



April 17, 2018

TO: Heart Hill Vineyard Irrigation Pond Major Grading Permit; PMT2016-07218 (ED17-081)

FROM: Young Choi, Project Manager

Subject: Re: Heart Hill Vineyard Irrigation Pond Major Grading Permit; PMT2016-07218 (ED17-081)

A Mitigated Negative Declaration (MND) was noticed for public review on February 22, 2018. One comment letter was received (Phillips; March 23, 2018). The comment letter raised questions regarding the adequacy of the hydrologic analysis prepared by Monsoon Consultants (Monsoon Consultants; April 2017, August 2017, November 2017) upon which the conclusions of the MND/Initial Study (IS) was based. These concerns included:

- The hydrologic analysis did not include consideration of some neighboring wells (within 1,500 feet of the proposed project), the impact to those wells was not identified.
- Consideration should be given to additional limitations on the timing and duration of pumping to fill the reservoir.

Mitigated Negative Declaration/Initial Study (MND/ID)

The MND/IS evaluated the projects potential impact to groundwater resources. The applicant prepared hydrologic analysis (Monsoon Consultants; April 2017), which was peer reviewed by a County retained hydrogeologist (GSI Water Solutions, Inc.). The analysis did not identify a long term effect to groundwater resources as a result of the use and operation of the proposed agricultural pond. The analysis did identify a potential short term impact in groundwater resources as a result of concentrated pumping for the initial "fill" of the pond. This impact would manifest itself by the drawdown of the water table (between 9 – 30 feet) in the immediate area. This was based on use of three on-site wells, with an estimated continuous pumping rate of 50 gallons per minute (GPM), over a 7.5-day fill schedule (total of 150 GPM). This level of drawdown has the potential to affect the operation of surrounding wells.

The hydrologist recommended a longer less intensive fill schedule that would require less intensive pumping and allow for some groundwater level recovery. It was determined that a 47-day fill schedule (pumping rate at 8 GPM) would result in a drawdown of the water table (in neighboring wells) from 6.4 – 9.1 feet. It was determined that a drawdown of less

April 17, 2018

than 10 feet was a less than significant impact on groundwater resources. The County retained hydrologist (GSI Water Solutions, Inc.) concurred with this determination.

Response to Comments

The applicant's hydrogeologist considered the information and comments included in the comment letter (Phillips; March 23, 2018). The hydrogeologist contacted the commenter and identified the location of the wells (not previously considered). A supplemental evaluation (Monsoon Consultants; April 3, 2018) of the effects of the recommended 47-day fill schedule indicated that the newly considered wells would experience drawdowns in the range of 6.01 – 9.06 feet. This range is below the 10 foot level that was identified as significant. With regards to the timing and duration of the initial fill, the proposed filling would be rated at 8 GPM over 47-day, compared to 50 GPM for the 7.5-day filling schedule. The proposed 8 GPM over 47-day fill schedule would result in significantly less water, over longer period, so that the project will avoid significant drawdown impact. In addition, the initial pond filling is a one-time event.

The MND adequately evaluated the potential impacts to groundwater resources. With the implementation of the longer fill period timeframe, the project would avoid the steeper drawdown rate and short term impact. The resulting drawdown would be less than 10 feet and is considered insignificant.

Attachment 1: Comment received (Phillips; March 23, 2018)

Attachment 2: Supplemental Hydrogeologic Analysis For The Proposed Agricultural Irrigation Storage Reservoir To Be Constructed At The Niner Wine Estates Heart Hill Vineyard (Heart Hill Vineyard II LLC Grading Permit ED17-081 (PMT2016-97218))

Sincerely,



Young Choi, Project Manager

Attachment 1

Randy Phillips
Wild Rose Vineyards, Red Soles Winery
3000 Oakdale Road
Paso Robles, California 93446
805-440-3363
randy@redsoleswinery.com

March 23, 2018
Young Choi
County of San Luis Obispo Department of Planning and Building
976 Osos Street
Room 200
San Luis Obispo, California 93408

Re: Heart Hill Vineyard Irrigation Pond Major Grading Permit; PMT2016-07218 (ED17-081)

Dear Mr. Choi,

I am writing to provide my comments on the above mentioned pending permit in response to the Public Notice – Proposed Mitigated Negative Declaration (MND) dated February 22, 2018.

After reading all of the related documents including the Hydrogeological Analysis from Moonsoon Consultants and the peer review by GSI Water Solutions, Inc. I have a couple of issues that I feel have not been addressed completely.

First, after careful review, the hydrogeological documents which provide the basis for the analysis contained in Section 14 of the MND, only identify four (4) wells that are located within “a close proximity” of the project site. Neither the hydrogeological report, the County’s peer review, nor the analysis in the MND discuss the criteria in selecting these neighboring wells, however all of these documents appear to represent that the four offsite wells are the only other wells in the area. These wells are described in the hydrogeological report as the “nearest” to the proposed project. However, I have three (3) wells within 1,500 ft of the proposed project on APNs 040-101-006 and

040-101-005 that are not identified in any of the documents or reports and I have reason to believe that there are several other wells within the same distance from the project that could also be affected and are not identified in any of the documents. Without an analysis of these wells, which are located on directly adjacent parcels and are potentially hydrologically connected to the applicant’s wells, both myself and the County are necessarily unable to determine the true impact of the proposed project.

I have spoken to Moonsoon Consultants and they have told me that certain wells may not be included in the report because Monsoon was only able to access information on wells drilled sometime after the mid 90’s. Monsoon did not attempt to find additional wells by contacting me to obtain that information and to my knowledge they did not attempt to contact the owners of any of the other neighboring properties either.

Without the data from the other wells that are within the potential area of impact of the proposed project and could therefore be impacted this permit application should be put on hold. Once all the data

Attachment 1

is collected and analyzed a proper decision can be made. An adequate analysis of the full scope of the impacts of this project, especially on neighboring hydrological resources, cannot be made otherwise.

Second, beyond the inclusion of additional wells, there should be a specified time frame or season during which the agricultural reservoir can be filled. At a minimum the proposed project should only be allowed to be filled during the "agricultural off season" when the surrounding vineyards are in a dormant state from mid-December through March. If the proposed project is allowed to be filled between March and the end of November (the peak watering season), there is a high likelihood that there would be a negative impact on the ability to water the existing surrounding vineyards during the peak watering needs of the grape crop because of the projected 9-30 foot drawdown on the water table. In my experience as a farmer on the West side for nearly 30 years, a well cannot be run continuously, as is proposed here, for 47 days without causing significant damage to the well in question and potentially the underlying aquifer, even in the "offseason."

Based on the lack of information and the associated uncertainty described above, I would respectfully request that additional analyses be performed to identify the impacts of the proposed project on all surrounding wells on adjacent parcels before the project is moved forward. My only intention in providing these comments to the County is to ensure that all impacts to the surrounding hydrology of the area are adequately analyzed, especially in light of the vulnerability of the water stock and its importance to the continued existence of my business and others adjacent to the proposed project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Randy N. Phillips". The signature is written in dark ink and is positioned above the printed name.

Randy N. Phillips



MONSOON CONSULTANTS

994 Mill Street Suite 201 San Luis Obispo, CA 93401
(805) 476-6168 www.monsoonconsultants.com

Andy Niner
Niner Wine Estates
2705 Anderson Road
Paso Robles, CA 93466

April 3, 2018

Re: Supplemental Hydrogeologic Analysis For The Proposed Agricultural Irrigation Storage Reservoir To Be Constructed At The Niner Wine Estates Heart Hill Vineyard (Heart Hill Vineyard II LLC Grading Permit ED17-081 (PMT2016-07218))

Dear Mr. Niner:

At your request, I met with an adjoining land owner, Mr. Randy Phillips, to discuss his concerns and observe the locations of water wells on his property that we were previously unaware of. During our meeting I explained to Mr. Phillips that the only available information that we have access to for wells on private property is the data provided by San Luis Obispo County Environmental Health Department. When the County provides the subject well data they disclose that the well locations are approximated and based on completed well permit applications dated 1990 to present. They further state that the County has not completed digitization of well permit applications dated prior to 1990 and thus does not currently have the digitized location information necessary to include such wells in its well search deliverable.

With Mr. Phillips assistance, I was able to determine the locations of an additional seven (7) wells that are within reasonably close proximity to the Heart Hill Vineyard wells (Well #1- #3) that will be used to fill the subject reservoir. (See the attached Well Location Plan). Per your direction, I have analyzed the groundwater drawdown impacts to these additional offsite wells "E" - "K", under the proposed reservoir fill scenario, and concluded the resulting impacts to the nearest offsite wells in closest proximity to the project will not result in a significant long term effect to those wells. The estimated drawdowns associated with the initial reservoir fill scenario are depicted in the following table.

**Summary of Estimated Off-Site Well Drawdowns
Under 47-Day / 24 GPM Reservoir Initial Fill Rate**

OFFSITE WELLS	ESTIMATED DRAWDOWN (IN FEET) AFTER 47 DAYS
A	6.41
B	8.78
C	9.06
D	8.09
E	8.79
F	8.57
G	8.38
H	7.43
I	7.41
J	6.01
K	7.01

If you have any questions or require additional information, please do not hesitate to contact me.

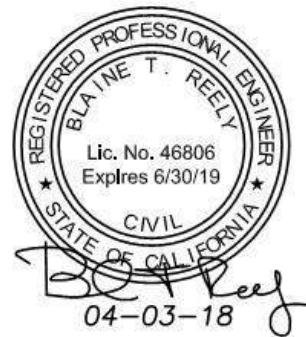
Very truly yours,

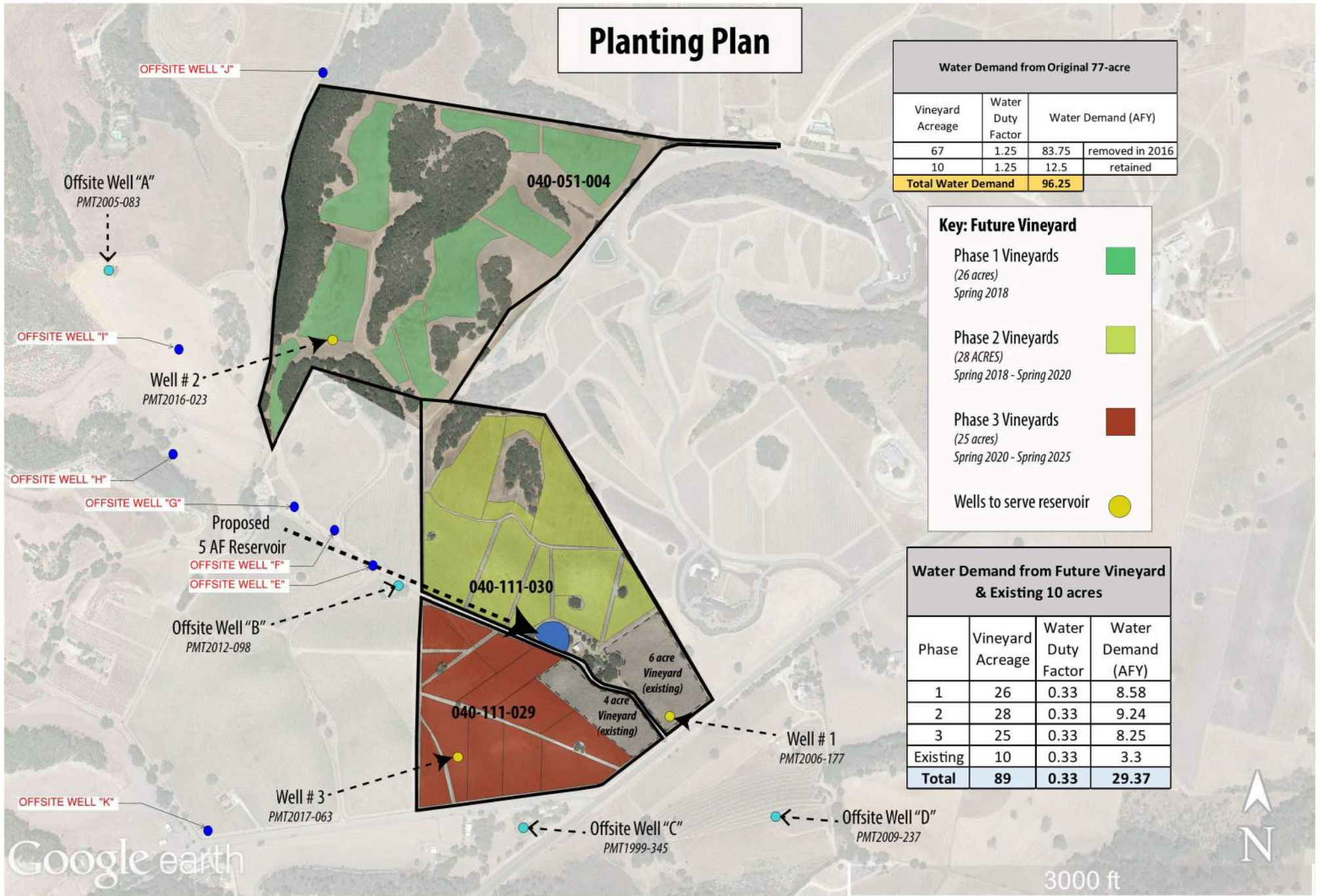
MONSOON CONSULTANTS

Blaine T. Reely

Blaine T. Reely, Ph.D., P.E.
President, Monsoon Consultants

April 3, 2018
Date







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. ED17-081

DATE: February 15th, 2018

PROJECT/ENTITLEMENT: Heart Hill Vineyard Grading Permit PMT2016-07218

APPLICANT NAME: Niner Wine Estate & Heart Hill Vineyard **Email:** aniner@ninerwine.com

ADDRESS: 2705 Anderson Road, Paso Robles CA 93446

CONTACT PERSON: Francisco Vargas

Telephone: (805) 461-5765

PROPOSED USES/INTENT: Request by Niner Wine Estates LLC and Heart Hill Vineyard II LLC for a major grading permit to construct a 5 acre-foot agricultural reservoir to be used as water storage to irrigate 89 acres of wine grapes. The project would result in the disturbance of approximately 1.75 acres (76,253 square feet) including approximately 6,388 cubic yards of cut and 6,388 cubic yards of fill, on multiple parcels totaling 288 acres.

LOCATION: The proposed project is within the Agriculture land use category and is located on 2680 Hwy 46 West, Paso Robles, CA 93422. Parcel number 040-111-029, 040-111-030, 040-111-031, 040-051-004, is located in the Templeton Advisory Committee, while the remaining three parcels are located east just outside of the community boundary line. The site is in the Adelaida sub area of the North County planning area.

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

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: None

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

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

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

Young Choi (ychoi@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 5.10) [Usage Form](#)

Project Title & No. Heart Hill Vineyard II LLC Grading Permit **ED17-081 (PMT2016-07218)**

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 checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water /Hydrology
<input checked="" 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.

Young Choi,
Project Manager
Prepared by (Print)


Signature

FEB. 6, 2019
Date

Airlin Singewald,
Supervising Planner
Reviewed by (Print)


Signature

FEB. 6, 2018
Date



Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by Niner Wine Estates LLC and Heart Hill Vineyard II LLC for a major grading permit to construct a 5 acre-foot agricultural reservoir to be used as water storage to irrigate 89 acres of wine grapes. The project would result in the disturbance of approximately 1.75 acres (76,253 square feet) including approximately 6,388 cubic yards of cut and 6,388 cubic yards of fill, on multiple parcels (040-111-029, 040-111-030, 040-111-031, and 040-051-004). The proposed project is within the Agriculture land use category and is located approximately 1.2 miles northwest of the community of Templeton, at 2680 Highway 46 West, Paso Robles. The proposed project site is within the Adelaida sub area of the North County planning area.

The proposed reservoir will have a maximum storage capacity of 5 acre-feet and would result in 0.97 acres (42,253 square feet) of site disturbance. The surface area of the pond at full storage is approximately 0.5 acre. The proposed reservoir would be filled from three existing onsite irrigation wells and require approximately 5,500 linear feet (LF) of new subsurface piping to connect the reservoir to the existing wells, resulting in an additional 27,500 square feet of site disturbance. The reservoir would be lined with 40-mil High Density Polyethylene (HDPE) and equipped with a floating membrane cover, effectively eliminating any water loss through percolation or evaporation. The floating membrane cover would capture any rain that falls on top of the reservoir and discharge the water into the reservoir. The volume of rain that is expected to be captured this way is estimated to be 0.83 acre-feet per year. A rainwater harvesting system newly installed on the Niner Wine Estates tasting room complex and parking areas would divert an additional 0.8 to 1.6 acre-feet of captured rainwater annually to the proposed reservoir. A total of approximately 1,300 LF of 4-inch HDPE piping and the installation of a subsurface 216 cubic foot concrete storage tank and pump is proposed to transport rainwater currently collected from the tasting room complex to the proposed agricultural reservoir. All piping installed associated with the proposed project would be subsurface and covered with native material upon completion of the project.

Water would be stored in the reservoir year round, and would be filled and emptied as water is required by the vineyard operations. The reservoir would be used to irrigate a total of 89 acres of wine grapes within Heart Hill Vineyard and Niner Wine Estates. In 2016, a total of 67 acres of vines were removed (and 10 acres retained) in the portion of the vineyard proposed to be served by the proposed reservoir. The applicant has included a three-phase planting plan of 79 acres of new vines to be irrigated by the proposed reservoir, in addition to the existing 10 acres that were retained. The proposed reservoir would be located in an area central to the vineyard replacement plantings and would utilize the existing irrigation system. The vineyards removed in 2016 required approximately 1.25 acre-feet of water per acre of vineyard per year for irrigation. Irrigated water

demand for the newly planted vineyards would be reduced to approximately 0.33 acre-feet of water per acre per year, due to reductions and efficiencies attained through newly adopted vineyard management practices, including an investment in modern efficient irrigation technology, deficit irrigation strategies, vine canopy management strategies, and intensive monitoring and testing of vines and soil conditions.

ASSESSOR PARCEL NUMBER(S): 040-111-029, 040-111-030, 040-111-031, 040-051-004

Latitude: 35° 34' 10" N Longitude: 120° 44' 44" W

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLAN AREA: North County

SUB: Adelaida

COMM: Rural

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: None

PARCEL SIZE: 4 parcels totaling 288 acres

TOPOGRAPHY: Nearly level to gently rolling

VEGETATION: Ruderal, disturbed grassland, oak trees

EXISTING USES: Agricultural uses, vineyards

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture , vineyards and accessory structures	<i>East:</i> Agriculture, vineyards and accessory structures
<i>South:</i> Agriculture, vineyards, Hwy 46	<i>West:</i> Agriculture, vineyards and accessory structures

C. ENVIRONMENTAL ANALYSIS

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



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

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

Aesthetics

Setting. The proposed project is located approximately 1.2 miles northwest of the community of Templeton, within a predominately agricultural area. The visual setting of the area is characterized by large agricultural parcels with scattered oak woodland and grassland. Structural components in the area are composed of primarily wine processing facilities, public tasting rooms, barns, and scattered single family residences. Topography generally alternates between rolling hills and generally flat spans.

The proposed project site vegetation is currently composed of disturbed grassland, ruderal vegetation, and several oak trees. The site is generally flat with a small hill on the northern portion of the site and is bordered by a dirt access road on the northeastern border. A small dilapidated barn structure is located in the center of the project site.

The proposed project site is adjacent to State Highway 46 (Green Valley Road). Highway 46 is listed as an Eligible State Scenic Highway – Not Officially Designated on the California Scenic Highway Mapping System. While Highway 46 is not officially designated State Scenic Road, it is a scenic, rural public roadway that experiences a large number of viewers. The project site is intermittently blocked from view from the highway by existing vegetation, topography, and structures. The project site is not located within a visual Sensitive Resource Area.

Impact. The proposed 5-acre-foot reservoir would be surrounded by a 4-foot tall woven wire fence.



Views of the proposed reservoir from Highway 46 would be limited. Portions of the site may be visible in the background for short distances between intervening structures and natural vegetation. The project would not be visible from Oakdale road due to existing topography. The reservoir would be consistent with the visual character of the area and would not produce any new source of night lighting or glare. Other project components (connecting pipelines, rainwater collection vault and pump) would be located underground and would not result in permanent visual changes. Short-term construction-related effects would include the presence of increased construction equipment and materials, disturbance, stockpiles, and dust. These impacts would be limited in duration and nature and would not result in significant visual impacts. Therefore, no significant visual impacts would occur.

Mitigation/Conclusion. No significant impacts related to aesthetics or visual resources would occur. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES

Will the project:

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

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: Grape Varietal, Olives

State Classification: Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Unique Farmland

In Agricultural Preserve? Yes, Templeton AG Preserve

Under Williamson Act contract? Yes

Based on the California Department of Conservation, the Natural Resources Agency, Farmland Mapping and Monitoring Program (FMMP), and San Luis Obispo County Important Farmland Map (FMMP 2014), the project site contains of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. The soil type(s) and characteristics on the subject property include:

144 – Gazos shaly clay loam (9-30% slopes). This moderately deep, rolling to hilly, well-drained soil has moderately slow permeability and low to moderate available water capacity. Surface runoff is

rapid, and the hazard of erosion is high. Building sites and roads and streets are severely limited by slope, erosion hazard, and depth to rock. Septic limitations include slope, slow absorption of effluent, and depth to rock. Per NRCS classifications, this soil is not prime farmland.

145 – Gazos shaly clay loam (30-50% slopes). This steeply sloping, gravelly fine loamy soil is considered well drained. The soil has slow permeability, high erodibility, and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, and slow percolation. The soil is considered Class VI without irrigation and the Class is not rated when irrigated. Per NRCS classifications, this soil is not prime farmland.

157 – Lockwood channery loam (0-2% slopes). This very deep, nearly level, well drained soil has moderately slow permeability and moderate to very high available water capacity. Surface runoff is low, and the hazard of erosion is slight. This soil is suited to building sites. Moderate shrink swell potential and low strength are limitations for dwellings and buildings, but can be overcome if proper design and installation procedures are used. The slow absorption of effluent in septic tank absorption fields can be overcome by increasing the size of the absorption area. Per NRCS classifications, this soil is Prime Farmland if irrigated.

158 – Lockwood shaly loam (2-9% slopes). This very deep, gently sloping to moderately sloping, well-drained soil is moderately slow permeability and moderate to very high available water capacity. This soil is suited to building sites. Moderate shrink swell potential and low strength are limitations for dwellings and buildings, but can be overcome if proper design and installation procedures are used. The slow absorption of effluent in septic tank absorption fields. Per NRCS classifications, this soil is Farmland of Statewide Importance.

199 – Santa Lucia-Gazos complex (50-75% slopes). This complex consists of very steep soils on mountains. This soil has moderate permeability and very low to low available water capacity. Surface runoff is very rapid, and the hazard of erosion is very high. Slope, depth to bedrock, and erosion hazard severely limit these soils for building sites and roads and streets. Per NRCS classifications, this soil is not prime farmland.

Impact. The proposed project is considered an agricultural use and would support the production of the existing and future planted vineyards on the project site and surrounding parcels. Therefore, the project would not result in the conversion of agricultural or prime farmland to non-agricultural use, or conflict with the existing Williamson Act Contract that the property is currently enrolled in. Construction and operation of the proposed reservoir would not adversely affect the existing vineyards onsite, and the storage of water would not significantly affect proximate agricultural uses.

The proposed project would not result in additional pumping from the groundwater basin to compensate for loss through evaporation because the proposed reservoir would have a floating membrane cover designed to eliminate such losses. Construction-related dust could adversely impact adjacent vines; however, grading would be minimal and limited in duration and potential impacts would be mitigated through standard dust control measures.

A referral was sent to the County Department of Agriculture and a response was received stating there were no concerns related to agricultural resources (October 2017).

Mitigation/Conclusion. No significant impacts to agricultural resources are expected. No mitigation measures are necessary.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GREENHOUSE GASES				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Air Quality

Setting.

The Air Pollution Control District (APCD) has developed its 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 site is not located in an APCD designated naturally occurring asbestos (NOA) zone. There is one single family residence located approximately 950 feet northwest of the proposed reservoir site and two single family residences located approximately 350-700 feet south of the rainwater catch basin and pump vault site (on the other side of Highway 46). There are also a few scattered single family residences within and surrounding the vineyard within 1,000 feet of proposed pipeline and electrical connections.

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface



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

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

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

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

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

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

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

Impact. As proposed, the project will result in the disturbance of approximately 1.75 acres (76,253 square feet), including 6,388 cubic yards of cut and 6,388 cubic yards of fill material. This will result in the creation of construction dust, as well as short-term vehicle emissions. Based on Table 2-2 of the APCD's CEQA Air Quality Handbook, estimated construction related emissions are as follows.

Table 1. Proposed project estimated construction emissions.

Pollutant	Total Estimated Emissions	APCD Quarterly Threshold	Within threshold?
ROG + NO _x (combined)	1,453.91 lbs	5,000 lbs (2.5 tons)	Yes
Diesel Particulate Matter (DPM)	62 lbs	260 lbs (0.13 tons)	Yes
Fugitive Particulate Matter (PM ₁₀)	2.6 tons	2.5 tons	No

The proposed project would require disturbance within 1,000 feet of several sensitive receptors. Therefore, the project would be subject to expanded fugitive dust control measures in addition to primary measures pursuant to Land Use Ordinance Section 22.52.160.C (Construction Procedures, Air Quality Controls), including the following:

- 1) All measures identified in Subsection C.1a (Primary measures);
- 2) Permanent dust control measures identified in the approval project plans shall be implemented as soon as possible following completion of any soil disturbing activities;
- 3) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating native grass seed and watered until vegetation is established;
- 4) All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- 5) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- 6) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between the top of load and top of trailer) in accordance with California Vehicle Code Section 23114;
- 7) Install wheel washers where vehicles enter and exist unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- 8) Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

These measures shall be shown on all grading and building plans in accordance with LUO Section 22.53.160C. Compliance with these measures would ensure fugitive dust emissions are adequately controlled to below 20 percent opacity limit as identified in the APCD's 401 Visible Emissions rule and that dust is not emitted offsite. Because construction of the proposed project would emit fugitive dust (PM₁₀) beyond that of the threshold established by the APCD, an additional measure has been recommended to further reduce construction-related air quality impacts to less than significant.

From an operational standpoint, the proposed project would not generate new trips or other significant sources of long-term air emissions. The reservoir and rainwater catchment system would be maintained consistent with existing vineyard operations; therefore, operational impacts would be less than significant.

The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. Based on the nature of the proposed project, the project would 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 would 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. The project would result in limited short-term air quality impacts that would be minimized through compliance with County Land Use Ordinance requirements and recommended mitigation described in Exhibit B – Mitigation Summary Table. Upon implementation of the proposed mitigation measure and compliance with county requirements, potential impacts on Air Quality and GHG emissions would be less than significant.

4. BIOLOGICAL RESOURCES

<i>Will the project:</i>	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 & Wildlife or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Biological Resources

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

On-site Vegetation: Disturbed grassland, ruderal vegetation, oak trees

Name and distance from blue line creek(s): Two unnamed “blue line” tributaries to the Salinas River extend within approximately 0.25 mile south of the reservoir site. A historically mapped drainage exists on the project site.

Habitat(s): Disturbed grassland, oak woodland

The proposed reservoir site supports disturbed grassland and several native oak trees. The site is surrounded by active agricultural areas, including irrigated vineyards that have been in operation for

over 10 years on all sides. The project site does not support wetland or riparian habitat. According to the County of San Luis Obispo online mapping system PermitView, there are two unnamed blue line creeks extending within approximately 0.25 mile south of the proposed reservoir site. According to the 1943 USGS Topographic Map of the area, a blue line creek was mapped through the proposed reservoir site. This unnamed blue line creek has not been mapped since 1943, and no defined drainage features were observed at the location of the proposed reservoir.

The California Natural Diversity Database identified the no state or federally listed species or species of concern as potentially existing within approximately one mile of the proposed project.

Impact. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. Although historically an unnamed blue line creek was identified as extending through the proposed reservoir site, the area has been graded and developed with a farmstead since the early twentieth-century (see Section 5. Cultural Resources for additional information). The site is disturbed and lacks defined drainage features; the historic blue line creek has not been shown on any USGS maps for over 70 years. No riparian vegetation or wetland features are present onsite and the nearest presently mapped blue line creek is approximately 0.25 mile from the proposed areas of disturbance. Therefore, no impacts related to wetland or riparian vegetation are anticipated.

The proposed project would result in the removal or relocation of four native oak trees. Removed trees would be required to replace at 4:1 ratio, and relocated trees would be required to replace at 2:1 ratio. The applicant proposes to replant the removed oak trees to a different location within the project parcels. Standard nesting bird mitigation is identified to ensure tree removal does not impact nesting birds or bats and no net loss in oak trees would occur. Therefore, potential impacts would be less than significant with mitigation.

Mitigation/Conclusion. Upon implementation of the recommended mitigation measures described in Exhibit B, Mitigation Summary Table, impacts to biological resources would be reduced to less than significant.

5. CULTURAL RESOURCES

Will the project:

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

Cultural Resources

Setting.

Archeological Setting

The project area was historically occupied by the Salinan, with the northernmost subdivision of the Chumash, the Obispeño bordering to the south. The precise location of the boundary between these tribes is currently the subject of debate and may have fluctuated through time. The proposed reservoir site is approximately 0.25 mile from the nearest mapped blue line creek; other project components (pipeline connections to existing wells) would occur within approximately 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. See Biological Resources for further discussion of the historically mapped blue line creek extending through the proposed reservoir site.

Historical Setting

Remnants of an early twentieth-century farmstead are located within the proposed project site and are associated with the Booker family, who owned the land prior to acquisition by the Niner family. George W. Booker (age 51), his wife Emma (age 40), and their two sons, Claude (age 10) and Richard (age 8), are listed in the 1920 federal census, living on their family farm in the Paso Robles Township. Lifelong bachelors, Claude and Richard remained on the land after their parents died, farming barley, oats, and alfalfa and raising chickens and cattle. Richard died in 1990; Claude died in 2000. The dilapidated barn structure located within the proposed reservoir site does not meet the qualifications for the California Historical Landmarks Registration.

Paleontological Setting

No known paleontological resources are known to exist in the area.

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 Assembly Bill 52 (AB 52), notices regarding the opportunity for tribal consultation were sent on October 13, 2017. No responses have been received in response to the AB 52 notices. The proposed project would result in the removal of the dilapidated barn structure associated with the Booker family. Because the structure fails to meet the qualifications for the California Historical Landmarks Registration, no significant impacts to historical resources would occur. The potential for significant paleontological resources to be present at the site is very low and grading activities and subsurface disturbance would be limited. Therefore, impacts to paleontological resources would be less than significant.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur. However, in the event of an unanticipated discovery of archeological resources during earth-moving activities, mitigation measures have been recommended in Exhibit B, Mitigation Summary Table to reduce impacts to less than significant.

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"/>
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"/>

6. GEOLOGY AND SOILS

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 gently rolling

Within County's Geologic Study Area?: No

Landslide Risk Potential: 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: Low to moderate

Other notable geologic features? None

Geology and Soils

Impact. The following analysis is based on the Geotechnical Engineering Report for the proposed project (Monsoon Consultants 2017).

The proposed project would result in the disturbance of approximately 1.75 acres (76,253 square feet) including approximately 6,388 cubic yards of cut and 6,388 cubic yards of fill. During grading activities, there is a potential for erosion and down-gradient sedimentation to occur. The applicant has included proposed grading and erosion control measures to be implemented during construction on the project site. These measures include protection of slopes, stockpiles, disturbed areas, and access areas, hydroseeding with approved erosion control material, and site inspections and maintenance of all erosion control measures. A sedimentation and erosion plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize potential impacts related to erosion control material, maintaining setbacks from creeks, and siltation. The plan must be prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Based on the findings of the Geotechnical Engineering Report prepared for this project, the site topography and exposed soil types indicate that the potential for landslides is minimal and no evidence of previous landslides was observed at the site. The applicant is required to comply with existing Land Use Ordinance standards, including Sections 22.52.100 (Grading Plan Requirements) and 22.52.150 (Standards). The project would conform to County Standards and Specification (Sections 11-351.1403 and 11.351-1404) and incorporate specific geotechnical design recommendations. Compliance with these practices and other applicable standards would typically indicate that risks to people and/or structures, including those related to unstable earth conditions, were properly safeguarded against.

The proposed project site does not lie immediately within an Earthquake Fault Zone. Based on the quality and conditions of the in-place soils and the absence of a high water table, it was determined that



the potential for liquefaction and/or lateral spreading is low at the proposed project site. The Geotechnical Engineering Report prepared for the project site found that the site is suitable for the proposed development provided that the recommendations contained in the report are properly implemented into the project.

Mitigation/Conclusion. Based on compliance with existing regulations and recommendations in the Geotechnical Engineering Report, no significant geologic or soil impacts would occur. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

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

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

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

Hazards and Hazardous Materials

Setting. The project is not located in an area of known hazardous material contamination and is not listed on the “Cortese List” (a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5) (SWRCB 2016; DTSC 2016). The project is not within the Airport Review area or located within 2 miles of any public airport or private airstrip. With regards to potential fire hazards, the subject project is within the High Fire Hazard Severity Zone. Based on the County’s fire response time map, it will take approximately 0 to 15 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project proposes the construction of an agricultural reservoir to support existing and future vineyards. The project would be constructed in accordance with industry standards and consistent with applicable codes. The project would not include the construction of buildings for human habitation and therefore would not expose people to a substantial new hazard. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

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

8. NOISE

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

8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Noise

Setting. The project is not considered a “noise sensitive land use” and is not within close proximity of loud noise sources. The proposed project is located within an agricultural area and based on the Noise Element’s projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an applicable threshold area. There are three sensitive receptors located within 1,000 feet of the project’s proposed areas of disturbance.

Impact. The project is located within an agricultural area and based on the Noise Element’s projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area. The project would not generate loud noises, nor conflict with the surrounding uses. Operation of the reservoir would not generate an increase in existing noise levels and the project would not expose people to significant increased noise levels in the long term.

During the construction phase of the project, noise generated from construction activities may intermittently dominate the noise environment in the immediate area. Short-term construction noise would be limited in nature and duration; however, it would occur within close proximity to several sensitive receptors. Construction-related noise would not be substantially different from existing farm equipment uses and construction activities would be limited to the daytime hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday or Sunday, consistent with County construction noise exception standards (County Code Section 22.10.120.A). Therefore, potential construction-related noise impacts would be less than significant.

Mitigation/Conclusion. No long-term change in noise levels would occur. Short-term construction related noise would be limited in nature and duration and would only occur during appropriate daytime hours. Therefore, potential impacts would be less than significant.

9. POPULATION/HOUSING

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

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 proposed project would store water to serve existing agricultural uses. The proposed project does not include any residential uses or structures for human habitation. 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 would occur. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

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

<u>Police:</u> County Sheriff	Location: Templeton , Approximately 2.5 miles east of the project site
<u>Fire:</u> Cal Fire (formerly CDF)- Paso Robles	Hazard Severity: High Response Time: 0-15 Location: Approximately 2.9 miles to the northeast
<u>School District:</u> Paso Robles Joint Unified School District.	

Public Services

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

Impact. The proposed project is a request to construct one reservoir to serve existing agricultural uses and would not generate substantial long-term increases in demand for fire protection, police protection, schools, roads, solid waste, or other public services or utilities. Electrical demands of the project would be negligible and electrical service is available immediately adjacent to the project site. The proposed project site would be accessed by existing local and farm roads and would not generate substantial long-term operational trips. Cut and fill material would be balanced on-site and the project would not

generate substantial amounts of solid waste requiring disposal. Therefore, potential impacts on public services or utilities would be less than significant.

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

11. RECREATION

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

Recreation

Setting. The County’s Parks and Recreation Element does not identify any public trails, parks, or recreational facilities in the project vicinity.

Impact. The project would be located within privately-owned operational agricultural parcels that primarily support existing vineyards. Construction and operation of the proposed reservoir would not have any adverse effects on existing or planned recreational opportunities in the County. The proposed project would not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. No significant recreation impacts to recreational resources would occur, 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"/>

12. TRANSPORTATION/CIRCULATION

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

Transportation

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as “C” or better. Highway 46 is classified as a minor arterial road by the California Department of Transportation (Caltrans).

Circulation Study Area. The project is within the Templeton Circulation 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”.

Impact. The proposed project includes construction of an agricultural reservoir to serve an existing agricultural operation. Short-term construction related trips would be minimal and area roadways are operating and acceptable levels and would be able to accommodate construction related traffic.

After construction activities are complete, the proposed project would not increase vehicle trips on the existing roadway network, therefore the circulation fee would not apply. Long-term maintenance and operational trips would not substantially differ from existing onsite vineyard operations. As a result, the proposed project would have no long-term impact on existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs related to transportation.

A referral was sent to the California Department of Transportation and no response was received.

The project would not affect air traffic patterns or conflict with congestion management plans. The project would not create unsafe conditions on roadways or affect emergency evacuation routes or plans.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures 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"/>



13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wastewater

Setting/Impact. The proposed project would not generate wastewater or require wastewater disposal during project operation. Construction-related wastewater would be accommodated by licensed on-site portable restroom and hand-washing facilities and disposed of in accordance with existing regulations.

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

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

Will the project:

QUANTITY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>h) 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"/>
<i>j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>k) Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Water

Setting. The project proposes to obtain its water needs from three existing irrigation wells within Niner Wine Estates and Heart Hill Vineyards, which are both owned by the project applicant, as well as through an extension/connection to the winery facility's existing rainwater catchment system. The subject property is not within a defined groundwater basin. The project site is approximately one mile west of the Atascadero sub-basin of the Paso Robles basin.

The topography of the project site is nearly level to gently rolling. The closest creek from the proposed reservoir site is approximately 0.25 mile away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Two unnamed tributaries to Salinas River Distance? Approximately 0.25 mile south of parcel boundary

Soil drainage characteristics: Moderately 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. 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.

Typically, 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. However, SWPPP requirements do not apply to agricultural reservoirs. The Regional Water Quality Control Board is the local extension who monitors this program. In addition, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed when work is scheduled during the rainy season.

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



Soil erodibility: Low 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.

Impact – Water Quality/Hydrology

The reservoir would be constructed on flat to moderately sloping topography. No portion of the proposed reservoir site is within a 100-year Flood Hazard designation. Underlying soils have low to high erodibility. The applicant has proposed erosion control measures to be implemented during construction, including protection of stockpiles, protection of slopes, protection of all disturbed areas, protection of access roads and perimeter containment measures.

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

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

- ✓ Approximately 76,253 square feet of site disturbance is proposed and the movement of approximately 6,388 cubic yards of cut and 6,388 cubic yards of fill;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ 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 mapped creek or surface water body;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion; and
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

Implementation of these County standards would reduce the project's water quality impacts to less than significant.

Water Quantity

Water used to fill the reservoir would be sourced from three existing irrigation wells within Heart Hill Vineyard and Niner Wine Estates, which are both owned by the project applicant. The applicant has contractual rights to operate and use the water supply from the referenced wells. The reservoir would be used to irrigate a total of 89 acres of wine grapes on the project parcel and two adjacent parcels within Heart Hill Vineyard.

The proposed reservoir would be located in an area central to the vineyard replacement plantings and would utilize the existing irrigation system. The newly planted vineyards would use 0.33 acre-feet of water per acre per year, as opposed to approximately 1.25 acre-feet/ acre of water use in the old vineyards. The reduction is attributed to newly adopted vineyard management practices including an investment in modern efficient irrigation technology, deficit irrigation strategies, vine canopy management strategies, and intensive monitoring and testing of vines and soil conditions. No expansion of agricultural uses or direct increase in water demands would occur as a result of the project.

The proposed reservoir would have a maximum storage capacity of 5 acre-feet. The reservoir would be lined with 40-mil High Density Polyethylene Plastic (HDPE) and equipped with a floating membrane cover, effectively eliminating any water loss through percolation or evaporation. The floating membrane cover would capture any rain that falls on top of the reservoir and discharge the water into the reservoir.

The volume of rain that is expected to be captured this way is estimated to be 0.83 acre-feet per year. The project would also connect an existing rainwater harvesting system installed at the Niner Wine Estates tasting room complex, which would divert an additional 0.8 to 1.6 acre-feet of water annually to the reservoir for irrigation use (collected rainwater is currently conveyed to a grassy area and allowed to percolate). The surface water captured by the rainwater harvesting system and floating membrane would decrease overall irrigation water demands within the vineyard. Water would be stored in the reservoir year round, and would be filled and emptied as water is required by the vineyard operations.

The applicant submitted a hydrogeologic report (Monsoon Consultants 2017) to analyze the potential impacts of onsite pumping on adjacent wells in close proximity to the project. GSI Water Solutions, Inc. peer reviewed the report and concurred with the conclusions.

Initial filling of the reservoir to full capacity (5 acre-feet) is proposed to take place over 47-days and result in a drawdown of 6.4 to 9.1 feet in surrounding offsite wells. This initial filling of the reservoir is a one-time event and the groundwater levels of the affected offsite wells would be expected to recover within a few days. The impact on the groundwater level would be temporary, therefore this would not be considered a significant impact.

During operation, the proposed reservoir would not increase water demand at the site. In fact, overall water demand at Niner Wine Estates and Heart Hill Vineyard is expected to decrease as a result of the rainwater harvesting system, as well as the water conservation vineyard management strategies being implemented by Niner Wine Estates. Therefore, no long-term impacts related to water quantity would occur.

Mitigation/Conclusion. The applicant would be required to prepare a drainage plan and sedimentation and erosion control plan in accordance with the County of San Luis Obispo Land Use Ordinance. Compliance with these existing regulations would ensure potential impacts related to drainage, sedimentation, and erosion would be less than significant; therefore, water quality related impacts would be less than significant.

The initial filling of the reservoir would result in drawdown at adjacent wells of 6.4 to 9.1 feet. This initial filling of the reservoir is a one-time event, and groundwater level of the affected wells are expected to recover within few days. Therefore, initial fill of the reservoir would not be considered a significant impact.

During operation, the project would not increase the demand or use of groundwater and would not otherwise result in water loss (i.e., evaporative loss would be avoided through the utilization of a floating membrane cover). The project would increase available water supplies by capturing and conveying rainwater from the winery tasting room and at the reservoir site for storage and future use. Therefore, no substantial long-term adverse impacts on water quantity would occur.

The project would not require connection to any existing water or stormwater facilities and would not affect or exceed the capacity of existing facilities or community water service provider. The project is not within the 100-year flood zone and would not increase the risk of flooding or inundation. Therefore, potential impacts related to water service providers and flooding would be less than significant.

15. LAND USE

Will the project:

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

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

Mitigation/Conclusion. No significant impacts related to land use would occur and no mitigation is necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Through implementation of the measures identified in Exhibit B – Mitigation Summary Table, the proposed project would not degrade the quality of the environment, reduce habitat for sensitive species, result in cumulatively considerable impacts, or cause substantial adverse effects on human beings.

For further information on CEQA or the County's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: <http://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 ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input type="checkbox"/>	County Environmental Health Services	Not Applicable
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	In File**
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	None
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input type="checkbox"/>	Community Services District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>AB 52 Native American Tribal Councils</u>	None
<input type="checkbox"/>	Other _____	Not Applicable

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

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

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Coastal Plan Policies	<input checked="" type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input 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 checked="" type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input 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 type="checkbox"/> Select Planning Area	



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

1. California Department of Conservation (DOC). 2015. *San Luis Obispo County Important Farmland 2012*. Division of Land Resource Protection, Farmland Mapping and Monitoring Program. Map published May 2015.
2. San Luis Obispo County Air Pollution Control District (APCD). 2001. *Clean Air Plan – San Luis Obispo County*. December 2001.
3. GSI Water Solutions, Inc. 2017. *Review of Niner Wine Estates Agricultural Storage Pond Hydrogeologic Analysis (Revised)*. November 2017.
4. Natural Resources Conservation Service. *Web Soil Survey National Cooperative Soil Survey*. Accessed November 14, 2017.
5. Monsoon Consultants. 2017. *Hydrogeologic Analysis for the Proposed Agricultural Irrigation Storage Reservoir to be Constructed at the Niner Wine Estates Heart Hill Vineyard*. April 2017.
6. Monsoon Consultants. 2017. *Geotechnical Engineering Report for Proposed Agricultural Irrigation Reservoir Heart Hill Vineyard*. August 2017.
7. Monsoon Consultants. 2017. *Hydrogeologic Analysis for the Proposed Agricultural Irrigation Storage Reservoir to be Constructed at the Niner Wine Estates Heart Hill Vineyard – Response to GSI Water Solutions, Inc. Peer Review Comments*. September 2017.
8. Monsoon Consultants. 2018. *Supplemental Hydrogeologic Analysis for the Proposed Agricultural Irrigation Storage Reservoir to be Constructed at the Niner Wine Estates Heart Hill Vineyard (Heart Hill Vineyard II LLC Grading Permit ED17-081 (PMT2016-07218))* February 2018.
9. Wine News. 2017. *The History of Heart Hill, A Story Rooted in Farming, Community, and Change*. February 2017.

Exhibit B - Mitigation Summary Table

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

Air Quality

AQ-1

Proposed project construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. The following measures must be incorporated into the project to control dust:

- a) Reduce the amount of the disturbed area where possible;
- b) Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. (Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD approved dust suppressant where feasible to reduce the amount of water used for dust control.) For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c) All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e) All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- f) The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

Biological Resources

BIO/mm-1

Prior to construction, the applicant shall schedule vegetation removal to occur outside of the nesting season (September 1 to February 14), to the extent possible. If vegetation removal occurs during the typical nesting season (February 15 to August 31), a nesting bird survey shall be conducted by a qualified biologist(s) immediately prior to commencement of work activities (but no more than two weeks prior to construction) to determine presence/absence of nesting birds within the project area. Periodic subsequent spot-check surveys shall be completed throughout the duration of construction activities in the nesting season to ensure no new nests are developed subsequent to commencement of construction activities, as determined appropriate by the County Environmental Monitor.



Work activities shall be avoided within 50 feet of active bird nests and 250 feet of active raptor nests until young birds have fledged and left the nest. Readily visible exclusion zones shall be established in areas where nests must be avoided. The U.S. Fish and Wildlife Service and California Department of Fish and Game shall be contacted if any nests associated with federally or state listed bird species are observed during surveys. Nests, eggs, or young of birds covered by the Migratory Bird Treaty Act and California Fish and Game Code may not be moved or disturbed until the end of the nesting season or until young fledge, whichever is later, nor can adult birds be killed, injured, or harassed at any time. In the event a variance to these avoidance buffers is necessary, the applicant shall make a request for variance to the County of San Luis Obispo Project Manager. Any variance shall require proof that no additional impact on nesting birds would occur and approval of the U.S. Fish and Wildlife Service and California Department of Fish and Game.

BIO/mm-2

Prior to final inspection, the applicant shall replace at 4:1 ratio of all oak trees removed or, the applicant shall replace at 2:1 ratio of all oak trees relocated. Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied.

Cultural Resources

CR/mm-1

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

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

In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Coroner shall be notified in addition to the County of San Luis Obispo Project Manager so proper disposition may be accomplished.



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR

February 7, 2018

Heart Hill Vineyard II LLC
2705 Anderson Road
Paso Robles, CA 93446
aniner@ninerwine.com

Kirk Consulting / Francisco Vargas
8830 Morro Road
Atascadero, CA 93422
francisco@kirk-consulting.net

Subject: Revised Developer's Statement – PMT2016-07218

The initial study for the above referenced application has indicated that potentially significant environmental impacts may occur with the development of the project. In order to issue a negative declaration, which is a statement that all potentially significant impacts can be mitigated to insignificant levels, an agreement called a Developer's Statement can be executed where the applicant agrees to perform certain actions that will become part of the project. Please review the enclosed Developer's Statement. If you are in agreement with this Statement, please have the owner(s) sign, date and return it to my attention at the Department of Planning and Building so we may complete the environmental review process.

If you have any questions, concerns, or comments about this Developer's Statement, or would like to suggest alternate mitigation measures that would work better with your project, please feel free to contact me at (805) 788-2086.

Sincerely,

A handwritten signature in black ink, appearing to be "Y. Choi", written over a horizontal line.

Young Choi, Project Manager

**DEVELOPER'S STATEMENT FOR
HEART HILL VINEYARD II LLC GRADING PERMIT PMT2016-07218**

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

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

The following mitigation measures address impacts that may occur as a result of the development of the project.

Air Quality

AQ-1

Proposed project construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. The following measures must be incorporated into the project to control dust:

- a) Reduce the amount of the disturbed area where possible;
- b) Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. (Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD approved dust suppressant where feasible to reduce the amount of water used for dust control.) For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c) All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e) All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- f) The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

Monitoring: Required prior to issuance of a grading and/or construction permit. The Department of Planning and Building will verify that the required information is included on the constructions plans.

Biological Resources

BIO-1 Prior to construction, the applicant shall schedule vegetation removal to occur outside of the nesting season (September 1 to February 14), to the extent possible. If vegetation removal occurs during the typical nesting season (February 15 to August 31), a nesting bird survey shall be conducted by a qualified biologist(s) immediately prior to commencement of work activities (but no more than two weeks prior to construction) to determine presence/absence of nesting birds within the project area. Periodic subsequent spot-check surveys shall be completed throughout the duration of construction activities in the nesting season to ensure no new nests are developed subsequent to commencement of construction activities, as determined appropriate by the County Environmental Monitor.

Work activities shall be avoided within 50 feet of active bird nests and 250 feet of active raptor nests until young birds have fledged and left the nest. Readily visible exclusion zones shall be established in areas where nests must be avoided. The U.S. Fish and Wildlife Service and California Department of Fish and Game shall be contacted if any nests associated with federally or state listed bird species are observed during surveys. Nests, eggs, or young of birds covered by the Migratory Bird Treaty Act and California Fish and Game Code may not be moved or disturbed until the end of the nesting season or until young fledged, whichever is later, nor can adult birds be killed, injured, or harassed at any time. In the event a variance to these avoidance buffers is necessary, the applicant shall make a request for variance to the County of San Luis Obispo Project Manager. Any variance shall require proof that no additional impact on nesting birds would occur and approval of the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife.

BIO-2 Prior to final inspection, the applicant shall replace at 4:1 ratio of all oak trees removed or, the applicant shall replace at 2:1 ratio of all oak trees relocated. Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied.

Monitoring (Biological Resource Measures BR-1 and BR-2) Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

Cultural Resources (Archaeology)

CR-1 In the event that archeological resources are unearthed or discovered during any construction activities, the following standards apply:

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

In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Coroner shall be notified in addition to the County of San Luis Obispo Project Manager so proper disposition may be accomplished.

Monitoring (Cultural Resource Measures CR-1) Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

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

Signature of Agent(s)

Date

Name (Print)

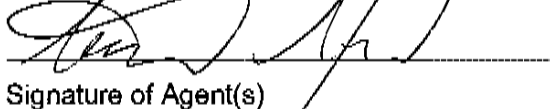
Environmental Determination: ED17-081

Date: February 5, 2018

In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Coroner shall be notified in addition to the County of San Luis Obispo Project Manager so proper disposition may be accomplished.

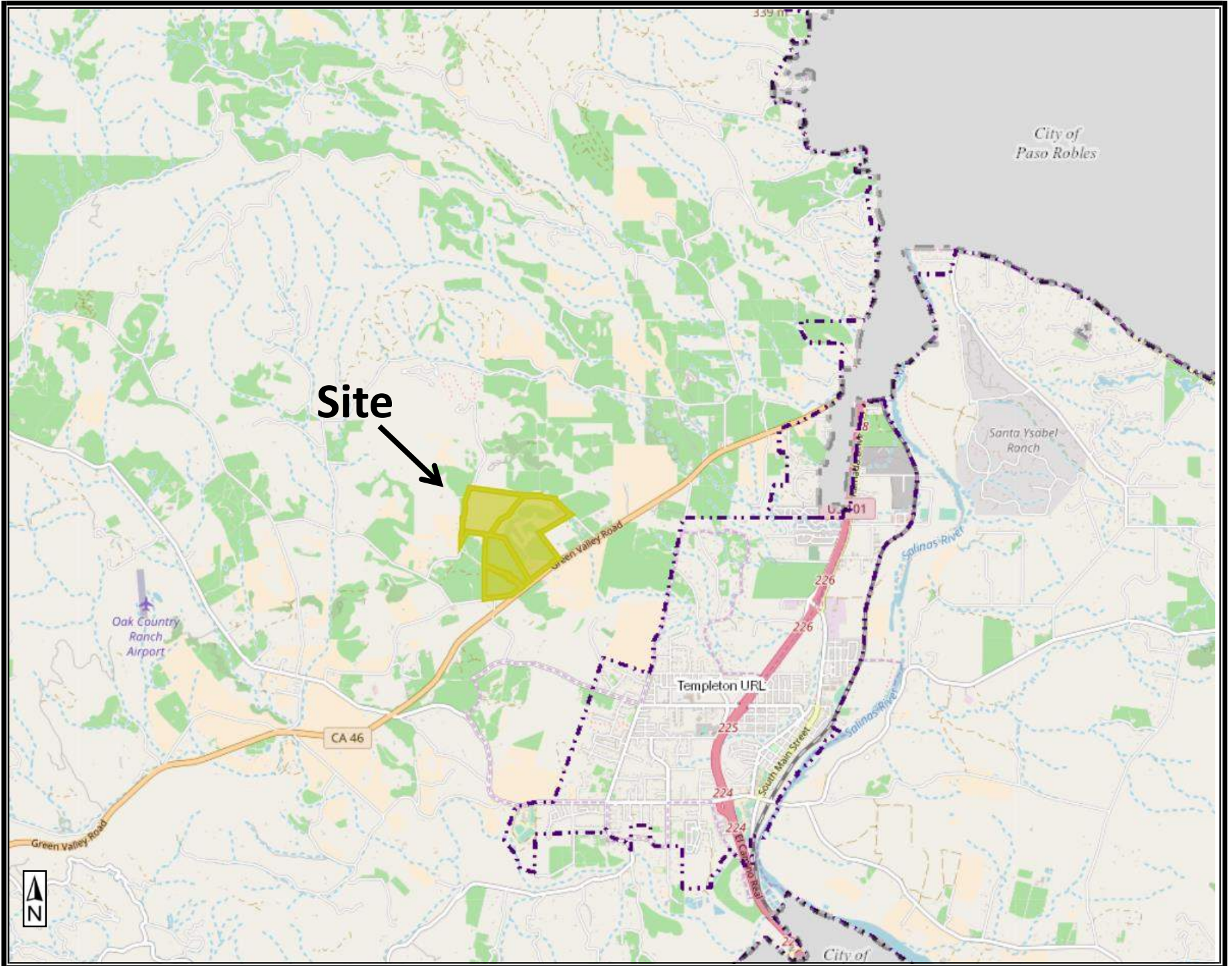
Monitoring (Cultural Resource Measures CR-1) Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

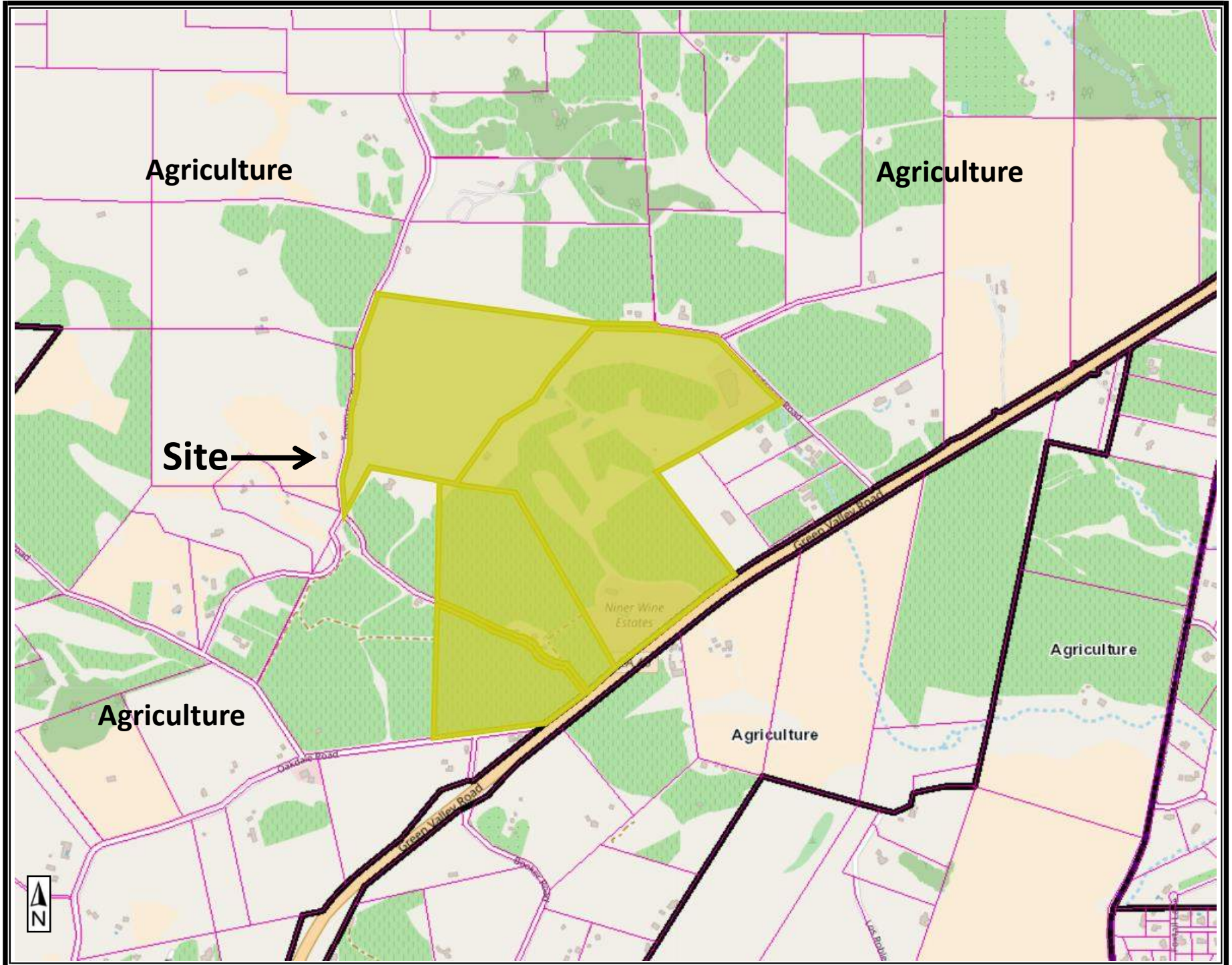
The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts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


Signature of Agent(s)

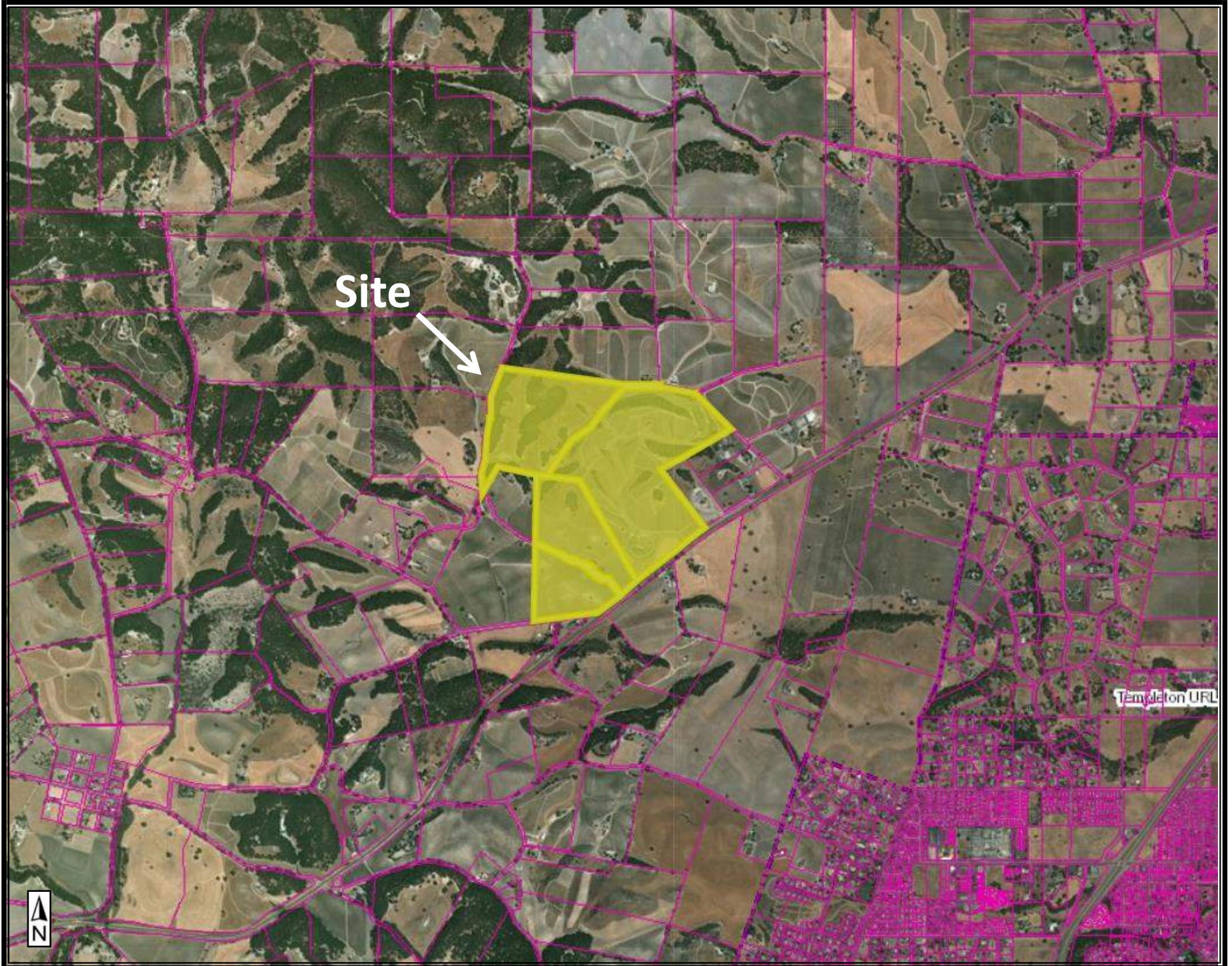
2/6/2018
Date

Andrew Niner
Name (Print)





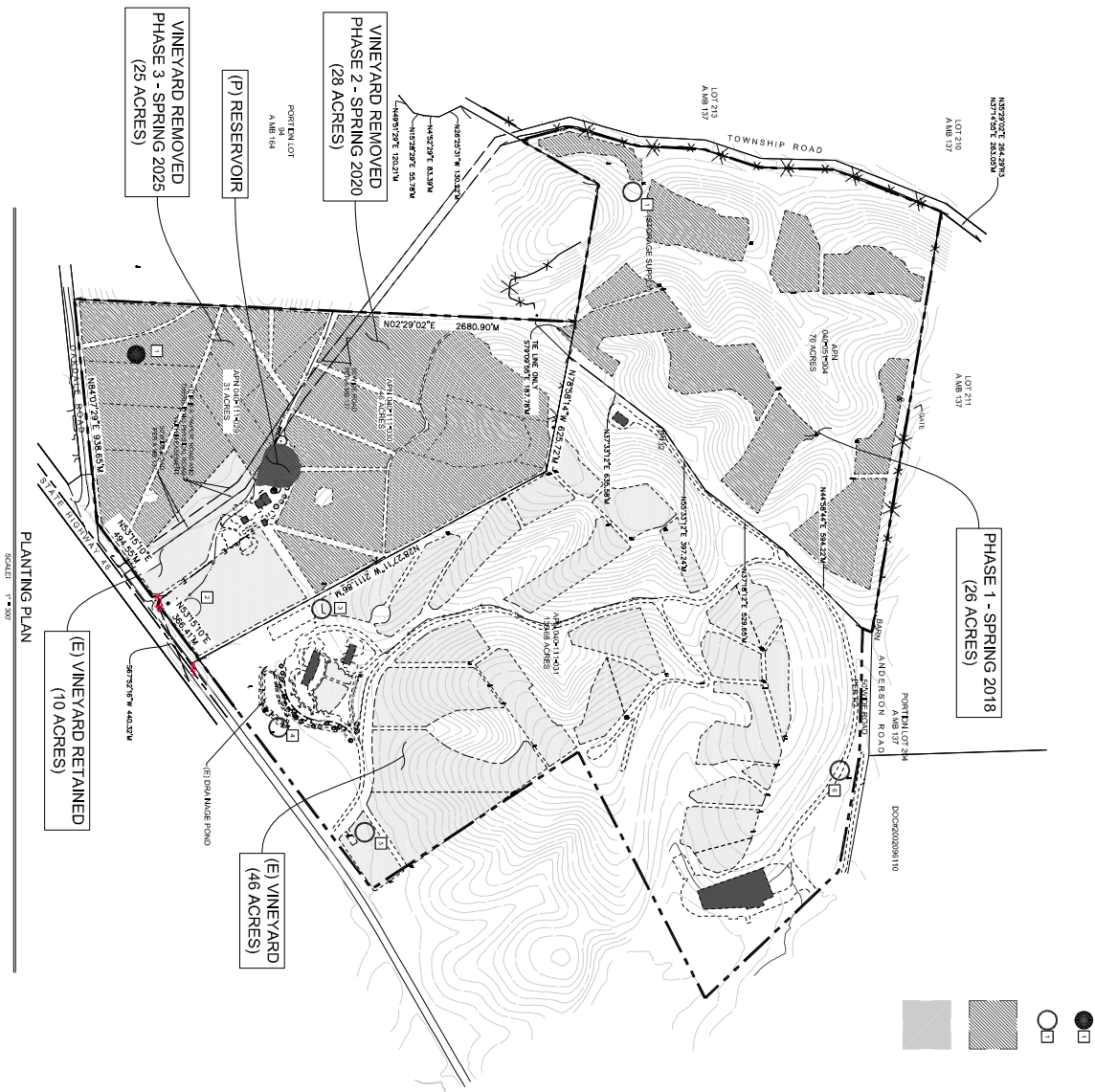
PMT2016-07218 – HEART HILL VINEYARD II – LAND USE CATEGORIES



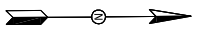
PMT2016-07218 – HEART HILL VINEYARD II – AERIAL VIEW



PMT2016-07218 – HEART HILL VINEYARD II – AERIAL VIEW



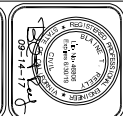
PLANTING PLAN
SCALE: 1" = 300'



LEGEND

- NEW WELL
- EXISTING WELL
- PROPOSED VINEYARD (26 ACRES)
- EXISTING VINEYARD (28 ACRES)

Sheet	05-14-17
Scale	PER PLAN
Checked	JMC
Created	ERT



Sheet Title:
PLANTING PLAN - NEW AND REPLACEMENT

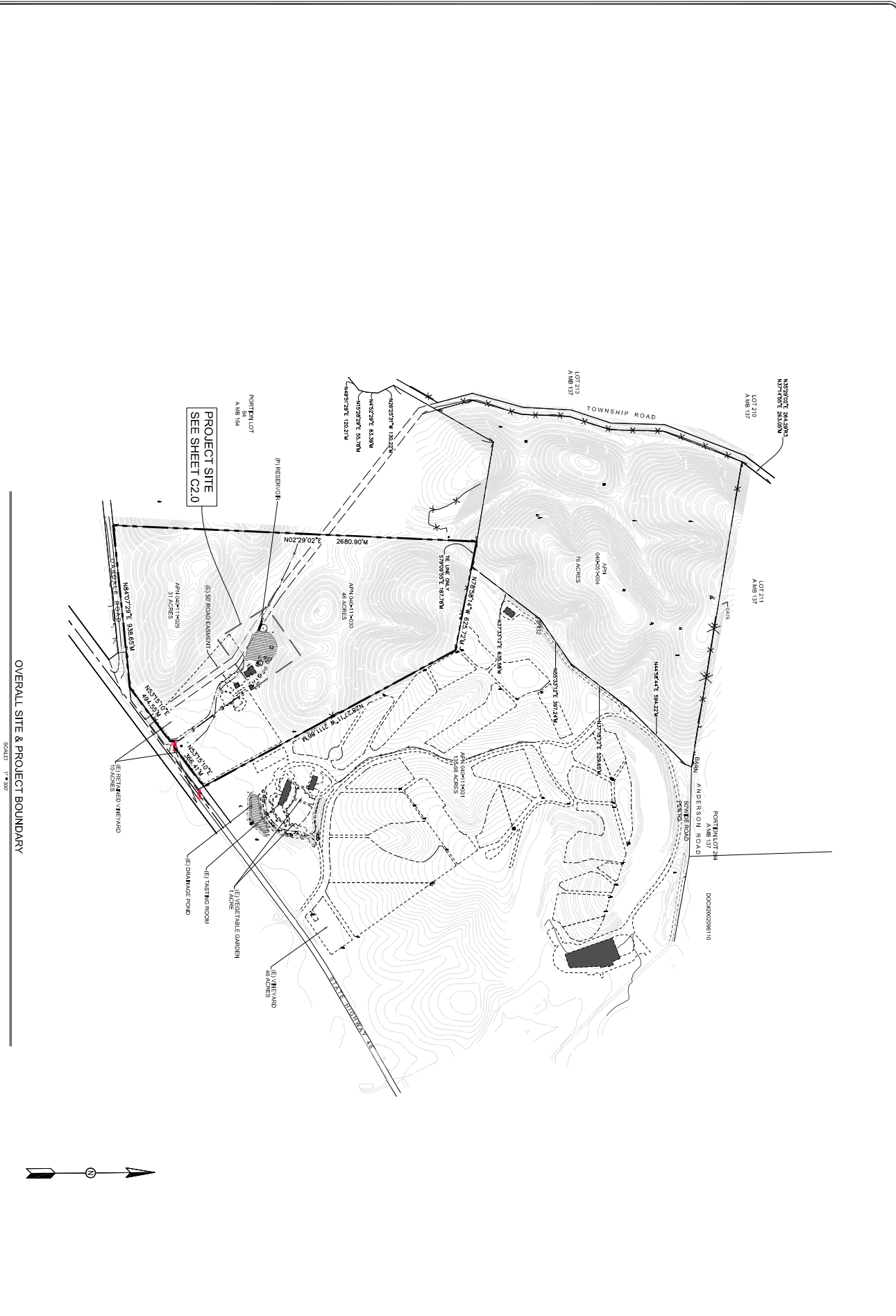
Drawn By:
NINER WINE ESTATES

Project Number:
2016.00.004

Project Location:
2680 HWY 46
PASO ROBLES, CA 93446

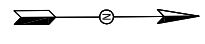
REVISIONS		
Number	Date	Description

MONSOON
P.O. Box 151 SAN LUIS OBISPO, CA 95066
805.475.6168 PH. bres@monsoonconsultants.com

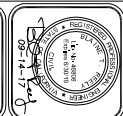


OVERALL SITE & PROJECT BOUNDARY

SCALE: 1" = 300'



Sheet	05-14-17
Scale	PER PLAN
Drawn by	JMC
Checked by	ETS
Sheet	CT-2



Sheet Title:
OVERALL SITE PLAN & PROJECT BOUNDARY

Project Number:
 2016.00.004

Drawn By:
 NINER WINE ESTATES

Project Location:
 2680 HWY 46
 PASO ROBLES, CA 93446

REVISIONS		
Number	Date	Description

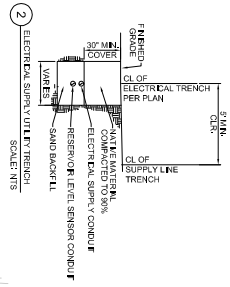
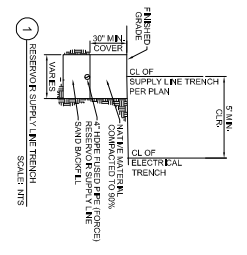
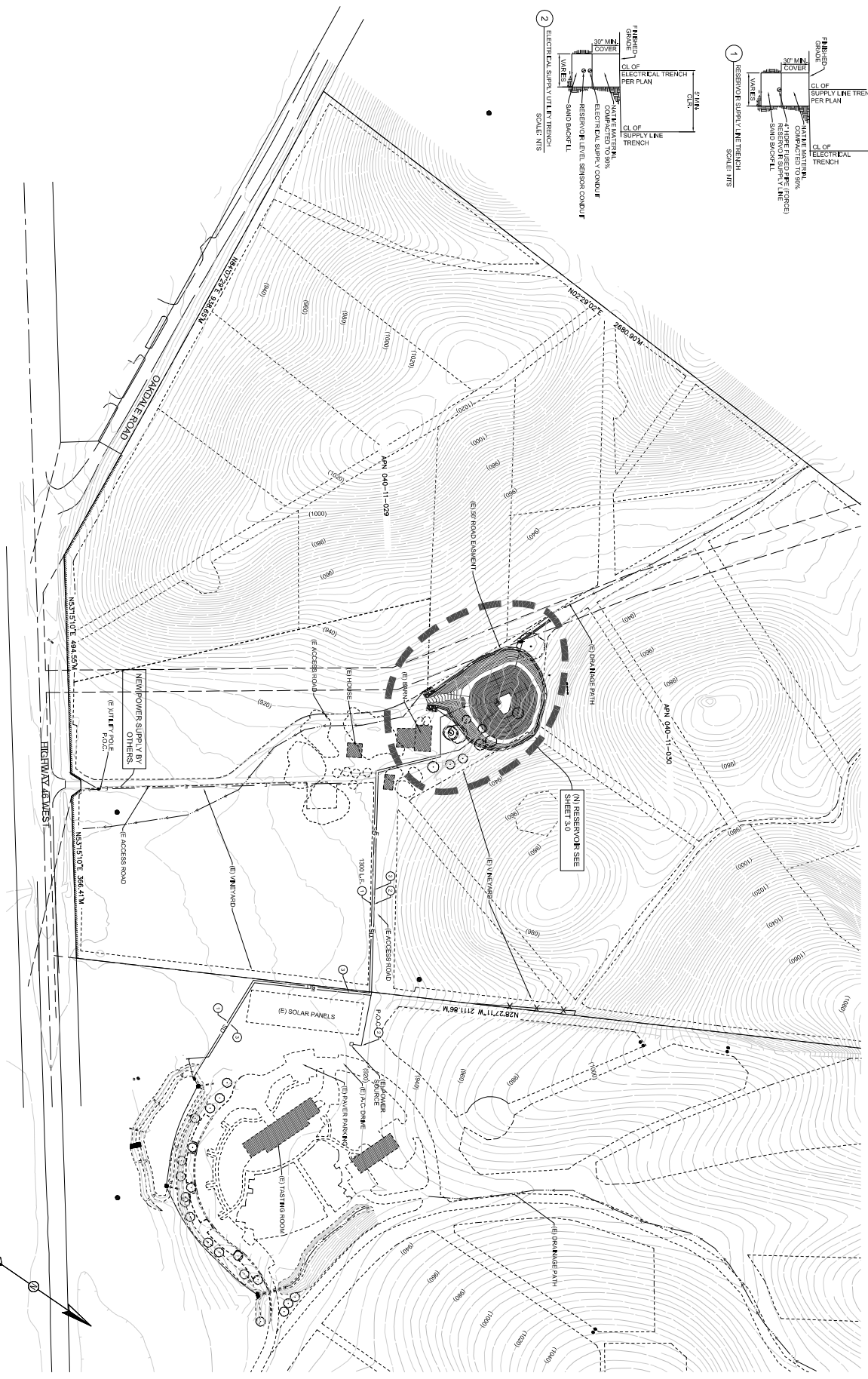
MONSOON

P.O. Box 151 | SAN LUIS OBISPO, CA 93406
 805-475-6168 PH. | brees@monsoonconsultants.com

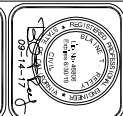
- CONSTRUCTION NOTES:
- 1. FINISH ELEVATION OF RESERVOIR SHALL BE 10.0 FEET.
 - 2. FINISH ELEVATION OF ELECTRICAL SUPPLY CONDUIT SHALL BE 10.0 FEET.
 - 3. FINISH ELEVATION OF ELECTRICAL SUPPLY TRENCH SHALL BE 10.0 FEET.

PROJECT SITE PLAN

SCALE: 1" = 100'



Sheet No.	05-14-17
Drawn By	JMC
Checked By	STR
Scale	1" = 100'



Sheet Title:	PROJECT SITE PLAN
Client:	NINER WINE ESTATES
Project Number:	2016.0004
Project Name:	2880 HWY 46 PASO ROBLES, CA 93446

REVISIONS		
Number	Date	Description

MONSOON
 P.O. Box 151 SAN LUIS OBISPO, CA 95026
 805.750.108 PH. brook@monsoonconsultants.com

REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/17	ISSUED FOR PERMITS
2	05/14/17	ISSUED FOR PERMITS
3	05/14/17	ISSUED FOR PERMITS
4	05/14/17	ISSUED FOR PERMITS
5	05/14/17	ISSUED FOR PERMITS
6	05/14/17	ISSUED FOR PERMITS
7	05/14/17	ISSUED FOR PERMITS
8	05/14/17	ISSUED FOR PERMITS
9	05/14/17	ISSUED FOR PERMITS
10	05/14/17	ISSUED FOR PERMITS

PROJECT INFORMATION

Project Name: NINER WINE ESTATES
 Project Number: 2016-0004
 Location: 2880 HWY 46, PASO ROBLES, CA 93446

DESIGNER
 Monsoon Engineering & Construction
 8054 17th Street, Suite 100, Paso Robles, CA 93446
 Phone: (805) 475-1608
 Email: brees@monsoonconsultants.com

CLIENT
 Niner Wine Estates
 2880 Highway 46, Paso Robles, CA 93446

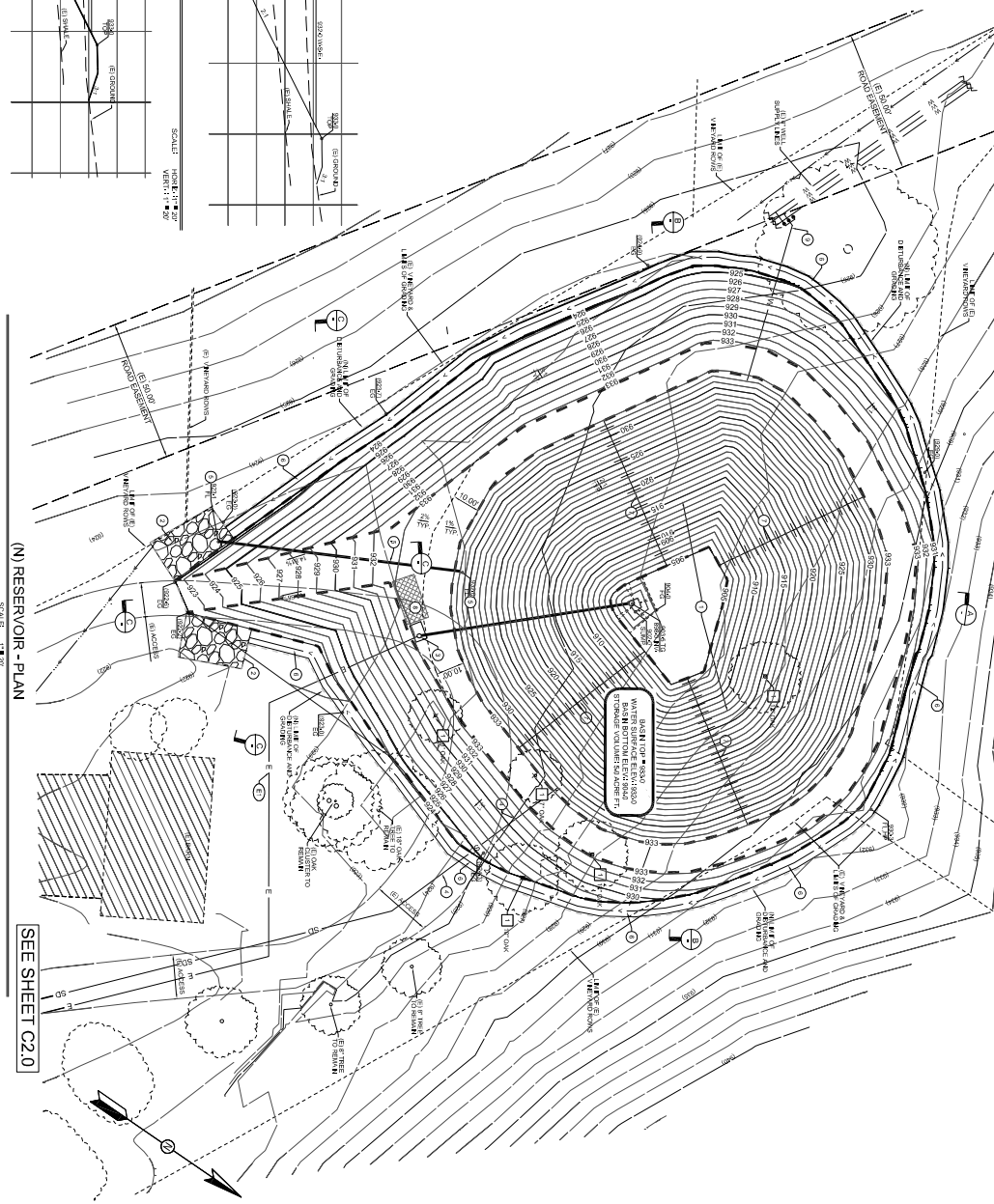
SCALE
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 20'

DATE
 05/14/17

DRAWN BY
 JMC

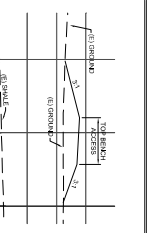
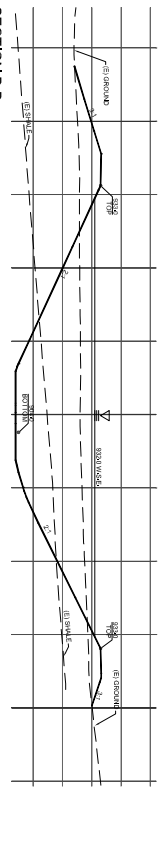
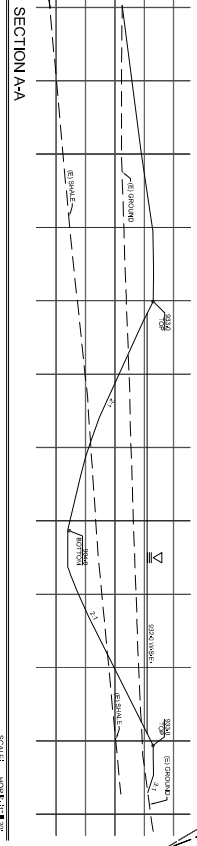
CHECKED BY
 BRS

PROJECT TITLE
 RESERVOIR GRADING PLAN



(N) RESERVOIR - PLAN

SCALE: 1" = 40'



- CONSTRUCTION NOTES**
1. FINISH AND METAL RESERVOIR WITH SMOOTH BLACK VINYL THERMOPLASTIC AND ANTI-CORROSION THERMOPLASTIC "T" SHEET. SCHEDULE 40 STEEL SHALL BE USED FOR ALL STEEL. SEE DETAIL 2. SHEET C1A.
 2. FINISH AND METAL RESERVOIR WITH SMOOTH BLACK VINYL THERMOPLASTIC AND ANTI-CORROSION THERMOPLASTIC "T" SHEET. SCHEDULE 40 STEEL SHALL BE USED FOR ALL STEEL. SEE DETAIL 2. SHEET C1A.
 3. FINISH AND METAL RESERVOIR WITH SMOOTH BLACK VINYL THERMOPLASTIC AND ANTI-CORROSION THERMOPLASTIC "T" SHEET. SCHEDULE 40 STEEL SHALL BE USED FOR ALL STEEL. SEE DETAIL 2. SHEET C1A.
 4. FINISH AND METAL RESERVOIR WITH SMOOTH BLACK VINYL THERMOPLASTIC AND ANTI-CORROSION THERMOPLASTIC "T" SHEET. SCHEDULE 40 STEEL SHALL BE USED FOR ALL STEEL. SEE DETAIL 2. SHEET C1A.
 5. FINISH AND METAL RESERVOIR WITH SMOOTH BLACK VINYL THERMOPLASTIC AND ANTI-CORROSION THERMOPLASTIC "T" SHEET. SCHEDULE 40 STEEL SHALL BE USED FOR ALL STEEL. SEE DETAIL 2. SHEET C1A.
 6. FINISH AND METAL RESERVOIR WITH SMOOTH BLACK VINYL THERMOPLASTIC AND ANTI-CORROSION THERMOPLASTIC "T" SHEET. SCHEDULE 40 STEEL SHALL BE USED FOR ALL STEEL. SEE DETAIL 2. SHEET C1A.
 7. FINISH AND METAL RESERVOIR WITH SMOOTH BLACK VINYL THERMOPLASTIC AND ANTI-CORROSION THERMOPLASTIC "T" SHEET. SCHEDULE 40 STEEL SHALL BE USED FOR ALL STEEL. SEE DETAIL 2. SHEET C1A.
 8. FINISH AND METAL RESERVOIR WITH SMOOTH BLACK VINYL THERMOPLASTIC AND ANTI-CORROSION THERMOPLASTIC "T" SHEET. SCHEDULE 40 STEEL SHALL BE USED FOR ALL STEEL. SEE DETAIL 2. SHEET C1A.
 9. FINISH AND METAL RESERVOIR WITH SMOOTH BLACK VINYL THERMOPLASTIC AND ANTI-CORROSION THERMOPLASTIC "T" SHEET. SCHEDULE 40 STEEL SHALL BE USED FOR ALL STEEL. SEE DETAIL 2. SHEET C1A.
 10. FINISH AND METAL RESERVOIR WITH SMOOTH BLACK VINYL THERMOPLASTIC AND ANTI-CORROSION THERMOPLASTIC "T" SHEET. SCHEDULE 40 STEEL SHALL BE USED FOR ALL STEEL. SEE DETAIL 2. SHEET C1A.

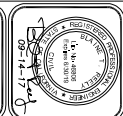
- GENERAL NOTES**
1. ALL TIE LINES SHALL BE CONNECTED TO GROUND.
 2. ALL TIE LINES SHALL BE CONNECTED TO GROUND.
 3. ALL TIE LINES SHALL BE CONNECTED TO GROUND.
 4. ALL TIE LINES SHALL BE CONNECTED TO GROUND.
 5. ALL TIE LINES SHALL BE CONNECTED TO GROUND.
 6. ALL TIE LINES SHALL BE CONNECTED TO GROUND.
 7. ALL TIE LINES SHALL BE CONNECTED TO GROUND.
 8. ALL TIE LINES SHALL BE CONNECTED TO GROUND.
 9. ALL TIE LINES SHALL BE CONNECTED TO GROUND.
 10. ALL TIE LINES SHALL BE CONNECTED TO GROUND.

Sheet No: C3.0

Project: NINER WINE ESTATES

Date: 05/14/17

Scale: 1" = 40'



Project Number: 2016-0004

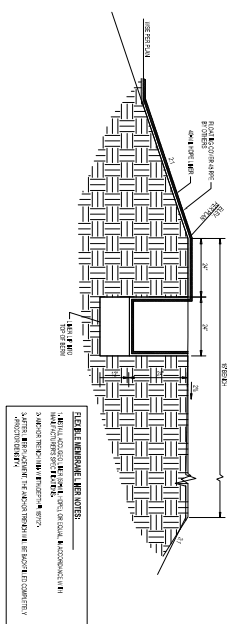
Project Location: 2880 HWY 46, PASO ROBLES, CA 93446

REVISIONS

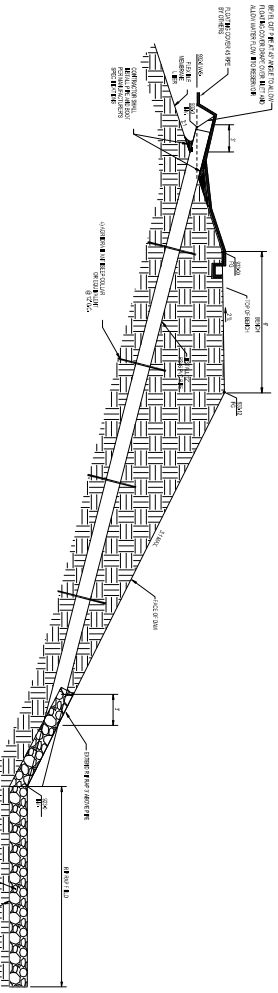
Number	Date	Description

MONSOON

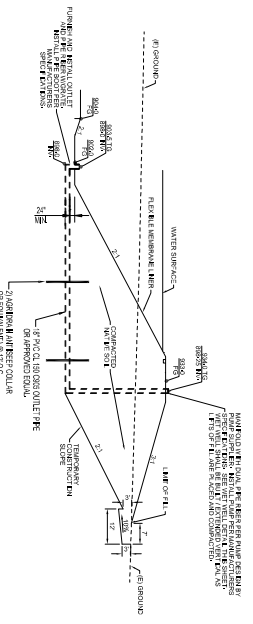
8054 17th Street, Suite 100, Paso Robles, CA 93446
 Phone: (805) 475-1608
 Email: brees@monsoonconsultants.com



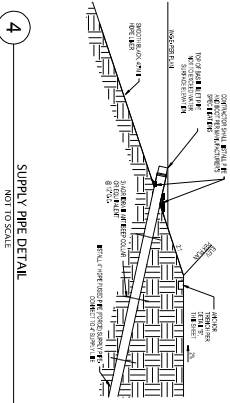
1 ANCHOR TRENCH DETAIL
NOT TO SCALE



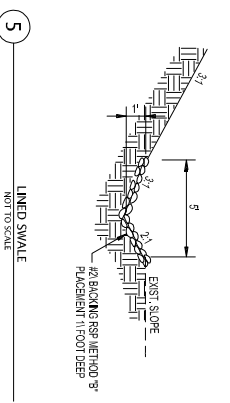
2 OUTLET PIPE DETAIL
NOT TO SCALE



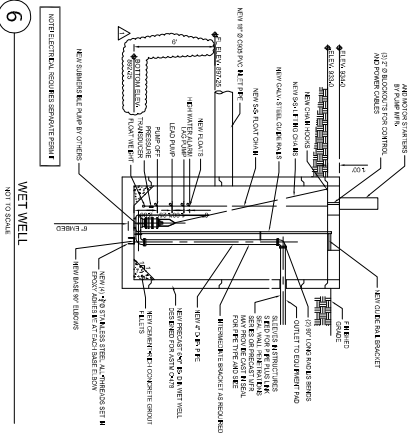
3 OUTLET PIPE WITH RISER DETAIL
NOT TO SCALE



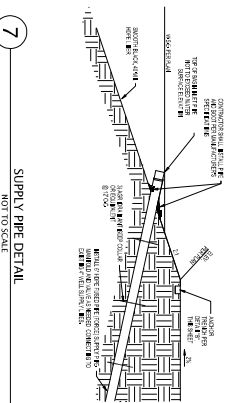
4 SUPPLY PIPE DETAIL
NOT TO SCALE



5 LINED SWALE
NOT TO SCALE

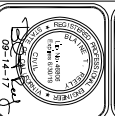


6 WET WELL
NOT TO SCALE



7 SUPPLY PIPE DETAIL
NOT TO SCALE

Sheet No.	CS.1
Date	05-14-17
Drawn by	JMC
Checked by	ERT



Sheet Title: **DETAIL SHEET**
 Project Name: **NINER WINE ESTATES**

Project Number: 2016.0004
 Project Location: 2680 HWY 46 PASO ROBLES, CA 93446

REVISIONS		
Number	Date	Description
01	05-24-17	ADD BOTTOM ELEVATION TO WET WELL

MONSOON
 P.O. Box 151 SAN LUIS OBISPO, CA 95026
 805.475.6168 PH. brees@monsoonconsultants.com

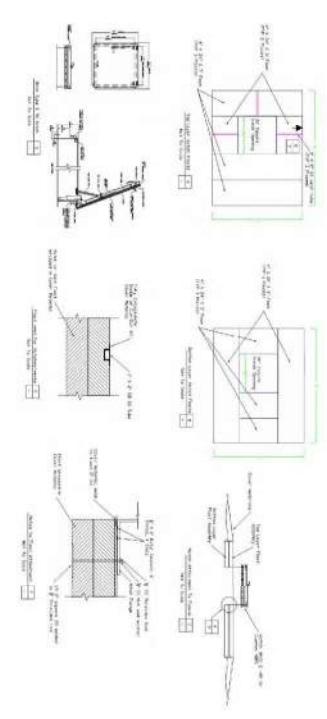


FIG. 301 Floating, Post, Deck, Ramp
 Section and Ramp Details
 Scale: 1/4" = 1'-0"

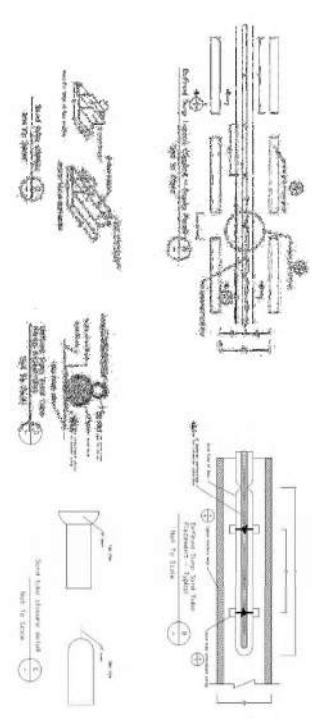
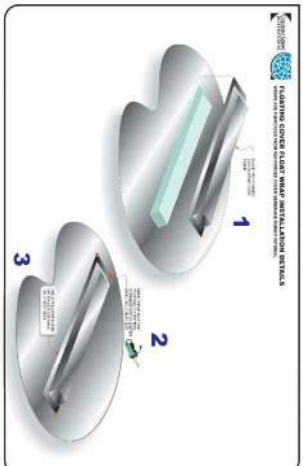
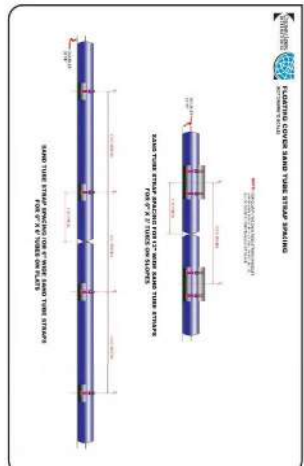
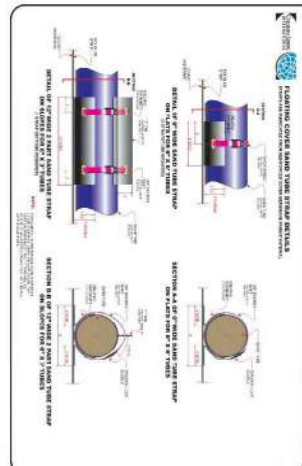
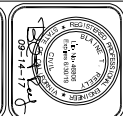


FIG. 302 Floating, Post, Deck, Ramp
 Section and Ramp Details
 Scale: 1/4" = 1'-0"



Sheet: 05-14-17
 Title: PER PLAN
 Designer: JMC
 Checker: BTR
 Ref: C9.3



Sheet Title:
FLOATING COVER DETAIL SHEET
 Drawn By:
NINER WINE ESTATES

Project Number:
 2016.20.004
 Project Location:
 2680 HWY 46
 PASO ROBLES, CA 93446

REVISIONS		
Number	Date	Description

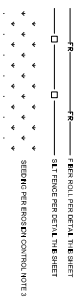


- EROSION, SEDIMENT, & ENVIRONMENTAL CONTROL NOTES:**
1. LOCATIONS, METHODS AND MATERIALS TO BE USED FOR EROSION, SEDIMENT, & ENVIRONMENTAL CONTROL SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE REGULATORY AGENCY.
 2. EROSION, SEDIMENT, & ENVIRONMENTAL CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. ALL EROSION, SEDIMENT, & ENVIRONMENTAL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 4. CONCRETE CURING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 5. ALL EROSION, SEDIMENT, & ENVIRONMENTAL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

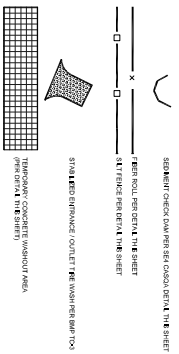
DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL PROVIDE DUST CONTROL DURING ALL PHASES OF THE WORK.
2. THE GRADING, EXCAVATION, AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL MAINTAIN A SPEED LIMIT OF 15 MPH ON ALL GRADES AND PAVED AREAS.
4. DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE CONTRACTOR SHALL MAINTAIN A SPEED LIMIT OF 15 MPH ON ALL GRADES AND PAVED AREAS.
6. THE CONTRACTOR SHALL MAINTAIN A SPEED LIMIT OF 15 MPH ON ALL GRADES AND PAVED AREAS.
7. THE CONTRACTOR SHALL MAINTAIN A SPEED LIMIT OF 15 MPH ON ALL GRADES AND PAVED AREAS.
8. THE CONTRACTOR SHALL MAINTAIN A SPEED LIMIT OF 15 MPH ON ALL GRADES AND PAVED AREAS.
9. THE CONTRACTOR SHALL MAINTAIN A SPEED LIMIT OF 15 MPH ON ALL GRADES AND PAVED AREAS.
10. THE CONTRACTOR SHALL MAINTAIN A SPEED LIMIT OF 15 MPH ON ALL GRADES AND PAVED AREAS.

LEGEND POST-CONSTRUCTION:



LEGEND PRE-CONSTRUCTION AND DURING CONSTRUCTION:



EMERGENCY CONTACT INFORMATION

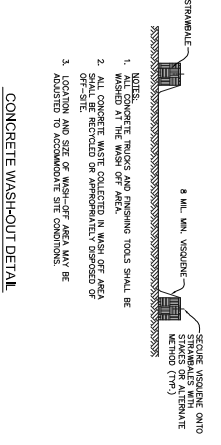
IN AN EMERGENCY, THE CONTRACTOR SHALL MAINTAIN A SPEED LIMIT OF 15 MPH ON ALL GRADES AND PAVED AREAS. THE CONTRACTOR SHALL MAINTAIN A SPEED LIMIT OF 15 MPH ON ALL GRADES AND PAVED AREAS.

NOTE: THE EROSION CONTROL PLAN RELATES TO THE INSTALLATION OF EROSION CONTROL MEASURES. THE CONTRACTOR SHALL MAINTAIN A SPEED LIMIT OF 15 MPH ON ALL GRADES AND PAVED AREAS.

SEED MATRIX

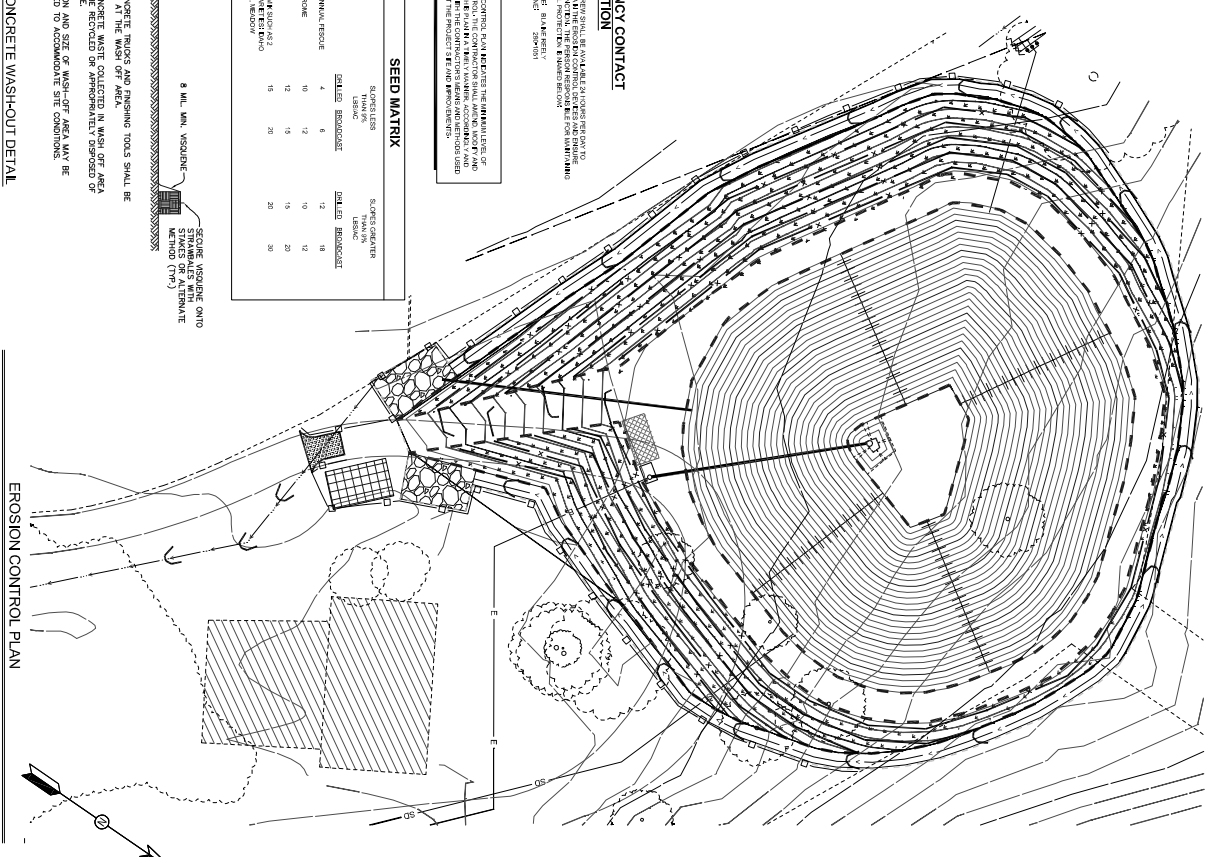
SEEDING RATE (LBS/1000 SQ FT)	SEEDING RATE (LBS/1000 SQ FT)	SEEDING RATE (LBS/1000 SQ FT)	SEEDING RATE (LBS/1000 SQ FT)
4	6	12	18
10	12	18	24
15	18	24	30
20	24	30	36

CONCRETE WASH-OUT DETAIL



EROSION CONTROL PLAN

SCALE: 1"=20'

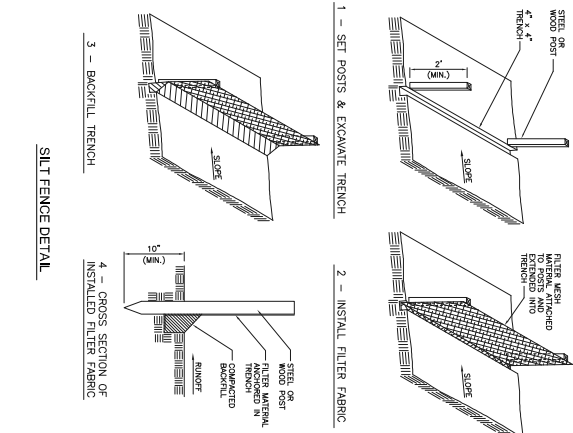


SE-4

Category	Code	Description
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

Check Notes:

1. Verify all erosion control measures are installed and maintained throughout the construction period.
2. Verify all sediment control measures are installed and maintained throughout the construction period.
3. Verify all dust control measures are installed and maintained throughout the construction period.
4. Verify all concrete curing measures are installed and maintained throughout the construction period.
5. Verify all seed matrix measures are installed and maintained throughout the construction period.
6. Verify all concrete wash-out measures are installed and maintained throughout the construction period.
7. Verify all erosion control measures are installed and maintained throughout the construction period.
8. Verify all sediment control measures are installed and maintained throughout the construction period.
9. Verify all dust control measures are installed and maintained throughout the construction period.
10. Verify all concrete curing measures are installed and maintained throughout the construction period.
11. Verify all seed matrix measures are installed and maintained throughout the construction period.
12. Verify all concrete wash-out measures are installed and maintained throughout the construction period.



SILT FENCE DETAIL

SCALE: 1"=10'

Sheet No: **EROSION CONTROL PLAN**
 Project Name: **NINER WINE ESTATES**
 Date: **05-14-17**
 Scale: **PER PLAN**
 Designer: **JMC**
 Checker: **ETS**

Professional Engineer Seal for **JAMES M. CROOK**, License No. **50147**, State of California.

Project Number: **2016.02.004**
 Project Name: **2680 HWY 46 PASO ROBLES, CA 93446**

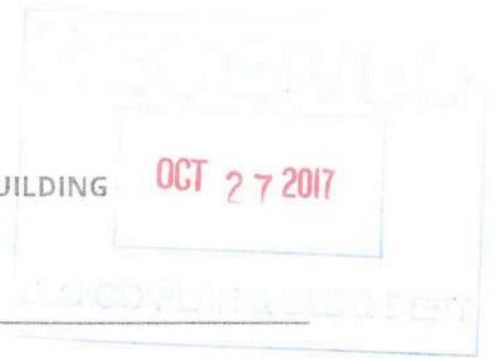
REVISIONS

Number	Date	Description

MONSOON
 P.O. Box 151, SAN LUIS OBISPO, CA 93406
 (805) 756-1608 PH. brook@monsoonconsultants.com



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR



THIS IS A NEW PROJECT REFERRAL

DATE: 10/12/2017
TO: 1st District Legislative Assistant, Ag Commissioner, APCD, Public Works*,
RWQCB, AB52
FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: PMT2016-07218 HEART HILL VINEYARD II LLC – Proposed Major Grading Permit for the construction of 5 AF agricultural reservoir at 2680 HWY 46 in Paso Robles.

APN(S): 040-051-004; 040-111-029, -030, &-031

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

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

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

PART I: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

NO CONCERNS.

10/24/17 LYDIA AUCHINCHE 5914
Date Name Phone



Date: October 20, 2017

To: Airlin Singewald, Project Planner

From: Glenn Marshall, Development Services

Subject: Public Works Comments on PMT2016-07218 Heart Hill Vineyard II LLC GP, SR 46 West., Templeton, APN 040-051-004

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. Recommend application referral be sent to Caltrans, failure could impact SR 46 west.
- B. 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.
- C. This project is not a regulated project as it appears to not meet the applicability criteria for Storm Water Management (it is located outside a MS4 Stormwater Management area). Therefore, no Storm Water Control Plan is required.

Recommended Project Conditions of Approval:

Drainage

1. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance. All drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.
2. **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.
3. **Prior to issuance of construction permits**, the applicant shall provide evidence satisfactory to the Department of Planning and Building that the Army Corps of Engineers and the California

Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

4. **Prior to issuance of construction permits**, the applicant shall provide evidence satisfactory to the Department of Planning and Building that the CA Department of Water Resource, Division of Safety of Dams permits have either been secured or that the regulatory agency has determined that their permit is not required.

/Volumes/groups/Development/_DEVSERV Referrals/Land Use Permits/GP/PMT2016-07218 Heart Hill Vineyard GP Paso Robles.docx
UPDATED: February 7, 2018