



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. ED15-216

DATE: 06/02/2016

PROJECT/ENTITLEMENT: Brodiaea Inc. (San Juan South) Major Grading Permit; PMT2014-01338

APPLICANT NAME: Kirk Consulting **Email:** jamie@kirk-consulting.net

ADDRESS: 8830 Morro Road, Atascadero, CA 93422

CONTACT PERSON: Jamie Kirk, Kirk Consulting **Telephone:** 805.461.5765

PROPOSED USES/INTENT: Request by Brodiaea Inc. for a major grading permit to construct a 49 acre-foot capacity HDPE-lined agricultural reservoir within the existing San Juan South Vineyard, which will result in the disturbance of approximately 4.8 acres, including approximately 39,405 cubic yards of cut and 39,416 cubic yards of fill, on a 517.71 acre parcel. The proposed project is within the Agriculture land use category and is located approximately 4.25 miles southeast of the community of Shandon. The site is within the Shandon-Carrizo (North) subarea of the North County planning area.

LOCATION: The project is located on a 517.71-acre parcel (APN 037-291-039) on Shell Creek Road, approximately 4.25 miles southeast of the community of Shandon.

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: California Department of Fish and Wildlife

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

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

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

Airlin Singewald (asingewald@co.slo.ca.us)

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. Brodiaea, Inc. (San Juan South) Major Grading Permit **ED15-216**
(PMT2014-01338)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Emily Creel (SWCA Environmental Consultants) *Emily Creel* 5/26/2016
 Prepared by (Print) Signature Date

Airlin Singewald *A.S.* Ellen Carroll, 5/26/2016
 Reviewed by (Print) Signature (for) Environmental Coordinator 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: The proposed project is a request by Brodiaea Inc. for a major grading permit to construct a high-density polyethylene (HDPE) lined agricultural reservoir within the existing San Juan South Vineyard. The reservoir would be approximately 384 feet wide, 384 feet long, and 25 feet deep, with a maximum capacity of 48.807 acre feet of water for frost protection and irrigation purposes. The project would require a total of 4.8 acres of disturbance, including an estimated 39,405.24 cubic yards of cut and 39,416.22 cubic yards of fill material. The applicant proposes to balance the material on-site with no required import or export of soils; excavated soils would be piled around the perimeter to create a berm to contain water in the reservoir.

The project includes fill and transfer pipelines, valving, filters, pumps, pump housing vaults, fencing, electrical connection, and a 15-inch polyvinyl chloride (PVC) drop pipe outlet structure to serve as an emergency overflow to prevent the reservoir from overtopping. The existing field sheet flows gently across the site. An earthen swale will be constructed around two sides of the reservoir perimeter to keep any flow away from the toe of the fill slopes. The project would require connection to adjacent existing electrical lines running along Shandon – San Juan Road.

The reservoir is proposed to provide frost protection and irrigation for the existing San Juan South Vineyard and the adjacent Truesdale Vineyard. The jointly owned and operated vineyards contain a total of approximately 1,502.33 acres of planted vines: approximately 1,178.85 acres of planted vineyards in the Truesdale Vineyard and 323.48 vineyard acres in the San Juan South Vineyard.

The project is located in the Paso Robles Groundwater Basin. The project includes management strategies to reduce evaporative water losses. Water would be maintained in the reservoir as follows:

- November 16th through February 28th – the reservoir will be emptied of well supplied water.
- March 1st through May 31st – the reservoir will be maintained at a full condition for potential frost protection.
- June 1st through November 15th – the reservoir will be maintained at 25% full condition for irrigation operations.

The project is located approximately 4.25 miles southeast of the community of Shandon, in the northeastern portion of San Luis Obispo County. Highway 46 is located approximately 4.8 miles north of the project site, and Highway 41 is located approximately 4.5 miles to the west. The site would be accessed by Shandon – San Juan Road, Shell Creek Road, Truesdale Road, and unpaved farm roads. The project site is within the North County planning area (Shandon-Carrizo

North sub area).

ASSESSOR PARCEL NUMBER(S): 037-291-039

Latitude: 35 degrees 36' 9" N Longitude: 120 degrees 19' 46" W

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLAN AREA: North County

SUB: Shandon-Carrizo(North)

COMM: Rural

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: Flood Hazard

PARCEL SIZE: 517.71 acres

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Vineyards

EXISTING USES: Agricultural uses - vineyards

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; agricultural uses	<i>East:</i> Agriculture; agricultural uses
<i>South:</i> Agriculture; agricultural uses	<i>West:</i> Agriculture; agricultural uses

[Click here to enter text.](#)

C. ENVIRONMENTAL ANALYSIS

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



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

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

Aesthetics

Setting. The proposed project is located approximately 4.25 miles south of the rural community of Shandon, within a predominantly agricultural area. The visual setting in the project area includes vast agricultural views (predominantly vineyards), open hillsides, a few scattered rural residences, and other appurtenant agricultural infrastructure and development. There are approximately 25 to 30 existing agricultural reservoirs within 5 miles of the project site. Almost the entire length of Highway 46 through San Luis Obispo County is identified as an eligible state scenic highway by the California Department of Transportation's (Caltrans) California Scenic Highway Mapping System, though it has not been officially designated as a state scenic highway.

Impact. The project would not be visible from Highway 46, Highway 41, or any other major public roadways due to distance and intervening topography. The project would not silhouette against any ridgelines as viewed from public roadways. The project is compatible with adjacent uses and the surrounding visual character, which includes vineyards and agricultural reservoirs. The site does not include unique geological or physical features and no new lighting would be installed at the site. Therefore, no significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES
Will the project:

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

Agricultural Resources

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: vineyards

State Classification: Farmland of Statewide Importance

In Agricultural Preserve? No

Under Williamson Act contract? Yes

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

150 – San Emigdio sandy loam, 2 to 9 percent slopes. San Emigdio sandy loam is typically found in alluvial fans and flood plains at an elevation of 1,095 to 2,000 feet. Typical vegetation includes annual grasses and forbs and the soil's major uses are vineyards and orchards, irrigated crops, dry-farmed crops, and livestock grazing. Runoff potential is low, permeability is moderately rapid, and the soil is well drained. It has a wind erodibility rating of 3 (moderately high susceptibility). The soil's land capability class is 2e when irrigated and 4e when not irrigated.

The existing San Juan South Vineyard supports approximately 323.48 acres of planted vineyards.

Impact. The proposed reservoir would be located on land designated as "farmland of statewide importance". Although the reservoir would be located on important farmland, the reservoir is considered an agricultural use, and would support the production of existing vineyards. Therefore, the project would not result in the conversion of agricultural or important farmland to non-agricultural use. Construction and operation of the reservoir would not adversely affect the existing vineyards on-site (it would support them), and the storage of water would not adversely affect proximate agricultural uses.

The proposed project could result in additional pumping from the groundwater basin to compensate for evaporation loss from the surface of the proposed reservoir. This additional pumping could reduce agricultural water supplies available to adjacent parcels.

The project applicant would be required to offset any increased water demands resulting from the project, including water loss through evaporation (refer to Section 14, Water and Hydrology). Offsets would be required to be achieved from within the existing San Juan South and/or Truesdale Vineyards that the reservoir would benefit and could include fallowing of other existing agricultural areas or using

existing water credits. Fallowing agricultural areas to achieve the required offset would not result in indirect significant impacts, as this is a normal part of agricultural operations within the vineyard (fallowing certain areas, planting new areas). In addition, mitigation is identified below that would ensure that the stored water is only used as stated by the applicant for agricultural uses, and the water cannot be sold or used off-site.

The County Department of Agriculture has commented that it has no concerns regarding the project as long as use of the reservoir is limited to agricultural support purposes (Lynda Auchinachie, County Department of Agriculture, personal communication with Emily Creel, SWCA, April 28, 2016).

Mitigation/Conclusion. At the time of application for grading permits, the project plans must clearly state that the purpose of the proposed reservoir is for on-site frost protection and irrigation only and that off-site transfer of reservoir water and/or other uses of the reservoir are prohibited. Additionally, the project will be required to offset any increased water demands from the project, including water loss through evaporation. With implementation of these mitigation measures, 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) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GREENHOUSE GASES				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Air Quality

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 into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

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

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

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

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

emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Impact. As proposed, the project would result in the disturbance of approximately 4.8 acres, including 39,405.24 cubic yards of cut and 39,416.22 cubic yards of fill. This would result in the creation of construction dust as well as short-term vehicle emissions during construction activities.

Table 1. Construction Emissions

	ROG	NO _x	PM ₁₀	DPM	CO _{2e}
Winter Emissions (lbs/day)	3.52	36.1	20.77	3.92	3,192.8
Threshold (lbs/day)	137 (ROG and NO _x combined)		n/a	7	n/a
Mitigation Required	No		n/a	No	n/a
Annual Emissions (tons/yr)	0.04	0.38	0.2	.04	30.42
Annual Threshold (tons/yr)	25 (ROG and NO _x combined)		25	n/a	n/a
Mitigation Required	No		No	n/a	n/a

Based on air quality modeling and estimates provided in Table 1, the project would not result in construction emissions exceeding APCD's thresholds of significance. The nearest residence is located approximately 0.6 mile southwest of the project site. Therefore, the project is 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.

The project proposes to disturb soils that have been given a wind erodibility rating of 3, which is considered moderately high. The project is not proximate to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction. However, the project will be subject to fugitive dust control measures pursuant to Land Use Ordinance Section 22.52.160.C (Construction Procedures, Air Quality Controls), which will provide additional protection of the vineyards from dust, and would ensure fugitive dust emissions are adequately controlled to below the 20 percent opacity limit as identified in the APCD's 401 "Visible Emissions" rule and that dust is not emitted offsite. The APCD identified recommended dust control measures to prevent any exceedance of the APCD's limit of 20% opacity. Most of these measures are already included in the project plans Project Air Quality Control Notes:

During construction the contractor shall designate a person or persons to monitor the Dust Control Program and to order increases in measures as necessary to prevent the transport of dust off-site. Their duties shall include holiday and weekend periods when work may or may not be in progress. The name and telephone number for such persons shall be provided to the APCD prior to the commencement of construction.

The measures for dust control are as follows but not limited to:

Reduce the amount of disturbed area where possible.

- 1. Use of 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 (non-potable) water should be used whenever possible.*
- 2. All dirt stockpile areas shall be sprayed daily as needed.*
- 3. Exposed ground areas that are planned to be reworked at dates later than one month after initial grading should be seeded with a fast-germinating native grass seed and watered until vegetation is established.*

4. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
5. All external slopes shall be hydroseeded as soon as possible upon completion.
6. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
7. All trucks hauling dirt, sand, soil, or other loose material are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
8. Install wheel washers where vehicles enter and exit paved roads and streets, or wash off trucks and equipment leaving the site.
9. Prior to final inspection all disturbed areas shall be revegetated with a fast-growing, native seed mix.

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 due to the negligible long-term operational 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 site is not located in an APCD designated naturally occurring asbestos zone.

Mitigation/Conclusion. Implementation of Land Use Ordinance standards for dust control and applicant proposed and APCD identified air quality control measures will reduce potential air quality impacts to less than significant levels.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Biological Resources

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

On-site Vegetation: irrigated vineyards

Name and distance from blue line creek(s): unnamed, less than 100 feet to the north and west

Habitat(s): agriculture, irrigated vineyards

Site's tree canopy coverage: 0%

The proposed reservoir site supports irrigated vineyards. The site is surrounded by active agricultural areas, including grazing areas and irrigated vineyards that have been in operation for over 10 years. There are no trees at the project site and the site does not support wetland or riparian habitat. USGS topographical maps (Camatta Canyon quadrangle) reflect unnamed blue line creeks west of Shell Creek Road, approximately 80 feet west of the project site, and north of Shandon – San Juan Road, approximately 75 feet north of the project site.

San Joaquin Kit Fox

The Natural Diversity Database identified this area as important habitat for the San Joaquin Kit Fox, a federally listed endangered species and a state listed threatened species. The kit fox is uncommon to rare. They reside in arid regions of the southern half of the state (Grinnell et al. 1937, Wilson and Ruff 1999:150). This usually nocturnal mammal lives in annual grasslands or grassy open stages of vegetation dominated by scattered brush, shrubs, and scrub. Kit foxes primarily are carnivorous, subsisting on black-tailed jackrabbits and desert cottontails, rodents (especially kangaroo rats and ground squirrels), insects, reptiles, and some birds, bird eggs, and vegetation (Egoscue 1962, Laughrin 1970, Morrell 1971, 1972, Orloff et al. 1986). Their cover is provided by dens they dig in open, level areas with loose-textured, sandy and loamy soils (Laughrin 1970, Morrell 1972). Pups are born in these dens in February through April. Pups are weaned at about 4-5 months. Some agricultural areas may support these foxes. Potential predators are coyotes, large hawks and owls, eagles, and bobcats. Cultivation has eliminated much habitat. Kit foxes are vulnerable to many human activities, such as hunting, use of rodenticides and other poisons, off-road vehicles, and trapping.

Impact. Based on past historic disturbance at the site and on-going agricultural uses, the project site does not support any special-status vegetation species. A San Joaquin Kit Fox Habitat Evaluation Form was prepared by Kevin Merk Associates, Inc. on March 30, 2015. The Evaluation assessed the proposed reservoir site, and was approved by the California Department of Fish and Wildlife (Brandon Sanderson, CDFW, April 19, 2016).

The evaluation resulted in a score of 66, which requires that all impacts to kit fox habitat be mitigated at a ratio of 2 acres conserved for each acre impacted (2:1). Although the project would result in 4.8

acres of site disturbance during grading and construction, it would result in the permanent removal of 3.2 acres of kit fox habitat for the open water surface of the reservoir.

During construction of the reservoir, there is a potential for wildlife to enter and become trapped in the reservoir. Once trapped, there is a risk of mortality due to dehydration or starvation. Use of a wildlife ladder or similar feature inside the reservoir would enable wildlife to exit, which would mitigate this potential impact. The project includes the construction of a 6-foot-tall fence around the reservoir, which would prevent wildlife from entering the reservoir after construction.

Construction of the reservoir would occur at varying distances from the bank of two unnamed blue-line creeks running on the opposite side of Shell Creek Road and Shandon – San Juan Road (75-100 feet). No work is proposed within the creeks. Potential impacts to the creeks could occur as the result of use or storage of equipment, soils, and materials in proximity to the creeks, down-gradient sedimentation, and potential accidental discharge of pollutants (i.e. oils, fuels) into the creeks, which intercept the San Juan River approximately 0.25 mile south of the proposed reservoir.

Mitigation/Conclusion. With regards to the San Joaquin kit fox, the applicant will be required to mitigate the loss of 3.2 acres of kit fox habitat by one of the following ways:

- ✓ Deposit of funds to an approved in-lieu fee program;
- ✓ Provide for the protection of kit foxes in perpetuity through acquisition of fee or conservation easement of suitable habitat in the kit fox corridor area; or
- ✓ Purchase credits in an approved conservation bank.

To prevent inadvertent harm to kit fox, the applicant will be required to retain a biologist for a pre-construction survey, a pre-construction briefing for contractors, and monitoring activities in addition to implementing cautionary construction measures. In addition, the use of a wildlife ladder or similar feature to enable wildlife to exit the reservoir would be required. These mitigation measures are listed in detail in Exhibit B Mitigation Summary Table.

To protect potential impacts to adjacent blue line creeks and San Juan Creek, the applicant is required, pursuant to the County Ordinance to prepare and implement a sedimentation and erosion control plan and Stormwater Pollution Prevention Plan. Additional mitigation has been identified to ensure construction is conducted to avoid interference with the creek. The full extent of these measures is presented in Exhibit B.

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) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. These Native Americans established a sophisticated system of

horticulture, using seed scattering, harrowing, selective harvesting, coppicing and spot burning to produce crops of acorns, grass, wildflower seeds. They also hunted wildlife and foraged for juncus, willow, redbud, and elderberry for basket making. The founding of Mission Asistencia at Santa Margarita in the 1780s and Mission San Miguel in 1797 led to the gradual depopulation of native communities in this area. The Highway 41/46 corridor has historically served as a traveling route between the coastal areas and the Central Valley. These same routes were previously used by Native Americans for the movement of people and goods as well.

In order to meet Assembly Bill 52 (AB 52) Cultural Resources requirements, outreach to four Native American tribal groups has been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). No comments were received.

No historic structures are present and no paleontological resources are known to exist in the area.

Cultural Resources

Impact. The project site is not located in an area that would typically be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. The project site has been heavily disturbed due to historic agricultural activities and the presence of surface artifacts is considered low. Per AB 52, tribal consultation was performed and no resources were identified. In the unlikely event resources are uncovered during grading activities, implementation of Land Use Ordinance Section 22.10.040 (Archeological Resources) would be required:

“In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished”.

No impacts to historical resources would occur and the potential for impacts to paleontological resources is considered very low.

Mitigation/Conclusion. No significant cultural resource impacts would occur, and no mitigation measures beyond compliance with the Land Use Ordinance are necessary.

6. GEOLOGY AND SOILS <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey “Alquist-Priolo” Earthquake Fault Zone”, or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

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

Topography: Nearly level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Moderate

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

Geology and Soils

Impact. As proposed, the project will result in the disturbance of approximately 4.8 acres. During grading activities, there is a potential for erosion and down-gradient sedimentation. However, the project area is mostly flat and the applicant has included proposed erosion control measures to be implemented during construction on the project plans, including source control, protection of stockpiles, protection of slopes, protection of all disturbed areas, protection of accesses, perimeter containment measures, and silt fencing. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize potential impacts related to erosion, sedimentation, and siltation. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. In addition, based in the area of disturbance, a Stormwater Pollution Prevention Plan (SWPPP) will be required, which would further minimize the potential for erosion and subsequent sediment transport and discharge into surface waters or onto adjacent properties.

Based on the location of the project and flat topography, no significant geologic hazards are anticipated. The applicant is required to comply with existing Land Use Ordinance standards, including Sections 22.52.100 (Grading Plan Requirements) and 22.52.150 (Standards). Based on

compliance with existing regulations, no significant geologic or soil impacts would occur.

Mitigation/Conclusion. No measures above what will already be required by ordinance or codes are needed.

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

Hazards and Hazardous Materials

Setting. The project is not located in an area of known hazardous material contamination and is not listed on the “Cortese List” (a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5) (SWRCB 2016; DTSC 2016). The project is not located within an Airport Review Area. The project is located within a high fire hazard severity zone and based on the County’s response time map, it will take approximately 5 to 10 minutes to respond to a call regarding fire or life safety.

Impact. The project proposes construction of an agricultural reservoir to support an existing vineyard. The reservoir would be constructed in accordance with industry standards and consistent with applicable codes. The project would not include the construction of buildings for human habitation and therefore would not expose people to a substantial new hazard. The project does not propose the routine use of hazardous materials or the generation of hazardous wastes. The use of standard materials, oils, and fuels to operate and maintain construction equipment would be conducted pursuant to existing regulations. The project does not present a significant fire safety risk and the project is not expected to conflict with any regional emergency response or evacuation plan.

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

8. NOISE

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

Noise

Setting. The project is not considered a “noise sensitive land use” and is not within close proximity of loud noise sources. The project is located within an agricultural area and 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. There are no sensitive receptors (rural

single family residences) within a half mile of the project site.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses. Short-term construction noise would be limited in nature and duration and operation of the reservoir would not generate loud noise levels. The project would not expose people to existing or increased noise levels.

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

9. POPULATION/HOUSING

Will the project:

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

Population/Housing

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 would serve an existing vineyard and does not include any structures for human habitation. The project would not result in a need for a significant amount of new housing, and would not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts would occur 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) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Police: County Sheriff

Location: Templeton (Approximately 21 miles to the west)

Fire: Cal Fire (formerly CDF)

Hazard Severity: High

Response Time: 5-10 minutes

Location: (Approximately 4.7 miles to the northwest)

School District: Shandon Joint Unified School District.

Public Services

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

Impact. The proposed project is a request to construct an agricultural reservoir to serve an existing vineyard. Electrical demands of the project would be negligible and electrical service is available immediately adjacent to the project site along Shandon – San Juan Road. Since it will not construct buildings for human habitation or result in a need for a significant amount of new development or infrastructure, the proposed project is not anticipated to increase demands on public facilities or utilities.

Mitigation/Conclusion. No significant public services/utilities impacts would occur and no mitigation measures are necessary.

11. RECREATION

Will the project:

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

Recreation

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

Impact. The project would be located within a privately-owned operational vineyard, and would not have any adverse effects on existing or planned recreational opportunities in the County. The proposed project would not create a significant need for additional park, Natural Area, and/or recreational resources.

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

12. TRANSPORTATION/CIRCULATION

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

Transportation

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area, including the project's access street(s) (Truesdale Road, Shell Creek Road, Shandon – San Juan Road) is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Impact. The proposed project is a request to construct an agricultural reservoir to serve an existing vineyard. After construction activities are complete, the proposed project is not anticipated to increase vehicle trips on the existing road network. As a result, it will have no impact on existing road service or

traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation. Referrals were sent to County Public Works and no significant traffic-related concerns were identified.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER

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

Wastewater

Setting/Impact. The proposed project would not generate wastewater or require wastewater disposal.

Mitigation/Conclusion. No significant wastewater impacts would occur, and no mitigation measures are necessary.

14. WATER & HYDROLOGY

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

14. WATER & HYDROLOGY

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

Water

Setting. The project proposes to obtain its water needs from two existing wells within the San Juan South Vineyard. The project site is within the San Juan sub-area of the Paso Robles Groundwater Basin (the basin). Encompassing an area of approximately 505,000 acres (760 square miles), the basin extends from the Garden Farms area south of Atascadero to San Ardo in Monterey County, and from the Highway 101 corridor to east of Shandon. It is the primary, and in many places the only, source of water available to property owners throughout the North County. Much of the information in this section has been developed in reference to the Paso Robles Groundwater Basin Model Update (December 19, 2014) and the Paso Robles Groundwater Basin Resource Capacity Study (adopted by the County Board of Supervisors in February 2011).

Resource Capacity Study

In January 2007 the Board of Supervisors directed the preparation of a Resource Capacity Study (RCS) for the Paso Robles Groundwater Basin in accordance with the County's Resource Management System (RMS). The RMS is a mechanism for ensuring a balance between land development and the resources necessary to sustain such development. When a resource deficiency becomes apparent, efforts are made to determine how the resource might be expanded, whether conservation measures could be introduced to extend the availability of unused capacity, or whether development should be limited or redirected to areas with remaining resource capacity. The RMS is designed to avoid adverse impacts from depletion of a resource.

The RMS describes a resource in terms of its "level of severity" (LOS) based on the rate of depletion and an estimate of the remaining capacity, if any. In response to a resource issue or recommended LOS, the Board of Supervisors may direct a Resource Capacity Study (RCS) be conducted. An RCS provides additional details that enable the Board of Supervisors to certify a LOS and adopt whatever measures are needed to eliminate or reduce the potential for adverse consequences.

LOS I	Level I is reached for a water resource when increasing water demand projected over nine years equals or exceeds the estimated dependable supply.
LOS II	Level II for a water resource occurs when water demand projected over seven years (or other lead time determined by a resource capacity study) equals or exceeds the estimated dependable supply.
LOS III	A Level of Severity III exists when water demand equals the available resource; the amount of consumption has reached the dependable supply of the resource.

In February 2011, the County Board of Supervisors approved the Paso Robles Groundwater Basin Resource Capacity Study (RCS), which links the state of the basin to land use policy, basin monitoring, and water conservation. The RCS concluded that the groundwater basin is approaching or has reached its “perennial yield” – the amount of usable water of a groundwater basin that can be withdrawn and consumed economically each year for an indefinite period of time. The RCS established an LOS III for the main basin and a separate LOS I for the Atascadero sub-basin, which is hydrogeologically distinct from the main basin. The County Board of Supervisors, after considering a number of studies about this groundwater basin and approving related documents [i.e., Paso Robles Groundwater Basin Resource Capacity Study (RCS), February, 2011; Paso Robles Groundwater Basin Management Plan (GMP), March, 2012], have concluded the following conditions exist:

- Groundwater levels are generally dropping throughout the basin.
- Pumping of groundwater from the basin has reached or is quickly approaching the basin’s “perennial yield.”

California law does not allow the County to limit how much water a property owner pumps from the ground. The County must use only the authority it has to address this issue.

Basin-wide Supply and Demand

The Paso Robles Groundwater Basin Computer Model was refined and recalibrated in 2015. Based on the most recent modeling (April 2016 Status Update), the basin has a perennial yield of approximately 90,215 acre feet per year (afy).

Table 2. Water Balance and Perennial Yield Estimates (afy)

	Total Inflow	Total Outflow	Change in Storage	Total Pumping	Perennial Yield
2014 Calibration Estimates	107,468	110,414	-2,900	92,600	89,700
2015 Recalibration Estimates	109,672	112,057	-2,385	92,600	90,215

RCS Implementation - Water Conservation Requirements

In addition to certifying levels of severity for the Paso Robles Groundwater Basin and Atascadero sub-basin, the 2011 RCS recommended several land use measures to curtail water demands in the basin. This included a recommendation to adopt water conservation requirements for development projects located in the Paso Robles Groundwater Basin. On September 25, 2012, the County Board of Supervisors carried out this recommendation by amending Article 9 of the Land Use Ordinance, Title 22 of the County Code, to establish water conservation requirements for projects located in the

following areas:

- Rural portions of the Paso Robles Groundwater Basin, except for the Atascadero sub-basin;
- Whitley Gardens and Creston village reserve lines; and
- The unincorporated Paso Robles urban reserve line.

The water conservation requirements:

- Require new discretionary development to offset its net new water demand for non-agricultural purposes;
- Require that offsets conserve water used or potentially used for non-agricultural purposes;
- Exempt agricultural processing uses from the offset requirements;
- Prohibit general plan amendments that would result in a net increase in the use of water for non-agricultural purposes until a Level of Severity I is certified by the Board of Supervisors;
- Prohibit the approval of new land divisions until a Level of Severity (LOS) I is certified by the Board of Supervisors; and
- Include conservation measures for outdoor water use by discretionary development.

Paso Robles Groundwater Basin Groundwater Management Plan (AB 3030)

On March 18, 2014, the County Board of Supervisors adopted a resolution directing County staff to begin drafting amendments to the March 2011 Groundwater Basin Management Plan that was originally adopted on March 27, 2012. The amendments are currently in process, and are intended to refine the plan based on updated information and recommendations regarding the basin.

The Countywide Water Conservation Program and Water-Related General Plan and County Code Amendments

On October 27, 2015 the Board of Supervisors adopted the Countywide Water Conservation Program to address ongoing water scarcity concerns. The objectives of the Countywide Water Conservation Program are to halt increase in groundwater extraction in areas that have been certified LOS III; provide a mechanism to allow new development and new or altered irrigated agriculture to proceed in certified LOS III areas, subject to the requirements of the County General Plan and County Code, in a manner that fully offsets projected water use; and to reduce the wasteful use of water in the county. The amendments were effective on November 26, 2015 and affect the following areas:

- Paso Robles Groundwater Basin:
 - New buildings and new irrigated agriculture must offset new water use. (Building and Construction Ordinance and The County Land Use Ordinance)
 - New construction and new irrigated agriculture in the Paso Robles Groundwater Basin must be water neutral.
- Nipomo Mesa Water Conservation Area:
 - New buildings must offset new water use. (Building and Construction Ordinance)
- Countywide:
 - Water waste prevention measures apply to all unincorporated areas where a similar program is not already operated by a water purveyor. (Health and Sanitation Ordinance)
 - Agricultural best management practices are encouraged in all unincorporated areas (The County Land Use Ordinance)

The adopted Countywide Water Conservation Program and ordinances included amendments to the County Health and Sanitation Ordinance, Building and Construction Ordinance, County Land Use Ordinance, and County Fee Schedule.

Drainage Characteristics

The topography of the project site is nearly level . The closest creeks from the proposed development are approximately 75-80 feet away. 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 be installed.

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

Within the 100-year Flood Hazard designation? Yes

Closest creek? unnamed Distance? Approximately 75-80 feet

Soil drainage characteristics: Well 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.

Impact. Water Quality

The proposed project involves approximately 4.8 acres of disturbance including 78,821.46 cubic yards of cut and fill on a 517.71-acre parcel. The reservoir would be constructed on nearly flat topography, within a 100-year Flood Hazard designation. The project would be located less than 100 feet from two unnamed blue line creeks that merge and intercept the San Juan River approximately 0.25 mile south of the proposed reservoir site. Underlying soils have moderate to high erodibility. The applicant's erosion control plan includes the use of silt fencing, a concrete washout area, designated fueling area, a stabilized entrance location, and hydroseeding. In addition to preparation and implementation of a SWPPP, implementation of the following County standards will further reduce the project's water quality impacts to less than significant levels:

- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion; and
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

To provide protection from downward migration of stored water within the reservoir, the proposed earthen irrigation reservoir would be lined with 40-mil high density polyethylene (HDPE) plastic. This HDPE liner would provide protection from leakage into the subsurface. With this liner in place, potential water quality impacts associated with subsurface leakage would be less than significant.

Water Quantity

Water used to fill the reservoir would be sourced from two existing wells within the San Juan South Vineyard. The applicant's intention of the project is to increase water-use efficiency during the peak frost period by storing a large volume of water to be readily available, thereby reducing the amount of water simultaneously pumped from the basin during frost events. The proposed reservoir would therefore increase water-use efficiency by enabling better water management during frost events. However, it would also result in water loss through evaporation from the water surface to the atmosphere. To reduce evaporative water losses, the applicant proposes to fill the reservoir for frost protection purposes during the typical peak frost period (March through May). At the end of the frost season, the reservoir would be maintained at 25 percent capacity for irrigation operations from June 1st through November 15th. The reservoir would remain empty between November 16th and February 28th.

The total evaporative water loss resulting from the project is estimated to be 8.14 afy under extreme drought conditions, which would require increased groundwater pumping to maintain proposed reservoir capacity (Monsoon 2015). This information was peer reviewed and confirmed by the County's consultant (Fugro 2016).

Due to the level of existing groundwater pumping from the basin that has reached or is quickly approaching the basin's perennial yield, the project must offset 8.14 afy of new water use to account for evaporative losses and avoid significant water quantity impacts.

Well Interference

The applicant's consultant, Monsoon Consultants, performed a well interference analysis, which determined that the estimated pump rate at the supply wells to account for evaporative loss of water (when the reservoir contains water) would range from 2.2 to 10.5 gallons per minute, depending on various climatic condition scenarios. The anticipated drawdown, as measured at the property lines nearest to the two wells, resulting from the increased pumping to account for evaporative losses would range from approximately 0 to 0.106 feet. This information was peer reviewed and confirmed by the County's consultant (Fugro 2016). Well interference impacts of this magnitude are not considered to be significant (Fugro 2016).

Drainage and Flood Hazard

As noted above, construction of the reservoir would be located within a nearly level area of existing irrigated vineyards. Stormwater would be diverted around the reservoir via a drainage swale that would discharge into two rock energy dissipaters. The earthen swale would drain natural runoff away from the toe of the reservoir slopes.

As proposed, the reservoir is designed to withstand storm and flood events, and would not be located in an area that would substantially impede floodwaters or otherwise create a public health and safety issue. Flood waters would continue downslope across the project area and surrounding vineyards. Based on the incorporation of standard engineering design standards and compliance with existing regulations, no significant drainage or flood hazard impacts would occur.

Mitigation/Conclusion. Mitigation is required to ensure impacts to adjacent creeks are avoided as described in Exhibit B. As specified above for Biological Resources, compliance with identified mitigation, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project.

The project would be required to offset any new water use at a 1:1 ratio to ensure water neutral

development and avoid adverse effects on the currently impacted basin. Water offsets could be achieved by fallowing other existing agricultural uses within the vineyard or using any "banked" water offset credits available to the applicant. Removal of the existing irrigated vines within the project area footprint would provide another offset opportunity, though no quantification of this type of offset has been provided at this time and the applicant has indicated that water savings from removal of on-site vines alone would not be sufficient to offset evaporative losses. Mitigation requiring evidence that an 8.14 afy offset has been achieved by the project applicant, subject to the approval of the County and verification by an independent hydrogeologist, would be required before permit issuance. Offsets would be required to be achieved from within the existing San Juan South and/or Truesdale Vineyards that the reservoir would benefit. Fallowing of agricultural areas to achieve the required offset would not result in indirect significant impacts, as this is a normal part of agricultural operations within the vineyard (fallowing certain areas, planting new areas). Implementation of the mitigation identified in Exhibit B would reduce potential water quantity impacts to less than significant with mitigation.

The project would result in negligible water level drawdown at neighboring properties due to increased pumping activities (less than 2 inches drawdown under worst case scenarios). Potential impacts related to water level drawdown would be less than significant.

15. LAND USE

Will the project:

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

Land Use

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.). Identified mitigation would require new water use offsets at a 1:1 ratio consistent with County plans and ordinances aimed at addressing water shortages within the Paso Robles Groundwater Basin. Referrals were sent to outside agencies to review for policy consistencies (e.g., Public Works, Building Division, Agricultural Commissioner, Regional Water Quality Control Board, California Department of Fish and Wildlife) and no concerns or issues were raised. The project was found to be consistent with applicable plans and policies (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or

compatible with the surrounding uses as summarized on page 2 of this Initial Study.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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Will the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- 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)*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

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

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

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

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

1. County of San Luis Obispo, Adopted by the Board of Supervisors February 2011. Resource Capacity Study: Water Supply in the Paso Robles Groundwater Basin.
2. Fugro Consultants, Inc. February 12, 2016. Review of Reservoir Evaporative Loss Evaluation, San Juan South Vineyard #4 Reservoir, PMT2014-01338.
3. Fugro Consultants, Inc. March 2010. Paso Robles Groundwater Basin Water Balance Review and Update.
4. Fugro Consultants, Inc. February 2005. Paso Robles Groundwater Basin Study – Phase II.
5. Fugro Consultants, Inc. August 2002. Paso Robles Groundwater Basin Study – Phase I.
6. Kevin Merk Associates, LLC. March 30, 2015. San Joaquin Kit Fox Habitat Evaluation for the San Juan South Reservoir 4 Site, Mesa Vineyard, San Luis Obispo County, California.
7. Kirk Consulting. (undated). Transmittal Memorandum Re: Grapevine Land Management – San Juan South Reservoir.
8. Monsoon Consultants. March 24, 2015. San Juan South Vineyard #4 Reservoir – Analysis of Off-site Impacts From Reservoir Evaporative Losses.
9. Natural Resources Conservation Service. (April 11, 2016). Web Soil Survey National Cooperative Soil Survey.
10. San Luis Obispo County Water Resources. April 4, 2016. April 2016 Status Update: Paso Robles Groundwater Basin Computer Model.
11. Todd Engineers. (May 2009). Evaluation of Paso Robles Groundwater Basin Pumping.
12. Todd Engineers. (December 2007). Update for the Paso Robles Groundwater Basin.

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.

Agricultural Resources

AG-1 Prior to issuance of grading and/or construction permits, the project plans shall clearly state the purpose of the reservoir for on-site frost control and irrigation purposes and that off-site transfer of reservoir water and/or other uses of the reservoir are prohibited.

Air Quality

AQ-1 Fugitive PM10 Mitigation Measures. Prior to commencement of construction/grading activities, the applicant shall notify the San Luis Obispo Air Pollution Control District, by letter, that the above air quality mitigation measures have been applied.

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions. The contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. 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;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All PM10 mitigation measures required should be shown on grading and building plans; and

the contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division **prior to construction and/or grading permit issuance.**

Biological Resources

San Joaquin Kit Fox

The Kit Fox Evaluation, which was completed for the San Juan South Reservoir 4 Site by Kevin Merk Associates, LLC, indicates the project will impact 3.2 acres of San Joaquin kit fox habitat. The evaluation resulted in a score of 66, which requires that all impacts to kit fox habitat be mitigated at a ratio of 2 acres conserved for each acre impacted (2:1). Compensatory mitigation required for the proposed reservoir is 6.4 acres, based on 2 times 3.2 acres impacted.

Note that the required mitigation ratio is subject to change upon the completion of the California Department of Fish and Wildlife's review of the habitat evaluation. The mitigation options identified in BR-1 through BR-11 apply **to the proposed project only**; should the project change, the mitigation obligation may also change, and a reevaluation of the mitigation measures would be required.

BR-1 Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the County of San Luis Obispo, Department of Planning and Building, Environmental and Resource Management Division (County) (see contact information below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

- a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 6.4 acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) (see contact information below) and the County.

This mitigation alternative (a.) requires that all aspects of this program must be in place before County permit issuance or initiation of any ground disturbing activities.

- b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy" (see contact information below), would total \$16,000 based on \$2,500 per acre. This fee is calculated based on the current cost-per-unit of \$2,500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County, and recommended 2:1 and 3:1 mitigation ratios under review by Fish and Wildlife; your actual cost may increase depending on the timing of payment. This fee must be paid after the

Department provides written notification identifying your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

- c. Purchase 6.4 credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total \$16,000. This fee is calculated based on the current cost-per-credit of \$2,500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to County permit issuance and initiation of any ground disturbing activities.

BR-2 Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the County Division of Environmental and Resource Management. The retained biologist shall perform the following monitoring activities:

- a. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction**, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the County reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.
- b. The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-3 through BR11. Site-disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-2-c3). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.
- c. **Prior to or during project activities**, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact the U.S. Fish and Wildlife Service and the Department for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the U.S. Fish and Wildlife Service/Department determine it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, **before project activities commence**, the applicant must consult with the U.S. Fish and Wildlife Service and the Department (see contact information below). The results of this consultation may require the

applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

In addition, the qualified biologist shall implement the following measures:

1. **Within 30 days prior to initiation of site disturbance and/or construction**, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:
 - a) Potential kit fox den: 50 feet
 - b) Known or active kit fox den: 100 feet
 - c) Kit fox pupping den: 150 feet
2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring during ground disturbing activities shall be required by a qualified biologist.

BR-3 Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate as a note on the project plans, that: *"Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox"*. Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**.

In addition, **prior to permit issuance and initiation of any ground disturbing activities**, conditions BR-3 through BR-11 of the Developer's Statement/Conditions of Approval shall be clearly delineated on project plans.

BR-4 During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

BR-5 Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-6 During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided

with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

- BR-7 During the site-disturbance and/or construction phase**, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.
- BR-8 During the site-disturbance and/or construction phase**, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.
- BR-9 Prior to, during and after the site-disturbance and/or construction phase**, use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.
- BR-10 During the site-disturbance and/or construction phase**, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.
- BR-11 During the site-disturbance and/or construction phase**, the applicant shall install a temporary wildlife ladder or similar feature approved by the County within the reservoir that would enable wildlife species to exit the reservoir. The ladder or similar feature shall remain in place until the permanent perimeter fence is constructed and no wildlife species is present within the reservoir. This measure shall be shown on all applicable grading and construction plans.
- BR-12 Prior to issuance of grading and/or construction permits**, the "Project Limits" shall be clearly delineated on all construction drawings. Prior to any construction work beginning, including any vegetation clearing, sturdy high-visibility fencing shall be installed to protect adjacent unnamed blue line creeks. This fencing shall be placed as far away from the drainages as possible and work shall be limited to areas east of Shell Creek Road and south of Shandon – San Juan Road (Shandon – Cammati Road). No construction work (including staging, access, and storage of materials) shall occur outside of the "Project Limits". Any required fencing shall remain in place during the entire construction period and checked and repaired as needed by the applicant or resident engineer. **Prior to final inspection**, the

applicant shall provide verification to the satisfaction of the County that no disturbance occurred outside of the approved "project limits" line.

Water Resources

WR-1 Prior to issuance of grading and/or construction permits, the applicant shall provide evidence to the County Planning and Building Department that a water offset equivalent to 8.14 acre feet per year has been achieved. The offset shall be acquired from existing uses within the Truesdale or San Juan South Vineyards. The future offset plan shall be subject to independent review and verification by a hydrogeologist **prior to issuance of construction/grading permits**.

DATE: May 12, 2016

**DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM
FOR Brodiaea, Inc. (San Juan South) Major Grading Permit
ED15-216 (PMT2014-01338)**

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 Brodiaea Inc. for a major grading permit to construct an HDPE-lined agricultural reservoir within the existing San Juan South Vineyard, which will result in the disturbance of approximately 4.8 acres, including approximately 39,405 cubic yards of cut and 39,416 cubic yards of fill, on a 517.71 acre parcel. The proposed project is within the Agriculture land use category and is located approximately 4.25 miles southeast of the community of Shandon. The site is within the Shandon-Carrizo (North) subarea of the North County planning area.

<p>Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.</p>
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Agricultural Resources

AG-1. **Prior to issuance of grading and/or construction permits**, the project plans shall clearly state the purpose of the reservoir for on-site frost control and irrigation purposes and that off-site transfer of reservoir water and/or other uses of the reservoir are prohibited.

Air Quality

AQ-1. Fugitive PM10 Mitigation Measures. **Prior to commencement of construction/grading activities**, the applicant shall notify the San Luis Obispo Air Pollution Control District, by letter, that the above air quality mitigation measures have been applied.

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions. The contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to

reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;

- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. 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;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All PM10 mitigation measures required should be shown on grading and building plans; and the contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division **prior to construction and/or grading permit issuance.**

Biological Resources

BR-1. **Prior to issuance of grading and/or construction permits**, the applicant shall submit evidence to the County of San Luis Obispo, Department of Planning and Building, Environmental and Resource Management Division (County) (see contact information below) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

- a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of 6.4 acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Game (Department) (see contact information below) and the County.

This mitigation alternative (a) requires that all aspects of this program must be in place before County permit issuance or initiation of any ground disturbing activities.

- b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy" (see contact information below), would total \$16,000 based on \$2,500 per acre. This fee is calculated based on the current cost-per-unit of \$2,500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County, and recommended 2:1 and 3:1 mitigation ratios under review by Fish and Wildlife; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification identifying your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

- c. Purchase 6.4 credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total \$16,000. This fee is calculated based on the current cost-per-credit of \$2,500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to County permit issuance and initiation of any ground disturbing activities.

BR-2. Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the County Division of Environmental and Resource Management. The retained biologist shall perform the following monitoring activities:

- a. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction**, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the County reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.
- b. The qualified biologist shall conduct weekly site visits **during site-disturbance**

activities (i.e. grading, diskings, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-3 through BR11. Site-disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-2-c3). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.

- c. **Prior to or during project activities**, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact the U.S. Fish and Wildlife Service and the Department for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the U.S. Fish and Wildlife Service/Department determine it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, **before project activities commence**, the applicant must consult with the U.S. Fish and Wildlife Service and the Department (see contact information below). The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

In addition, the qualified biologist shall implement the following measures:

1. **Within 30 days prior to initiation of site disturbance and/or construction**, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:
 - a) Potential kit fox den: 50 feet
 - b) Known or active kit fox den: 100 feet
 - c) Kit fox pupping den: 150 feet
2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring during ground disturbing activities shall be required by a qualified biologist.

BR-3. **Prior to issuance of grading and/or construction permits**, the applicant shall clearly delineate as a note on the project plans, that: "Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox". Speed limit signs shall be installed on the project site within 30 days prior to initiation of site disturbance and/or construction.

In addition, prior to permit issuance and initiation of any ground disturbing activities, conditions BR-3 through BR-11 of the Developer's Statement/Conditions of Approval shall be clearly delineated on project plans.

- BR-4. **During the site disturbance and/or construction phase**, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.
- BR-5. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction**, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.
- BR-6. **During the site-disturbance and/or construction phase**, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.
- BR-7. **During the site-disturbance and/or construction phase**, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.
- BR-8. **During the site-disturbance and/or construction phase**, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.
- BR-9. **Prior to, during and after the site-disturbance and/or construction phase**, use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.
- BR-10. **During the site-disturbance and/or construction phase**, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead

kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.

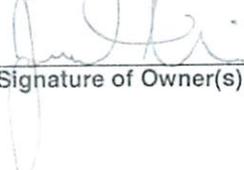
BR-11. **During the site-disturbance and/or construction phase**, the applicant shall install a temporary wildlife ladder or similar feature approved by the County within the reservoir that would enable wildlife species to exit the reservoir. The ladder or similar feature shall remain in place until the permanent perimeter fence is constructed and no wildlife species is present within the reservoir. This measure shall be shown on all applicable grading and construction plans.

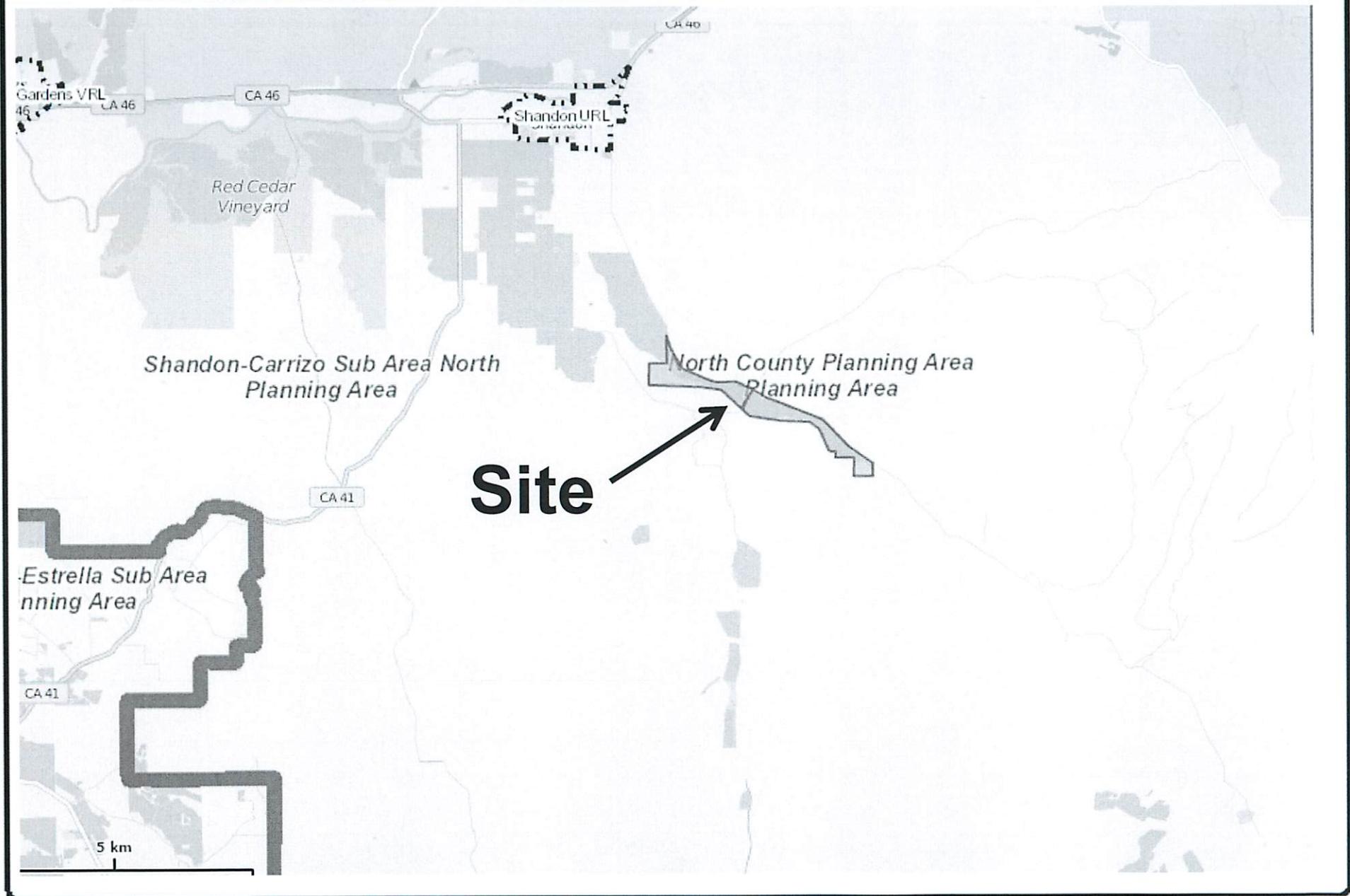
BR-12. **Prior to issuance of grading and/or construction permits**, the "Project Limits" shall be clearly delineated on all construction drawings. Prior to any construction work beginning, including any vegetation clearing, sturdy high-visibility fencing shall be installed to protect adjacent unnamed blue line creeks. This fencing shall be placed as far away from the drainages as possible and work shall be limited to areas east of Shell Creek Road and south of Shandon – San Juan Road (Shandon – Cammati Road). No construction work (including staging, access, and storage of materials) shall occur outside of the "Project Limits". Any required fencing shall remain in place during the entire construction period and checked and repaired as needed by the applicant or resident engineer. Prior to final inspection, the applicant shall provide verification to the satisfaction of the County that no disturbance occurred outside of the approved "project limits" line.

Water Resources

WR-1. **Prior to issuance of grading and/or construction permits**, the applicant shall provide evidence to the County Planning and Building Department that a water offset equivalent to 8.14 acre feet per year has been achieved. The offset shall be acquired from existing uses within the Truesdale or San Juan South Vineyards. The future offset plan shall be subject to independent review and verification by a hydrogeologist **prior to issuance of construction/grading permits**.

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.

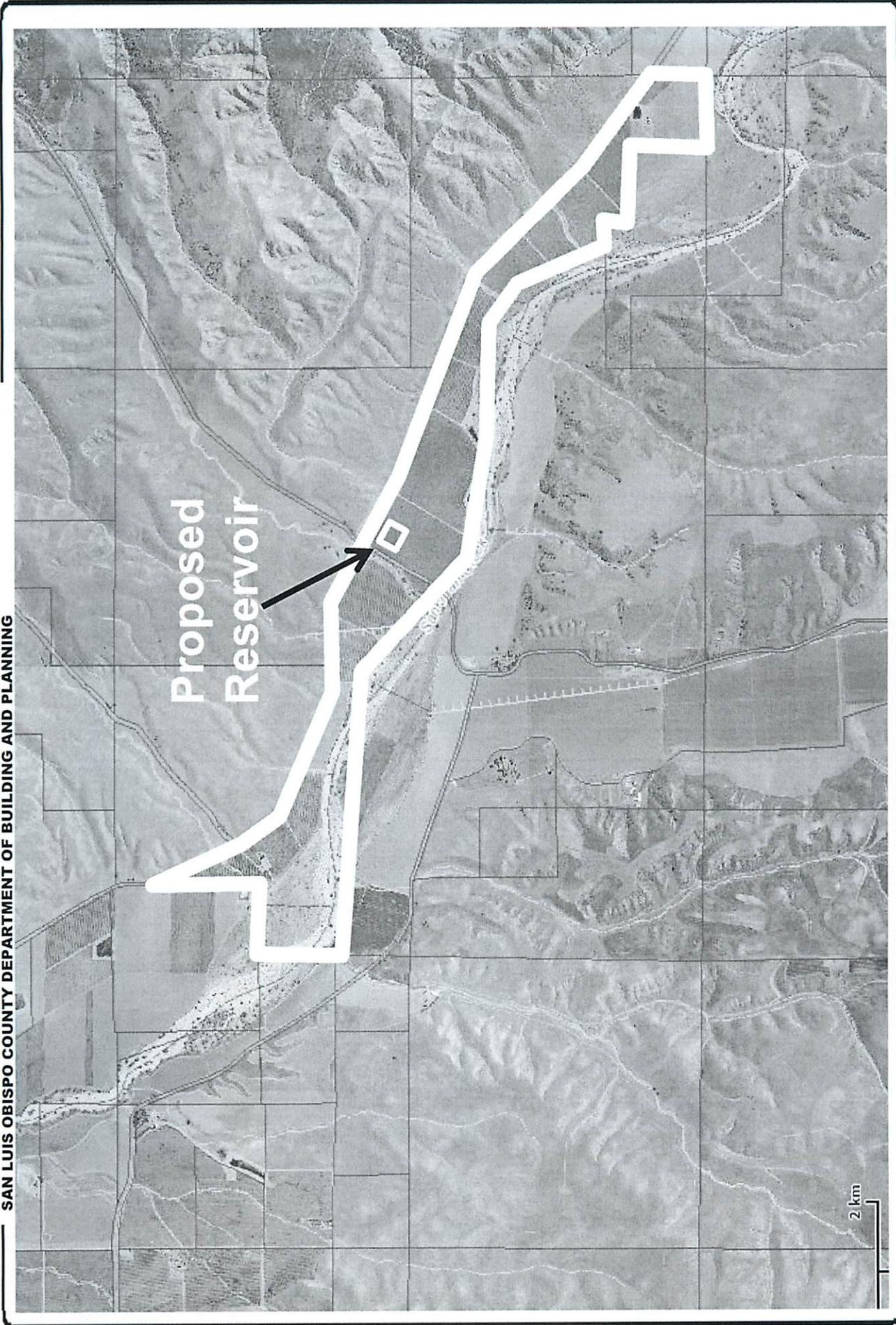
	<i>Brodiea, Inc by James Ontiveros authorized signatory</i>	
Signature of Owner(s)	Name (Print)	Date
		5/16/16



PROJECT
Brodiaea Inc. (San Juan South)
Major Grading Permit PMT2014-01338



EXHIBIT
Vicinity Map



PROJECT

Brodiaea Inc. (San Juan South)
Major Grading Permit PMT2014-01338



EXHIBIT

Aerial Photograph



PROJECT

Brodiaea Inc. (San Juan South)
Major Grading Permit PMT2014-01338



EXHIBIT

Land Use Category

New San Juan South Reservoir 4

Scope of Work

Grading Notes

- All grading construction shall conform to the applicable codes and to the Soil Report # 15726 prepared by Mid Coast Geotechnical on July 10, 2014 for this project.
- Dust control is to be maintained at all times during construction.
- Areas to be excavated to a depth of three (3) feet to a limit of three feet outside the proposed fill then scarified and moisture conditioned prior to compacting to 90% of maximum density. All areas shall be observed by a Soils or Civil Engineer prior to placing fill.
- Fill materials shall be compacted to 90% of maximum density or as specified in the soil report. Interior fill slopes must be scarified and then cut to finish grade. Exterior slopes shall be compacted to meet a firm surface capable of supporting a highway.
- Remove any deleterious material encountered before placing fill.
- No cut or fill slopes shall exceed a horizontal to one vertical (2:1) or as specified in the soil report.
- All disturbed areas shall be hydroseeded as soon as possible after construction.
- Minimum setbacks to creeks and ditches shall be maintained. Minimum setbacks of two feet from all property lines shall be maintained.
- Minimum slope away from the line of use shall be 2% for the first five feet around the perimeter.
- An approved erosion control plan will be required to be submitted, approved and implemented should grading occur between October 15 and April 15.
- Soils Engineer shall determine if the soil is suitable to support the intended structure. A formal report including progress and/or completion reports shall be submitted to the County Field Inspector prior to final inspection. When a Soils Report is obtained the County policy regarding said certification shall be followed. When applicable the Engineer of Record shall observe the grading operations and provide the field inspector with the required compaction reports and a report stating that the grading has been observed and is in conformance with the USC and County Ordinances.

Erosion Control Notes:

- Erosion control measures shall be implemented on all projects and shall include source control, including protection of stockpiles, protection of slopes, protection of all disturbed areas, and protection of accessions. In addition, perimeter containment measures shall be placed prior to the commencement of grading and site disturbance activities unless the Public Works Department determines temporary measures to be unnecessary based upon location, site characteristics or time of year. The intent of the erosion control measures shall be to keep all sediment from entering a creek, drainage way, watercourse or onto adjacent properties.
- Site inspections and appropriate maintenance of erosion control devices shall be conducted and documented prior to, during, and after rain events.
- The developer shall be responsible for the placement and maintenance of all erosion control devices as specified by the approved plan until such time that the project is accepted as complete by the Public Works Department. Erosion control devices may be relocated, deleted or additional items may be required depending on the actual soil conditions encountered. Additional erosion control shall be placed at the discretion of the Engineer of Work, County Inspector, SWPPP Monitor or RWQCC Inspector. Guidelines for determining appropriate erosion control devices are included in the Appendix of the Public Improvement Standards.
- All erosion control devices shall be in place prior to work and shall be in place between October 15 and April 15 or anytime when the rain probability exceeds 30%. The work shall be installed or applied after each area is graded and no longer than five (5) working days after the completion of each area.
- The Engineer of Work and the Public Works Department shall be notified before October 15 for inspection of installed erosion control devices.
- Emergency plans for emergency work shall be available at all times during the rainy season (October 15 through April 15). Necessary materials shall be available and stockpiled at convenient locations to facilitate rapid construction or maintenance of temporary devices when rain is imminent.
- Permanent erosion control shall be planned and established with 30% coverage on all disturbed surfaces other than paved or gravel surfaces prior to final inspection. Permanent erosion control shall be fully established prior to final inspection. Temporary erosion control measures shall remain in place until permanent measures are established.
- In the event of a failure, the developer and/or his representative shall be responsible for cleanup and all associated costs or damages. In the event that damage occurs within the right of way and the County is required to perform cleanup, all work shall cease on the project until cleanup costs are fully paid.
- Any work is not in compliance with the plans or permits approved for the project, the Department shall revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 (23.15) of the Land Use Ordinance.
- All project activities shall be planned and established with 30% coverage on all disturbed surfaces other than paved or gravel surfaces prior to final inspection. The developer shall submit a notice of intent (NOI) to comply with the General Permit for Construction Activity with the Regional Water Quality Control Board (RWQCC). The developer shall provide the County with the Waste Discharge Identification Number (WDIC) or with verification that an exemption has been granted by RWQCC.
- Permit to construct for this project is in the event there is an erosion control/management problem (Storm Water Compliance Order) Name: _____ Site Address: _____ Local Phone: 925-1452

Project Air Quality Control Notes:

During construction the contractor shall designate a person or persons to monitor the Dust Control Program and to order necessary measures as necessary to prevent the transport of dust off-site. Their duties shall include holiday and weekend periods when work may or may not be in progress. The name and telephone number for such persons shall be provided to the APND prior to the commencement of construction.

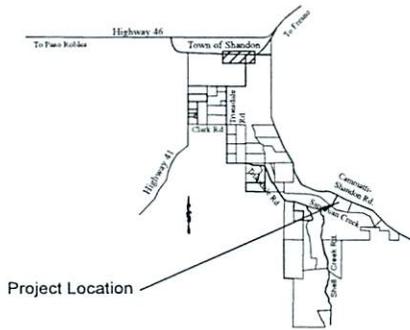
The measures for dust control are as follows but not limited to:
Reduce the amount of disturbed area where possible.

- Use of water trucks or sprayer systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15mph. Reclaimed (non-potable) water should be used whenever possible.
- All dirt storage areas shall be sprayed daily as needed.
- Cleared ground areas that are planned to be reseeded at dates later than one month after initial grading should be seeded with a fast germinating native grass seed and watered until vegetation is established.
- All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the ACCU.
- All exterior slopes shall be hydroseeded as soon as possible upon completion.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil, or other loose material are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CIVC Section 23116.
- Install wheel washers where vehicles enter and exit paved roads and streets, or wash off trucks and equipment leaving the site.
- Prior to final inspection all disturbed areas shall be vegetated with a fast-growing, native seed mix.

General Notes

- No construction shall be started without plans approved by the County Planning Department. The Planning Department shall be notified at least 24 hours prior to the start of construction and the time and location for the reconstruction conference.
- All construction work and installations shall conform to the County Standards and Specifications.
- Soils tests shall be done in accordance with the County Standards and Specifications Sections 11-351.1423 and Section 11-351.1424. The test results shall clearly indicate the location and source of materials.
- Compaction tests shall be made on all embankment materials, subgrades and ditch backfill.
- There will be no need for special concrete inspection. Concrete for the anchor pad shall be 2000 psi. The rebar shall be inspected prior to the placement of the concrete. All concrete and the two sack slurry for the arched collars and ditch backfill where shown shall be properly vibrated.
- The Design Engineer shall inspect the installation of the HDPE liner. The liner shall be installed by a contractor specializing in lining ponds.
- The Engineer of Record shall certify that the measurements when completed are in accordance to the plans prior to the request for Final Inspection. As-built plans are to be prepared after construction is completed. The Engineer certifying the improvements shall be present at the Final Inspection.
- Final Reports for grading and earthwork shall be prepared in accordance with the requirements of the USC, Chapter 33.
- Upon completion of the work, the Geotechnical Engineer shall submit to the Engineer of Record a complete summary of all testing done during the project.
- The Construction Contractor shall maintain a current, complete and accurate record of all changes which deviate from the approved plans. No changes shall be made without the prior approval of the Engineer of Record and the County.

Vicinity Map



Address: 1655 Camatti-Shandon Rd
 APN 037-291-039
 Legal Description PM 46/30 PARS 1-4
 Lot size 517.1 Acres
 Zoning AG
 Project Description: Construct a 49 ac-ft Reservoir for irrigation purposes

Table 1705.6
 Required Verification and Inspection of Soils

Verification and Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify materials below embankments are adequate to achieve the design capacity	—	—
2. Verify excavations are extended to proper depth and have reached proper material	—	X
3. Perform classification and testing of controlled filled materials	—	X
4. Verify use of proper materials, densities and BR thicknesses during placement and compaction of controlled fill	X	—
5. Prior to placement of controlled fill, observe subgrade	—	X

Mid-Coast Geotechnical shall perform all special inspections for the earthwork for this project. Call 24 hours prior to inspection to set up an appointment.

The work consists of constructing a new lined reservoir 244' by 25' deep for irrigation purposes. All areas to receive fill shall be excavated a minimum of three feet, the exposed surface scarified and moisture conditioned, then compacted to 90% relative compaction. The intent is to install the earthwork with no import or export. The completed interior slopes shall be fine graded and all rocks removed. A 40 mil HDPE geomembrane liner will then be installed on the slopes. The liner will be installed per manufacturer's recommendations by a company specializing in liner installation. A five foot by twenty three foot by eight inch reinforced concrete pad for anchoring the liner shall be constructed around the pump inlet pipes. No special inspection for the concrete work shall be required. A 6 foot non-climb fence will be built around the exterior perimeter. The sources of water are existing pipe waterlines from existing wells and reservoirs and no surface water shall enter the reservoir. Valves, filters and pumps will be installed after the reservoir is constructed by the Irrigation Contractor and are not part of this permit. This contract is for stubbing two 14" x 0.250 wall thickness pipes through the exterior slope for future connection to the fill and transfer lines by an Irrigation Contractor. These pipes shall have concrete slurry and-seal collars. A 15' PVC Drop Pipe Outlet Structure will serve as an emergency overflow in the event the high water lined patch fails and is used to prevent the reservoir from overflowing. Access to the reservoir is by existing dirt farm roads that will be extended when the grapes are removed to build the reservoir. No driveways will be constructed. The existing farm field sheet lines gently across the location and an earthen wall will be constructed around two sides of the perimeter to keep any flow away from the bit of the fill slopes. No electrical work nor utility work included in this permit.

Benchmark and Basis of Bearing

Benchmark is a wooden hub placed on the southwest corner of Shandon-Camatti Road Elevation 1000.18 Assumed Elevation

Basis of Bearing is GPS established true north from NAD 83

Pre-construction Meeting

Prior to construction a pre-construction meeting is required with the inspector to go over the special inspection reporting requirements, final and progress reports, & erosion control.
 Call Charley McKinley, 781-5707, North GLD County Inspector, 461-6199

Reports Required

Upon the completion of Construction the Engineer of Record shall prepare and submit to the County of SLO a Final Report stating that the work is in substantial conformance with the approved plans. Progress Reports are required by the Engineer of Record to the grading inspection as determined during the pre-construction meeting.

Special Inspections

- No special inspections will be required for this project
- Mid-Coast Geotechnical shall inspect all earthwork and normal concrete and slurry placement. Contact Dane Jensen at 461-0965
- The Engineer of Record shall inspect the installation of the pond liner. Contact Tom Howell at 925-5311

Project Information

Contacts:

Owner: Grapevine Land Management

Matt Turrentine
 444 Higuera St Suite 202
 San Luis Obispo, CA 93401
 805 312-1828

Engineer: Tom A Howell

1812 N Vine
 Santa Maria, CA 93454
 805 925-5311

Geotechnical Engineer: Mid Coast Geotechnical, Inc

Dane Jensen
 3124 El Camino Real
 Atascadero, CA 93423-2220
 805 461-0965

Engineer's Certificate

I, Tom A Howell, RCE 27037, Engineer of Record, hereby certify that these plans are in accordance with the following codes: _____ Date: _____

- 2013 California Bag Code (Title 12) BCI, Appendix C, 33, 1967 USC
- 2013 California Electric Code (2011 NEC)
- 2013 California Mechanical Code (2012 IAMPO UMC)
- 2013 California Plumbing Code (2012 IAMPO LIPC)
- California Title 24, 2011 California Energy Code and Accessibility Standards
- County Ordinance(s) Title 19 (Buildings), (Inland)

Geotechnical Engineer's Certificate

I have reviewed the plans and specifications and have found them to be in substantial conformance with the recommendations as found in my Soil Investigation.
 Date: _____



Pond Report

Top of dam elevation: 1010.88
 Bottom of pond elevation: 985.88
 Top of dam width: 14.0
 Cut slope ratio: 2.5
 Fill slope ratio: 2.5
 Interior slope ratio: 2.5

Pond Earthwork Volumes
 Fill Factor: 1.30
 Total cut: 39,405.24 C.Y.
 Total fill: 39,416.22 C.Y.

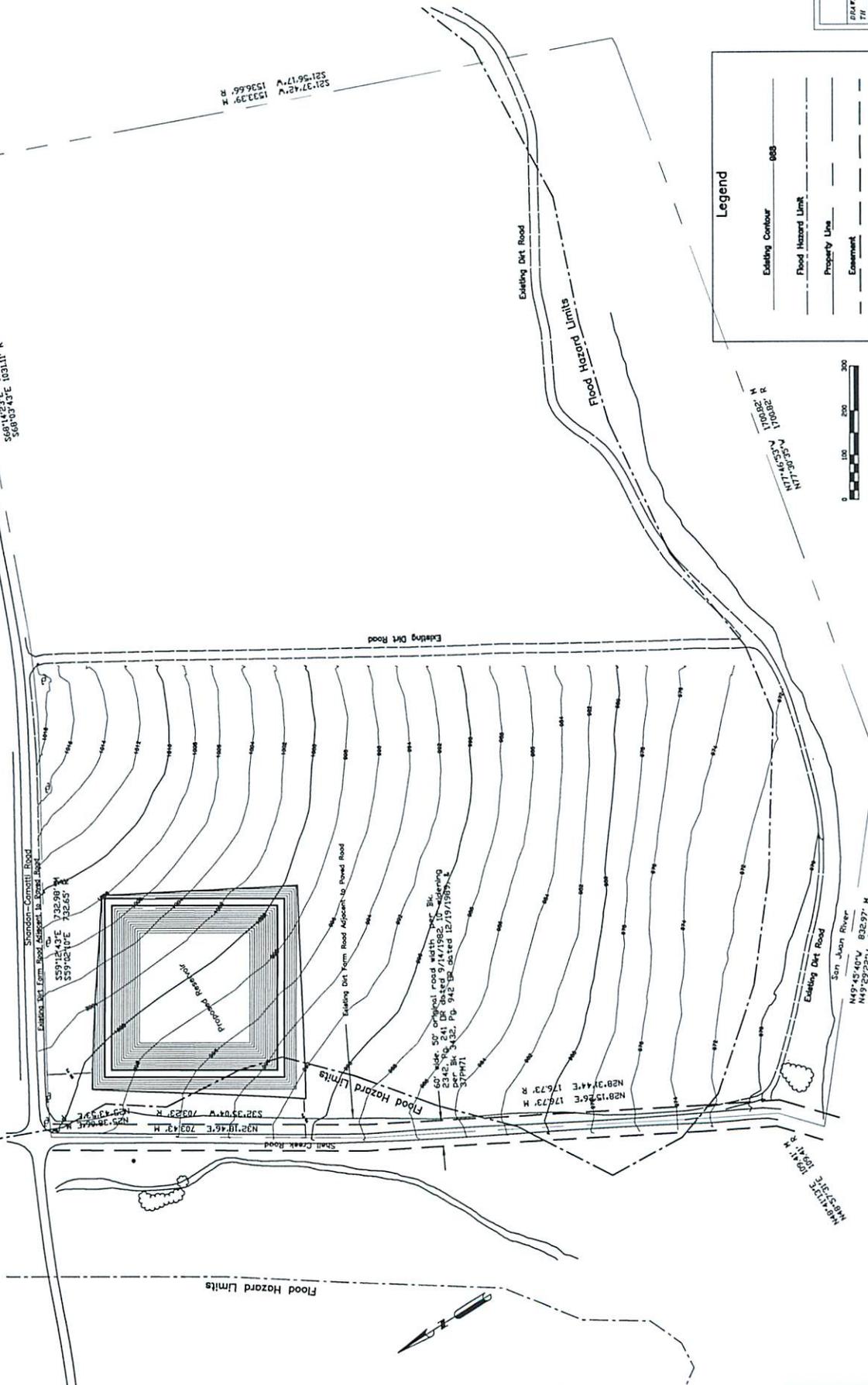
Sheet Index

- Sheet 1: Front sheet, notes and title
- Sheet 2: Overall Layout & Existing Contours
- Sheet 3: Reservoir Grading Plan
- Sheet 4: Details
- Sheet 5: Details, BMP Details
- Sheet 6: Erosion & Sedimentation Plan

San Juan South		
DRAWN TW	DATE 11/05/15	Reservoir 4 49 Ac-ft
APPROVED	DATE	Snake Creek Rd Shandon
SCALE	SHEET 1 of 6	PROJECT NO. 060514

New San Juan South Reservoir 4

APN 037-291-039



$S68^{\circ}14'23"E$ 1032.54' M
 $S68^{\circ}03'43"E$ 1031.11' R
 $S21^{\circ}37'42"V$ 1533.29' M
 $S21^{\circ}56'17"V$ 1536.66' R

Shandon-Connell Road
 Existing Dnt Road Alignment to Road Right
 $S59^{\circ}12'44"E$ 712.98' M
 $S59^{\circ}12'10"E$ 732.65' R

Existing Dnt Road Alignment to Flood Road
 $S32^{\circ}35'04"V$ 703.23' R
 $N32^{\circ}18'46"E$ 703.43' M
 $N29^{\circ}12'56"E$ 176.73' M
 $N28^{\circ}31'44"E$ 176.73' R

60' wide 50' original road width
 2342' long 241' DE
 942' long 12/19/1987
 575' long

$N17^{\circ}46'35"V$ 1708.2' R
 $N17^{\circ}30'55"V$ 1708.2' R

San Juan River
 $N49^{\circ}45'40"V$ 832.97' M
 $N49^{\circ}29'22"V$ 832.97' R

Legend

Existing Contour ——— 000

Flood Hazard Limit - - - - -

Property Line ———

Easement - - - - -



San Juan South		Overall Layout	
DRAWN	DATE	DATE	PROJECT NO.
TRP	11/05/13		080214
APPROVED		SHEET	2 of 6
SCALE	1"=100'		

DATE	11/05/15	APPROVED	DATE	3 of 5	SCALE	1" = 30'
DRWN	South Reserve # 4	TR	48 Ac +/-	PROJECT NO.	066514	
San Juan Ranch						



Point No.	North(Y)	East(X)	Description
210	9560.86	9797.32	CP, HUB w/Whisker
212	9565.45	1000.18	CP, HUB w/Whisker
215	9351.00	9599.15	CP, HUB w/Whisker

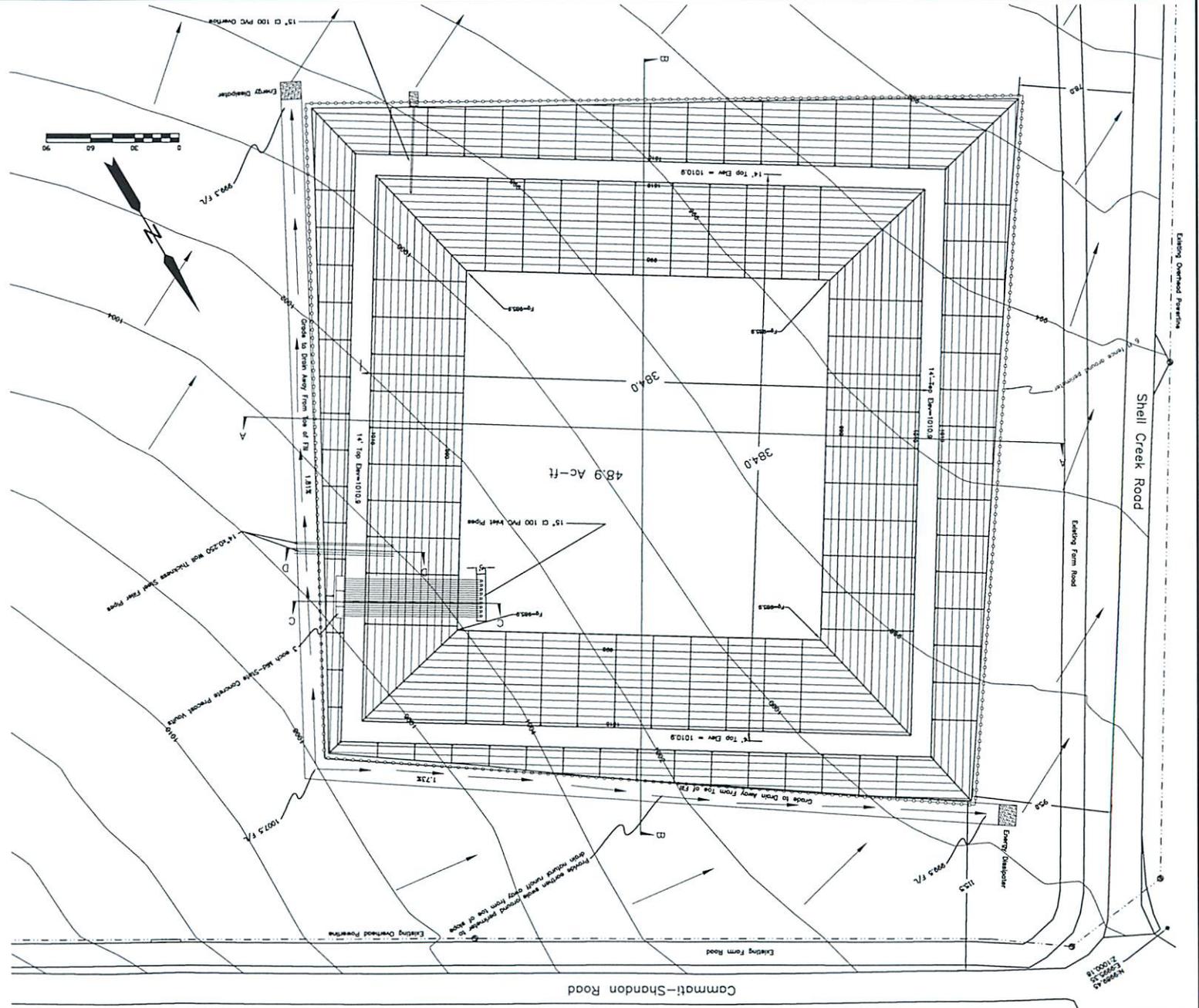
Control Points Assumed Coordinates

Water Elev.	Storage(ac-ft)	Area(ac)
1010.89	54.89	3.132
1009.89	51.81	3.046
1008.89	48.80	2.963
1007.89	45.88	2.882
1006.89	43.04	2.802
1005.89	40.27	2.723
1004.89	37.59	2.646
1003.89	34.98	2.569
1002.89	32.45	2.494
1001.89	30.00	2.419
1000.89	27.61	2.346
999.89	25.30	2.274
998.89	23.07	2.202
997.89	20.90	2.131
996.89	18.80	2.063
995.89	16.77	1.996
994.89	14.81	1.929
993.89	12.91	1.863
992.89	11.08	1.799
991.89	9.32	1.735
990.89	7.61	1.673
989.89	5.97	1.612
988.89	4.39	1.552
987.89	2.85	1.493
986.89	1.40	1.435
985.89	0.00	0.000

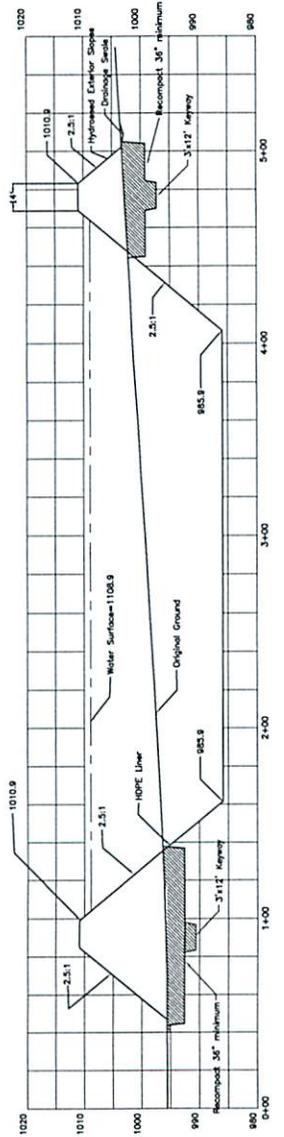
Pond Earthwork Volumes
 Fill Factor: 1.30
 Total cut: 39,405.24 C.Y.
 Total fill: 39,416.22 C.Y.

Pond Report

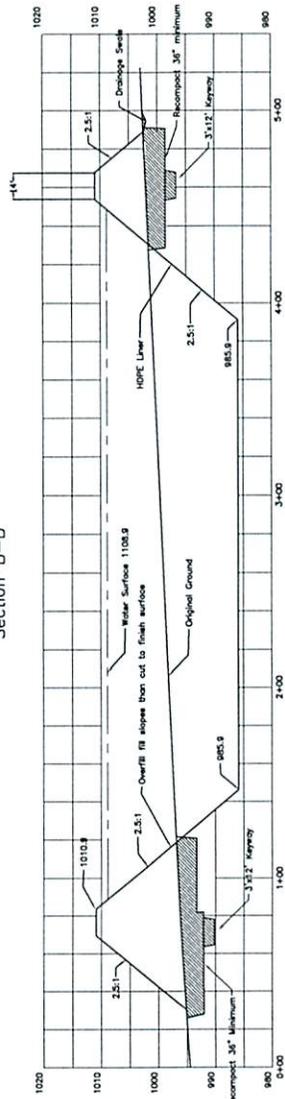
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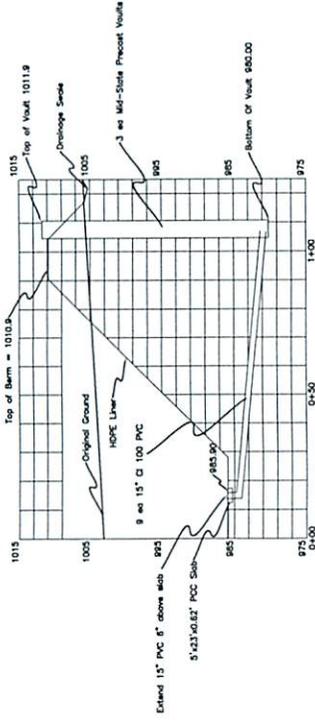
Section A-A



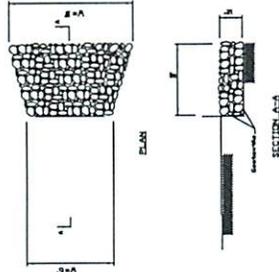
Section B-B



Section C-C

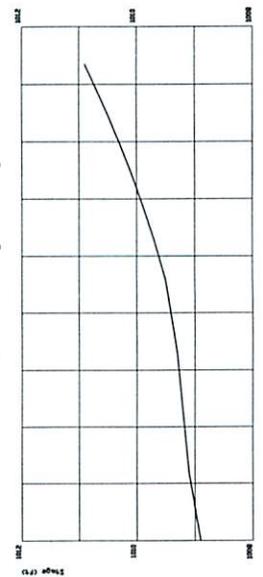


Rock Energy Dissipator

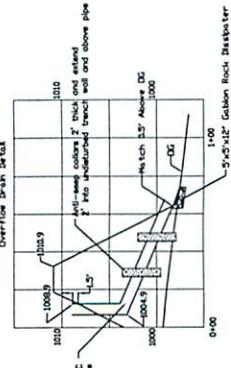


- NOTES
1. Rock shall be 6" diameter
 2. Maximum dimension shall be 6' x 6' x 6'

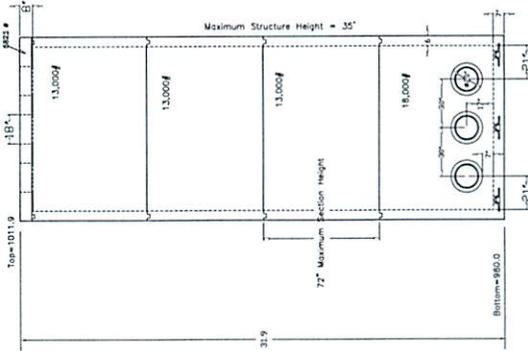
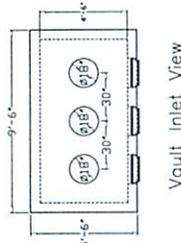
15' Overflow Stage Storage



Overflow Drain Detail



Mid-State Concrete Products Pump Housing Vault



San Juan Ranch		Smith, Riverside 4	
DATE	11/26/15	APPROVED	DATE
SCALE	AS NOTED	SHEET	4 of 6
PROJECT NO.	068514		

Channel Design (Non-Erodible) North Ditch

Channel Type: Triangular, Equal Side Slopes
 Dimensions: Left Side Slope 10.00:1
 Right Side Slope 10.00:1

Wetted Perimeter: 2.91
 Area of Wetted Cross Section: 0.21

Channel Slope: 1.8000
 Manning's n of Channel: 0.0200

Discharge: 0.36 cfs
 Depth of Flow: 0.14 feet
 Velocity: 1.73 fps less than 2.5 fps allowable
 No protective BMP's required

Channel Lining: Earth, Uniform, Clean

Channel Design (Non-Erodible) East Ditch

Channel Type: Triangular, Equal Side Slopes
 Dimensions: Left Side Slope 10.00:1
 Right Side Slope 10.00:1

Wetted Perimeter: 3.53
 Area of Wetted Cross Section: 0.31

Channel Slope: 1.8000
 Manning's n of Channel: 0.0200

Discharge: 0.60 cfs
 Depth of Flow: 0.18 feet
 Velocity: 1.96 fps less than 2.50 fps allowable
 No protective BMP's required

Channel Lining: Earth, Uniform, Clean

Designs based on NOAA Data for Cholame Valley
 50 year storm

Erosion Control Notes:

- Erosion control measures shall be implemented on all projects and shall include source control, including protection of stockpiles, protection of slopes, protection of all disturbed areas, and protection of accesses. In addition, perimeter containment measures shall be placed prior to the commencement of grading and site disturbance activities unless the Engineer determines temporary measures to be unnecessary based upon location, site characteristics or time of year. The intent of the erosion control measures shall be to keep all sediment from entering a water drainage way, watercourse or onto adjacent properties. An approved Erosion Control and Sedimentation Control Plan will require County approval.
- Site inspections and appropriate maintenance of erosion control devices shall be conducted and documented prior to, during, and after rain events.
- The developer shall be responsible for the placement and maintenance of all erosion control devices as specified by the approved plan until such time that the project is accepted as complete by the Engineer. Erosion control devices may be relocated, deleted or additional items may be required depending on the actual conditions encountered. Additional erosion control shall be placed at the discretion of the Engineer of Work, Engineer, SWPPP Monitor or RWQCB Inspector. Guidelines for determining appropriate erosion control devices are included in the appendix of the Public Improvement Standards.
- All erosion control devices shall be the first order of work and shall be in place between October 15 and April 15 or anytime when the rain probability exceeds 30%. The work shall be installed or applied after each area is graded and no longer than five (5) working days after the completion of each area.
- The Engineer of Work and the Engineer shall be notified before October 15 for inspection of installed erosion control devices.
- A standby crew for emergency work shall be available at all times during the rainy season (October 15 through April 15). Necessary materials shall be available and stockpiled at convenient locations to facilitate rapid construction or maintenance of temporary devices when rain is imminent.
- Permanent erosion control shall be placed and established with 70% coverage on all disturbed surfaces other than paved or gravel surfaces prior to final inspection. Permanent erosion control shall be fully established prior to final inspection. Temporary erosion control measures shall remain in place until permanent measures are established. A water truck shall be used to water areas hydroseeded until the planting is established. In the event of a failure, the developer and/or his representative shall be responsible for cleanup and all associated costs of damages.
- Slurry Mix: The slurry mix shall be composed of the following materials:

Bromus mollis - Slando Bromo (95%, 85%)	20 pounds per acre
Festuca megastylis - Zorro Fesque (95%, 80%)	8
Trifolium hybridum "Hykon" - Rose Clover (95%, 90%)	30
Inoculated with appropriate bacteria	3
Echinochloa californica - California Poppo (95%, 75%)	3
Luzernus nanus - Sky Lupine (95%, 75%)	4

(Seed available at S&S Seeds (909) 684-0436)

Other Materials

100% Wood fiber mulch (green)	1600 pounds per acre
Commercial Fertilizer (15-20-0)	400
"M-Binder" (stabilizing emulsion) or equal	120

Water (as needed for application as specified by manufacturer)

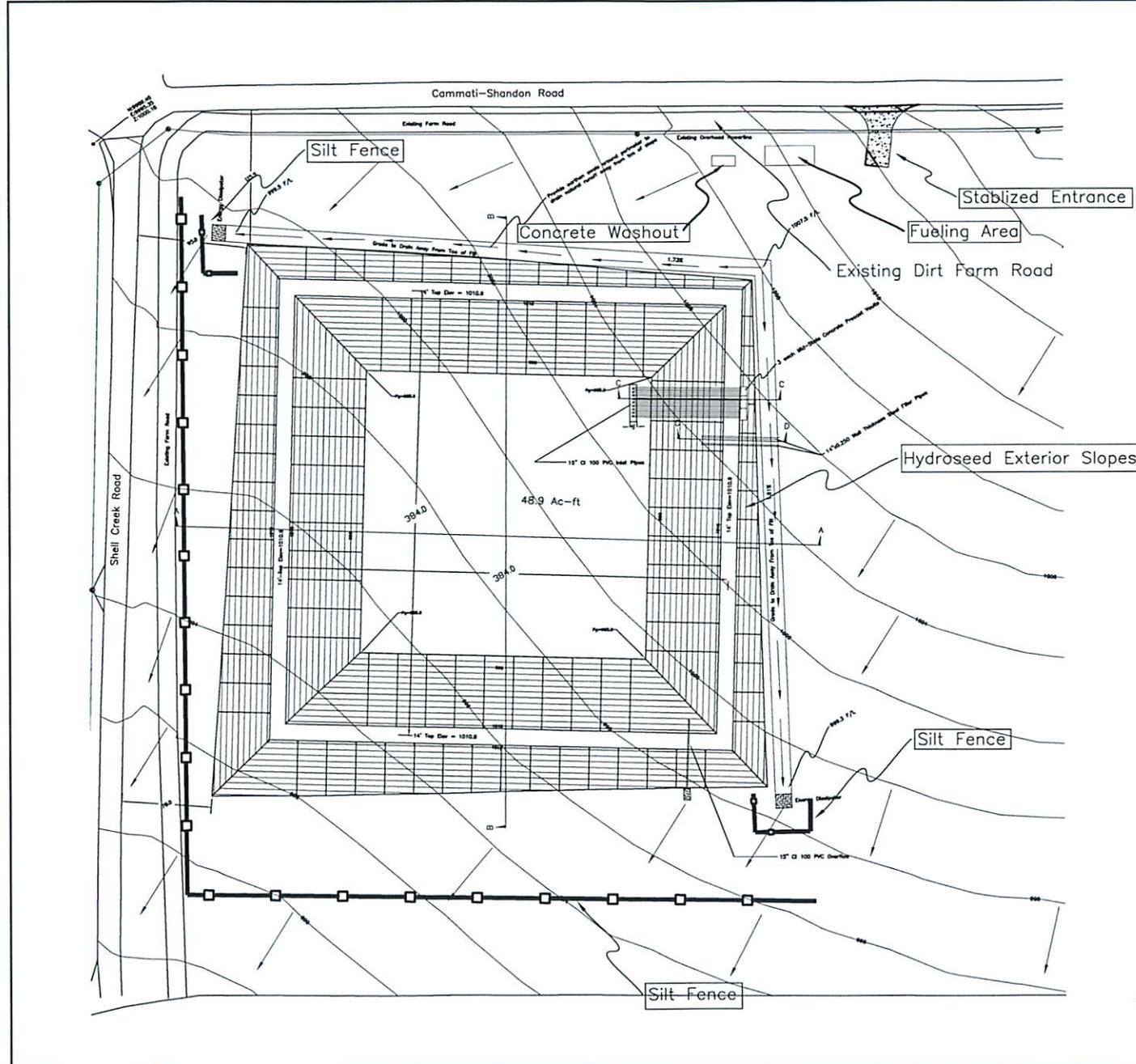
- Application: The slurry preparation shall take place at the site and in the presence of the Engineer. Spraying of the slurry shall be done by an experienced hydroseeding company and commence within five minutes after all the materials have been mixed thoroughly.
- The hydroseeded areas shall be watered with a fine mist on a daily basis until the seed begins to germinate then every other day until the roots are established and 70% of the area is covered. Do not use the side spray of a water truck but instead use a nozzle adjusted to spray a fine mist attached to a hose.
- BMP's to be constructed include but are not limited to:
 - Silt Fence
 - Stabilized Construction Entrance
 - Concrete Washout Area
 - Fueling Area

Silt Fence



San Juan South

DRAWN	DATE	Reservoir #
TH	11-05-15	49 Ac-ft
APPROVED	DATE	Erosion & Sedimentation Plan
SCALE	SHEET	PROJECT NO.
1"=40'	8 of 8	060514





Air Pollution Control District
San Luis Obispo County

March 23, 2016

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

SUBJECT: APCD comments regarding the San Juan South Vineyard Reservoir Project Referral (PMT2014-01338)

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 1665 Camatta-Shandon Road in Shandon. The project would include major engineered grading for a 49 acre-foot (384' x 384' x 25') irrigation reservoir with a 40 mil HDPE geomembrane liner, a 6 foot fence and a drop inlet structure. The site is located on the south corner of Shell Creek Road and Camatta-Shandon 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.**

Dust Control Measures

The project, as described in the referral, will not likely exceed the APCD's CEQA significance threshold for construction or operation phase emissions. However, construction activities can generate fugitive dust, which could exceed the APCD's 20% opacity limit (APCD Rule 401) or prompt nuisance violations (APCD Rule 402). Please note that most, but not all of the following recommended measures have already been included in the project plans; however, **APCD staff recommends that all of the following measures be incorporated into the project to control dust:**

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph.

Reclaimed (non-potable) water should be used whenever possible. **Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.** For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;

- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. 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;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All PM10 mitigation measures required should be shown on grading and building plans; and the contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

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,



Vince Kirkhuff
Air Quality Specialist

cc: Ms. Sarah Staton: sarah@kirk-consulting.net
Mr. Matt Turrentine, Grapevine Land Management, LLC