



Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED15-181

DATE: March 24, 2016

PROJECT/ENTITLEMENT: Ferrara Minor Use Permit; DRC2015-00069

APPLICANT NAME: Christopher Ferrara **Email:** biagiowines@yahoo.com

ADDRESS: 1877 Templeton Road, Templeton, CA 93465

CONTACT PERSON: Kirk Consulting **Telephone:** 805-461-5765

PROPOSED USES/INTENT: A request by Christopher Ferrara for a Minor Use Permit to allow the phased construction of a winery facility with public tasting room. At build-out the winery facility would total 10,331 square-feet (sf). Wine production is estimated at 15,000 cases per year. The applicant also requests a setback modification (LUO Section 22.30.070.D.2.d.1) to allow a setback of less than 200 feet for the tasting room during Phase I and Phase II. The project will result in the disturbance of approximately 1.47 acres on a 30 acre parcel. The proposed project is within the Agricultural land use category.

LOCATION: The proposed project is located on the west side of Templeton Road (at 1875 Templeton Road), adjacent to the City of Atascadero and approximately 0.5 miles southeast of the community of Templeton. The site is in the El Pomar-Estrella sub area of the North County planning area.

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

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Wildlife
Regional Water Quality Control Board

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. (2 wks from above DATE)

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

Notice of Determination State Clearinghouse No. _____

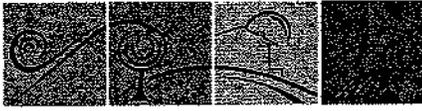
This is to advise that the San Luis Obispo County _____ as *Lead Agency*
 Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

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

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

County of San Luis Obispo

Signature **Project Manager Name** **Date** **Public Agency**



Initial Study Summary – Environmental Checklist

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

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Project Title & No. Ferrara Minor Use Permit (ED15-181) DRC2015-00069

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Brandi Cummings
Prepared by (Print) Brandi Cummings Signature 3-11-16 Date

James Caruso
Reviewed by (Print) James Caruso Signature Ellen Carroll, Environmental Coordinator (for) 3-11-16 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 Current Planning Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: A request by Christopher Ferrara for a Minor Use Permit to allow the phased construction of a winery facility with public tasting room. At build-out the winery facility would total 10,331 square-feet (sf). Wine production is estimated at 15,000 cases per year. The applicant also requests a setback modification (LUO Section 22.30.070.D.2.d.1) to allow a setback of less than 200 feet for the tasting room during Phase I and Phase II. The project will result in the disturbance of approximately 1.47 acres on a 30 acre parcel. The proposed project is within the Agricultural land use category and is located on the west side of Templeton Road (at 1875 Templeton Road), adjacent to the City of Atascadero and approximately 0.5 miles southeast of the community of Templeton. The site is in the El Pomar-Estrella sub area of the North County planning area.

The project phasing includes:

Phase I

- The construction of a new 4,532 sf two story wine production building (Building #1) to include the following:
 - 688 sf tasting room
 - 704 sf administrative/offices
 - 1,449 sf indoor processing
 - 1,250 sf outdoor processing (crush pad)
 - 1,250 sf case storage
 - 254 sf restrooms/storage
- Access improvements including expansion of the existing driveway, expansion of an existing 60" culvert, installation of a new 18" culvert, and widening of the access road
- Installation of a new domestic water and septic system, new fire protection suppression system, and a new winery wastewater process system

Phase II

- The construction of a new 3,600 sf wine storage building (Building #2), including a 1,250 sf covered crush pad
- The conversion of an existing barn (Building #3) for additional wine storage
- The redistribution of uses from Building #1 to expand the tasting room and wine processing area

- Area of uses at completion of Phase II include:
 - 1,255 sf tasting room
 - 704 sf administrative/offices
 - 2,120 sf indoor processing
 - 2,500 sf outdoor processing (crush pads)
 - 6,250 sf case storage
 - 254 sf restrooms/storage

Phase III

- Redistribution of uses among Buildings #1 - #3 to be as follows:
 - Building #1
 - 704 sf administrative/offices
 - 3,399 sf indoor processing
 - 1,250 sf outdoor processing (crush pad)
 - 254 sf restrooms/storage
 - Building #2
 - 1,250 sf outdoor processing (crush pad)
 - 3,600 sf case storage
 - Building #3
 - 1,578 sf tasting room
 - 128 sf restrooms/storage
 - 668 sf commercial kitchen

Ordinance Modification: The project includes the modifications to the site design standards that include:

Winery Setbacks: The applicant requests a setback modification for the tasting room (Section 22.30.070.D.2.d.1) of the minimum 200 foot setback to the property line requirement to allow a setback of 120 feet to the southern property line during Phase I and Phase II of the project. The tasting room will be relocated during Phase III to Building #3, which is located more than 200 feet from all property lines.

No special events are proposed with this project.

ASSESSOR PARCEL NUMBER(S): 034-131-038

Latitude: 35 degrees 31' 28" N Longitude: -120 degrees 40' 49" W **SUPERVISORIAL DISTRICT # 5**

B. EXISTING SETTING

PLANNING AREA: El Pomar/Estrella, Templeton

TOPOGRAPHY: Gently sloping

LAND USE CATEGORY: Agriculture

VEGETATION: Agriculture, Trees, Wooded Wetland

COMBINING DESIGNATION(S): Flood Hazard
Energy Extractive Area

PARCEL SIZE: 30 acres

EXISTING USES: two Single-family residence(s), accessory structures, agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Rural; residences	<i>East:</i> Agriculture; equestrian, vineyards, fields
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<i>South:</i> City of Atascadero; residences	<i>West:</i> Agriculture; equestrian, vineyards, fields
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C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

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

Setting. The proposed project is located approximately a half mile southeast of the community of Templeton, and is immediately adjacent to the City of Atascadero. The area is characterized by relatively large parcels with agricultural uses in the vicinity of the project site. The surrounding area is a mix of rural agricultural uses, vineyards, equestrian facilities, and single-family residences. The topography of the area is gently rolling to steeply sloping hills. The site currently contains two single-family residences, chicken coops, and a barn.

Impact. The applicant is proposing to construct a 2,374 sf winery hospitality center in an existing barn (Building #3) that includes a tasting room and commercial kitchen, a 4,532 sf processing building with administrative offices (Building #1), a 3,600 sf case storage building (Building #2), and two 1,250 sf outdoor crush pads. Portions of the project will be visible from Templeton Road; however, no structures will silhouette against any ridgelines as viewed from public roadways. The proposed winery will be partially screened by existing vegetation onsite.

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 to require an exterior lighting plan prior to issuance of construction permits. The requirements of the plan, including shielding of lighting elements, will ensure that the project will not create off-site glare.

Mitigation/Conclusion. 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 and for landscape screening for the winery and parking areas to provide screening from Templeton Road. Based on implementation of these measures, potential visual impacts would be less than significant. No mitigation measures beyond ordinance requirements are required.

2. AGRICULTURAL RESOURCES

Will the project:

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

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland, Prime Farmland if irrigated, Prime Farmland if irrigated and drained

In Agricultural Preserve? Yes

Under Williamson Act contract? Yes

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

Elder loam (0 - 5% slope). This nearly level to gently sloping soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class I when irrigated.

Hanford and Greenfield gravelly sandy loams (2 - 9% slope).

Hanford. This gently sloping, coarse loamy bottom soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: no severe limitations identified. The soil is considered Class IV without irrigation and Class II when irrigated.

Greenfield. This gently sloping, coarse loamy bottom soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: no severe limitations identified. The soil is considered Class IV without irrigation and Class II when irrigated.

Xerofluvents-Riverwash association. This variably sloping soil's drainage is not rated. The soil's erodibility and shrink-swell characteristics are not rated, as well as having potential septic system constraints due to: is not rated. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

Impact. The project proposes to construct a 10,331 sf wine processing facility with a public tasting room. The proposed winery facility would not be located on prime agricultural soils and would not adversely impact on-site or adjacent agricultural operations.

Mitigation/Conclusion. No mitigation measures beyond ordinance requirements are required.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GREENHOUSE GASES				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. 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).

The project proposes to disturb soils that have been given a wind erodibility rating of 4-5, which is considered "moderate".

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is

associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

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

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

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

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

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

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

Impact. As proposed, the project will result in the disturbance of approximately 1.47 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 10,331 sf wine processing facility with a public tasting room. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES

Will the project:

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

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

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

On-site Vegetation: Annual grasslands, scattered oaks, willows, ornamental vegetation

Name and distance from blue line creek(s): The Salinas River encompasses the southern portion of the property. An unnamed "blue line" tributary to the Salinas River courses through the northern portion of the property.

Site's tree canopy coverage: Approximately 10%

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

Vegetation

Mesa horkelia (*Horkelia cuneata* spp. *puberula*) List 1B

The project is potentially within an area known to support Mesa horkelia (*Horkelia cuneata* spp. *Puberula*). This perennial herb is generally found on sandy or gravelly soils in chaparral, cismontane woodland, and coastal scrub areas between the 70 and 810-meter elevation (230 to 2,660 feet). It has a blooming period of February-September. Mesa horkelia is considered rare by CNPS (List 1B, RED 2-3-3).

Shining navarretia (*Navarretia nigelliformis* ssp. *radians*) List 1B

The potential for Shining navarretia (*Navarretia nigelliformis* ssp. *radians*) has been identified about 0.45 miles to the northwest. This annual herb is found in cismontane woodland, valley and foothill grasslands and vernal pool areas between the 200 and 1000-meter elevations (650 to 3,280 feet). The typical blooming period is May-July. Shining navarretia is considered rare by CNPS (List 1B, RED 2-2-3).

Wildlife

South/Central Coast Steelhead Trout (*Oncorhynchus mykiss*) FT, CSC

The project is potentially within an area known to support South/Central Coast Steelhead Trout (*Oncorhynchus mykiss*). South/Central Coast Steelhead Trout is considered federally threatened and a California species of Special Concern. This species require cool, deep pools for holding through the summer, prior to spawning in the winter. Generally they are found in shallow areas, with cobble or boulder bottoms at the tails of pools. This species is threatened by water quality degradation (e.g., siltation, urban and agricultural pollutants), loss of riparian vegetation, and low instream flows resulting from water diversion, ground water pumping and periodic drought.

Habitat

Blue oak woodland (scattered <10%) has been found 0.94 mile to the east. Blue oak woodlands total approximately 68,500 acres in San Luis Obispo County. They are typically found in the foothills bordering hot interior valleys of the county below the 3,500-foot elevation. Common bordering habitats are grassland and chaparral communities. The deciduous blue oak (*Quercus douglasii*) is the dominant species. Other tree species commonly found in this habitat include: gray pine, coast live oak, valley oak, and interior live oak. Historic threats to this woodland include: rangeland clearing, urban conversion, firewood, and poor regeneration due to grazing and competition with non-native vegetation.

Blue Oak Foothill Pine Woodland (scattered <10%) has been found approximately 0.81 mile to the west.

Valley Oak Woodland (scattered <10%) has been found approximately 0.38 mile to the northwest. Historically, the valley oak (*Quercus lobata*) was a prominent species in the Central Valley, but the most impressive displays are now found in valleys of the coast ranges, including the upper Salinas River drainage. Valley oaks, one of the "white oaks", are central to this habitat and are the monarch of California oaks by virtue of size, age and beauty, and may be the largest North American oak. The tree prefers rich bottomland and requires plenty of water, nutrients and deep, rich soils to thrive. Threats to this habitat are agricultural and residential conversion, as well as groundwater pumping that has lowered higher groundwater areas. Preferable elevations are below 2,000 feet, but it can be found as high as 5,600 feet.

Impact. The applicant proposed to construct a winery facility with public tasting room. Building construction activities would be located within previously developed areas of the site (horse corrals and an existing barn), approximately 800 feet from the edge of the Salinas River riverbank. The project proposes to remove five (5) oak trees near the entrance to the site to facilitate access road, driveway, and culvert improvements. Access road improvements have the potential to impact the rootzone of two (2) additional oak trees and may impact the intermittent blue line stream at the

entrance of the property when the access road is widened.

Mitigation/Conclusion. Mitigation is proposed to address oak trees that will be removed and/or impacted by this project and any potential impacts to the intermittent blue line stream from future road widening work. A detailed description of the required mitigation measures are listed in Exhibit B - Mitigation Summary Table.

5. CULTURAL RESOURCES

Will the project:

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

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

The project is within 300 feet of a blue line creek and the Salinas River occupies the southern portion of the property. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

In order to meet AB52 Cultural Resources requirements, outreach to four Native American tribe groups had been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). The Xolon Salinan tribe requested to review the Archaeological Survey, and requested to be notified in the event cultural materials are un-earthed.

Impact. A Phase I Archaeological (surface) Survey was conducted (LSA Associates, September 2015). The survey found no evidence of cultural materials on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. As required by ordinance, the project will be conditioned to comply with standards for archeological resources discovery during construction activities, in the event of a discovery. No significant cultural resource impacts are expected to occur, and no mitigation measures above what area already required by ordinance are necessary.

6. GEOLOGY AND SOILS

Will the project:

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

6. GEOLOGY AND SOILS

Will the project:

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

* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low Potential

Liquefaction Potential: Moderate to High Potential

Nearby potentially active faults?: Yes, Rinconada Fault Distance? 0.74 miles to the east

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

Rinconada-East Huasna Fault

The East Huasna Fault is located approximately 0.74 miles east of the project. This fault extends north-northwest from Sisquoc in Santa Barbara County until it joins the Rinconada fault about 15 miles east of the city of San Luis Obispo. The East Huasna Fault is a nearly vertical or steeply dipping reverse fault that displaces Quaternary deposits. The northern extension of the East Huasna Fault joins the Rinconada Fault, which projects north-northwest, eventually following the western edge of the Salinas Valley up to Monterey Bay. Although the California Geological Survey classifies the Rinconada Fault as exhibiting Quaternary movement, recent studies for the Santa Ysabel Ranch in Paso Robles and the Chicago Grade Landfill in Templeton have shown features that suggest Holocene movement. No ground rupture has been mapped in Holocene time on the Rinconada fault, although there have been historical small to moderate earthquakes (<5.9 magnitude) that have been recorded in the vicinity of the fault. It is possible that the shock waves produced by these small earthquakes did not have enough energy to break the ground surface or cause any displacement within the surface materials. The Rinconada Fault is considered capable of generating a maximum Mw7.3earthquake.

Due to the distance of any known fault (at least ¼ mile away) or serpentine rock outcrop (at least one mile away), it is unlikely that any naturally occurring asbestos would be encountered during any earthmoving activities.

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

Soil erodibility: Low to moderate

When highly erosive conditions exist, a sedimentation and erosion control plan is required (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.

Interim Low Impact Development (LID) Guidelines is a project sponsored by municipalities in San Luis Obispo County and the Central Coast Regional Water Quality Control Board. This is a joint effort help reduce on-site stormwater runoff. Any project that creates between 2,500 sf and 5,000 sf of increased impervious surface is required to utilize at least (1) LID measures to help reduce stormwater runoff. The proposed project has already incorporated several LID measures to retain and reduce runoff all of which meet the agencies guidelines. For example, the project has proposed: rain gardens, green roofs, bio-retention swales, and collection cisterns.

The project is within a high liquefaction area, and is subject to the preparation of a geological report per the County's Land Use Ordinance to evaluate the area's geological stability. A Geotechnical Engineering Report was conducted for the project (Mid-Coast Geotechnical, Inc., October 2015).

Impact. As proposed, the project will result in the disturbance of approximately 1.47 acres. This has the potential to result in erosion and sedimentation. The report found the likelihood of liquefaction of the site is low due to the presence of hard sandy material and no encountered groundwater in the area (Mid-Coast Geotechnical, Inc., October 2015).

Mitigation/Conclusion. Pursuant to County Ordinances, the applicant will be required to prepare prior to issuance of construction permits, an Erosion and Sedimentation Control Plan, Drainage Plan, and Storm Water Pollution Prevention Plan (SWPPP). 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, recommendations outlined in the Geotechnical Engineering Report, and also Best Management Practices associated with the above referenced plans would mitigate potential geologic and soils impacts to less than significant. A detailed description of the required mitigation measures are listed in Exhibit B - Mitigation Summary Table.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Portions of the subject project are within the 100-year Flood Hazard Combining designation (FH). With regards to potential fire hazards, the subject project is within the unknown Fire Hazard Severity Zone, yet it borders a high severity zone. Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts. The proposed project was referred to Cal Fire for review.

The southern portion of the property is within the Salinas Dam "dam inundation" area, and is at least 19 miles below the dam. The area of the winery facility is approximately 1,000 feet outside the "dam inundation" area. The boundary of the dam inundation area is intended to show the maximum water limit line should there be a catastrophic release/failure of the upstream dam.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The applicant is conditioned to comply with the measures outlined in the Cal Fire Safety Plan. Measures to be implemented include, but are not limited to: installing a fire sprinkler system, and preparing a vegetation management plan. This is expected to reduce impacts to less than significant levels. No additional significant impacts are anticipated, and no mitigation is necessary.

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

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

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.

Impact. The applicant is not requesting any special events with amplified music. The project shall comply with the County Noise Element. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

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

9. POPULATION/HOUSING

Will the project:

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

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

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

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

10. PUBLIC SERVICES/UTILITIES

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

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

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

Police: County Sherriff

Location: Templeton (Approximately 2.76 miles to the north.)

Fire: Cal Fire (formerly CDF)

Hazard Severity: Unknown

Response Time: 5-10 minutes

Location: Approximately 3.74 miles to the north

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 and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place. The project is also located in road fee area Templeton B.

Mitigation/Conclusion. The project has been reviewed by Cal Fire for consistency with the Uniform Fire Code and is required to implement measures outlined in the Fire Safety Plan. Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact. The applicant is required to pay Templeton Area B Road Fees to address impacts to roads. The applicant shall pay all applicable school and public facilities fees. The above measures will reduce the cumulative impacts to less than significant levels. No mitigation measures beyond ordinance requirements are required.

11. RECREATION

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

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/CIRCULATION

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

Setting. The project is located on the west side of Templeton Road (a collector road), approximately 2.15 miles northwest of the Templeton Road and Highway 41 intersection. Referrals were sent to County Public Works. The project is within the Templeton Circulation Fee Area B. This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "buildout". This project is subject to payment of this fee. Public Works is not requesting a Roadway Safety Analysis or left turn lane analysis, due to the below-average collision history and low average daily trips count. No significant traffic related concerns were identified.

Impact. The project proposes the phased construction of a winery facility with a public tasting room. At build-out the winery would total 10,331 sf. Primary access to the project is from Templeton Road and the winery will process grapes grown off-site until a future planned vineyard is planted and mature.

The proposed project is estimated to generate about 8 "general public" peak-hour trips per day. Peak traffic associated with the tasting room is expected to occur between the hours of 11:00 am and 5:00 pm, which are considered "non-peak" hours. 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.

Large trucks that deliver grapes to the processing facility have the potential to impact traffic flows and could create a stacking safety issue along Templeton Road if adequate space is not available between the road and entrance gate (if one is installed). If an existing gate is used or one is constructed, the gate would be required to be constructed to Public Works standards and codes

including sufficient stacking space between the gate and the road.

Mitigation/Conclusion. Driveway and access improvements are required. Any gates located at the primary access shall be setback a minimum 75 feet from the travel way of Templeton Road. No significant impacts as a result of the proposed project are anticipated with the implementation of the mitigation measures listed in Exhibit B - Mitigation Summary Table.

13. WASTEWATER

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

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

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

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

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

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

The project is located within the Atascadero sub-basin portion of the Paso Robles Ground Water Basin. The project proposes to use on-site systems, as its means to dispose of wastewater. The winery will use two wastewater systems, one for domestic waste and one for process waste.

For domestic wastewater, the leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. 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 winery project has been conditioned through the Minor Use Permit to provide from the Regional Water Quality Control Board a waste discharge permit or an exemption for liquid waste disposal (the process waste). The RWQCB will conduct final review and approval of the wastewater disposal system.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

- poor filtering characteristics** due to the very permeable nature of the soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent

Impacts/Mitigation. The percolation rate for the subject property is very fast, which requires greater soil depth to provide for adequate filtering. Therefore, prior to issuance of a building permit, provide the county evidence of adequate soil separation to groundwater per CPC, or plans prepared by a qualified individual for an engineered septic system that meets CPC/Basin Plan criteria.

The applicant submitted a Percolation/Infiltration Data Report (Mid-Coast Geotechnical, Inc., October 2015) for this project. Despite the fast percolation rate for this property (3 to 10 minutes per inch), the report did not find groundwater or evidence of historical high groundwater,

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

14. WATER & HYDROLOGY

Will the project:

QUALITY

a) *Violate any water quality standards?*

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Change rates of soil absorption, or amount or direction of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Involve activities within the 100-year flood zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project is located in the Atascadero sub-basin portion of the Paso Robles Groundwater Basin and proposes to obtain its water needs from existing on-site wells. The applicant submitted a Pump Test Report for both the existing agricultural and domestic wells. 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. The closest creek from the proposed development is an unnamed creek across the northern portion of the property, approximately 75 feet in from Templeton Road. Additionally, the Salinas River encompasses the southern portion of the property. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution

Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? Yes

Closest creek? An unnamed tributary to the Salinas River. Distance? Approximately 75 feet from the northern edge of the parcel, on the property.

Soil drainage characteristics: Moderately drained

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

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

Soil erodibility: Low

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

Impact – Water Quality/Hydrology

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

- ✓ Approximately 1.47 acres of site disturbance is proposed and the movement of approximately 883 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will be disturbing over 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 within a 100-year Flood Hazard designation;
- ✓ The project is within 100 feet of the closest creek or surface water body;
- ✓ 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 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;

Water Quantity

The winery is proposing to produce up to 10,000 cases annually at the completion of Phase I and 15,000 cases annually at the completion of Phase II, which would result in average water use per industry standards of 0.76 acre-feet/year (afy) (Phase I) and 1.15 afy (Phase II).

Sources used for this estimate include one or more of the following references: County's Land Use Ordinance, 2000 Census data, Pacific Institute studies (2003), City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide' (1989).

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

Mitigation/Conclusion. There is adequate evidence indicating that water resources are adequate to support the proposed project and the Mitigated Negative Declaration is appropriate. 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. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality. No mitigation measures beyond ordinance requirements are required.

15. LAND USE

Will the project:

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

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

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

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

1. LUO Section 22.14.050 – Extractive Resource – Salinas River
2. LUO Section 22.94 – North County Planning Area
3. LUO Section 22.94.040 – El Pomar-Estrella Sub-area
4. LUO Section 22.94.080 B – Atascadero Planning Impact Area
5. LUO Section 22.14.060 – FEMA Flood Hazard Area

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

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

Will the project:

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

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

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Project File for the Subject Application | <input checked="" type="checkbox"/> El Pomar/Estrella Area Plan and Update EIR |
| <u>County documents</u> | <input type="checkbox"/> Circulation Study |
| <input type="checkbox"/> Airport Land Use Plans | <u>Other documents</u> |
| <input checked="" type="checkbox"/> Annual Resource Summary Report | <input checked="" type="checkbox"/> Archaeological Resources Map |
| <input checked="" type="checkbox"/> Building and Construction Ordinance | <input checked="" type="checkbox"/> Area of Critical Concerns Map |
| <input type="checkbox"/> Coastal Policies | <input checked="" type="checkbox"/> Areas of Special Biological Importance Map |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland) | <input checked="" type="checkbox"/> California Natural Species Diversity Database |
| <input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include: | <input checked="" type="checkbox"/> Clean Air Plan |
| <input checked="" type="checkbox"/> Agriculture & Open Space Element | <input checked="" type="checkbox"/> Fire Hazard Severity Map |
| <input checked="" type="checkbox"/> Energy Element | <input checked="" type="checkbox"/> Flood Hazard Maps |
| <input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements) | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County |
| <input checked="" type="checkbox"/> Housing Element | <input checked="" type="checkbox"/> Regional Transportation Plan |
| <input checked="" type="checkbox"/> Noise Element | <input checked="" type="checkbox"/> Uniform Fire Code |
| <input type="checkbox"/> Parks & Recreation Element | <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) |
| <input checked="" type="checkbox"/> Safety Element | <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.) |
| <input checked="" type="checkbox"/> Land Use Ordinance | <input type="checkbox"/> Other |
| <input type="checkbox"/> Real Property Division Ordinance | |
| <input type="checkbox"/> Trails Plan | |
| <input type="checkbox"/> Solid Waste Management Plan | |



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.

Biological Resources

BR-1. At the time of application for construction and/or grading permits, the applicant shall clearly show all oak trees within 50 feet of grading and /or construction activities on the grading and/or construction 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 CalFire/County Fire vegetative clearance/modification requirements shall also be considered on the plans.

BR-2. At the time of application for construction and/or grading permits the applicant shall submit an oak tree replacement plan to be reviewed and approved by the Environmental Coordinator for the oak trees identified to be removed. The plan shall provide for the replacement, in kind at a 4:1 ratio to mitigate for trees removed and at a 2:1 ratio to mitigate for trees impacted but not removed.

BR-3. Prior to issuance of construction and/or grading permits, the applicant shall submit satisfactory evidence to the County Department of Planning and Building that all of the agencies listed below have been contacted and provide verification of whether or not the contacted agency required a permit associated with the project. Permits may include, but are not limited to:

- o Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW),
- o Clean Water Act Section 404 permit from the United States Army Corps of Engineers (USACE),
- o Clean Water Act Section 402 National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction activities, including a Stormwater Pollution Prevention Plan (SWPPP) with Best Management Practices (BMPs) for stormwater management, and/or
- o Clean Water Act Section 401 certification from the Central Coast Regional Water Quality Control Board (RWQCB).

Where a permit is required, the Applicant shall provide a copy of all the conditions required by that agency to the County Department of Planning and Building. The County shall review these conditions for consistency with proposed plans and County conditions.

Additionally, after County review and approval of all required water quality permits, the Applicant shall 1) implement the agency-approved elements and keep in good working order **during construction/improvements/life of project** and, as applicable, **during operations**; and 2) maintain and make available to the County at all times an onsite, approved copy of all required permits.

BR-4. Prior to final inspection or occupancy, the applicant shall replace, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, shall plant at a 2:1 ratio for each tree impacted but not removed. 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).

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).

These 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 (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. 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. Replacement oak trees shall be from vertical tubes or deep, one-gallon container sizes.

BR-5. 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).

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.

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-6. Once trees have been planted and prior to final inspection/occupancy, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating when the above planting occurred, what was planted and all measures installed to improve the long-term success of these trees. This letter shall be submitted to the Environmental Coordinator.

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 and no less than seven years. 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.

Geology and Soils

GS-1. Prior to issuance of construction and/or grading permits, the applicant shall submit final plans demonstrating compliance with the Geotechnical Engineering Report (Mid-Coast Geotechnical, Inc., October 26, 2015) and Percolation/Infiltration Data Report (Mid-Coast Geotechnical, Inc., October 26, 2015).

GS-2. Prior to issuance of construction and/or grading permits, the applicant shall submit a drainage and erosion and sedimentation control plan in compliance with County Ordinance Section 22.52.110 and Section 22.52.120. The plans shall be prepared by a civil engineer to address both temporary and long-term drainage, sedimentation and erosion impacts.

Transportation

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

a. Reconstruct the existing site access driveway approach in accordance with County Public Improvement Standard B-1e drawing for high speed and/or high volume rural roadways; and A-5a for sight distance standards.

TR-2. On-going condition of approval (valid for the life of the project), Any gate constructed on a driveway taking access to a County maintained road where off-site grapes are delivered and/or product is exported from the site shall be a setback minimum of 75 feet from the traveled way of any road open to public traffic.

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

LSA Associates, Inc., September 10, 2015. *Phase I Archaeological Survey of 1875 and 1877 Templeton Road, Templeton, San Luis Obispo County, California (LSA Project No. CFE1501)*

Mid-Coast Geotechnical, Inc., October 26, 2015. *Geotechnical Engineering Report for Proposed Steel Building at 1875 Templeton Road, Templeton Vicinity of San Luis Obispo County*

Mid-Coast Geotechnical, Inc., October 26, 2015. *Percolation/Infiltration Data Report for Proposed Steel Building at 1875 Templeton Road, Templeton Vicinity of San Luis Obispo County*

Cortese List. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm



DATE: March 4, 2016

**DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM FOR
FERRARA MINOR USE PERMIT
ED15-181 (DRC2015-00069)**

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.

A request by Christopher Ferrara for a Minor Use Permit to allow the phased construction of a winery facility with public tasting room. At build-out the winery facility would total 10,331 square-foot (sf). Wine production is estimated at 15,000 cases per year. The applicant is also requesting a setback modification (LUO Section 22.30.070.D.2.d.1) to allow a setback of less than 200 feet for the tasting room during Phase I and Phase II. The project will result in the disturbance of approximately 1.47 acres on a 30 acre parcel. The proposed project is within the Agricultural land use category and is located on the west side of Templeton Road (at 1875 Templeton Road), adjacent to the City of Atascadero and approximately 0.5 miles southeast of the community of Templeton. The site is in the El Pomar-Estrella sub area of the North County planning area.

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

Biological Resources

- BR-1. At the time of application for construction and/or grading permits,** the applicant shall clearly show all oak trees within 50 feet of grading and /or construction activities on the grading and/or construction 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 CalFire/County Fire vegetative clearance/modification requirements shall also be considered on the plans.
- BR-2. At the time of application for construction and/or grading permits** the applicant shall submit an oak tree replacement plan to be reviewed and approved by the Environmental Coordinator for the oak trees identified to be removed. The plan shall provide for the replacement, in kind at a 4:1 ratio to mitigate for trees removed and at a 2:1 ratio to mitigate for trees impacted but not removed.

Monitoring: (Mitigation Measures BR-1 and BR-2) Compliance will be verified by the County Department of Planning and Building for inclusion of required elements on plans.

- BR-3. Prior to issuance of construction and/or grading permits,** the applicant shall submit satisfactory evidence to the County Department of Planning and Building that all of the

DATE: March 4, 2016

agencies listed below have been contacted and provide verification of whether or not the contacted agency required a permit associated with the project. Permits may include, but are not limited to:

- o Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW),
- o Clean Water Act Section 404 permit from the United States Army Corps of Engineers (USACE),
- o Clean Water Act Section 402 National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction activities, including a Stormwater Pollution Prevention Plan (SWPPP) with Best Management Practices (BMPs) for stormwater management, and/or
- o Clean Water Act Section 401 certification from the Central Coast Regional Water Quality Control Board (RWQCB).

Where a permit is required, the Applicant shall provide a copy of all the conditions required by that agency to the County Department of Planning and Building. The County shall review these conditions for consistency with proposed plans and County conditions.

Additionally, after County review and approval of all required water quality permits, the Applicant shall 1) implement the agency-approved elements and keep in good working order **during construction/improvements/life of project** and, as applicable, **during operations**; and 2) maintain and make available to the County at all times an onsite, approved copy of all required permits.

Monitoring: (Mitigation Measure BR-3): Compliance will be verified by the County Department of Planning and Building for verification of required permits prior to issuance of construction permits.

BR-4. Prior to final inspection or occupancy, the applicant shall replace, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, shall plant at a 2:1 ratio for each tree impacted but not removed. 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).

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).

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(e.g., planting tablets, initial deep watering) shall be used. Replacement oak trees shall be from vertical tubes or deep, one-gallon container sizes.

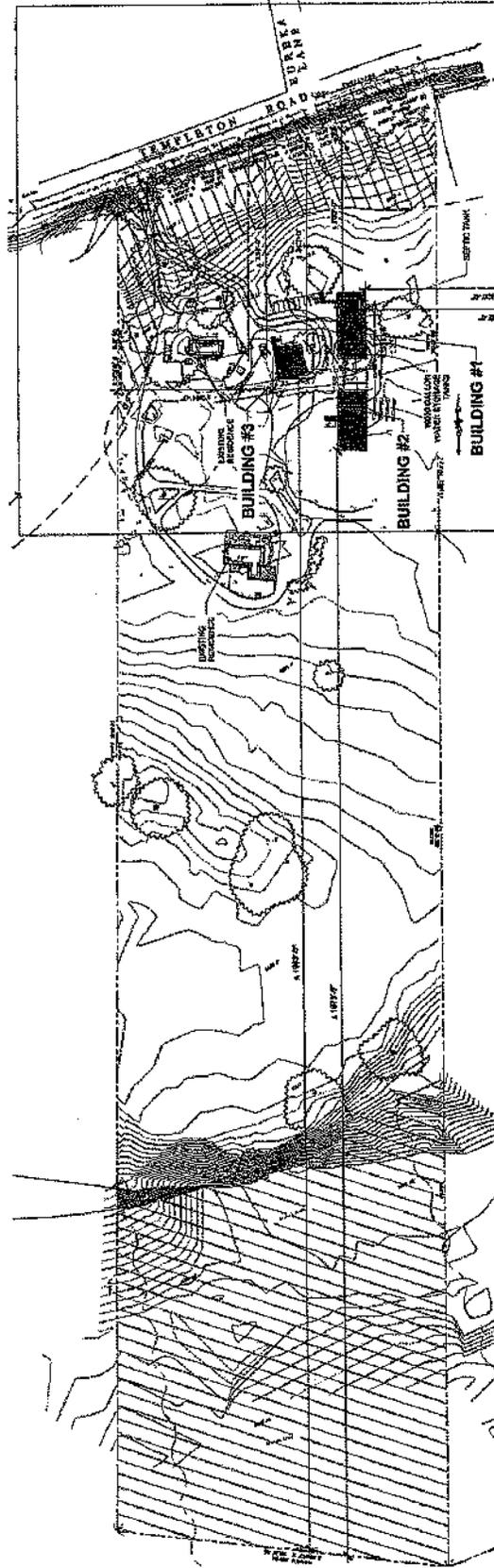
- BR-5.** Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting 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).

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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.

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- 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 and no less than seven years. 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.

Monitoring: (Mitigation Measures BR-4 through BR-7) Compliance will be verified by the County Department of Planning and Building in consultation with the Environmental Coordinator prior to final inspection or occupancy.



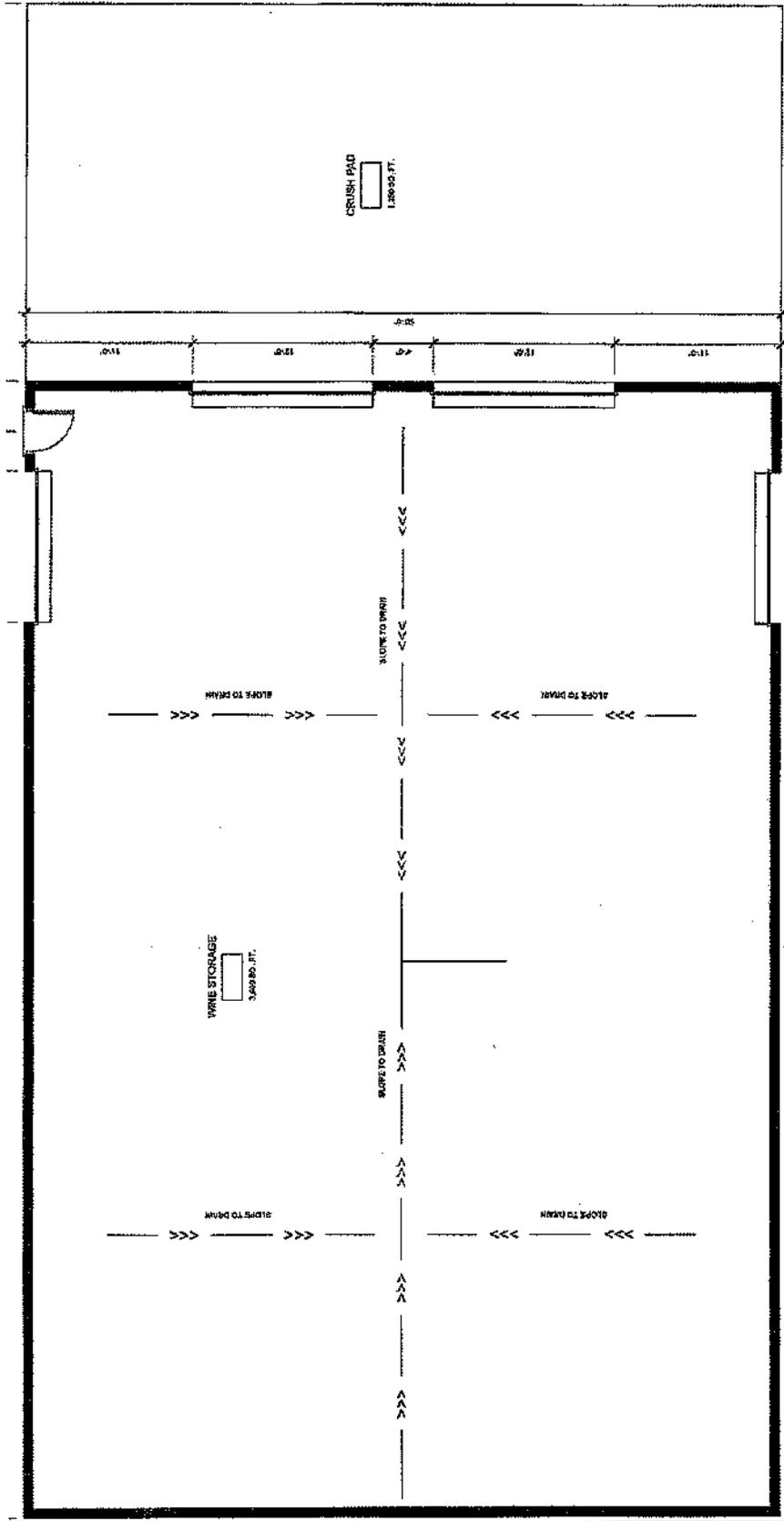
PROJECT

Minor Use Permit
Ferrara DRC2015-00069



EXHIBIT

Site Plan



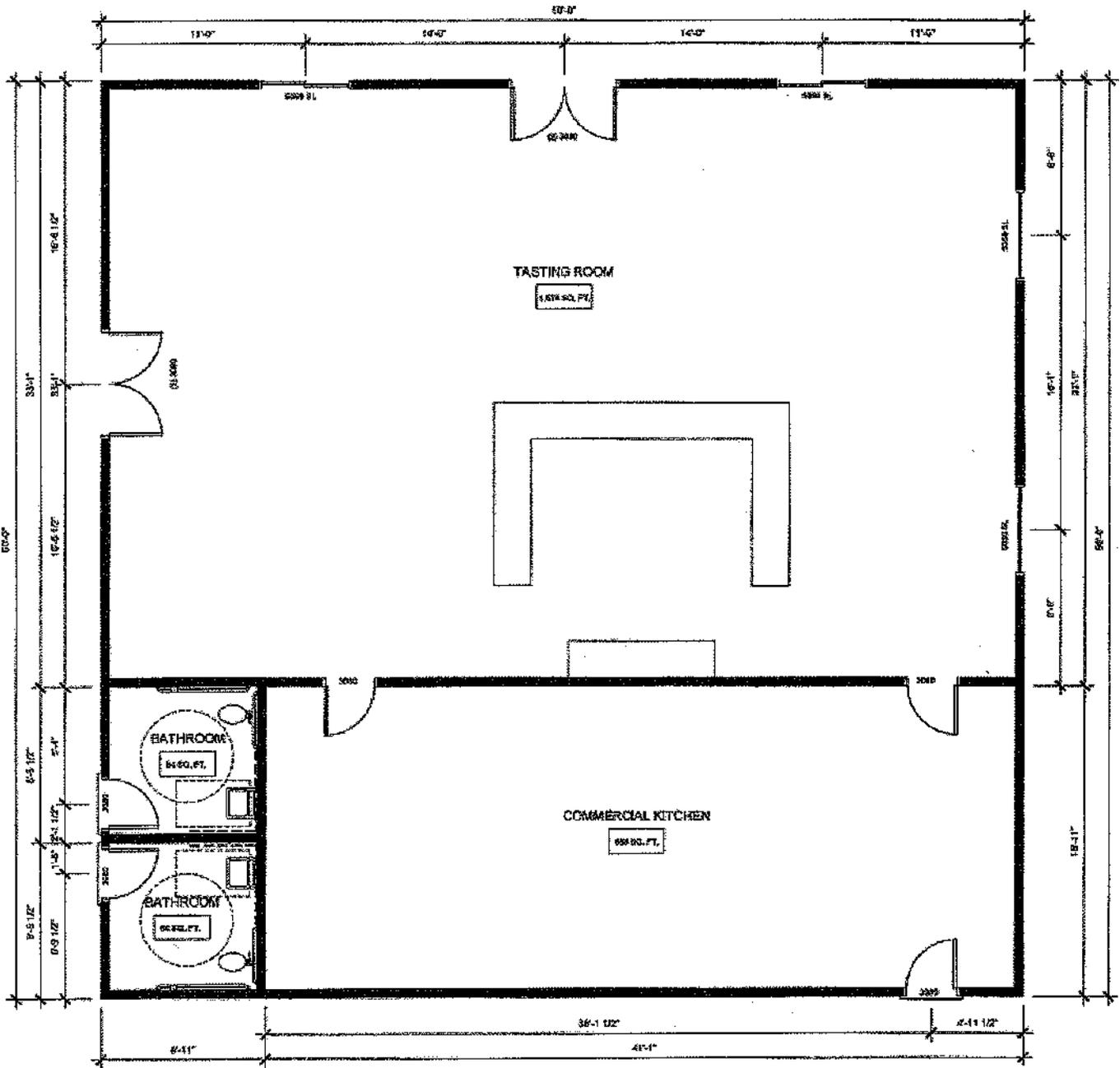
PROJECT

Minor Use Permit
Ferrara DRC2015-00069



EXHIBIT

Building #2 Floor Plan
(Completion of Phase III)



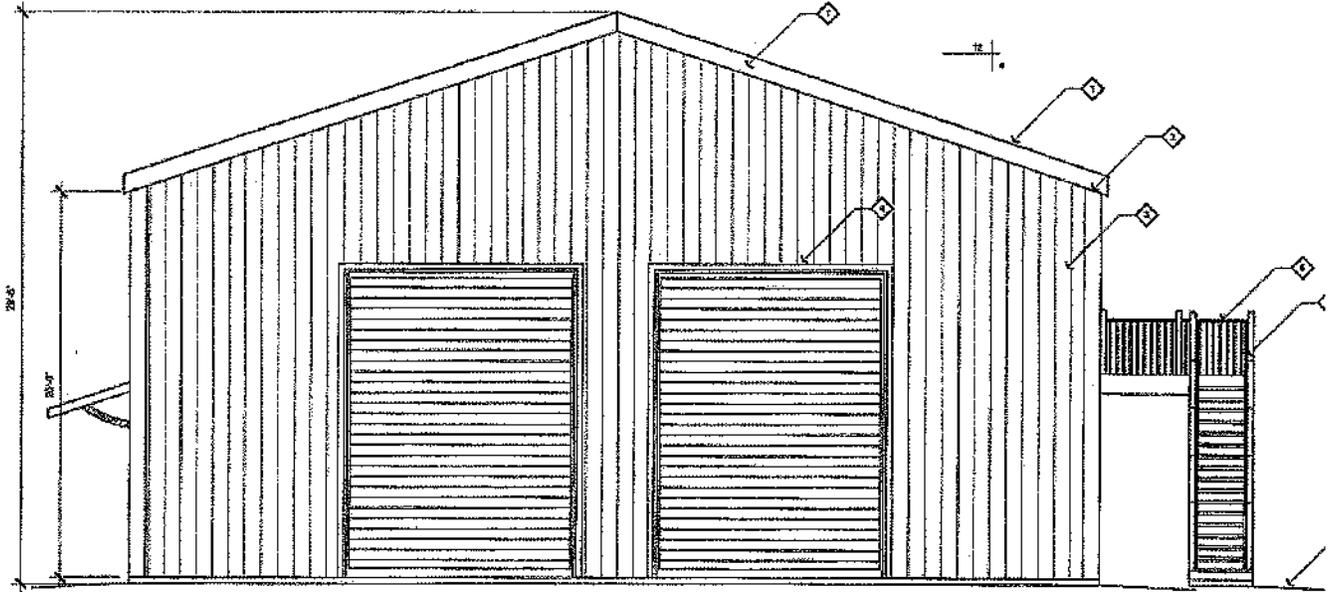
PROJECT

Minor Use Permit
Ferrara DRC2015-00069

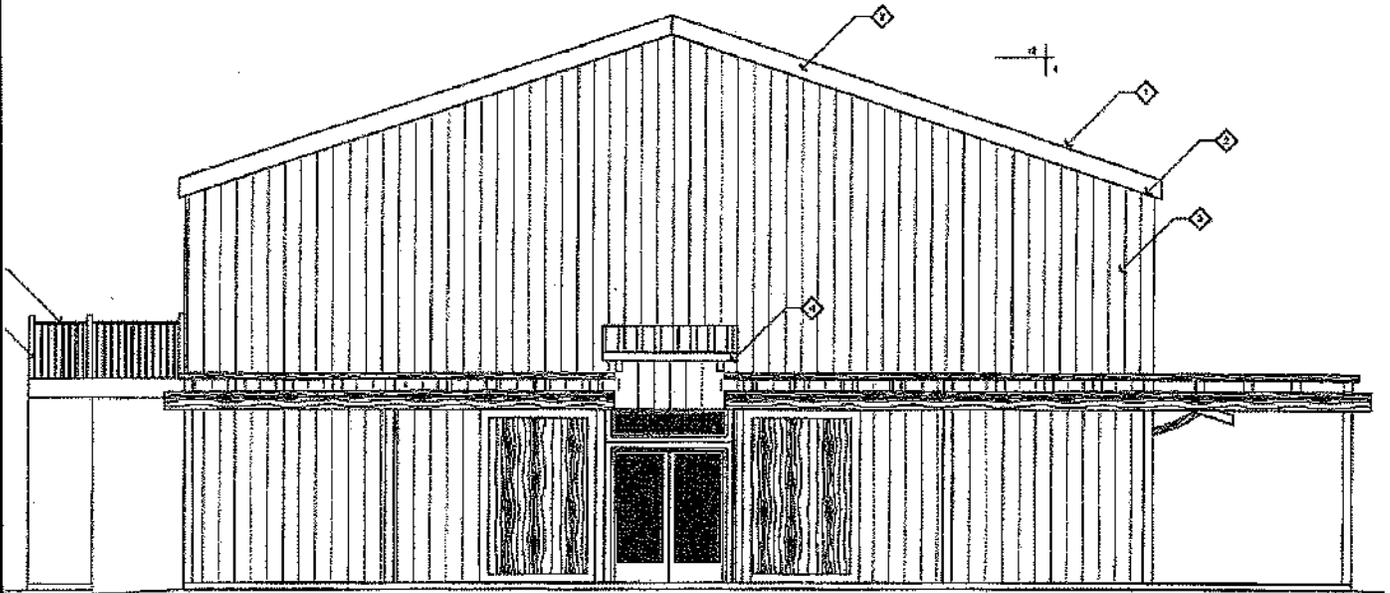


EXHIBIT

Building #3 Floor Plan
(Completion of Phase III)



REAR ELEVATION BUILDING #1
1/4" = 1'



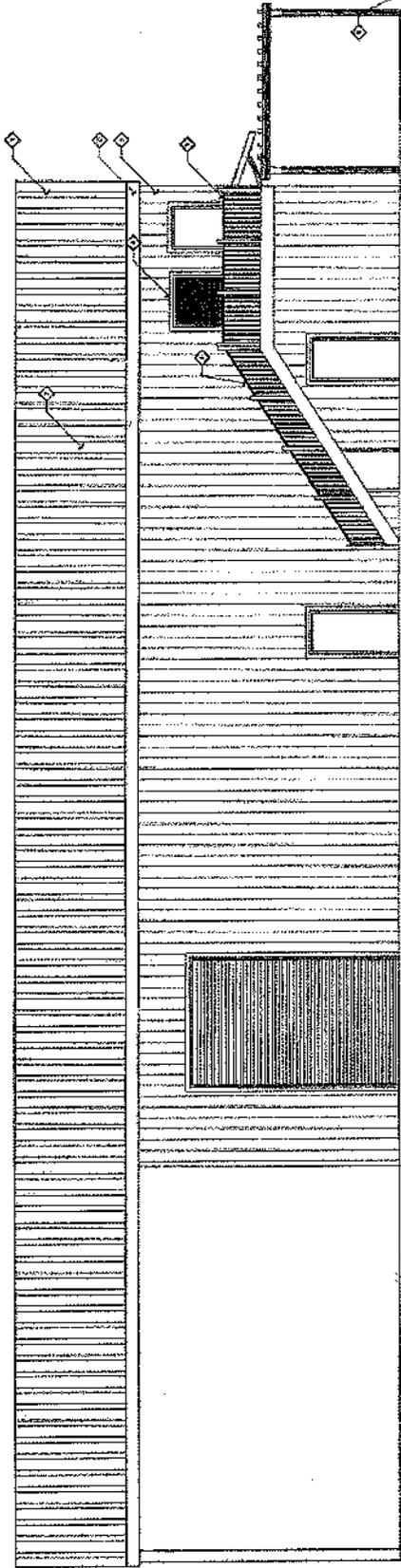
PROJECT

Minor Use Permit
Ferrara DRC2015-00069

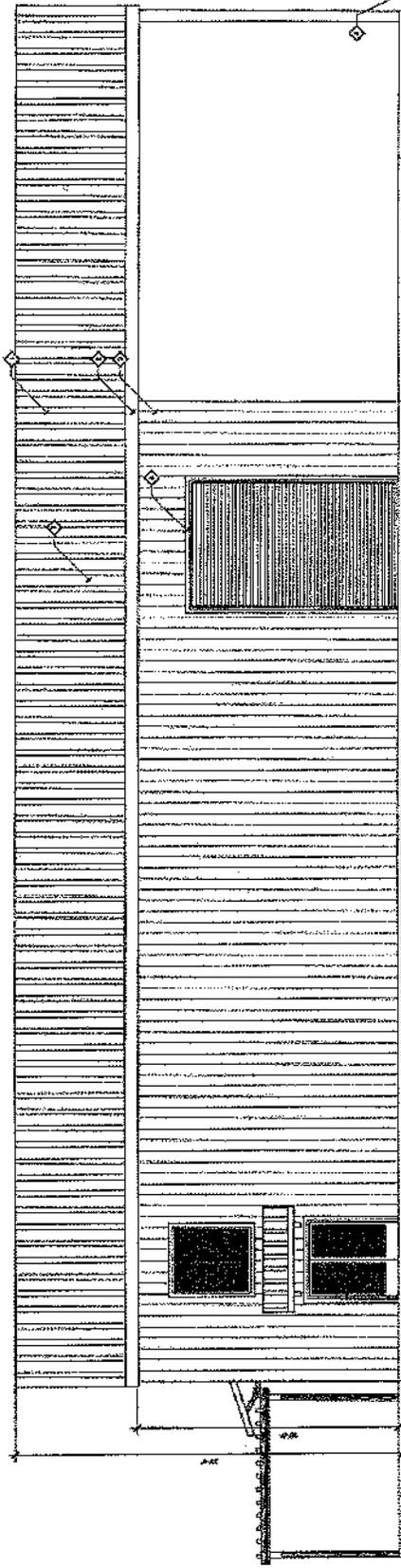


EXHIBIT

Building #1
Front and Rear Elevations



LEFT ELEVATION BUILDING #1
1/8" = 1'



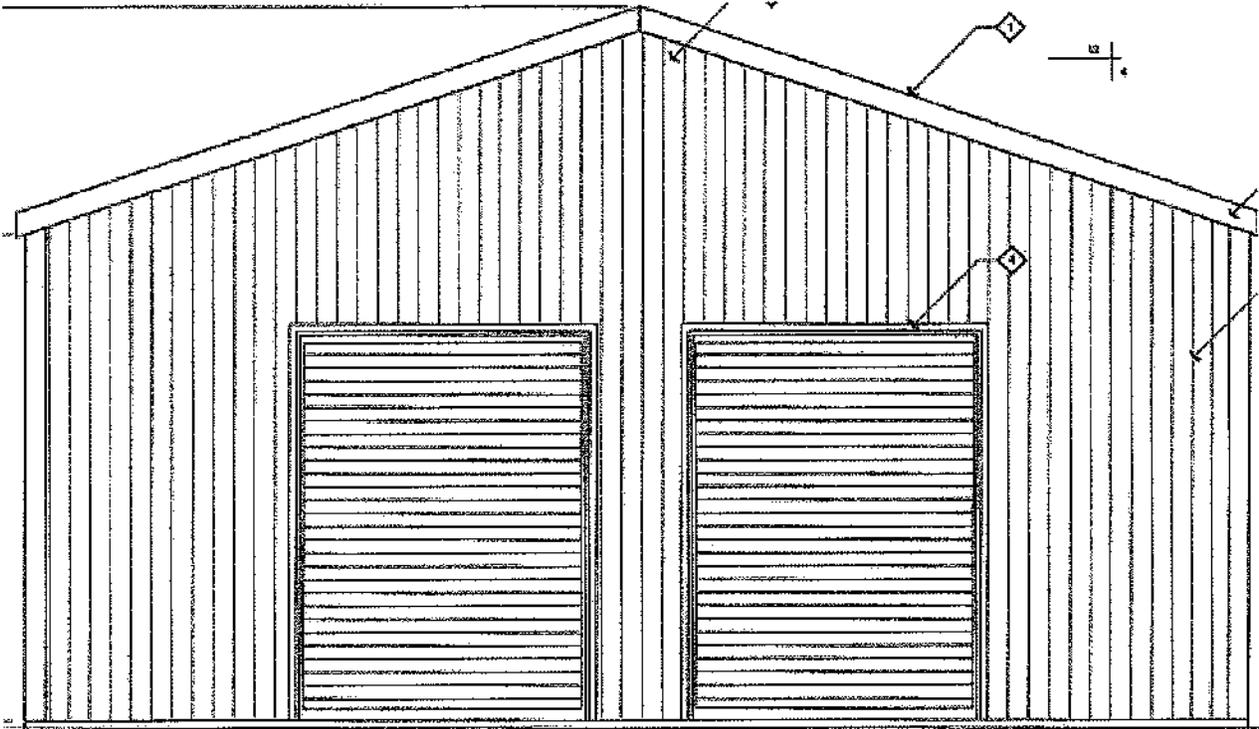
PROJECT

Minor Use Permit
Ferrara DRC2015-00069

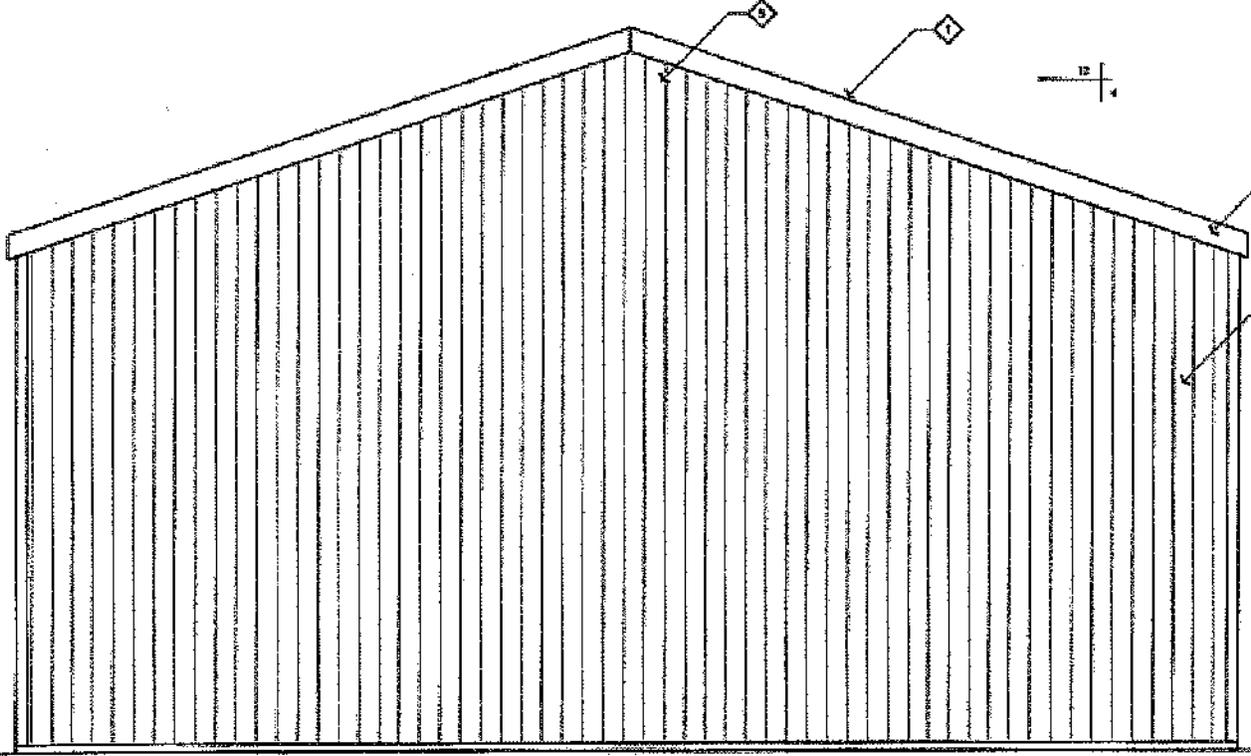


EXHIBIT

Building #1
Left and Right Elevations



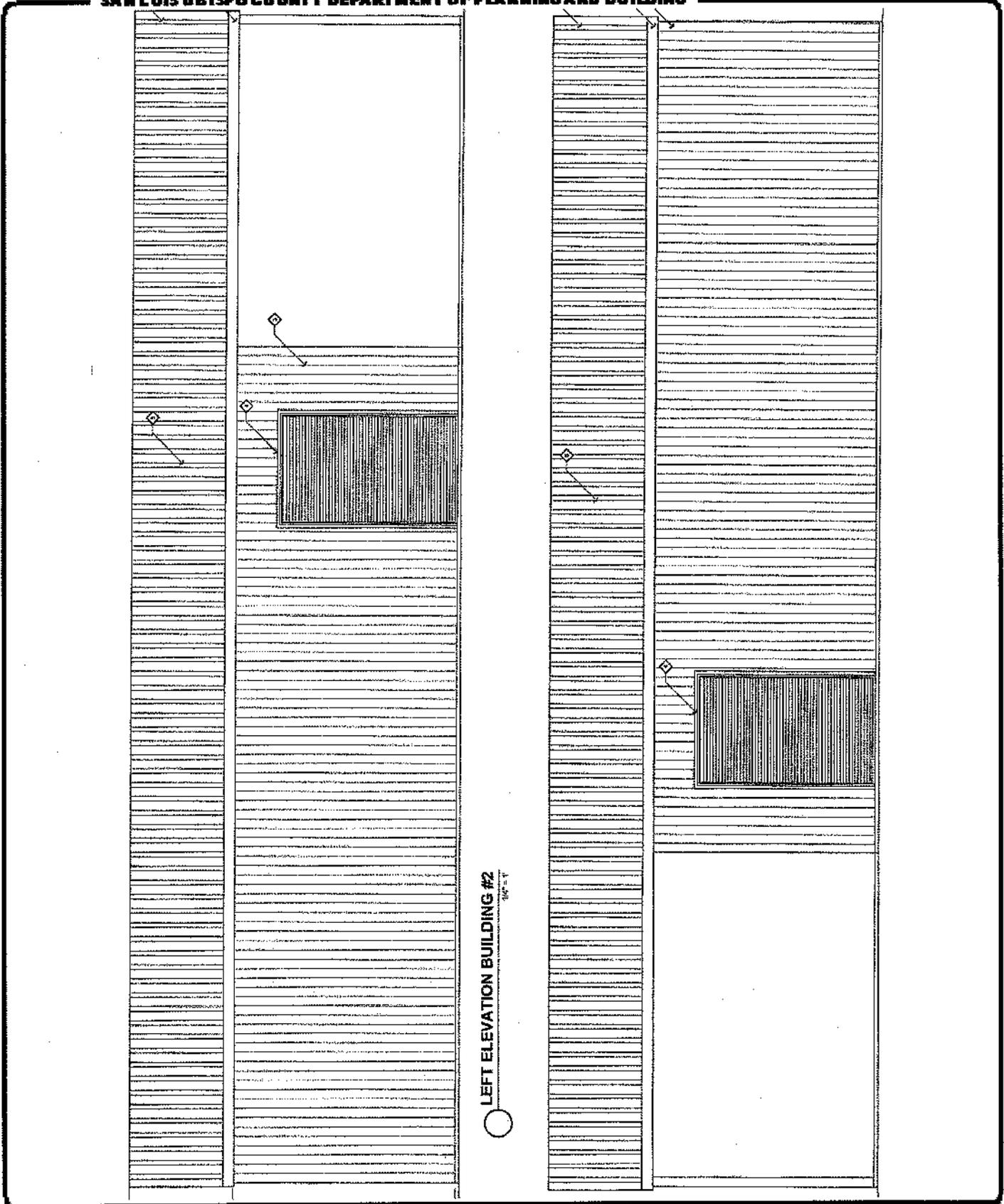
REAR ELEVATION BUILDING #2
1/4" = 1'



PROJECT
Minor Use Permit
Ferrara DRC2015-00069



EXHIBIT
Building #2
Front and Rear Elevations



LEFT ELEVATION BUILDING #2
1/4" = 1'

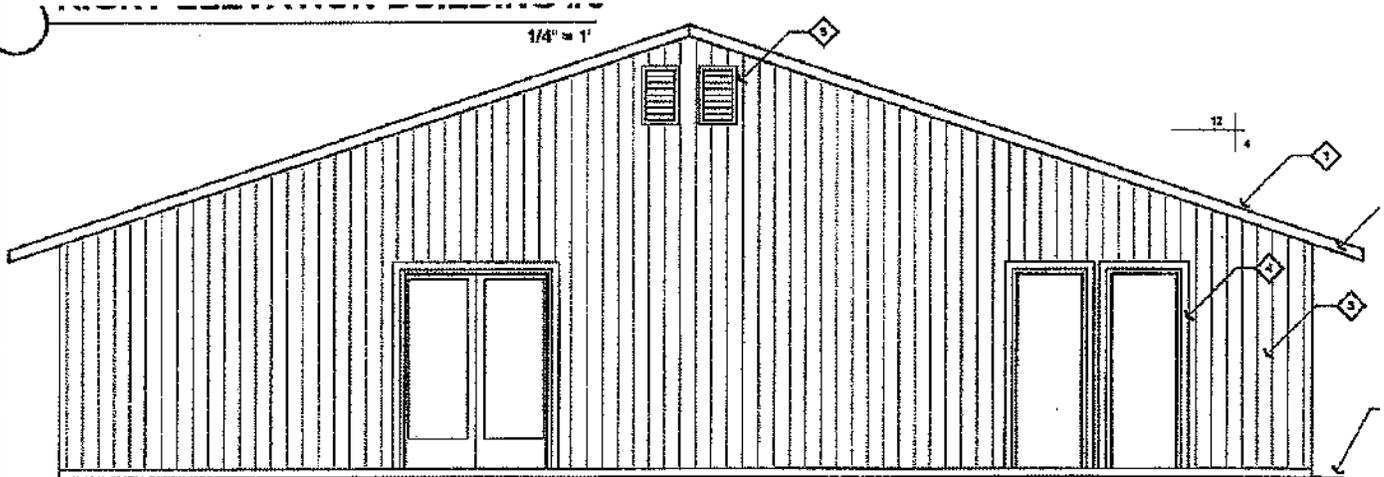
PROJECT

Minor Use Permit
Ferrara DRC2015-00069



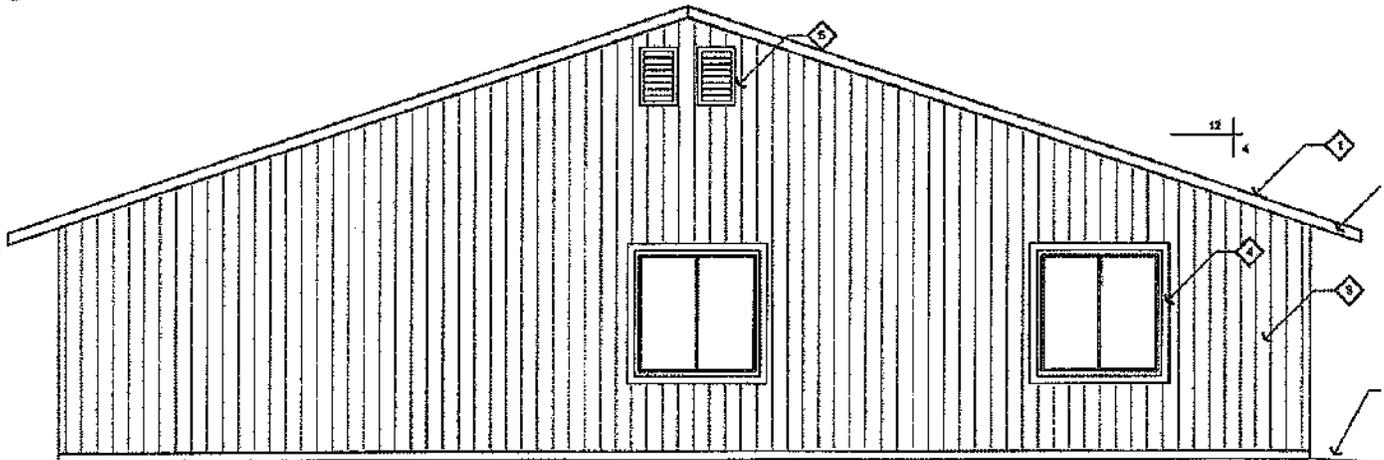
EXHIBIT

Building #2
Left and Right Elevations



FRONT ELEVATION BUILDING #3

1/4" = 1'



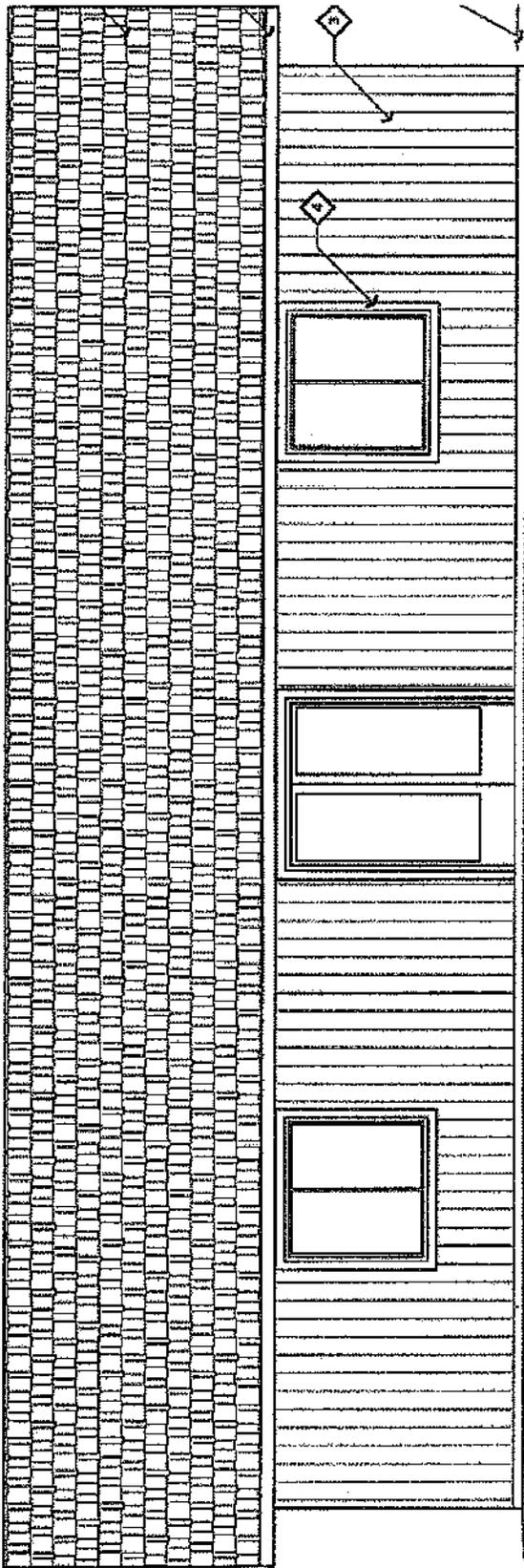
PROJECT

Minor Use Permit
Ferrara DRC2015-00069



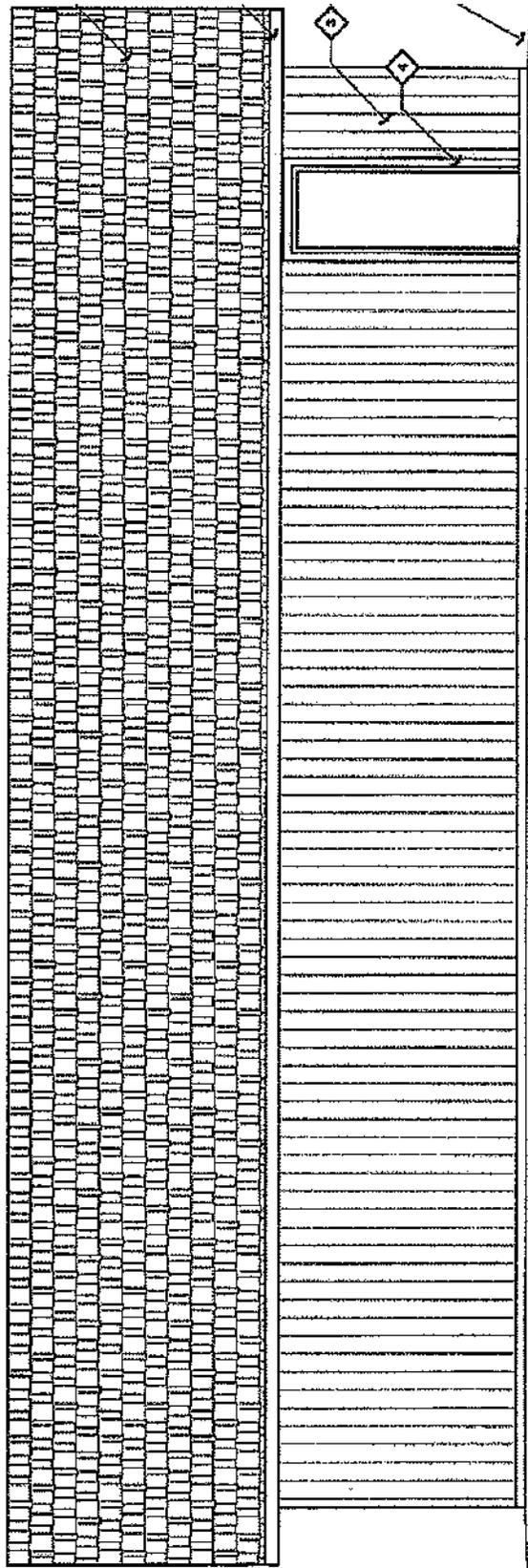
EXHIBIT

Building #3
Front and Rear Elevations



LEFT ELEVATION BUILDING #3

1/4" = 1'



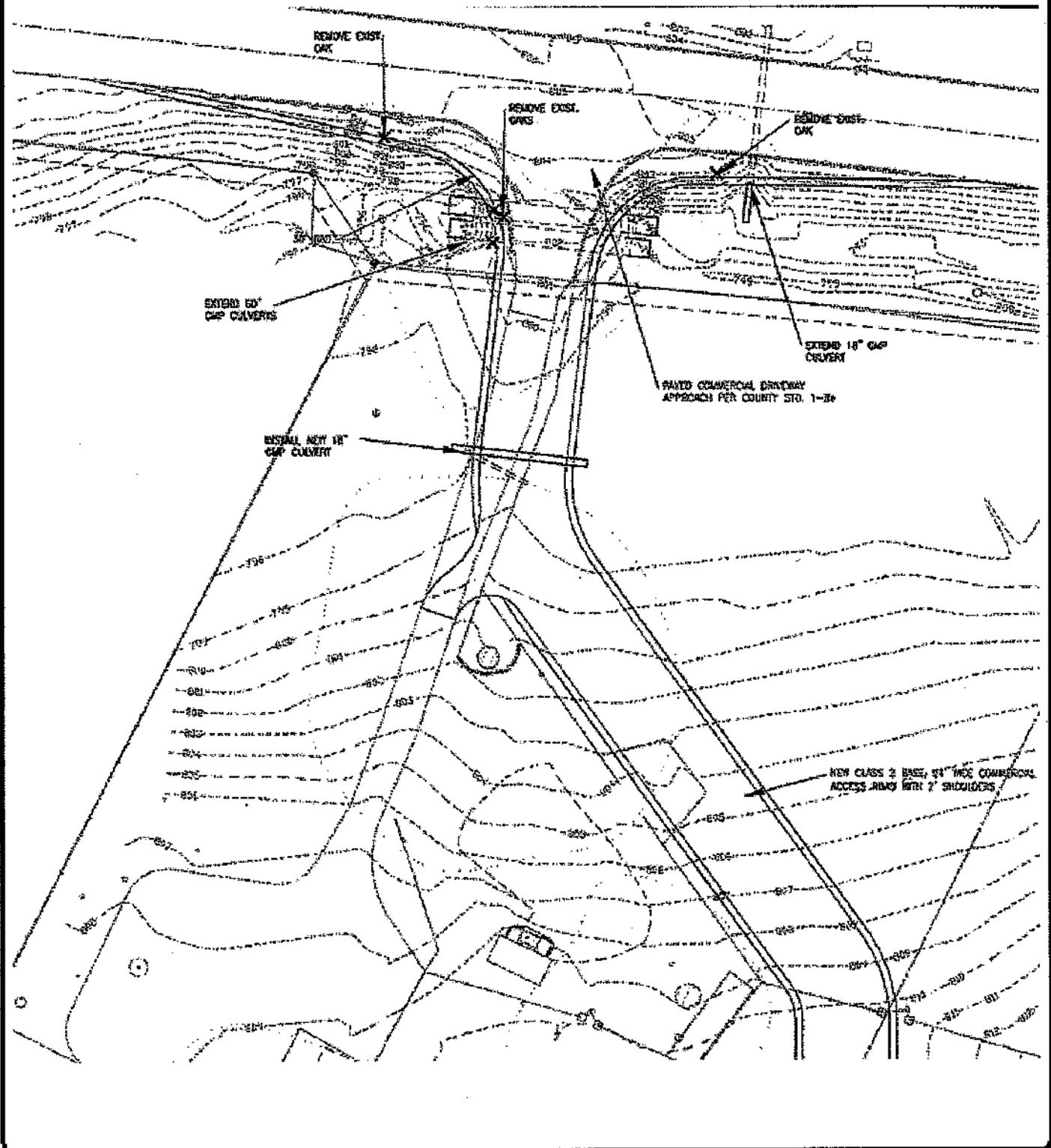
PROJECT

Minor Use Permit
Ferrara DRC2015-00069



EXHIBIT

Building #3
Left and Right Elevations



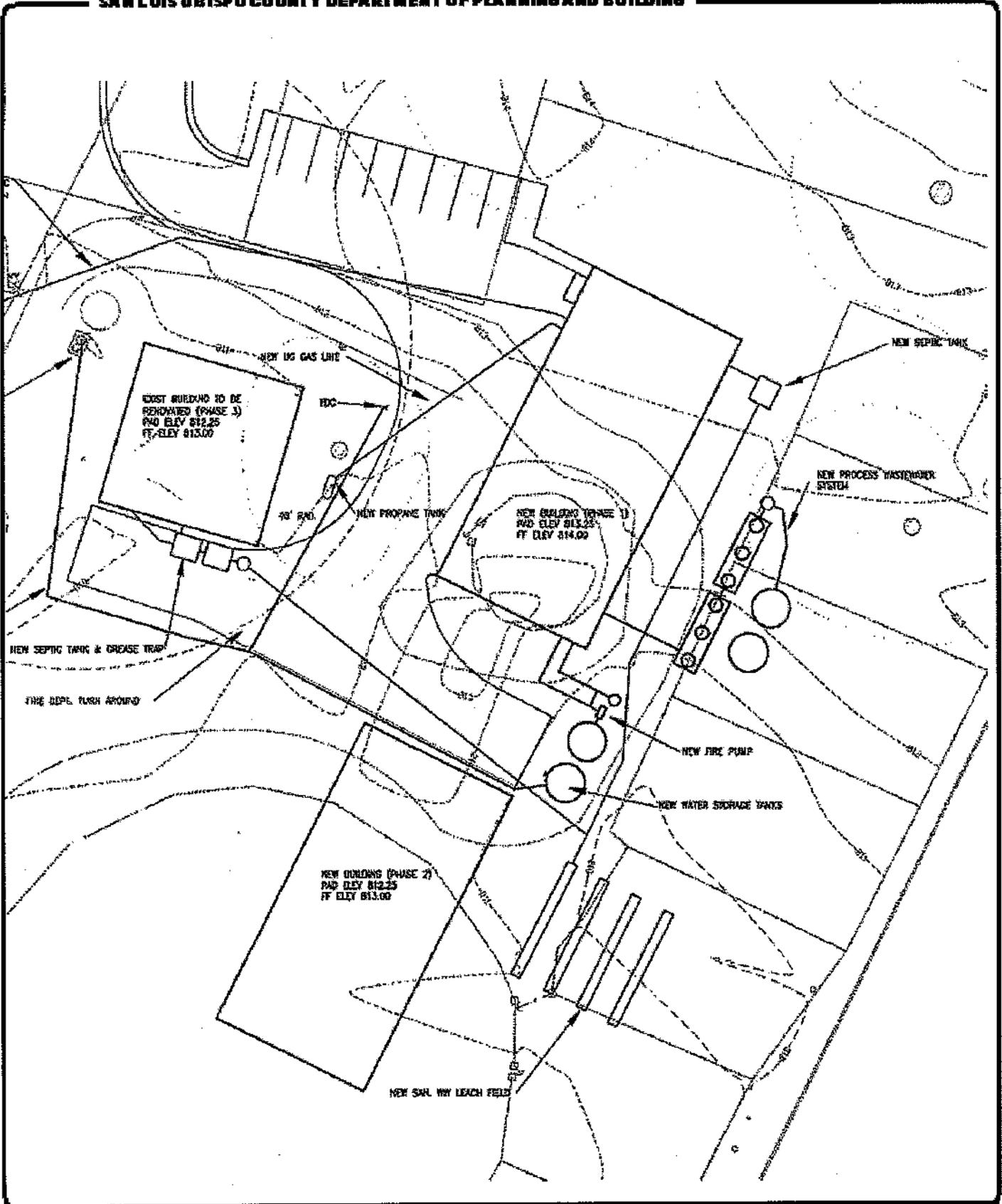
PROJECT

Minor Use Permit
Ferrara DRC2015-00069



EXHIBIT

Oak Tree and Driveway
Improvements



PROJECT

Minor Use Permit
Ferrara DRC2015-00069



EXHIBIT

Utility and Wastewater
Improvements



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



Date: ~~January 7, 2016~~ February 24, 2016

To: Brandi Cummings, Project Planner

From: ~~Tim Tomlinson~~ Glenn Marshall, Development Services

Subject: **Public Works Comments on DRC2015-00069, Ferrara MUP, Templeton Rd., Templeton, APN 034-131-038**

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. Upon completion of all phases, ~~t~~The proposed project is estimated to generate 32-8 new "general public" PHT ~~(24 Bldg 1 + 2 Bldg 2 + 6 Bldg 3)~~. ~~The proposed project triggers road improvements p~~Per Resolution 2008-152, Table 2, ~~the project will not require frontage road improvements for ½ mile from the entrance towards the nearest intersection.~~
- B. Near the project site Templeton Road has a low ADT so no center left turn lane analysis is required; and the collision history is below county average so no Roadway Safety Analysis is required; and it is identified in the County Bikeways Plan for Class II bike lanes.
- C. The proposed public serving project site is not located further that 1-mile from a collector or arterial (22.30.070D2a). Templeton Road is designated a collector.
- D. The proposed project is within the Templeton B Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- E. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 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**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. ~~Street plan and profile for widening a minimum of one-half mile of Templeton Road to complete the project side of an A-1 rural road section with bike lanes from the project entrance towards the nearest intersection.~~
 - b. a. Reconstruct the existing site access driveway approach in accordance with County Public Improvement Standard B-1e drawing for high speed and/or high volume rural roadways; and A-5a for sight distance standards.
2. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
3. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
4. **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.
5. **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.
6. **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.
7. **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.
8. **On-going condition of approval (valid for the life of the project):**
 - a. Any new or existing gate driveway to the site shall be setback minimum of 75-feet from the traveled way of any Collector or Arterial Road.

Fees

9. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the ~~Templeton Area B~~ Templeton Area B Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

Drainage

10. **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.
11. **At the time of application for construction permits**, the applicant shall show the 100 year flood hazard boundary on the project plans.
12. **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.
13. **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.



COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
MARTIN SETTEVENDEMIE
AGRICULTURAL COMMISSIONER/SEALER
www.slocounty.ca.gov/agcomm

(805) 781-5910
FAX: (805) 781-1035
AgCommSLO@co.slo.ca.us

DATE: January 7, 2016
TO: Brandi Cummings, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department
SUBJECT: Ferrara Minor Use Permit DRC2015-00069 (1853)

The Agriculture Department's review finds that the proposed Ferrara Minor Use Permit for the development of wine production and tasting room facilities will have less than significant impacts to agricultural resources or operations. The Department recommends the following conditions to maximize the availability of water for agricultural production:

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

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

If you have questions, please call 781-5914.

Project Description and Agricultural Setting

The project site is located at 1875 Templeton Road, southeast of Templeton. The 30-acre site is located within the Agriculture land use category and is developed with two residences and agricultural accessory structures. Agricultural uses in the area consist of wine grape vineyards, field crops, and rangeland. The area of proposed development consists of Hanford and Greenfield gravelly sandy loams, 2 to 9 percent slope. Hanford and Greenfield gravelly sandy loams soil unit is identified as an Important Agricultural Soil in the Conservation and Open Space Element. The site is under a Williamson Act contract.

The proposal includes phasing the development of a wine processing and tasting room facility. The first phase of development would include a 3,844 square foot wine production area and a 688 square foot tasting room. The second phase of development would include a 3,750 square foot structure for processing only, conversion of an existing 2,500 square foot barn for wine barrel storage, and expansion of the tasting room to 1,225 square feet within the phase one structure. No special events are requested. In total there will be 8,282 square feet of wine production and visitor serving uses resulting in less than .5 acres of disturbance. 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, located near existing roads, and the facilities are compatible with agricultural activities.

Impacts to Agricultural Resources

The proposed phased development would result in the construction of two new winery and tasting room structures totaling 8,282 square feet. The new development will occur in close proximity to existing development minimizing impacts to agricultural resources. While the project site is not in an area requiring water offset credits, the Department recommends the following conditions to maximize the availability of water for agricultural production:

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



Air Pollution Control District
San Luis Obispo County

January 8, 2016

Brandi Cummings
San Luis Obispo County Dept. of Planning & Building
County Government Center
San Luis Obispo, CA 93408

SUBJECT: APCD comments regarding the Biagio Wine Co. production building and tasting room project referral (DRC2015-00069)

Dear Ms. Cummings:

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed minor use permit for a winery operation at 1875 Templeton Road in Templeton. The project site is a 30 acre parcel with two existing residences and a barn. The project requests approval of a minor use permit for the phased construction of a wine production building with a covered crush pad, a wine storage building with a covered crush pad and the conversion of the existing barn to include a tasting room and commercial kitchen at final buildout.

The following are APCD comments that are pertinent to this project.

GENERAL COMMENTS

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

CONSTRUCTION PHASE IMPACTS - Below Threshold

Based on the construction phase emission estimates using Table 2-2 in the APCD's 2012 CEQA Handbook, the construction phase impacts will likely be less than the APCD's significance threshold values identified in Table 2-1 of the CEQA Air Quality Handbook (available at the APCD website: www.slocleanair.org). **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

Demolition/Asbestos

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, abatement, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during the demolition or

remodeling of existing buildings or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). **If this project will include any of these activities, then it may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 and also go to <http://slocleanair.org/business/asbestos.php> for further information. To obtain a Notification of Demolition and Renovation form go to the "Other Forms" section of: <http://slocleanair.org/business/onlineforms.php>.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Dust Control Measures

The project, as described in the referral, will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. **APCD staff recommends the following measures be incorporated into the project to control dust:**

Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts:

- a. Reduce the amount of the disturbed area where possible;
- b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. **Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.** For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust

complaints, reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

OPERATIONAL PHASE IMPACTS - Below Threshold

The operational phase impacts would likely be less than the APCD's significance threshold values identified in Table 3-2 of the CEQA Air Quality Handbook. **Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.**

Operational Permit Requirements

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

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

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

Nuisance Odors from Wineries

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

Special Event Mitigation for Unpaved Driveways/Parking Areas

On the day(s) of a special event:

- a. Any unpaved site driveways that will be used for the special event shall be maintained with an APCD-approved dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook) such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).
- b. Designated parking locations shall be:
 1. Paved when possible;

2. Planted and maintained with fast germinating non-invasive grass or low cut dense vegetation; or,
3. Maintained with a dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit or create nuisance.

General site design:

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

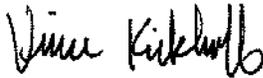
The applicant may propose alternative measures of equal effectiveness by contacting the APCD's Planning Division at 781-5912.

Agricultural Burning

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

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

Sincerely,



Vince Kirkhuff
Air Quality Specialist

VJK/arr

cc: Mr. Christopher Ferrara
Dora Drexler, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD
J.B. Drafting and Design, 610 10th Street, Suite D, Paso Robles, CA 93446



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

DEC 29 2015

DATE: 12/28/2015

TO: Environmental Health

FROM: BRANDI CUMMINGS, 805-781-1006, bcummings@co.slo.ca.us
NORTH COUNTY Team / Development Review

PROJECT DESCRIPTION: DRC2015-00069 FERRARA MUP, PROPOSED CONSTRUCTION OF A WINE PRODUCTION BUILDING W/COVERED CRUSH PAD, WINE STORAGE BUILDING W/ COVERED CRUSH PAD AND CONVERSION OF AN EXISTING BARN THAT WILL INCLUDE A TASTING ROOM AND COMMERCIAL KITCHEN AT FINAL BUILDOUT. EXISTING ACCESS ROAD TO BE IMPROVED AND PAVED. PROPERTY LOCATION IS 1875 TEMPLETON ROAD, TEMPLETON. APN: 034-131-038

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 I - 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.

1/4/16
Date

[Signature]
Name

855-1
Phone



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamn
Health Agency Director

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



Public Health
Prevent. Promote. Protect.

January 4, 2016 

To: Brandi Cummings
North County Team / Development Review

From: Environmental Health
Leslie Terry

Project Description: DRC2015-00069, Ferrara MUP
APN 034-131-038

Applicant to obtain a Health Permit with San Luis Obispo County Environmental Health Services for the commercial kitchen. Contact Chelsea Broucuret at (805) 781-5572 with any questions regarding the food facility permitting process. This kitchen will need to undergo plan check with this office prior to construction.

Be advised that in tasting rooms, no food, except for crackers, may be served without a health permit. Use only licensed caterers for public events where food may be served.

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.

Confirm separation distances between water wells to septic system components.

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 Peter Hague (805) 781-5554 in this office with any questions regarding this form.



Food Facilities with Private Water Wells

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

The California Safe Drinking Water Act provides the following definitions:

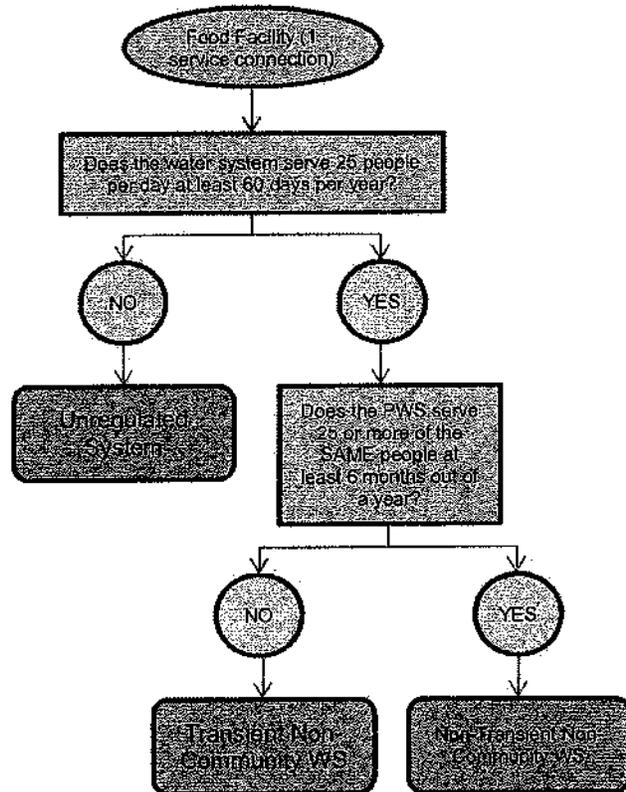
"116275. As used in this chapter:

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

A public water system includes the following:

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

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

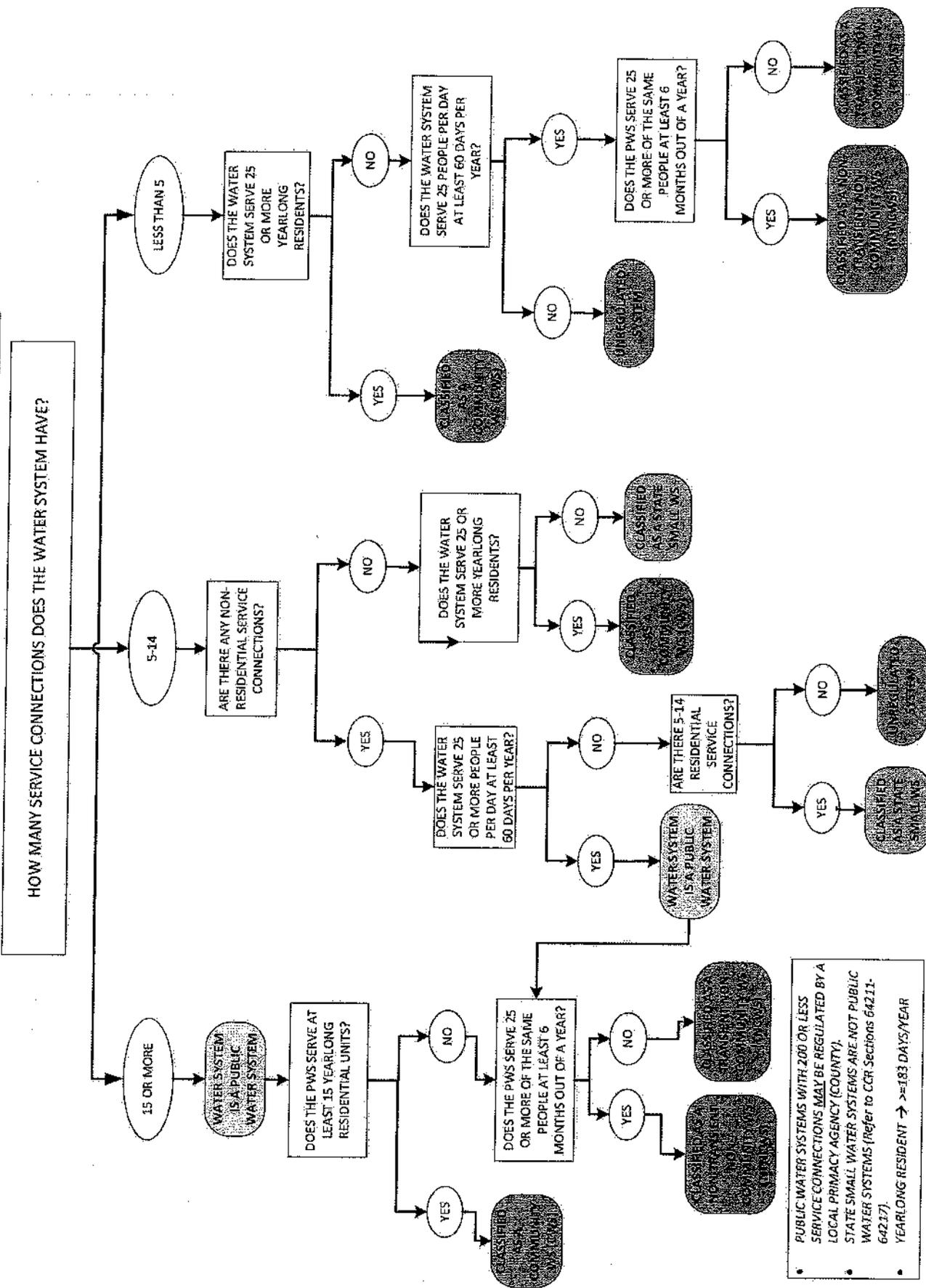


Unregulated water systems serving a food facility are required to comply with the following testing requirements:

Constituent	Frequency
Bacteriological	Monthly
Nitrate (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



- PUBLIC WATER SYSTEMS WITH 200 OR LESS SERVICE CONNECTIONS MAY BE REGULATED BY A LOCAL PRIMARY AGENCY (COUNTY).
- STATE SMALL WATER SYSTEMS ARE NOT PUBLIC WATER SYSTEMS (Refer to CCR Sections 642.11-642.17).
- YEARLONG RESIDENT → ≥183 DAYS/YEAR

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

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.

NO

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

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

NO

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

YES

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

NO

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

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)?

Submit a business plan and pay an annual fee to:

San Luis Obispo County CUPA, PO Box 1480
 2156 Gent Way
 San Luis Obispo, CA 93416
 PH: (805) 761-5544

Within San Luis Obispo city limits:
 SLO City Fire Dept, 2160 Santa Barbara Ave
 San Luis Obispo, CA 93401-5240
 PH: (805) 761-7380

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



Re: DRC2015-00069 FERRARA North County E -Referral MUP (Templeton)

Michael Stoker to: Brandi Cummings
Cc: Cheryl Journey, Martin Mofield

12/30/2015 09:44 AM

Brandi,

Please find Buildings comments for DRC2015-00069 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of the construction of a wine production building with covered crush pad, wine storage building with a covered crush pad, and the conversion of an existing barn into a tasting room with a commercial kitchen.. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
- 2) A pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
- 3) A separate building permit will be required for each structure. Also, the Ag barn conversions will require two separate building permits as one would be to permit the existing ag barn and the other would be for the conversion.
- 4) Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, provide information stating is the building is using the separated, non-separated, or accessory occupancy method or combination of each per CBC Section 508.
- 5) Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.
- 6) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 7) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 8) The accessibility elements throughout will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible parking, path of travel, restroom design, accessible amenities, rooms, equivalent, etc.)
- 9) Provide plans which clearly show the structural design to verify compliance with

the 2013 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.

- 10) The project will require a soils report and structural calculations for the design of the buildings. All structural elements to be detailed on the plans to comply with CBSC and adopted referenced codes.
- 11) A grading permit and SWPPP plan will be required for this project.
- 12) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current versions of the California Electrical, Plumbing, and Mechanical Codes.
- 13) Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided is sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.
- 14) Energy Calculations will need to be provided to verify compliance with current California Energy Code.
- 15) Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
- 16) The building will need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.

Thanks

Michael Stoker

Building Division Supervisor, CASp

805.781.1543



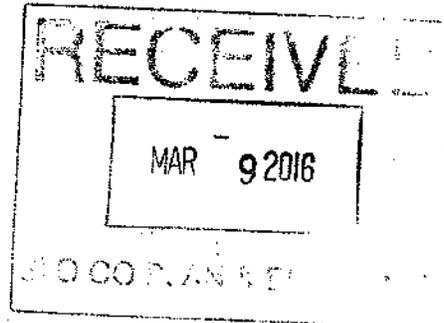


CAL FIRE
San Luis Obispo
County Fire Department

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



Steve Reeder, Acting Fire Chief



March 8, 2016

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

Subject: DRC2015-00069 (Ferrara) Biagio Wines Co.

Ms. Cummings,

CAL FIRE/San Luis Obispo County Fire Department has reviewed the New Project Referral information, Supplemental Development Statement (Kirk Consulting) and the Architectural & Conceptual Plans dated 11/23/15 (J B Drafting & Design) provided for the proposed Minor Use Permit to allow for the phased construction of a new winery. The project proposal and description includes wine production, tasting, storage of case goods, conversion of use to an existing barn and a commercial kitchen. The project site is located at 1875 Templeton Road near the community of Templeton, CA. This geographic area is located within Local Responsibility Area (LRA) for wildland firefighting. It is directly adjacent to lands classified as State Responsibility Area (SRA) having a "High" Fire Hazard Severity Zone rating.

Special Concerns:

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

The nearest CAL FIRE/County Fire station (#30-Paso Robles) is located at 2510 Ramada Drive near the city of Paso Robles, CA. This station has an approximate 5 ½ mile vehicular travel distance and a 10+ minute response time. At least 2 fulltime firefighters are on duty at this station at all times.

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

- A Registered Fire Protection Engineer (F.P.E.) is required to design and/or approve of the commercial fire sprinkler system(s), water storage system (pond or tank), underground piping, fire hydrants and fire pump for the proposed phased project(s). The required water storage and fire pump shall be properly sized in order to meet the demands of future development.
- *All structures associated with the current proposal will require the installation of a properly designed and installed commercial fire sprinkler system.*

- The Registered Fire Protection Engineer must provide a detailed written technical analysis of the entire fire protection system for all phases of the proposal. This technical analysis must account for proposed water storage requirements and fire pump demands at project build-out.
- **WATER STORAGE** - "Poly" and or plastic style water storage tanks shall not be allowed. Multiple or "daisy chained" tanks are not allowed to be utilized to provide water held in storage dedicated to fire suppression purposes. A single water storage tank or properly designed, engineered and installed water storage pond (reservoir) shall be allowed. The Registered Fire Protection Engineer must determine the amount of water required to be held in storage dedicated to fire suppression purposes. If utilized, a Registered Civil Engineer must design the reservoir.
- **FIRE PUMP/HYDRANTS** - If approved by the Fire Protection Engineer and minimum fire flows/pressures are met, gravity drain fire hydrants may be an option. Fire Hydrant placement and proper sizing/type of all underground piping shall be addressed within the written technical analysis provided by the Registered Fire Protection Engineer. All fire hydrants shall provide (1) 4-inch and (2) 2 ½ inch male connections with National Standard threads.
- **ALARMS/DETECTION** - The required fire sprinkler system shall be monitored in accordance with all relative standards set forth within N.F.P.A. 72 and 13. A properly designed and installed heat/smoke detection shall be required. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position. Monitoring shall be provided by a central station listed by Underwriters Laboratories for receiving fire alarms.
- **OCCUPANCY CLASSIFICATION** - An occupancy classification change to any existing structure located onsite shall require the installation of an appropriately designed and installed commercial fire sprinkler system.
- **EMERGENCY ACCESS** (site/structures) - A Knox Corp. key switch shall be installed on all electric gates and rapid entry Knox boxes shall be attached to commercial structures previously agreed upon by County Fire.
- **ADDRESSING** - Address numbers shall meet current commercial standards. Proper signage shall be required onsite in order to properly identify access and egress routes.

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.

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, extension 3490.

Gate Access Requirements

- Must be setback a minimum of 30 feet from the SLO County maintained roadway.
- Must automatically open with no special knowledge to exit.
- Must have a KNOX key box or switch for fire department access.
- The existing gate may require improvements to width and setback from roadway.

Fire Safety and Evacuation Plans

Applicant shall provide a written Fire Safety Plan whose contents shall be in accordance with the 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.

Public Assemblage and Events

Prior to Fire Department review, proposed event area(s) must first have all requirements installed/completed 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/Minor 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.**

All events require properly designed and installed secondary access roads that meet all relative minimum standards for width and all-weather surface or paving if required. New and existing gates shall provide adequate width and must be set back a minimum of 30-feet from the S.L.O. County maintained access road. Gates must be unlocked and open during all events regardless of total attendees.

The possibility of providing secondary access roads in cooperation with the neighboring property located directly to the north was discussed during a recent onsite consultation. This approach would benefit the entire area and would be supported by CAL FIRE/County Fire. All involved parties would be required to approve of the specifics involved with this option.

If an agreement for secondary access is not reached with the owner of the neighboring property, it is not likely that the current project proposal will be able to provide adequate secondary access approved by CAL FIRE/County Fire and meeting all relative requirements. An additional encroachment or access roadway connecting to Templeton Road from the project site is not an acceptable option for providing secondary access.

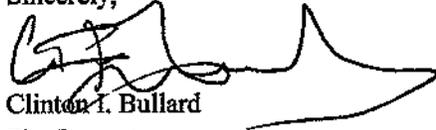
REQUIRED MITIGATION FOR CONCERNS RELATIVE TO EVENTS :

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

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

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

Sincerely,



Clinton I. Bullard
Fire Inspector

C: Ferrara, Applicant
Kirk Consulting, Agent