



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. ED13-273

DATE: 08/06/2015

PROJECT/ENTITLEMENT: DLP Ag Partner Conditional Use Permit; DRC2013-00113

APPLICANT NAME: DLP Ag Partnership, L.P.

ADDRESS: 1220 Park Street, Paso Robles, C 93446

CONTACT PERSON: Kirk Consulting

Telephone: (805) 461-5765

PROPOSED USES/INTENT: Request by DLP Ag Partnership, L.P. for a Conditional Use Permit to allow for the phased development of wine production and tasting room facilities as well as a special events program for up to 20 events with maximum 150 attendees. The project is located at 3590 Adelaida Road, approximately 3 miles west of the City of Paso Robles, in the Adelaida sub area of the North County planning area.

LOCATION: 3590 Adelaida Road, Paso Robles, CA 93446

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

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: Air Pollution Control District, US Army Corps Engineers, U.S. Fish and Wildlife, Environmental Health, CA Dept. Fish and Wildlife

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.

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



Initial Study Summary – Environmental Checklist

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

(ver 5.5) Using Form

Project Title & No. DLP Ag Partner Conditional Use Permit ED13-273 DRC2013-00113

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Holly Phipps
Prepared by (Print)

Holly Phipps
Signature

3/4/2015
Date

Steven McMasters
Reviewed by (Print)

Steven McMasters
Signature

Ellen Carroll,
Environmental Coordinator
(for)

7/23/15
Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by DLP Ag Partnership, L.P. for a Conditional Use Permit to allow for the phased development of wine production and tasting room facilities as well as a special events program for up to 20 events per year with a maximum of 150 attendees. The project will involve disturbance of about 3.0 acres which will include grading of the production barn/hospitality area site and access driveway. The project site consists of 42.28 acres located at 3590 Adelaida Road, approximately 3 miles west of the City of Paso Robles, in the Adelaida sub area of the North County planning area.

Project components are summarized by phase in Table 1:

Project Phase	Project Components	Area
Phase I	Wine Production Barn	6,789 sq. ft.
	Ranch House / Hospitality Building to include but limited to wine tasting (1,293 sf. ft.), kitchen (625 sq. ft.), members room, admin, case goods/barrel room	7,455 sq. ft.
	Special events up to 20 times per year for a maximum 150 attendees	Total: 14,244 sq. ft.
Phase II	Wine Production Barn - Addition	Total: 3,936 sq. ft.
Phase III	Wine Production Barn - Addition	1,968 sq. ft.
	Modification of Vineyard Barn	2,323 sq. ft. Total: 4,291 sq. ft.
Total At Buildout:	Winery Operations Hospitality	17,408 sq. ft. 5,063 sq. ft.

Total wine production at buildout is estimated to be 15,000 cases annually. Special events will be held in one of three locations: inside the Ranch House/hospitality building, inside the production barn, and outside in a paved area adjacent to the Ranch House/hospitality building.

ASSESSOR PARCEL NUMBER(S): 026-233-036

Latitude: 35 degrees 39'35" N Longitude: -120 degrees 45' 38" W

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

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

COMB. DESIGNATION: None

LAND USE CATEGORY: Agriculture

VEGETATION: Agriculture Vineyards

TOPOGRAPHY: Gently sloping to steeply sloping

PARCEL SIZE: 42.48 acres

EXISTING USES: Agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; Old almond orchards	<i>East:</i> Agriculture; Old almond orchards
<i>South:</i> Agriculture; Vineyards	<i>West:</i> Agriculture; Vineyards

C. ENVIRONMENTAL ANALYSIS

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



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

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

Setting. The project site is located on the north side of a small valley formed by gently rolling hills covered with vineyards and old almond orchards with occasional stands of native and non-native trees (Figure 1). The steeper elevations to the south are covered with dense oak woodlands.

The visual qualities of the project site and vicinity are characterized by agriculture on lots ranging in size from 10 - 75 acres. Surrounding land uses include orchards, vineyards and wineries; a winery (Wild Coyote Estate Winery) is located on the south side of Adelaida Road which provides production facilities, a tasting room and lodging.

As discussed in the project description, the project site consists of 42.48 acres that includes a vineyard barn. Grape vines cover about 28 acres of the site (66%). Topography of the project site consists of gently rolling to steeply sloping terrain.

Adelaida Road is not a State-designated Scenic Highway. However, it is included on the list of "Suggested Scenic Corridors" provided in Table VR-2 of the County's Conservation and Open Space Element. The "Suggested Scenic Corridor" list identifies roadways that possess scenic value but have not been formally designated as a Scenic Highway.

Figure 1 – Adelaida Road Looking East

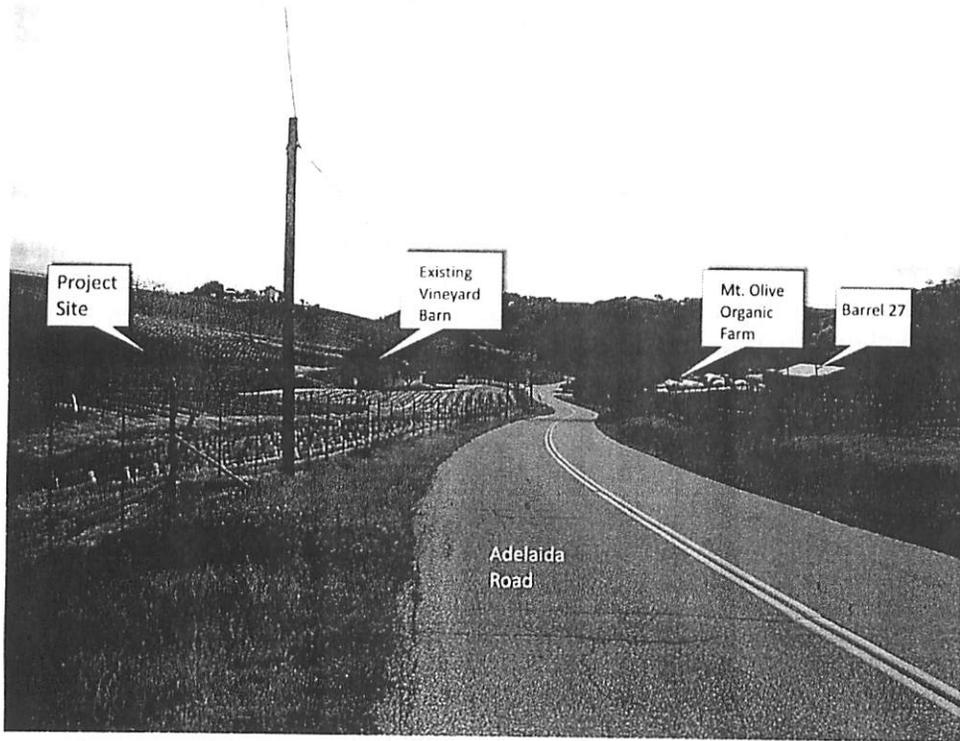
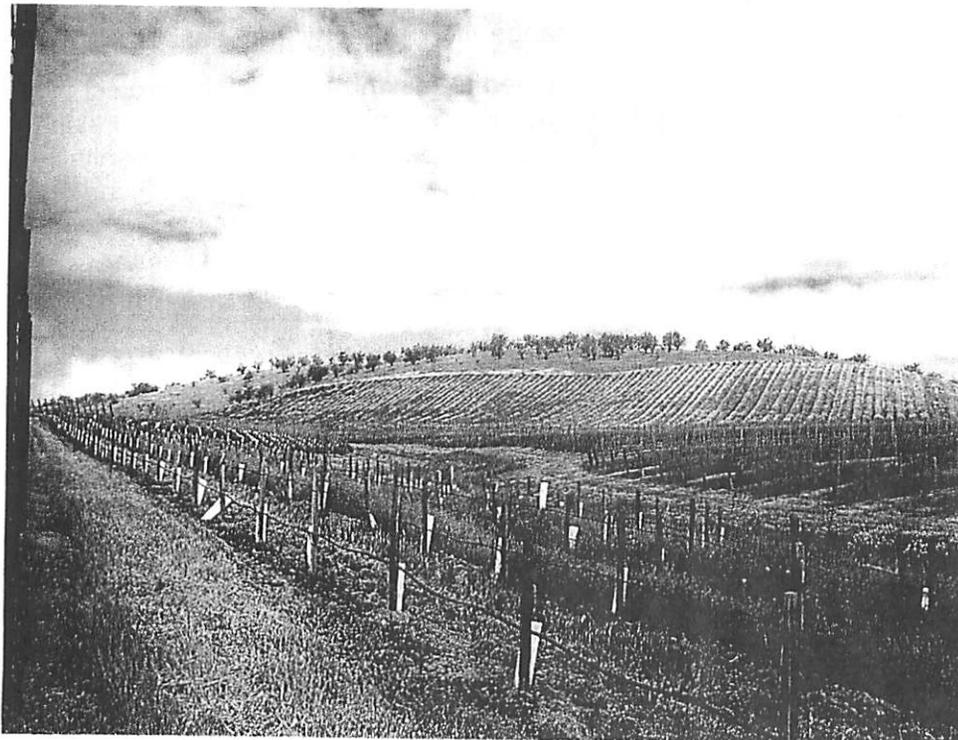


Figure 2 – Project Site Looking North From Adelaida Road



Impact. The project site is located in a rural area of the North County on Adelaida Road, a rural collector providing access to ranches and wineries in the area. The visual qualities of Adelaida Road in the vicinity of the project site are representative of the rural, agricultural character of the area in which agricultural support structures and wineries are becoming more common features of the landscape. Project plans show the ranch house/tasting room, parking area and production barn located towards the northeast corner of the site at an elevation about 50 feet above Adelaida Road; grape vines have been planted on the intervening slopes.

Adelaida Road exhibits relatively frequent dips and curves as it winds through the gently sloping hills east to west. The hills to the north of the project site rise to an elevation of 1,600 feet or more, providing a natural backdrop when viewed from the road. The rooflines of the proposed ranch house and production barn will be at elevation 1,576 ft. and 1,583 ft., respectively. Although the buildings will not 'daylight' above the ridgeline, they will be visible from Adelaida Road, especially to vehicles approaching from the west. Traffic counts taken in 2014 indicate Adelaida Road experiences a morning weekend peak hour traffic volume of 163 vehicle trips and an afternoon weekend peak hour volume of 218. Assuming 163 vehicle trips during the morning peak hour, about three vehicles would pass by the project site every minute. Thus, during the morning peak hour the buildings would be viewed somewhat frequently by the public. However, the impact of these features on the quality of the viewshed is considered less than significant because:

- The buildings are located as far away from the roadway as possible and have been designed to complement the agricultural character of the area;
- Grape vines planted between the road and the buildings will provide partial screening when viewed from the roadway, especially during the summer months when the vines are in full leaf. Landscaping provided between the ranch house and the roadway will provide additional screening;
- The buildings will be visible only briefly to eastbound vehicles because of the speed of traffic on the roadway (averaging about 35 MPH) and the change of topography from east to west.

Standard county regulations require exterior lighting to be shielded to minimize glare. The project will be conditioned to provide an exterior lighting plan prior to building permit issuance to ensure the project will not create off-site glare. As required by ordinance, landscape screening for the hospitality and production areas shall provide screening as viewed from public roads (such as Adelaida Road).

Mitigation/Conclusion. Less than significant. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES

Will the project:

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

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

Land Use Category: Agriculture

State Classification: Prime farmland if irrigated

Historic/Existing Commercial Crops: Grape vines
In Agricultural Preserve? Paso Ag. Preserve Area
Under Williamson Act contract? No

The project site is located in an area of predominantly low-intensity agricultural operations consisting of orchards and vineyards. Irrigated agriculture occurs on properties in the area, including the vineyards south and east of the project site. The following is a description of soils on the project site from the Natural resource Conservation Service (NRCS):

Balcom-Nacimiento association (9 – 30% slope). +/- 11 Acres

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

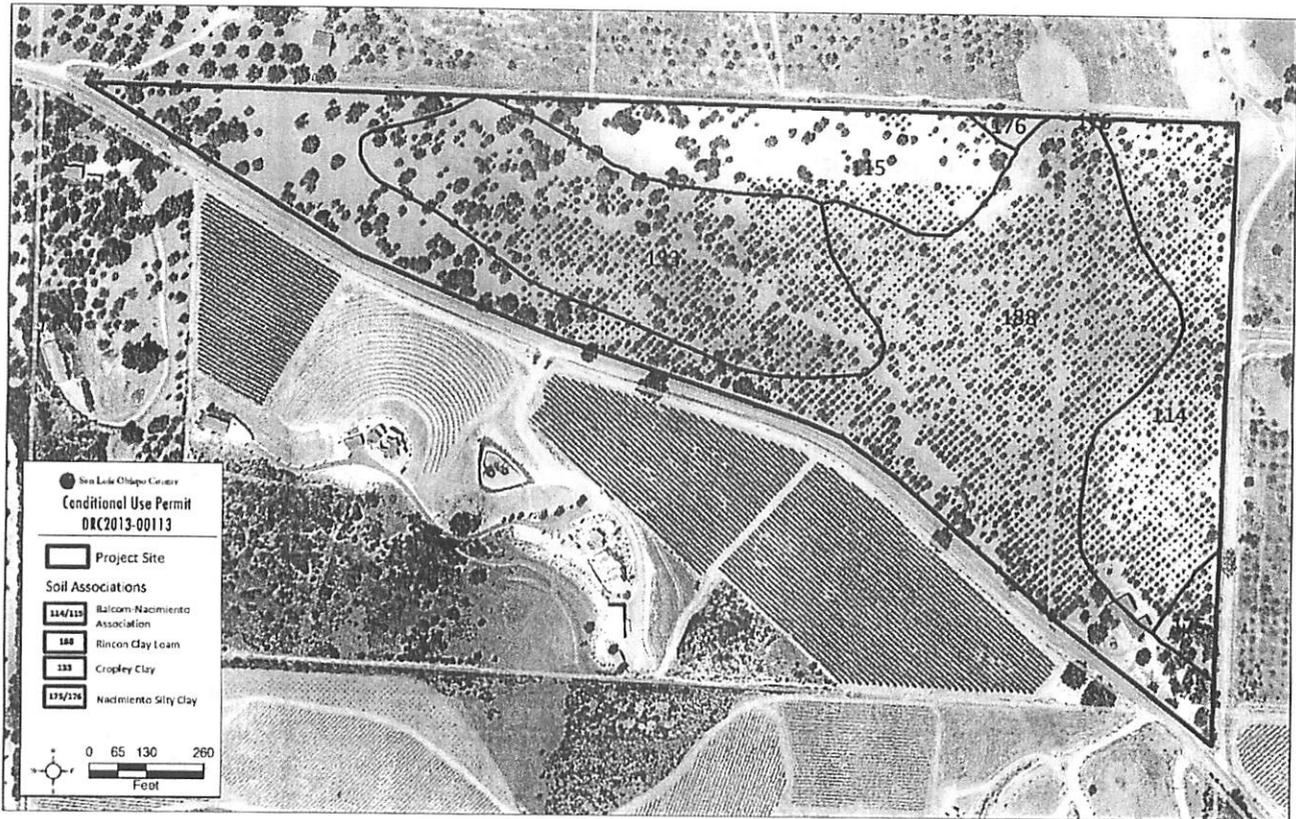
Nacimiento. This moderately sloping loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class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

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

Rincon clay loam (2 - 9% slope). +/- 19 Acres. This gently sloping, fine loamy bottom soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Nacimiento Silty Clay Loam (9% - 50% slope). +/- 1.5 Acres. Moderately deep, well drained soils that formed in material weathered from calcareous shale and sandstone. Nacimiento soils are on rolling uplands and have mostly complex slopes of 9 to 75 percent.

Figure 3 -- Soils of the Project Site



Impact.

Conversion of Prime Farm Land. The project involves the permanent conversion of about 5 acres of the 42.48 acre site to a non-soil based use. However, the production barn is necessary for the production of wine products from the grapes grown on the project site and elsewhere in the region.

The Agriculture Element defines "prime" agricultural land as having an NRCS Land Capability Class of I or II. The production and hospitality area is located in the northeast corner of the project site in an area largely underlain by the Balcom-Nacimiento association. As described above, this soil is considered Class IV with or without irrigation and is the least well suited soil on the project site for agriculture, according to the NRCS. As described in the Agriculture Element of the county General Plan, Class III and IV soils have moderate to severe limitations that reduce the choice of plants, or that require special conservation practices, or both. Irrigated Class IV soils are commonly used for vineyards. Accordingly, the project will not result in the conversion of prime farmland.

Impair the Agricultural Use Of Other Property Or Result in Conversion To Other Uses. The project will convert about 5 acres of the 42.48 acre parcel to a non-soil based agricultural use. The remaining acreage will be used for the cultivation of grapes. The development of wine production and hospitality facilities will not impair the use of other properties for agricultural uses or be incompatible with ongoing agricultural operations. Approval of the project may encourage other property owners to

pursue the development of winery production and/or hospitality facilities which would be subject to discretionary review by the county.

Conflict With Existing Zoning or Williamson Act Program. The project site is within the *Agriculture* land use category (zoning). Winery production and hospitality facilities are an allowed use in the Agriculture land use category, subject to the permitting requirements of section 22.32.060 of the County Land Use Ordinance. The project is not within a Williamson Act contract.

Mitigation/Conclusion. The Department of Agriculture reviewed the application and concluded that the project will have a less than significant impact to agricultural resources and operations. The Department recommends the following conditions to maximize the availability of water for agricultural production:

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

Less than significant. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

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

GREENHOUSE GASES

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

Setting. In March, 2002 the San Luis Obispo County Air Pollution Control District (APCD) adopted a Clean Air Plan (CAP) which sets forth strategies for achieving and maintaining federal and State air pollution standards. State standards for ozone and fine particulate matter (PM₁₀) are currently exceeded within the District, and violation of federal standards may occur in future years without adequate planning and air quality management.

The SLO APCD's 2012 CEQA Air Quality Handbook assists lead agencies, planning consultants, and project proponents in assessing the potential air quality impacts from new development. The Handbook defines the criteria used by the APCD to determine when an air quality analysis is necessary, the type of analysis that should be performed, the significance of the impacts predicted by the analysis, and the mitigation measures needed to reduce the overall air quality impacts.

Once of the main concerns with development that involves grading is the generation of wind-borne fine particulates (PM₁₀), which in turn is a function of the wind erodability of the underlying soils. The wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the

tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion. According to the NRCS Soils Survey, the project site is located on soils that have been given the following wind erodibility ratings. A higher number represents a higher potential for wind erosion.

Table 2 – Wind Erodeability of Soils On the Project Site		
Soil	Wind Erodeability	
	Quantitative Rating	Qualitative Rating
Balcom-Nacimiento association	86	High
Cropley Clay	86	High
Rincon Clay Loam	48	Moderate
Nacimiento Silty Clay Loam	48	Moderate

Source: NRCS Web Soil Survey, 2015

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

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

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

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

3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

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

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

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

Impact.

Construction activities will generate exhaust emissions from construction equipment and vehicles, and particulate matter (fugitive dust) from earth disturbance. In addition, the emission of ozone precursors (NO_x and ROG) associated with these activities would contribute to existing periodic high ozone levels in the northern portion of the County. Lastly, earth disturbing activities have the potential to release naturally occurring asbestos.

The project will involve disturbance of about 3.0 acres of the 42.48-acre project site which will include grading of the production barn/hospitality area site and access driveway. Following construction, the project will generate motor vehicle trips associated with wine tasting, wine production and special events.

Construction Related Emissions. The APCD CEQA Air Quality Handbook establishes thresholds of significance for various types of development and associated activities. According to the Handbook, a project with grading in excess of 4.0 acres and moving 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM₁₀). Construction activities will include grading of about 3.0 acres of the 42.48-acre project site. Cut and fill is estimated to be 2,260 cubic yards, total. Therefore, construction activities are not expected to exceed SLO APCD thresholds for PM₁₀.

In addition, project construction with the potential to emit 137 lbs/day or 2.5 tons per quarter of ozone precursors (reactive organic gases and oxides of nitrogen combined) would result in potentially significant air quality impacts. The APCD CEQA Air Quality Handbook provides screening emissions rates to help determine whether construction activities will exceed these thresholds. Table 3 compares the estimated construction emissions using these screening emissions rates with the thresholds of significance. Table 3 suggests that construction related emissions will not exceed APCD thresholds and therefore no mitigation is required.

**Table 3 -- Comparison of Estimate
Construction-Related Emissions With Thresholds of Significance**

Pollutant	Area of Disturbance	Screening Emissions Rate (Lbs/Cubic Yard) ²	Estimated Construction-Related Emissions	Threshold of Significance ²
Diesel Particulate Matter	102.7 cubic yards per day ¹	0.0049	0.503 Lbs/day	7 lbs/day
Reactive Organic Gases (ROG)		0.0203	11.68 Lbs/day	137 lbs per day combined
Oxides of Nitrogen (NOx)		0.0935		
Fugitive Dust (PM10)	3 acres	0.75 tons/acre/month of construction activity (assuming 22 days of operation per month)	2.25 Tons/Quarter	2.5 tons per quarter

Source:

1. Assumes 2,260 total cubic yards of material moved during a construction period of 22 days.
2. APCD 2012 CEQA Air Quality Handbook, Table 2-1

Operational Related Emissions

Table 1-1 of the APCD CEQA Quality Handbook provides screening criteria based on the floor area of projects that would normally exceed the operational thresholds of significance for greenhouse gases and ozone precursors. Table 4 provides a comparison of project characteristics with the floor area of similar land uses from Table 1-1. As shown in Table 4, the project floor area is well below the project size that would normally generate emissions that exceed the thresholds for greenhouse gases and ozone precursors.

**Table 4 -- Comparison of Project Components
With APCD Screening Thresholds**

APCD CEQA Air Quality Handbook Land Use Category	Screening Thresholds		Project Square Feet
	Size of Urban/(Rural) Project Expected to Exceed the APCD Annual GHG Bright Line Threshold	Size of Urban/(Rural) Project Expected to Exceed the APCD Daily Ozone Precursor Significance Threshold	
General Light Industrial	23,000 sq.ft.	103,000 sq.ft.	17,408 sq.ft. (including outdoor use areas)
High Turnover Sit Down Restaurant	13,700 sq.ft.	13,200 sq.ft.	5,063 sq.ft.

Source: APCD 2012 CEQA Air Quality Handbook, Table 1-1

The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

Naturally Occurring Asbestos. According to the APCD CEQA Air Quality Handbook, Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the California Air Resources Board (CARB). Under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation should be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

Technical Appendix 4.4 of the SLO APCD 2012 CEQA Handbook includes a map of zones throughout SLO County where NOA has been found and geological evaluation is required prior to any grading. As shown in Appendix 4.4, the project site lies in the area where a geologic study for the presence of NOA is required.

Development Burning. On February 5, 2000, the SLO APCD prohibited development burning of vegetative material within San Luis Obispo County. However, in under certain circumstances where no technically feasible alternative is available, limited burning may be allowed subject to regulations applied by the SLO APCD. Unregulated burning would result in a potentially significant impact.

Objectionable Odors. In winemaking, wash and wastewater contain large amounts of organic matter. High organic loading results in high Biochemical Oxygen Demand (BOD) levels, and over time, the lack of oxygen allows anaerobic bacteria to proliferate (turn septic) and cause odor problems. This wastewater will be captured and stored inside the production barn where odors will be less likely to escape to the ambient atmosphere. However, there is the potential for the generation of odors from the land application of wastewater following the winemaking process. Odors generated by the project are not expected to adversely impact surrounding properties because:

- The nearest residence (sensitive receptor) is about 1,000 feet from the production barn location.
- The project will be subject to State regulations governing the land application of winery wastewater prescribed by Order No. R3-2008-0018 of the Regional Water Quality Control Board, Central Coast Region. These regulations are aimed at protecting water quality; however, they also set forth design guidelines for waste discharge requirements to address odors associated with land disposal. Where raw winery wastewater is discharged to land, the design guidelines recommend that the organic loading rate should not exceed a 30-day average of 100 pounds of Biochemical Oxygen Demand per acre per day.

Consistency With the Clean Air Plan/Climate Change. The project will accommodate a level of development for the site that was anticipated by the Clean Air Plan. As discussed above, motor vehicle trips associated with operation of the project are expected to generate emissions that fall below the APCD threshold for operational impacts.

With regard to greenhouse gas emissions, using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative

impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. Less than significant. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES

Will the project:

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

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

Setting. The project site has historically been cultivated with orchards and currently supports about 28 acres of grape vines along with non-native grasses and forbs. Three mature trees, remnants of the previous orchard, occupy the site near the existing vineyard barn. No other native plants or significant vegetation is present.

On-site Vegetation: Non-native grasses and grape vines.

Name and distance from blue-line creeks: Two unnamed drainage features cross the project site.

Habitats: Habitats in the project area include agricultural and ruderal/developed habitats. Habitat value on the 42.48 acre project site has been impacted by historic agricultural practices (i.e., orchards and vineyards) and provide low habitat value for wildlife species.

Tree canopy coverage: There are three trees on the 42.48-acre project site.

Special-Status Plant Species. According to the California Natural Diversity Database (CNDDB) a total of two special-status plant species have been documented within a 1-mile radius of the project site.

Woodland woollythreads (*monolopia gracilens*) List 1B.2

Monolopia gracilens has been found about 0.4 mile to the Southeast This dicot is an annual herb that is native to California and is endemic (limited) to California alone. It is found primarily in mixed evergreen forest, redwood forest, and chaparral communities at an elevation between 328 and 3937 feet. It is included in the CNPS Inventory of Rare and Endangered Plants on list 1B.2

Santa Cruz Mountains Pussypaws (*Calyptridium parryi* var. *hesseae*) List 1B.1

Santa Cruz Mountains Pussypaws has been found about 0.7 mile to the Northwest of the parcel. It is found in chaparral and foothill woodland communities and included in the CNPS Inventory of Rare and Endangered Plants on list 1B.1.

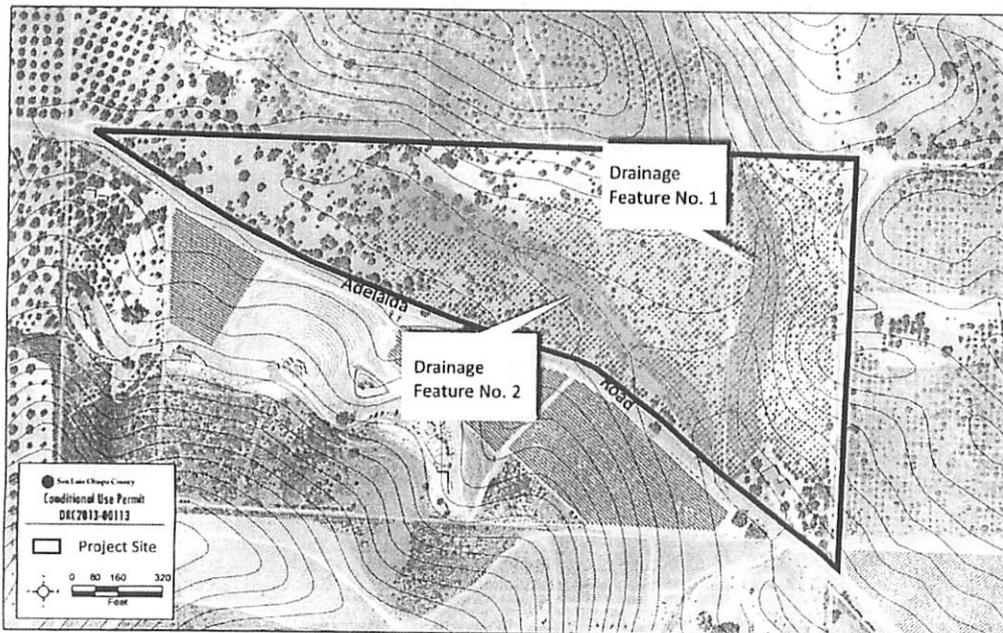
Special-Status Wildlife Species. No CNDDDB species found within one mile radius of project site.

Impact.

Special Status Plant and Animal Species. Due to the disturbed nature of the project site from past agricultural activities (e.g., an orchard), special-status plant and animal species are not expected to occur on the project site where construction activities are proposed. The project site does not contain large trees that provide suitable nesting sites for resident or migratory birds.

Wetland and Riparian Resources. As described above, two unnamed “blue line” drainages cross the project site. Construction of the main access road will require the placement of a bridge over one of the two unnamed drainages (labeled Drainage Feature No. 2 on Figure 4). A biological resources assessment was prepared in January, 2013 by Terra Verde Environmental Consulting, LLC, to determine if regulatory permits would be necessary for the proposed vineyard development and associated road improvements affecting the two unnamed drainage features.

Figure 4 – Drainage Features On the Project Site



Feature 1 consists of a low-lying area with no apparent swale or defined channel. Vegetation is limited to various annual grasses and forbs (Photo 1). Storm water appears to sheet flow across this area into the southeastern portion of the subject property and eventually into Feature 2. Although this area is shown as a blue-line stream on the topographic map, historic agricultural operations appear to have substantially altered its configuration (i.e., filled in from repeated disking and tilling). Due to the lack of any channel and absence of wetland indicator plant species, this area is not considered jurisdictional and no agency permits would be deemed necessary for proposed development activities.



Photo 1 – View southeast of drainage Feature 1.

Feature 2 consists of a meandering swale with approximate 2:1 slopes that collects and directs storm water from surrounding areas. The swale feature flows in a southeasterly direction along the southern boundary of the property (see Photo 2). Storm water appears to flow from the swale feature overland for a short distance along Adelaida Road before discharging into a dilapidated culvert located at the southeastern corner of the site. The swale feature appears to have been recently disked and is lacking vegetation. Further, the swale feature does not have a well-defined bed/bank. A series of hay bale check-dams have recently been installed along the length of the swale. However, there is no evidence of past flow events within the feature (i.e., debris wracking, gravel bars, and/or shelving along the toe of the banks). Due to the lack of a well-defined bed/bank and wetland indicator plant species, this area is not likely to be considered jurisdictional.



Photo 2 – View looking east at drainage Feature 2.

Due to the status of Feature 2 as a “blue-line” stream course on the USGS topographic map, it is recommended that the California Department of Fish and Wildlife (formerly Game) be contacted for a site visit to investigate the feature and determine if a Streambed Alteration Agreement would be necessary for a proposed road crossing and/or culvert. During the site visit, the current status of Feature 1 and past land uses of the site should be discussed. Further, permits from the United States Army Corps of Engineers (Corps) and the Regional Water Quality Board are not expected to be required because Feature 2 lacks a well-defined bed/bank and wetland vegetation (i.e., does not meet minimum criteria to be deemed waters/wetlands of the United States). However, it is recommended that the Corps also be contacted to ensure that no permits would be required for the proposed activities at the site.

Mitigation/Conclusion. Potential impacts to biological resources are considered less than significant with incorporation of the following mitigation measures:

- BIO-1 Upon application for construction permits, the following measures shall be incorporated into project plans:
- a. Disturbance shall be minimized to what is necessary to safely install the access bridge over Drainage Feature No. 2.
 - b. Appropriate exclusion and erosion control measures shall be installed and maintained during construction activities to minimize sedimentation into Drainage Feature No. 2.

- c. Appropriate permanent sedimentation and erosion control structures shall be included in the bridge design in order to minimize long-term impacts associated with vehicular traffic near the drainage feature (e.g., sedimentation and erosion into the creek due to increased runoff associated with soil compaction and/or installation of impermeable surfaces).
- d. The applicant shall restore and revegetate any disturbed areas along the access bridge in order to stabilize the bank.

BIO-2 Prior to work within Drainage Feature No. 2, the applicant shall coordinate with the appropriate regulatory agencies in order to obtain permits prior to the start of construction. These agencies are likely to include: US Army Corps of Engineers, US Fish and Wildlife Service, California Department of Fish and Wildlife, and the Regional Water Quality Control Board.

5. CULTURAL RESOURCES

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

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

A Phase I cultural resources assessment was conducted for the project site in May, 2013 (Thor Conway, Heritage Discoveries, Inc., 2013). The study was conducted by a qualified archaeologist consistent with County guidelines and includes a cultural resources records search, a Native American Sacred Lands File search, an archaeological survey of the project site, and the preparation of a technical report documenting the results.

Impact. A records search from the Central Coast Information Center (CCIC), located at the University of California, Santa Barbara indicates that three cultural resources studies have been conducted within a 0.50-mile radius of the project site. However, no previously identified cultural resources are located within the project site and a 0.50-mile radius.

The field survey of the project site was negative for the presence of cultural resources. No historical resources or unique archaeological resources, as defined by the California Environmental Quality Act, were identified within the project area. Due to the negative results of the field survey and records search, the project site is considered to have low sensitivity for the presence of subsurface archaeological resources.

Due to the lack of known archaeological sites in the project area, no further archaeological study is recommended at this time aside from standard protocols for the unanticipated discovery of cultural resources, including human remains.

Mitigation/Conclusion. No archaeological monitoring is recommended during grading activities unless previously undiscovered cultural materials are unearthed. Per County of San Luis Obispo Land Use Ordinance Section 22.10.040, if during any future grading and excavation, buried or isolated cultural materials are unearthed, work in the area should halt until they can be examined by a qualified archaeologist and appropriate recommendations made. No significant impacts to cultural resources are expected to occur and no additional mitigation measures are necessary.

6. GEOLOGY AND SOILS

Will the project:

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

* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently rolling to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderately high

Liquefaction Potential: Moderate

Nearby potentially active faults?: No Distance? N/A

Area known to contain serpentine or ultramafic rock or soils?: Potentially

Shrink/Swell potential of soil: Moderate

Other notable geologic features? None

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

When a project has the potential to generate runoff that may adversely impact offsite receiving areas, the Land Use Ordinance (LUO Sec. 22.52.080 or CZLUO Sec. 23.05.042) requires the preparation of a drainage plan to minimize potential drainage impacts. When required, this plan would recommend measures to address drainage and erosion such as the construction of on-site retention or detention basins and the installation of surface water flow dissipaters. Such a plan would also need to demonstrate that the increased surface runoff would have no more impacts to offsite receiving areas than that caused by historic flows.

When conditions on a project site are conducive to erosion, the Land Use Ordinance (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) requires the preparation of a sedimentation and erosion control plan 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 agency who administers this program and reviews and approves the SWPPP.

SEDIMENTATION AND EROSION –As described in the NRCS Soil Survey, soils on the project site exhibit the following erodibility and drainage characteristics:

Table 5 -- Soils of the Project Site and Their Susceptibility to Erosion			
Soil	Susceptibility to Erosion	Drainage	Acreage of Project Site
Balcom-Nacimiento association	High	Moderately well drained	+/- 11
Cropley Clay	Moderate	Not well drained	+/- 9
Rincon Clay Loam	Moderate	Not well drained	+/- 19
Nacimiento Silty Clay Loam	Moderate	Well drained	+/- 1.5

Source: NRCS Web Soil Survey, 2015

Impacts. The project site is not located within a Geologic Study Area but it does include the development of habitable structures. Grading activities, construction of the production barn and hospitality building would all be subject to compliance with the California Building Code. Therefore, no significant impacts associated with unstable earth conditions, earthquakes or ground failure are expected to occur. The project site is not located within a flood zone or extractive zone, and no mineral resources are known to be present within the project site.

Improvement of the access road, including grading activities, may also result in erosion and down-gradient sedimentation. Construction of the production and hospitality facilities will increase the amount of impervious surfaces which in turn will increase the volume and velocity of runoff generated by the site compared with existing conditions.

As discussed in the project description, the project will result in the disturbance of approximately 3.0 acres of the 42.48-acre project site. Based on NRCS soil survey, soils covering the project site exhibit

a moderate to high susceptibility for erosion. The topography of the project site will necessitate grading to create a level building site for the production barn and wine tasting building. According to the preliminary grading plan for the project, the finish grades will result in manufactured slopes that would be subject to erosion. Compliance with relevant provisions of the Building Code and Land Use Ordinance (described in the Setting, above) will address potential impacts to erosion. In addition, because the project involves disturbance of over 1 acre, the applicant is required to prepare a SWPPP which will identify specific measures to protect surface and groundwater quality. Compliance with existing regulations will ensure potential impacts associated with erosion and sedimentation will be mitigated to a less than significant level.

Mitigation/Conclusion. The applicant will be required to submit an erosion and sedimentation control plan and an SWPPP. All erosion and sedimentation control plans shall be accompanied by a complete Stormwater Quality Plan and Best Management Practices shall be in compliance with the Low Impact Development Handbook. Implementation of ordinance requirements will mitigate potential impacts associated with geology and soils to a less than significant level. There is no evidence that additional measures beyond compliance with code requirements and the conclusions of the soil investigation will be needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CAL FIRE?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply with the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites. A search of the Cortese database conducted in June, 2013 revealed no active sites in the vicinity, including the project site.

The project is not within an Airport Review area.

According to the CAL FIRE map of fire hazard severity zones for San Luis Obispo County, the project site is located in a *High Fire Hazard Severity Zone*. Based on the County's fire response time map, it will take approximately 15 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. Construction activities may involve the use of oils, fuels and solvents. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. The use, storage, and transport of hazardous materials is regulated by the Department of Toxic Substances Control (DTSC) (22 Cal. Code of Regulations Section 66001, et seq.). The use of hazardous materials on the project site for construction and maintenance is required to be in compliance with local, state, and federal regulations. In addition, compliance with the requirements of a SWPPP and standard best management practices would also address this impact (refer to Section 13 Water).

The project has been reviewed by CAL FIRE (Clint Bullard, March 18, 2015) for code requirements relating to fire protection; their comments will be incorporated into conditions of project approval. In addition, the project is required to comply with the California Building Code and to incorporate the following safety features: an on-site fire extinguisher; gate design that will enable access by emergency personnel (including KNOX box); proper addressing; the creation of defensible space (200-foot clearance of combustible vegetation around structures). The project includes a 20-foot driveway with as required by CAL FIRE. The project site provides existing water storage for fire protection consistent with CAL FIRE regulations.

Project plans shows three points of vehicular access to the site from Adelaida Road: the paved 20

foot wide main access driveway that leads to the tasting room/production area, an unpaved roadway that extends to the west from the production area/tasting room to the Adelaida Road at the northwest corner of the project site, and third unpaved access road branching from the main driveway to the driveway serving the existing vineyard barn at the south east corner of the project site.

The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion.

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

8. NOISE

Will the project:

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

Setting. The project is located in a rural area where agriculture is the prevailing land use. Consequently, noise levels on the project site and in the vicinity are low and there are no sources of loud noises beyond those associated with agricultural operations. There are no sensitive receptors in the vicinity of the project site such as single family residences.

The Noise Element of the County's General Plan includes projections for future noise levels from known stationary and vehicle-generated noise sources. According to the Noise Element, the project lies within an area where future noise levels are expected to remain within an acceptable threshold. The project site is within close proximity to Adelaida Road which is a source of transportation-related

noise. The Noise Element establishes a threshold for acceptable exterior noise levels for sensitive uses (such as residences) of 60 decibels^a along transportation noise sources and provides an estimate of the distance from certain roadways where noise levels will exceed those levels. For Adelaida Road, these distances have not been modeled.

Special events associated with a winery are governed by LUO Section 22.30.070.D.2.i(3) which sets forth limitations on the number of such events per year (no more than 40) and the hours during which amplified music may be allowed (between the hours of 10 AM and 5PM). The standard relating to amplified music may only be waived or modified where a finding can be made by the Review Authority that the noise at the property line will not exceed 65dB.

Impact.

Construction Impacts. Construction activities may involve the use of heavy equipment for grading and for the delivery and movement of materials on the project site. The use of construction machinery will also be a source of noise. Construction-related noise impacts would be temporary and localized. As discussed in the setting, the project site is not located in proximity to sensitive receptors; the nearest ranch house is about 2 miles. In addition, County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts. With regard to transportation-related noise sources, the hospitality and production areas are located about 550 feet north of Adelaida Road which carries a low volume of traffic. Therefore the potential impacts of noise exposure from transportation sources is considered less than significant.

Following construction, noise generated by the project would be minimal except during seasonal production activities and during special events. Special events will be held in one of three locations: inside the Ranch House/hospitality building, inside the production barn, and outside in a paved area adjacent to the Ranch House/hospitality building.

The applicants have requested an exception to the standard limiting amplified music for special events to allow amplified music in the evenings past 5PM. To support this request, the application includes a noise study (David Dubbink Associates, 2014) which makes the following conclusions:

- The distance between the property line and the closest location for proposed winery events with amplified music is 200 feet. At this distance, amplified music producing 80 decibels would be attenuated to 68 decibels, which is 3 decibels above the County threshold of 65 dB.
- If the same event were held at the furthest event location from the property line (280 feet) the noise measured at the property line would attenuate to 65 dB and not exceed the County threshold.
- A number of strategies could be employed to achieve the 65 dB standard for events at the closest venue to the property line. These strategies include:
 - Holding events inside a tent, which can reduce noise levels by 10 decibels;
 - Aiming the loudspeakers away from the property line;
 - Holding events in an area where a building is between the noise source and the property line.

Mitigation/Conclusion.

^a The sound level obtained by using the A-weighting filter of a sound level meter, expressed in decibels (dB). All sound levels referred to in this policy document are in A-weighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation which human annoyance and health effects.

N-1 Special events with amplified music may occur between the hours of 10AM and 10PM on weekends, only. Special events employing amplified music after 5PM shall incorporate measures to ensure noise levels at the property line do not exceed 65 decibels. Such measures shall include (but are not limited to) one or more of the following:

- o Hold the event inside a tent;
- o Aim the loudspeakers away from the property line;
- o Hold the event in an area where the tasting room/ranch house is between the noise source and the property line.
- o Such other measure that achieves the 65dB noise standard at the property line.

Implementation of mitigation requirements will mitigate potential impacts associated noise to a less than significant level.

9. POPULATION/HOUSING

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

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

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

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

10. PUBLIC SERVICES/UTILITIES

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Police: County Sheriff

Location: Templeton (Approximately 7 miles to the Southeast)

Fire: Cal Fire (formerly CDF)

Hazard Severity: High

Response Time: 10-15 minutes

Location: Approximately 6 miles to the Southeast

School District: Paso Robles Joint Unified School District.

Water and wastewater services will be provided by on-site wells and septic systems. Police protection is provided by the County Sheriff which has a sub-station at 356 Main Street in Templeton. The nearest County fire station is located at 2510 Ramada Drive in the City of Paso Robles which is about five miles to the southeast. Emergency response times to the project site are 10 – 15 minutes. The project is located within the Paso Robles Joint Unified School District.

Impact. To mitigate the demand for new or expanded public facilities caused by development, the county has adopted development impact fees in accordance with Government Code Section 66000 et seq.. Under this program private development is required to pay a fee that is proportional to the incremental demand for a particular facility needed to serve such development. The amount of the fees must be justified by a supporting study (fee justification study) which identifies the new or expanded facilities needed to serve expected demand into the future and apportions these costs to new development. New development is required to pay the appropriate fees for new or expanded public facilities commensurate with the type and size of development. The project's direct and cumulative impacts are within the general assumptions for allowable uses for the subject property that was used to estimate the county's impact fees. As discussed in Section 7, Hazards and Hazardous Materials, the project will be required to incorporate required fire protection measures in compliance with existing regulations. Project impacts to area roadways is discussed in Section 12, Transportation/Circulation.

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

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

Setting. Regional county parks serving the project site include Shamel Park in Cambria, Heilman Park in Atascadero and Santa Margarita Lake Park. In addition, Lake Nacimiento and school facilities provide opportunities for recreation.

The County has adopted a Trails Plan for the purpose of establishing a trail system serving the unincorporated areas of the County. The Trails Plan does not show any trails affecting the project site. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. As discussed in Section 9, Population and Housing, no additional population will be attracted to the county as a result of the project. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

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

12. TRANSPORTATION/CIRCULATION

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

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>h) Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>i) Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Construction Impacts. Construction related traffic will increase morning and afternoon peak hour trips on Adelaida Road. Based on the project application materials, it is expected that as many as 10 workers will be arriving and leaving the project site on a typical construction work day. Assuming 163 trips on Adelaida Road during the morning weekday peak hour, traffic will increase by about 6% for the construction timeframe of three to four months. The temporary increase in traffic on Adelaida Road will not reduce the currently-acceptable level of service.

The project's public trip generation is estimated in two ways: regular operations and special events. The trips generated by a project is used and are derived from the trip thresholds included in the County Resolution 2008-152 for Roadway Safety Analyses (RSA).

Operational Impacts. According to the application materials, peak hour trips associated with the hospitality portion of the project will generate about 5 peak hour trips per day, or about 3% of the current morning peak hour. The increase in traffic on Adelaida Road will not reduce the currently-acceptable level of service.

Special events are planned for 20 times per year with a maximum attendance of 150 persons. According to the application materials, special events are expected to generate 60 peak hour trips. Special events will be held on weekends during the day or evening which would presumably not coincide with the morning or afternoon peak hours. However, assuming, 60 peak hour trips on a weekend afternoon, a special event would increase the peak hour volume on Adelaida Road by about 24% from 218 to 278.

Other Permitted Activities:

The following is a reasonable assumption of the number of winery related activities that occur with other wineries within the region:

- Up to 6 winery pick up/industry events with up to 200 people;
- Up to 12 other activities with up to 50 people;
- Non-profit events may be held

The project will contribute traffic to the intersection of Adelaida Road and Nacimiento Lake Drive. Public Works is in the process of designing left turn improvements for the intersection and has determined that this project shall pay its fair share contribution toward the cost of these improvements of \$2,051 per PM peak hour trip. The fee will be calculated and paid with each building permit. Based on information provided as part of the application, special events traffic is anticipated to occur on evenings and weekends outside the PM peak hour.

The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion.

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

The Adelaida Road and Nacimiento Lake Drive Cumulative Impact Fee will adequately mitigate the project's contribution to areawide circulation impacts and will reduce cumulative impacts to a less than significant level. Refer to Exhibit B – Mitigation Summary Table for details.

13. WASTEWATER

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

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

For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the following:

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

circumstances); and

- ✓ Distance from creeks and water bodies (100-foot minimum).

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

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

Soil type(s) for the project site are provided in Section 2., Agricultural Resource, based on the Natural Resource Conservation Service (NRCS) Soil Survey map. Table 6 provides the main limitation(s) of this soil for wastewater effluent

Soil	Rating	Reasons for Rating	Acreage of Project Site
Balcom-Nacimiento association	Very Limited	Depth to bedrock Slope Slow water movement	+/- 11
Cropley Clay	Very Limited	Slow water movement	+/- 9
Rincon Clay Loam	Very Limited	Depth to bedrock Slope Slow water movement	+/- 19
Nacimiento Silty Clay Loam	Very Limited	Slow water movement	+/- 1.5

Source: NRCS Web Soil Survey, 2015

Impacts. The project proposes to construct a septic leach field to serve the winery operations and hospitality building. Assuming 15,000 cases produced per year at buildout, the project will generate a peak crush period process flow of about 1,208 gallons per day and a non-peak of 833 gallons per day. The process wastewater will be collected, stored and subsequently land applied using application rates and methods prescribed by the General Winery Waste Discharge Requirements Plans provided in the Basin Plan.

The project will also be subject to State regulations governing the land application of winery wastewater prescribed by Order No. R3-2008-0018 of the Regional Water Quality Control Board, Central Coast Region. These regulations are aimed at protecting water quality; however, they also set forth design guidelines for waste discharge requirements to address odors associated with land disposal. Where raw winery wastewater is discharged to land, the design guidelines recommend that the organic loading rate should not exceed a 30-day average of 100 pounds of Biochemical Oxygen Demand per acre per day.

Plans show the leach field located west of the existing vineyard barn and next to the proposed driveway. Soils in this area consist of Rincon Clay Loam which has a very limited capacity for septic systems due to shallow bedrock, slow movement of water in which fluids percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan states that the percolation rate should be greater than 30 and less than 120 minutes per inch. Where the percolation rate is considered very slow, and the soils are considered "tight" effluent will have a tendency to pond or stagnate and not filter adequately through the soil to properly break down the effluent into harmless components. Therefore, plans will need to be submitted to the county for approval of an engineered septic system or an acceptable design to the Regional Water Quality Control Board, and which meets the CPC/Basin Plan criteria.

Mitigation Measures/Conclusions

- WW-1 The project proposes to use on-site septic systems for wastewater treatment and disposal. The winery will use two wastewater systems, one for domestic waste and one for process waste. Based on the projected volume of wastewater at peak production, there appears to be adequate land area available for an on-site septic system to treat process waste. For domestic wastewater, the leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well.
- WW-2 Prior to building permit issuance, the applicant shall obtain a waste discharge permit or exemption from the RWQCB that demonstrates compliance with provisions of the Central Coast Basin Plan regarding liquid waste disposal for domestic and process waste.

Based on compliance with the mitigation measures and regulations described above, potential impacts to water quality are considered less than significant.

14. WATER & HYDROLOGY

Will the project:

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

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting.

WATER SUPPLY-- The project site is not located within a defined groundwater basin. The project proposes to obtain its water needs from an on-site well. The project is estimated to use about 1,208 gallons per day during peak winery operations, or about 1.34 acre-feet per year (assuming the peak use for the entire year). This total includes water demand associated with winery processes, domestic consumption associated with the tasting room, landscaping, and vineyard irrigation. Some of the vineyard irrigation water demand will be supplied by treated process water which will offset some of the irrigation water demand. The peak daily use of water will occur following the harvest. The Environmental Health Division has reviewed the project for water availability. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

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

The topography of the project site is gently rolling to steeply sloping.

Two unnamed creeks pass through the property.

Within the 100-year Flood Hazard designation? No

Closest creek? Two Unnamed Creeks Distance? On site

Soil drainage characteristics: Very poorly drained to not well drained

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

measures to be installed.

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in Table 5 of Section 6, Geology and Soils. As described in the NRCS soil survey, soils on the project have a moderate to high potential for erodibility (Table 5 of Section 6, Geology and Soils).

Soil erodibility: Moderate to high

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

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

- ✓ Approximately three acres of site disturbance is proposed and the movement of approximately 2,339 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will be disturbing over one acre and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

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

Impact – Drainage

The project will involve the construction of impervious surfaces which increase the volume of surface runoff generated by the site. Impervious surfaces will include buildings, an asphalt driveway, outdoor use area and walkways which will total about 37,400 square feet (0.86 acres).

With regards to project impacts on stormwater drainage the following conditions apply:

- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will be disturbing over one acre and will be required to prepare a SWPPP, which will be implemented during construction;

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

Based on the proposed amount of water to be used and the water source, no significant impacts from water use are anticipated.

15. LAND USE

Will the project:

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

Setting/Impact. Surrounding uses are identified on Page 2 of this 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. Adelaida Sub-area Standards 22.94.030. Section 22.94.030 of the LUO sets forth standards for the Adelaida Sub-area that address the design and character of new development along Adelaida Road. More specifically, the standards require that existing rock walls be incorporated into the design and construction of roadway improvements, and that improvements to Adelaida Road be designed to minimize terrain disturbance.

There are no existing rock walls on the project site, and roadway improvements will be limited to the construction of a new driveway.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

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

Will the project:

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

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

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

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

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

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

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

- Acoustical Analysis for the Parrish Family Vineyard, David Dubbink Associates, May 2014
- Jurisdictional Analysis of the Parrish-Adelaida Property, Terra Verde Environmental Consulting, January 2013
- Phase I Archaeological Inventory Survey, Heritage Discoveries, Inc., May 2013
- Natural Resource Conservation Service Web Soil Survey
- San Luis Obispo Air Pollution Control District 2012 CEQA Air Quality Handbook

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.

Aesthetic and Visual Resources

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

Agriculture

AG-1 **At the time of application for construction permits**, the applicant shall submit a final landscape plan prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), incorporating the use of drought-tolerant, low-water use species consistent with the surrounding natural vegetation that will use of drip irrigation or better water saving techniques. Lawn / turn areas associated with the winery shall not exceed a total of 1,000 square feet.

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

Air Quality

AQ-3 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. If NOA is not present, an exemption request shall be filed with the APCD. (For any questions regarding these requirements, contact the APCD at (805) 781-5912 or go to <http://www.slocieanair.org/business/asbestos.php>). **Prior to final inspection or occupancy**, whichever occurs first, when naturally-occurring asbestos is encountered, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

AQ-4 As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, contact the APDD at (805) 781-5912.

Biological Resources

BIO-1 Upon application for construction permits, the following measures shall be incorporated into project plans:

- a. Disturbance shall be minimized to what is necessary to safely install the access bridge over Drainage Feature No. 2.
- b. Appropriate exclusion and erosion control measures shall be installed and maintained during construction activities to minimize sedimentation into Drainage Feature No. 2.
- c. Appropriate permanent sedimentation and erosion control structures shall be included in the bridge design in order to minimize long-term impacts associated with vehicular traffic near the drainage feature (e.g., sedimentation and erosion into the creek due to increased runoff associated with soil compaction and/or installation of impermeable surfaces).
- d. The applicant shall restore and revegetate any disturbed areas along the access bridge in order to stabilize the bank.

BIO-2 Prior to work within Drainage Feature No. 2, the applicant shall coordinate with the appropriate regulatory agencies in order to obtain permits prior to the start of construction. These agencies are likely to include: US Army Corps of Engineers, US Fish and Wildlife Service, California Department of Fish and Wildlife, and the Regional Water Quality Control Board.

Noise

N-1 Special events with amplified music may occur between the hours of 10AM and 10PM on weekends, only. Special events employing amplified music after 5PM shall incorporate measures to ensure noise levels at the property line do not exceed 65 decibels. Such measures shall include (but are not limited to) one or more of the following:

- Hold the event inside a tent;
- Aim the loudspeakers away from the property line;
- Hold the event in an area where the tasting room/ranch house is between the noise source and the property line.
- Such other measure that achieves the 65dB noise standard at the property line.

Transportation and Traffic

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

- TR-2 **For the life of the project**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way prior to obtaining a valid Encroachment Permit from the Public Works Department, including, but not limited to: project signage, tree planting, and fences.
- TR-3 **At the time of application for construction permits**, the applicant shall be responsible for paying to the Department of Public Works a fair share contribution towards the intersection improvement at Adelaida Road and Nacimiento Lake Drive. This fee shall be paid with the issuance of each future building permit and shall be based on the peak hour (Friday afternoon) trip generated by the project. Currently, the fee shall be \$2,051 per peak hour trip but may be adjusted annually by the Caltrans Construction Cost Index.
- TR-4 **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure Encroachment Permits to construct three project access driveways in accordance with County Public Improvement Standards.

Wastewater

- WW-1 The project proposes to use on-site septic systems for wastewater treatment and disposal. The winery will use two wastewater systems, one for domestic waste and one for process waste. Based on the projected volume of wastewater at peak production, there appears to be adequate land area available for an on-site septic system to treat process waste. For domestic wastewater, the leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well.
- WW-2 Prior to building permit issuance, the applicant shall obtain a waste discharge permit or exemption from the RWQCB that demonstrates compliance with provisions of the Central Coast Basin Plan regarding liquid waste disposal for domestic and process waste.

Water/Drainage

- W-1 **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
- W-2 **For the life of the project**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.



Letter of Transmittal

Date: June 22, 2015
To: Holly Phipps
From: JuLee Watson
RE: Parrish Family Farms DRC 2013-00113

Good Afternoon Holly,

Please find attached a fully executed Developer's Statement DRC2013-00113.

Please contact our office if you have any further questions or concerns.

Cordially,

JuLee Watson
Administrative Assistant
julee@kirk-consulting.net
Phone: (805)461-5765, Ext. 16
Fax: (805) 462-9466

2015 JUN 24 PM 3:46
COUNTY
PLANNING/BUILDING
DEPT

DATE: JUNE 18, 2015
Revised: JUNE 22, 2015

**DEVELOPER'S STATEMENT FOR DLP AG PARTNER /
CONDITIONAL USE PERMIT / DRC2013-00113**

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

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

Aesthetic and Visual Resources

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

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

Agriculture

AG-1 At the time of application for construction permits, the applicant shall submit a final landscape plan prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), incorporating the use of drought-tolerant, low-water use species consistent with the surrounding natural vegetation that will use of drip irrigation or better water saving techniques. Lawn / turf areas associated with the winery shall not exceed a total of 1,000 square feet.

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

Monitoring: AG-1 thru AG-2 Required prior to issuance of a construction permit. Compliance will be verified by the County Department of Planning and Building.

Air Quality

AQ-3 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. If NOA is not present, an exemption request shall be filed with the APCD. (For any questions regarding these requirements, contact the APCD at (805) 781-5912 or go to <http://www.slocleanair.org/business/asbestos.php>). **Prior to final inspection or occupancy**, whichever occurs first, when naturally-occurring asbestos is encountered, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

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

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

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Monitoring: BIO-1 thru BIO-2 Required prior to issuance of a construction permit. Compliance will be verified by the County Department of Planning and Building.

Noise

N-1 Special events with amplified music may occur between the hours of 10AM and 10PM on weekends, only. Special events employing amplified music after 5PM shall incorporate measures to ensure noise levels at the property line do not exceed 65 decibels. Such measures shall include (but are not limited to) one or more of the following:

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

Water/Drainage

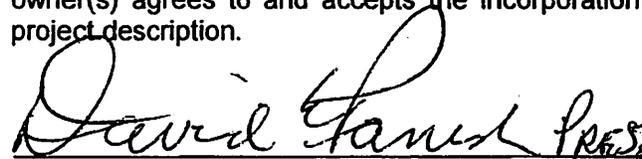
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Monitoring: Compliance will be verified by the County Department of Planning and Building in consultation with Public Works.

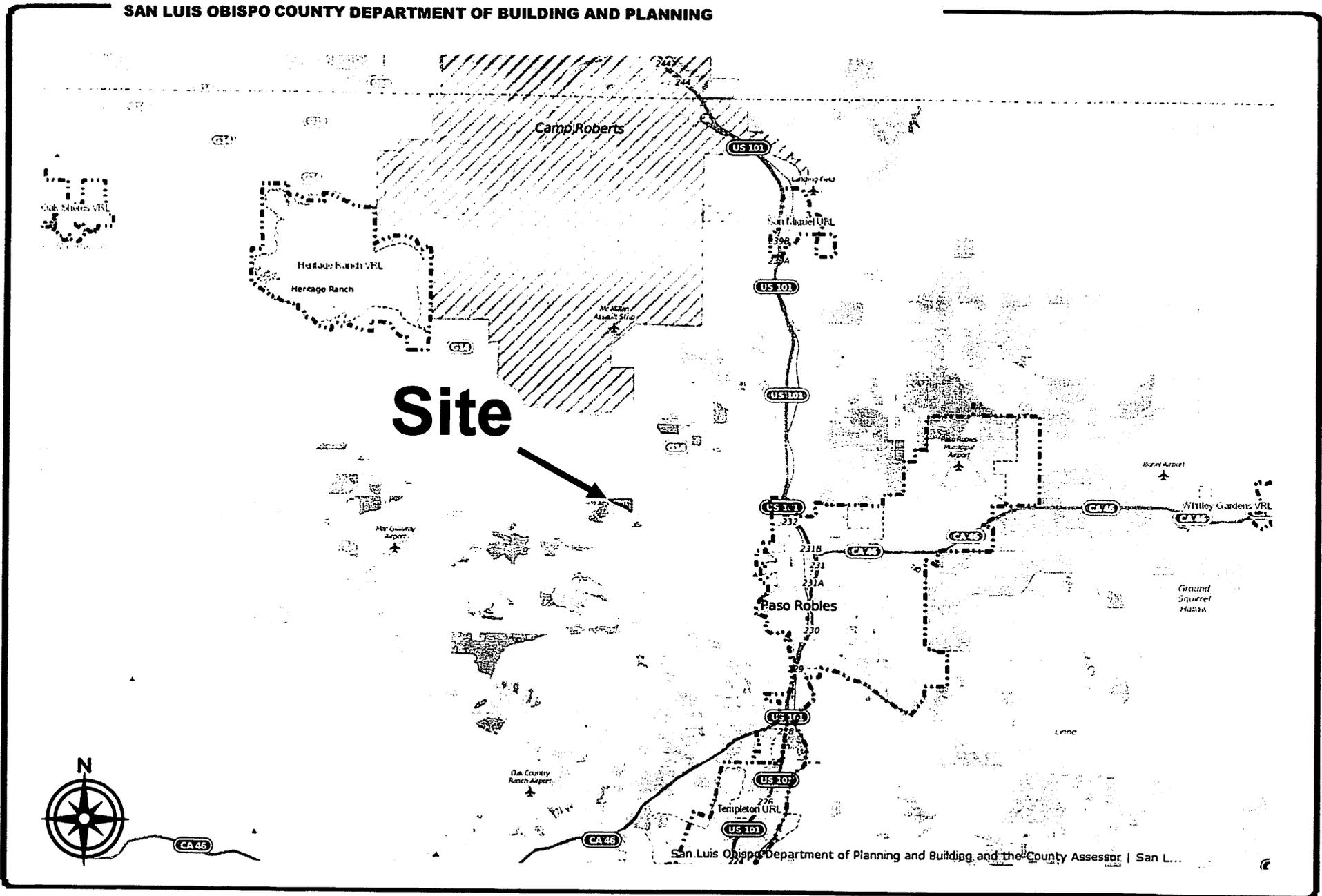
W-2 **For the life of the project**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Monitoring: Compliance will be verified by the County Department of Planning and Building in consultation with Public Works.

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.

 PRES. DAVID E. PARKIST 6-22-2015
Signature of Owner(s) Name (Print) Date

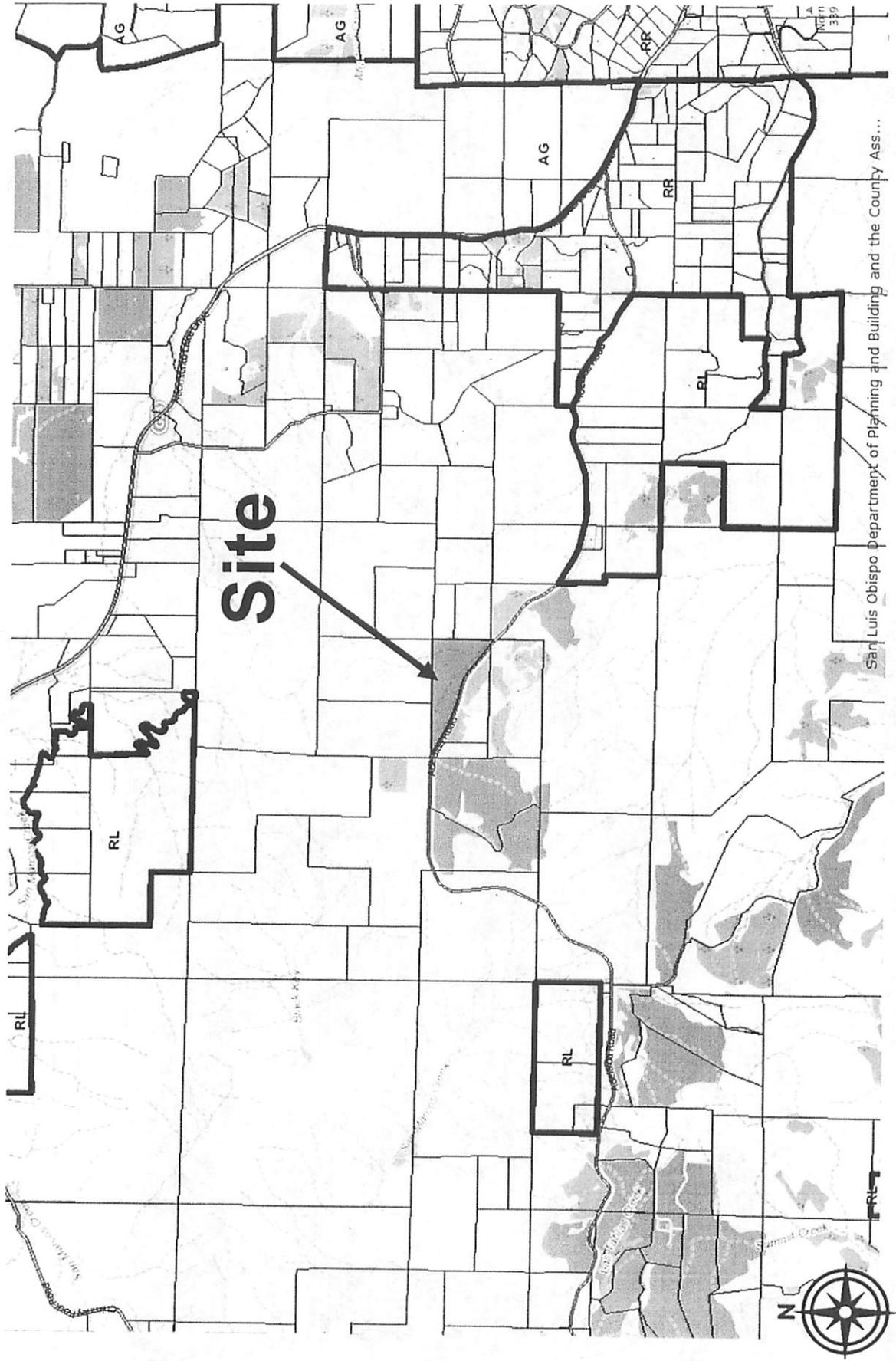
Signature of Owner(s) Name (Print) Date



PROJECT
Conditional Use Permit
DLP AG / DRC2013-00113



EXHIBIT
Vicinity Map



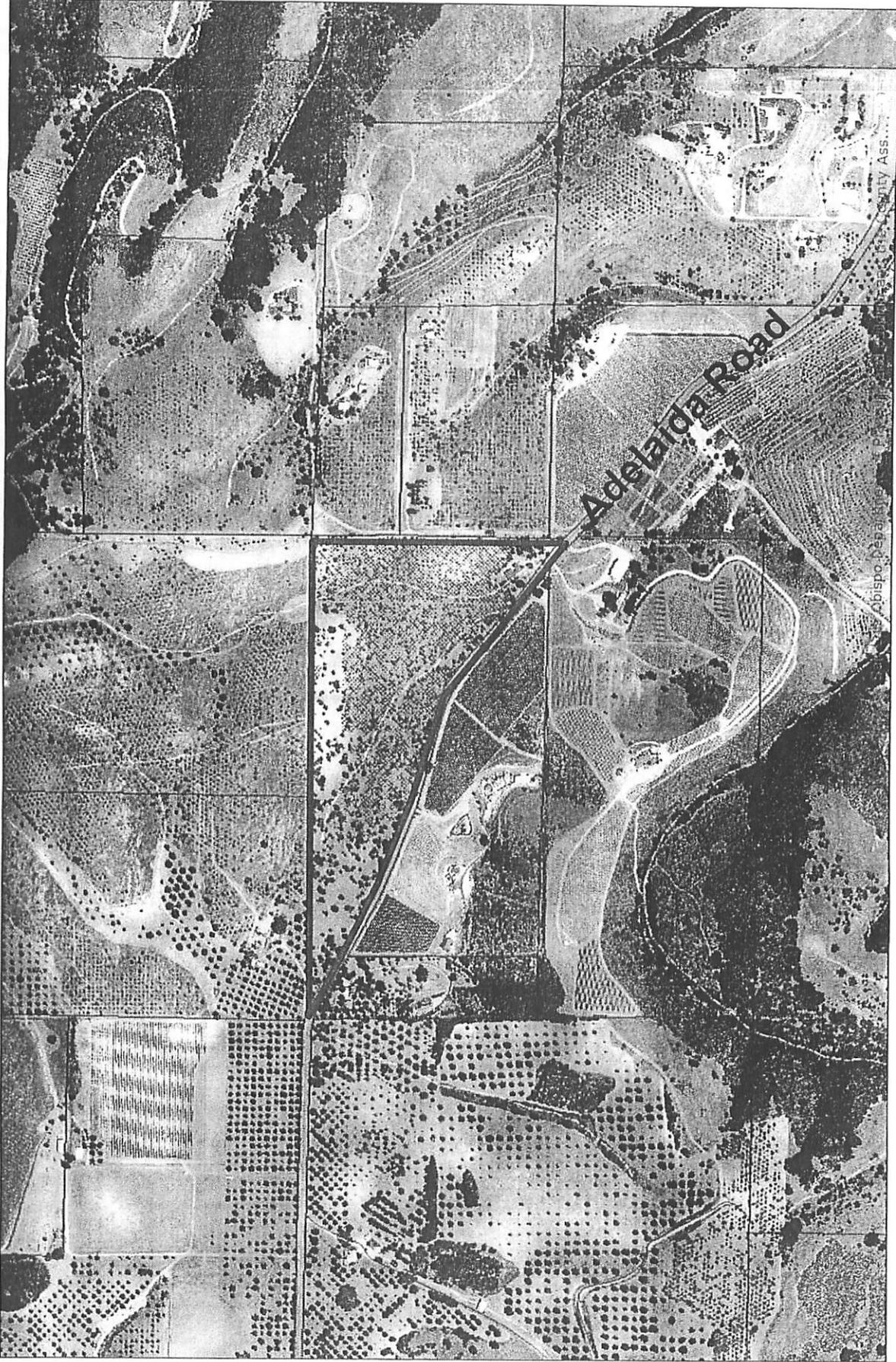
PROJECT

Conditional Use Permit
DLP AG / DRC2013-00113



EXHIBIT

Land Use Category Map



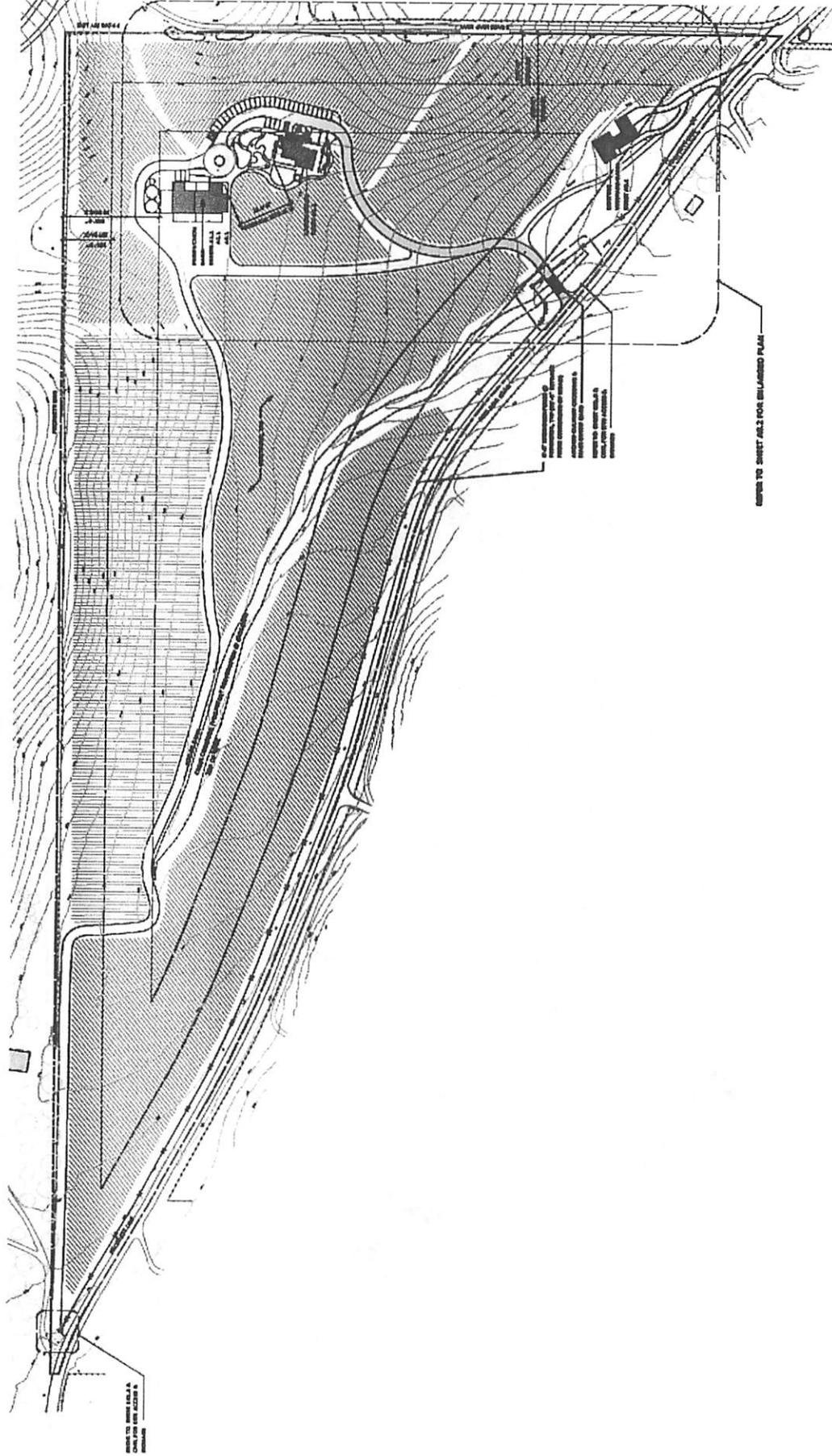
PROJECT

Conditional Use Permit
DLP AG / DRC2013-00113



EXHIBIT

Aerial Photograph



OVERALL SITE PLAN

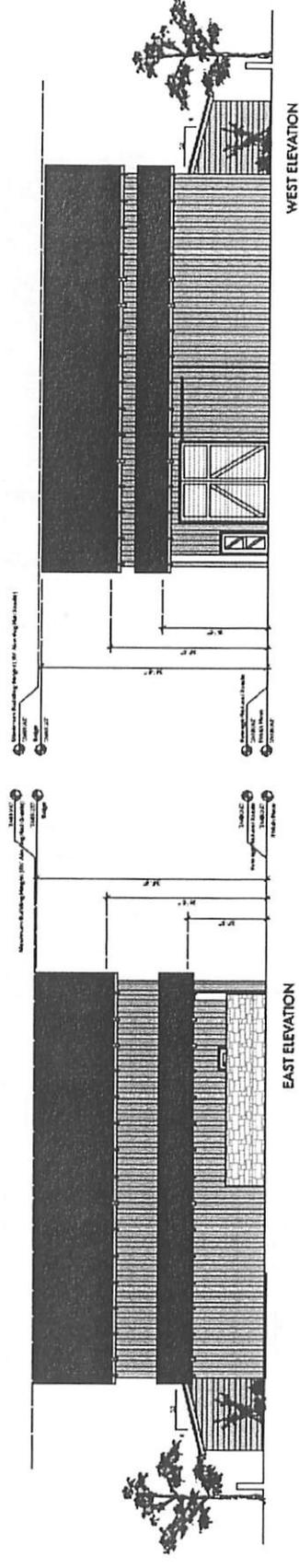
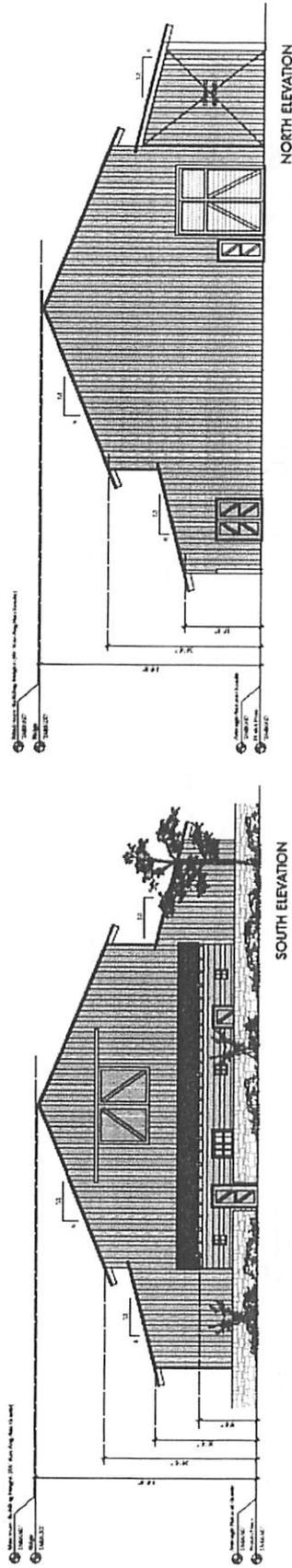
PROJECT

Conditional Use Permit
DLPAG / DRC2013-00113



EXHIBIT

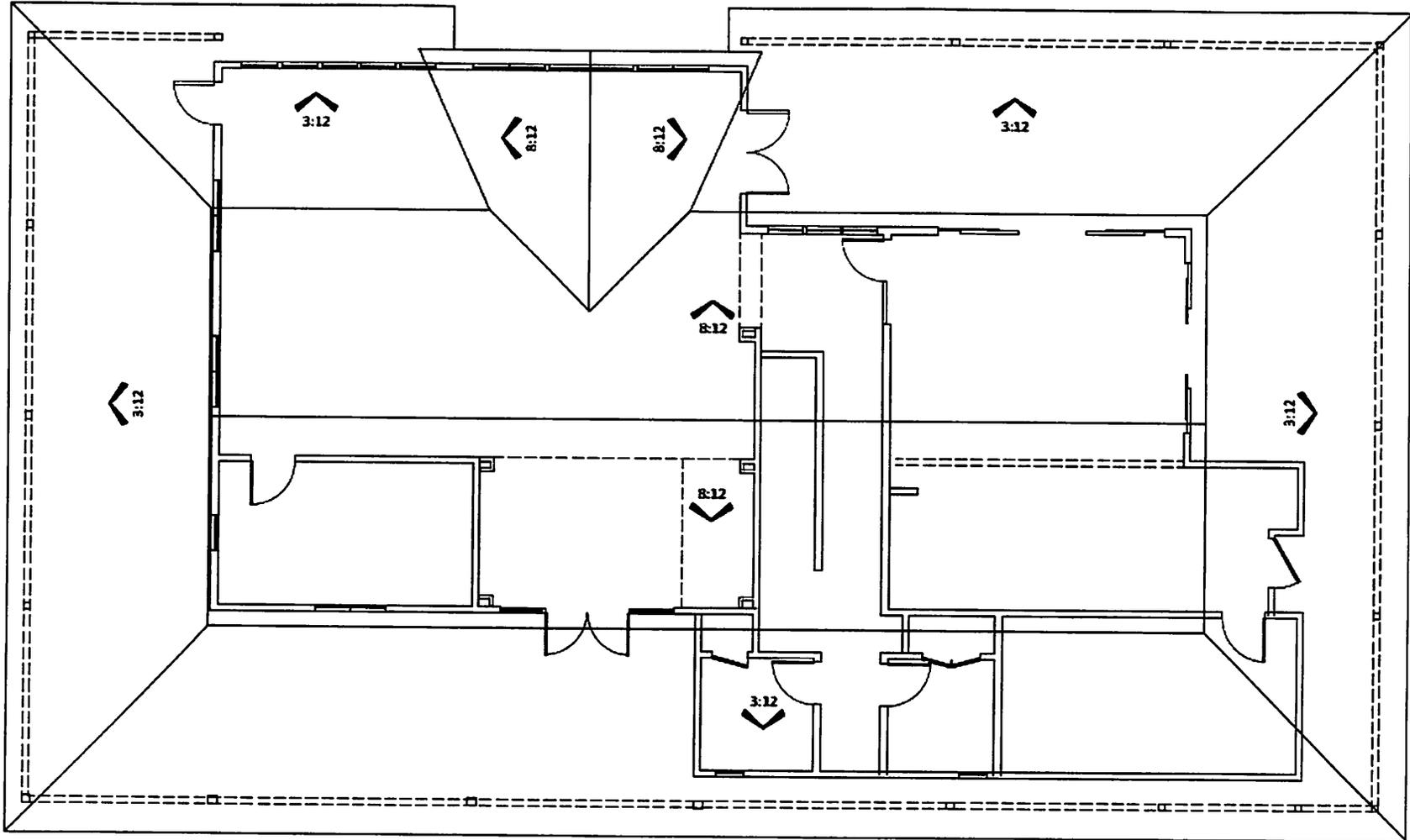
Overall Site Plan



PROJECT
Conditional Use Permit
DLPAG / DRC2013-00113



EXHIBIT
Production Barn Elevations Phase 1



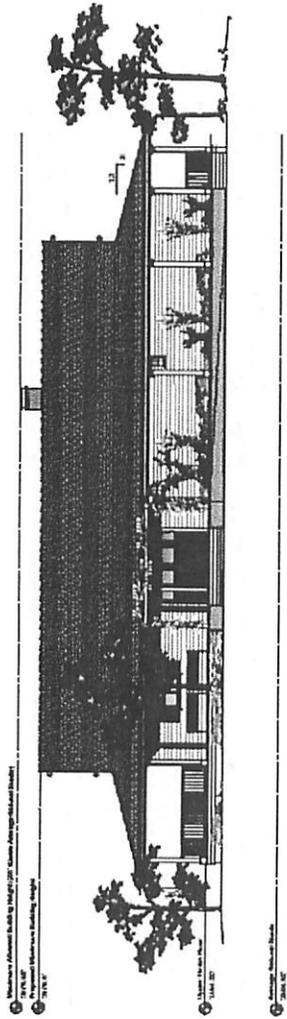
PROJECT

Conditional Use Permit
DLP AG / DRC2013-00113

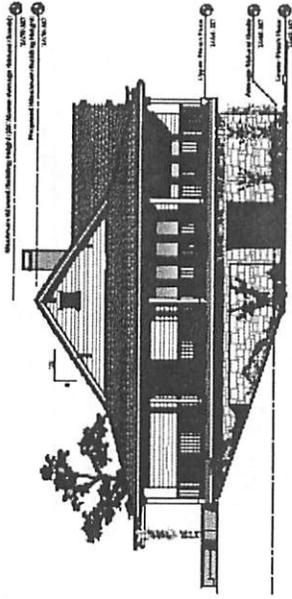


EXHIBIT

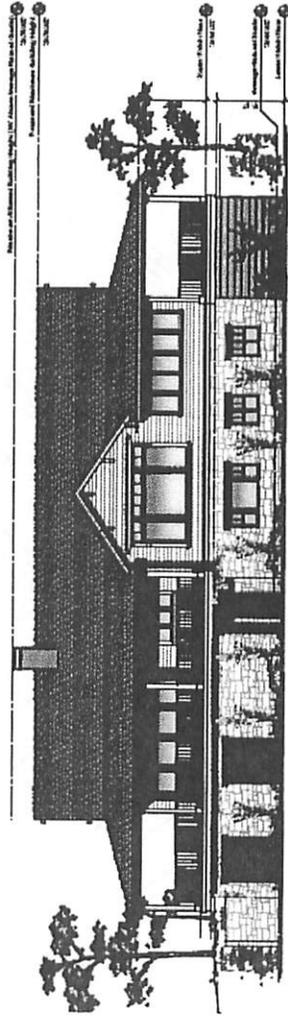
Ranch House Roof Plan Phase 1



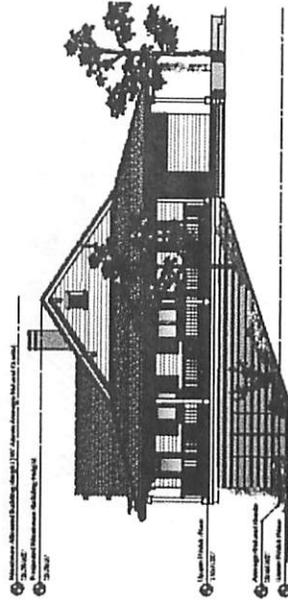
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

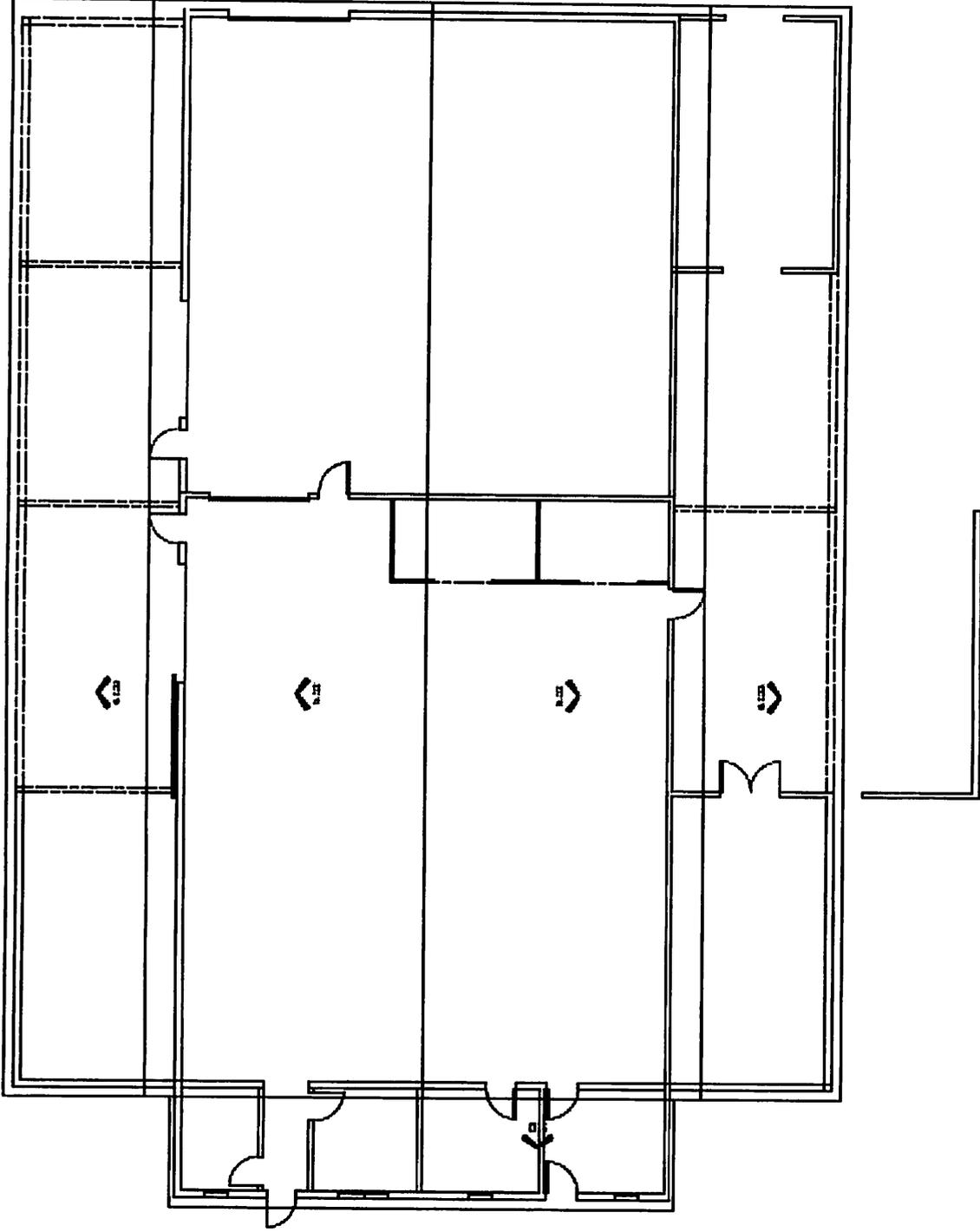


SOUTH ELEVATION

PROJECT
 Conditional Use Permit
 DLP AG / DRC2013-00113



EXHIBIT
 Ranch House Elevations Phase 1



PROJECT

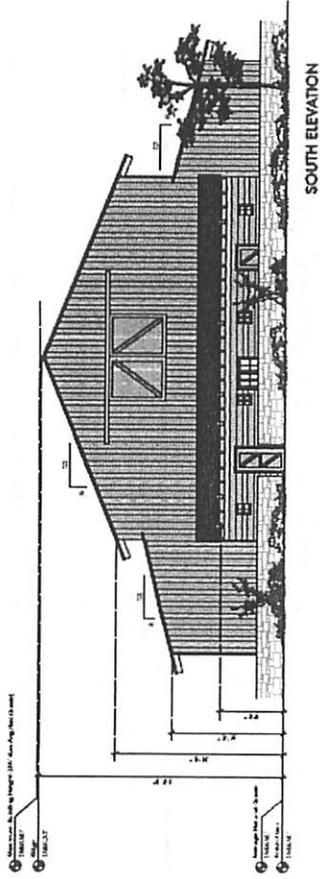
Conditional Use Permit
DLP AG / DRC2013-00113

EXHIBIT

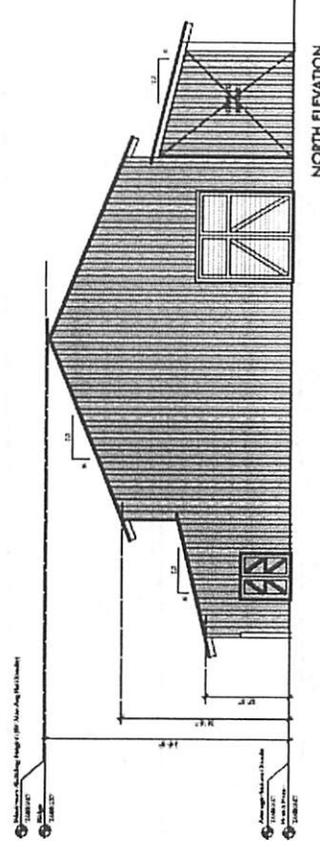
Production Barn Roof Plan Phase 2



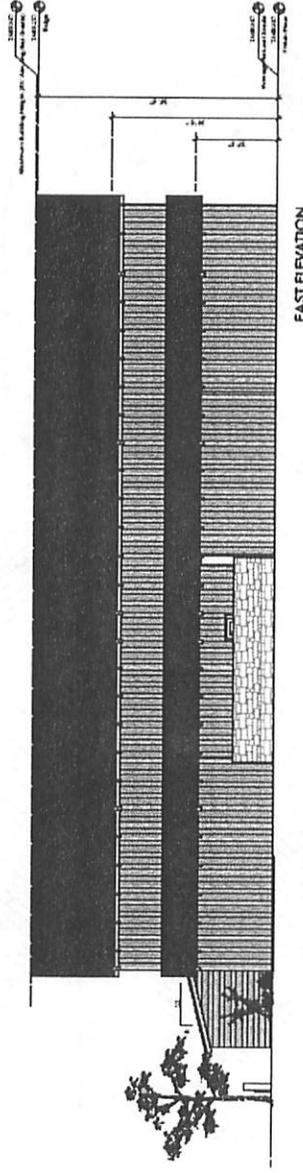
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



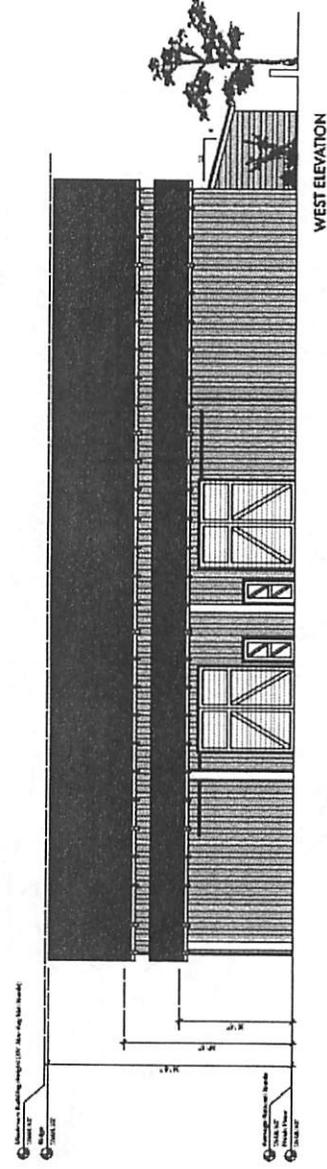
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

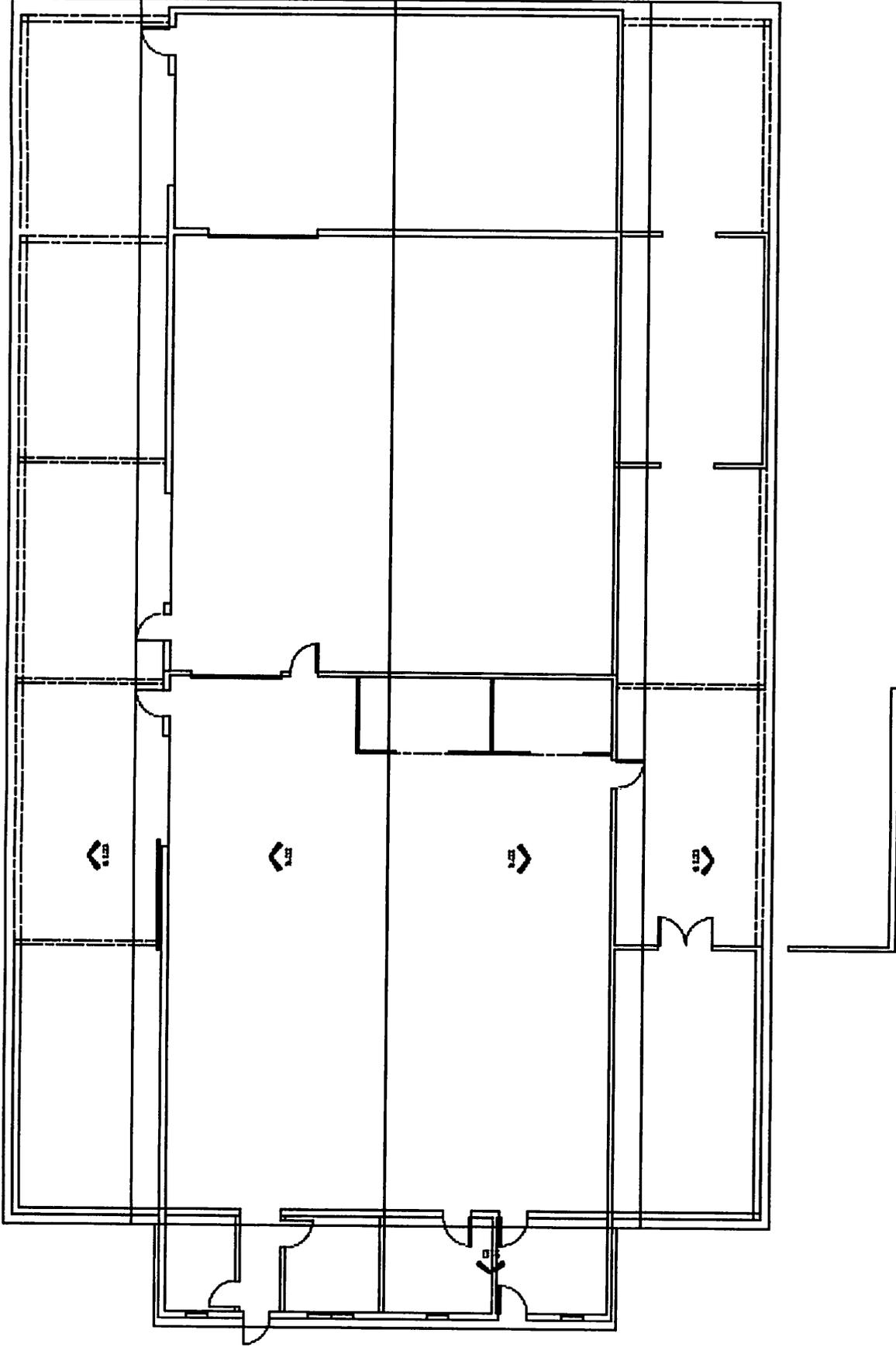


WEST ELEVATION

PROJECT
 Conditional Use Permit
 DLP AG / DRC2013-00113



EXHIBIT
 Production Barn Elevations Phase 2



PROJECT

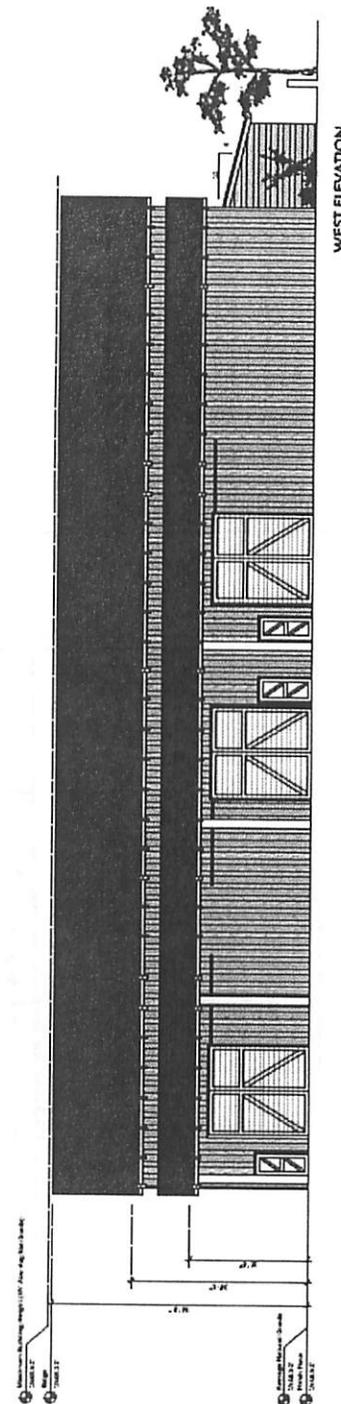
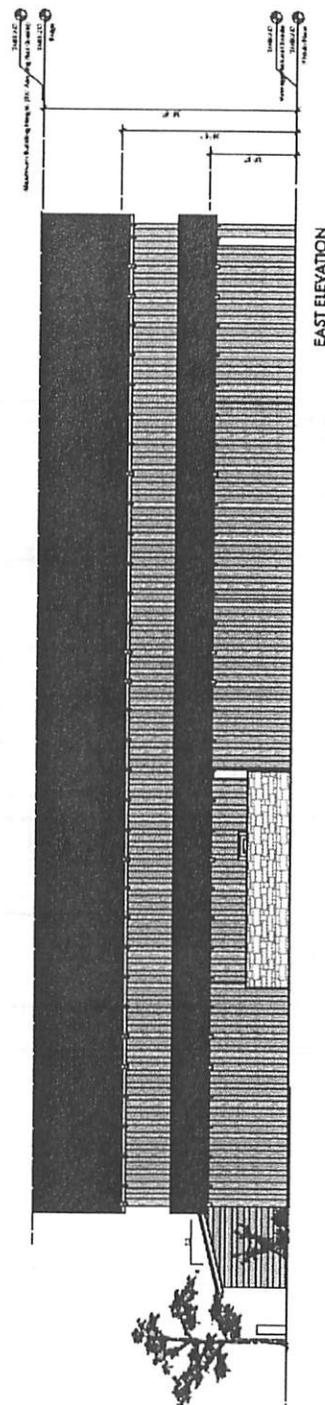
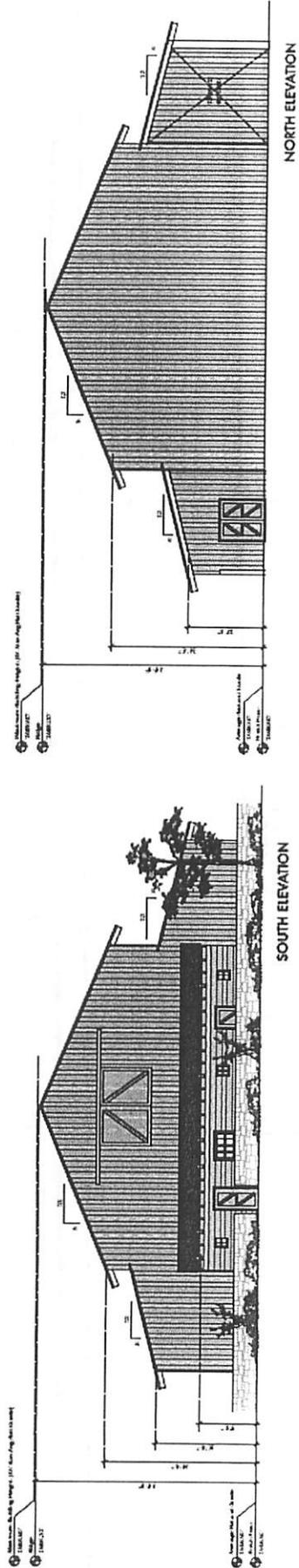
Conditional Use Permit
DLP AG / DRC2013-00113



EXHIBIT

Production Barn Roof Plan Phase 3

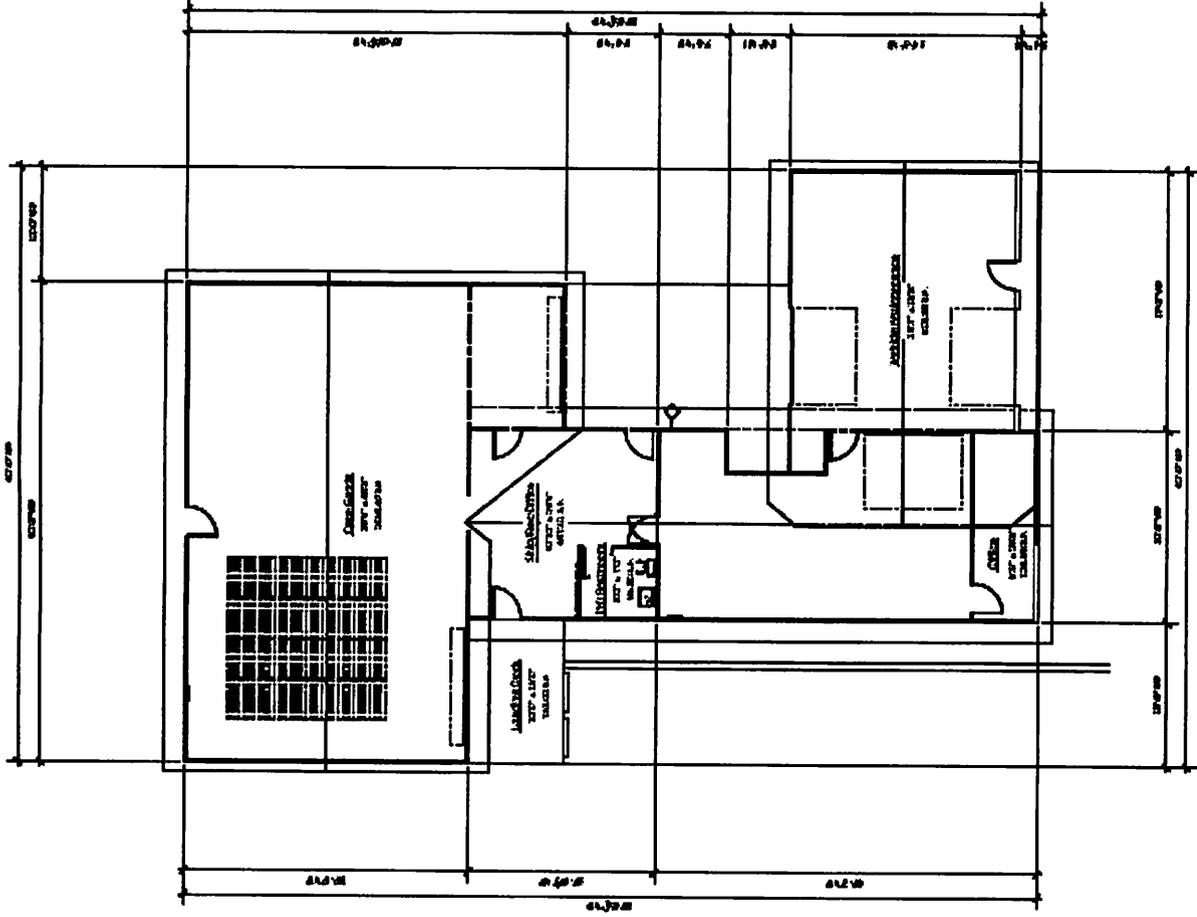
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT
 Conditional Use Permit
 DLP AG / DRC2013-00113

EXHIBIT
 Production Barn Elevations Phase 3

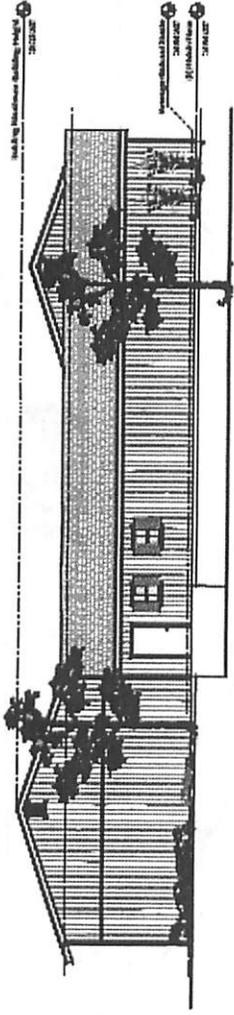




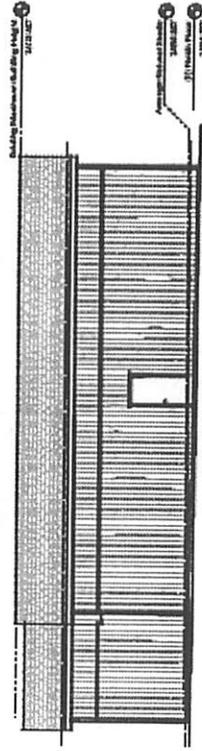
PROJECT
Conditional Use Permit
DLP AG / DRC2013-00113



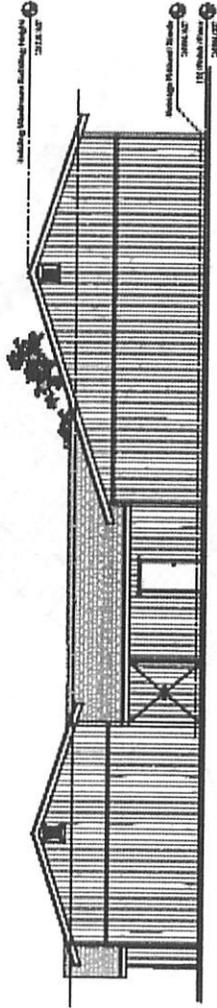
EXHIBIT
Vineyard Barn Floor Plan Phase 3



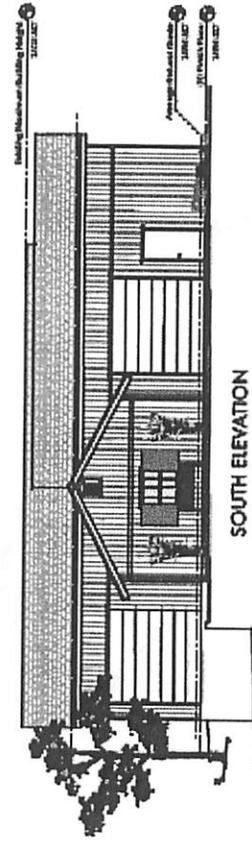
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

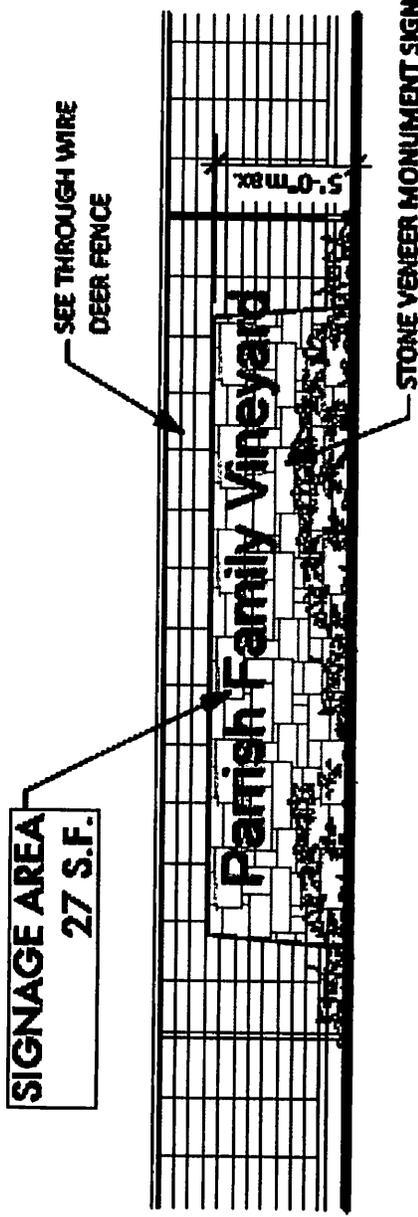
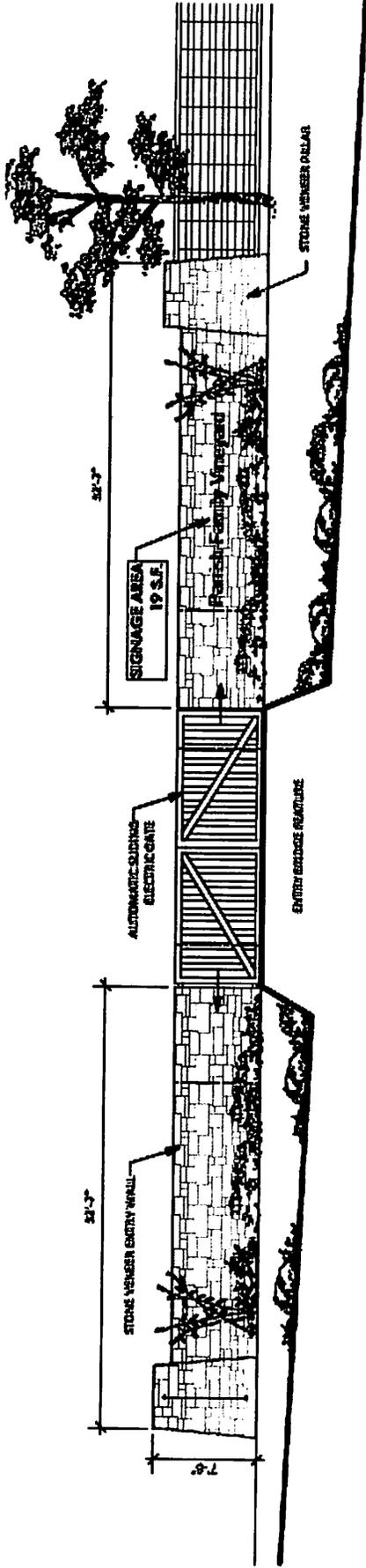


SOUTH ELEVATION

PROJECT
Conditional Use Permit
DLP/AG / DRC2013-00113



EXHIBIT
Vineyard Barn Elevations Phase 3

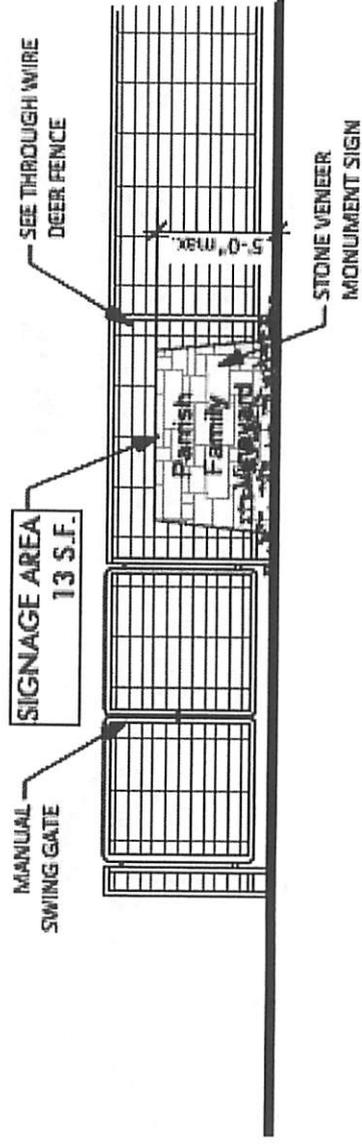
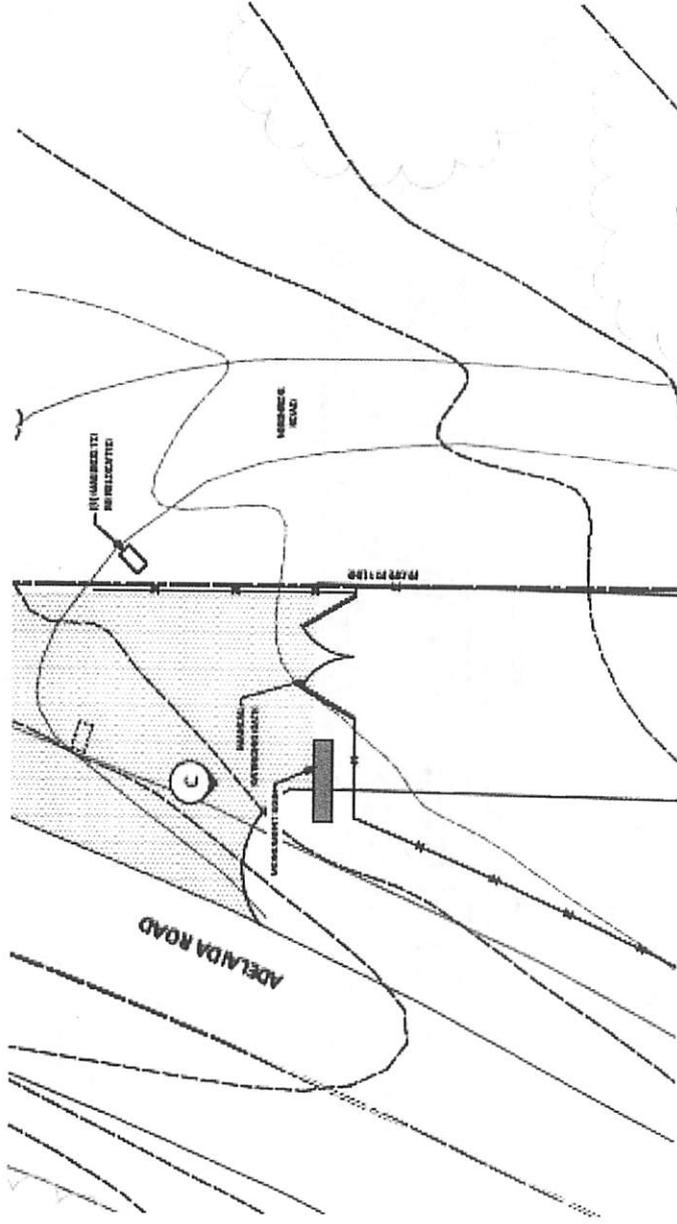


PROJECT

Conditional Use Permit
DLP AG / DRC2013-00113

EXHIBIT

Main Entry Elevation/Sign Elevation Phase 1



PROJECT

Conditional Use Permit
DLP AG / DRC2013-00113



EXHIBIT

Secondary Egress Site Plan/Elevation Phase 1



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 13, 2014
To: Morgan Torell, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2013-00113, DLP AG CUP, Adelaida Rd, Paso Robles, APN 026-233-036**

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

Public Works Comments:

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

Recommended Project Conditions of Approval:

Fees

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

Drainage

2. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
3. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Access

4. **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure Encroachment Permits to construct three project access driveways in accordance with County Public Improvement Standards.

Recycling

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



CAL FIRE
San Luis Obispo
County Fire Department

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



Robert Lewin, Fire Chief

MAR 18

COMMERCIAL FIRE PLAN REVIEW

March 18, 2015

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

Subject: DRC2013-00113/DLP – Parrish Family Vineyards and Winery – Conditional Use Permit
(Phase III totals – 17,408 square feet for winery ops. and 5,063 square feet for hospitality)

Ms. Phipps,

I have reviewed the project referral information and building plans submitted for the proposal to build a 3 phase winery project with special events program to be located at 3590 Adelaida Road near Paso Robles, CA. The project is located within a **“High”** Fire Hazard Severity Zone. The project location has an approximate **15** minute response time and 10-mile vehicular travel distance 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), the Public Resources Code (PRC) and any other applicable fire laws. The requirements of Chapter 7A of the 2013 California Fire Code shall be adhered to throughout project design and construction.

Concerns:

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

The nearest CAL FIRE/County Fire Station (#30- Paso) is located at 2510 Ramada Drive directly adjacent to Hwy. 101 near Paso Robles, CA. This station is staffed at all times by a minimum of 2 fulltime/permanent employees.

Roof Coverings:

The roof type(s) will have to be consistent with the requirements listed within Chapter 7A and Chapter 15 of the 2013 - California Building Code and no less than a **Class B** roof.

*Whether or not they currently exist, all structures associated with the proposed project shall require a minimum **Class B** roof.*

Roof Access:

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

Fire Flow Requirements outside Community Water Systems:

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

Fire Protection Systems:

A Fire Alarm System is *required* within all structures. The alarm system shall terminate at a 24-hour monitoring point as per the 2013 California Fire Code - *Section 907*. Three sets of plans shall be submitted to the County Fire Department for review and approval.

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

A Registered Fire Protection Engineer will be required to determine the amount of water required to be held in storage that is dedicated to fire suppression purposes. The Registered Fire Protection Engineer shall determine whether or not the proposed water storage tanks meet minimum standards for proper connection(s) and placement.

Approval of the proposed 30,000 gallon water storage tanks is not provided by CAL FIRE/County Fire.

Technical Report:

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

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

Of specific concern, is the proposal to connect two separate 30,000 gallon water storage tanks in order to provide the water required to be held in storage for the purpose of fire suppression. This option must be approved by the Registered Fire Protection Engineer.

The Registered Fire Protection Engineer must also provide their approval of the proposed water storage tank(s) location relative to Phase III structure buildout (Production Barn).

Exiting:

All egress and exiting shall comply with *Chapter 10 - Means of Egress* of the 2013 California Fire Code to provide egress from the building(s) to the public way.

Building Set Backs:

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

Note: Setbacks are subject to County Planning Department approval.

Defensible Space and Construction Type:

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

COMMERCIAL ACCESS ROADS AND SECONDARY ACCESS -

The primary access road (EX. AG ROAD "A") providing access to the Ranch House and Production Barn site shall provide an edge to edge all-weather driving surface of no less than 20 feet. Parking will only be allowed along this roadway with increased width/driving surface.

Upon completion of Phase III development, the existing "DG AG. ROAD" (EX. AG ROAD "C") providing access to the existing Vineyard Barn must provide a minimum edge to edge all-weather driving surface of no less than 20-feet. The required width of 20-feet shall extend the entire distance from the gate at Adelaida Road near Stag's Leap Road to the primary access road.

The proposed primary access road entry bridge located near Adelaida Road shall be required to support a minimum of 40,000 pounds. A Registered Civil Engineer shall be required to design the entry bridge. Proper signage will be required showing the weight limit(s) of the bridge.

The secondary access road shall be allowed to provide an edge to edge all-weather driving surface of no less than 18-feet. There will be no parking allowed along this secondary access road. All gates located along the secondary access road must remain open during events.

- A commercial access road and/or fire lane must be a minimum of 20 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the 2013 California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building(s) perimeter.
- Must be an all weather non-skid paved surface.
- All roads must be able to support a fire engine weighing 40,000 pounds.
- Vertical clearance of 13'6" is required.

Gates:

- All gates must be setback a minimum of 30-feet from the edge of the County roadway.
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244, ext. 3490.
- Gates shall have an approved means of emergency operation at all times. CA. Fire Code Section 503.6
- Gate must be 2 feet wider than the road on each side.
- Each gate must have a turnaround located directly adjacent to the approach.

Emergency Access:

All commercial buildings shall require the installation of a Knox key box for fire department emergency access purposes. 2013 California Fire Code - *Section 506*. The box shall be installed prior to final inspection of the building(s). The location of the boxes shall be approved by CAL FIRE/County Fire.

A Knox Corporation Emergency Access order form is available from the Fire Prevention Bureau, please call for more information at (805) 543-4244, ext. 3490.

Addressing:

Address numbers must be legible from the roadway and on all buildings. They shall be on a contrasting background and a minimum of 8 inches high with a 1/2" stroke for commercial and 10 inches high for industrial. All occupancies shall have a distinct address. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility and streets/roads shall be identified with approved signs. California Fire Code Section 505.

Fire Safety during Construction:

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

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

GENERAL FIRE PRECAUTIONS AND SIGNAGE -**Portable Fire Extinguishers:**

Portable fire extinguishers shall be installed throughout all the occupancies associated with this proposed project in compliance with the California Fire Code - *Section 906* and Title 19. The contractor shall be licensed by the State Fire Marshal.

Combustible Waste Material:

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

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

Petroleum Tanks:

Fire Protection systems and safety precautions requirements shall be required in accordance with the California Fire Code Chapter 57 - *Flammable and Combustible Liquids*. Foam protection system shall be provided for above ground tanks California Fire Code section 5704.2.9.2 in accordance with NFPA Standard 11 Low Expansion Foam and Combined Agent Systems, and NFPA Standard 15 - Water Spray Fixed Systems NFPA Standard 30 Flammable and Combustible Liquids Code.

Storage, Stockpiles and Enclosures:

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

Electrical:

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

OPERATIONAL REQUIREMENTS RELATIVE TO SPECIAL EVENTS –

Public Assemblage and Events

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

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

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

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

Fire Safety and Evacuation Plans

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

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

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

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

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.

- 4.3. Secondary evacuation routes.
- 4.4. Accessible egress routes.
- 4.5. Areas of refuge.
- 4.6. Exterior areas for assisted rescue.
- 4.7. Manual fire alarm boxes.
- 4.8. Portable fire extinguishers.
- 4.9. Occupant-use hose stations.
- 4.10. Fire alarm annunciators and controls.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

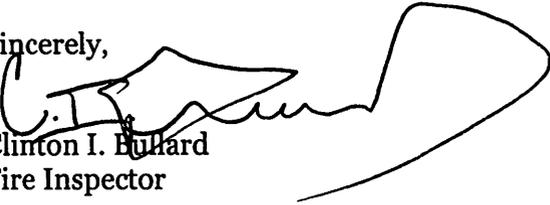
Notes:

Changes to the proposed phasing and/or use of structures will require CAL FIRE/County Fire review and an amended conditioning via the Fire Safety Plan process.

Once a Registered Fire Protection Engineer has been chosen by the applicant, an onsite consultation shall be conducted with all involved parties.

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

Sincerely,



Clinton I. Bullard
Fire Inspector

C: DLP Ag. Partnership, LP.
Kirk Consulting, Agent



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

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

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie
Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: July 15, 2014
TO: Morgan Torell, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department *LLA*
SUBJECT: DLP AG Conditional Use Permit DRC2013-00113 (1776)

The Agriculture Department's review finds that the proposed DLP AG Conditional Use Permit for the phased development of wine production and tasting room facilities as well as a special events program for up to 20 events with a maximum of 150 attendees will have less than significant impacts to agricultural resources or operations. The Department recommends the following conditions to maximize the availability of water for agricultural production:

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

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

If you have questions, please call 781-5914.

Project Description and Agricultural Setting

The project site is located at 3590 Adelaida, north of Paso Robles. The 42-acre site is located within the Agriculture land use category and is developed with wine grape vineyards and an agricultural accessory structure. Agricultural uses in the area consist of wine grape vineyards and hay crop production. The area proposed for development consists of Rincon clay loam 2-9 percent slope, an Important Agricultural Soil as identified in the Conservation and Open Space Element.

The proposal includes the phased development of winery production and tasting room facilities. A limited special events program for 20 annual events per year with no more than 150 attendees at each event is also proposed. Upon completion there will be a total of 17,408 square feet of wine production and 5,063 square feet of visitor serving uses. Consistent with Agriculture Element AGP 6, the proposal is beneficial to the local agricultural industry, the visitor serving uses are clearly secondary to winery production for each phase of development, and the facilities are sited adjacent to existing roads and are compatible with agricultural activities.

Impacts to Agricultural Resources

The proposed development would result in the development of wine production and visitor serving uses and a special events program for up to 20 events with a maximum of 150 attendees. Impacts to agricultural resources will be less than significant; however, the Department recommends the following conditions to maximize the availability of water for agricultural production:

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



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/24/2014

TO: ENV HEALTH

FROM: Morgan Torell (805-781-5113 or mtorell@co.slo.ca.us)
North County Team / Development Review

RECEIVED

SR 13965

JUN 25 2014

IN 92085

PROJECT DESCRIPTION: DRC2013-00113 DLP AG – Proposed Conditional Use Permit for a three phase winery project including a 17,408 sf wine production barn and a 5,063 sf hospitality and administration building. Site location is 3590 Adelaida Rd, Paso Robles. APN: 026-233-036

Environmental Health

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.

7/9/14
Date

[Signature]
Name

X5551
Phone



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

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



Public Health
Prevent. Promote. Protect.

July 9, 2014

To: Morgan Torell
North County Team - Department of Planning and Building

From: Environmental Health
Leslie Terry

Project Description: DRC2013-00113 DLP AG CUP 3 Phase Winery
APN: 026-233-036

Project description does not adequately describe planned food service with the hospitality kitchen. Applicant to be advised that crackers may be served with wine without a health permit. Please contact this office if in the future additional food will be provided to the public, or if the kitchen indicated on the plans will be used to provide food to the public. Contact Jeremiah Damery at (805) 781-5548 for questions regarding food facilities. Use only licensed caterers, licensed mobile food facilities or persons holding a temporary event food facility permits for approved wine industry / community events where food may be served.

In the event the applicant decides to have a licensed food facility, then reference the attachment to determine type of water system which will be needed to support food facility (either the water will be regulated as part of the food facility permit or the water system will need a separate permit).

Applicant to return attached Hazardous Materials Declaration Flowchart to this office. Be advised that threshold levels are 55 gallons, 500 pounds or 200 cubic feet and common materials include (but are not limited to): fuel, paint, lubricants, pesticides, pool chemicals and compressed gases. Contact Linnea Faulkner (805) 781-4917 in this office with any questions regarding this form.

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



Food Facilities with Private Water Wells

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

The California Safe Drinking Water Act provides the following definitions:

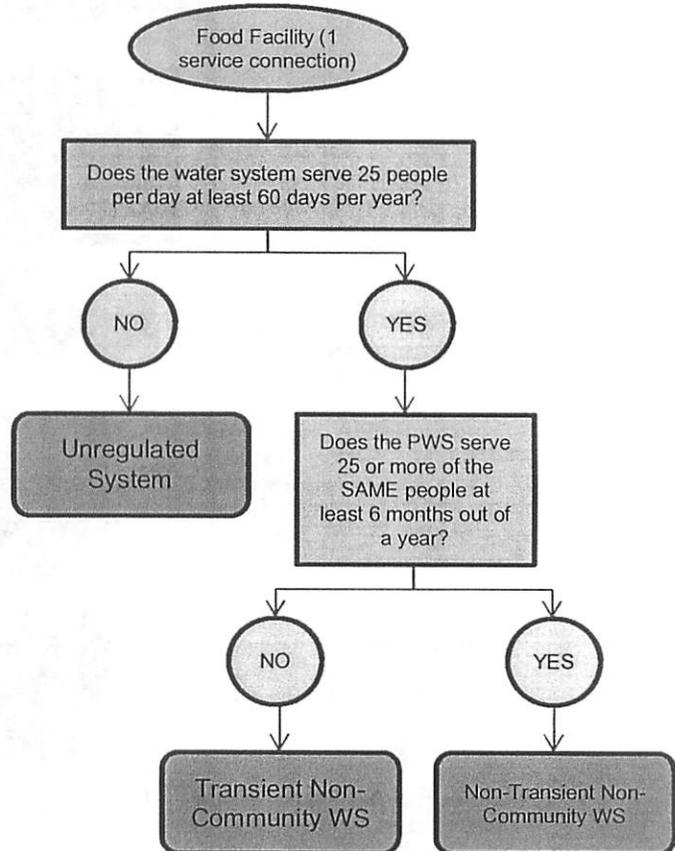
"116275. As used in this chapter:

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

A public water system includes the following:

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

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



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

Constituent	Frequency
Bacteriological	Monthly
Nitrate (NO ₃)	Annually
Nitrite (NO ₂)	Triennially (every 3 years)
Inorganic Chemicals (& Arsenic)	Once
Secondary Standards	Once

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

HAZARDOUS MATERIALS BUSINESS PLAN IMPLEMENTATION FLOWCHART

Under penalty of law, I declare that I have followed the flowchart and checked the boxes that are appropriate for this business's operations. I also understand that the SLO County CUPA must be notified if our operations or procedures change and make the above statement inaccurate.

Name (print)

Signature

Business Name

Address

Date

START HERE
Do you generate hazardous waste in ANY quantity?

NO

Do you store, use, or handle hazardous material at any one time during a calendar year in quantities equal to or greater than 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure?

YES

Sign and submit this document – you need not submit a business plan or pay a fee

NO

Are you a physician, veterinarian, pharmacist, dentist, or podiatrist who stores ONLY oxygen, nitrogen or nitrous oxide and the total quantity of each gas on-site is 1,000 cubic feet or less?

NO

Sign and submit this document – you need not submit a business plan or pay a fee

YES

Sign and submit this document – you need not submit a business plan or pay a fee

NO

Is your facility either a:

Agricultural Business

Other Business

Do you store ONLY motor vehicle fuel in above or underground tanks at 1,100 gallons or less capacity and the TOTAL volume of fuel is less than 20,000 gallons?

YES

Submit Form S, Form I, and Form M one time only and pay a one time fee.

Do you store ONLY motor or lubricating oil and is the total volume less than 275 gallons? (Does not include waste oil)

NO

Do you store ONLY motor or lubricating oil and is the total volume less than 275 gallons? (Does not include waste oil)

YES

Sign this document – you need not submit a business plan or pay a fee

YES

Sign this document – you need not submit a business plan or pay a fee

NO

Do you store ONLY N-P-K fertilizers (excluding ammonium nitrates) less than 10,000 pounds total?

YES

Sign this document – you need not submit a business plan or pay a fee

NO

Do you apply liquid fertilizer no more than four times a year, apply and store it over period of less than seven days, and is the quantity less than 1,190 gallons and you do not store any other hazardous materials in reportable quantities?

YES

Sign this document – you need not submit a business plan or pay a fee

Is your facility:
A) a remote site (a remote site is defined as an unstaffed facility located in an isolated, sparsely populated area. The facility is secured and not accessible to the general public) and
B) is the inventory less than: 500 cubic feet compressed inert gas, 500 gallons combustible liquid fuel, 200 gallons electrolytes in closed containers, 500 gallons lubricating and hydraulic fluids, and 1,200 gallons of flammable gas used as fuel (propane)?

NO

Submit a one time business plan, complete exemption form R and pay a one time fee.

NO

Submit a business plan and pay an annual fee to:

San Luis Obispo County CUPA, PO Box 1489
2156 Sierra Way
San Luis Obispo, CA 93406
Ph: (805) 781-5544

Within San Luis Obispo city limits:
SLO City Fire Dept, 2160 Santa Barbara Ave
San Luis Obispo, CA 93401-5240
Ph: (805) 781-7380

NO

COMMON HAZARDOUS MATERIALS

- Lubricants
- Solvents
- Compressed Gases
- Fuel
- Pesticides
- Paint

COMMON HAZARDOUS WASTES

- Crank Case Oil
- Used Anti-Freeze
- Paint
- Used automotive batteries
- Spent solvents

Not sure?

Please contact The County of San Luis Obispo
Public Health Department
Division of Environmental Health
at
(805) 781-5544