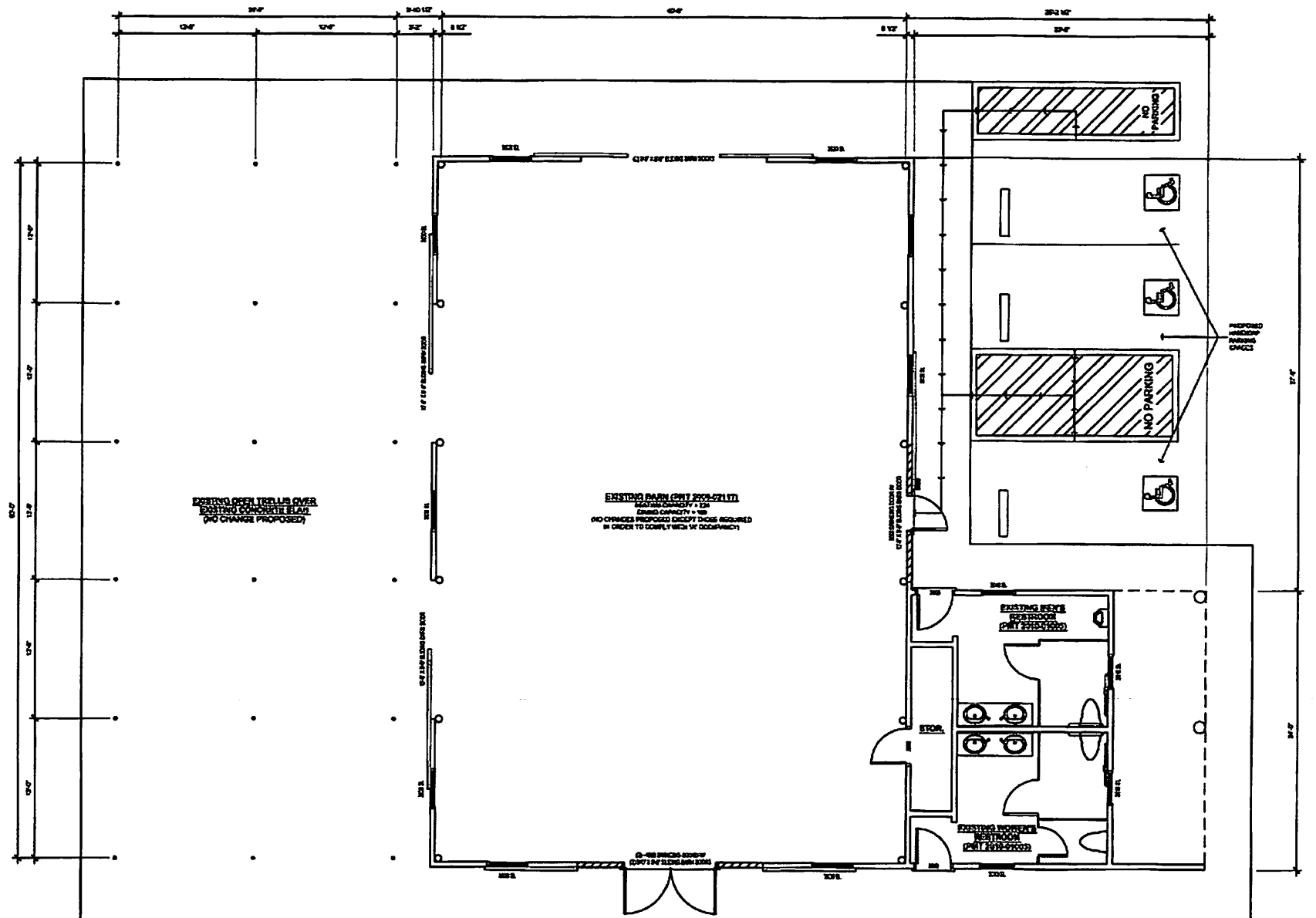
PROJECT

Minor Use Permit
SANTA MARGARITA RANCH / DRC2013-00111

EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



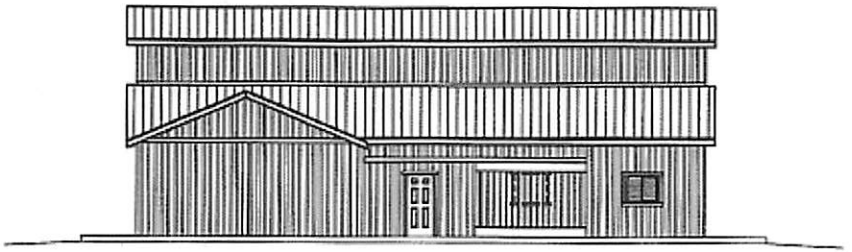
PROJECT

Minor Use Permit
SANTA MARGARITA RANCH / DRC2013-00111

EXHIBIT

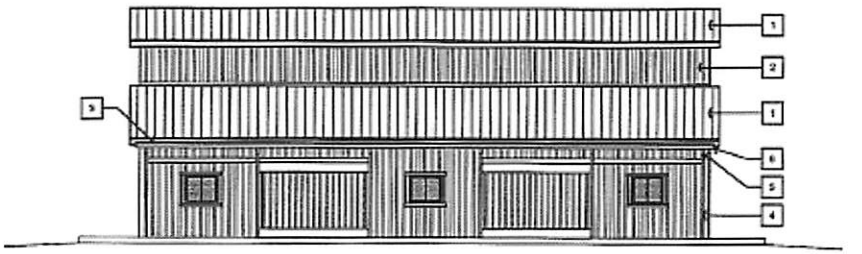
Floor Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



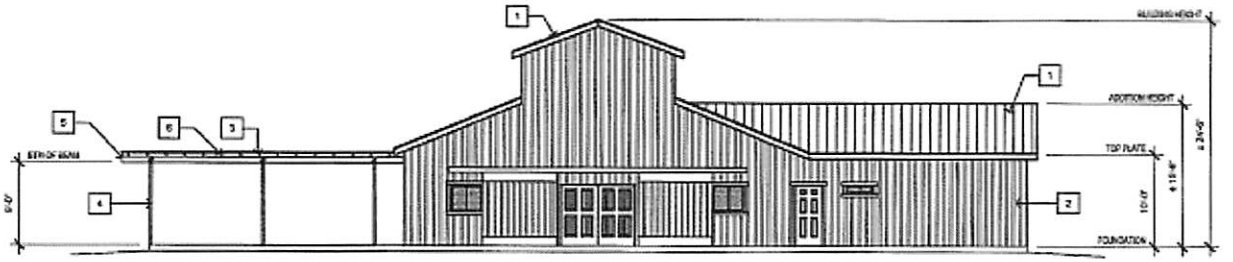
NORTH ELEVATION

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



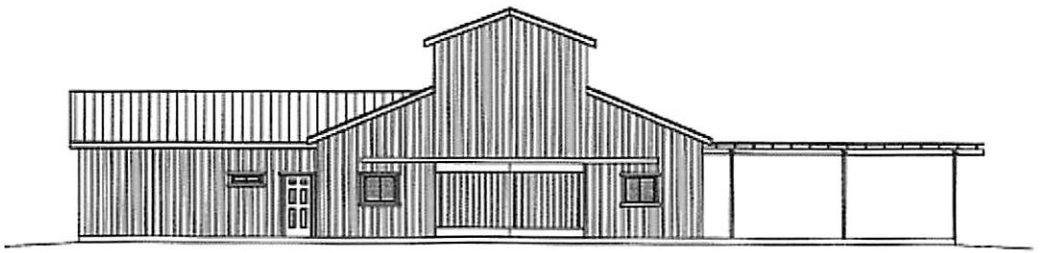
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

PROJECT

Minor Use Permit

SANTA MARGARITA RANCH / DRC2013-00111

EXHIBIT

Elevations

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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

MEMORANDUM

Date: July 16, 2014

To: Holly Phipps, Project Planner

From: Frank Honeycutt, Development Services

Subject: Public Works Comments on DRC2013-00111, Santa Margarita Ranch MUP, West Pozo Rd, Santa Margarita, APN 070-095-002

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 project is located within the Paso Robles Groundwater Basin and must follow the adopted water conservation requirements of the Paso Robles Groundwater Basin Plan.

Recommended Project Conditions of Approval:

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

    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.

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

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

V:_DEVSERV Referrals\Land Use Permits\Minor Use Permits\DRC2013-00111 Santa Margarita Ranch.doc

CAL FIRE
San Luis Obispo
County Fire Department

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

Robert Lewin, Fire Chief

RECEIVED
MAY 20 2015
SLO CO PLAN & BLDG DEPT

May 18, 2015

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

Subject: DRC2013-00111/PMT2014-00814 (Santa Margarita Ranch) – Oyster Ridge Event Barn
Am*endment to original review and Fire Safety Plan provided on January 6, 2015.*

Ms. Phipps,

Recently, CAL FIRE/San Luis Obispo County Fire Department staff met onsite with representatives of the Santa Margarita Ranch. The meeting was held in order to conduct an additional review of fire/life safety matters relative to the applicant's request to conduct special events within an existing agricultural barn structure located at 5995 W. Pozo Road near Santa Margarita, CA.

The following items are provided as an amendment to the original review and Fire Safety Plan provided on January 6, 2015.

- CAL FIRE/County Fire supports the findings and recommendations detailed within the Fire Protection Engineering Master Plan Summary Report. *(Collings & Associates – May 7, 2015)*. The proposed fire sprinkler system, water storage tank(s), underground system and fire hydrants, alarm monitoring system and access roads shall all either meet or exceed relative standards. All systems shall be reviewed and tested in accordance with appropriate code(s).

- After conducting an additional review of the specifics involved with the request to conduct special events at this site, CAL FIRE/County Fire supports altering the requirement to have a fully trained and/or certified Emergency Medical Technician at the site throughout ***ALL*** special events. Given the relative proximity of the proposed event site to the nearest CAL FIRE/County Fire station and in an attempt to continue conditioning projects such as this on a case by case basis, this department will support requiring an individual trained and/or certified as an Emergency Medical Technician within the County of San Luis Obispo to be present only at events exceeding 125 total attendees. This figure does not include event staff.

- CAL FIRE/County Fire supports the applicant's desire to find that the existing siding material be approved as meeting the intent of Chapter 7A of the 2013 CA. Bldg. Code (Materials And Construction Methods For Exterior Wildfire Exposure). Taking into account the existing metal roof, the ability to provide for increased "Defensible Space", the fact that the barn structure is located in the middle of a rather large area of irrigated grapes and the fact that the existing lattice patio cover shall be replaced with non-combustible material, this department finds the existing siding material meets the intent of a non-combustible siding material. The applicant and/or their agent must follow the Alternate Means and Methods of Protection Request process regarding this matter. This process is administered by and requires the approval of the San Luis Obispo County Department of Planning & Building.

If I can provide additional information or assistance regarding this matter, please do not hesitate to contact me at (805)543-4244, ext. 3425.

Sincerely,

Clinton J. Bullard
Fire Inspector

c. Burtness, Applicant

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

COMMERCIAL FIRE PLAN REVIEW

January 6, 2015

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

Subject: DRC2013-00111/PMT2014-00814/Santa Margarita Ranch – Minor Use Permit

Ms. Phipps,

Project Summary

I have reviewed the project referral information and building plans submitted for the proposal to allow an event program at (within) an existing agricultural use structure. The request is to approve no more than 40 annual events with up to 250 attendees at 5995 W. Pozo Road near Santa Margarita, CA. The project is located within a ***"HIGH"*** Fire Hazard Severity Zone with an approximate **15+** 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), Public Resources Code (PRC) and any other applicable fire laws. The requirements of Chapter 7A of the 2013 CA. Building Code shall be adhered to throughout project design and construction.

Concerns:

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

The nearest fully staffed CAL FIRE/County Fire Station (#40- Parkhill) is located at 6140 Parkhill Road near Santa Margarita, CA. This station is staffed at all times by a minimum of 2 fulltime employees and has an approximate 8 - 9 mile vehicular travel distance to the proposed event site.

Public Assemblage and Events

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

A fire safety review is required to ensure public safety in a place of assembly, or any other place where people congregate, including but not limited to; amusement buildings, carnivals and fairs, exhibits and trade shows, open burning, flames and torches, candles, places of assembly, temporary membranes structures and tents,

pyrotechnics and special effects, live audiences and any event with public attendance over 250. The Fire Code Official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety.

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

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

Fire Safety and Evacuation Plans

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

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

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

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

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

3.1. The occupancy assembly point.
3.2. The locations of fire hydrants.
3.3. The normal routes of fire department vehicle access.

4. Floor plans identifying the locations of the following:

4.1. Exits.
4.2. Primary evacuation routes.
4.3. Secondary evacuation routes.
4.4. Accessible egress routes.
4.5. Areas of refuge.
4.6. Exterior areas for assisted rescue.
4.7. Manual fire alarm boxes.
4.8. Portable fire extinguishers.
4.9. Occupant-use hose stations.
4.10. Fire alarm annunciators and controls.

5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.

6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

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

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

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

Ignition Resistant Construction
The proposed project is located within a wildland fire hazard severity zone and must comply with the 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 B.**

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).

All existing address numbering must meet current relative minimum standards.

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.

Secondary Egress/Access
In accordance with the San Luis Obispo County Land Use Ordinance - Title 22 and CA. Fire Code Section 503.1.2, the County Fire Department is requiring the applicant to provide an additional (secondary) access point from the event/barn site.

The existing "agricultural access road" to be used for secondary access, must provide a minimum edge to edge all-weather driving surface of no less than 16-feet. This secondary access road must be paved at all portions exceeding a 12% grade and a Registered Civil Engineer must design the roadway if it exceeds a 16% grade.

Locked gates are allowed for security purposes along this roadway as long as the gate(s) remain unlocked and open during all events regardless of the amount of attendees.

Commercial Access Road(s)

Grade and Design

The grade for all roads, streets, private lands and driveways shall not exceed 16% unless approved by the Fire Code Official. Design criteria shall be in accordance with San Luis Obispo County Department of Public Works Public Improvement Standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified within the San Luis Obispo County Public Improvement Standards, Specifications and Drawings exhibit(s).

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.

The "existing agricultural road" to be used for primary access, shall provide a minimum edge to edge all-weather driving surface of no less than 20-feet. The requested vehicle parking along this roadway shall in no way reduce the required 20-foot driving surface width.

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 from the existing agricultural (barn) structure shall comply with Chapter 10 of the 2013 California Fire Code. The San Luis Obispo County Department of Planning & Building shall approve the required exiting components.

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 within the existing agricultural (barn) structure.* 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.

A Master Fire Protection Plan (technical analysis) is required prior to construction. This plan shall be produced by a Registered Fire Protection Engineer and must provide detailed information regarding the commercial fire sprinkler system, required water storage figures and tank, fire pump, fire hydrants and the underground piping system.

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.

*Multiple water storage tanks connected together in order to provide water held in storage for fire suppression purposes will **not** be allowed.*

Pressurized System and Hydrant Specifications

Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

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

DRAFT System and Hydrant Specifications

If approved by a Registered Fire Protection Engineer, fire hydrants for the currently proposed project may be draft; a pressurized hydrant system is not required. Future development of the facility may require a pressurized hydrant system. The draft hydrant system must meet County Fire commercial water supply standards as cited on the www.calfireslo.org website. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

NFPA 72 Alarm Systems

A centralized interlinked fire alarm system is required for this project. The alarm system shall terminate at a 24-hour monitoring point. Three 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. Three sets of plans shall be submitted to the County Fire Department for review and approval. California Fire Code Chapter 15 section 907.

Commercial Cooking Operations

California Fire Code Section 904.11 states Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:

1) Wet chemical extinguishing system, complying with UL 300.
2) Carbon Dioxide extinguishing systems
3) Automatic Fire Sprinkler Systems

California Fire Code Chapter 57 Flammable and Combustible Liquids

Signage for identification and warning inherent hazard of flammable or combustible liquid shall be provided. Signs will be of durable material white lettering on a red background. Letters shall not be less than 3 inches in height and ½ inch in stroke. Piping shall be identified in accordance with ASME A13.1

Permanently installed or mounted tanks more than 100 gallons in capacity storing class I, II or III liquids shall bear a label and placard identifying the materials. Placards shall be in accordance with NFPA 704.

California Fire Code Chapter 61 Liquefied Petroleum Gases

Minimum separation between LP-containers and buildings and public ways must comply with CFC table 6104.3. No Smoking signs must be posted within 25 feet of containers or point of transfer. Weeds, grass and brush, trash and other combustible material shall be kept a minimum of 10 feet from containers. Protection from vehicular damage shall be provided in accordance with California Fire Code section 312.

Portable Fire Extinguishers

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

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

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

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

Electrical
Electrical wiring and equipment shall be in stalled 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.

The following are requirements intended to assist in the mitigation of fire/life safety concerns resulting from conducting large scale special events within a remote area having a ***"High"*** Fire Hazard Severity Zone with an extensive response time from emergency services. CAL FIRE/County Fire finds these requirements necessary in order to help ensure the safety of those attending events at this specific location.

- *The applicant/owner(s) shall provide a dedicated individual to act as fire watch to be on site throughout **ALL** special events at this location. This individual must remain at the event site (barn) throughout all special events regardless of the amount of attendees. Also, this individual must be trained and/or certified to a minimum level of Emergency Medical Technician (E.M.T.) within San Luis Obispo County.*
- *All gates located along primary and secondary access routes must remain unlocked and open during special events.*
- *All staff involved with special events must be properly trained in emergency procedures.*
- *Prior notification must be made by event staff to CAL FIRE/County Fire for each event.*

If I can provide additional information or assistance regarding this matter, please do not hesitate to contact me at (805)543-4244, extension 3425.

Sincerely,

Clinton I. Bullard
Fire Inspector

c: Santa Margarita Ranch LLC, Applicant
Kirk Consulting, Agent

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
SR 13952
JUN 17 2014
IN 92070
Environmental Health

DATE: 6/13/2014

TO: ENV HEALTH

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

PROJECT DESCRIPTION: DRC2013-00111 SANTA MARGARITA RANCH. Proposed minor use permit to allow temporary events consisting of 40 annual events with up to 250 attendees. Site location is 5995 West Pozo Rd, Santa Margarita. APN: 070-095-002

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.
Please see attached chart.

7/21/14 (Date) | [signature] (Name) | x5551 (Phone)

	Requirement(s)	Private Event	Public Event	Public Event in Conjunction with a Community Event
Food Service		None	Utilize licensed caterers or licensed mobile food facilities	Utilize licensed caterers, licensed mobilie food facilities or licensed temporary food facilities
Water Supply		None*	Food service must be supplied with a source of Potable Water as defined in H&S Code	Food service must be supplied with a source of Potable Water as defined in H&S Code
Solid Waste		Removed from site by an authorized collection service and disposed of in an approved Solid Waste Facility	Removed from site by an authorized collection service and disposed of in an approved Solid Waste Facility	Removed from site by an authorized collection service and disposed of in an approved Solid Waste Facility
Liquid Waste		Disposed of in an approved on-site wastewater disposal system or via portable restrooms / tanks which are serviced daily and removed from site at the conclusion of the event	Disposed of in an approved on-site wastewater disposal system or via portable restrooms / tanks which are serviced daily and removed from site at the conclusion of the event	Disposed of in an approved on-site wastewater disposal system or via portable restrooms / tanks which are serviced daily and removed from site at the conclusion of the event
Hazmat		All hazardous waste created by or brought to this event shall be handled and disposed of pursuant to State law	All hazardous waste created by or brought to this event shall be handled and disposed of pursuant to State law	All hazardous waste created by or brought to this event shall be handled and disposed of pursuant to State law

* should the site have >60 days/year with 25 or more persons, then the site will need to create a Transient Non-community water system

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

DATE: **August 13, 2014**

TO: **Holly Phipps, Project Manager**

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

SUBJECT: **Santa Margarita Ranch Minor Use Permit, DRC2013-00111 (1773)**

Summary of Findings

The proposed Minor Use Permit is for allowing up to 40 temporary events with 250 attendees to take place within an existing agricultural accessory structure. The Agriculture Department's review finds that the proposal is consistent with Agriculture Element policies and would not result in significant impacts to agricultural resources. The Department recommends the following to ensure the protection of agricultural resources and consistency with the agricultural lands clustering ordinance:

- Coordinate parking with on site vineyard management practices.
- Confirm that Temporary Events are an allowed use on an agricultural cluster open space parcel.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, the 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 negative impacts of development to agriculture.

If you have questions, please call 781-5914.

Fw: Oyster Ridge DS- Trail Condition
Elizabeth Kavanaugh
to:
jamie, hphipps
06/15/2015 09:49 AM
Hide Details
From: Elizabeth Kavanaugh/GenSrvcs/COSLO

To: jamie@kirk-consulting.net, hphipps@co.slo.ca.us

2 Attachments

Devloper's Statement.pdf Pages from Parks+and+Recreation+Element.pdf

Hello ladies,

Please remove the trial condition from this Developer's Statement.

Jamie I know Mr. Rossi is generous with Parks and isn't opposed to trails in general. Will you have a conversation with him about dedicating this segment of trail either as a condition of approval or as a separate easement and get back to me?

thanks

****

Elizabeth Kavanaugh
Parks & Trails Planner
San Luis Obispo County Parks and Recreation
(805) 781-4089
www.slocountyparks.org

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/13/2014

TO: Parks

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

PROJECT DESCRIPTION: DRC2013-00111 SANTA MARGARITA RANCH – Proposed minor use permit to allow temporary events consisting of 40 annual events with up to 250 attendees. Site location is 5995 West Pozo Rd, Santa Margarita. APN: 070-095-002

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

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

This site is located in the Santa Margarita to Poza trail alignment. Please condition a 25' wide easement for trail adjacent to Pozo Road. Easement Location subject to County Parks + Rec approval.

Date 3/18/15 Name E. Kavanaugh Phone 805/781-4089