



# 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.** ED16-122

**DATE:** October 4, 2017

**PROJECT/ENTITLEMENT:** CMAC Properties, LLC; Minor Use Permit; DRC2016-00032

**APPLICANT NAME:** CMAC Properties, LLC **Email:** con.mcmahon2@gmail.com

**ADDRESS:** 2660 Anderson Rd. Paso Robles, CA 93446

**CONTACT PERSON:** Lori Wilson - Kirk Consulting **Telephone:** (805) 461-5765

**PROPOSED USES/INTENT:** Request by CMAC Properties for a Minor Use Permit to allow for the demolition of existing storage building and phased construction of a winery facility. The project parcel is located on the East side of Templeton within the Agriculture land use category, in the Adelaida sub area of the North County Planning Area.

**LOCATION:** 2660 Anderson Rd., Paso Robles CA 93446

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

**STATE CLEARINGHOUSE REVIEW:** YES  NO

**OTHER POTENTIAL PERMITTING AGENCIES:** Regional Water Quality Control Board

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

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

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

## Notice of Determination

State Clearinghouse No. N/A

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 not made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

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

Holly Phipps (hhipps@co.slo.ca.us)

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**



# Initial Study Summary – Environmental Checklist

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

(ver 5.9) [view form](#)

**Project Title & No.** CMAC Properties, LLC / Minor Use Permit DRC2016-00032 / ED16-122

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input 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.

Holly Phipps (hhipps@co.slo.ca.us)

Prepared by (Print)

*Holly Phipps*  
Signature

September 5, 2017

Date

James Caruso

Reviewed by (Print)

*James Caruso*  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

9-5-17

Date

### **Project Environmental Analysis**

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

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

## **A. PROJECT**

**DESCRIPTION:** A request by CMAC Properties, LLC for a Minor Use Permit to allow for the phased construction of a 17,864 square foot (sf) winery facility that will include an 832 sf tasting room at buildout. The project does not include special events; however, the applicant requests to participate in Industry-wide wine events as allowed per ordinance. Wine production is estimated at 10,000 cases per year.

Phasing Plan Includes the following:

### Phase I

- Construction of a two story 7,157 sf wine processing building (Height: 26'-4.5"). The first floor includes a 4,495 sf production / fermentation area, a 200 sf interim tasting room, 310 sf break room, a 1,451 sf mechanical / storage area / restrooms and an 2,675 sf outdoor covered crush pad. The second floor includes a 262 sf lab, 195 sf office, a 244 sf meeting room, and a 621 sf outdoor covered deck.
- Construction of a one story 2,238 sf barrel and case goods storage building (Height: 18').

### Phase II

- Construction of a 1,286 sf one story building to include an 832 sf tasting room, 132 sf mechanical / storage area / restrooms and a 1,463 sf outdoor breezeway (Height: 12'-4"). Upon completion of Phase II, the 200 sf interim tasting room located in the 7,157 sf Phase I wine processing building will be converted into production space.

### Total Winery Facility Areas at Buildout: 17,864 sf

- Tasting Room (Visitor Serving Use): 832 sf
- Production and Storage: 9,849 sf
- Outdoor Use Area: 4,759 sf
- Exterior Circulation: 2,424 sf

The project will result in 0.80 acres of site disturbance on a 51.65 acre parcel and 800 cubic yards of cut and 800 cubic yards of fill. The proposed project is within the Agriculture land use category, located on the east side of Anderson Road (2660 Anderson Road), approximately 1.3 miles northwest of the community of Templeton. The site is in the Adelaida Sub-area of the North County Planning Area.



**ASSESSOR PARCEL NUMBER(S):** 040-051-013

Latitude: 35° 34' 16.55" N Longitude: 120° 44' 36.5" W

**SUPERVISORIAL DISTRICT # 1**

## **B. EXISTING SETTING**

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

**COMM:** Templeton

**LAND USE CATEGORY:** Agriculture

**COMB. DESIGNATION:** None

**PARCEL SIZE:** 51.65 acres

**TOPOGRAPHY:** Project site is nearly level to moderately sloping

**VEGETATION:** Vineyards, ornamental landscaping, scattered oak trees

**EXISTING USES:** Mostly undeveloped with one 2,288 sf mobile home and Ag Storage Buildings

### **SURROUNDING LAND USE CATEGORIES AND USES:**

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

## C. ENVIRONMENTAL ANALYSIS

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



### COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

#### 1. AESTHETICS

*Will the project:*

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

#### Aesthetics

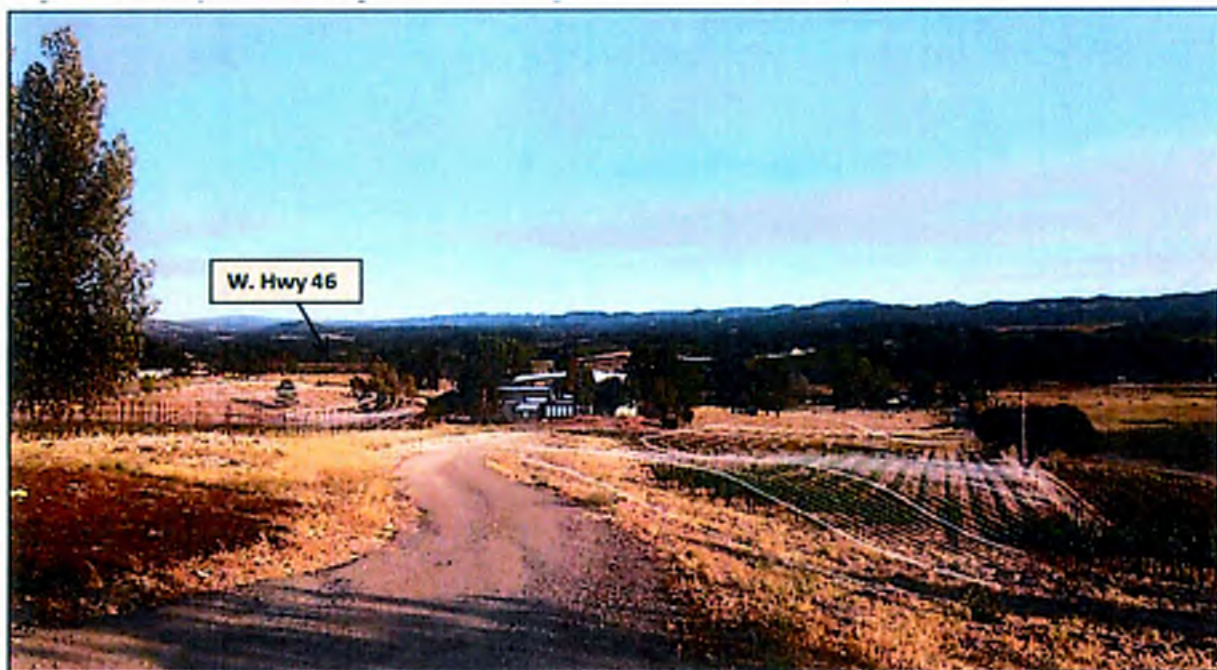
**Setting.** The project site is located within an area of gently rolling to moderately steep hillsides typical of much of the landscape between Highway 101 and the coast. The natural landscape of the surrounding area is primarily covered with oak savanna and oak woodland. The project parcel is located approximately 2,000 feet from Highway 46. A few scattered ranch buildings and farms are also part of the view in the distance and along the highway.

The Highway 46 corridor between Cambria and Paso Robles is recognized as a route that defines the rural beauty of the central coast and is an important asset in promoting tourism within San Luis Obispo County. In addition to the County eligibility, Highway 46 is also identified by the State of California as being "Eligible" for designation as a State Scenic Highway. The combining patterns of mature native vegetation, rolling topography and agriculture create a landscape with a high degree of visual interest and memorability. As seen from Highway 46, the project parcel and site is set far enough off of Highway 46 that the property does not contribute to the direct visual character and quality of this rural landscape.

**Impact.** The applicant proposes to construct a winery facility including outdoor use areas that will total at buildout 17,864 sf.

The proposed structures will be located on a flag lot 434 feet from the western property line and 502 feet from the southern property line. The structures will not be visible from Anderson Road. When traveling either Westbound or Eastbound on West Highway 46, the proposed structures will not appear in the primary cone of vision. Easting non-native trees will help screen the proposed buildings from neighboring properties. As shown in Figure 1 below:

Figure 1 – View from project site looking toward West Highway 46



**Night Lighting.** Exterior lighting would be utilized during operations. Because of the project's proximity to Highway 46, the potential exists for night lighting to be seen from the surrounding area. The addition of light has a potential to create off-site glare. The project is not proposing to install lighting fixtures at this time. However, the project will be conditioned at the time of submittal of construction, to provide an exterior lighting plan. Therefore, no significant visual impacts are expected to occur.

**Mitigation/Conclusion.** The project will be conditioned to provide an exterior lighting plan in compliance with the Land Use Ordinance to ensure the project does not create off site glare. No mitigation measures are necessary beyond ordinance requirements.

## 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"/>

## 2. AGRICULTURAL RESOURCES

*Will the project:*

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

### Agricultural Resources

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: Yes, Grape Varietal

State Classification: Farmland of Statewide importance, Not prime farmland

In Agricultural Preserve? Yes, Templeton AG Preserve Area

Under Williamson Act contract? Yes

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

Gazos shaly clay loam (9 - 30 % slope). This moderately sloping, gravelly fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

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

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

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

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

The project is located in the Templeton Agricultural Preserve which encompasses much of the Adelaida planning area. The intent of this designation is to support continuing availability of these areas for production of food and fiber. As Land Conservation Act contracts are terminated, landowners may request to remove their properties from an agricultural preserve and to change the

land use category from Agriculture to another category, consistent with the *Rules of Procedure to Implement the California Land Conservation Act of 1965*. This property is enrolled in a Land Conservation Act contract.

**Impact.** The Department of Agriculture (Lynda Auchinachie, September 18, 2015) reviewed the proposed project and concluded that the project will have a less than significant impact to agricultural resources and operations. The Department of Agriculture has recommended the project conditions incorporate best water management practices, and the maximization of pervious and semi-pervious areas for ground water recharge.

**Williamson Act and Laird Bill.** The project site is currently under a Williamson Act contract, and is subject to both the Williamson Act and Assembly Bill 1492 (Laird). AB 1492 added Section 51250 to the Government Code. The intent of AB 1492 is to limit construction of structures on contracted lands to uses that are directly related to the agricultural use of the land. A use is considered incidental when it is required for or is part of the agricultural use and is valued in line with the expected return of the agriculture on the parcel. AB1492 allows the State Department of Conservation to issue fines and penalties for breaches of contract (e.g., excessive construction of structures or facilities not specific to the agricultural use of the land). Section 51250(b) defines a material breach on land subject to a Williamson Act contract as a commercial, industrial or residential building(s) exceeding 2,500 square feet that is not permissible under the Williamson Act or contract, local uniform rules or ordinances. According to the Agriculture Department, the State considers wineries and associated tasting rooms to be consistent with AB 1492.

The general proposed uses are consistent with the Agriculture Element AGP6 as the proposal is beneficial to the local agricultural industry; the proposed visitor serving uses are clearly secondary to the proposed wine production facility.

**Mitigation/Conclusion.** The Department of Agriculture reviewed (Lynda Auchinachie, December 5, 2016) the application and concluded that the project will have a less than significant impact to agricultural resources and operations. The Department recommends the following conditions be part of the permit approval to maximize the availability of water for agricultural production:

- Incorporate best management practices for water conservation purposes.
- 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.

The proposed project will have a less than significant agricultural impact.

### 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"/>



### 3. AIR QUALITY

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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"/>
<b>GREENHOUSE GASES</b>				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Air Quality

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

The project proposes to disturb soils that have been given a wind erodibility rating of 6-7, which is considered "moderately high" to "high".

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

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

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO<sub>2</sub>/year (MT CO<sub>2</sub>e/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 CO<sub>2</sub>e/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 34,848 square feet (0.80 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 at full build-out would result in a 7,157 sf winery production facility with a 2,675 sf covered crush pad, 2,238 sf barrel storage building, and a 832 sf building for the 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish &amp; Wildlife or U.S. Fish &amp; Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

#### Biological Resources

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

On-site Vegetation: Herbaceous agricultural vegetation

Name and distance from blue line creek(s):

Habitat(s):

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:

None

**Impact.** The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. This project is at full build-out would result in a 7,157 sf winery production facility with a 2,675 sf covered crush pad, 2,238 sf barrel storage building, and a 832 sf building for the tasting room. The proposed project is sited to be located in a previously disturbed area. The total area of disturbance is estimated at 0.80 acres. Five non-native ornamental trees are proposed to be removed for winery processing facility and the barrel / case goods storage building.

**Mitigation/Conclusion.** No significant biological impacts are expected to occur, and no mitigation

measures are necessary.

## 5. CULTURAL RESOURCES

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

### Cultural Resources

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area. No previous cultural surveys were found for the subject property. A search of ¼ mile around the subject property identified the following previous survey work: 0 reports where no resources were encountered; 0 report where resources were identified. The project is within 300 feet of a blue line creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

The Public Resources Code now establishes that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." (Pub. Resources Code, § 21084.2.) To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. (Pub. Resources Code, § 21080.3.1.) If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.

In order to meet the consultation requirements of AB52, outreach to four Native American tribes groups was conducted. Notices were provided to the Northern Chumash Tribal Council, the Salinan Tribe of Monterey and San Luis Obispo Counties, the Xolon Salinan Tribe, and the yak tityu tityu Northern Chumash Tribe. on October 28, 2016.

The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area. No previous cultural surveys were found for the subject property. A search of ¼ mile around the subject property identified the following previous survey work: 0 reports where no resources were encountered; 0 report where resources were identified. The project is not within 300 feet of a blue line creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

The Public Resources Code now establishes that "[a] project with an effect that may cause a

substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." (Pub. Resources Code, § 21084.2.) To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. (Pub. Resources Code, § 21080.3.1.) If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.

In order to meet the consultation requirements of AB52, outreach to four Native American tribes groups was conducted. Notices were provided to the Northern Chumash Tribal Council, the Salinan Tribe of Monterey and San Luis Obispo Counties, the Xolon Salinan Tribe, and the yak tityu tityu Northern Chumash Tribe on April 19, 2016.

The Xolon Salinan Tribe requested a Phase I Archaeology survey. However, the County's Archaeology database found no specific archaeological reports that were prepared within 1/4 miles from the proposed project site, and the project site is not located in an area that would be considered culturally sensitive due to lack of physical features (because the project is being located within an area that has been previously disturbed). Therefore based on the County's criteria a Phase I Archaeology survey was not requested. After correspondence with Patti Dunton, Tribal Administrator a Phase I was not requested.

**Impact.** The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property. Per AB52, tribal consultation was performed and no resources were identified. Impacts to historical or paleontological resources are not expected. No specific archaeological reports have been prepared within 1/4 mile of the subject property.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures above what is 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 6. GEOLOGY AND SOILS

*Will the project:*

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

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate to high

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Moderate

Other notable geologic features? None

### Geology and Soils

The project is within the Geologic Study area designation or within a high liquefaction area, and is subject to the preparation of a geological report per the County's Land Use Ordinance [LUO section 22.14.070 (c)] to evaluate the area's geological stability. A geological report was conducted for the project on February 8, 2017 by Mid-Coast Geotechnical, Inc. to focus on landslide potential.

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

**Impact.** As proposed, the project will result in the disturbance of approximately 0.80 acres. Grading for the development of the proposed winery and tasting room facilities have the potential to result in erosion and sedimentation. The county overlay identifies the Adelaida area as a region of high landslide potential. While adverse bedrock bedding conditions exist regionally and contribute to landslide events, there is a lack of evidence of prior landslides and adverse bedding on site therefore the report concluded that the risk of landslides are low within the project area.

The project is not located within an earthquake fault zone identified by the Alquist-Priolo Earthquake Fault Zoning Maps. However, nearby active faults have the potential to produce ground shaking which can impact the stability and structural integrity of the proposed structures.

**Mitigation/Conclusion.** The Geologic Characterization Report was completed for the project site and was submitted to the county for review. No significant geologic impacts were identified and the susceptibility for landsliding is low.

The County's Geologist, Brian Papurello with LandSet Engineers reviewed the report. Recommendations will become part of the project's conditions of approval. The project geotechnical engineer and engineering geologist are required to review the project's improvement and foundation plans and submit a review letter. Prior to the construction of the project, all recommendations included in the Geotechnical Engineering Report by Mid-Coast Geotechnical, Inc. (February 8, 2017) must be implemented. These recommendations include, but are not limited to, proper design of structures to withstand seismic activity, proper grading practices to provide stable conditions for structures, and the implementation of erosion control measures. Implementation of ordinance standards and above recommendations will reduce potential impacts to less than significant.

**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

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



**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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"/>
h) Be within a 'very high' fire hazard severity zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Hazards and Hazardous Materials**

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

The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

**Impact.** Cal Fire prepared a Fire Safety Plan (Clint Bullard, March 20, 2017) to address potential fire safety concerns. As conditioned, the applicant shall implement the Fire Safety Plan and operate the winery in full compliance with all requirements. Such requirements include but are not limited to: commercial fire sprinkler system, alarms, and evacuation plans.

Additionally, the applicant is required to comply with the County Fire Codes and California Fire Code, California Building Code, the Public Resources Code, and any other applicable fire laws. As required by code, the building will be required to have sprinklers for fire suppression.

**Mitigation/Conclusion.** Ordinance requirements will mitigate potential impacts associated hazards to a less than significant level. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond ordinance requirements.

**8. NOISE**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate permanent increases in the ambient noise levels in the project vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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

### Noise

**Setting.** The project is located in a rural area where agriculture and wine processing is the prevailing land use. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). The nearest off-site sensitive noise receptor is a single family home located approximately 1,600 feet to the north of the proposed building site. 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 proposing any special events with amplified music. 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	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create the need for substantial new housing in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Population/Housing

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

**Impact.** The project 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. No mitigation measures are necessary.

## 10. PUBLIC SERVICES/UTILITIES

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

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

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

Police: County Sheriff

Location: Templeton (Approximately 3.7 miles to the East)

Fire: Cal Fire (formerly CDF)

Hazard Severity: High

Response Time: 8 to 10 minutes

Location: Templeton (Approximately 3.3 miles to the East)

School District: Paso Robles Joint Unified School District.

## Public Services

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.

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

## 11. RECREATION

	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 type="checkbox"/>

### Recreation

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

**Impact.** The 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 12. TRANSPORTATION/CIRCULATION

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

### Transportation

**Setting.** Circulation Study Area. The project is within the Templeton Area B Road Improvement Fee area. 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". The project will be subject to this fee.

Referrals were sent to County Public Works/Caltrans. The project is subject to the County Road Fee for B, which addresses cumulative impacts to County roads in the area. No significant traffic-related concerns were identified.

**Impact.** The project is estimated to generate 80 Average Daily Trips (ADT) for the winery and tasting room and up to up to 9 peak hour trips. The project is estimated to add 1 left turn onto Anderson Road during P.M. peak hour, resulting in a total of 3 left turns onto Anderson Road during the P.M. peak hour assuming Existing + Project (Associated Transportation Engineers, September 13, 2016).

A traffic study (by Associated Transportation Engineers, September 13, 2016) was conducted to evaluate the need for a left-turn channelization at the intersection of Anderson Road and West Highway 46. The analysis concluded that the project is well below the minimum volume and the left turn lane is not warranted.

As noted in a revised traffic study (by Associated Transportation Engineers, December 1, 2016), the project site is currently planted in 44 acres of grapes that are harvested and currently processed into wine at the adjacent Booker Winery located at 2640 Anderson Road. The project is proposing to construct a wine processing facility to allow for on-site production of wine. Therefore, no new truck trips are anticipated at the Anderson Road intersection. The project is also proposing to process on site grapes only.

Caltrans requests that the County require traffic studies and any other engineering level assessments discussing project specific impacts to State Highway System be certified by a licensed civil engineer. The revised traffic study has been stamped by Richard L. Pool, PE. The project does not conflict with adopted policies, plans and programs on transportation.

Public Works has reviewed the December 1, 2016 ATE traffic report and has no further comments. The report states left turn lane warrants were not met and Caltrans (Melissa Streder, email dated February 6, 2017) accepts the results.

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

### 13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>

#### Wastewater

**Setting.** 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 waste, 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.

A maximum production of 10,000 cases annually qualifies for a winery wastewater waiver under the provisions set for by Regional Water Quality Control Board (RWQCB). A reclamation waste water system will be installed. At peak production of 10,000 cases will generate an estimated 600 gallons per day (gpd) during peak production and 400 gpd on average. All waste will go winery waste water will go into a holding tank where the solids will settle and the liquids will be treated and used as irrigation and dust control.

The proposed winery project will be conditioned 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 winery 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.
- shallow depth to bedrock**, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface.
- steep slopes**, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. In this case, the proposed leach lines are located on the nearly level and gently sloping portion of the subject property that is sufficiently set back from

any steep slopes to avoid potential daylighting of effluent. Therefore, no measures are necessary above what is called out for in the CPC/Basin Plan to address potential steep slopes. ).

- slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch.
- **wetness or high groundwater**, where this soil at this location tends to frequently be in a saturated condition due to several possible factors, such as high groundwater or it is in a low lying area that is being regularly fed by a water source. The on-site system needs at least five feet between the bottom of the leach line to the saturated soil (e.g. high groundwater) where the five feet of soil does not remain in a saturated condition for any length of time. Otherwise, special engineering will be required to provide this separation.
- **seepage in bottom layer**, where effluent seeps quickly through (rather than be absorbed by) the soil horizon(s) to a soil layer just above bedrock that is typically in a saturated condition. The on-site system needs at least five feet between the bottom of the leach line to the saturated soil (e.g. high groundwater) with possible treatment of the soil to insure effluent movement rate through the soil meets basin plan requirements. Special engineering may be required to provide this acceptable percolation rate.
- **cemented pan**, where there is thin in an upper soil horizon that may interfere with or intercept effluent percolation and create saturated soil conditions above the impervious layer which may be near the soil surface. When such conditions exist, one of the following is necessary to resolve the potential problem: leach lines must either penetrate or be below the cemented pan, if leach lines above the cemented pan layer, this layer must be removed or permanently modified to allow effluent to percolate through this layer.

**Impacts/Mitigation.** Based on the following project conditions or design features, wastewater impacts are considered less than significant:

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil's slope is less than 20%;
- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

Based on the above discussion and information provided, the site appears to be 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

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

### QUANTITY

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| h) <i>Change the quantity or movement of available surface or ground water?</i>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) <i>Adversely affect community water service provider?</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k) <i>Other:</i> _____  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

### Water

**Setting.** There are three existing wells on this parcel which currently provide water to the residence and agricultural operations. The project is located outside the Paso Robles Ground Water Basin therefore not required to mitigate offsets. The project proposes to obtain its water needs from the existing 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 nearly level to moderately sloping. The closest creek from the proposed development is approximately 2,000 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility.

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed intermittent blue line creek Distance? Approximately 2000 feet

Soil drainage characteristics: Very poorly drained to not well drained

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

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

Soil erodibility: Moderate to high

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 0.80 acres of site disturbance is proposed and the movement of approximately 800 cubic yards of material;

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



Project grading will create exposed graded areas subject to increased soil erosion and down-gradient sedimentation. Adherence to the County's LUO for sedimentation and erosion control Sec. 22.52.120 will adequately address these impacts.

#### Water Quantity

The project will result in approximately 0.1641 AFY in new water demand. The project is proposing a recycled wastewater system, which will reuse existing processing wastewater for irrigation and save water each year.

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

### 15. LAND USE

<i>Will the project:</i>	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 type="checkbox"/>

#### Land Use

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). 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).

#### PLANNING AREA STANDARDS APPLY

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

1. LUO Section 22.94.030 Adelaida Sub-area

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

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

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

- | <b>16. MANDATORY FINDINGS OF SIGNIFICANCE</b>   | <b>Potentially Significant</b> | <b>Impact can &amp; will be mitigated</b> | <b>Insignificant Impact</b>         | <b>Not Applicable</b>    |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| <i>Will the project:</i>  |                                |   |                                     |                          |
| 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 pre-history?</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 type="checkbox"/>                  | <input checked="" 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](http://www.sloplanning.org)" under "Environmental Information", or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> 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	<b>Attached</b>
<input type="checkbox"/>	County Environmental Health Services	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	<b>Attached</b>
<input type="checkbox"/>	County Airport Manager	<b>Not Applicable</b>
<input type="checkbox"/>	Airport Land Use Commission	<b>Not Applicable</b>
<input type="checkbox"/>	Air Pollution Control District	<b>Not Applicable</b>
<input type="checkbox"/>	County Sheriff's Department	<b>Not Applicable</b>
<input type="checkbox"/>	Regional Water Quality Control Board	<b>Not Applicable</b>
<input type="checkbox"/>	CA Coastal Commission	<b>Not Applicable</b>
<input type="checkbox"/>	CA Department of Fish and Wildlife	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	<b>Attached</b>
<input type="checkbox"/>	CA Department of Transportation	<b>Not Applicable</b>
<input type="checkbox"/>	Community Services District	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Other <u>Salinan Tribe</u>	<b>Attached</b>
<input type="checkbox"/>	Other _____	<b>Not Applicable</b>

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

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

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

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

- *Geotechnical Engineering Report*, Mid-Coast Geotechnical, Inc. (February 8, 2017)
- *Review of Geotechnical Engineering and Geological Characterization Reports*, LandSet Engineers Inc. (March 23, 2017).
- *Left-Turn Warrant Analysis*, Associated Transportation Engineers (December 1, 2016).
- *Left-Turn Warrant Analysis*, Associated Transportation Engineers (September 13, 2016).

## Exhibit B - Mitigation Summary Table

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

Not applicable.



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](mailto:pwd@co.slo.ca.us)



Date: March 21, 2017  
To: Holly Phipps, Project Planner  
From: Glenn Marshall, Development Services

**Subject: Public Works Comments on DRC2016-00032 CMAC Properties MUP, Anderson Rd, Templeton, APN 040-051-013**

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. Public Works has reviewed the December 1, 2016 ATE traffic report and has no further comments. The report states left turn lane warrants were not met and Caltrans (Melissa Streder, email 2/6/17) accepts the results.
- B. Based on the results of the vehicle trip generation request, the proposed project may trigger road improvements per Resolution 2008-152.
- C. The proposed project is within the Templeton Area B Road Improvement Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- D. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- E. The project appears to not meet the applicability criteria for Storm Water Management (it is located outside a defined MS-4 area). Therefore, no Storm Water Control Plan is required.

**Recommended Project Conditions of Approval:**

Access

1. **At the time of application for construction permits**, the applicant shall submit plans to County Public Works to secure an encroachment permit for:
  - a. Reconstruct the existing site access driveway approach in accordance with County Public Improvement Standard B-1a drawing for rural roadways.
2. **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 must be constructed in conformance to Cal Fire standards and specifications back to the nearest public maintained roadway.

3. **Prior to occupancy or final inspection**, all driveway improvements have been constructed or reconstructed in accordance with County Public Works encroachment permit standards and specifications.
4. **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.
5. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road landscaping in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

#### Fees

6. **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 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

7. **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) or 23.05.040 (Drainage) of the Land Use Ordinance.
8. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
9. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

#### Recycling

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



**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

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

Scott M. Jalbert, Unit Chief

March 20, 2017

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

Subject: DRC2016-00032– Fulldraw Vineyards (CMAC Properties)  
2660 Anderson Road near Paso Robles, CA.

Ms. Phipps,

CAL FIRE/San Luis Obispo County Fire Department has reviewed the New Project Referral information and the basic set of site/floor/elevation plans provided for the proposed Minor Use Permit to allow for the demolition of an existing storage building and the phased development of a winery facility. The proposed phased project will include space for wine tasting, processing and storage. The project site is located upon lands classified as State Responsibility Area (SRA) for purposes of wildland firefighting. This specific geographic area has a "High" Fire Hazard Severity Zone rating and is adjacent to lands having a "Very High" rating.

**Special Concerns:**

The cumulative effects of large scale commercial development and/or special event type programs within areas such as this continues 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 between Templeton and Paso Robles, CA. This station has an approximate 4 mile vehicular travel distance and an 8-10 minute response time. A minimum of 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.

- **All structures associated with this permit shall require the installation of a commercial fire sprinkler system.** A Registered Fire Protection Engineer (F.P.E.) is required to design and approve of the required commercial fire sprinkler system(s), water storage system, underground piping, proposed fire hydrants and fire pump for the proposed phased winery project. A comprehensive written technical analysis of all fire suppression system related components is required and must be provided to CAL FIRE/County Fire.
- Phasing of the proposed project shall be taken into consideration when determining the amount of water required to be held in storage dedicated to fire suppression purposes. Also, the fire pump shall be properly sized based upon the phased development proposal.




- **VEHICULAR ACCESS** – Based upon the limited size/scope of the current proposal and with relatively minor improvements to meet the required minimum 20-foot width, the existing primary access road providing access to the project site directly from Anderson Road does not present a concern. If requested and approved, a special events program would trigger additional review and conditioning as well as access improvements.
- **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 properly designed, engineered and installed multi water storage tank approach shall be considered if proposed. The Registered Fire Protection Engineer must determine the amount of water required to be held in storage dedicated to fire suppression purposes.
- **FIRE PUMP/HYDRANTS** – Pressurized fire hydrants may be required due to the layout of the site. Fire Hydrant placement and proper sizing/type of all underground piping shall be addressed within the written technical analysis provided by the Registered Fire Protection Engineer. All fire hydrants shall provide (1) 4-inch and (2) 2.5 inch male connections with National Standard threads.
- **ALARMS/DETECTION** – The required fire sprinkler system shall be monitored in accordance with all relative standards set forth within N.F.P.A. 72 and 13. A properly designed and installed heat/smoke detection system shall be required. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position. Monitoring shall be provided by a central station listed by Underwriters Laboratories for receiving fire alarms.
- **OCCUPANCY CLASSIFICATION** – An occupancy classification change to any existing structure located onsite shall require the installation of an appropriately designed and installed commercial fire sprinkler system.
- **EMERGENCY ACCESS** – A Knox Corporation key switch shall be installed on all electric gates and rapid entry Knox boxes shall be attached to commercial structures. The Knox boxes shall be located where approved by County Fire.
- **ADDRESSING** – Address numbers shall meet current commercial standards. Proper signage shall be required onsite in order to properly identify access and egress routes.

The proposed project 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: Kirk Consulting, Applicant



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

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

(805) 781-5910

AGRICULTURAL COMMISSIONER/SEALER  
[www.slocounty.ca.gov/agcomm](http://www.slocounty.ca.gov/agcomm)

FAX: (805) 781-1035  
[AgCommSLO@co.slo.ca.us](mailto:AgCommSLO@co.slo.ca.us)

**DATE:** December 5, 2016  
**TO:** Holly Phipps, Project Manager  
**FROM:** Lynda L. Auchinachie, Agriculture Department  
**SUBJECT:** CMAC Properties Minor Use Permit DRC2016-00032 (1908)

The Agriculture Department's review finds that the proposed CMAC minor use permit for the phased development of a 15,440 square foot winery and tasting room facility would have less than significant impacts to agricultural resources or operations. The Department recommends the following conditions to maximize the availability of water for agricultural production:

- Incorporate best management practices for water conservation purposes throughout winery facility.
- Maximize the use of pervious and semi-pervious areas in order to promote groundwater recharge, 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 2660 Anderson Road, north of Templeton. The 52-acre site is located within the Agriculture land use category and is developed with a residence and agricultural accessory structure. Agricultural uses in the area primarily consist of wine grape vineyards and field crop production. The project site is under a Williamson Act contract.

The proposal includes the phased development of a winery and tasting room facility as follows:

**Phase 1** – Construction of a 10,453 square foot winery and tasting room structure consisting of 7,578 square feet for production and work areas, 2,675 square feet for a crush pad, and 200 square feet for a tasting room. A second structure will be developed for of 2,238 square feet of barrel and case good storage.

**Phase 2** – Construction of a 2,749 square foot building for a separate tasting room.

Consistent with Agriculture Element AGP 6, the proposal is beneficial to the local agricultural industry, the visitor serving uses are secondary to winery production for each phase of development, and the facilities are clustered and sited to be compatible with future agricultural activities.

### **Impacts to Agricultural Resources**

The proposed development would result in the phased development of a 15,440 square foot winery and tasting room facility. Impacts to agricultural resources will be less than significant; however, the Department recommends the following conditions to maximize the availability of water for agricultural production:

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

**DEPARTMENT OF TRANSPORTATION**

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3111



*Serious Drought.  
Serious drought.  
Help save water!*

November 16, 2016

Holly Phipps  
San Luis Obispo County  
Planning and Building  
976 Osos Street, Room 300  
San Luis Obispo, CA 93408

05-SLO-46-R19.6

**PROJECT REFERRAL FOR FULLDRAW WINERY PROJECT**

Dear Ms. Phipps:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and provide comments on the Fulldraw Winery project referral and supporting September 13, 2016 Left-Turn Lane Warrant Analysis. This proposed project is located off of State Route 46, and as owner and operator of this facility, we offer the following comments:

- The trip generation presented is based on general assumptions that do not account for heavy vehicle trips associated with the 52 acre agricultural use with storage and production capacities. It is recommended that the fermentation and bottling/barrel building should be classified as light industrial. This trip rate should be used in addition to the commercial retail associated with the tasting room. The nine peak hour trips assumed underestimates these operations. It is recommended that the county condition the applicant to build a westbound right-turn lane to accommodate the large agricultural use and potential for added heavy vehicles to slow and stop in the State Route 46 westbound through lane.
- Caltrans is not confident that a left-turn lane would not be warranted based on the current analysis. It is unclear how traffic counts for five wineries in the Santa Ynez Valley in Santa Barbara County relate to this specific project proposal in San Luis Obispo County. It is unclear if these five wineries are comparable in size, operations, and geographical context to produce accurate trip generation estimates for the Fulldraw Winery. Additional information is requested to substantiate that the five wineries are comparable on the factors listed above or alternatively recommended that trip generation estimates be derived from comparable winery operations located directly on State Route 46 west.
- Caltrans requests the county require traffic studies and any other engineering level assessments discussing project specific impacts to the State Highway System be certified by a licensed civil engineer. It does not appear that the Left-Turn Lane Warrant Analysis was stamped by a certified engineer.

11/16/2016  
Ms. Phipps  
Page 2

We appreciate the opportunity to review and provide comments on the proposed Fulldraw Winery project. Please contact me at [Melissa.streder@dot.ca.gov](mailto:Melissa.streder@dot.ca.gov) or 805-549-3800 if you have any additional questions.

Sincerely,



Melissa Streder  
Planning and Development Review  
Caltrans District 5

cc. Frank Boyle, Larry Newland

DATE: December 18, 2016  
TO: Holly Phipps  
FROM: Elizabeth Szwabowski  
SUBJECT: Building Division Comments  
Planning Project Request: DRC2016-00032 (CMAC Properties)

---

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new 7,157 sq. ft fermentation building with 3,740 sq. ft covered canopy, 2,238 sq. ft barrel storage building, and 1,286 sq. ft tasting room with 2,163 sq. ft covered canopy, grading and infrastructure.

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) As the project is over 10,000 sq. ft and commissioning is required, The Owners Project Requirements (OPR) needs to be submitted with the land use permit approval. See CGBC Section 5.410, if applicable.
- 4) A separate building permit will be required for the separate structures / buildings.
- 5) A separate grading, drainage & utilities permit shall be required and if the disturbance is greater than an acre, then a Storm Water Pollution Prevention Permit (SWPPP) will be required for this project.
- 6) A separate demolition permit is required including asbestos notification with APCD, Air Pollution Control District.
- 7) 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.
- 8) 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.
- 9) The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.
  - 10) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
  - 11) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
  - 12) 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.)
  - 13) 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.
  - 14) 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.
  - 15) 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.
  - 16) 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.
  - 17) Provide an equipment schedule on the plans and any referenced standards or spec sheets that are applicable.
  - 18) Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs, provide calculations for seismic anchorage in accordance with ASCE 7-10, Chapter 13.
  - 19) Energy Calculations will need to be provided to verify compliance with current California Energy Code.
  - 20) 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.
  - 21) 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.
  - 22) On January 1, 2017 the 2016 California Buildings codes go into effect. Depending on the date of building permit application you may be subject to the new codes.



March 23, 2017

File No.: 0916-01  
*SLO Co. File No. DRC2016-00032*

CMAC Properties, LLC  
C/o Kirk Consulting  
8830 Morro Road  
Atascadero, California 93465

Attention: Ms. Lori Wilson

Subject: **Review of Geotechnical Engineering Report**

Project: **Fulldraw Winery (APN 040-051-013)**  
2660 Anderson Road  
Paso Robles Area of San Luis Obispo County, California

References: 1. Geotechnical Engineering Report, Proposed Winery Facility, 2660 Anderson Road, Paso Robles Vicinity of San Luis Obispo County, California, Report No. 17313R1, File No. 16-7605, prepared by Mid-Coast Geotechnical, Inc., dated February 8, 2017.

Dear Ms. Wilson:

The purpose of this letter is to summarize our findings of a site reconnaissance performed on March 21, 2017 and review of the above referenced geotechnical engineering report (Reference 1). The proposed project site is located within a County of San Luis Obispo zone of high susceptibility for landsliding potential.

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

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



March 23, 2017

File No.: 0916-01  
SLO Co. File No. DRC2016-00032

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

### RECOMMENDATIONS

1. Plan Review The project geotechnical engineer must review the project improvement and foundation plans and prepare written review letter. The review letter must verify conformance with the recommendations of the project geotechnical engineering report (Reference 1), prior to the issuance of building permits.

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

Respectfully,  
LandSet Engineers, Inc.



Brian Papurello, CEG 2226



Doc. No. 1703-113.REV

Copies: Addressee (1)  
Ms. Holly Phipps, San Luis Obispo County Planning Dept. (1)  
Mr. Dane Jensen, Mid-Coast Geotechnical, Inc. (1)  
SLO County Geology files (1)

Thanks Holly, Sounds good, please keep me informed as the project moves forward.

Patti

Salinan Tribe  
of Monterey & San Luis Obispo Counties  
7070 Morro Rd. #A  
Atascadero, CA 93422  
805.464-2650 office  
805.464-2651 fax  
info@salinatribe.com  
www.salinatribe.com

-----Original Message-----

From: Holly Phipps <hhipps@co.slo.ca.us>

To: salinatribe\_aol.com <salinatribe@aol.com>

Sent: Fri, Mar 17, 2017 2:56 pm

Subject: Re: Proposed minor use permit to demolish existing storage building and replace with winery facility at 2660 Anderson road in Paso robles. APN:040-051-013

Hi Patti,

Requests for referral responses were sent out for this project back on Oct. 28, 2016.

The proposed project is located greater than 300 feet from a blue line stream, a search of the County's Archaeology database found no specific archaeological reports that were prepared within a 1/4 mile of the subject property (note: one survey with no findings was documented with 0.35 miles from the proposed project site), and the project is not located in an area that would be considered culturally sensitive due to lack physical features (the proposed project will be located within an area previously disturbed). Therefore, based on the County's criteria a Phase I Arch Survey was not requested.

Cheers,

**Holly Phipps, MCRP**  
North County & Winery Planner

**Department of Planning and Building**

976 Osos Street, Room 300

San Luis Obispo, CA, 93408

805-781-1162

<http://www.sloplanning.org/>

**From:** Salinan Tribe of Monterey & San Luis Obispo Counties <[salinantribe@aol.com](mailto:salinantribe@aol.com)>

**Sent:** Friday, March 17, 2017 1:38 PM

**To:** Holly Phipps

**Subject:** Proposed minor use permit to demolish existing storage building and replace with winery facility at 2660 Anderson road in Paso robles. APN:040-051-013

Greetings Holly, I was wondering if you could give me an update on this project. I would request that a phase I cultural survey be done for this project.

Xayatspanikan (thank you),

Patti Dunton, Tribal Administrator

Salinan Tribe  
of Monterey & San Luis Obispo Counties  
7070 Morro Rd. #A  
Atascadero, CA 93422  
805.464-2650 office  
805.464-2651 fax



COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT

City of Paso  
Robles

Site



Green Valley Road

Hwy 46

Hwy 101



CA 46

28

Rainada Drive

CA 101

226

226

225

225

224

224

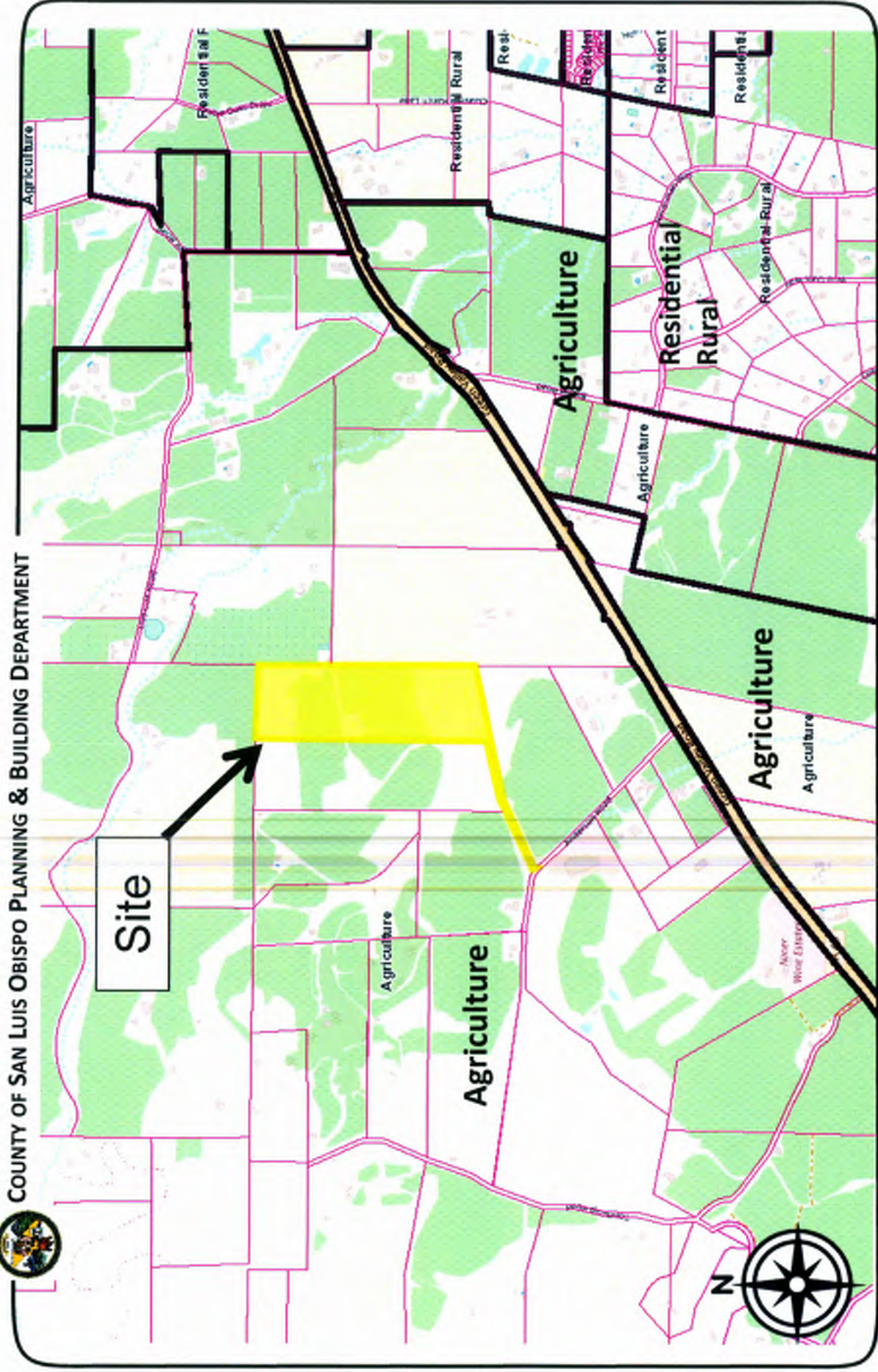
South Main Street

Santa  
Ysabel  
Ranch

Salinas River

Minor Use Permit  
CMAC PROPERTIES / DRC2016-00032

Vicinity Map



Site

Minor Use Permit  
CMAC PROPERTIES / DRC2016-00032

Land Use Category Map



COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT



Minor Use Permit

CMAC PROPERTIES / DRC2016-00032

Aerial Photograph



COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT

Architects  
Clayton&Little



**FULLDRAW WINERY**

2660 ANDERSON RD PASO ROBLES, CA 93465

USE PERMIT  
09.20.16

Minor Use Permit  
CMAC PROPERTIES / DRC2016-00032

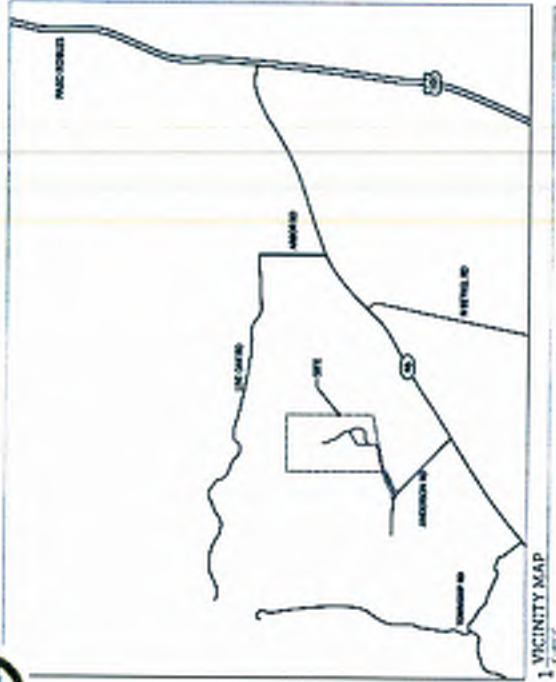
Site Plan



# COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT

## FULLDRAW WINERY

2640 ANDERSON ROAD  
PASO ROBLES, CA 93446  
COUNTY OF SAN LUIS OBISPO, CA



### PROPERTY SUMMARY

APN: 001-001-001-001  
 AREA: 10.00 AC  
 ZONING: A-1  
 PROJECT: Fulldraw Winery  
 OWNER: Fulldraw Winery, LLC  
 ADDRESS: 2640 Anderson Road, Paso Robles, CA 93446  
 CONTACT: [Redacted]  
 PHONE: [Redacted]  
 FAX: [Redacted]  
 EMAIL: [Redacted]

### PROJECT DIRECTORY

ARCHITECT: [Redacted]  
 ENGINEER: [Redacted]  
 PLANNING: [Redacted]  
 CONTRACTOR: [Redacted]  
 PERMITS: [Redacted]

### AGENCIES

COUNTY OF SAN LUIS OBISPO  
 PLANNING & BUILDING DEPARTMENT  
 1000 F STREET, PASO ROBLES, CA 93424  
 (805) 238-1234  
 (805) 238-1235  
 (805) 238-1236  
 (805) 238-1237  
 (805) 238-1238  
 (805) 238-1239  
 (805) 238-1240  
 (805) 238-1241  
 (805) 238-1242  
 (805) 238-1243  
 (805) 238-1244  
 (805) 238-1245  
 (805) 238-1246  
 (805) 238-1247  
 (805) 238-1248  
 (805) 238-1249  
 (805) 238-1250

### PROJECT DESCRIPTION

THIS PROJECT IS A MINOR USE PERMIT FOR THE CONSTRUCTION OF A WINE TASTING ROOM AND RESTROOMS AT THE FULLDRAW WINERY. THE PROJECT IS LOCATED AT THE INTERSECTION OF ANDERSON ROAD AND HIGHWAY 58 IN PASO ROBLES, CA. THE PROJECT IS A MINOR USE PERMIT FOR THE CONSTRUCTION OF A WINE TASTING ROOM AND RESTROOMS AT THE FULLDRAW WINERY. THE PROJECT IS A MINOR USE PERMIT FOR THE CONSTRUCTION OF A WINE TASTING ROOM AND RESTROOMS AT THE FULLDRAW WINERY.

### BUILDING SUMMARY

PROJECT: WINE TASTING ROOM AND RESTROOMS  
 ADDRESS: 2640 ANDERSON ROAD, PASO ROBLES, CA 93446  
 OWNER: FULLDRAW WINERY, LLC  
 CONTRACTOR: [Redacted]  
 PERMITS: [Redacted]

### PROJECT PHASING

PHASE 1: CONSTRUCTION OF WINE TASTING ROOM  
 PHASE 2: CONSTRUCTION OF RESTROOMS

### AREA CALCULATIONS

TYPE	AREA (SQ FT)	AREA (AC)
TOTAL PROJECT AREA	10,000	0.23
WINE TASTING ROOM	1,000	0.02
RESTROOMS	500	0.01
TOTAL BUILDING AREA	1,500	0.03
PERCENTAGE OF TOTAL AREA	15%	3%

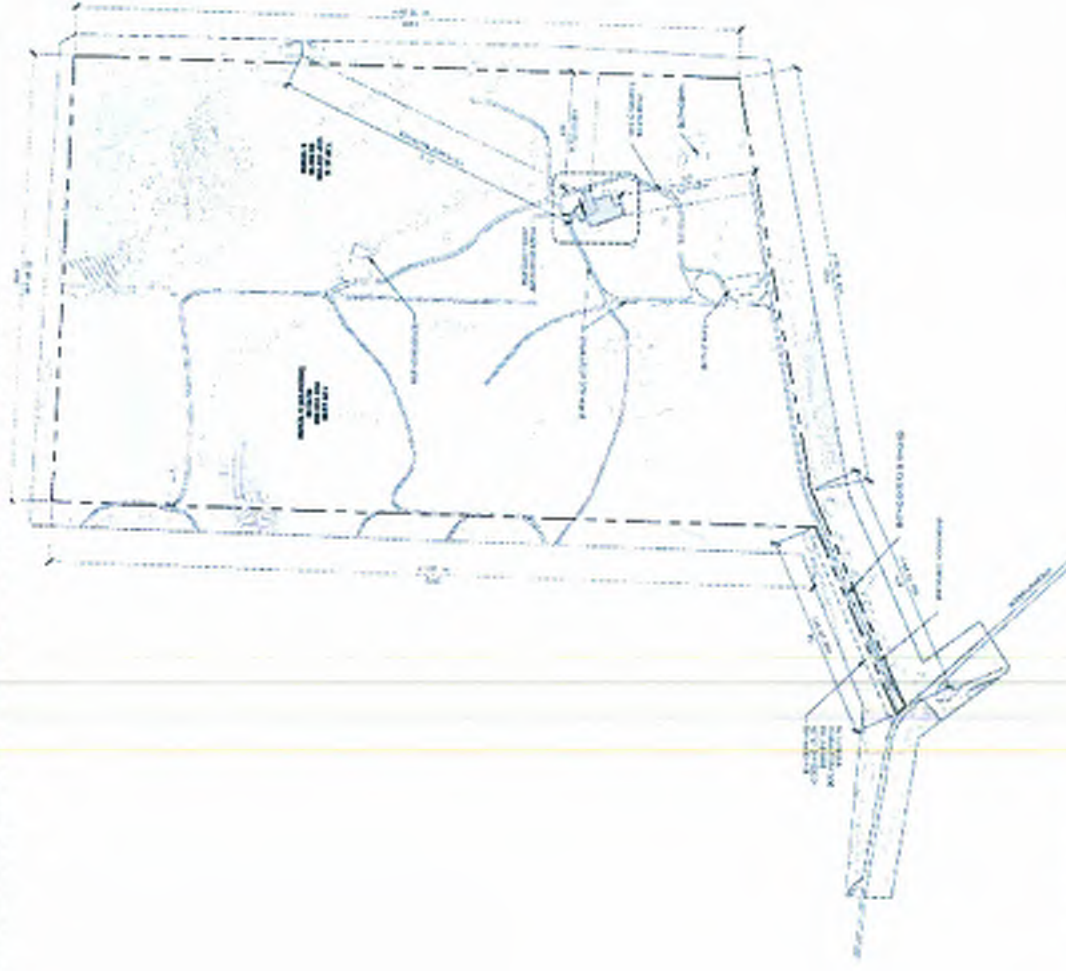
### INDEX OF DRAWINGS

- 1. SITE PLAN
- 2. FLOOR PLAN
- 3. ELEVATION
- 4. SECTION
- 5. EXTERIOR FINISH
- 6. INTERIOR FINISH
- 7. MECHANICAL
- 8. ELECTRICAL
- 9. PLUMBING
- 10. PAINT

Minor Use Permit  
 CMAC PROPERTIES / DRC2016-00032

Project Details

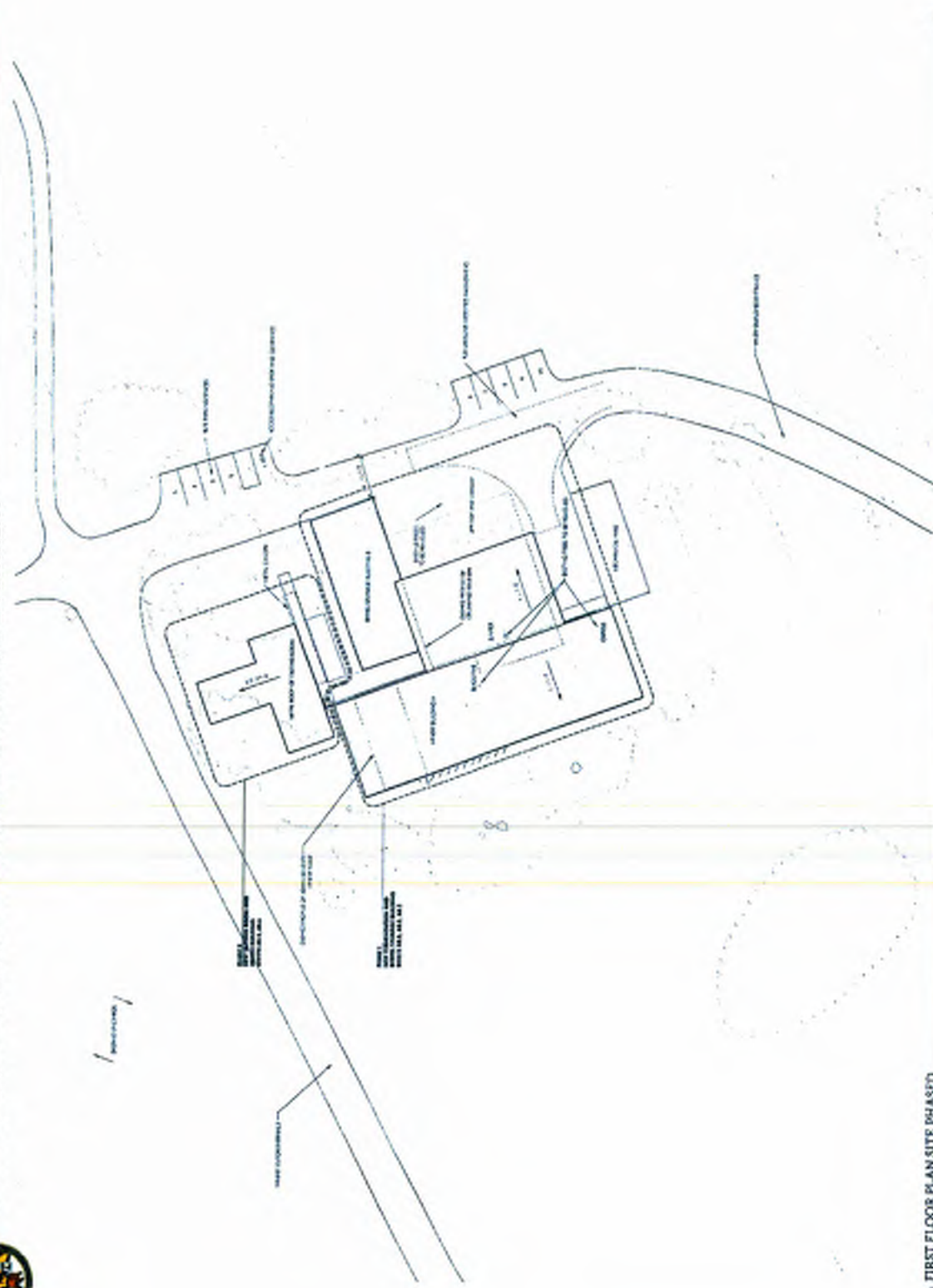




1. SITE - PROPERTY MAP

Minor Use Permit  
CMAC PROPERTIES / DRC2016-00032

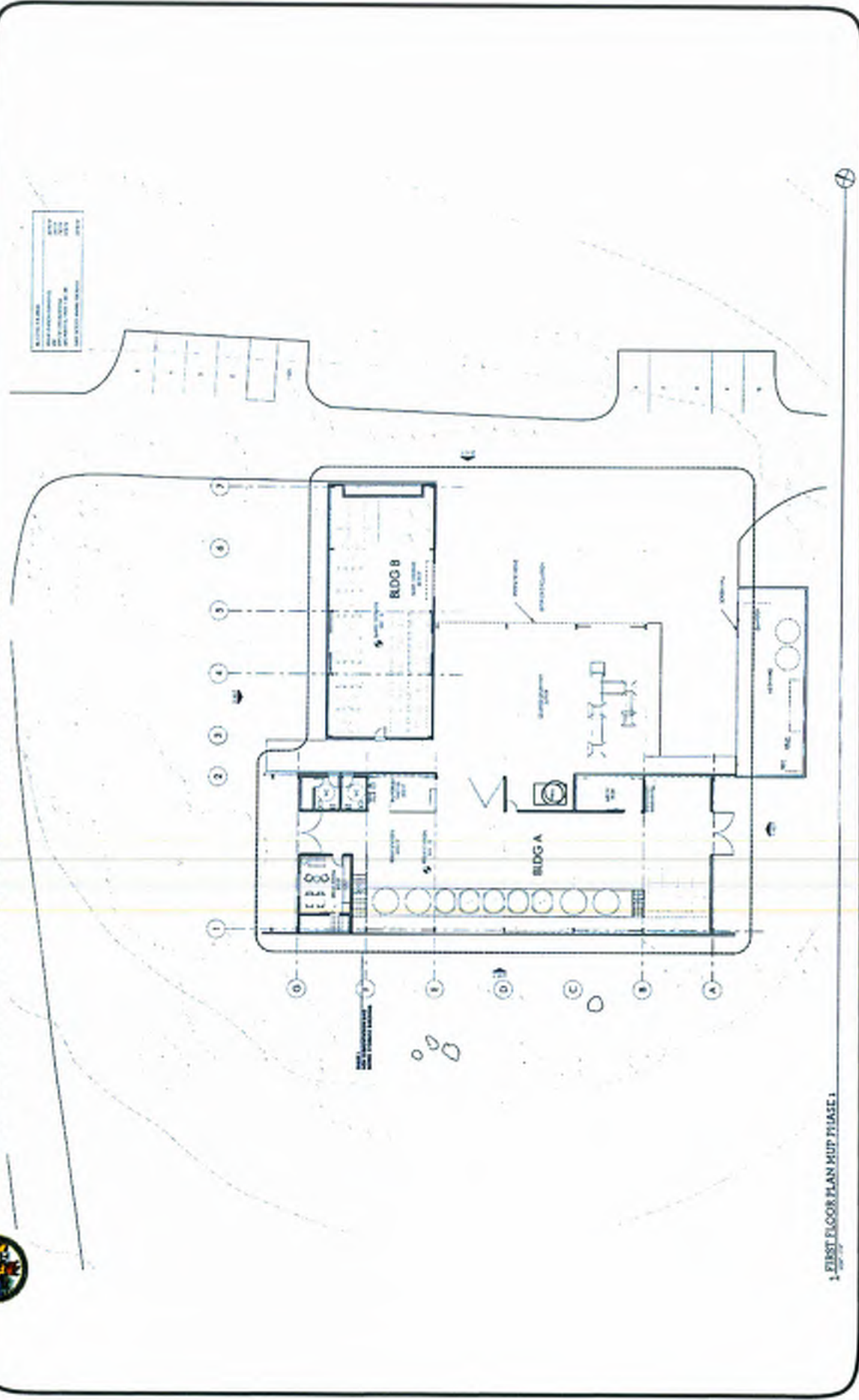
Property Map



1 FIRST FLOOR PLAN SITE PHASED

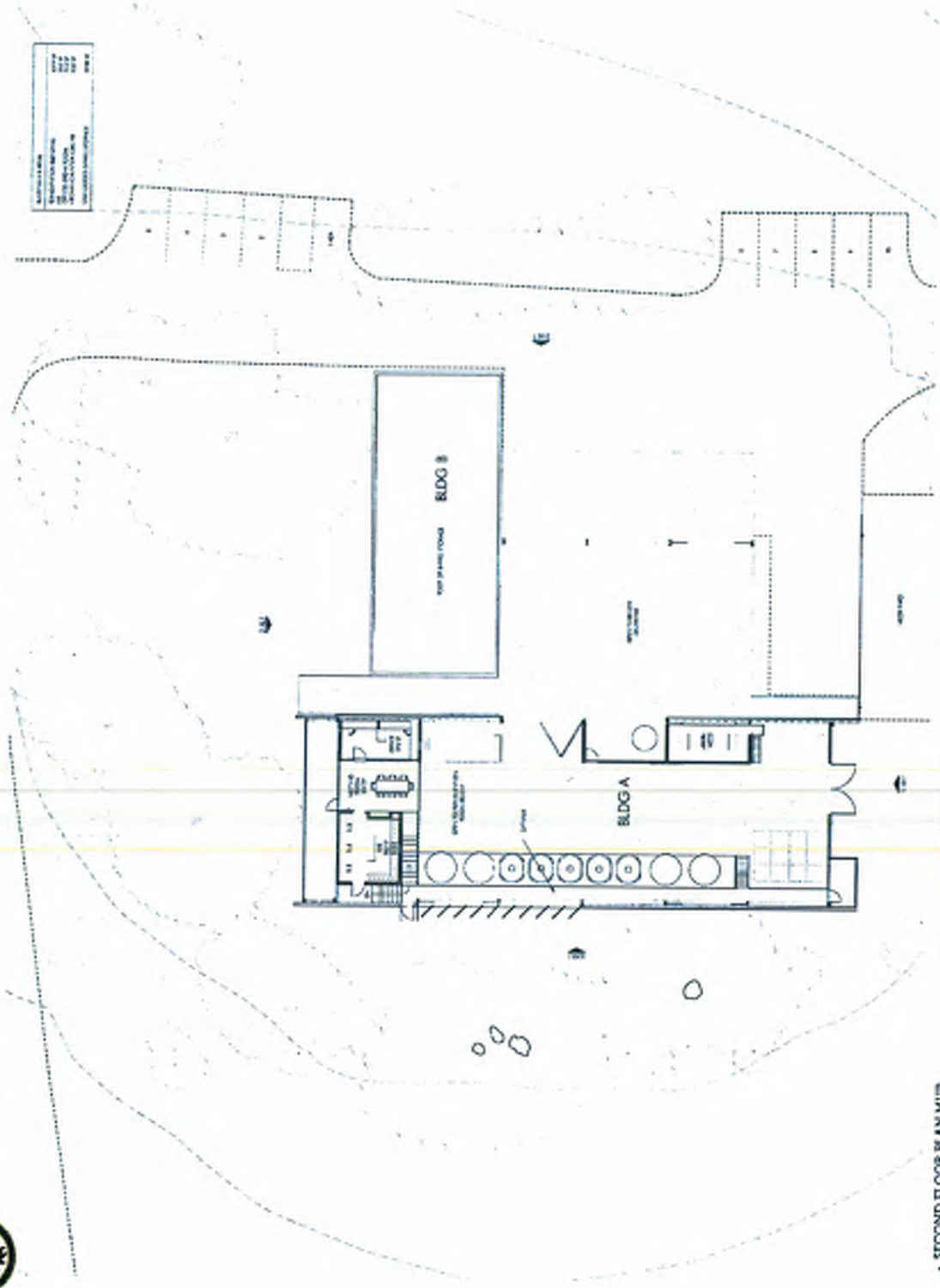
Minor Use Permit  
CMAC PROPERTIES / DRC2016-00032

First Floor Site Plan



Minor Use Permit  
CMAC PROPERTIES / DRC2016-00032

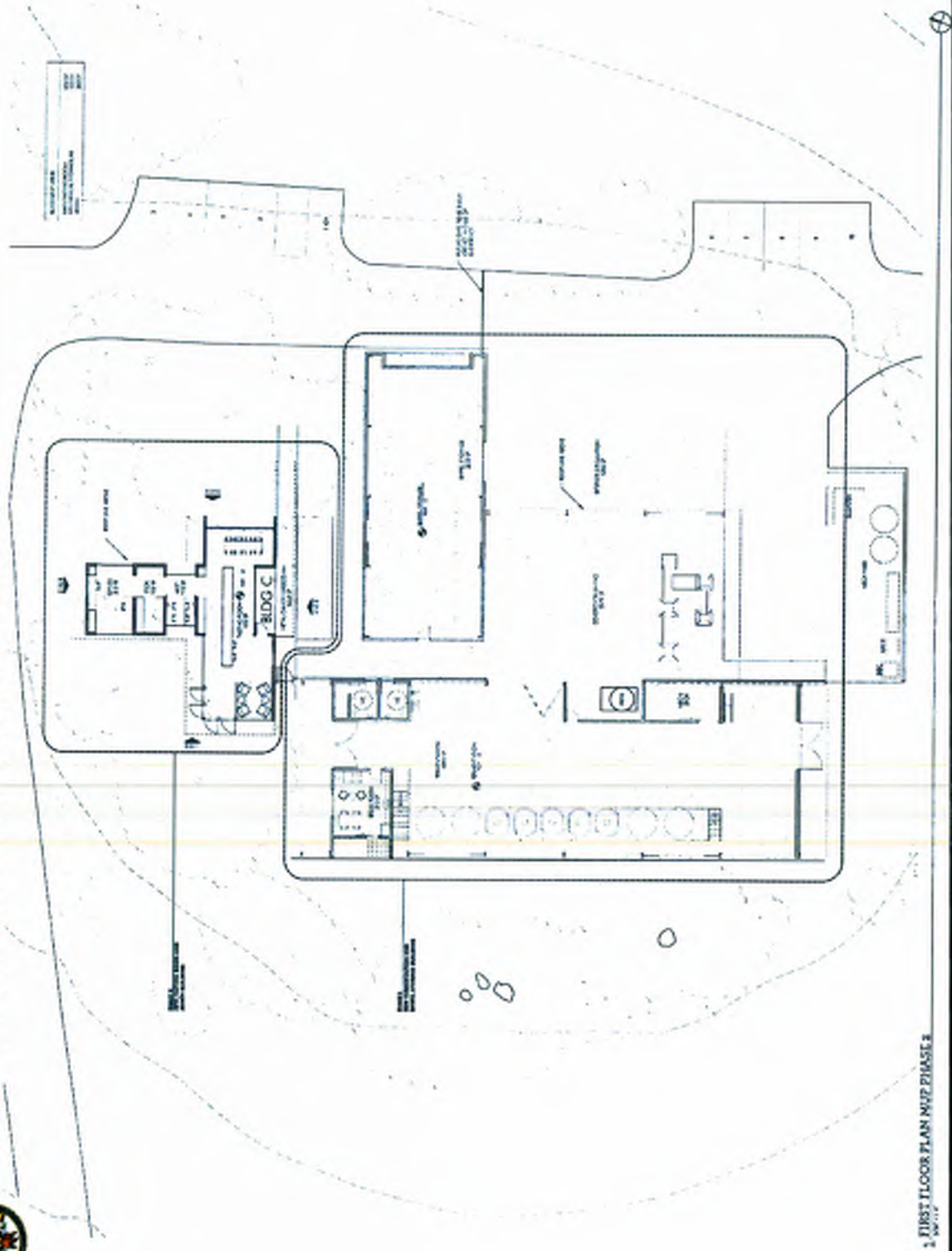
First Floor Phase 1 Site Plan



1 SECOND FLOOR PLAN M17

Minor Use Permit  
CMAC PROPERTIES / DRC2016-00032

Second Floor Phase 1 Site Plan



1 FIRST FLOOR PLAN NUP PHASE 2

Minor Use Permit  
CMAC PROPERTIES / DRC2016-00032

First Floor Phase 2 Site Plan



Minor Use Permit  
CMAC PROPERTIES / DRC2016-00032

Visuals



**ABOVE  
GRADE  
ENGINEERING**  
1000 Highway 101  
Paso Robles, CA 93426  
TEL: 805.238.1100  
WWW.ABOVEMOUNTAIN.COM



**① SPECIFIC CONSTRUCTION NOTES:**

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES AND REGULATIONS.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENGINEERING PROFESSIONAL ACT.
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CIVIL ENGINEERING BOARD REGULATIONS.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CIVIL ENGINEERING BOARD REGULATIONS.
- 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CIVIL ENGINEERING BOARD REGULATIONS.
- 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CIVIL ENGINEERING BOARD REGULATIONS.

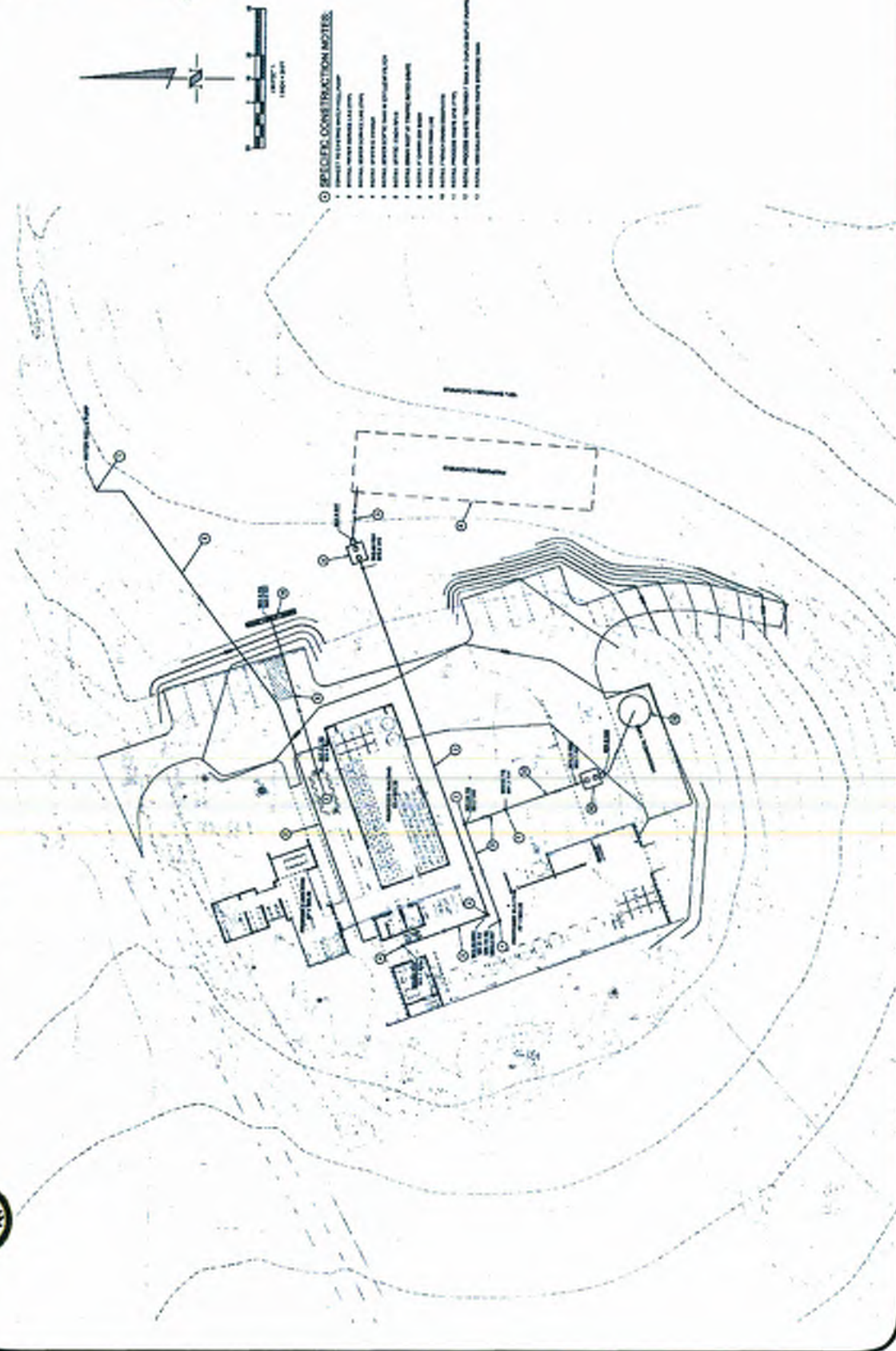
**APPROXIMATE ELEVATIONS RECONSTRUCTION:**

NO.	DESCRIPTION	ELEVATION
1	EXISTING GRADE	1000
2	PROPOSED GRADE	1000
3	PROPOSED GRADE	1000
4	PROPOSED GRADE	1000
5	PROPOSED GRADE	1000



Minor Use Permit  
CMAC PROPERTIES / DRC2016-00032

Grading Plan



Minor Use Permit  
CMAC PROPERTIES / DRC2016-00032

Construction Plan