



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) [Using Form](#)

Project Title & No. Rio Vista Ranch Grading Permit ED19-054 (PMTG2018-00096)

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" 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 (ychoi@co.slo.ca.us)
Prepared by (Print)

Signature

6/4/19
Date

Jay Johnson (jgjohnson@co.slo.ca.us)
Reviewed by (Print)

Signature

6/4/19
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Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION:

The proposed project is a request by Rio Vista Ranch LLC for a major grading permit to establish a 4-acre-foot agricultural pond. The agricultural pond will be used for vineyard irrigation and frost protection. The project will result in approximately 1 acre of site disturbance, including an estimated 4,200 cubic yards of cut and 3,000 cubic yards of fill, on a 37.64-acre parcel. The project site, located at 5950 Rocky Canyon Road, neighbors the eastern border of the City of Atascadero in the El Pomar-Estrella Sub Area of the North County Planning Area.

The proposed project would be located in the northern most corner of the property adjacent to a similar, existing agricultural pond located on the neighboring parcel. The proposed project is considered an agricultural use and would support the protection and 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.

The pond would be used to irrigate and protect from frost a total of 61 acres of vineyards across multiple, neighboring parcels operated by Rio Vista Ranch. Additionally, the proposed pond would be located in a portion of the property previously used for equestrian facility. The addition of the agricultural pond would not remove or interfere with any existing vineyard or other agricultural operations. The proposed pond would be located in an area central to the vineyard plantings and would utilize the existing irrigation system.

The proposed agricultural pond would introduce 450 square feet of impervious surface to a currently, completely pervious site and would be filled from an existing onsite irrigation well. The surface area of the pond at full storage is approximately 0.4 acres and the volume when full is 4.04-acre feet. The pond would be lined with 40-mil High Density Polyethylene (HDPE) and a lined spillway. All piping installed associated with the proposed project would be subsurface and covered with native material upon completion of the project. The irrigation pond would be operational year-round and would be filled and emptied from time-to-time as required by vineyard operations.

ASSESSOR PARCEL NUMBER(S): 034-411-018

Latitude: 35 degrees 29' 56" N

Longitude: 120 degrees 38' 36" W

SUPERVISORIAL DISTRICT # 5



B. EXISTING SETTING

PLAN AREA: North County

SUB AREA: El Pomar/Estrella

COMMUNITY: Rural

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: None

PARCEL SIZE: 37.64 acres

TOPOGRAPHY: Nearly level

VEGETATION: Agriculture, Vineyards

EXISTING USES: Agricultural uses, vineyards, single-family residence, Agricultural structures

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; Vineyards	<i>East:</i> Agriculture; Agricultural uses
<i>South:</i> Agriculture; Single-family residences, Agricultural uses	<i>West:</i> Agriculture; Single-family residences, Agricultural uses



C. ENVIRONMENTAL ANALYSIS

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





COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 near the eastern border of the City of Atascadero, within an area currently occupied by predominately agricultural and residential uses. The visual setting of the area is characterized by large, open parcels with few to no buildings. Parcels are typically dotted with sparse vegetation or row crops. Those buildings which are present on parcels consist mainly of single-family residences, agricultural support structures such as horse or storage barns, and other small accessory structures. These buildings are typically set back from property lines abutting public rights-of-way, minimizing their visual impact. Topography of the area is characterized as long stretches of generally level land, connected by rolling hills with larger, steep hills bordering properties.

The vegetation of the proposed project site consists of previously disturbed grassland, ruderal plant species, and ornamental landscaping trees and shrubs. The site itself is generally level. The project site is bordered by Rocky Canyon Road and access to the proposed agricultural pond would be made possible via an existing dirt access road on the northeastern border. The site is currently developed with a single-family residence and accessory agricultural structures.

Impact.

The proposed agricultural pond would not be visible from the nearest public roadway (Rocky Canyon Road) due to its location in the far northeast corner of the parcel, approximately 1,000 feet from Rocky Canyon Road. Additionally, the proposed pond is located adjacent to an existing, similar pond, located on the neighboring parcel, therefore the project will be compatible with the surrounding uses. The



agricultural pond will be consistent with the visual character of the area and would not produce any new source of night lighting or glare. Additionally, the project proposes the use of materials which are consistent with the existing aesthetic properties of the site such as the use of a straw bale dike and fiber rolls.

Other project components (i.e. connecting pipelines) 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, a materials storage area, 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.

The project is not expected to result in any significant impacts to aesthetics or visual resources, therefore, 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

State Classification: Not Prime Farmland to Prime Farmland if irrigated

In Agricultural Preserve? Yes, El Pomar AG Preserve

Under Williamson Act contract? Yes

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

Arbuckle-Positas Complex (15 - 30 % slope).

Arbuckle. This moderately to steeply sloping coarse loamy soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to the following: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Hanford and Greenfield Fine Sandy Loams (0 - 2% slope).

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

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

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

Sorrento Clay Loam (0 - 2% slope).



This nearly level soil is considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to the following: slow percolation. The soil is considered Class IV without irrigation and Class I when irrigated.

Impact.

The project is in a predominantly agricultural area with agricultural activities occurring on the property or immediate vicinity. The proposed project is considered an agricultural use and would support the protection and 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 agricultural pond would be used to assist in the preservation of existing onsite vineyards and other agricultural uses and would not adversely affect the other existing uses.

The proposed project would result in the pumping of an additional 1.6-acre feet per year from the groundwater basin to compensate for water loss through evaporation. The project is not required to provide a water offset for this additional pumping because the site is not located within a Level of Severity III groundwater basin. 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.

Mitigation/Conclusion.

Although the project will result in the pumping of an additional 1.6 acre-feet per year from the groundwater basin, an offset is not required because the site is not within a Level of Severity (LOS) III groundwater basin. With mitigation measure below and other than those already required by ordinance or codes, the project is not expected to result in any significant impacts to agricultural resources.

AG-1 At the time of application for grading permits and for the life of the project, the project plans must clearly state that the purpose of the proposed agricultural pond is for on-site (APN: 034-411-019; -018; -017) irrigation and agricultural uses only and that off-site transfer of pond water and/or other uses of the pond are prohibited.



3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENERGY

h) <i>Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AIR QUALITY

Setting.

The project proposes to disturb soils that have been given a wind erodibility rating of 3 - 6, which is considered "moderately low" to "moderately high".

The Air Pollution Control District (APCD) has developed and updated their [CEQA Air Quality Handbook](#)



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

The project site is not located within an area designated as a naturally occurring asbestos (NOA) zone by the APCD. All existing structures, including single family residences, are located in the southeastern portion of the property, approximately 600 – 800 feet from the proposed pond location.

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

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

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/year) 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/year 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 one acre (42,000 square feet), which will include moving a total of approximately 4,200 yards of cut and 3,000 yards of fill material. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions.

Based on Table 2-1 and 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	Rate Factors¹	Total Estimated Emissions	APCD Quarterly Threshold²	Within Threshold?
ROG + NOx (combined)	(0.0203 * Material Moved in CY) + (0.0935 * Material Moved in CY)	819.36 lbs	5,000 lbs (2.5 tons)	Yes
Diesel Particulate Matter (DPM)	0.0049 * Material Moved in CY	35.28 lbs	260 lbs (0.13 tons)	Yes
Fugitive Particulate Matter (PM ₁₀)	(.964 acres) * 0.75 tons/acre/month of construction activity	.72 tons	2.5 tons	Yes

1. From Table 2-2 of CEQA Air Quality Handbook
2. From Table 2-1 of CEQA Air Quality Handbook

The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation.

The proposed project would require disturbance within 1,000 feet of several sensitive receptors, including a single-family residence. 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 exit 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, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

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

In regard to energy uses, the proposed project would utilize existing well pumps to fill the proposed irrigation pond. Filling of the pond is necessary for operational agricultural pond, and is not expected to consume unnecessary energy resources during project construction and operation. In addition, there are no conflict with state or local plans for renewable energy or energy efficiency, because the project will be utilizing existing well pumps.

Mitigation/Conclusion.

The project is required to be in compliance with County Land Use Ordinance requirements. The project is not expected to result in any significant impacts to air quality, therefore, no mitigation measures are necessary.

4. BIOLOGICAL RESOURCES

Will the project:

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

Name and distance from blue line creek(s): Salinas River is located approximately 300 feet from the southeastern boarder of the project parcel

Habitat(s):

The California Natural Diversity Database (CNDDB) identified the following species potentially existing within approximately one mile of the proposed project:

Plants –

- Eastwood’s larkspur (*Delphinium parryi ssp. eastwoodiae*) List 1B
- Mesa horkelia (*Horkelia cuneata var. puberula*) List 1B
- Miles’ milk-vetch (*Astragalus didymocarpus var. milesianus*) List 1B
- Yellow-flowered eriastrum (*Eriastrum luteum*) List 1B

Wildlife –

- Atascadero June beetle (*Polyphylla nubila*)
- Silvery legless lizard (*Anniella pulchra pulchra*)
- South/central California coast steelhead trout (*Oncorhynchus mykiss irideus*) FT, CSC

The proposed project site currently supports previously disturbed grasslands and operating vineyard which has been maintained by mowing and tilling to limit the establishment and growth of plants. Additionally, the areas surrounding the proposed site are maintained as active vineyards and the land is maintained in a similar manner to limit plant growth other than grapevines and to provide proper



access to the plantings. The site is surrounded by active agricultural areas, including irrigated vineyards. The site does not support any wetland or riparian habitats. According to the County of San Luis Obispo online mapping system, GeoView, the Salinas River is located approximately 0.30 miles west of the proposed project site. Currently, no evidence of vernal pools or potential areas for ponded water exist on the property.

Impact.

The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. The site of the proposed agricultural pond is located in an area which has been continually disturbed. It is assumed that due to this disturbance, the habitats and conditions necessary to support such species are not present within the proposed site area and therefore, no special-status plant or wildlife species are expected to be adversely impacted by the project.

The project site is located on an existing vineyard and ranch with agricultural support structures. No special status biological resources are expected to occur on site due to lack of suitable habitat. No riparian vegetation or wetland features are present onsite, and the nearest mapped blue line creek is approximately 0.30 miles from the proposed area of disturbance. Therefore, no impacts related to wetland or riparian vegetation are anticipated and there is no indication that the site would negatively affect or be affected by the nearby Salinas River. Because the proposed project site is planted with vineyards and is continually being maintained by mowing and tilling, there was no indication of habitat suitable for supporting fairy shrimp, or sensitive aquatic animal or plant species associated with vernal pools. No tree removal has been proposed.

Mitigation/Conclusion.

The project is not expected to result in any significant impacts to biological resources, therefore, no mitigation measures are necessary.

5. CULTURAL RESOURCES

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

CULTURAL RESOURCES

Setting.

The project is located in an area historically occupied by the Chumash and Salinan. The proposed agricultural pond site is approximately 0.30 miles from the nearest mapped blue line creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources. Three archaeological reports were prepared within ¼ mile of the subject property. After the review of the archaeology reports in proximity to the project site, archaeological resources were not found in proximity to the project site. The proposed project site currently supports previously disturbed grasslands and operating vineyard which has been maintained by mowing and tilling to limit the establishment and growth of plants. Additionally, the areas surrounding the proposed site are maintained as active vineyards and the land is maintained in a similar manner to limit plant growth other than grapevines and to provide proper access to the plantings. The site is surrounded by active agricultural areas, including irrigated vineyards. No historic structures are present and no 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. The project is located on a portion of the parcel which has been previously disturbed, and no evidence of cultural materials have been noted on the property. Per Assembly Bill 52 (AB 52), notices regarding the opportunity for tribal consultation were sent on April 24, 2019. Response was received from Xolon Salinan Tribe and asked to caution when grading. In the event of an unanticipated discovery of archaeological resources during earth-moving activities, mitigation measure has been recommended in the Mitigation Summary Table. Impacts to historical or paleontological resources are not expected. The potential for significant paleontological or historical resources to be present at the site is very low and grading activities and subsurface disturbance would be limited. Therefore, impacts to cultural, paleontological and historical 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.

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.



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"/>
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

GEOLOGY AND SOILS

Setting.

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

Topography: Nearly Level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Low to Moderate

Nearby potentially active faults?: Yes

Distance to Fault? approximately 0.58 miles east of the property

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

Shrink / Swell potential of soil: Low to Moderate

Other notable geologic features? None



Impact.

The following analysis is based on the Geotechnical Engineering Report created by Beacon Geotechnical, Inc. on November 2, 2018.

The proposed project would result in the disturbance of approximately one acre (42,000 square feet) including approximately 4,200 cubic yards of cut and 3,000 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 control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. The plan is 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 within an Earthquake Fault Zone and the fault closest to the site, which would most affect the proposed project, is the Rinconada Fault, located approximately 0.58 miles from the site. Based on the quality and conditions of the in-place soils and the absence of groundwater in boring explorations, 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, the project is not expected to result in any significant impacts to geology or soils. There are no mapped active faults crossing the proposed site. Therefore, the potential for fault-related ground rupture is considered to be low at this site. In addition, under Chapter 18 of the California Building Code, the project will be required to submit a soils engineering report with the construction permit application and to implement the recommendations of the report. 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"/>
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>Substantially impair an adopted emergency response plan or emergency evacuation plan?</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
k) <i>Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) <i>Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) <i>Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

HAZARDS AND HAZARDOUS MATERIALS

Setting.

The project is not located in an area of known hazardous material contamination and is not listed on the "Cortese List" (a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). 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 10 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. The boundary of the dam inundation area is intended to show the maximum water limit line should there be a catastrophic release/failure of the upstream dam.

Impact.

The project proposes the construction of an agricultural pond to support existing vineyards and agricultural operations. 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 result in increased human expose to a substantial new hazard. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk as it does not introduce any new permanent structures and is a water reservoir which, in the event of a fire, could help with containment and control. The project is not expected to conflict with any regional emergency response or evacuation plan. The proposed project site is relatively level and has been disturbed with agricultural activities. There is no wildfire risk associated with proposed project because the proposed project is for irrigation pond to support existing vineyard and will not exacerbate wildfire risks or expose project occupants to pollutant concentration from a wildfire. In addition, proposed project is not proposing any new roads, fuel breaks, emergency water sources, or power lines. New

infrastructure proposed for this project is for water lines to connect to the proposed irrigation pond, therefore the project is not expected to result in temporary or ongoing impacts to the wildlife or flooding.

Mitigation/Conclusion.

The proposed project is for agricultural irrigation pond and is not proposing any habitable structures. The project is not expected to result in any significant impacts in terms of hazards, hazardous materials, or wildfire risks, therefore, 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 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"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NOISE

Setting.

The project is not within close proximity of loud noise sources and will not conflict with any sensitive noise receptors (e.g., residences). Additionally, the project is not considered a “noise sensitive land use”. 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 acceptable threshold area. There is at least one sensitive receptor located within 1,000 feet of the project’s proposed areas of disturbance. The water supply is from an existing agricultural well

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 agricultural pond 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 because the pond will be filled initially and from time-to-time from an existing agricultural well.

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 (within 1000 feet) of at least one sensitive receptor. Construction-related noise 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.

The project is not expected to result in any significant impacts to noise because no long-term noise level changes are anticipated, and short-term construction related noises would be limited in nature and duration. Therefore, no mitigation measures, other than those already required by ordinance or codes, are necessary.



9. POPULATION/HOUSING

Will the project:

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

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 support existing agricultural operations. The proposed project does not include any new 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.

The project is not expected to result in any significant impacts to population or housing, therefore no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

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

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

PUBLIC SERVICES

Setting.

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

Police: County Fire/Cal Fire

Location: Approximately 1.7 miles west of project site

Fire: CalFire (formerly CDF)

Fire Hazard Severity: High

Response Time: 10-15 minutes

Location: Approximately 7.1 miles to the

School District: Atascadero Unified School District and San Luis Obispo Joint Community College District

For additional information regarding fire hazard impacts, see 'Hazards and Hazardous Materials'

Impact.

The proposed agricultural pond is intended to aid in existing on-site agricultural operations and would not generate substantial long-term increases in demand for fire protection, police protection, school use, road use, solid waste disposal, or other public services or utilities. 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. Electrical demands of the project would be negligible and electrical service is available immediately adjacent to the project site.

Mitigation/Conclusion.

The project is not expected to result in any significant impacts to public services or utilities, therefore 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.

Based on information provided by the County Trails Map, the western most portion of the project’s parcel is within the Juan Bautista de Anza National Historic Trail proposed trail corridor. The project site, however, is located within the northern most portion of the parcel and is not within the proposed trail corridor.

Impact.

The proposed project would not create a significant need for additional park, Natural Area, and/or recreational resources. The proposed project is for agricultural pond to be used for agricultural purposes on site. Therefore, the project will have no impact on this trail and no trail related improvements are necessary. The project would be located on a privately-owned, operational, agricultural parcel that supports existing vineyards and other agricultural activities. Construction and operation of the proposed agricultural pond would not have any adverse effects on existing or planned recreational opportunities in the County.

Mitigation/Conclusion.

The project is not expected to result in any significant impacts to recreational resources, therefore no mitigation measures are necessary.



12. TRANSPORTATION/CIRCULATION

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

Impact.

The proposed project includes construction of an agricultural pond to serve an existing agricultural operation. Short-term construction related trips would be minimal and area roadways are operating at acceptable levels to 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 a circulation fee would not apply. The volume of long-term maintenance and operational trips would not differ substantially from existing on-site 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.



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.

The project is not expected to result in any significant impacts to transportation. Therefore, no mitigation measures, other than those already required by ordinance or codes, are necessary.



13. WASTEWATER

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

WASTEWATER

Setting/Impact.

The proposed project would not generate wastewater or require wastewater disposal 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.

The project is not expected to result in any significant impacts to wastewater therefore, no mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

QUALITY

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

QUANTITY

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

WATER

Setting.

The proposed project is within the Atascadero-Templeton water planning area. The project proposes to obtain its water from an existing on-site well. The project site and well location are within the Salinas Valley and the Atascadero sub-basin of the Paso Robles Ground Water Basin. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek from the proposed development is approximately 0.30 miles away. As described in the NRCS Soil Survey, the soil surface is considered



to have moderately low to moderately high erodibility.

DRAINAGE

The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek: Salinas River

Distance to Nearest Creek: Approximately 300 feet from southeastern property line and approximately 0.30 miles from the project site

Soil drainage characteristics: Well Drained

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

SEDIMENTATION AND EROSION

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

Soil erodibility: Moderately low to moderately 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.

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.

Impact.

WATER QUALITY AND HYDROLOGY

The proposed pond would be constructed in an area with generally level topography. No portion of the proposed project site is within a 100-year Flood Hazard designation. Underlying soils have moderately low to moderately high erodibility. The applicant has proposed the use of erosion control measures to be implemented during construction to address issues of wind, water, material stockpiles, and tracking.

To provide protection from percolation of stored water within the agricultural pond, the proposed agricultural pond would be lined with 40-mil High Density Polyethylene (HDPE) and would include a lined spillway. 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 42,000 square feet of site disturbance is proposed and the movement of approximately 7,200 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and



erosion control for construction and permanent use;

- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

WATER QUANTITY

A hydrogeologic assessment of the potential groundwater impacts from the proposed agricultural pond was provided by Cleath-Harris Geologists, Inc. on October 15, 2018. A review of findings from this report was provided by GSI Water Solutions Inc. on April 1, 2019. This review concluded that current and proposed water use for irrigation of the property's vineyards is less on a per acre basis than the historical was use of irrigated pasture. Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

Water used to fill the pond would be sourced from an existing on-site irrigation well. The agricultural pond would be used to irrigate about 61 acres of wine grapes on the project parcel and adjacent parcels under the operation of Rio Vista Ranch. The proposed pond would be located in an area central to the vineyard plantings and would utilize the existing irrigation system. No expansion of agricultural uses or direct increase in water demands would occur as a result of the project.

The proposed pond would have a maximum storage capacity of 4 acre-feet. The pond would be lined with 40-mil High Density Polyethylene Plastic (HDPE) and equipped with a lined spillway. Annual average evaporative losses from the proposed pond is estimated at 1.6 acre-feet (AF) per year. No pumping offset for evaporative losses is required since the site does not overlie a LOS III groundwater Basin. Water would be stored in the pond year-round and would be filled and emptied from time-to-time as water is required by the vineyard operations.

In its review of the provided hydrogeologic assessment, GSI Water Solutions, Inc. concluded that drawdown at the property boundary due to pumping to replenish evaporative losses is calculated to be 0.23 feet. Associated drawdown at neighboring wells is not judged to be significant.

GSI also estimated that filling of the 4-acre pond, when emptied, would last about 2.5 days while pumping 350 gallons per minute (gpm). This would result in a short-term drawdown of about 4.5 feet at the nearest neighboring well during the filling. This filling of the pond would be filled and emptied as water is required by the vineyard operations, and 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. In normal operation cases, the pond would not be filled from emptied pond with exception of the initial fill. Water would be refilled as needed for vineyard operations.

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.

As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

The initial filling of the agricultural pond would result in drawdown at adjacent wells of 4.5 feet. This



initial filling of the pond is a one-time event, and groundwater levels of the affected wells are expected to recover within few days. Therefore, fill of the pond would not be considered a significant impact.

During operation, the project would not significantly increase demand or use of groundwater and expected drawdown due to pumping to replenish the 1.6 acre-feet per year of evaporative water loss was calculated to be 0.23 feet, a level which was not judged to be significant.

Based on the proposed amount of water to be use and the water source, no significant, long-term impacts from water use are anticipated.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 the establishment of an agricultural pond for agricultural use within an existing agricultural area and is therefore consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion.

Proposed project does not need land use permit because the proposed project is for irrigation pond to support existing vineyard operations. No inconsistencies with existing land use were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

Will the project:

a) *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?*

b) *Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects*

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

For further information on CEQA or the County’s environmental review process, please visit the County’s web site at “www.sloplanning.org” under “Environmental Information”, or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> for information about the California Environmental Quality Act.



Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input type="checkbox"/>	County Public Works Department	Not Applicable
<input type="checkbox"/>	County Environmental Health Services	Not Applicable
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<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 type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Services District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>AB 52</u>	In File**
<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 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 checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> North County Area Plan/EI Pomar-Estrella SA and Update EIR	



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

1. Angle: Land Use Entitlement. 2018. *Rio Vista Ranch LLC Agriculture Reservoir – Vineyard Irrigation (Project Proposal)*. 2018.
2. Beacon Geotechnical, Inc. 2018. *Geotechnical Engineering Report for Proposed Irrigation Pond*. November 2018.
3. Cleath – Harris Geologists, Inc. 2018. *Hydrogeologic Impact Assessment for Rancho Rio Vista Vineyards*. October 2018.
4. Natural Resources Conservation Service. *Web Soil Survey National Cooperative Soil Survey*. Accessed April 3, 2018.
5. San Luis Obispo County Air Pollution Control District (APCD). 2001. *Clean Air Plan – San Luis Obispo County*. December 2001.
6. GSI Water Solutions, Inc. 2019. *Review of Rancho Rio Vista Agricultural Storage Pond Hydrogeologic Analysis*. April 2019.



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.

Agriculture

AG-1 **At the time of application for grading permits and for the life of the project, the project plans must clearly state that the purpose of the proposed agricultural pond is for on-site (APN: 034-411-019; -018; -017) irrigation and agricultural uses only and that off-site transfer of pond water and/or other uses of the pond are prohibited.**

Cultural Resources

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.

REVISED DEVELOPER'S STATEMENT FOR
RIO VISTA RANCH MAJOR GRADING PERMIT
PMTG2018-00096

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.

Agriculture

AG-1 **At the time of application for grading permits and for the life of the project,** the project plans must clearly state that the purpose of the proposed agricultural pond is for on-site (APN: 034-411-019; -018; -017) irrigation and agricultural uses only and that off-site transfer of pond water and/or other commercial uses of the pond are prohibited.

Cultural Resources

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

Environmental Determination: ED19-054

Date: April 30, 2019

Revised Date: May 7, 2019

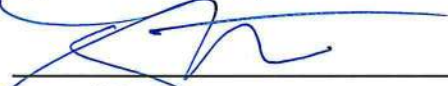
owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



Signature of Agent(s)

5-31-19

Date



Name (Print)



CONSTRUCTION PERMIT APPLICATION

ZONING	
<input type="checkbox"/>	Attached
<input type="checkbox"/>	

PMTG2018-00096 / IVR #106045
 ROCKY CANYON VINEYARD LLC / 034-411-018
 Major Grading
 5940 ROCKY CANYON RD A
 MAJOR GRADING FOR AG POND

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

PROPERTY INFORMATION

Assessor Parcel Number(s): 034-411-~~008~~ 018 Size of Lot: +/-40 acres
 Address: 5950 Rocky Canyon Road Atascadero, CA 93422

APPLICANT / PROFESSIONAL INFORMATION (Check for contact. Agents must have Authorization of Agent.)

Landowner Name Rio Vista Ranch, LLC Phone: _____
 Mailing Address same as site
 Email Address _____
 Licensed Professional Roberts Engineering, Inc. Phone: 805-239-0664
 Mailing Address 2015 Vista de la Vina Paso Robles CA 93446
 License: RCE35366 Email tim@robertsenginc.com
 Licensed Contractor _____ Phone: _____
 Mailing Address _____
 License: _____ Email _____
 Agent for Contractor Owner Mandi Pickens- ANGLE Land Use Entitlement Phone: 805-459-5334
 Mailing Address 3268 Via Ensenada San Luis Obispo, CA 93401
 Email Address angle.planning@gmail.com

PROJECT INFORMATION (please fill out this section completely)

Scope of Work: Grading for installation of new +/-4 acre foot ag pond for irrigation of existing 61 acre vineyard
 Valuation: \$ _____
 Occupancy: _____ Type of Construction: _____
 • Structure Info - Conditioned Area _____ sq. ft. • Unconditioned Area _____ sq. ft. • Deck/Porch/Patio _____ sq. ft.
 Retaining Wall Length _____ lin. ft. • Bedrooms _____ • Bathrooms _____ • Stories _____ • Roof Height _____ ft.
 • Utilities - Well Septic Public _____
 • Grading - Cut 4,200 c.y. Fill: 3,000 c.y. Total 7,200 c.y. Slope: 0-10% Area of disturbance 0.96 ac.
 • Impervious surface area 450 sq. ft. (May require separate Stormwater Control Plan Application)

WASTE MANAGEMENT - RECYCLING PLAN

Are you planning to

- A) use an Integrated Waste Management Authority (IWMA)-certified construction and demolition waste recycling facility? or
 B) use other recycling and disposal facilities? (complete Detailed Recycling Form)

BY MY SIGNATURE BELOW, I CERTIFY TO EACH OF THE FOLLOWING:

- I am the property owner, contractor, or am authorized to act on the property owner's behalf, and the information I have provided above is correct. I acknowledge that I have read and understand the information contained herein.
 I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
 I authorize representatives of this city or county to enter the above-identified property for inspection purposes.
 My construction permit application is public record and is therefore published in the weekly reports on the San Luis Obispo County Planning and Building Department's website, as well as in the public information area. All references to names, addresses, telephone numbers, and project information will be part of this public record. All applications must be filed under the property owner's name and address; however, I may use an alternate contact address and telephone number.
 I acknowledge my application will expire after 12 months (6 months for Code Enforcement), if not issued by that time.

[Signature]
 Signature of Owner/Authorized Agent

 Date

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor Signature _____

 Date

DISCLOSURES (please initial 'yes' or 'no' for each)

- Yes No I have signed and completed the required Hazardous Waste and Substances Statement Disclosure.
- Yes No This project requires me to obtain a D.O.S.H. Hazardous Activities Permit.
- Yes No I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Name & Address of Lender: _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

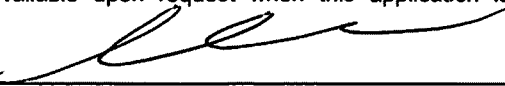
I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

I am exempt from licensure under the Contractors' State License Law for the following reason:

I have signed and completed the Owner-Builder Notice to Property Owner form

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following website: <http://www.leginfo.ca.gov/calaw.html>.

Signature of Owner/Authorized Agent  Date: _____

WORKERS' COMPENSATION DECLARATION

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in section 3706 of the Labor Code, interest, and attorney's fees. I hereby affirm under penalty of perjury one of the following declarations:

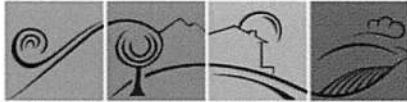
I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier _____ Policy Number _____ Expiration Date _____
Name of Agent _____ Phone # _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Owner/Authorized Agent/Contractor  Date: _____

NOTE: Applications will become null and void if not issued within 6 months (2 months for Code Enforcement applications), and applicant will need to resubmit and repay fees.



HAZARDOUS WASTE AND SUBSTANCES STATEMENT DISCLOSURE

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

Project Title: RIO VISTA RANCH LLC Project APN(s): 034.411.008
AGI # 007

HAZARDOUS WASTE AND SUBSTANCES

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), I have consulted the following websites/lists to determine if the subject property contains hazardous wastes or substances:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (<http://www.envirostor.dtsc.ca.gov/public/>)
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (<http://geotracker.waterboards.ca.gov/>)
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf>)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>)

After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable) (Check box):

- Is not included on any of lists found on the above-referenced websites.
- Is included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code. the following information is provided related to this site/application:

Name of applicant: _____

Address: _____

Address of site (street name & number if available, City, State and ZIP Code): _____

Local agency (city/county): _____

Assessor's book, page, and parcel number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

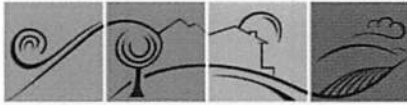
Regulatory identification number: _____

Date of list: _____

[Signature]
Signature of Applicant

MAURICE PICCOLIUS - ANGELO LANDS USE ENTITLEMENT
Name of Applicant (Print) AGENT

Date Telephone 805 4595 334



SITE CHECK WAIVER AND SITE PLAN CHECKLIST

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

Site Plan and Project Layout Checklist

Permit Label

- North arrow placed in box provided.
- Exterior property boundaries / dimensions shown
- All existing and proposed structures identified as to what their uses are or are proposed to be
- Dimensions for all existing and proposed structures
- Distances between all existing & proposed structures and between all structures & the property lines
- Location of all existing and proposed wells and the location of all wells within 100 feet of the property
- Location of septic tank and leach field
- Location of any creeks, streams, rivers, or lakes
- Distances between well(s), septic tank, leach field and creek, streams, rivers or lakes
- Location of proposed and existing driveways
- Location of off-street parking spaces, number of spaces, and dimensions
- Location of adjacent streets and alleys
- Location of all easements (water, sewer, road, open-space, etc)
- Path of drainage on and off the property
- Vicinity map –(Please attach)

Site Check Waiver Request STATEMENT OF COMPLIANCE:

I / We understand this request is to waive your department's preliminary site inspection prior to permit issuance. The purpose of this inspection is to identify any special site specific circumstances such as drainage, expansive soil conditions, high ground water, unstable soil, foundation or other concerns that affect the project's design or scope of work.

I / We certify that, to the best of my/our knowledge, none of the above conditions exists on the site or, if any do exist, the project has been designed to mitigate them.

I / We acknowledge our responsibility to complete all work in accordance with the requirements of the technical codes and the construction and land use ordinances.

I / We agree to comply with any additional requirements identified by the county building inspector during the construction process.

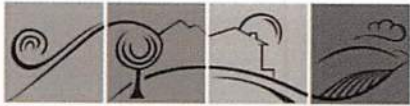
I / We agree to stop work at the Building Inspector's request and obtain the services of a professional engineer or architect, licensed in California, to design all necessary corrective measures.

MANDI DICKENS- ANGLE LAND USE ENTITLEMENT
Print Name of Owner / Authorized Agent

_____ Date

[Signature]
Signature of Owner / Authorized Agent

_____ Date



CONSENT OF LANDOWNER

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

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): 5950 Rocky Canyon Rd. ATASCADERO CA, identified as Assessor Parcel Number 034.411.008, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: major grading ag pond (specify type of project, e.g., addition to a single family residence; general plan amendment), do hereby certify that:

- Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permit applications in connection with this matter. Permits shall be issued to a licensed contractor or a NOTICE TO OWNER/BUILDER form will be completed prior to permit issuance.
- I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
- If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: Steve Bonoso
Daytime Telephone Number: 805-294-3816
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property (dogs, hazardous materials or specify none): _____

Person or entity granting consent:

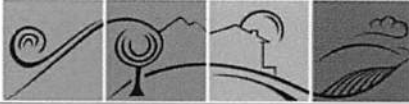
Print Name: MIO VISTA RANCH LLC - Steve Bonoso
Print Address: [Signature]
Daytime Telephone Number: same as above
Signature of landowner: _____ Date: _____

Note: A copy of the property owner's driver's license, form notarization, or other acceptable verification is required to be presented when the permit application is submitted to verify the property owner's signature.

Authorized agent:

Print Name: Mardi Dickens ANKOR LAWS USE ENTIREMENT
Print Address: 3268 Via Ensenada Rd.
Daytime Telephone Number: 805-459-5334
Signature of authorized agent: [Signature] Date: _____

Before a building permit application can be accepted for, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.



LANDSCAPE PROJECT INFORMATION

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

Departmental
Use Only

Do Not Mark

[Staff Apply
Label Here.]

PROPERTY INFORMATION

Assessor Parcel Number(s): 034 411 008

PROJECT

Project Type (new dwelling, commercial, or rehab) Ag Pond major grading

Currently this project **does not** include landscaping. I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWELO) requirements per California Code of Regulations, Title 23, Division 2, Chapter 2.7.

This project **does** incorporate landscaping. Refer to the table on the next page for help estimating your landscape area.

Total Landscape Area (sq. ft.): _____ Turf Area (sq. ft.): _____

Non-Turf Plan Area (sq. ft.): _____

Special Landscape Area (Edible plants or areas irrigated with recycled water (sq. ft.): _____

Water Type (potable, recycled, well): _____

Name of water purveyor (If not served by private well): _____

COMPLIANCE METHOD

Refer to the flow chart on the back to determine the compliance method for your project.

Performance (Submit Performance Based Compliance Package – requires 3rd party verification)

Prescriptive (Submit Prescriptive Compliance Package)

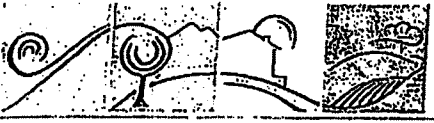
Exempt (Under 500sq. ft)

BY MY SIGNATURE BELOW, I CERTIFY TO EACH OF THE FOLLOWING:

I am the property owner, contractor, or am authorized to act on the property owner's behalf, and the information I have provided above is correct. I acknowledge that I have read and understand the information contained herein.

[Signature]
Signature of Owner / Authorized Agent

Date



ZONING REVIEW / PLOT PLAN APPLICATION

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

Active APNS: 034-411-~~008~~ 018

Intake Planner Initials: Khall

Coastal Zone Inland Area

Date: 12/14/18

Action: Approved Conditional Approval Geo Front Counter XCK Code Enforcement

Proposal:

Project Description: Major Grading - for Ag pond

Proposed Type of Use: _____

Existing Uses & Structures on Property _____

Proposed Grading: Amount: Cut 4,200 Fill 3,000 Total Cubic yards: 7,200 Acres: .96

Slope% 10+ Minor Major Fees paid with CEQA _____

Total Impervious Surface Square Feet: _____

Landscaping: No Yes Level of Review Exempt Prescriptive Full Compliance

Parcel Information:

Planning Area/Community El Pomar AG Land Use Designations (Zoning) _____ FH GSA

Associated Land Use/Subdivision: _____

Special Planning Area Standards/Comments: _____

Subdivision Conditions: _____

Setback Origin: Cal Fire _____ Ordinance _____ Plans _____ Subdivision Conditions _____

Measured From Street: _____

Front: _____ Back: _____ Left: _____ Right: _____

Maximum Allowed Height: _____ Proposed Height: _____

Measured From: Average Natural Grade Street Centerline Highest Point of Lot Finished Grade

Lot Type: STANDARD CORNER TRIANGLE DOUBLE FLAG

Additional Review:

- GMO Allocation _____ Inclusionary Housing Commercial 5000 sf to Ted Bench _____
- Cross Check to: _____ Addressing _____
- Code Enforcement _____ (case number & officer) Water offsets _____
- Public Works Flood Hazard Curb, Gutter & Sidewalk Drainage MS -4
- Current Planning Planner/Project Grading team
- Return to Permit Center Planner for additional notes _____
- Other _____

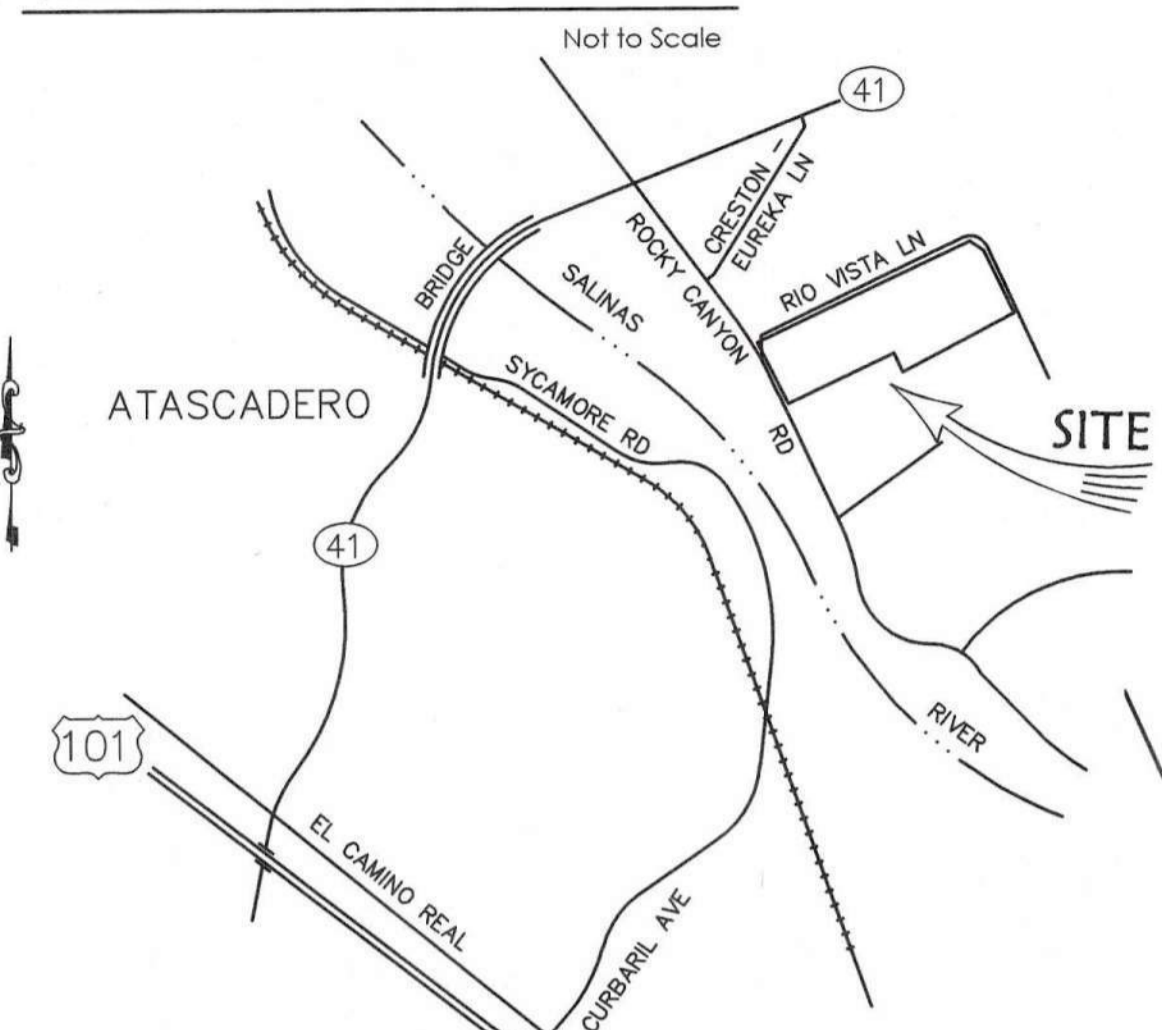
Additional Conditions:

	Resolution	Comments
<input type="checkbox"/> Record offer of dedication	_____	_____
<input type="checkbox"/> Road improvement - gravel	_____	_____
<input type="checkbox"/> Verify access easement/deed	_____	_____
<input type="checkbox"/> Legal Lot - Deed verify pre-1960, 1966, 1972	_____	_____
<input type="checkbox"/> Revise Plot Plan	_____	_____
<input type="checkbox"/> Architectural Committee review	_____	_____
<input type="checkbox"/> Farm Support Compliance	_____	_____
<input type="checkbox"/> Cal Fire Setback Adjustment	_____	_____
<input type="checkbox"/> City Road Fees	_____	_____
<input type="checkbox"/> Stormwater Plan (> 1 acre/common plan; SWPPP/NPDES)	_____	_____
<input type="checkbox"/> SWCP Exempt (Stormwater)	_____	_____
<input type="checkbox"/> Height Survey Needed (within 3 feet of height limit)	_____	_____
<input type="checkbox"/>	_____	_____

Fees:

- L14 Cond Compliance (MinSite Visit) L05 Plot Plan (Over the Counter) X10 Env Geo Major (GSA)
- L15 Cond Compliance (Minor) L06 Plot Plan Minor (Additional struct.) X10A Env Geo SFD
- L17 Cond Compliance (Major) L04 Plot Plan Full (Bldg pmt -1st struct.) Z96 South County Fees
- L18 Cond Compliance (MajSite Visit) X07 Env Geo Minor (in GSA) C50 Coastal Zone Add-on
- Public Facility fees If Quimby Fee already paid then: ZSLQ (Parks Fee/Land)- delete OR ZMLQ (Parks Fee/Land)- delete

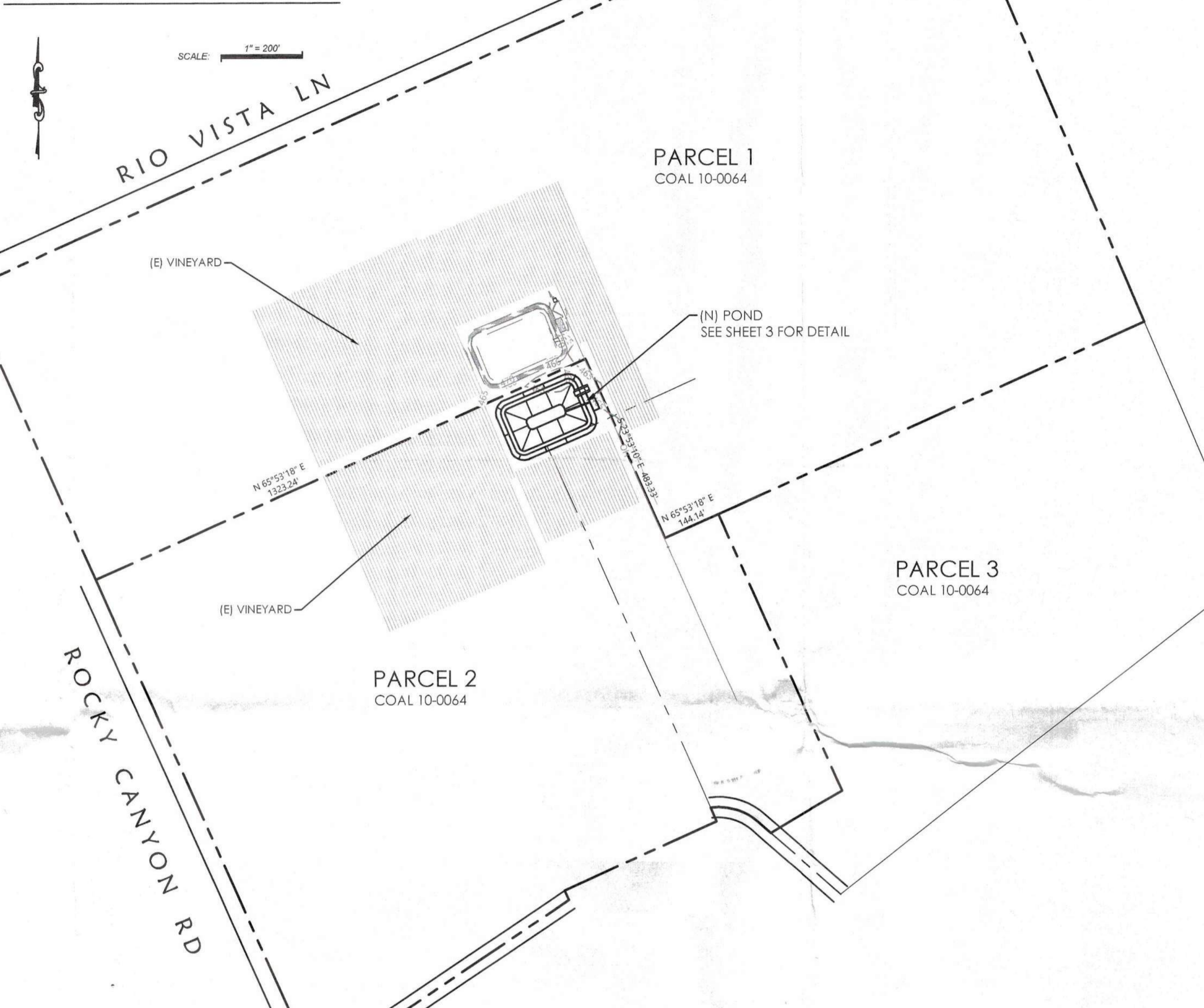
VICINITY MAP



RIO VISTA RANCH - BONESO - IRRIGATION AND FROST PROTECTION POND PLAN

PROJECT DESCRIPTION: Grading for the installation of a 4.04 acre foot reservoir for purposes of frost protection and irrigation for an existing 61 acre vineyard.

SITE MAP



LEGAL DESCRIPTION

PARCELS 1 & 2, OF PARCEL MAP COAL 10-0064 AS FILED IN BOOK 76, PAGE 18-19, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA. APN 034-411-017, -018

BENCHMARK

BRASS CAP IN MONUMENT WELL AT THE CENTER OF THE CUL DE SAC OF RIO VISTA LANE (TCS#101). ELEVATION = 500.00 FEET (ASSUMED)

OWNER

Rocky Canyon Vineyard
Steve & MaryAnn Boneso
5995 Martingale Circle
San Miguel, CA 93451

SURVEYOR

Twin Cities Surveying, Inc.
615 Main Street, Ste. C
Templeton, CA 93465
(805) 434-1834

APPLICABLE CODES

- 2016 California Building Code, Vols 1 & 2
- 2016 California Residential Code
- 2016 California Plumbing Code
- 2016 California Mechanical Code
- 2016 California Electrical Code
- 2016 California Energy Code
- 2016 California Green Building Code
- 2016 California Fire Code
- 2016 California Reference Standards Code
- County Building and Construction Ordinance - Title 19
- County Coastal Zone Land Use Ordinance - Title 23
- County Fire Code Ordinance - Title 16
- County Land Use Ordinance - Title 22

GENERAL NOTES

1. No construction shall be started without plans approved by the County Building Department. The Building Department shall be notified at least 24 hours prior to starting of construction and of the time location of the preconstruction conference. Any construction performed without approved plans or prior notification to the Building Department will be rejected and will be at the contractor's and/or owner's risk.
2. For any construction performed that is not in compliance with plans or permits approved for the project the Building Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 [23.10] of the Land Use Ordinance.
3. All construction work and installations shall conform to the most current County of San Luis Obispo Public Improvement Standards and all work shall be subject to the approval of the Building Department.
4. The project owner and contractor shall be responsible for providing and/or maintaining all weather access at all times to existing properties located in the vicinity of work. Additionally, they shall be responsible for maintaining all existing services, including utility, garbage collection, mail distribution, etc., to all existing properties located in the vicinity of work.
5. On-site hazards to public safety shall be shielded by construction fencing. Fencing shall be maintained by the project owner and contractor until such time that the project is completed and occupied, potential hazards have been mitigated, or alternative protective measures have been installed.
6. Soils tests shall be done in accordance with the County Public Improvement Standards, Section 3.2.3. All tests must be made within 15 days prior to the placing material. The test results shall clearly indicate the location and source of the material.
7. Roadway compaction tests shall be made on subgrade material, aggregate base material, and material as specified by the Soils Engineer. Said tests shall be made prior to the placement of the next material lift.
8. Subgrade material shall be compacted to a relative compaction of 95% in the zone between finished subgrade elevation and a minimum of 1-foot below. All material in fill sections below the zone mentioned above shall be compacted to 90% relative compaction.
9. A registered civil engineer shall certify that the improvements when completed are in accordance with the plans prior to the request for a final inspection. Record Drawings shall be prepared after construction is completed. The civil engineer certifying the improvements and preparing as-built plans may be present when the final inspection is made by the County.
10. An Engineer of Work Agreement and an Engineer Checking and Inspection Agreement are required prior to the start of construction. The Building Department shall be notified in writing of any changes to the Engineer of Work Agreement. Construction shall not proceed without an Engineer of Work.
11. All utility companies shall be notified prior to the start of construction.
12. A County Encroachment Permit is required for all work done within the County right-of-way. The Encroachment Permit may establish additional construction, utility and traffic control requirements.
13. The County Inspector acting on behalf of the County Building Department may require revisions in the plans to solve unforeseen problems that may arise in the field. All revisions shall be subject to the approval of the Developer's Engineer of Work.
14. The structural section shall be based on soils tests taken at the time of construction and using a Traffic Index of 4 for (road name). The structural section shall be approved by the Building Department prior to road construction.
15. Hydro-seeding or other permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces (other than paved or gravel surfaces) prior to the final inspection.
16. For any public improvements to be maintained by the County, if environmental permits from the U.S. Army Corps of Engineers, the California Regional Water Quality Control Board/State Water Resources Control Board, or the California Department of Fish & Game are required, the Developer shall: a. submit a copy of all such completed permits to the County Building Department OR, b. document that the regulatory agencies determined that said permit is not required; prior to acceptance of the completed improvements for County maintenance and release of improvement security. Any mitigation monitoring required by said permits will remain the responsibility of the Developer.
17. When the project site earthwork is not intended to balance then a separate grading permit for the sending or receiving property may be required. A copy of the permit/s or evidence that no permits are required shall be submitted to the Department prior to commencing project earthwork.
18. A final report from the designing engineer is required for the engineered leach field design.

GRADING NOTES

1. All grading construction shall conform to the applicable codes as noted under "Applicable Codes" heading.
2. The developer shall be responsible for scheduling a pre-construction meeting with the County and other affected agencies. The contractor shall notify the County Building Department at least 24 hours prior to any work being performed, and arrange for inspection.
3. Grading shall comply with the recommendations of the preliminary soils report by Beacott Geotechnical, Inc., date September 23, 2013, filed with the County of San Luis Obispo.
4. Estimated earth quantities:
Cut: 4200 CY± Fill: 3000 CY±
Note: exact shrinkage, consolidation, and subsidence factors and losses due to clearing operations are not included. Estimated earthwork quantities are based upon the difference between existing ground surface and proposed finish grades, or sub grades as shown on the plan, and should vary according to these factors. The contractor shall be responsible for site inspection and quantity take off, and shall bid accordingly.
5. Soils engineer to determine the soil is suitable to support the intended structure. Such report including progress and/or compaction reports shall be submitted to the field inspector prior to final inspection when a soils report is obtained. The County policy regarding pad certification shall be followed. When applicable the engineer shall observe the grading operation(s) and provide the field inspector with required compaction reports and a report stating that the grading performed has been observed and is in conformance with the UBC and County ordinances.
6. No cut or fill slopes will be constructed steeper than two horizontal to one vertical (2:1).
7. Dust control is to be maintained at all times during construction.
8. Areas of fill shall be scarified, benched and recompact prior to replacing fill and observed by a soil or civil engineer.
9. Fill material will be recompact to 90% of maximum density.
10. Remove any deleterious material encountered before placing fill.
11. All disturbed areas shall be hydro seeded or planted with approved erosion control vegetation as soon as practical after construction is complete.
12. Minimum setback to creeks and bluffs shall be maintained. Minimum setback of two feet from all property lines will be maintained for all grading.
13. Minimum slope away from buildings shall be 5% for the first ten feet around perimeter.
14. The contractor shall be responsible for the protection of all existing survey markers during construction. All such monuments or markers disturbed shall be reset at the contractor's expense.
15. All contractors and subcontractors working within the right of way shall have an appropriate contractor's license, a local business license, and shall obtain an encroachment permit.
16. Engineering reports for cut or fill slope steeper than 2:1 shall be submitted to the field inspector.

UNDERGROUND UTILITY NOTES

1. An effort has been made to define the location of underground facilities within the job site. However, all existing utility and other underground structures may not be shown on this plan and their location where shown is approximate. The construction contractor agrees that he shall assume sole and complete responsibility for locating or having located all underground utilities and other facilities and for protecting them during construction.
2. All utility companies must be notified prior to the start of construction. The construction contractor shall contact underground service alert (USA) at 811 two to ten days prior to the start of excavation and shall verify the location of any known utilities and whether or not a representative of each company will be present during excavation.



ABBREVIATIONS

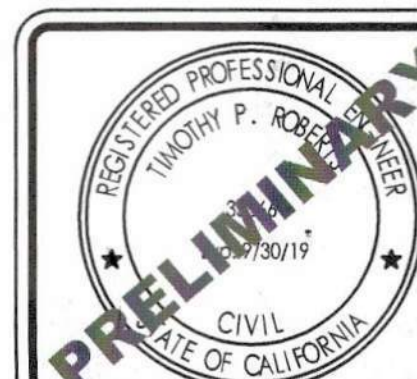
AC	Asphalt Concrete Paving
BW	Bottom of Wall
CO	Clean-out
CL	Centerline
CONC	Concrete
CONST	Construction
DIA & Ø	Diameter
ELEV	Elevation
(E) & (I)	Existing
FF	Finished Floor
FS	Finished Surface
FH	Fire Hydrant
FL	Flow Line
G	Gas
GB	Grade Break
GR	Finished Grade
HDPE	Hi-density Polyethylene
HP	High Point
INV	Invert Elevation
LT	Left
LF	Linear Feet
LP	Low Point
MH	Manhole
(N)	New or Proposed
P	Power
PC	Point Of Curvature
PL	Property Line
PRC	Point Of Reverse Curvature
PT	Point Of Tangency
PUE	Public Utility Easement
PVC	Polyvinyl Chloride
R	Radius
RT	Right
RW	Right-of-way
S	Slope
SD	Storm Drain
SS	Sanitary Sewer
STA	Station
T	Telephone
TC	Top Of Curb
TW	Top Of Wall
TYP	Typical
W	Water

LEGEND

---	Property Line
---	Centerline
---	Existing Ground Contour
---	Finish Grade Contour
---	Concrete
---	Edge of Pavement
---	Water Line
---	Water Valve
---	Fire Hydrant
---	Sanitary Sewer Main
---	Sanitary Sewer Force Main
---	Electrical Line
---	Overhead Line
---	Utility Pole
---	Guy Anchor
---	Elec. Vault / Pedestal / Pull Box
---	Telephone Line
---	Tele. Vault / Pedestal / Pull Box
---	Fence
---	Gas Main
---	Flowline
---	Proposed Grade & Direction
---	Construction Note Reference
---	Spot Elevation
---	Proposed Slope
---	Retaining Wall
---	Silt Fence

PROJECT STATISTICS	
Earthwork*	
Cut (cy±)	4200
Fill (cy±)	3000
Total (cy±)	7200
Max. cut (ft)	15
Max. fill (ft)	7
Site	
Average slope	<10%
Parcel Area (ac±)	39.62
Pre-Project Area (sf±)	
Impervious	0
Total Project	42000
Post-Project Area (sf±)	
Total Impervious	450
Pervious	41550
New Impervious	450
Removed Impervious	0
Replaced Impervious	0
Total Site Disturbance	42000

*Quantities shown are unadjusted. When subsidence and losses are considered, the earthwork will balance on site.

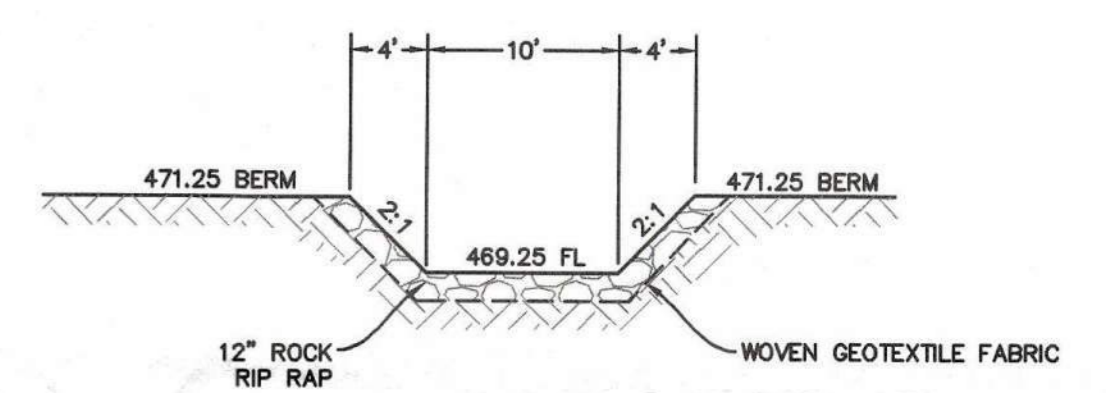
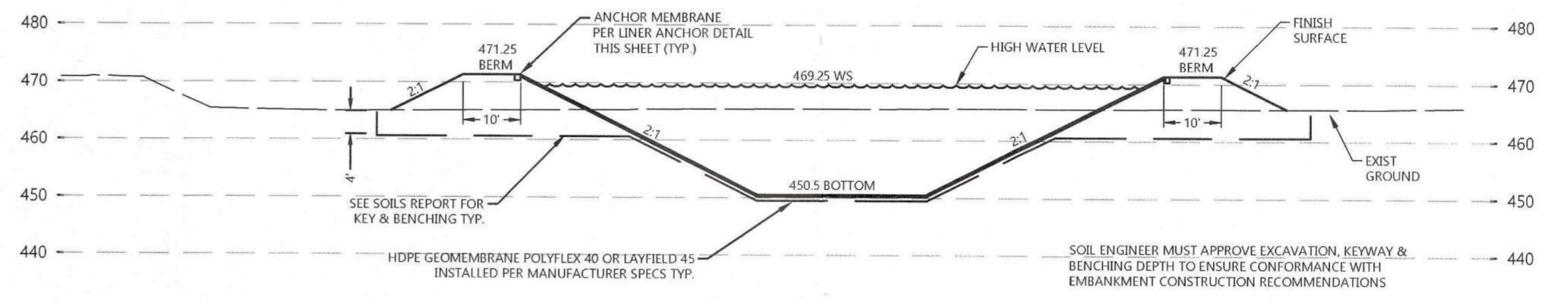
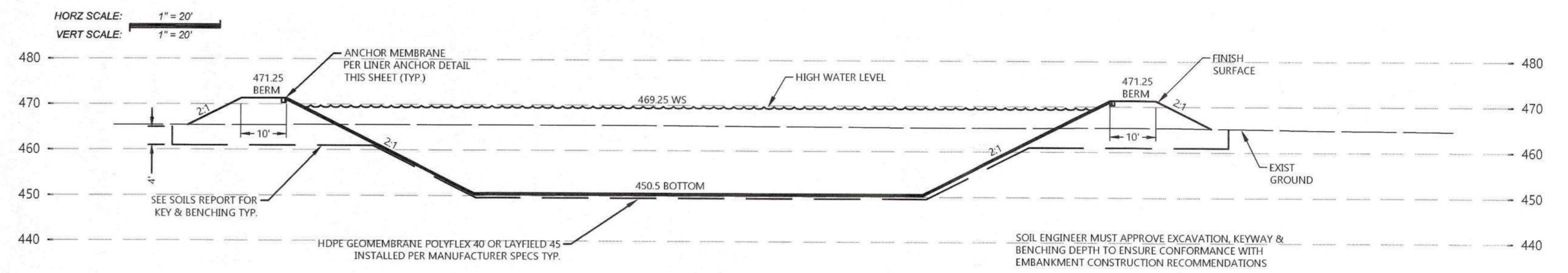
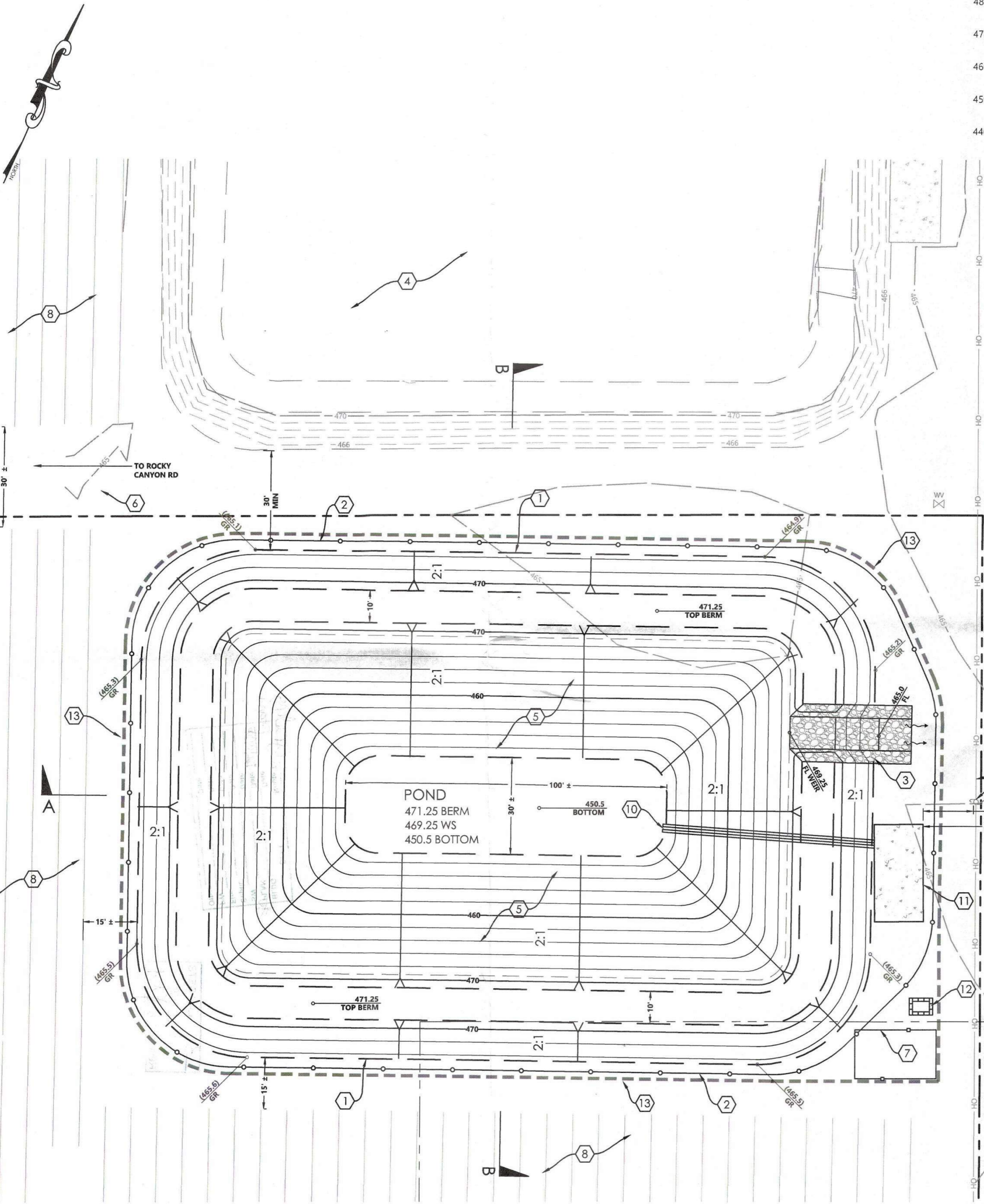
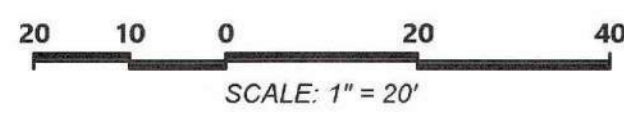


Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email: tim@robertsenginc.com
Website: robertsenginc.com

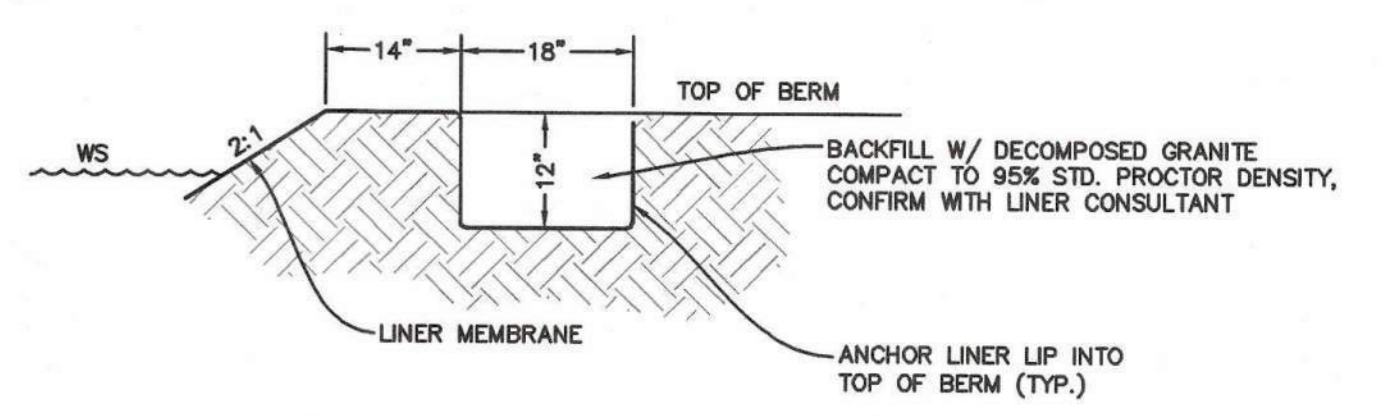
PACIFIC MILEPOST Drafting Services
pacilcmilepost.com

Record Drawings	
Timothy P. Roberts, RCE 35366 exp 09/30/19	Date
Revisors This Sheet:	
1	
2	
3	
4	
5	

Roberts Engineering, Inc.		
1873 Boneso Rocky Canyon		
Title Sheet		
Design/Drawn	County Plan Checker	Approved for County Requirements
TRJM		Development Services Engineer Date
Job #	County W.O. No.	
1873		10/3/2018
California Coordinates (CCS83, Zone 5)	County Road #	Sheet
N 2378380 E 5774900		C-1
		of 3



SPILLWAY SECTION DETAIL
NOT TO SCALE



LINER ANCHOR DETAIL
NOT TO SCALE

CONSTRUCTION NOTES

- 1 Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix.
- 2 Install biodegradable fiber rolls at toe of slope and as indicated. See CASQA detail sheet 2.
- 3 Construct lined spillway per detail Sheet 3.
- 4 Existing ag pond.
- 5 Install HDPE geomembrane Polyflex 40 or Layfield 45 per manufacturer specifications, typ. 2:1 side slopes. Compact to 93% relative density.
- 6 Existing access road (no new grading proposed on road).
- 7 Construct temporary material storage area per CASQA detail sheet 2.
- 8 Existing vine rows to remain.
- 9 Existing poles and overhead lines to remain.
- 10 Install (2) - 10" PVC water supply line.
- 11 Construct concrete flatwork for equipment.
- 12 Construct concrete washout structure per CASQA detail sheet 2.
- 13 Limits of disturbance typ.

Roberts Engineering, Inc.
1873 Boneso Rocky Canyon
Grading, Drainage & Erosion Control Plan

Design/Drawn TRJM	County Plan Checker	Approved for County Requirements Development Services Engineer
Job # 1873	County W.O. No.	Date 10/3/2018
California Coordinates (CCS83, Zone 5) N 2378380 E 5774900	County Road #	Sheet C-3



Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email tim@robertsenginc.com
Website robertsenginc.com

Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/19	Date
Revisions This Sheet:	
1	
2	
3	
4	
5	
6	