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. ED15-179 **DATE:** April 28, 2016

PROJECT/ENTITLEMENT: Cass Winery Conditional Use Permit; DRC2015-00038

APPLICANT NAME: Steve Cass **Email:** steve@casswines.com
ADDRESS: 7350 Linne Road, Paso Robles, CA
CONTACT PERSON: Kirk Consulting **Telephone:** (805) 461-5765

PROPOSED USES/INTENT: A request by STEVE CASS (CASS WINERY) for a Conditional Use Permit to allow the expansion of a previously approved winery and related visitor-serving uses including: a) construction of a new 13,279 square-foot (sf) barrel storage and administration building with an approximately 6,327 sf covered patio area and 6,800 sf of ornamental landscaping; b) construction of a new 4,128 sf eight room bed and breakfast inn; c) improving an existing agricultural road to serve as a secondary access road from the new barrel storage building and the bed and breakfast inn to Geneseo Road; d) increase in the existing temporary events program from six annual events with up to 80 attendees each to 20 annual events with up to 200 attendees each; e) use of an existing 1,760 sf commercial kitchen and seating area as a limited food serving facility (restaurant); and e) increase in annual wine production from 5,000 cases to up to 20,000 cases. The applicant is requesting modifications to ordinance standards to allow: an increase in the allowable square footage of a proposed restaurant in the Agriculture land use category from 800 to 1,760 sf, and increase in the maximum distance between a bed and breakfast inn and an existing visitor serving use from 100 feet to 144 feet. The proposed project will result in approximately 5 acres of site disturbance on a 273 acre parcel in the Agriculture land use category.

LOCATION: The proposed project is located at 7350 Linne Road, at the northwest corner of Linne Road and Geneseo Road, approximately 4.13 miles east of Paso Robles.

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: Regional Water Quality Control Board
ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)
30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

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

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

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

County of San Luis Obispo

Signature	Project Manager Name	Date	Public Agency

Initial Study Summary – Environmental Checklist

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

(ver 5.8)Using Form

Project Title & No. Cass Conditional Use Permit ED15-179 (DRC2015-00038)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Airlin Singewald asingewald@co.slo.ca.us — Prepared by (Print)
Signature — 3/30/2016 Date

James Caruso — Reviewed by (Print)
Signature — Ellen Carroll, Environmental Coordinator (for) — 3-30-2016 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 Steve Cass (Cass Winery) for a Conditional Use Permit to allow the expansion of a previously approved winery and related visitor-serving uses including:

a) Construction of a new 13,279 square-foot barrel storage and administration building with an approximately 6,327 square-foot covered patio area and 6,800 square feet of ornamental landscaping;
b) Construction of a new 4,128 square-foot eight room bed and breakfast inn;
c) Improving an existing agricultural road to serve as a secondary access road from the new barrel storage building and the bed and breakfast inn to Geneseo Road;
d) Increase in the existing temporary events program from six annual events with up to 80 attendees each to 20 annual events with up to 200 attendees each;
e) Use of an existing 1,760 square-foot commercial kitchen and seating area as a limited food serving facility (restaurant); and
f) Increase in annual wine production from 5,000 cases to up to 20,000 cases.

The applicant is requesting modifications to ordinance standards to allow: an increase in the allowable square footage of a proposed restaurant in the Agriculture land use category from 800 to 1,760 square feet, and increase in the maximum distance between a bed and breakfast inn and an existing visitor serving use from 100 feet to 144 feet. The proposed project will result in approximately 5 acres of site disturbance on a 273 acre parcel in the Agriculture land use category. The proposed project is located at 7350 Linne Road, at the northwest corner of Linne Road and Geneseo Road, approximately 4.13 miles east of Paso Robles. The site is in the El Pomar-Estrella sub-area of the North County planning area.

Project History

The existing Cass winery and tasting room was approved in June 2004. The original Minor Use Permit (DRC2003-00003) approved the establishment of a wine processing facility, including a tasting room and case goods storage, in an existing 7,500 square-foot barn, with annual production set at a 5,000 case maximum. The original use permit also approved a limited special events program of up to six special events a year with up to 80 attendees each, in addition to industry wide events and other activities not regulated by the winery ordinance standards.

A building permit was submitted in October 2004 to convert the barn from an agricultural use to a variety of commercial uses including wine production, barrel storage, a tasting room, event dining, and

a commercial kitchen. The commercial kitchen is used to prepare food for the events as well as to prepare items that are part of the current wine and food pairing program operated through the tasting room. The building permit for the original winery structure was finaled in April 2008.

A subsequent Minor Use Permit (DRC2008-00020) was approved on April 24, 2009. This Minor Use Permit authorized the construction of a new 4,000 square-foot wine storage building, which included a small covered crush area located just east of the existing winery building. This building was completed in September 2009.

ASSESSOR PARCEL NUMBER(S): 035-032-018

Latitude: 35 degrees 36'08.2620 " N Longitude: -120degrees 33'51.4404 " W

SUPERVISORIAL DISTRICT # 5

B. EXISTING SETTING

PLAN AREA: North County Rural **SUB**: El Pomar/Estrella **COMM.:** Rural

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: Flood Hazard Renewable Energy

PARCEL SIZE: 273 acres

TOPOGRAPHY: Nearly level to steeply sloping: 165 acres at 0-10% slope, 75 acres at 10-30% slope, 25 acres at 30%+ slope.

VEGETATION: Vineyards

EXISTING USES: Agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; vineyards, rural residences	*East:* Agriculture; undeveloped, rural residences, rangeland
South: Agriculture; vineyards, rural residences	*West:* Agriculture; rural residences

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Aesthetics

Setting. The project parcel is located on the northwest corner of Linne Road and Geneseo Road. Linne Road forms the project parcel's southern boundary, and Rockin One Way and Geneseo Road form the parcel's western and eastern boundaries, respectively. The topography of the area consists of rolling hills on the northern side of Linne Road and the nearly level Huerhuero Creek floodplain on the southern side of Linne Road. Vegetation in the area is mainly comprised of non-native grasses, with patches of oak trees particularly near drainages and on north-facing slopes. The Huerhuero Creek floodplain, immediately south of the project site, contains a mix of oak trees, willows, and chaparral shrubs. The visual character of the site and the surrounding area is distinctly rural and agricultural. While there are a few other vineyards in the region, the project parcel contains the largest.

The 273-acre project site is planted with 145 acres of vineyards, and contains an irrigation reservoir (approximately 1.5 acre surface area) and several agricultural roads. It is developed with a 7,500 square-foot winery and tasting room building (converted from a barn) and a 4,000 square-foot barrel storage building in an approximately 2.5-acre area adjacent to Linne Road; and two residences located on the steeper slopes north of the vineyard. The existing winery buildings are visible from Linne Road and Geneso Road and are generally in character with the rural/agricultural landscape.

The project site has two access points on Linne Road. The westerly access point leads to the

vineyard and irrigation reservoir. The easterly access point consists of two driveways where visitors access the existing winery and tasting room.

Impact. The applicant proposes to construct a new 13,279 square-foot barrel storage / administration building and a new 4,128 square-foot eight room bed and breakfast inn at an existing winery. The proposed structures would be located about 400 feet northeast of the existing winery buildings along an existing agricultural road that would be improved to Cal Fire standards from Linne Road to Geneseo Road. The proposed barrel storage building would be setback 577 feet northeast of Linne Road and 744 feet west of Geneseo Road. The proposed bed and breakfast inn would be setback 721 feet northeast of Linne Road and 510 feet west of Geneseo Road. Both structures would be visible from Linne Road and Geneseo Road, but they would be located on the interior of the property where they would be partially screened from public view by existing vineyards.

While the proposed barrel storage building would have an agrarian design consistent with the existing onsite winery buildings and surrounding landscape, the bed and breakfast inn would be a contemporary design constructed with shipping containers. The applicant describes the architectural inspiration of the bed and breakfast inn as follows: "...the Bed and Breakfast is inspired by one of the common structures found in a vineyard, a steel storage container. Steel containers have been used for equipment storage, workshops, meeting places for workers and a "lunch room" for field employees for as long as they have been in existence."

As viewed from a distance and with the visual filtering of the vineyards, the proposed bed and breakfast inn would appear like a contemporary residence, which is not an unusual sight in rural/agricultural settings. Standard county regulations require shielding of lighting to minimize glare.

The proposed project would also expand the existing temporary events program from six annual events with up to 80 attendees each to 20 annual events with up to 200 attendees each. Unimproved event overflow parking is identified on the interior of the vineyard adjacent to the proposed barrel storage building where cars would not be visible from public roads.

Mitigation/Conclusion. The proposed buildings would be located on the interior of the property where they would be partially screened from public view by existing vineyards. The proposed barrel storage building would appear consistent with existing winery structures and the bed and breakfast inn would resemble a contemporary rural residence. The applicant will comply with existing county regulations regarding shielding of exterior lighting. Based on implementation of these measures, potential visual impacts would be less than significant and no mitigation is necessary.

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

2. AGRICULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Other: _____	☐	☐	☐	☐

Agricultural Resources

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

Land Use Category: Agriculture

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

Historic/Existing Commercial Crops: Grape Varietal

In Agricultural Preserve? Yes, El Pomar AG Preserve Area

Under Williamson Act contract? Yes

The proposed barrel storage/administration building and bed and breakfast inn would be constructed on the following site type:

- Arbuckle-San Ysidro complex (2 - 9% slope).
  - Arbuckle. This gently sloping coarse loamy soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.
  - San Ysidro. This gently sloping coarse loamy soil is considered moderately to well drained. The soil has high erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

The parcel also contains these soil types:

- Arbuckle-Positas complex (9 - 15 % slope).
- Balcom-Calleguas complex (50 - 75 % slope).
- Nacimiento-Los Osos complex (9 - 30 % slope).
- Rincon clay loam (0 - 2% slope).
- Sorrento clay loam (2 - 9% slope).
- Xerofluvents-Riverwash association.

The parcel is located in the Agriculture land use category and is enrolled in a Land Conservation (Williamson Act) contract. The parcel supports approximately 145 acres of vineyards, wine processing and storage facilities. The parcel contains an irrigation reservoir and several agricultural roads. Surrounding land uses include vineyards and other agricultural uses.

The project is located over the Paso Robles groundwater basin and is subject to applicable water offset requirements of Title 19 (Building and Construction Ordinance) and Title 22 (Land Use Ordinance):

- Section 19.07.042(d) of the Building and Construction Ordinance, Title 19 – Requires Offset Clearance from the Department of Planning and Building, prior to building permit issuance, verifying that new water use has been offset at a 1:1 ratio. Applies to all new structures with plumbing fixtures on properties that overlie the Paso Robles groundwater basin.
- Section 22.94.050 of the Land Use Ordinance, Title 22 – Requires discretionary development projects to offset new water demand at a 2:1 radio through participation in water conservation programs. Exempts agricultural processing uses as defined in the Land Use Ordinance.

Policy 6 of the County Agriculture Element (Visitor Serving and Retail Commercial Use and Facilities) states:

a. Allow limited visitor serving and incidental retail uses and facilities in agricultural areas that are beneficial to the agricultural industry and farm operators and are compatible with long-term agricultural use of the land. Such uses shall be clearly incidental and secondary to the primary agricultural use of the site and shall comply with the performance standards in the LUO.

b. Locate the visitor serving and incidental retail use off of productive agricultural lands unless there are no other feasible locations. Locate new structures where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses.

Impact. The proposal consists of expanding the existing wine production facility and related visitor-serving uses by 1) constructing a new 13,279 square-foot barrel storage/administration building with an approximately 6,327 square-foot covered patio area and 6,800 square feet of ornamental landscaping, 2) constructing a new 4,128 square-foot eight room bed and breakfast inn, 3) improving an existing agricultural road to serve as a secondary access road from the new barrel storage building and the bed and breakfast inn to Geneseo Road, 4) increasing the existing temporary events program from six annual events with up to 80 attendees each to 20 annual events with up to 200 attendees each, 5) using an existing 1,760 square-foot commercial kitchen and seating area as a restaurant, and 6) increasing annual wine production from 5,000 cases to up to 20,000 cases.

The proposed project would remove approximately 2.2 acres of vineyards for construction of the proposed barrel storage building, bed and breakfast, outdoor event areas, ornamental landscaping, and road improvements. The applicant has indicated that there are no other feasible locations to site this development as the unplanted portions of the property are located more than 3,000 feet from the existing winery, on steep slopes, and closer to neighboring residences. The applicant also points out that the cost of extending infrastructure (roads, power, underground wine pipes, etc.) to a more distant location would be cost prohibitive and could have greater impacts on the vineyard. Also the area proposed for development is not fully planted in vineyards so vineyard removal would be minimized to the extent feasible.

The existing primary use on site is wine processing with 9,620 square feet of wine processing facilities producing up to 5,000 cases per year with a request to increase to 20,000 cases per year. The existing visitor serving uses, including the tasting room, commercial kitchen, and covered outdoor seating, total 2,922 square feet. Construction of the proposed 13,279 square-foot barrel storage/administration building, which includes about 5,000 square feet of visitor serving areas (e.g. member's lounge, private event areas, chef's room, etc.), and the proposed 4,128 square-foot bed and breakfast inn would increase agricultural processing uses to a total of 17,086 square feet and visitor serving uses to 12,074 square feet. It appears the visitor serving uses (bed and breakfast inn, restaurant, event areas, etc.) are incidental to the primary use which is wine production.

Wineries are included in Table 2, Agricultural and Compatible Uses for Lands Subject to Land Conservation Contracts and Farmland and Security Zone Contracts, under "Ag processing" in the *Rules of Procedure to Implement the California Land Conservation Act of 1965*, [the] local Williamson Act document. Tasting rooms are considered part of the promotion and sales of agricultural products. The County encourages landowners of projects to avoid removing vineyards to the extent possible. The subject site has extensive vineyard plantings, more than the minimum necessary to qualify for the current contract.

The County's Agricultural Preserve Review Committee (APRC) reviewed the proposed project on March 7, 2016. APRC found the project to be consistent with the Williamson Act on the condition that the bed and breakfast inn is operated in a manner that promotes the winery, or else be removed.

The property is located within the Paso Robles groundwater basin and will be required to offset new water demand pursuant to the applicable provisions of Title 19 and Title 22. As described in Table 1 of the Water section of this initial study, the project will result in 0.509 AFY in new water demand, resulting in an offset requirement of 0.922 AFY. The project is proposing a recycled wastewater system, which will reuse existing processing wastewater for irrigation and save 0.25 AFY. The resulting offset requirement would be 0.672 AFY. Prior to implementation of the project, the applicant will be required to obtain an Offset Clearance from the Department of Planning and Building for 0.672 AFY.

While agricultural processing uses are exempt from the 2:1 offset pursuant to LUO Section 22.94.025(F)(5), they are still subject to project-specific land use and/or water conservation mitigation measures based on environmental review. Submittal of an Offset Clearance pursuant to Title 19 for 0.672 AFY will adequately mitigate the project's water demand impacts.

As described above, the proposed project would remove 2.2 acres of planted vineyards for the proposed development, new outdoor activity areas, and road improvements. Based on a water demand factor of 1.25 AFY/acre, this would result in a water savings of 2.75 AFY. However, the eligible water conservation programs listed in LUO Section 22.94.025(F)(3) do not allow for offsets through the removal of agricultural land.

The project was referred to the Agriculture Department for review and comment. The Department found the proposed project to be generally consistent with Agriculture Element policies; however, requested the applicant identify a source for water offset credits that does not include the removal of irrigated crops. As described above, the applicant will be required to obtain an Offset Clearance for 0.672 AFY pursuant to Title 19 of the County Code, or participation in other programs listed in LUO Section 22.94.025(F)(3).

Based on the foregoing, impacts to agricultural resources are less than significant.

Mitigation/Conclusion. The proposed project would remove 2.2 acres of irrigated vineyards; however, the proposed development has been sited to minimize vineyard removal and there is no other feasible building site not planted with vineyards. The proposed visitor-serving uses would be secondary and incidental to the primary agricultural use of the site for wine processing. The applicant will be required to obtain an Offset Clearance pursuant to Title 19 for 0.672 AFY to mitigate its water supply impacts. Based on the project description and ordinance requirements for an offset clearance, impacts to agriculture would be less than significant.

3. AIR QUALITY

Will the project:

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

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?	☐	☒	☐	☐
GREENHOUSE GASES				
f) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*	☐	☐	☒	☐
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☐

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

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

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

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

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,

2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

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

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

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

Impact. The proposed project is a winery expansion to include increased production and new visitor serving facilities (limited food serving facility and bed and breakfast inn). The project will result in the disturbance of approximately five acres. This will result in the creation of construction dust, as well as short and long-term vehicle emissions. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less 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.

The project proposes to disturb soils that have been given a wind erodibility rating of 3 to 6, which is considered "moderately low" to "moderately high". The project proposes to disturb an approximate 5 acre area, which will include moving approximately 3,000 cubic yards of cut and 1,500 cubic yards of fill material.

Mitigation/Conclusion. To mitigate for potential air quality impacts, the following measures will be implemented:

Fugitive Dust (PM_{10}). Since the proposed increase in special event activity would result in unmitigated

PM10 emissions in excess of the 25 pound per day significance threshold, the following mitigation is required on the day(s) of the special event:

- Designated parking locations shall be paved when possible; plant fast germinating non-invasive grass or low cut dense vegetation; or, treated with a dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).

- Any unpaved roads/driveways that will be used for the special event shall be maintained with an APCD-approved dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit or create nuisance.

To minimize nuisance dust impacts during construction, the applicant is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible.

Operational Permit Requirements. The applicant will be required to complete and submit to the APCD a Permit to Operate for the increase in case production.

Nuisance Odors. Wine production facilities can generate nuisance odors during various steps of the process. Proven methods for handling wastewater discharge and grape skin waste need to be incorporated into the winery practices to reduce off-site odor.

Agricultural Burning. To minimize the effects of vegetative burning on regional air quality, the applicant is required by regulation to avoid burning, or if no alternative is available, obtain a burn permit from the APCD and County Fire/California Department of Forestry, and comply with all conditions required by these agencies.

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

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

Biological Resources

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

- On-site Vegetation: Agriculture (vineyards)
- Name and distance from blue line creek(s): Huerhuero Creek is located across Linne Road from the subject parcel, generally paralleling the parcel's southerly boundary. The proposed buildings would be located over 500 feet from the edge of the Huerhuero Creek floodplain. An unnamed "blue line" tributary to the Huerhuero Creek courses the southeast corner of the parcel and is entirely planted with vineyards. The proposed development is over 200 feet north of this tributary.
- Habitat(s): Blue oaks woodlands, vernal poor region.

The project site occurs within the Carrizo Vernal Pool Region, as designated by the California Department of Fish and Wildlife. Vernal pool habitat consists of seasonal wetlands (i.e. areas that pond water during the wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant and animal species. The proposed development would be located in an area that is currently planted with vineyards and, based on the project manager's site visit, the topography is gently rolling and does not contain ponding areas that could provide vernal pool habitat.

Impact. The project site is planted with 145 acres of vineyards and is currently developed by an existing winery facility, tasting room, barrel storage building, two single family residences, an irrigation reservoir, and several agricultural roads. The proposed project would involve approximately five acres of site disturbance to construct a new barrel storage/administration building, bed and breakfast inn, outdoor activity areas, ornamental landscaping, and to improve an existing access road to Cal Fire standards. This site disturbance would occur in previously disturbed and planted areas, which do not support any sensitive native vegetation, significant wildlife habitats, or special status species.

The proposed barrel storage/administration building would be sited between two existing mature oak trees, and the bed and breakfast would be sited adjacent to one mature oak tree.

A site visit of the project site was made on November 29, 2015 by the Department's project manager to inspect the project site's topography for the potential to support vernal pool habitat (e.g., low-elevation areas, depressions, natural or man-made ponded areas, etc.). At this time, no evidence of vernal pools or potential areas for ponded water was observed. The topography on the project site is such that water would not pool in a manner consistent with the characteristics of vernal pools or seasonal wetlands. Also, the proposed project is located in an area that is mostly planted with vineyards. Therefore, there was no indication of habitat suitable for supporting fairy shrimp, or sensitive aquatic animal or plant species associated with vernal pools.

Mitigation/Conclusion. The proposed development would occur in previously disturbed and planted areas. The applicant will be required to install protective fencing around the three existing oak trees to minimize oak tree impacts during construction and grading activities.

The applicant shall also prepare and implement a hazardous materials clean-up and contingency plan to ensure containment and clean-up of incidental spills and leaks during construction activities.

These mitigation measures are listed in detail in Exhibit B Mitigation Summary Table. The implementation of the above measures will mitigate biological impacts to a level of insignificance

5. CULTURAL RESOURCES

Will the project:

		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Disturb archaeological resources?*	☐	☐	☒	☐
b)	*Disturb historical resources?*	☐	☐	☒	☐
c)	*Disturb paleontological resources?*	☐	☐	☒	☐
d)	*Cause a substantial adverse change to a Tribal Cultural Resource?*	☐	☐	☒	☐
e)	*Other:* _____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources. Huerhuero Creek is located across Linne Road from the subject parcel, generally paralleling the parcel's southerly boundary. The proposed buildings would be located over 500 feet from the edge of the Huerhuero Creek floodplain. An unnamed "blue line" tributary to the Huerhuero Creek courses the southeast corner of the parcel and is entirely planted with vineyards. The proposed development is over 200 feet north of this tributary.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. While some development would occur with 200 feet of a blue line stream, the mapped stream is an ephemeral drainage that is entirely planted with vineyards. Per AB52, tribal consultation was performed and no resources were identified. Impacts to historical or paleontological resources are not expected.

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

6. GEOLOGY AND SOILS

Will the project:

		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?*	☐	☐	☒	☐
b)	*Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?*	☐	☐	☒	☐
c)	*Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?*	☐	☒	☐	☐

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Include structures located on expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☒	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

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

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

Topography: Nearly level to very steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to moderate

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: No Distance? Not applicable

Area known to contain serpentine or ultramafic rock or soils?: No. Due to the distance of any known fault (at least three miles away) or serpentine rock outcrop (at least three miles away), it is not expected that any naturally occurring asbestos would be encountered during any earthmoving activities.

Shrink/Swell potential of soil: Low to high

Other notable geologic features? None

Geology and Soils

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.

Impact. The proposed project would involve approximately five acres of site disturbance to construct a new barrel storage/administration building, bed and breakfast inn, outdoor activity areas, ornamental landscaping, and to improve an existing access road to Cal Fire standards. This site disturbance would occur in previously disturbed and planted areas. Based on the proposed amount of site disturbance, the applicant will be required to prepare and submit a Stormwater Pollution and Prevention Plan for review and approval.

Mitigation/Conclusion. To mitigate project impacts related to erosion and down-gradient sedimentation, the applicant shall limit construction and improvement activities to the dry season (April 15 through October 15). If these activities cannot take place only during the dry season, implementations of Best Management Practices (BMPs) are required prior to the start of the rainy season. An erosion and sedimentation control plan will be required and will identify how disturbed soils will be stabilized to prevent wind and water erosion during and immediately following construction. The applicant shall also illustrate on the plans the placement of fill or short-term

stockpiling if necessary. In addition to an erosion and sedimentation control plan, the applicant shall submit complete drainage plans to the County Public Works Department. The project will be required to 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. Implementation of these measures reduces potential soil erosion impacts to less than significant levels.

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

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☐

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

With regards to potential fire hazards, the subject project is within the high Fire Hazard Severity Zone(s).

The proposed project was referred to Cal Fire for review and comment. The response, dated February 16, 2016, stated that the nearest fully staffed Cal Fire station (#52-Meridian) with all-weather access throughout the entire year is located at 4050 Branch Road near Paso Robles. This station has an approximate 7 mile vehicular travel distance and a 10+ minute response time. A maximum of 2 fulltime firefighters are on duty at this station at all times.

The Cal Fire station located at 6055 Webster Road near Creston (#50) has a response time slightly less than the figure given for station #52 (Meridian). Due to the "Arizona" style crossing located on Geneseo Road near Eagle Oak Ranch Way, this station may not have unimpeded access to the project site throughout the entire year. For this reason, it was not considered to be in the closest County fire station for purposes of reviewing the proposed project.

Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan. While portions of the parcel are within the 100-year flood hazard area, the proposed project does not involve site disturbance or development within this designation.

The proposed project was referred to Cal Fire for review and will be required to implement numerous fire safety requirements outlined in the project's fire safety plan (Clint Bullard; February 16, 2016). The applicant is required to comply with the California Fire Code, California Building Code, the Public Resources Code and any other applicable fire laws. Compliance with standard fire regulations would be required including, but not limited to, installation of a commercial fire sprinkler system, water supply for fire suppression, through access for fire trucks, and fuel load (vegetation) clearance.

The project includes expanding the special events program from six annual events with up to 80 attendees each to 20 annual events with up to 200 attendees each. The cumulative effects of large scale special events and increased commercial operations within areas such as this continue to place challenges upon Cal Fire's ability to provide emergency services within rural areas.

Mitigation/Conclusion. Cal Fire will require the following mitigations to reduce fire life safety concerns relative to increasing the special events program:

- As mitigation for the extended response time from the nearest Cal Fire / County Fire station, an individual trained and certified as an Emergency Medical Technician (E.M.T.) within the county of San Luis Obispo shall be required at all events exceeding 150 attendees. This person shall not be a "guest" or an attendee of the event and must also function as a Fire Watch throughout the event(s).
- All gates located along both primary and secondary access roads must remain open and unlocked during all events.

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

Setting. The winery is located about four miles east of Paso Robles at the northwest corner of Linne Road and Geneseo Road, in a rural and quiet setting. Traffic on Linne Road and Geneseo Road is relatively light, with a mix of agriculture service traffic, local residents and wine tourists. The Paso Robles Airport is approximately six miles away; the winery is not in alignment with the runway and few planes pass over the site.

The project is not within close proximity of loud noise sources, but the addition of special events may conflict with sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area. The nearest offsite sensitive receptors include two single family residences approximately 1,000 feet to the south of the existing tasting room, which is proposed to be used as a restaurant, and approximately 1,400 feet south of the proposed barrel storage/administration building.

The existing winery is allowed six special events per year with no more than 80 guests at each event, as well as periodic industry-wide events. Currently event activities on the site occur in the existing vineyard or after hours in the tasting room. Amplified music is allowed at these events only, between the hours of 10 a.m. and 5 p.m. These hours are consistent with the county ordinance.

Special Events. Special events are defined as any of the following events when there is the possibility

that 50 people or more individuals will attend: concerts (with or without amplified sound), weddings, advertised events (including fund raising, but not including industry-wide events), and advertised winemaker dinners open to the general public. This does not include normal patronage of the tasting room or non-advertised events.

Industry-wide Events. In addition to the winery special events, the Paso Robles Wine Country Alliance hosts regional trade and consumer events around North County throughout the year. Currently three annual events are held. These are open house weekends where visitors can participate in the different industry-wide events where they might otherwise not have access to participating wineries.

Impact. The project includes expanding the special events program from six annual events with up to 80 attendees each to 20 annual events with up to 200 attendees each, as well as periodic industry-wide events including open houses and/or winemaker dinners during event weekends. The applicant is not requesting to have amplified music after 5 p.m.

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

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

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

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

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

10. PUBLIC SERVICES/UTILITIES

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

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

Police: County Sheriff North Patrol Location: Templeton Approximately 7.6 miles to the west

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 10+ minutes
Location: Approximately 7 miles to the north

School District: Paso Robles Joint Unified School District.

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

Impact. The project includes expanding the special events program from six annual events with up to 80 attendees each to 20 annual events with up to 200 attendees each. The cumulative effects of large scale special events and increased commercial operations within areas such as this continue to place challenges upon Cal Fire's ability to provide emergency services within rural areas.

The proposed project was referred to Cal Fire for review and will be required to implement numerous fire safety requirements outlined in the project's fire safety plan (Clint Bullard; February 16, 2016). The applicant is required to comply with the California Fire Code, California Building Code, the Public Resources Code and any other applicable fire laws. Compliance with standard fire regulations would be required including, but not limited to, installation of a commercial fire sprinkler system, water supply for fire suppression, through access for fire trucks, and fuel load (vegetation) clearance.

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

Mitigation/Conclusion. Based on compliance with existing regulations regarding fire safety, no significant impacts as a result of hazards or hazardous materials are anticipated. Cal Fire will be requiring the following mitigations to reduce fire life safety concerns relative to increasing the special events program:

- As mitigation for the extended response time from the nearest Cal Fire / County Fire station, an individual trained and certified as an Emergency Medical Technician (E.M.T.) within the county of San Luis Obispo shall be required at all events exceeding 150 attendees. This person shall not be a "guest" or an attendee of the event and must also function as a Fire

Watch throughout the event(s).

- All gates located along both primary and secondary access roads must remain open and unlocked during all events.

These measures and standard fire regulations, California Fire Code, and California Building Code will mitigate fire life safety impacts to less than significant levels.

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

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

Setting. Based on the County Trails Map, the project is within reasonably close proximity to the Creston to Salinas River Trail. After review by the County Parks Division, the project will have no impact on this trail and no trail-related improvements are necessary.

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

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

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

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

Setting. The proposed project would expand an existing winery located at 7350 Linne Road, at the northwest corner of Linne Road and Geneseo Road, approximately 4.13 miles east of Paso Robles. The segments of Geneseo Road and Linne Road within the project vicinity are currently operating at LOS A. With 12' lanes and 6'-8' graded shoulders, Linne and Geneseo Roads meet and exceed the roadway section A1c standard of 11' lanes and 6'-8' shoulders, which would be applicable to this project. The project is located outside a county road fee area.

The 273-acre vineyard has two access points on Linne Road. When approaching the site from the west (from Paso Robles), the first driveway on Linne Road leads to various agricultural roads serving the vineyard. The second entrance on Linne Road has two driveways/gates that provide access to the existing winery and tasting room. In the vicinity of the subject property, Linne Road is relatively straight with a slight curve at the first access location. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

The California Highway Patrol has indicated that no collisions have occurred within a half mile of the project site over the past three years. Based on data provided by the CHP, no traffic safety issues were identified.

Referrals were sent to County Public Works. Public Works indicated that the driveway on Linne Road which is proposed to serve the new barrel storage room and bed and breakfast does not meet County standards and will require improvement prior to occupancy of any new development. No significant traffic-related concerns were identified.

Impact. The proposed project would expand an existing winery by adding a new barrel storage room and bed and breakfast inn, increasing the number and size of temporary events, allowing for a restaurant, and increasing annual wine case production. The project's traffic analysis (Orosz Engineering Groups, Inc.; August 4, 2015) estimates trip generation as follows:

- Special events – 80 peak hour trips (200-person event divided by 2.5 people per vehicle). However, the applicant is proposing to begin/end events during non-peak hours.
- Barrel storage / administration building – 5 non-public weekday peak hour trips.
- Bed and breakfast – 5 PM peak hour public trips.

In total, the project would be expected to add a total of 5 public weekday PM peak hour trips on a regular basis (10 total project trips – public and non-public). When special events occur, the project would add up to 80 peak hour public event trips. This number of trips does not warrant roadway improvements. Linne and Geneseo Roads already meet the roadway section A1c standard.

The proposed project would establish a new access point on Geneseo Road, which would serve as secondary access for the proposed project. The traffic analysis determined that sight distance would be adequate for both the existing access points on Linne Road and the proposed new driveway on Geneseo Road. The roadway safety analysis concluded that no physical improvements would be required for the project and no safety issues were identified. The Public Works Department agreed (Tim Tomlinson; October 8, 2015).

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary. ~~C.~~The existing driveway on Linne Road, which would serve the proposed project, will have to be improved to County standards.

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

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

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.

The existing winery currently contains two single family homes, a tasting room, and a kitchen. An onsite system is currently used on the site as a means to dispose of domestic wastewater. Processing wastewater from the existing winery is currently treated / separated and land applied under provisions of the RWQCB winery wastewater waiver.

The proposed barrel storage/administration building and bed and breakfast will require a new domestic wastewater disposal system. Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

Poor Filtering Characteristics – Due to the very permeable nature of the soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent. In this case, due to the (limited availability of) information relating to the poor filtering soil characteristic, the following additional information will be needed prior to issuance of a building permit: soil borings at leach line location showing that there is adequate separation, or plans for an engineered wastewater system that shows how the basin plan criteria can be met.

Shallow Depth to Bedrock – Indicates there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface.

Steep Slopes – Where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent (no system is allowed on greater than 30% slopes).

Slow Percolation – Where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Central Coast Basin Plan identifies percolation rate should be less than 120 minutes per inch.

Impacts. At ultimate production, the winery will generate approximately 400 gallons per day during peak production and 250 gallons per day on average. Wastewater will be treated and re-used onsite for vineyard irrigation and dust control.

Based on the following project conditions or design features, wastewater impacts are considered less than significant:

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The soil's percolation rate is between 30 to 120 minutes per inch;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil's slope in the location of the proposed development is less than 20%;

- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

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

Mitigation/Conclusion. The proposed project must comply with ordinance requirements for the placement and deign of septic systems. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the standard septic systems will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met. The winery wastewater system is approved by the RWQCB and currently has a waiver from the Winery Discharge Permit Requirements. The increase in case production of up to 20,000 cases will still qualify for a waiver and will be updated with the RWQCB. Based on compliance with existing regulations and requirements, potential wastewater impacts would be less than significant and no mitigation is required.

14. WATER & HYDROLOGY

Will the project:

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

14. WATER & HYDROLOGY

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

Setting. The project proposes to use an on-site well as its water source. The topography of the subject parcel is nearly level to steeply sloping, and the proposed work will occur in areas that are currently planted with vineyards or disturbed due to anthropogenic uses related to the existing winery and vineyard operations.

Huerhuero Creek is located across Linne Road from the subject parcel, generally paralleling the parcel's southerly boundary. The proposed buildings would be located over 500 feet from the edge of the Huerhuero Creek floodplain. An unnamed "blue line" tributary to the Huerhuero Creek courses the southeast corner of the parcel and is entirely planted with vineyards. The proposed development is over 200 feet north of this tributary. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility.

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

Drainage - The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? Yes (development located outside of flood hazard area)

Closest creek? Unamed creek Distance? Coursing through the southeast portion of the site.

Soil drainage characteristics: Very poorly drained to moderately drained

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 the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Moderate to high

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, 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.

The project overlies the Paso Robles groundwater basin and is subject to applicable water offset requirements of Title 19 (Building and Construction Ordinance) and Title 22 (Land Use Ordinance):

- Section 19.07.042(d) of the Building and Construction Ordinance, Title 19 – Requires Offset Clearance from the Department of Planning and Building, prior to building permit issuance, verifying that new water use has been offset at a 1:1 ratio. Applies to all new structures with plumbing fixtures on properties that overlie the Paso Robles groundwater basin.
- Section 22.94.050 of the Land Use Ordinance, Title 22 – Requires discretionary development projects to offset new water demand at a 2:1 radio through participation in water conservation programs. Exempts agricultural processing uses as defined in the Land Use Ordinance.

Impact – Water Quality/Hydrology

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

- ✓ Approximately 5 acres of site disturbance is proposed.
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The proposed development is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ 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; and
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

Water Quantity

The property overlies the Paso Robles groundwater basin and will be required to offset new water demand pursuant to the applicable provisions of Title 19 and Title 22. A water demand analysis was prepared by Wallace Group (November 24, 2015). As described in Table 1, below, the project will result in 0.509 AFY in new water demand, resulting in an offset requirement of 0.922 AFY. The project is proposing a recycled wastewater system, which will reuse existing processing wastewater for irrigation and save 0.25 AFY. The resulting offset requirement would be 0.672 AFY.

Table 1: New Water Demand and Required Offsets

Project Element	Demand (AFY)	Use	Ratio[1]	Offset (AFY)
Increased Wine Production	0.092	Ag	1:1	0.092
Increased Employee Demand	0.004	Ag	1:1	0.004
Increased Visitor Traffic	0.054	Non Ag	2:1	0.108
New Ornamental Landscaping	0.234	Non Ag	2:1	0.468
Bed and Breakfast	0.125	Non Ag	2:1	0.25
Total	**0.509**			**0.922**
Proposed Offset (Recycled Processing Wastewater System)				0.25
Additional Offset Required				**0.672**

[1]Agricultural processing uses are exempt from the Title 22 requirement that discretionary projects in the Paso Robles groundwater basin offset new water demand at a 2:1 ratio; however, they are still required to offset new water demand at a 1:1 ratio pursuant to Title 19.

While agricultural processing uses are exempt from the 2:1 offset pursuant to LUO Section 22.94.025(F)(5), they are still subject to project-specific land use and/or water conservation mitigation measures based on environmental review. Submittal of an Offset Clearance pursuant to Title 19 for 0.672 AFY will adequately mitigate the water demand impacts associated with the agricultural processing components of the project.

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.

The proposed project will result in 0.509 AFY in net new water demand. Based on the water offset requirements in Title 19 and Title 22 for new development in the Paso Robles groundwater basin, the proposed project would have an offset requirement of 0.922 AFY. The project is proposing a recycled wastewater system, which will reuse existing processing wastewater for irrigation and save 0.25 AFY. The resulting offset requirement is 0.672 AFY. Prior to implementation of the project, the applicant will be required to obtain an Offset Clearance from the Department of Planning and Building for 0.672 AFY, which will reduce the project's water supply impact to a less than significant level.

The proposed project would remove 2.2 acres of planted vineyards for the proposed development, new outdoor activity areas, and road improvements. Based on a water demand factor of 1.25 AFY/acre, this would result in a water savings of 2.75 AFY. However, the eligible water conservation programs listed in LUO Section 22.94.025(F)(3) do not allow for offsets through the removal of agricultural land.

15. LAND USE

Will the project:

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

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

Special Events Program. The proposed project is potentially inconsistent with surrounding land uses and regulations because the proposed project is requesting to expand the previously approved special events program to include up to 20 events per year with a maximum of 200 guests. A previously approved minor use permit allowed for 6 events per year with no more than 80 persons. A conditional use permit is required for six or more special events per year or where there is the possibility that more than 80 individuals may attend. Special events are then limited to no more than 40 days a year (Section 22.30.070(D)(2)(i)). Based on the limited hours for amplified music (10 a.m. to 5 p.m.), the results of the roadway safety analysis, and Cal Fire review, the requested special events program would not conflict with surrounding land uses and regulations.

Limited Food Facility. The proposed project is potentially inconsistent with the Limited Food Facility standards of the County Land Use Ordinance. Section 22.30.570 of the County Land Use Ordinance allows a "limited food service facility" within the Agriculture land use category provided there is an existing conforming visitor-serving use (e.g. winery) and the food facility is incidental to the primary visitor-serving operation. The limited food facility may not exceed 800 square feet including the kitchen, dining area and any outside dining area. The hours of operation of the restaurant shall be restricted to the hours the wine tasting facility is open to the public. In addition, conditional use permit approval is required for a limited food service facility when the subject property is located within the Agriculture land use category.

The applicant is requesting modification of the ordinance standard limiting a restaurant to 800 square feet to allow a 1,760 square-foot limited food facility:

- 504 square-foot kitchen
- 476 square-foot indoor dining area (part of existing tasting room)
- 780 square-foot outdoor dining area

The kitchen, tasting room, and outdoor covered veranda area are currently existing and in use on site. It is anticipated that the restaurant patrons will also visit the tasting room during regular business hours. The two uses will be complimentary to one another and the restaurant incidental to the winery and tasting room. It appears there is sufficient information for the review authority to approve the request to modify the ordinance standard limiting the food facility to 800 square feet to allow a 1,760 square foot limited food facility.

Bed and Breakfast Inn / Visitor Serving Use Proximity. In the Agriculture land use category, a bed and breakfast inn must be clearly incidental to, and located within 100 feet of, the existing winery or visitor serving use. A bed and breakfast may be located further from the winery where the review authority makes the following findings: 1) the site of the proposed use does not contain Class I, II, or III soils; and 2) on-site access, visual concerns and grading or other environmental issues can be better addressed through a larger distance. With a size of 4,128 square feet, the proposed bed and breakfast would be incidental to the primary use of the site as a winery, which would include 17,086 square feet of processing related floor area. The proposed bed and breakfast would be located further than 100 feet from the proposed barrel storage building; however, the parking areas would be located within 100 feet of each other and the two uses would be connected by landscape features including pathways and arbors. Neither the barrel storage building nor the bed and breakfast inn would be located on Class I, II, or III soils, and the additional distance between the structures will minimize impacts to the existing oak trees.

Williamson Act. Land use permits for eating and drinking places must be found by the review authority to not significantly displace or impair agricultural operations on the site or in the area. The proposed limited food facility will use the existing residential building (kitchen, tasting room, outdoor covered veranda area) only. The primary use on-site is the processing of grapes grown on- and off-site (145 acres on-site planted grapes) into wine within the processing facility. Therefore, the proposed restaurant will not displace or impair the existing agricultural operations on the site or in the area.

The County's Agricultural Preserve Review Committee (APRC) reviewed the proposed project on March 7, 2016. APRC found the project to be consistent with the Williamson Act on the condition that the bed and breakfast inn is operated in a manner that promotes the winery.

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.

Mitigation/Conclusion. The proposed project is consistent with the Land Use Ordinance as conditioned. The winery is a principally permitted use within the Agriculture land use category and the applicant has made the proper requests to allow for modifications to expand the special events program, limited food serving facility, and distance requirement between the bed and breakfast inn and winery. There appears to be sufficient information for the decision makers to make the required findings to allow for these modifications. However, the decision makers will weigh all information presented including public testimony at the public hearing and base their decision on the entire record. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**

a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number

or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history? ☐ ☐ ☒ ☐

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

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

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Services	**Attached**
☒	County Agricultural Commissioner's Office	**Attached**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**Attached**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☐	Other _____	**Not Applicable**
☐	Other _____	**Not Applicable**

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

Cass Winery Expansion – Sight Distance and Road Safety Analysis, Orosz Engineering Group, August 4, 2015

Water Offset Calculations for Cass Winery, Wallace Group, March 3, 2016

Exhibit B - Mitigation Summary Table

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

Air Quality

AQ-1 The applicant shall complete and submit to the APCD a Permit to Operate for the increase in case production.

AQ-2 The applicant shall implement the following PM10 measures for unpaved roads, driveways, and parking areas:

a. For the life of the project, pave and maintain the roads, driveways, and/or parking areas; or,
b. For the life of the project, maintain the unpaved roads, driveways, and/or parking areas with a dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook for a list of APCD-approved suppressants) such that fugitive dust emissions do not exceed the 20 percent opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).
c. Also, to improve the dust suppressant's long-term efficacy, the applicant shall also implement and maintain design standards to ensure vehicles that use the on-site unpaved road are physically limited (e.g., speed bumps) to a posted speed limit of 15 mph or less.

The applicant may propose other measures of equal effectiveness as replacements by contacting the APCD's Planning Division at (805) 781-5912.

AQ-3 To minimize nuisance dust impacts during construction, the applicant is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible.

AQ-4 All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to construction/ grading permit issuance.

a. Reduce the amount of the disturbed area where possible;
b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
c. All dirt stock-pile areas should be sprayed daily as needed; and,
d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

AQ-5 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, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5912).

AQ-6 Upon application for construction permits, the applicant shall submit plans showing the use of best available technology for odor control.

Erosion and Sedimentation

ER-1 Erosion and Sedimentation Control – Avoid Rainy Season. Construction activities shall be limited to the dry season (April 15 through October 15). If construction activities cannot take place only during the dry season, implementation of Best Management Practices (BMPs) [per the approved Erosion and Sedimentation Control Plan] is required prior to the start of the rainy season or ground clearing activities.

ER-2 Erosion and Sedimentation Control Plan – Soil Protection During Construction. Prior to issuance of construction and/or grading permits, the Applicant shall submit to the County [Public Works] for review and approval of a sedimentation and erosion control plan (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) which identifies how disturbed soils will be stabilized to prevent wind and water erosion during construction and immediately after construction. The plan shall include temporary best management practices (BMPs) to be installed during the rainy season that may include, but are not limited to, use of mulch, soil stabilizers, or other recognized surface stabilization measures [all compatible with project area sensitive species]. The plan shall include standard provisions for dust control by water truck (LUO Sec. 22.52.160 - Construction Procedures) or periodic application of soil stabilizers during construction.

ER-3 Stockpiling/Placement of Fill. Short-term stockpiling or long-term placement of fill shall comply with the following wherever possible or applicable during and after all earthmoving activities. Prior to permit issuance the following measures shall be shown on all applicable drawings:

a. Be located outside of any drainage ways;

b. Be located outside of any habitat containing rare or endangered plant or wildlife species;

c. Be located as far as practical from any blue line stream (as shown on USGS maps) or streams supporting riparian habitat, and no closer than 100 feet, if located on slopes less than 10%. If located on steeper slopes (10% to 20%), setback distance shall be increased to 500 feet. No material shall be placed on slopes greater than 20%;

d. Be located outside of any area identified by the County as visually or biologically sensitive (e.g. County's "Sensitive Resource Areas" designation or a site specific evaluation);

e. Be located outside of the 100-year floodplain;

f. If fill is to be left permanently, soil shall be compacted to comply with the fill standards of the County Grading Ordinance and/or Uniform Building Code;

g. Fill slopes shall not exceed a ratio of 2-feet horizontal to 1-foot vertical;

h. Have a sediment and erosion control plan prepared prior to work beginning, if any fill or stockpiles are being worked, are in a disturbed state or will remain exposed during the rainy season. Temporary measures, such as covering the area or containing the area (e.g. use of straw bales and silt fencing around stockpile), shall be applied before the rainy season begins (October 15th) and be maintained to remain in good working order during the entire rainy season (until April 15th);

i. Adequate measures shall be applied to all disturbed portions of the project site to control dust, such as daily watering or hydromulching until vegetation cover is well established;

j. Any fill or stockpiling that is to be left more than 30 days shall be hydroseeded or covered immediately upon completion of the fill or stockpiling work; and

k. All fill material must be "clean" and free of any potentially hazardous materials or hazardous waste.

All permanent measures shall be verified prior to final inspection.

ER-4 Drainage Plan Required. At the time of application for construction and / or grading permits, the Applicant shall submit a drainage plan for review and approval by the County Public Works Department. The plan shall contain, at a minimum:

a. Flow lines of surface waters onto and off the site.

b. Existing and finished contours at two-foot intervals or other topographic information required by the Public Works Director.

c. Building pad, finished floor and street elevations, existing and proposed.

d. Location and graphic representation of all existing and proposed natural and manmade drainage facilities for storage or conveyance of runoff, including drainage swales, ditches, culverts and berms, sumps, sediment basins, channels, ponds, storm drains and drop inlets. In addition, private water wells and sewage disposal systems must be shown. Include detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of the proposed work.

e. Proposed flood-proofing measures where determined to be necessary by the Public Works Director and in accordance with Federal Emergency Management Agency (FEMA) requirements.

f. For projects where the Director or Public Works Director determines that increased discharge rates and durations could result in off-site erosion or other impacts to beneficial uses, the project shall incorporate appropriate hydromodification measures as identified in the Low Impact Development (LID) Handbook. Such measures shall be clearly depicted on the drainage plan.

g. An evaluation of the effects of projected runoff on adjacent properties and existing drainage facilities and systems.

h. A map showing the drainage area and hydraulic calculations showing the facilities flow carrying capacities for the design storm event and justifying the estimated runoff of the area served by any drain. Include design discharges and velocities for conveyance devices, and storage volumes of sumps, ponds, and sediment basins based on the design storm.

i. Estimates of existing and increased runoff resulting from the proposed improvements and methods for reducing velocity of any increased runoff.

j. Methods for enhancing groundwater recharge that have been incorporated into the project design or an explanation of non-necessity of groundwater recharge for the project site.

All approved measures shall be implemented during construction and long-term elements verified prior to final inspection.

Public Services/Utilities

PU-1 As mitigation for the extended response time from the nearest Cal Fire / County Fire station,

an individual trained and certified as an Emergency Medical Technician (E.M.T.) within the county of San Luis Obispo shall be required at all events exceeding 150 attendees. This person shall not be a "guest" or an attendee of the event and must also function as a Fire Watch throughout the event(s).

PU-2 All gates located along both primary and secondary access roads must remain open and unlocked during all events.

Water and Hydrology

WH-1 Prior to issuance of construction permits or commencement of any use authorized by this conditional use permit, the applicant shall obtain an Offset Clearance from the Department of Planning and Building for 0.672 AFY.

DATE: March 17, 2016

DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM FOR CASS WINERY CONDITIONAL USE PERMIT DRC2015-00038 ED15-179

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

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, is responsible to verify compliance with these COAs.

Project Description: Request by Cass Winery for a Conditional Use Permit to allow the expansion of a previously approved winery and related visitor-serving uses including: a) construction of a new 13,279 square-foot (sf) barrel storage and administration building with an approximately 6,327 sf covered patio area and 6,800 sf of ornamental landscaping; b) construction of a new 4,128 sf eight room bed and breakfast inn; c) improving an existing agricultural road to serve as a secondary access road from the new barrel storage building and the bed and breakfast inn to Geneseo Road; d) increase in the existing temporary events program from six annual events with up to 80 attendees each to 20 annual events with up to 200 attendees each; e) use of an existing 1,760 sf commercial kitchen and seating area as a limited food serving facility (restaurant); and e) increase in annual wine production from 5,000 cases to up to 20,000 cases. The applicant is requesting modifications to ordinance standards to allow: an increase in the allowable square footage of a proposed restaurant in the Agriculture land use category from 800 to 1,760 sf, and increase in the maximum distance between a bed and breakfast inn and an existing visitor serving use from 100 feet to 144 feet. The proposed project will result in approximately 5 acres of site disturbance on a 273 acre parcel in the Agriculture land use category. The proposed project is located at 7350 Linne Road, at the northwest corner of Linne Road and Geneseo Road, approximately 4.13 miles east of Paso Robles. The site is in the El Pomar-Estrella sub-area of the North County planning area.

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

Air Quality

AQ-1 The applicant shall complete and submit to the APCD a Permit to Operate for the increase in case production.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

AQ-2 The applicant shall implement the following PM10 measures for unpaved roads, driveways, and parking areas:

a. For the life of the project, pave and maintain the roads, driveways, and/or parking areas; or,
b. For the life of the project, maintain the unpaved roads, driveways, and/or parking areas with a dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook for a list of APCD-approved suppressants) such that fugitive dust emissions do not exceed the 20 percent opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).
c. Also, to improve the dust suppressant's long-term efficacy, the applicant shall also implement and maintain design standards to ensure vehicles that use the on-site unpaved road are physically limited (e.g., speed bumps) to a posted speed limit of 15 mph or less.

The applicant may propose other measures of equal effectiveness as replacements by contacting the APCD's Planning Division at (805) 781-5912.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

AQ-3 To minimize nuisance dust impacts during construction, the applicant is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

AQ-3 All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to construction/ grading permit issuance.

a. Reduce the amount of the disturbed area where possible;
b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
c. All dirt stock-pile areas should be sprayed daily as needed; and,
d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

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, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5912).

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

AQ-5 Prior to construction permit issuance, the applicant shall provide evidence they have contacted APCD on any proposed portable equipment requiring APCD or CARB registration, such as: 50-hp portable generators, IC engines, unconfined abrasive blasting operations, concrete batch plants, rock and pavement crushing, tub grinders, trammel screens, etc. Should any of these types of equipment be used during construction activities California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit may be required.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

Erosion and Sedimentation

ER-1 Erosion and Sedimentation Control – Avoid Rainy Season. Construction activities shall be limited to the dry season (April 15 through October 15). If construction activities cannot take place only during the dry season, implementation of Best Management Practices (BMPs) [per the approved Erosion and Sedimentation Control Plan] is required prior to the start of the rainy season or ground clearing activities.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

ER-2 Erosion and Sedimentation Control Plan – Soil Protection During Construction. Prior to issuance of construction and/or grading permits, the Applicant shall submit to the County [Public Works] for review and approval of a sedimentation and erosion control plan (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) which identifies how disturbed soils will be stabilized to prevent wind and water erosion during construction and immediately after construction. The plan shall include temporary best management practices (BMPs) to be installed during the rainy season that may include, but are not limited to, use of mulch, soil stabilizers, or other recognized surface stabilization measures [all compatible with project area sensitive species]. The plan shall include standard provisions for dust control by water truck (LUO Sec. 22.52.160 - Construction Procedures) or periodic application of soil stabilizers during construction.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

ER-3 Stockpiling/Placement of Fill. Short-term stockpiling or long-term placement of fill shall comply with the following wherever possible or applicable during and after all earthmoving activities. Prior to permit issuance the following measures shall be shown on all applicable drawings:

ER-1 Erosion and Sedimentation Control – Avoid Rainy Season. Construction activities shall be limited to the dry season (April 15 through October 15). If construction activities cannot take place only during the dry season, implementation of Best Management Practices (BMPs) [per the approved Erosion and Sedimentation Control Plan] is required prior to the start of the rainy season or ground clearing activities.

ER-2 Erosion and Sedimentation Control Plan – Soil Protection During Construction. Prior to issuance of construction and/or grading permits, the Applicant shall submit to the County [Public Works] for review and approval of a sedimentation and erosion control plan (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) which identifies how disturbed soils will be stabilized to prevent wind and water erosion during construction and immediately after construction. The plan shall include temporary best management practices (BMPs) to be installed during the rainy season that may include, but are not limited to, use of mulch, soil stabilizers, or other recognized surface stabilization measures [all compatible with project area sensitive species]. The plan shall include standard provisions for dust control by water truck (LUO Sec. 22.52.160 - Construction Procedures) or periodic application of soil stabilizers during construction.

ER-3 Stockpiling/Placement of Fill. Short-term stockpiling or long-term placement of fill shall comply with the following wherever possible or applicable during and after all earthmoving activities. Prior to permit issuance the following measures shall be shown on all applicable drawings:

a. Be located outside of any drainage ways;

b. Be located outside of any habitat containing rare or endangered plant or wildlife species;

c. Be located as far as practical from any blue line stream (as shown on USGS maps) or streams supporting riparian habitat, and no closer than 100 feet, if located on slopes less than 10%. If located on steeper slopes (10% to 20%), setback distance shall be increased to 500 feet. No material shall be placed on slopes greater than 20%;

d. Be located outside of any area identified by the County as visually or biologically sensitive (e.g. County's "Sensitive Resource Areas" designation or a site specific evaluation);

e. Be located outside of the 100-year floodplain;

f. If fill is to be left permanently, soil shall be compacted to comply with the fill standards of the County Grading Ordinance and/or Uniform Building Code;

g. Fill slopes shall not exceed a ratio of 2-feet horizontal to 1-foot vertical;

h. Have a sediment and erosion control plan prepared prior to work beginning, if any fill or stockpiles are being worked, are in a disturbed state or will remain exposed during the rainy season. Temporary measures, such as covering the area or containing the area (e.g. use of straw bales and silt fencing around stockpile), shall be applied before the rainy season begins (October 15th) and be maintained to remain in good working order during the entire rainy season (until April 15th);

i. Adequate measures shall be applied to all disturbed portions of the project site to control dust, such as daily watering or hydromulching until vegetation cover is well established;

j. Any fill or stockpiling that is to be left more than 30 days shall be hydroseeded or covered immediately upon completion of the fill or stockpiling work; and

k. All fill material must be "clean" and free of any potentially hazardous materials or hazardous waste.

All permanent measures shall be verified prior to final inspection.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

ER-4 Drainage Plan Required. At the time of application for construction and / or grading permits, the Applicant shall submit a drainage plan for review and approval by the County Public Works Department. The plan shall contain, at a minimum:

a. Flow lines of surface waters onto and off the site.

b. Existing and finished contours at two-foot intervals or other topographic information required by the Public Works Director.

c. Building pad, finished floor and street elevations, existing and proposed.

d. Location and graphic representation of all existing and proposed natural and manmade drainage facilities for storage or conveyance of runoff, including drainage swales, ditches, culverts and berms, sumps, sediment basins, channels, ponds, storm drains and drop inlets. In addition, private water wells and sewage disposal systems must be shown. Include detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of the proposed work.

e. Proposed flood-proofing measures where determined to be necessary by the Public Works Director and in accordance with Federal Emergency Management Agency (FEMA) requirements.

f. For projects where the Director or Public Works Director determines that increased discharge rates and durations could result in off-site erosion or other impacts to beneficial uses, the project shall incorporate appropriate hydromodification measures as identified in the Low Impact Development (LID) Handbook. Such measures shall be clearly depicted on the drainage plan.

g. An evaluation of the effects of projected runoff on adjacent properties and existing drainage facilities and systems.

h. A map showing the drainage area and hydraulic calculations showing the facilities flow carrying capacities for the design storm event and justifying the estimated runoff of the area served by any drain. Include design discharges and velocities for conveyance devices, and storage volumes of sumps, ponds, and sediment basins based on the design storm.

i. Estimates of existing and increased runoff resulting from the proposed improvements and methods for reducing velocity of any increased runoff.

j. Methods for enhancing groundwater recharge that have been incorporated into the project design or an explanation of non-necessity of groundwater recharge for the project site.

All approved measures shall be implemented during construction and long-term elements verified prior to final inspection.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

Public Services/Utilities

PU-1 As mitigation for the extended response time from the nearest Cal Fire / County Fire station, an individual trained and certified as an Emergency Medical Technician (E.M.T.) within the county of San Luis Obispo shall be required at all events exceeding 150 attendees. This person shall not be a "guest" or an attendee of the event and must also function as a Fire Watch throughout the event(s).

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

PU-2 All gates located along both primary and secondary access roads must remain open and unlocked during all events.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

Water and Hydrology

WH-1 Prior to issuance of construction permits or commencement of any use authorized by this conditional use permit, the applicant shall obtain an Offset Clearance from the Department of Planning and Building for 0.672 AFY.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

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.

Stephen Cass 3-18-16

Signature of Owner(s) **Name (Print)** **Date**

Signature of Owner(s) **Name (Print)** **Date**

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

RECEIVED
MAR - 1 2016
SLO CO PLAN & BLDG DEPT

February 29, 2016

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

SUBJECT: APCD Comments Regarding the Cass Winery - CUP for New Facilities, Events and Increased Production (DRC2015-00038)

Dear Mr. Singewald,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 7350 Linne Road in Paso Robles (APN: 035-032-018). The project would establish a conditional use permit to construct a new 13,279 square foot (sf) barrel storage building and an 8-bed, 4,128 sf bed & breakfast inn. In addition, Cass Winery proposes to increase the number of special events each year from 6 to 20, use an existing kitchen as a limited food service facility, and increase case production from 5,000 to 10,000 cases. Finally, the project also proposes to increase the number of special event attendees from 80 to 200 attendees. The APCD estimates that the project would result in approximately 80 new, round trips on special event days from attendees, caterers, etc., 19 per day for the Bed and Breakfast and 4 per day for the new employees. The primary access to the new facilities would be by an agricultural unpaved road with a length of approximately 1,790 feet and secondary access would be approximately 1,050 feet in length, also on an agricultural unpaved road. *The following are APCD comments that are pertinent to this project.*

GENERAL COMMENTS

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

OPERATIONAL PHASE IMPACTS - Exceeds Threshold

Based on the APCD's operational phase emission estimates using the most recent CalEEMod computer model for estimating operational emissions related to the development of land uses, the operational phase would likely exceed the APCD's daily operational phase particulate matter (PM_{10}) emission threshold identified in Table 3-2 of

the CEQA Air Quality Handbook. **APCD recommends the implementation of on-site mitigation measures to the greatest extent possible, as specified below.**

Operational Permit Requirements

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

- New wineries or expanding wineries with the capacity of 26,000 gallons (10,000 cases at twelve 750 milliliter bottles per case) year or more require a Permit to Operate for fermentation and storage of wine;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Boilers;
- Internal combustion engines; and
- Cogeneration facilities.

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

OPERATIONAL PHASE IMPACTS – PM_{10} Emissions Exceeds Threshold

Based on the APCD's air quality modeling for estimating operational emissions from vehicle traffic on the project's unpaved agricultural roads, **the proposed special events, if unmitigated, would likely exceed the APCD's daily operational PM_{10} emissions threshold** identified in Table 3-2 of the CEQA Air Quality Handbook. **In addition, on non-special event days, the proposed project's increase in daily trips would also likely exceed the APCD's PM_{10} threshold unless these new trips accessed the site by way of the secondary access for the new project site**. The modeling uses the California Air Resources Board's unmitigated, unpaved road emission factor that is used in their statewide emissions inventory. A screening table reference is available at: slocleanair.org/business/landuseceqa.php. **As a result of this estimated threshold exceedence, the APCD recommends that the project implement the on-site PM_{10} mitigation measures listed below.**

Mitigate the unpaved agricultural access roads and parking areas by implementing one of the following:

a. For the life of the project, pave and maintain the roads, driveways, and/or parking areas; or,
b. For the life of the project, maintain the unpaved roads, driveways, and/or parking areas with a dust suppressant (See Technical Appendix 4.3 of the APCD's CEQA Handbook for a list of APCD-approved suppressants) such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).

c. Also, to improve the dust suppressant's long-term efficacy, the applicant shall also implement and maintain design standards to ensure vehicles that use the on-site unpaved road are physically limited (e.g., speed bumps) to a posted speed limit of 15 mph or less.

The applicant may propose other measures of equal effectiveness as replacements by contacting the APCD's Planning Division at 805-781-5912.

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

Agricultural Burning
Agricultural operations must obtain an APCD Agricultural Burn Permit to burn agricultural vegetation on Permissive Burn Days. The ARB provides educational handbooks on agricultural burning (English and Spanish) to growers which are available at the following website: www.arb.ca.gov/smp/progdev/pubeduc/agburnhandbook.pdf.

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

Sincerely,

Andy Mutziger
Air Quality Specialist

AJM/arr

cc: Mr. Steve Cass
Gary Willey, Engineering Division, APCD

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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, 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

Date: September 21, 2015

To: Airlin Singewald, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2015-00038, Cass CUP for Winery & B&B, Linne Rd., Paso Robles, APN 035-032-018

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 REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Please have the applicant provide a copy of the Orosz traffic report. In addition to what was discussed in the application summary, the report should provide:
   a. Trip generation
      i. Estimated general operation PHT from existing winery operations
      ii. Estimated public PHT from existing winery and event operations
      iii. A summary of existing plus proposed public PHT.
      iv. A summary of existing plus proposed general operation PHT.
   b. Sight distance analysis for the proposed Geneso Rd driveway connection.
   c. Support data (ITE references, CHP reference, etc)

Public Works Comments:

A. The proposed project triggers road improvements per Resolution 2008-152.

B. The proposed public serving project site is not located further that 1-mile from a collector or arterial (22.30.070D2a). Geneseo Road is designated a collector.

C. The existing third driveway (meant to serve the new development) does not meet County Standards and will require improvement prior to occupancy of any new development.

planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

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

Drainage

6. **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.

7. **At the time of application for construction permits**, the applicant shall show the 100 year flood hazard boundary on the project plans.

8. **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

9. **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.

Recycling

10. **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).

G:\Development_DEVSERV Referrals\Land Use Permits\Conditional Use Permits\DRC2015-00038 Cass.doc
UPDATED: September 21, 2015

CAL FIRE
San Luis Obispo
County Fire Department

Steve Reeder, Acting Fire Chief

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805.543.4244 • Fax: 805.543.4248
www.calfireslo.org

February 16, 2016

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

Subject: DRC2015-00038 (Cass) Cass Winery
(Previous review and Fire Safety Plans provided under DRC2003-00003/DRC2008-00020)

Mr. Singewald,

CAL FIRE/San Luis Obispo County Fire Department has reviewed the New Project Referral information, existing Fire Safety Plan(s) and new site plans (BAR Architects – 8/26/15) provided for the proposed Conditional Use Permit to allow for the construction of a 13,279 square foot barrel storage building, a 4,128 square foot Bed & Breakfast/Inn and an increase to a previously approved events program located at 7350 Linne Road near Paso Robles, CA. The current proposal also includes a request to utilize the existing kitchen as a limited food service facility.

Special Concerns:
This project location has an extended fire engine response time where emergency services are not readily available. The cumulative effects of large scale commercial development and special event type programs within areas such as this continue to place challenges upon CAL FIRE/County Fire's ability to provide effective and efficient emergency services within rural areas.

The nearest fully staffed CAL FIRE/County Fire station (#52-Meridian) with all-weather access throughout the entire year is located at 4050 Branch Road near Paso Robles, CA. This station has an approximate 7 mile vehicular travel distance and a 10+ minute response time. A maximum of 2 fulltime firefighters are on duty at this station at all times.

The County Fire station located at 6055 Webster Road near Creston (#50), has a response time slightly less than the figure given for station #52 (Meridian). Due to the "Arizona" style crossing located on Geneseo Road near Eagle Oak Ranch Way, this station may not have unimpeded access to the project site throughout the entire year. For this reason, it was not considered to be the closest County Fire station for purposes of this review and conditioning.

The following are requirements that must be satisfied prior to final inspection and occupancy.

- A Registered Fire Protection Engineer (F.P.E.) is required to design and/or approve of the commercial fire sprinkler system(s), water storage system (existing pond), underground piping, existing and proposed fire hydrants and fire pump for the proposed projects.

- **All structures associated with the current proposal will require the installation of a properly designed and installed commercial fire sprinkler system.**
- The Registered Fire Protection Engineer must provide a detailed written technical analysis of the entire fire protection system. This technical analysis must account for the existing water storage pond and fire pump. The existing water storage pond and fire pump must meet all relative/current minimum standards. Improvements and/or alterations to the existing water storage pond will require a letter of review and approval from a Registered Civil Engineer.
- ***WATER STORAGE*** - "Poly" and or plastic style water storage tanks shall not be allowed. Multiple or "daisy chained" tanks are not allowed to be utilized to provide water held in storage dedicated to fire suppression purposes. A single water storage tank or properly designed, engineered and installed water storage pond shall be allowed. The Registered Fire Protection Engineer must determine the amount of water required to be held in storage dedicated to fire suppression purposes.
- ***FIRE PUMP/HYDRANTS*** – Pressurized fire hydrants will be required due to the proposed size of the new commercial development. Fire Hydrant placement and proper sizing/type of all underground piping shall be addressed within the written technical analysis provided by the Registered Fire Protection Engineer. All fire hydrants shall provide (1) 4-inch and (2) 2.5 inch male connections with National Standard threads.
- ***ALARMS/DETECTION*** – The required fire sprinkler system shall be monitored in accordance with all relative standards set forth within N.F.P.A. 72 and 13. A properly designed and installed heat/smoke detection shall be required. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position. Monitoring shall be provided by a central station listed by Underwriters Laboratories for receiving fire alarms.
- ***OCCUPANCY CLASSIFICATION*** – An occupancy classification change to any existing structure located onsite shall require the installation of an appropriately designed and installed commercial fire sprinkler system.
- ***EMERGENCY ACCESS*** – A Knox Corporation key switch shall be installed on all electric gates and rapid entry Knox boxes shall be attached to commercial structures previously agreed upon by County Fire.
- ***ADDRESSING*** – Address numbers shall meet current commercial standards. Proper signage shall be required onsite in order to properly identify access and egress routes.

The proposed secondary access roads must meet all relative minimum standards for width and all-weather surface or paving if required. New and existing gates shall provide adequate width and must be set back a minimum of 30-feet from the S.L.O. County maintained access road.

REQUIRED MITIGATION:

- As mitigation for the extended response time from the nearest CAL FIRE/County Fire station, an individual trained and certified as an Emergency Medical Technician (E.M.T.) within the county of San Luis Obispo shall be required at all events exceeding 150 attendees. This person shall not be a "guest" or an attendee of the event and must also function as a Fire Watch throughout the event(s).
- All gates located along both primary and secondary access roads must remain open and un-locked during all events.

The proposed project(s) will require final inspection prior to occupancy or conducting approved events. Please contact this office at (805)593-3490 to schedule the final inspection once all requirements have been satisfied.

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

Sincerely,

Clinton I. Bullard
Fire Inspector

C: Cass, Applicant
Kirk Consulting, Agent

COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

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

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie
Agricultural Commissioner/Sealer

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

RECEIVED
JAN 6 2016

DATE: **January 5, 2016**

TO: **Airlin Singewald, Project Manager**

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

SUBJECT: **Cass Winery Conditional Use Permit DRC2015-00038 (1842)**

The Agriculture Department's review finds that the proposed Cass Winery Conditional Use Permit for the a new barrel storage facility and expansion of hospitality services to include a bed and breakfast, special events program for 20 events with up to 200 attendees, and a limited food serving facility is generally consistent with Agriculture Element policies. However, to ensure impacts to agricultural resources are minimized the following is recommended:

- Identify a source for water offset credits that does not include the removal of irrigated crops.

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.

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.

September 23, 2014

To: Airlin Singewald, North Couty Tem / Development Review
Department of Planning and Building

From: Environmental Health
Leslie Terry

Project Description: DRC2015-00038 CASS CUP
APN: 035-032-018

Applicant to contact Jeremiah Damery in this office (805 781-5548) to discuss food service to future B&B and special events. Any modification to the existing permitted kitchen should be discussed and approved prior to initiating any work.

Applicant to review attachment to determine if water system at current facility (regulated as part of the food facility permit) should continue as is, or if classification needs to change to a transient non community water system.

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 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.