Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED13-216 **DATE:** November 26, 2014

PROJECT/ENTITLEMENT: Willow Creek Minor Use Permit; DRC2013-00028

APPLICANT NAME: Pasolivo
ADDRESS: 940 South Coast Dr. Ste 260 Costa Mesa, CA 92626
CONTACT PERSON: Kirk Consulting **Telephone:** 805-461-5765

PROPOSED USES/INTENT: A request by Willow Creek NewCo. LLC for a Minor Use Permit to allow for the phased expansion of an existing agricultural processing facility (olive oil and wine). Construction is proposed to include demolition and replacement of an existing 6,946 square foot (sf) barn and two new buildings (2,600 sf and 3,000 sf) that will include processing areas, tasting room, retail sales, commercial kitchen, office, and storage. The project also includes a request for 25 temporary events annually with no more than 200 guests per event and to allow for the processing of off-site olives. The applicant is requesting modifications to ordinance standards to allow adjustments to the required setbacks, and an increase to the limits of retail sales area. The project will result in the disturbance of approximately 3.5 acres on a 120 acre parcel.

LOCATION: 8530 Vineyard Dr. Templeton, CA

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

STATE CLEARINGHOUSE REVIEW: YES ☒ **NO** ☐

OTHER POTENTIAL PERMITTING AGENCIES: Regional Water Quality Control Board
Environmental Health

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

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

Initial Study Summary – Environmental Checklist

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

(ver 5.2) Using Form

Project Title & No. Willow Creek NewCo. LLC /Minor Use Permit / ED13-216 / DRC2013-00028

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Holly Phipps — Holly Phipps — November 14, 2014
Prepared by (Print) — Signature — Date

Steven McMasters — Ellen McMath — Ellen Carroll, Environmental Coordinator (for) — 11-14-14
Reviewed by (Print) — Signature — Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: A request by Willow Creek NewCo. LLC for a Minor Use Permit to allow for the phased expansion of an existing agricultural processing facility (olive oil and wine). Construction is proposed to include demolition and replacement of an existing 6,946 square foot (sf) barn and two new buildings (2,600 sf and 3,000 sf) that will include processing areas, tasting room, retail sales, commercial kitchen, office, and storage. The project also includes a request for 25 temporary events annually with no more than 200 guests per event and to allow for the processing of off-site olives. The applicant is requesting modifications to ordinance standards to allow adjustments to the required setbacks, and an increase to the limits of retail sales area. The project will result in the disturbance of approximately 3.5 acres on a 120 acre parcel. The project will utilize portions of the existing access and infrastructure. The project is located on the east side of Vineyard Road, approximately 1 mile south of Adelaida Road (at 8530 Vineyard Drive), approximately 7.5 miles west of the community of Templeton, in the Adelaida Sub planning area of the North County Planning Area.

The project phasing includes:

Phase I

- Construction of a 3,000 sf commercial agricultural production and storage building (for olive and/or wine processing)
    - Processing of off-site olives.
- Up to 25 Temporary Events annually with no more than 200 guests with amplified music.

Phase II

- Demolition of an existing agricultural barn;
- Construction of a 6,946 sf building (Replacement Barn) to include:
    - 2,886 sf processing area/storage;
    - 1,472 sf tasting room;
    - 522 sf storage room;
    - 644 sf commercial kitchen, and restrooms;
    - Access, parking, and utility improvements;
    - Conversion of the existing tasting room into offices when the new tasting is completed.

Phase III

- The construction of a 2,600 sf building to include:
  - 1,900 sf tasting and retail room,
  - 255 sf storage room,
  - 140 sf office,
  - 100 sf for restrooms,
  - 1,540 sf outdoor terrace
  - Convert existing tasting room in barn (from Phase II) into a storage room.

Background:

The site currently has an olive processing mill (to process on-site olives) and a tasting room. The olive orchard is over 15 years old and includes a dozen varietals.

A Minor Use Permit (D990187P) authorized the construction of a 1,344 sf olive oil processing facility (for the processing of on-site olives) with a 244 sf covered porch. Retail sales of olive oil were not included as part of the approval.

A Building permit (PMT2004-03307) allowed the construction of a 1,258 sf addition to the existing olive processing facility.

A Minor Use Permit (DRC2006-00061) authorized the following:

a. A wine processing / storage facility and a wine and olive oil tasting room to be located in an existing 2,471 sf olive oil processing and storage facility (3,775 sf total including a 1,304 sf outdoor use area).
b. Special Events consisting of 6 annual events with up to 80 guests.
c. Special events limited to 40 days per year.
d. Amplified music allowed from 10 a.m. to 5 p.m. No amplified music before 10 a.m. or after 5 p.m.

The Special Event program was never vested because the required secondary access was never constructed.

Ordinance Modifications: The project includes several modifications to limitations on use and site design standards including:

1. Agricultural Retail Sales. The applicant is requesting a modification to the ordinance to allow 1,900 sf of retail sales area. Section 22.30.075.B.1 limits retail sales area to 500 sf, unless otherwise authorized by Minor Use Permit.
2. Setbacks. The applicant is requesting a modification to the ordinance to allow a setback of 300 feet to the nearest residence outside of the ownership of the applicant (Phase II). Section 22.30.075.B.4. states Agricultural Retail Sales shall be located no closer than 400 feet to an existing residence outside the ownership of the applicant. If not possible to maintain 400 feet from a residence outside the ownership of the applicant, the setback can be modified through a Minor Use Permit.
3. Winery Setbacks. The applicant requests a setback modification (Section 22.30.070.D.2.d.1) of the minimum 200 foot setback to property line requirement to allow 159 feet (side setback).

   The applicant is requesting a setback modification that requires a winery tasting room to be located no closer than 400 feet to an existing residence outside the ownership of the applicant to allow 300 feet during Phase II. A modification is not required upon completion of Phase III (the detached tasting room would be located 486 feet from the nearest residence).

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

4. Temporary Events. The applicant is requesting 25 temporary events be held on-site per year and is requesting that the event program run in perpetuity with the land.

   On October 6, 2009, the Board of Supervisors adopted a resolution interpreting the Temporary Events Ordinance (Section 22.30.610 of the Land Use Ordinance). The Board of Supervisors concluded that, while a Minor Use Permit can authorize multiple events, the life of the Minor Use Permit shall be defined as part of the approval. This means that temporary events may not be authorized in perpetuity through the granting of a single Minor Use Permit.

   The Board of Supervisors did not establish criteria for how long the Minor Use Permit should be in effect. Instead, this decision has been made on a case-by-case basis by the Review Authority. Previous projects have received approval for a period of between 5 and 20 years.

ASSESSOR PARCEL NUMBER(S): 014-331-073

Latitude: 35 degrees 37' 15" N Longitude: 120 degrees 50' 58" W **SUPERVISORIAL DISTRICT # 1**

B. EXISTING SETTING

PLANNING AREA: North County Planning Area, Adelaida Sub Area

TOPOGRAPHY: Gently to Moderately sloping

LAND USE CATEGORY: Agriculture

VEGETATION: Olives, oak trees

COMBINING DESIGNATION(S): None

PARCEL SIZE: 120 acres

EXISTING USES: Agriculture processing uses, dry farm olives, three residences (Foreman house built in 1900 to be demolished), existing 3,100 sf mill; existing old barn to be demolished.

SURROUNDING LAND USE CATEGORIES AND USES:

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

C. ENVIRONMENTAL ANALYSIS

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

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

Setting. The proposed project is located on Vineyard Drive, approximately 7 miles west of Highway 46. The surrounding area is dominated by vineyards, winery facilities, agricultural accessory uses, and single-family residences. The topography of the area consists of gently rolling to steeply sloping hills. The project will not silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

The existing olive mill and tasting room is located at the interior of the lot and is not visible from Vineyard Drive. The area proposed for additional development is located adjacent to the existing processing and tasting room.

Impact. The new tasting room building will be located near the foreman's residence, to the north of the replacement barn (part of Phase I). There is an outdoor wooden terrace proposed to be located in the location of the old foreman's residence. The tasting room building will be screened with existing oaks. The applicant submitted a landscape plan to provide screening of structures.

The applicant has proposed up-lighting of the some oak trees onsite and occasional down shielded lighting is proposed along the access and on small bollards along the pathways. The project was reviewed on January 17, 2014 by Templeton Area Advisory Group. The up-lighting of oak trees and lighting of any signs were not supported. The applicant agreed to not to up-light any oak trees or signs.

Standard county regulations require shielding of exterior lighting to minimize glare. Based on the location, size, and design, the project is considered compatible with the surrounding area. As required by the ordinance, the project will be conditioned for an exterior lighting plan to ensure that the project does not create off-site glare as viewed from Vineyard Drive. The proposed landscape plan will provide additional screening as viewed from Vineyard Drive.

Mitigation/Conclusion. The applicant shall comply with existing county regulations regarding shielding exterior lighting. Additionally, the applicant shall submit a revised lighting plan to omit any up-lighting of oak trees. Based on implementation of these measures, potential visual impacts would be less than significant.

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

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

Land Use Category: Agriculture

State Classification: Not prime farmland, Prime Farmland if irrigated

Historic/Existing Commercial Crops: Yes, Olive

In Agricultural Preserve? Yes, Adelaida

Under Williamson Act contract? Yes

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

Linne-Calodo complex (9 - 30 % slope).

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

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

Linne-Calodo complex (30 - 50 % slope).

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

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

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

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

The surrounding area is dominated by vineyards, winery facilities, agricultural accessory uses, and single-family residences. The topography of the area consists of gently rolling to moderately sloping hills. The subject project is approximately 120 acres and contains a 45 acre olive orchard.

Impact. The project proposes an expansion of an existing agricultural processing facility and tasting room; the addition of a Temporary Events program for up to 25 events with a maximum of 200 attendees. The proposed project will have less than significant impacts to agricultural resources or operations with the incorporation of the following mitigation measure, (see referral response dated September 8, 2014).

- Any overflow parking should be located at least 100 feet from the southern property line to reduce impacts to adjacent agricultural operation.

The project was reviewed for consistency with the Agriculture and Open Space Element and found to be consistent.

Mitigation/Conclusion. Based on implementation of the above measure, potential agricultural impacts would be less than significant.

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

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

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

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

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

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

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that

is consistent with AB 32 Scoping Plan measures and goals; or,

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

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

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

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

Impact. As proposed, the project will result in the disturbance of approximately 3.5 acres. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

This project is a Minor Use Permit. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required. The project proposes to disturb soils that have been given a wind erodibility rating of null and 6, which is considered "moderately high".

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

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

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

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

On-site Vegetation: Oak trees; agricultural uses, olive (approximately 40 percent of property planted in olives);

Name and distance from blue line creek(s): Unnamed Creek is runs through the eastern section of the project site.

Site's tree canopy coverage: Approximately 30%.

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

Vegetation

No CNDDB species found within a one mile search radius.

Wildlife

No CNDDB species found within a one mile search radius.

Habitat

No CNDDB habitats found within a one mile search radius.

The topography of the area consists of gently rolling to moderately sloping hills. Most of the proposed activities of the project would occur within the 2.8-acre existing development, and all other impacts would occur adjacent to existing roads and developed areas. A large portion of the property consists of an olive orchard that is actively maintained and a mixed oak woodland. The mixed oak woodland on the property consists mostly of coast live oak trees with scattered valley oak trees present on the flatter topography. The extent of the mixed oak woodland mapped around the developed part of the site does not represent classic oak woodland since the understory is developed with the olive oil

facility and associated improvements.

Impact. The proposed project will result 3.5 acres of site disturbance. The project will utilize portions of the existing access and infrastructure. The project proposes an expansion of an existing agricultural processing (olive and wine) and tasting room facility as well as up to 25 Temporary events with no more than 200 attendees.

No special status species were noted on the site. Impacts to special status species are considered less than significant.

This project is expected to result in the removal of 13 oak trees and disturbance in the root zone of an additional 25 oak trees. Loss of oak trees due to removal and/or harm from disturbance in the root zone could potentially degrade the quality of the overall oak tree habitat.

Nesting Birds and Bats. The large oak trees and adjacent annual grassland habitat, and any shrubs present on site could provide nesting opportunities for various bird and bat species, including special status species and species protected by the Migratory Bird Treaty Act. In addition, removal of structures such as the barn could potentially affect roosting bats.

Mitigation/Conclusion. The oak tree removal plan calls for the following requirements be shown on all construction plans:

- Show replacement, in kind, of removed oaks at a 4:1 ratio (13 removed: 52 replaced) with 1 gallon saplings.
- Show replacement, in kind, of impacted oaks at a 2:1 ratio (25 impacted: 50 planted) with 1 gallon saplings.
- A total of 102 oak shall be planted, show replacement of 10 coast live oaks and 92 valley oaks.
- Designate the location, size, and species of the replacement plants on the plans. Planting density is to be similar to the density of existing trees on the site.
- Show irrigation details for planted trees.
- Discuss maintenance details, including watering routines, weeding procedures, etc.
- Show weed matting and deer fencing details for replacement trees.
- Show the location of fencing for trees not to be removed. Impacted trees are to be fenced at the root zone and/or limits of grading. Trees not identified for impact or removal are to be fenced at the root zone (1.5 times the dripline area).
- Oak tree survival to be monitored to ensure planting success.

The applicant shall be required to implement the above mentioned oak tree mitigation measures, as specified in Exhibit B-Mitigation Summary Table.

To avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. All trees and structures will be surveyed by a qualified biologist at least one week prior to branch trimming, tree removal, demolition or maintenance to a structure. This is consistent with the measures prescribed for nesting birds. If a bat is discovered, it will be allowed to leave the area or structure on its own without further disturbance. If a day roost is discovered, exclusion methods may be employed September 1 through March 1.

The implementation of the above summarized measures will avoid and mitigate biological resource impacts to less than significant levels. A detailed description of the required mitigation measures are listed in Exhibit B - Mitigation Summary Table.

Mitigation measures are outlined in further detail in Exhibit B. With the incorporation of these measures, impacts upon biological resources will be reduced to a less than significant level.

5. CULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☒

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

No previous cultural surveys were found for the subject property. No archaeological reports have been prepared within ¼ mile of the subject property. The project site is not within 300 feet of a perennial water body. There is a blue line creek located approximately 1,900 feet west of the project site. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

A Phase I Archeological Survey and Historical Assessment were conducted by LSA Associates September 2013. The results of the study indicate that no prehistoric cultural resources or humans remains were identified in the project area. The study identified 4 built structures 50 years old and older in the project area: a single family residential building built circa 1900; a livestock barn, built circa 1925; the remains of a former granary, built circa 1925; and a water system feature consisting of a small well system (now filled), circa 1950.

The buildings and features were evaluated to determine if they were historically significant. Based on the background research and field observation, LSA concluded that these buildings and features were not eligible for inclusion in the California Register, either collectively or individually.

Impact. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

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

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

* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to 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: Moderate

Other notable geologic features? None

The project is not within the Geologic Study area designation and is not within a high liquefaction area. The project is located within a high landslide area and is subject to the preparation of a geological report per the County's Land Use Ordinance [LUO section 22.14.070 (c)] to evaluate the area's geological stability. A geological report was conducted for the project (Landslide Screening Evaluation; Geosolutions, April 22, 2014)) and was reviewed by the County Geologist (Brian

Papurello, May 20, 2014).

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

Impact. As proposed, the project will result in the disturbance of approximately 3.5 acres of disturbance on a 120 acre parcel. Landsliding susceptibility for the project site has been adequately characterized in general accordance with CGS SP-117A and the San Luis Obispo County Guidelines for Engineering Geology Reports. The potential for landsliding for the project site is low. No further investigation is required for CEQA and LUO compliance (Brian Papurello, May 20, 2014).

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

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

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☒	☐	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☐	☒
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☒

Setting. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). With regards to potential fire hazards, the subject project is within the high Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 20 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials or the generation of hazardous wastes. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

The proposed project was referred to CAL FIRE for review. This project has an extended fire engine response time of approximately 20 minutes from the nearest County fire station. The cumulative effects of large scale events and increased commercial operations within areas such as this continue to place challenges upon CAL FIRE/County Fire's ability to provide efficient emergency services within rural areas.

As stated by CAL FIRE (Clint Bullard, August 26, 2014) commercial fire suppression system water storage tanks must be steel and located a minimum of 20 feet from structures. The applicant is required to comply with the California Fire Code, California Building Code, the Public Resources Code, and any other applicable fire laws. The proposed secondary access road was approved by CAL FIRE/County Fire during and onsite consultation with Kirk Consulting representatives in October 2013.

Per the Temporary Event Ordinance, Section 22.30.610 of the County Land Use Ordinance, events shall be required to provide two unobstructed access points from the event site to a publicly maintained road and event parking shall be at a minimum of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material. There is adequate space located around the winery for special event parking.

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

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

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

An Acoustical Analysis for the Pasolivo Events was conducted on July 5, 2013 by David Dubbink Associates. The central focal point for events is a new barn that will replace the existing barn. Events may also be held near the proposed new tasting room. Temporary Events are governed by Section 22.10.610 of the County's Land Use Ordinance. This section does not include explicit standards limiting the noise produced during events that are not winery sponsored events. Therefore, non-winery special events are covered under LUO's general standards for noise production. The noise study looked at events at different locations: within the barn with the doors closed and open, events on the south side terrace, on north side terrace, and at the new tasting room.

Impact. The noise study concluded that events enclosed within the new barn will not exceed County standards. Daytime events near the north terrace and new tasting room are possible, but will require some combination of mitigation. Events on the south terrace pose the most concerns. The terrace is appropriate for events that don't involve amplified voice or music. There are concerns for noise within the barn with the doors open and mitigation is also suggested (Dubbink, July 2013).

Summary:

Replacement Barn (doors closed) – meets the County noise standards for day and nighttime events;

Replacement Barn (doors open) – meets the County noise standards for day and nighttime events with mitigation:

- South doors shall be closed,
- North doors can remain open;

Outside, and north of Barn- referred to as North Outdoor Terrace – meets County noise standards for day and nighttime events with mitigation:

- Sound system – speakers shall be against north facing building façade and directed to the north;

Tasting Terrace – meets County daytime standards with mitigation,

- Orient sound system to the north.

Mitigation/Conclusion. During temporary events with amplified music, the speakers shall be oriented as describe in the Acoustical Analysis above and the applicant shall monitor noise levels, on an hourly basis, with a sound level meter at the property lines to ensure that the noise levels do not exceed those prescribed in the County Land Use Ordinance.

As conditioned, the project will not result in significant exposure of persons to or generation of noise levels in excess of standards established in the county's Noise Ordinance. The project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the propose project.

Construction activities would create a temporary increase in ambient noise levels in the project vicinity above levels existing without the proposed project. However, the County's Noise Ordinance permits the noise from construction activities as long as it is limited to the hours of 7 AM to 9 PM weekdays and 8 AM to 5 PM weekends. With this condition met, the project will have less than a significant noise impact.

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

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

conjunction with both residential and nonresidential development and subdivisions.

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

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

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

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

Police: County Sheriff Location: Templeton (Approximately 8 miles to the Southeast)

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 15-20 minutes

Location: Approximately 4.7 miles to the Northwest

School District: Templeton Unified School District.

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

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

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

11. RECREATION

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

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

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

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

12. TRANSPORTATION/CIRCULATION

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

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other: _____	☐	☐	☐	☒

Setting. The applicant proposes to continue to utilize the existing primary entrance for visitor and production (as previously permitted). The existing access will be limited to ingress and will essentially be a one way circulation until it meets the new tasting room and barn area. At this point it either diverts off to a two way circulation back to the processing/overflow parking area, or branches back to Vineyard Drive to the exit. Access locations were examined by a traffic engineer and input was implemented into the project site design.

The County has established the acceptable Level of Service (LOS) on roads in rural area as "C" or better. The existing road network in the area Vineyard Drive (a collector road) is operating at acceptable levels.

Referrals were sent to County Public Works. No comments were submitted by Caltrans. Public Works recommends (Frank Honeycutt, November 8, 2013) all driveways and gates constructed on a driveway shall be constructed in accordance to County Public Improvement Standards and per Resolution 2008-152. CAL FIRE approved the secondary access road during an onsite consultation with the agent in October 2013 (see CAL FIRE Referral Response dated August 16, 2014, Clint Bullard).

Impact. The proposed project is estimated to generate about 80 peak hour trips.

The project is estimated to harvest 100 tons of olives from onsite olives. It is estimated, upon completion of Phase I (construction of a 3,000 sf commercial ag storage processing building, off-site fruit could double production. Off-site trips would be made in the fall during harvest which lasts up to 10 weeks. They could average an additional 1- 2 trips a day during this timeframe.

This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

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

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

13. WASTEWATER

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
Will the project:				
c) Adversely affect community wastewater service provider?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☒

Setting. The project proposes to use on-site systems, as its means to dispose of wastewater. The olive processing and winery will use two wastewater systems, one for domestic waste and one for process waste. For domestic waste, the leach lines shall be located at least 100 feet from any private well and at least 200 feet from any community/public well. Based on the proposed project, adequate area appears available for an on-site system. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that can show that the leach area can adequately percolate to achieve this threshold.

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

Impact. Currently the applicant has an estimated 100 ton production yields with 167 tons of waste water for olive production. This translates to 1 ton = 239.65 gallons, so 40,021 gallons annually. So a daily assumption would be 109 gallons per day. At buildout, it is estimated that a 200 ton production yield would result in 218 gallons per day.

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

Mitigation/Conclusion. Prior to building permit issuance, the standard septic systems will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met. The proposed wastewater treatment will require a waste discharge permit or exemption permit from the Regional Water Quality Control Board prior to construction. Based on compliance with existing regulations and requirements, potential wastewater impacts would be less than significant.

14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
Will the project:				
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☒	☐
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☐	☒
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☒

Setting. The project proposes to obtain its water needs from an on-site well.. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is gently sloping to moderately sloping The closest creek from the proposed development is within the project boundaries. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

'The subject property is not within a defined groundwater basin.' Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed Creek Distance? Greater than 300 feet from project site

Soil drainage characteristics: Not well drained to moderately drained

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

SEDIMENTATION AND EROSION – Soil type, 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

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

Impact – Water Quality/Hydrology

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

- ✓ Approximately 3.5 acres of site disturbance is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Based on the project description, the existing agricultural processing facility has an estimated 100 ton production yield. This results in an estimated average of 109 gallons of water per day average for a year. Water use-processing will remain unchanged. The expanded tasting room domestic use would generate about 250 gallons per day, which equates to about 91,250 gallons (0.28 ac.ft. annually.). The event program-25 events with no more than 200 guests (9.24 gpd/person) would generate about 46,200 gallons annually (0.14 ac.ft. annually). A total of 0.42 ac.ft. annually will be added to the

existing operation.

At build out of Phase III, it is estimated that an additional 218 gallons of water per day on average / year would be used (0.0006 ac.ft.).

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

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

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

PROJECT MANAGER: PLANNING AREA STANDARDS APPLY

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

a. Planning Area Standard Chapter: 22.092 Adelaida Planning Area

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

Ordinance Modifications: The project includes several modifications to limitations on use and site design standards including:

1. Agricultural Retail Sales. The applicant is requesting a modification to the ordinance to allow 1,900 sf of retail sales area. Section 22.30.075.B.1 allows for modifications to the amount of floor area devoted to retail sales.

   The floor area of the structure, portion of a structure and/or any outdoor use display area shall be limited to 500 sf. A Minor Use Permit may be used to modify limitation on site design standards.

2. Setbacks. The applicant is requesting a modification to the ordinance to allow a setback of 300 feet to the nearest residence outside of the ownership of the applicant (Phase II). Section 22.30.075.B.4. states Agricultural Retail Sales shall be located no closer than 400 feet to an existing residence outside the ownership of the applicant. If not possible to maintain 400 feet from a residence outside the ownership of the applicant, the setback can be modified through a Minor Use Permit.

3. Winery Setbacks. The applicant requests a setback modification (Section 22.30.070.D.2.d.1) of the minimum 200 foot setback to property line requirement to allow 159 feet (side setback).

   The applicant is requesting a setback modification that requires a winery tasting room to be located no closer than 400 feet to an existing residence outside the ownership of the applicant to allow 300 feet during Phase II. A modification is not required upon completion of Phase III (the detached tasting room would be located 486 feet from the nearest residence).

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

4. Temporary Events. The applicant is requesting 25 temporary events be held on-site per year and is requesting that the event program runs in perpetuity of the land.

   On October 6, 2009, the Board of Supervisors adopted a resolution interpreting the Temporary Events Ordinance (Section 22.30.610 of the Land Use Ordinance). The Board of Supervisors concluded that, while a Minor Use Permit can authorize multiple events, the life of the Minor Use Permit shall be defined as part of the approval. This means that temporary events may not be authorized in perpetuity through the granting of a single Minor Use Permit.

   The Board of Supervisors did not establish criteria for how long the Minor Use Permit should be in effect. Instead, this decision has been made on a case-by-case basis by the Review Authority. Previous projects have received approval for a period of between 5 and 20 years.

Mitigation/Conclusion. Modifications to the ordinance standards have been identified and requested through the use permit process. These modifications can be approved by the decision makers if the appropriate findings can be made.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

- Landslide Screening Evaluation; Geosolutions, April 22, 2014
- **Review of Landslide Screening Evaluation,** Brian Papurello, May 2014.
- **Pasolivo Biological Resource Assessment,** Kevin Merk Associates, LLC, November 2013.
- **Phase I Archaeological Survey and Historical Assessment for Pasolivo Project,** LSA, September 2013.
- **Oak Tree Protection Plan, Pasolivo Remodel,** Chip Tamagni, no date.

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

AG-1 **At the time of application for construction permits**, submit a revised site plan to the Department of Planning and Building for review and approval. The revised plan shall indicated the following and development shall be consistent with the revised and approve plan.

a. Event overflow parking shall be located at least 100 feet from the southern property line to reduce impacts to adjacent agricultural operation.

Visual

V-1 **At the time of application for construction permits,** submit a revised lighting plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:

a. No up-lighting of any oak trees and signs.

Biological Resources

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

BR-2. Prior to issuance of construction and/or grading permit, the applicant shall provide a tree replacement plan for review and approval by the Environmental Coordinator. The replacement plan shall demonstrate compliance with the following measures:

a) Number of Trees – The tree replacement plan shall provide for the replacement, in kind, of removed oak trees at a 4:1 ratio. Additionally, the tree replacement plan shall provide for the planting, in kind, at a 2:1 ratio for oak trees designated for impact but not removal.

- Show replacement, in kind, of removed oaks at a 4:1 ratio (13 removed: 52 replaced) with 1 gallon saplings.
- Show replacement, in kind, of impacted oaks at a 2:1 ratio (25 impacted: 50 planted) with 1 gallon saplings.
- A total of 102 oak shall be planted, show replacement of 10 coast live oaks and 92 valley oaks.

b) Location/Density – The location shall be clearly shown on the plans. Trees shall be planted at no greater a density than the average density in the existing oak woodland area on the site. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

c) Species – Trees shall be of the same species of the trees proposed for impact or removal. The species shall be clearly specified on the plans.

d) Size – Replacement oak trees shall be from either vertical tubes or deep, one-gallon container sizes.

e) Planting – Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

f) Maintenance – Newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding of at least a three foot radius out from the planting, and adequate watering (e.g., drip-irrigation system). Hand removal of weeds shall be kept up on a regular basis at least once in late spring (April) and once in early winter (December).

g) Irrigation/Watering – Irrigation details shall be clearly shown on the plans. Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period.

Birds

BR-3. Prior to commencement of any tree removal, to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County Environmental Division, possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the county.

Oak Trees

BR-4. Once trees have been planted, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating how and when the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

BR-5. Prior to final inspections or occupancy, whichever occurs first, replacement trees shall be installed or bonded for in compliance with the approved tree replacement plan. If bonded for, installation shall be completed within 60 days of bonding.

BR-6. **Prior to final inspections, or prior to release of bonding (if applicable)**, the applicant shall have completed the following as it relates to weed removal around newly planted vegetation: 1) no herbicides shall have been used; 2) either installation of a securely staked "weed mat" (covering at least a three-foot radius from center of plant), or hand removal of weeds (covering at least a 3' radius from center of plant) shall be completed for each new plant. Use of weed-free mulch (at least 3 inches deep) with regular replenishment may be substituted for the weed-mat.

BR-7. To guarantee the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, **on an annual basis**, for no less than seven years. Based on the submittal of the initial planting letter, the first report shall be submitted to the County Environmental Coordinator **one year after the initial planting** and thereafter **on an annual basis** until the monitor, in consultation with the County, has determined that the initially-required vegetation is successfully established. Additional monitoring will be necessary if initially-required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation and approved by the Environmental Coordinator.

BR-8. The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

BR-9. Smaller trees (smaller than 5 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

BR-10. All oak trees identified to remain shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

BR-11. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within the fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

BR-12. To minimize impacts to the sensitive oak woodland understory habitat (e.g. maritime chaparral, coastal scrub), the applicant agrees to the following during construction/ tract improvements and for the life of the project:

a) All native vegetation removal shall be shown on all applicable grading/ construction plans, and reviewed/ approved by the County (Planning and Building Dept.) **before any work begins.**

b) Vegetation removal of native habitat shall be limited to what is shown on the county-approved grading/construction plans.

c) Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CDF/County Fire. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).

Bats

BR-13. Prior to issuance of construction and/or grading permit for the appropriate phase, to ensure the project does not adversely affect bats, the following measures shall be implemented:

a. All trees and structures will be surveyed by a qualified biologist at least one week prior to branch trimming, tree removal, demolition or maintenance to a structure. This is consistent with the measures prescribed for nesting birds. If a bat is discovered, it will be allowed to leave the area or structure on its own without further disturbance. If a day roost is discovered, exclusion methods may be employed September 1 through March 1. Exclusion methods must ensure that no bats are harmed or trapped in the process and that the biologist is present during the process. Once the bat(s) has left the work area, exclusion methods such as covering the cavity with netting or sealing it with concrete may be feasible, but will require approval and oversight by the project biologist. If a day roost is discovered, no exclusion methods shall be employed and no disturbance shall be allowed March through August.

Noise

N-1 During temporary events that include amplified music, the owners shall monitor noise levels, on an hourly basis, with a sound level meter at the property lines to ensure that the noise levels do not exceed those prescribed in the County Land Use Ordinance.

a. Replacement Barn (doors open) – meets the County noise standards for day and nighttime events with the following mitigation:
   i. South doors shall be closed
   ii. North doors can remain open

b. Outside, North of Barn- referred to as North Outdoor Terrace – meets County noise standards for day and nighttime events with mitigation.
   i. Sound system – speakers shall be against north facing building façade and directed to the north

c. Tasting Terrace – meets County daytime standards with mitigation
   i. Orient sound system to the north.

N-2 The applicant shall provide notification to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed site, through an email or letter. If a letter is used, it shall be delivered within 30 days prior to but not less than 3 days before each event occurrence. The following information shall be provided:

a. A complete listing of all scheduled events including dates, times and number of attendees;

b. 24-hour contact information for the on-site operator (cell phone), including e-mail and phone number, to be used to notify the operator of issues with the operation;

c. Contact information for County Code Enforcement to be used if members of the public have complaints about the operation;

d. Any identified problems shall be responded to and addressed as soon as possible.

As an alternative to providing the annual listing of the events in a letter, a website may be used. If a web-site is used, notification shall first be provided by mail and contain the website address, the 24 hour local contact information and the approved number of events and attendee numbers. The website shall be maintained and kept current at all times.

Kirk Consulting

A California Corporation

Letter of Transmittal

Date: October 31, 2014
To: Holly Phipps
RE: Pasolivo (Willow Creek New Co. LLC) DRC2013-00028-Original Signed Developer's Statement

SLO CNTY
PLANNING/BUILDING
DEPT
2014 OCT 31 PM 4:12

Holly,

Please find the original signed developer's statement for the above referenced project.

Thank you,

Mandi Pickens
Kirk Consulting

8830 Morro Road, Atascadero, CA 93422
Phone: 805-461-5765 Fax: 805-462-9466
mandi@kirk-consulting.net

DATE: OCTOBER 24, 2014
REVISED: OCTOBER 28, 2014

DEVELOPER'S STATEMENT FOR WILLOW CREEK NEW CO. LLC / PASOLIVO MINOR USE PERMIT / DRC20013-00028

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

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

Agricultural

AG-1 **At the time of application for construction permits**, submit a revised site plan to the Department of Planning and Building for review and approval. The revised plan shall indicated the following and development shall be consistent with the revised and approved plan.

a. Event overflow parking shall be located at least 100 feet from the southern property line to reduce impacts to adjacent agricultural operation.

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Monitoring: Required at the time of application for construction and or grading permits. Compliance will be verified by the County Department of Planning and Building.

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b. 24-hour contact information for the on-site operator (cell phone), including e-mail and phone number, to be used to notify the operator of issues with the operation;

c. Contact information for County Code Enforcement to be used if members of the public have complaints about the operation;

d. Any identified problems shall be responded to and addressed as soon as possible.

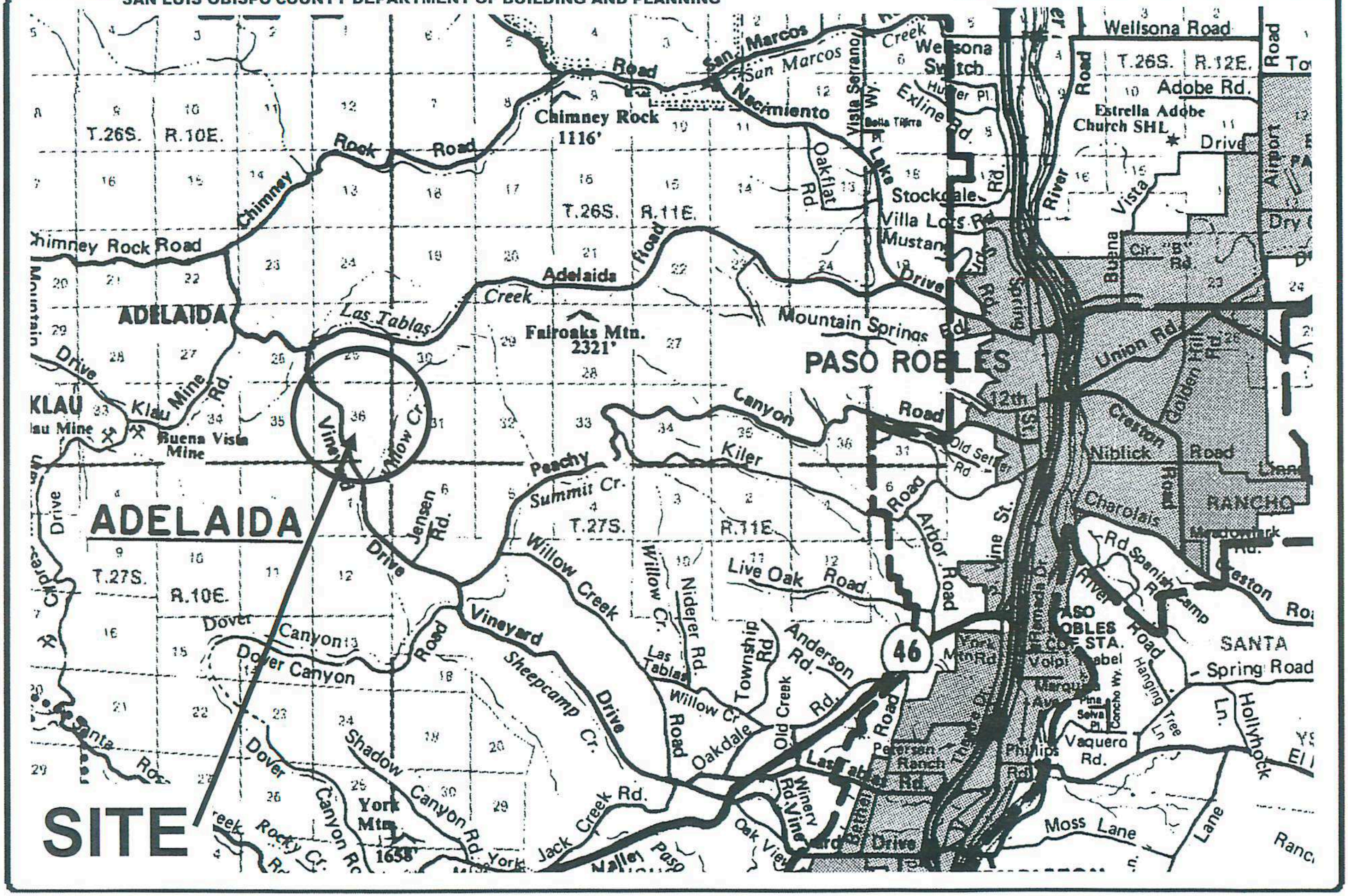
As an alternative to providing the annual listing of the events in a letter, a website may be used. If a web-site is used, notification shall first be provided by mail and contain the website address, the 24 hour local contact information and the approved number of events and attendee numbers. The website shall be maintained and kept current at all times.

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

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

Signature of Owner(s)	Brian Dirk Name (Print)	10-30-14 Date

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



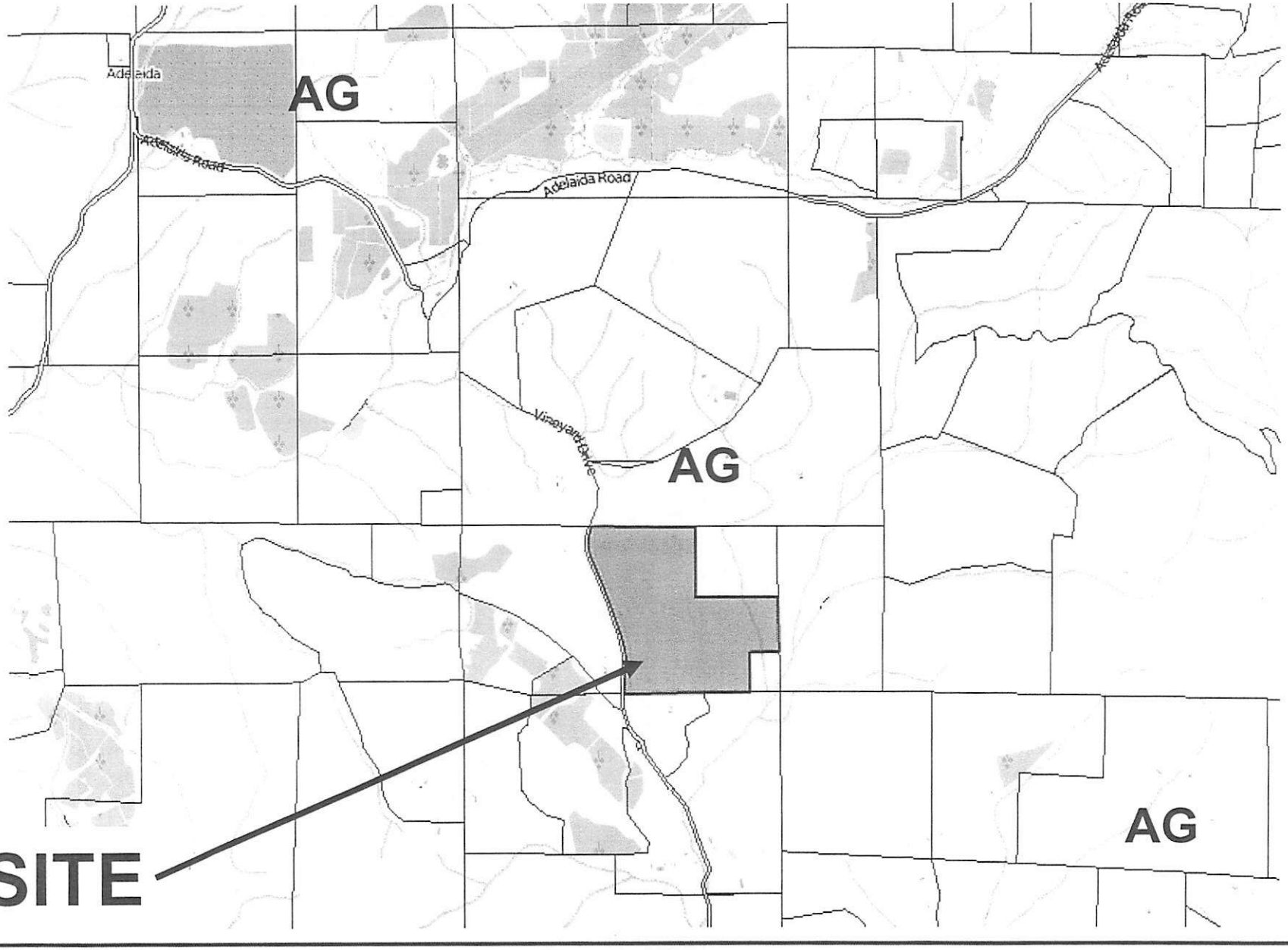
PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



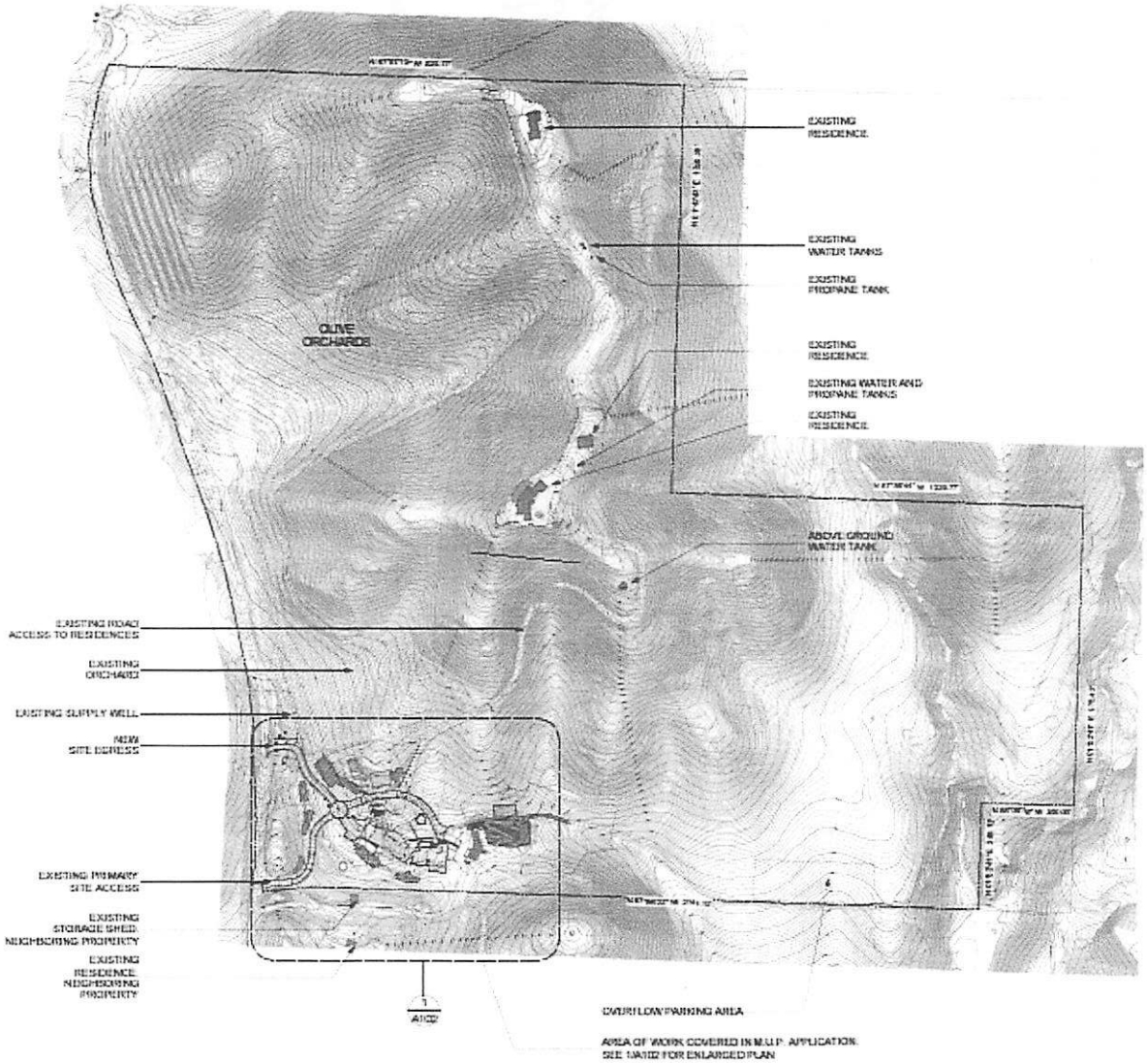
PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Land Use Category

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

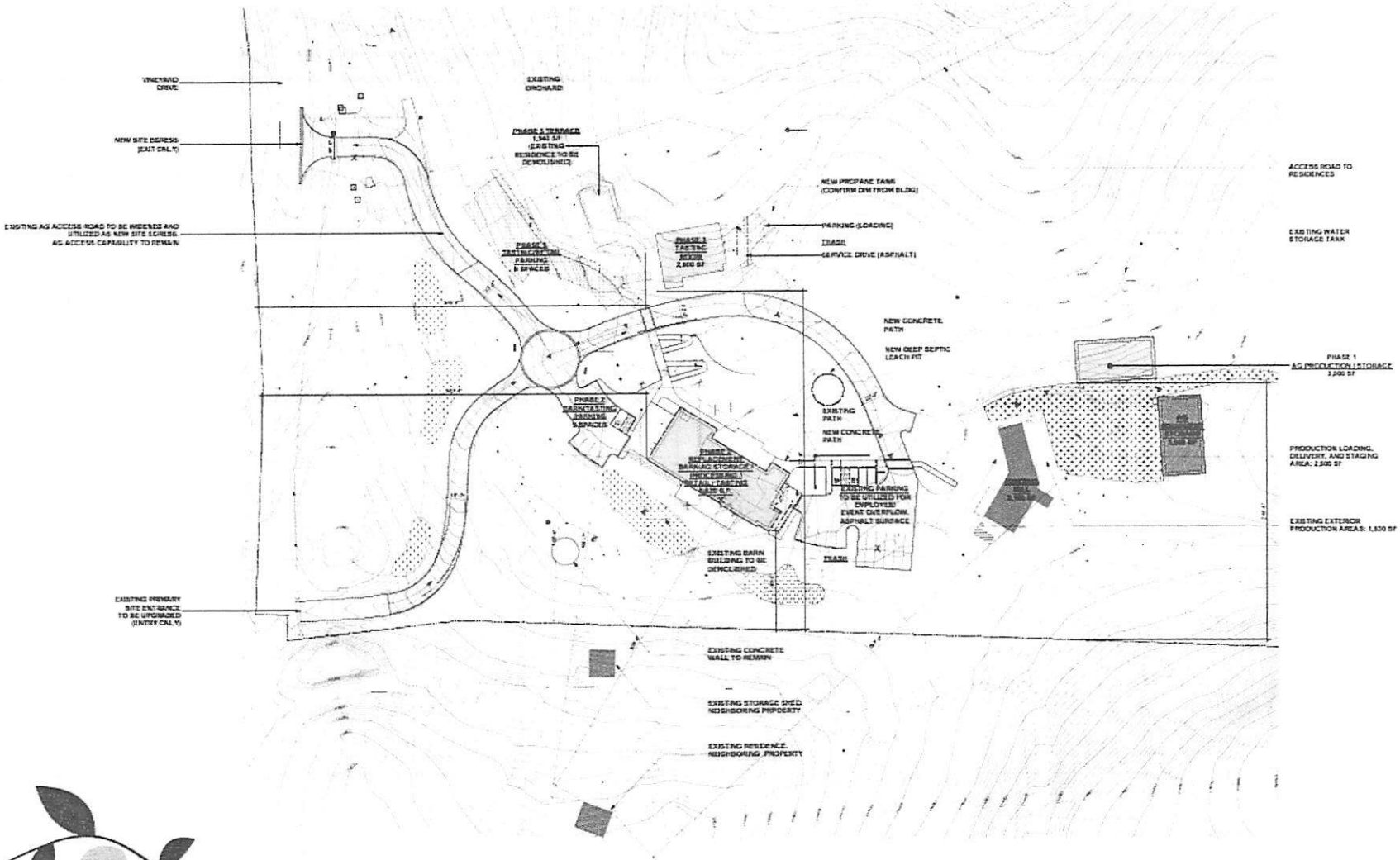


PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Site Plan



Pasolivo

A102 ENLARGED SITE PLAN

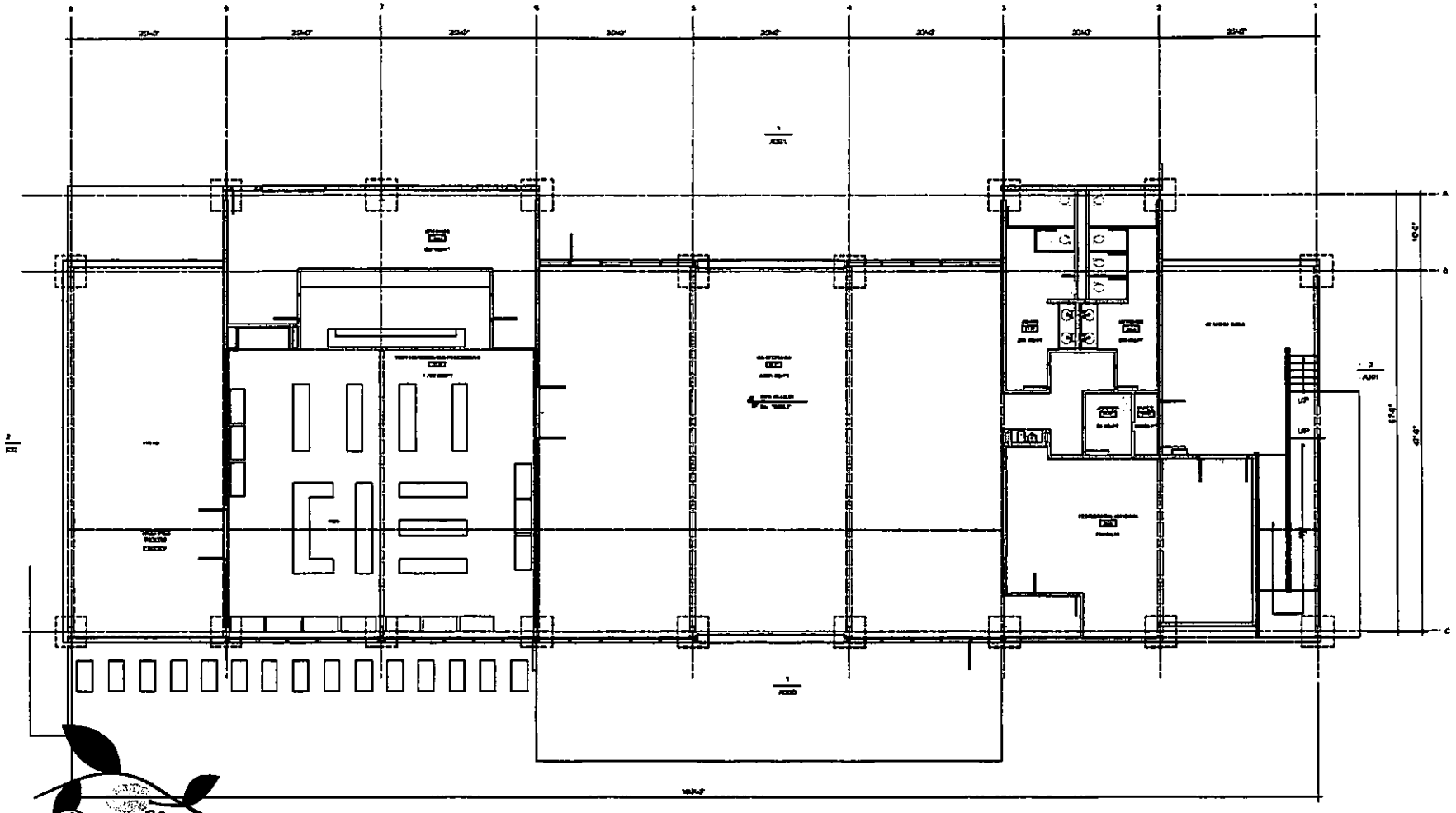
PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Enlarged Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



Pasolivo

8530 VINEYARD DRIVE, PASO ROBLES, CALIFORNIA 14 JULY 2014

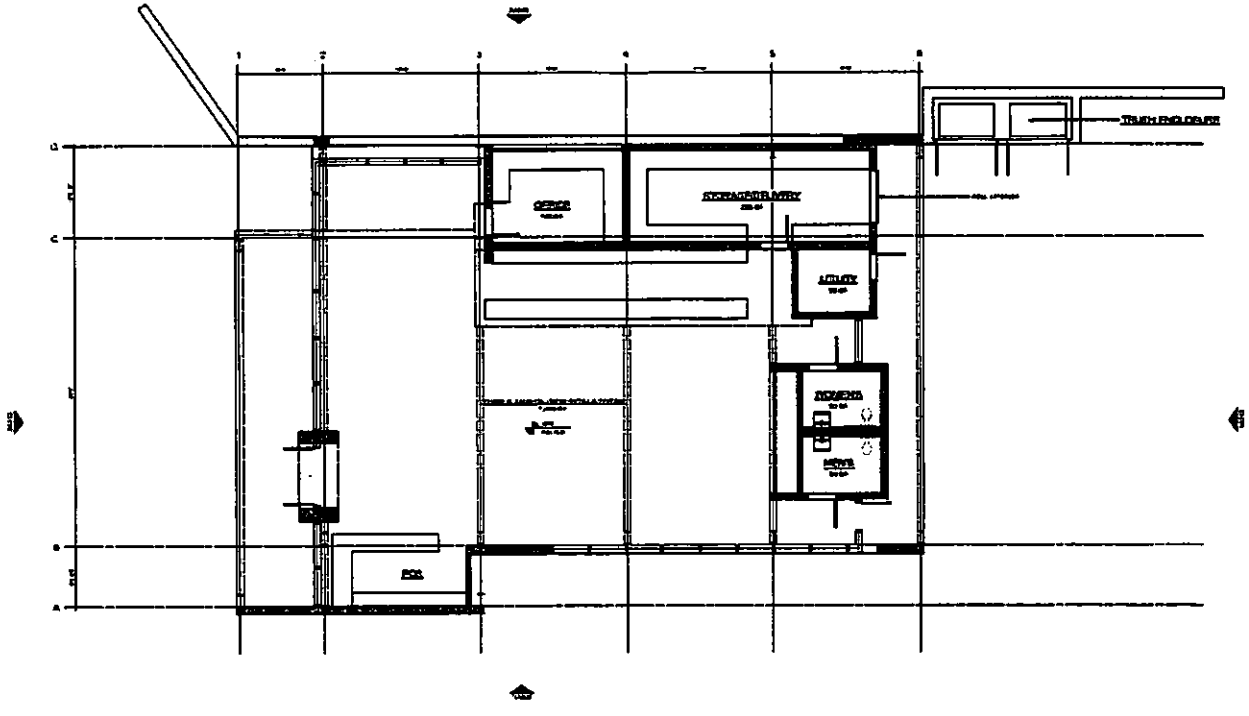
A103.1 PHASE 2 : BARN/TASTING GROUND FLOOR PLAN

PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Phase 2: Barn/Storage Ground FL



Pasolivo

8530 VINEYARD DRIVE, PASO ROBLES, CALIFORNIA 14 JULY 2014

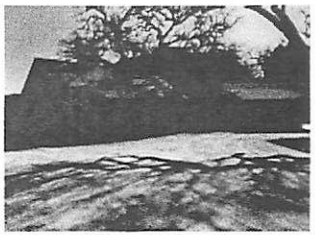
A105 PHASE 3 : RETAIL BUILDING GROUND FLOOR PLAN

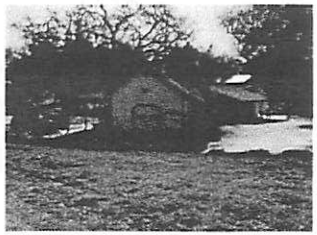
PROJECT

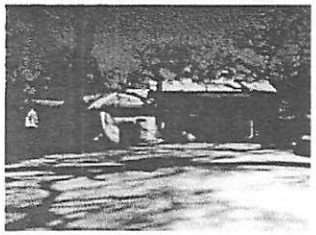
Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

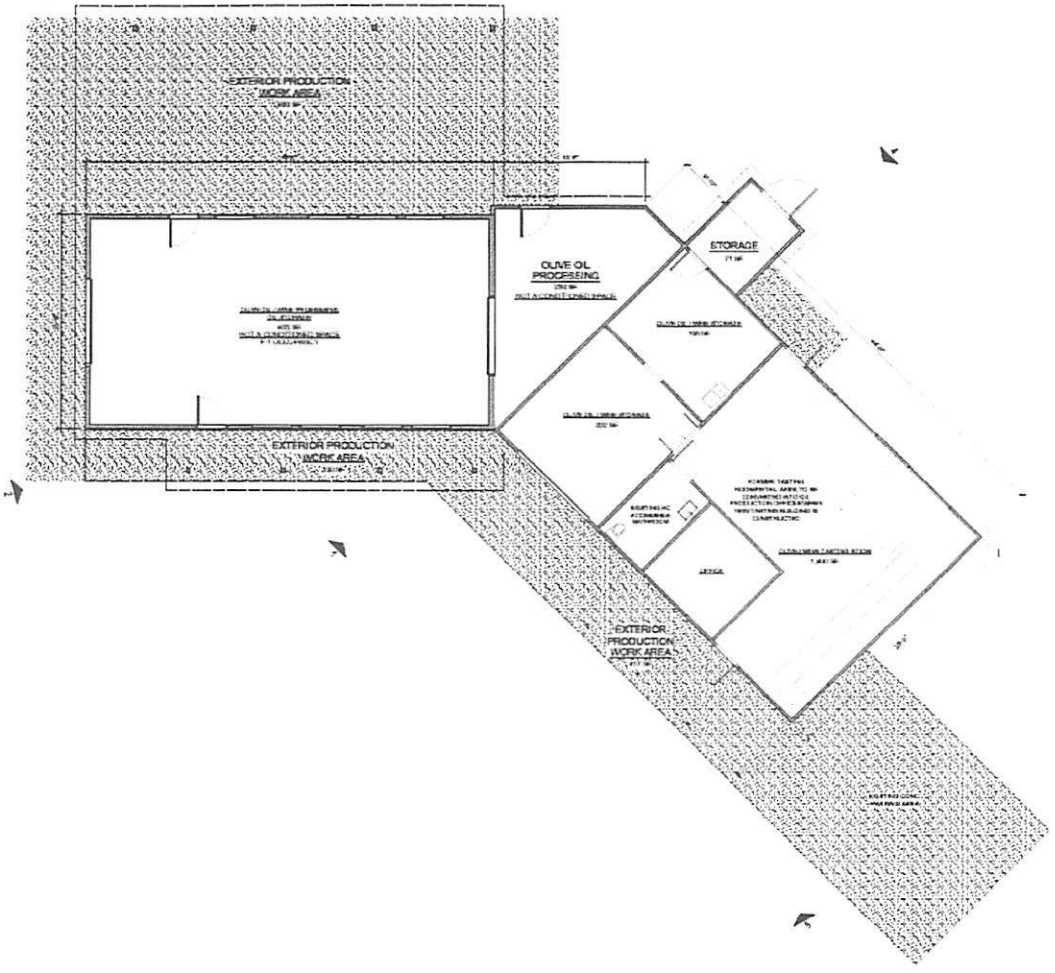
Phase 3: Olive/Tasting Rm, Retail Sales Building / Ground FL







EXISTING MILL BUILDING PHOTOGRAPHS 2



EXISTING MILL BUILDING FLOOR PLAN 1

Pasolivo

8530 VINEYARD DRIVE, PASO ROBLES, CALIFORNIA 14 JULY 2014

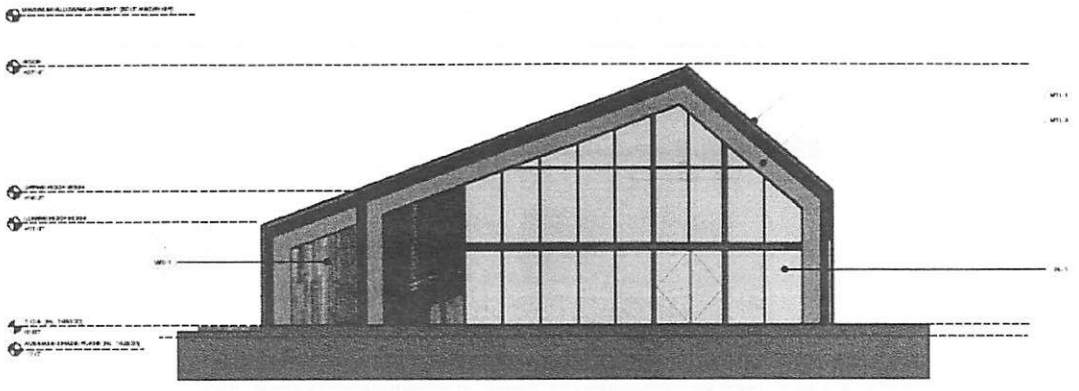
A107 EXISTING MILL BUILDING INFORMATION

PROJECT

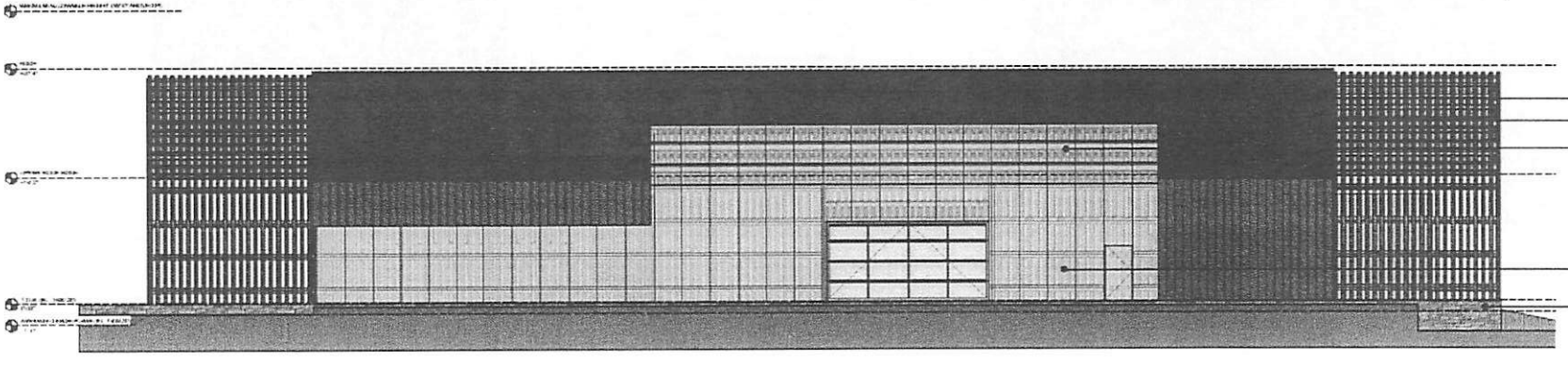
Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

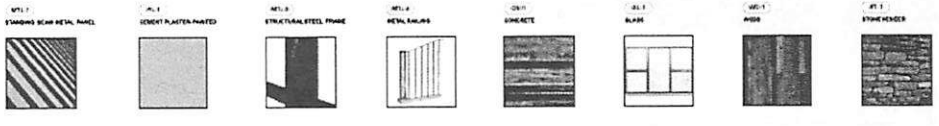
Existing Mill Building



WEST ELEVATION 2



SOUTH ELEVATION 1



8530 VINEYARD DRIVE, PASO ROBLES, CALIFORNIA 14 JULY 2014

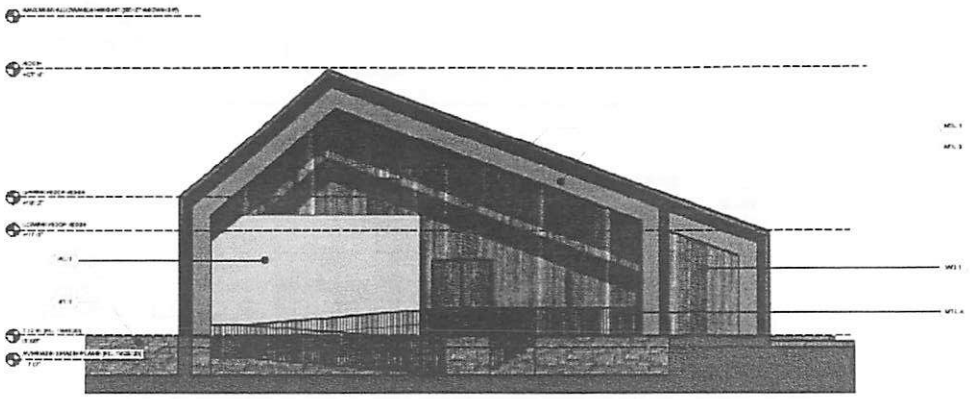
A300 BARN BUILDING ELEVATIONS

PROJECT

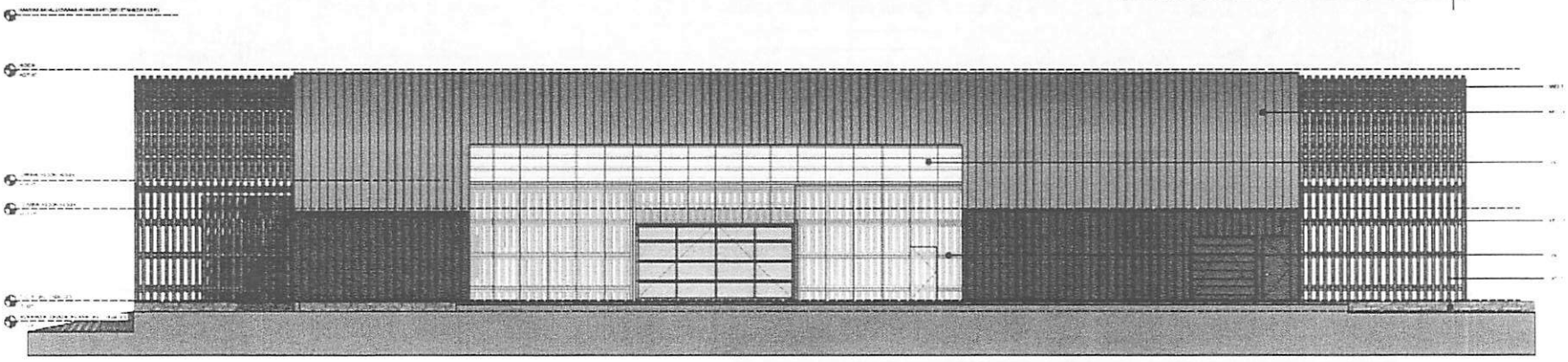
Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Barn Elevations

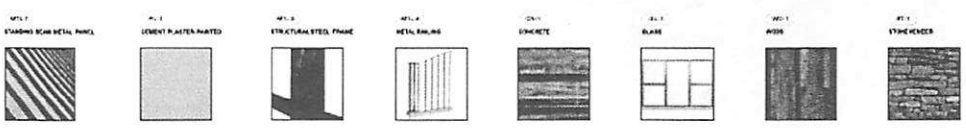


EAST ELEVATION 2



NORTH ELEVATION 1

Pasolivo



8530 VINEYARD DRIVE, PASO ROBLES, CALIFORNIA 14 JULY 2014

A301 BARN BUILDING ELEVATIONS

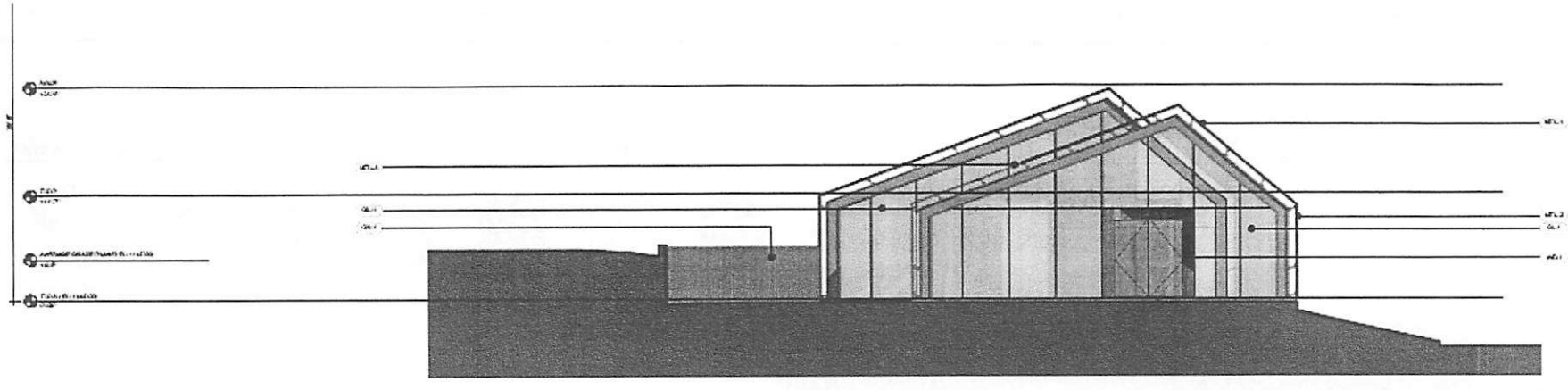
PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

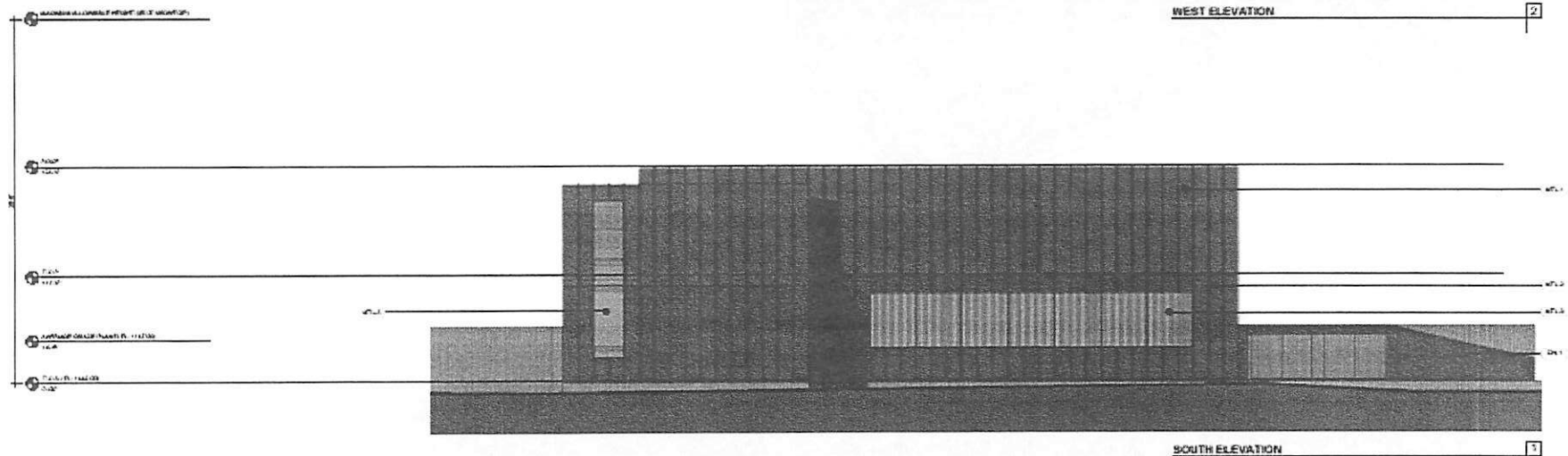
EXHIBIT

Barn Elevations

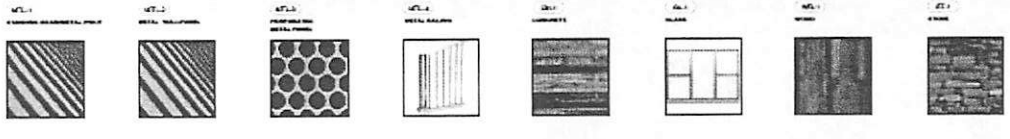
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



WEST ELEVATION 2



SOUTH ELEVATION 3



Pasolivo

530 VINEYARD DRIVE, PASO ROBLES, CALIFORNIA 14 JULY 2014

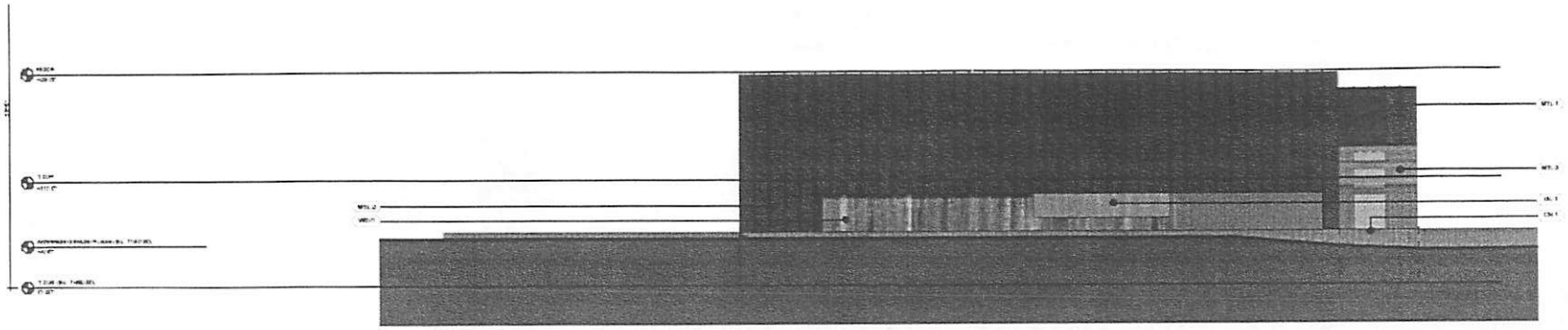
A302 PHASE 3 : RETAIL BUILDING ELEVA

PROJECT

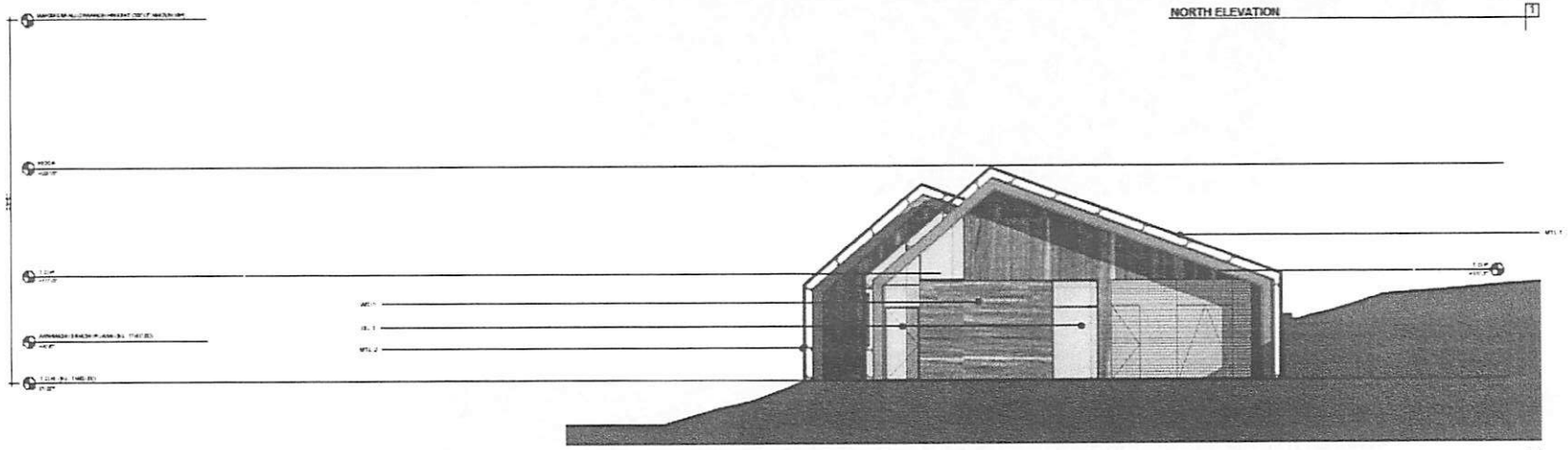
Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

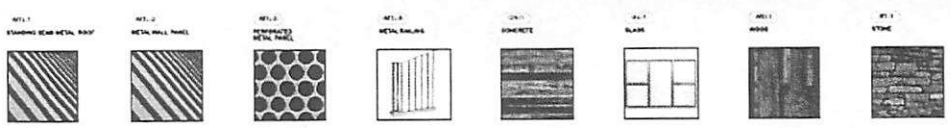
Phase 3: Tasting Rm/Retail Sales Elevations



NORTH ELEVATION 1



EAST ELEVATION 2



Pasolivo

8530 VINEYARD DRIVE, PASO ROBLES, CALIFORNIA 14 JULY 2014

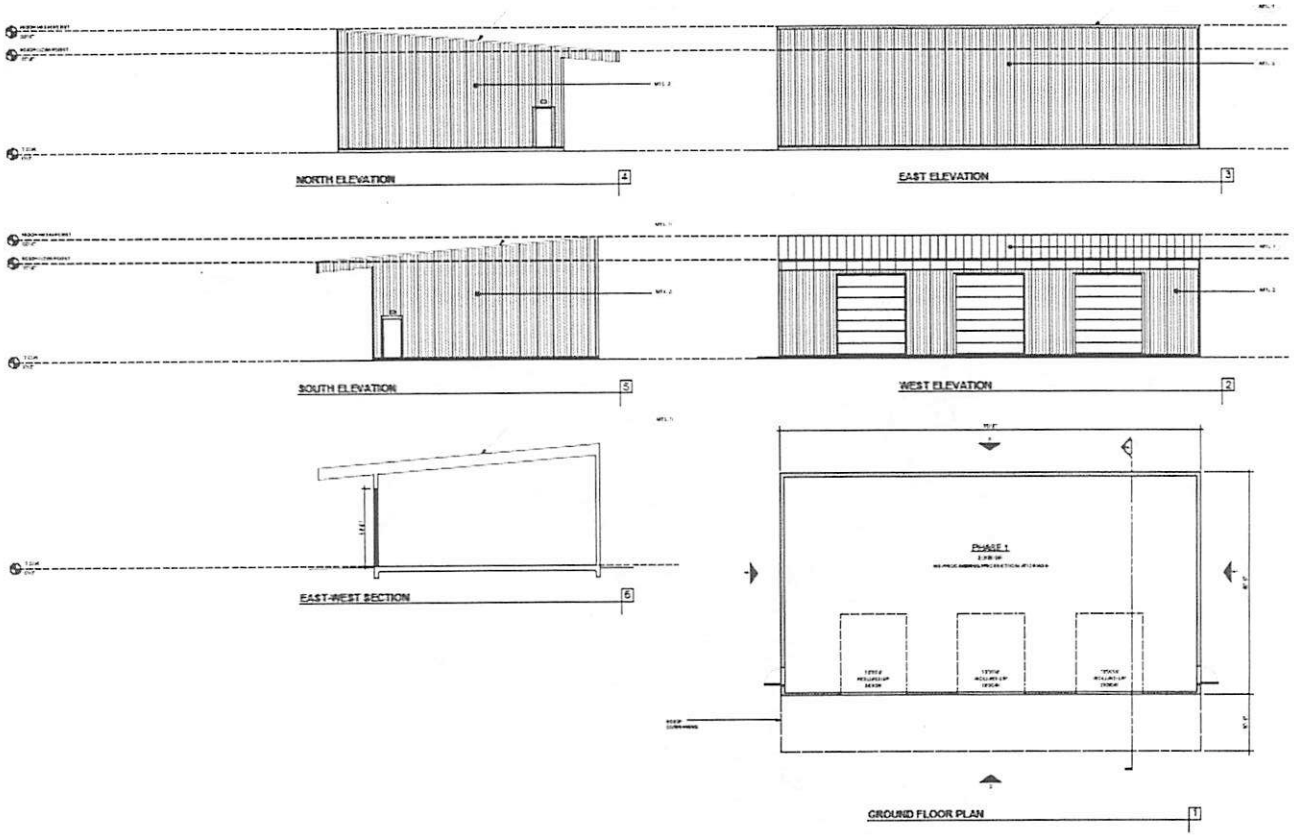
A303 PHASE 3 : RETAIL BUILDING ELEVATIONS

PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Phase 3: Tasting Rm/Retail Sales Elevations



Pasolivo

8530 VINEYARD DRIVE, PASO ROBLES, CALIFORNIA 14 JULY 2014

A304 PHASE 1 : AG PROCESSING / PRODUCTION STORAGE

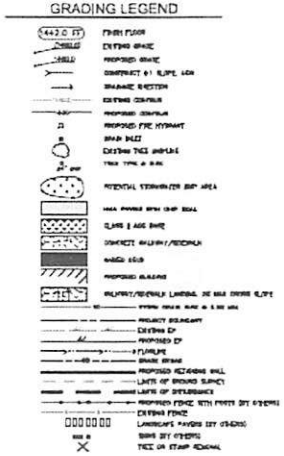
PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

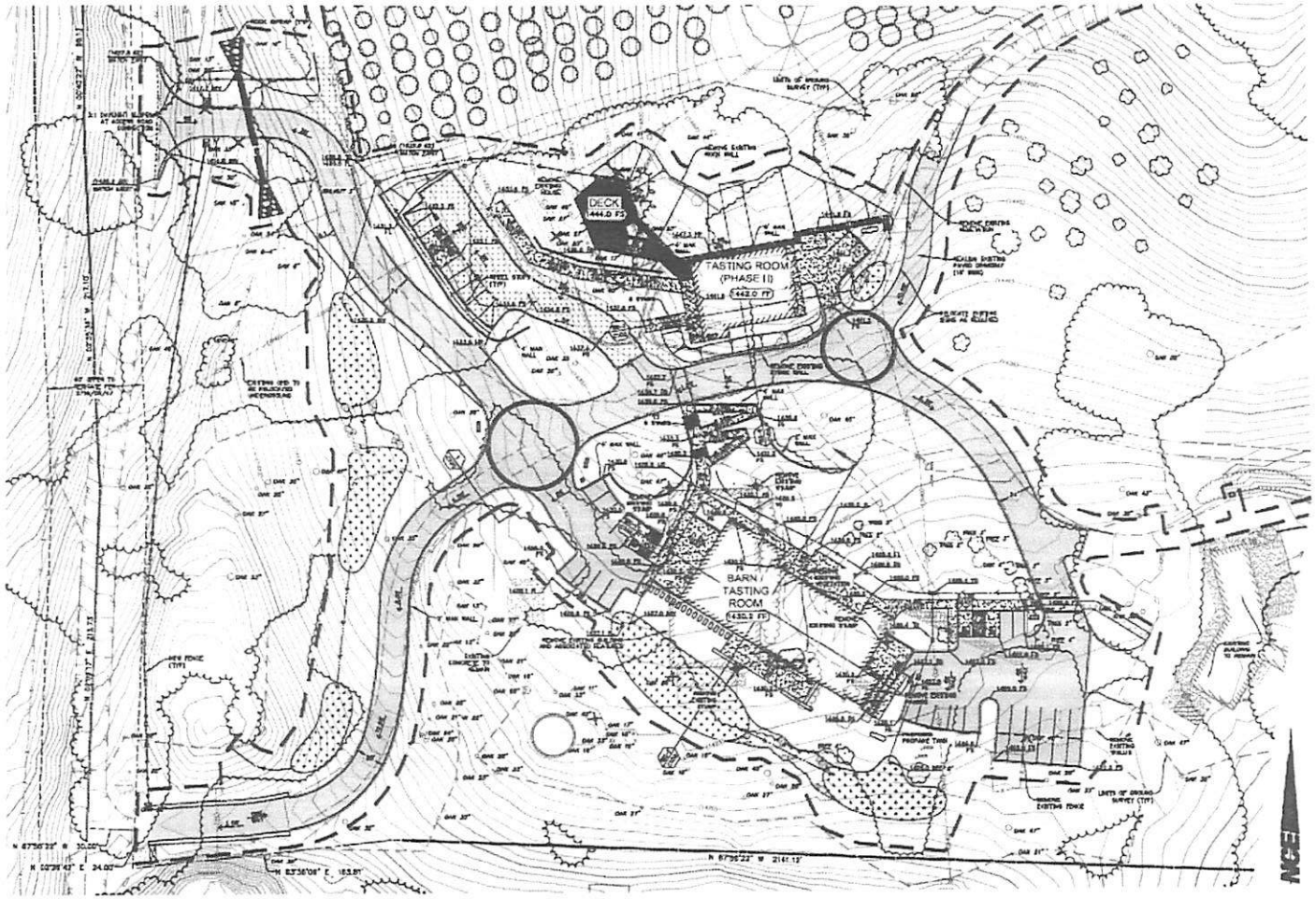
Phase 1: AG Processing / Production Building

GRADING LEGEND



APPROXIMATE IMPACT QUANTITIES		
AREA OF DISTURBANCE	AC	5.7 AC
EXISTING IMPERVIOUS AREA	AC	1.2 AC
ESTIMATED EARTHWORK		
CUT	CU YD	3,300
FILL	CU YD	1,100

NOTE: TOPO WITHIN LIMITS OF GROUND SURVEY IS 1-FOOT CONTOUR ACCURACY. OUTSIDE OF THE GROUND SURVEY TOPO LINES, 1' CONTOURS HAVE BEEN INTERPOLATED FROM A 5-FOOT AERIAL TOPO PROVIDED BY GOLDEN STATE AERIAL DATED APRIL 22, 2013, AND ARE SHOWN FOR CONVENIENCE ONLY.



Pasolivo

8530 VINEYARD DRIVE, PASO ROBLES, CALIFORNIA 17 JULY 2014

C101 PRELIMINARY GRADING & DRAINAGE

NCE NORTH COAST ENGINEERING INC.

PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Preliminary Grading and Drainage Plan

Plant Palette

PASOLIVO • 4936 VINEYARD DRIVE, PASO ROBLES, CA

Plant Palette per the County-approved Plant List

TREES:

Mature Indigenous Olive Trees, Variety to be selected by Owner.
Existing Trees to remain, only as part of the Agriculture operations.

OAK TREE MITIGATION

Botanical Name	Common Name	Size
Quercus lobata	Valley Oak	60" & 72" Box

NEW LANDSCAPE AREA - Automatic Drip Irrigation:

Trees:		
Arbutus menziesii	Madrone	15 gal.
Cercis occidentalis	Western Redbud	24" box
Ceanothus arboreus 'Ray Hartman'	Ray Hartman Ceanothus	15 gal.
Platanus racemosa	California Sycamore	36" box
Shrubs:		
Arctostaphylos d. 'Pacific Mist'	Manzanita	5 gal.
Baccharis 'Pigeon Point'	Coyote Brush	5 gal.
Ceanothus 'Frances Point'	Ceanothus	5 gal.
Olinia 'Sunset'	Hoskaria	5 gal.
Heteromeles arbutifolia	Toyon	15 gal.
Lavandula species	Lavender	5 gal.
Mahonia nevinii	Creeping Barberry	5 gal.
Muehlenbeckia complexa	Wire Vine	1 gal.
Rhamnus californica	Coffeeberry	5 gal.
Rhus integrifolia	Lemonade Berry	5 gal.
Ribes viburnifolium	Evergreen Currant	5 gal.
Rosmarinus officinalis	Creek Rosemary	5 gal.
Salvia leucantha 'Santa Barbara'	Creek Mexican Bush Sage	5 gal.

DRY HYDROSEED TO MATCH EXISTING GRASSLAND VEGETATION - result of grading phase due to improvements. No irrigation:

Available from Stover Seed Company (or equal):
1475 E. 6th Street
Los Angeles, CA 90021
213-627-4666

Bromus carinatus	California Brome
Clarkia unguiculata	California Clarkspur
Hordeum californicum	California Barley
Lasthenia californica	California Goldfields
Elymus glaucus	Creeping Wild Rye

Application Rate 150 lbs. per 50,000 sf
Apply with mulch and soil amendments per Stover's recommendations.

WATER QUALITY BASINS. No Irrigation:

Vegetated swales serve as conveyance line to downstream discharge points. Vegetated swales will be planted with species adapted to seasonally flooded and saturated periods of dry conditions.
Inundation allow to be limited to the bottom 1 foot of the swales.

Emergent Species: Planted within the center of the swale where the soil will be saturated for a greater duration.

Carex barbarae	Creek Sedge
Juncus patens	Blue Rush
Juncus effusus	Hollow-reed Rush

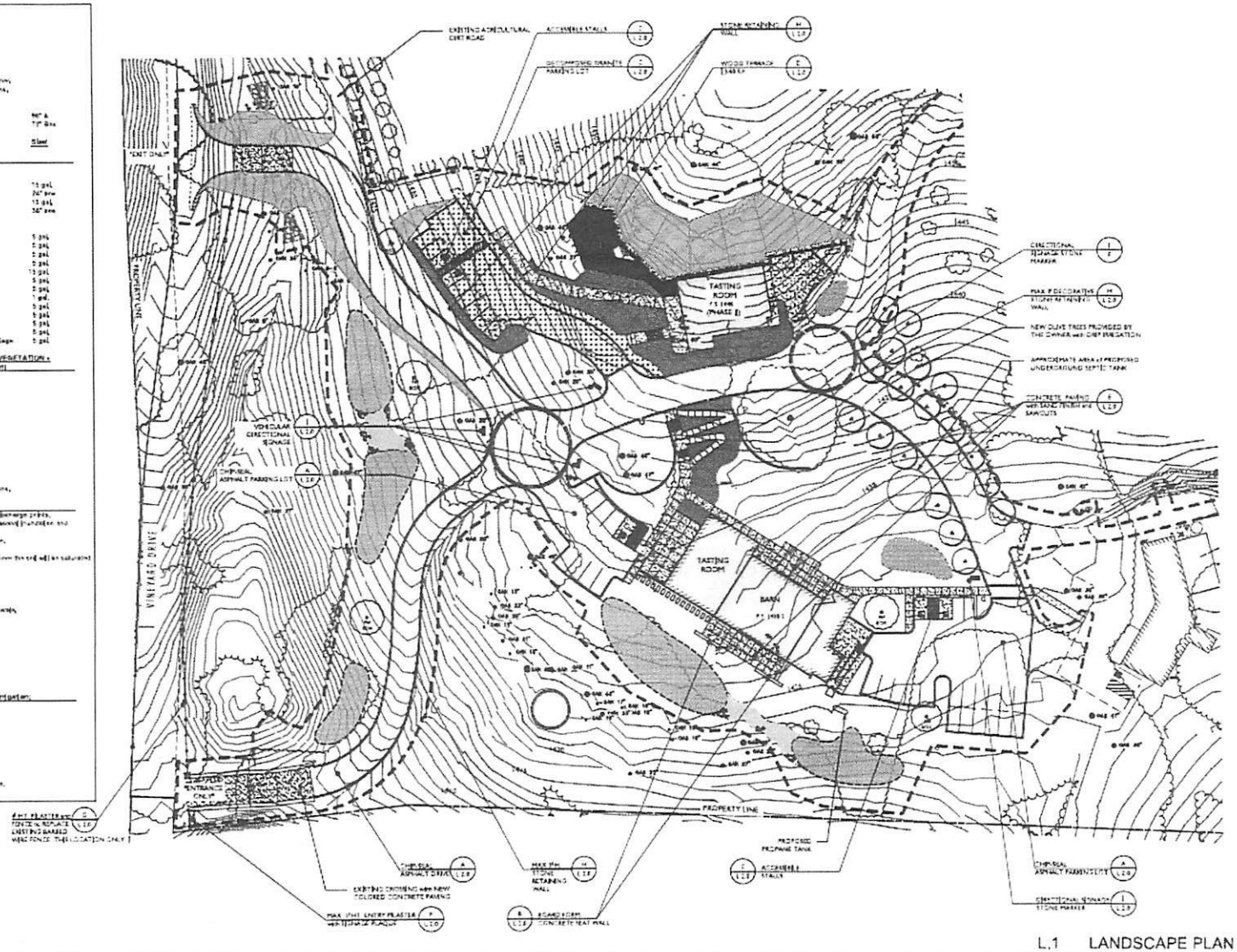
Grass Species: Grow throughout the area of the vegetated swale.

Bromus carinatus	California Brome
Clarkia unguiculata	California Clarkspur
Festuca idahoensis (upper swale only)	Blue Bunchgrass
Hordeum californicum	California Barley
Elymus glaucus	Creeping Wild Rye
Vicia sativa (upper swale only)	Common Vetch
Nassella cernua (upper swale only)	Nodding Needlegrass
Nassella pulchra (upper swale only)	Purple Needle Grass

TRANSITION BETWEEN WATER QUALITY BASINS. No Irrigation:

Cornus stolonifera	Redtwig Dogwood
Carex barbarae	Creek Sedge
Chondropetalum tectorum	Wild Hyacinth
Eriophyllum lanatum	Golden Yarrow
Juncus effusus	Hollow-reed Rush
Muhlenbergia rigens	Deer Grass
Nassella pulchra	Purple Needle Grass

Natural Boulders selected from rocks from grading operation.
Located in field by Landscape Architect.



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4936 VINEYARD DRIVE • PASO ROBLES • CALIFORNIA — 11 JULY 2014

L.1 LANDSCAPE PLAN

MJS

PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Landscaping Plan

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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

MEMORANDUM

Date: November 8, 2013

To: Holly Phipps, Project Planner

From: Frank Honeycutt, Development Services

Subject: Public Works Comments on DRC2013-00028, Willow Creek MUP, Vineyard Drive, Templeton, APN 014-331-073

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

Public Works Comments:

A. The proposed project may trigger road improvements per Resolution 2008-152. Events that attract the general public and generate between 101 and 200 PEAK hour trips, will trigger upgrading a ¼ mile of Vineyard Drive to current standard. An alternative will be to limit the event hours to non-peak times such as not on week days between 4 PM and 6 PM.

B. The proposed project is requires a drainage plan to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52 of the Land Use Ordinance prior to future submittal of development permits.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:

   a. Street plan and profile for widening **Vineyard Drive** to complete an A-1g rural street section for a ¼ mile from the main entrance toward the nearest intersection.

2. **Prior to occupancy or final inspection**, the **Vineyard Drive** primary driveway approach shall be constructed in accordance with County Public Improvement Standard B-1e. The secondary access driveway is to be constructed to a B-1 Standard. All driveway approaches constructed on County roads shall require an encroachment permit.

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

4. **Prior to occupancy or final inspection,** all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

5. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

Drainage

6. **At the time of application for construction permits,** the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.

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

8. **On-going condition of approval (valid for the life of the project),** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Recycling

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

CAL FIRE
San Luis Obispo
County Fire Department

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

Robert Lewin, Fire Chief

8/26/14

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

Subject: ***DRC2013-00028*** (Willow Creek NewCo LLC) located at 8530 Vineyard Drive near Templeton, CA.

A proposed Minor Use Permit for the phased construction of olive oil processing and tasting room expansion, including a special event program.

Associated building permits –
PMT2013-01766 (precise grading)
PMT2013-01767 and 01768 (agricultural storage buildings A/B)

The project is located within a **HIGH** Fire Hazard Severity Zone with an approximate **20** minute response time from the nearest County Fire Station. **CAL FIRE/County Fire Station #30 (Paso) is located at 2510 Ramada Drive near Paso Robles, CA.** This station has an approximate 13 mile vehicular travel distance. The project and applicant shall comply with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), and the Public Resources Code (PRC) and any other applicable fire laws.

Special Concerns

This project site has an extended fire engine response time of approximately 20 minutes where emergency services are not readily available. The cumulative effects of large scale special events and increased commercial operations within areas such as this continue to place challenges upon CAL FIRE/County Fire's ability to provide efficient and effective emergency services within rural areas.

Public Assemblage and Events

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

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

A written plan must be submitted to the Fire Code Official 30 days prior to the event. Written submittal requirements will be in accordance with Section 404 Fire Safety and evacuation plans.

A field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event. If modifications or additions to the event areas are made, an updated permit & inspection must be completed. Local Ordinance and California Fire Code (CFC) section 105.

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

Fire Safety and Evacuation Plans

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

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

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

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

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
3.1. The occupancy assembly point.
3.2. The locations of fire hydrants.
3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
4.1. Exits.
4.2. Primary evacuation routes.
4.3. Secondary evacuation routes.
4.4. Accessible egress routes.
4.5. Areas of refuge.
4.6. Exterior areas for assisted rescue.
4.7. Manual fire alarm boxes.
4.8. Portable fire extinguishers.
4.9. Occupant-use hose stations.
4.10. Fire alarm annunciators and controls.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

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

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

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

Ignition Resistant Construction
The proposed project is located within a Wildland Fire Hazard Severity Zone and must comply with California Fire and Building Code Chapter 7A - Ignition Resistant Construction in Wildland Urban Interface Areas. The construction type shall be designed to withstand a wildfire. The roof type will have to be consistent with the requirements of Chapter 15 - Section 1505. The required roof covering(s) shall be no less than a fire retardant **Class B** rating.

Stairway Access to Roof
New buildings two or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof or other access to the roof for emergency personnel approved by the fire code official. Stairway access to the roof shall be in accordance with Section 1009. Such stairway or other approved access shall be marked at street and floor levels with a sign indicating that the stairway or access continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

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

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

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

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

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

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

Secondary Egress

In accordance with CFC Section 503.1.2, County Fire is requiring the applicant to provide an additional (secondary) access point.

The proposed secondary access road was approved by CAL FIRE/County Fire during an onsite consultation with Kirk Consulting representatives in October 2013.

Commercial Access Road(s)

Grade and Design

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

Road Width and Signage

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

Structural Access Requirements

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

Gate Access Requirements

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

Exiting

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

Setbacks

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

Fire Sprinklers in Structures
This project will require installing a commercial fire sprinkler system in ***ALL*** new buildings and within existing structures where the occupancy classification is being changed. *All visitor serving and/or commercial use structures require the installation of commercial fire sprinkler systems.*

Note: PMT2013-00768 (Bldg. "B") *will* ***not*** *require the installation of a commercial fire sprinkler system as long as the structure is not utilized for any commercial purposes whatsoever. No intensified public use of this structure will be allowed without a commercial fire sprinkler system.*

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

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

Agricultural Use Structures
Structures over the minimum square footage must meet **all of the local ordinance** table 903 requirements **and all of the following requirements**: no conditioned or habitable space, ▪ no second stories (lofts 1/3 the floor area and open to below are allowed), ▪ minimum two exits including one pedestrian door (side hinge swinging door), ▪ workshops or offices limited to 10% of floor area ▪ dedicated fire water storage minimum of 5,000 gallons steel tank in full compliance with NFPA 1142(see fire safety plan) if there is no community provided fire hydrant within 500 ft. ▪ structure complies with the California Wildland Urban-Interface Ignition Resistant Construction Requirements ▪ heat detectors installed in accordance with CBC linked to an audible bell mounted in the exterior of the structure ▪ May not be used as a place of employment or for public assemblage/events ▪ May not be used as a commercial building.

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

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

The initial Master Fire Protection Plan (Collings & Associates-10/4/13) was tentatively approved by CAL FIRE/County Fire in October 2013.

Private Water System Requirements
Commercial fire suppression system water storage tanks must be steel and located a minimum 20 feet from structures. NFPA Standard 22 Water tanks for private Fire Protection, NFPA Standard 24 Installation of Private Fire Service mains and their Appurtenances, NFPA Standard 25 Inspection, Testing and Maintenance of Water-Based Fire Protection Systems shall be utilized for this project.

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

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

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

DRAFT System and Hydrant Specifications
Based upon the somewhat limited size/scope of the proposed project, the required fire hydrants may be draft; a pressurized hydrant system is not required. A Registered Fire Protection Engineer will confirm this within the technical analysis.

Future development of the facility may require a pressurized hydrant system. The draft hydrant system must meet County Fire commercial water supply standards as cited on the www.calfireslo.org website. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

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

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

Proprietary Alarm systems (24 hour staffed Industrial Facilities)
Any/all existing and new alarm systems must be in compliance with NFPA 72 and monitoring must meet all requirements outlined in Chapter 26 section 26.4 Proprietary Supervising Station Systems.

Hazardous Materials Alarm(s)
Approved monitoring method shall be provided to detect hazardous materials. An emergency alarm shall be provided if hazardous materials have a hazard ranking of 3 or 4 in accordance with NFPA 704 and exceed the maximum allowable quantity per control area. California Fire Code Chapter 50

Commercial Cooking Operations
California Fire Code Section 904.11 states Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:
1) Wet chemical extinguishing system, complying with UL 300.
2) Carbon Dioxide extinguishing systems
3) Automatic Fire Sprinkler Systems

Hazardous Materials

Prior to final inspection, a Hazardous Materials Management Plan (HMMP) must be provided. Chemical storage/treatment and hazardous gases will require a Hazardous Materials Management Plan HMMP. In accordance with California Fire Code Chapter 50/Title 19 Division 2, Chapter 4/Health and Safety Code Chapter 6.95.

CAL FIRE requires a written plan addressing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials. Additionally, the written plan shall include safeguards to minimize the consequences of an unsafe condition involving hazardous materials during normal operations and in the event of an abnormal condition.

Precautions for the safe storage, handling, or care of hazardous materials shall be in accordance with California Fire Code chapter 50 and shall include a Fire Department liaison to aid the Fire Department in pre-planning for all aspects of emergency responses.

Rooms, buildings or areas used for the storage of liquid or solid hazardous materials shall be provided with spill control and secondary containment. California Fire Code Chapter 50.

California Fire Code Chapter 53 Compressed Gasses

Containers, cylinders and tanks shall be secured and separated from hazardous conditions. Monitoring and detection shall be in accordance with section 5303.16.10.

California Fire Code Chapter 57 Flammable and Combustible Liquids

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

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

California Fire Code Chapter 61 Liquefied Petroleum Gases

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

Portable Fire Extinguishers

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

Combustible Waste Material

Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire. CCR Title 19 Division 1. Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

Petroleum Tanks

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

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

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

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

The proposed project will require final inspection prior to occupancy. Please contact the Fire Prevention Bureau at (805)543-4244, extension 3490 to schedule all inspections and required systems tests.

Thank you,

Clinton I. Bullard
Fire Inspector

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

DATE: **September 9, 2014**

TO: **Holly Phipps, Project Manager**

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

SUBJECT: **Willow Creek Minor Use Permit DRC2013-00028 (1717)**

The Agriculture Department's review finds that the proposed Willow Creek Minor Use Permit for the expansion of existing olive processing and tasting room facilities as well as a new special events program for up to 25 events with a maximum of 200 attendees will have less than significant impacts to agricultural resources or operations with the incorporation of the following mitigation measure:

- Locate parking within existing area of development. Any overflow parking should be located at least 100 feet from the southern property line to reduce impacts to adjacent agricultural operation.

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

If you have questions, please call 781-5914.

Project Description and Agricultural Setting

The project site is located at 8530 Vineyard Drive, west of Paso Robles. The 120-acre site is located within the Agriculture land use category and is developed with olive processing and tasting room facilities, residences, and agricultural accessory structures as well as an 45-acre olive orchard. Agricultural uses in the area primarily consist of wine grape vineyards, nut orchards, and livestock production. The property is currently under Williamson Act Contract.

The proposal includes replacing, expanding, and reconfiguring both production and visitor serving uses by approximately 4,140 square feet as well as adding an events program for up to 25 events with a maximum of 200 attendees. All development will occur within existing developed areas, with the exception of the overflow parking. Upon completion there will be a total of 11,427 square feet of olive processing and visitor serving uses plus associated access roads. Consistent with Agriculture Element AGP 6, the proposal is beneficial to the local agricultural industry, the visitor serving uses are clearly secondary to winery production for each phase of development, and the facilities are sited adjacent to existing roads and are compatible with future agricultural activities.

Impacts to Agricultural Resources

The proposed development would result in the expansion and reconfiguration of existing olive processing and tasting room facilities and a new special events program for up to 25 events with a maximum of 200 attendees. Proposed development is located within existing areas of development with the exception of the overflow parking area that is located adjacent to the southern property boundary and a neighboring dry farm hay production operation. Impacts to agricultural resources will be less than significant impacts to agricultural resources or operations with the incorporation of the following mitigation measure:

- Locate parking within existing area of development. Any overflow parking should be located at least 100 feet from the southern property line to reduce impacts to adjacent agricultural operation.

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/24/2013

TO: ENV HEALTH

OCT 25 2013
13393

FROM: Holly Phipps - North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00028 WILLOW CREEK – Proposed minor use permit for phased construction of olive oil processing and tasting room expansion, and temporary events. Site location is 8530 Vineyard Dr, Templeton. APN: 014-331-073.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Please see attached. Thank you.

11/6/13 — Date

[signature] — Name

x5551 — Phone

COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

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

Public Health
Prevent. Promote. Protect

October 30, 2013

To: Holly Phipps
North County Team / Development Review

From: Environmental Health
Leslie Terry

Project Description: DRC2013-00028, Willow Creek MUP
APN 033-291-034

Applicant to continue process for obtaining a Health Permit with San Luis Obispo County Environmental Health Services. Contact Jeremiah Damery at (805) 781-5548 with any questions regarding the food facility permitting process. In the event the proposed commercial kitchen will be used to prepare foods which may be made available to the public – then this kitchen will need to undergo plan check with this office.

See attached guidance document for information on Food Facilities with Private Water Wells. In the event this facility will not have more than 25 persons per day on site for 60 days out of the year, then the water will be regulated as part of their food facility permit.

In the event the facility has more than 25 persons per day on site for 60 days out of the year (guests, staff etc.), an annual permit will be required for the water supply at this facility. See attached flow chart for information on types of water systems. Contact Leslie Terry at (805) 781-5551 with any questions regarding the water supply at this facility.

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

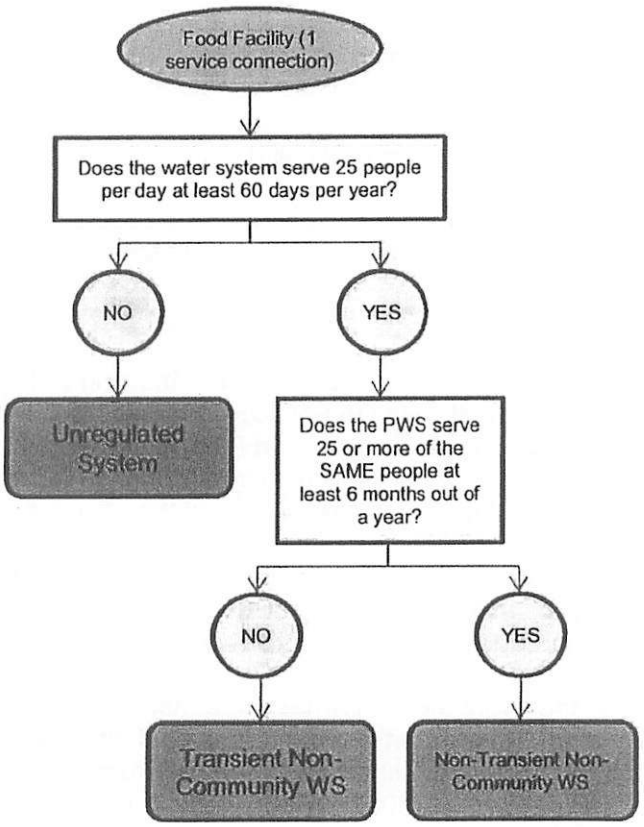
Applicant to return attached Hazardous Materials Declaration Flowchart to this office. Be advised that threshold levels are 55 gallons, 500 pounds or 200 cubic feet and common materials include (but are not limited to): fuel, paint, lubricants, pesticides, pool chemicals and compressed gases. Contact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

SAN LUIS OBISPO COUNTY
PUBLIC HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

Food Facilities with Private Water Wells

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

The California Safe Drinking Water Act provides the following definitions:
"116275. As used in this chapter:
(h) "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year.
A public water system includes the following:
(o) "Transient noncommunity water system" means a noncommunity water system that does not regularly serve at least 25 of the same persons over six months per year."



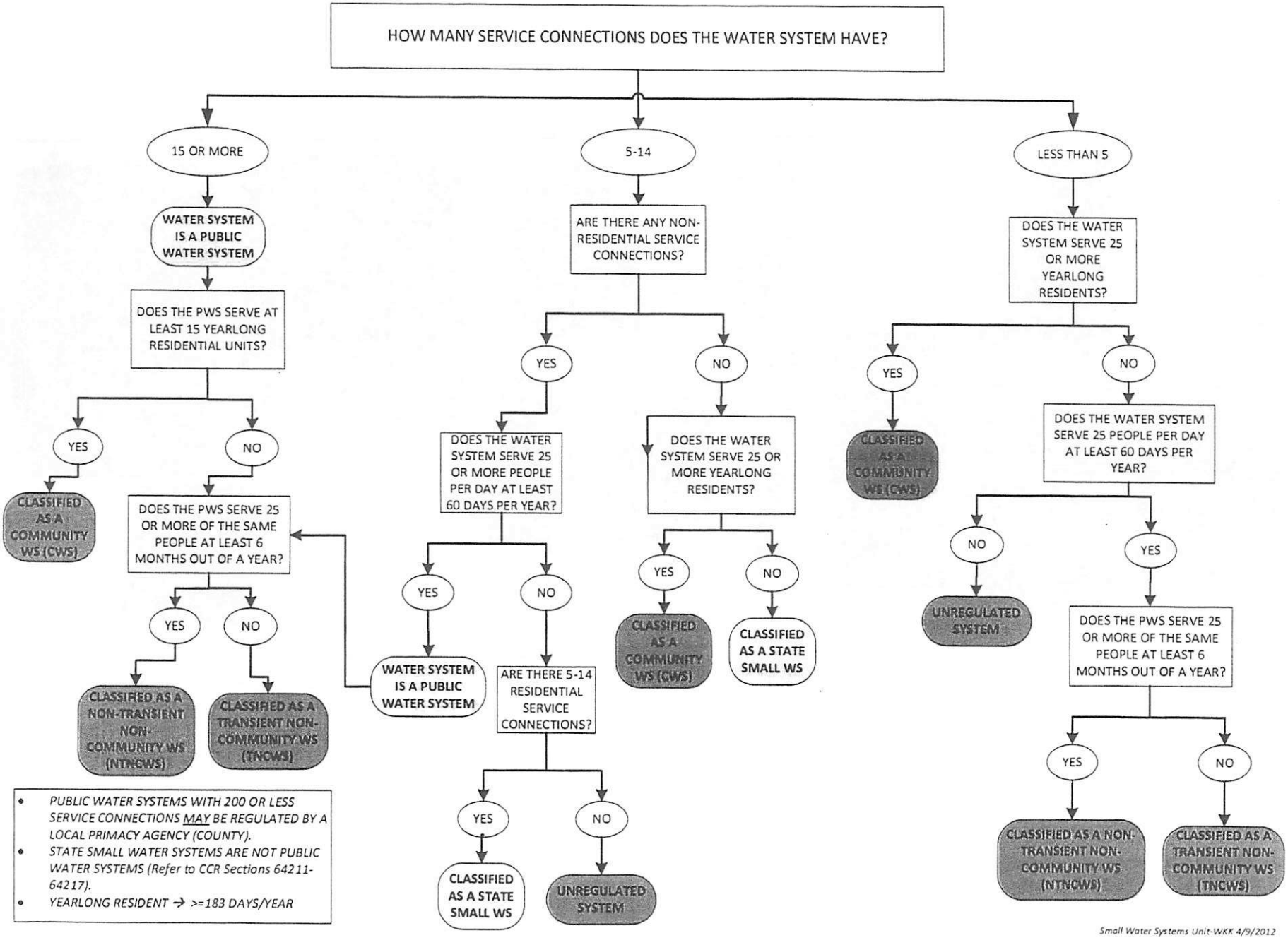
To achieve compliance with the regulations above, San Luis Obispo County will have facilities with private water wells which either utilize an un-regulated water supply (with obligations to comply with "standards") or are served by a regulated transient non-community water system. This chart provides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

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

Constituent	Frequency
Bacteriological	Monthly
Nitrate (NO3)	Annually
Nitrite (NO2)	Triennially (every 3 years)
Inorganic Chemicals (& Arsenic)	Once
Secondary Standards	Once

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

DECISION TREE FOR CLASSIFICATION OF WATER SYSTEMS



Small Water Systems Unit-WKK 4/9/2012

HAZARDOUS MATERIALS BUSINESS PLAN IMPLEMENTATION FLOWCHART

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

Name (print)

Signature

Business Name

Address

Date

Do you generate hazardous waste in ANY quantity?

YES

NO

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

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

NO

YES

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

YES

NO

Is your facility either a:

Agricultural Business ☐

Other Business ☐

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

YES

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

NO

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

YES

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

YES

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

NO

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

YES

NO

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

YES

NO

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

YES

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

NO

Submit a business plan and pay an annual fee to:

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

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

NO

COMMON HAZARDOUS MATERIALS

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

COMMON HAZARDOUS WASTES

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

Not sure?

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

DRC 2013-00028 Willow Creek

11/5/2013

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All construction working drawings and supporting documents shall be prepared by a California Licensed Architect of Record and is known as the Register Designed Professional in Responsible charge who shall coordinate the plans and documents. This individual shall sign the "Registered Designed Professional in Responsible Charge" form.

2. The project is subject to a construction permit as well as the currently adopted 2010 California Codes or if submitted after Jan.1, 2014, it will be the 2013 California Codes and may include compliance with the Urban Wildland Interface Chapter 7A, 2010 CBC. All processing equipment shall be listed by a national recognized testing agency or field tested.

3. The project will require a full Geotechnical report for the design of all building foundations and pad preparation at the time of construction permit application submittal.

4. The project is subject to the California State Title 24 disabled accessibility, energy laws (California Energy Commission) and the Green Building Code/ordinance. All new structures shall meet the County of San Luis Obispo Green Building ordinance requirements. In addition, the plans shall be in compliance with the County of San Luis Obispo recycle program.

5. If the area of disturbance is greater than 1 acre, then the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

6. A fire sprinkler system will be required. The sprinkler plans shall be submitted with a separate application for a separate fire sprinkler permit with the application for the structure(s). The application for the sprinkler system and any water tank storage required for the system shall be approved prior to issuance of the structure(s). Cal Fire requires that all commercial sprinkler systems be reviewed by a licensed fire protection engineer. **Fire sprinkler system may be required by county ordinance if Title 19 requirements trigger it, REGARDLESS of what the local fire jurisdiction may waive.**

7. Verify that all existing structures have legally approved permits and that they meet approved setbacks to the new property lines. If any structures are to be demolished, permits will be required to do so.

8. All on-site utilities serving existing structures shall be located on the correct parcel containing the structure served. Septic Design – If the percolation test is greater than 60 minutes per inch, then a licensed professional shall prepare the septic and leach design, typically a Civil Engineer.

9. Prior to permit submittal contact Steve Hicks, 781-5709 for a pre-construction permit application submittal meeting (free of charge) to clarify the number of permits required and identify any key issues.

10. Verification of the water supply is subject to Title 19.07.040 & 041.

11. Low Impact Development Guideline's (LID) - Any project creating over 2,500 sq. ft. of increased impervious surface shall comply with LID measures, see www.sloplanning.org.

12. It appears a separate grading permit maybe be required for access & pad grading.

Elizabeth Szwabowski, Plans Examiner III

LANDSET ENGINEERS, INC.
ENGINEERING - LAND PLANNING
SURVEYING - ENVIRONMENTAL CONSULTING

May 20, 2014

File No.: 0916-01
SLO Co. File No. DRC2013-00028

Mr. Andrew Wood
Willow Creek NewCo, LLC
C/o Kirk Consulting
8830 Morro Road
Atascadero, California 93422

Attention: Ms. Mandi Pickens

Subject: **Review of Landslide Screening Evaluation**

Project: **Pasolivo Ranch (APN 014-331-073)**
8530 Vineyard Drive
Paso Robles Area of San Luis Obispo County, California

References: 1. Landslide Screening Evaluation, Pasolivo Ranch, 8530 Vineyard Drive, APN: 014-331-073, Templeton, San Luis Obispo County, California, Project No. SL08726-1, prepared by Geosolutions, Inc., dated April 22, 2014.

Dear Mr. Wood:

The purpose of this letter is to summarize our findings of site reconnaissance performed on May 19, 2014 and review of the above referenced landslide screening evaluation (Reference 1). The proposed project site is located within a zone of high susceptibility for landsliding potential.

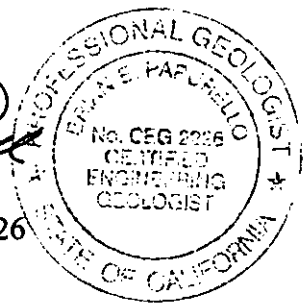
The report was reviewed for conformance with the San Luis Obispo County Land Use Ordinance (LUO), California Geological Survey Special Publication 117A (CGS SP-117A) and the San Luis Obispo County Guidelines for Engineering Geology Reports. This review was specifically focused with respect to the potential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

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

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

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

Respectfully,
LandSet Engineers, Inc.



Brian Papurello, CEG 2226

Doc. No. 1405-119.REV

Copies: Addressee (2)
Mr. Andrew Wood, Willow Creek NewCo, LLC (1)
Ms. Holly Phipps, San Luis Obispo County Planning Dept. (1)
Mr. John Kammer, Geosolutions, Inc. (1)
SLO County Geology files (1)

SAN LUIS OBISPO COUNTY ENGINEERING GEOLOGY & GEOTECHNICAL REPORT REVIEW FORM

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

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

Templeton Area Advisory Group
P.O. Box 1135
Templeton, CA 93465

January 17, 2014

To: Karen Nall, County Planning Department
From: Bill Hockey, TAAG Chairman

Re: DRC 2013-00028 Willow Creek – Proposed minor use permit for phased construction of an olive oil processing and tasting room expansion and temporary events. Site location is 8530 Vineyard Dr., Templeton. APN: 014-331-073

This referral was reviewed by TAAG at our January 16, 2014 meeting with the following action: Referral was approved 7-0, subject to the following items -

Areas of Concern:

1. Removal of 11 Valley & Live Oak Trees. Minimization of removal is preferred especially the large mature 40" oaks.
2. Up lighting of signs and trees are not supported. Any tree up lighting if not eliminated should be soft to avoid light entering the sky above the respective trees.

Recommendations:

1. Storm Water permit & erosion control plan be required to contain runoff.
2. Shielding of new structures with plans, trees & vegetation.
3. All lighting should be installed with motion sensors to minimize light trespass.
4. Lighting of signage should be downcast & shielded, not up lighted as indicated on signage plan.
5. Tree mitigation for the 11 oaks, on a 4-1 scale, should be used on site. If not then the re-planting should be completed at Schools, Parks or other community sites.
6. TAAG feels the economic impact of this expansion will be a benefit to the community.

Supportive Issues:

1. Ingress & egress roads are supported.

Sincerely,

Bill Hockey
Chairperson, TAAG
Cc: TAAG Architectural Review Committee