

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# **2019069035**

Project Title: Rio Vista Major Grading Permit PMTG2018-00096
Lead Agency: County of San Luis Obispo **Contact Person:** Young Choi
Mailing Address: 976 Osos Street, Room 300 **Phone:** (805) 788-2086
City: San Luis Obispo **Zip:** 93408-2040 **County:** San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: City of Atascadero
Cross Streets: Rocky Canyon Road and Rio Vista Lane **Zip Code:** 93446
Lat. / Long.: 35° 29' 56.6" N/ 120° 38' 35.7" W **Total Acres:** 37.64 acres
Assessor's Parcel No.: 034-411-018 **Section:** _____ **Twp.:** _____ **Range:** _____ **Base:** _____
Within 2 Miles: State Hwy #: 46, 101 **Waterways:** _____
Airports: _____ **Railways:** _____ **Schools:** Atascadero Unified School District

Document Type:
 CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other _____
 Mit Neg Dec Other _____

Local Action Type:
 General Plan Update Specific Plan Rezoning Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development State Planning Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other Grading Permit

Development Type:
 Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: Agricultural Pond

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other _____

Present Land Use/Zoning/General Plan Designation:
 Agriculture

Project Description: (please use a separate page if necessary)
 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.

State Clearinghouse Contact: (916) 445-0613
 State Review Began: 6 - 10 - 2019
 SCH COMPLIANCE: 7 - 10 - 2019

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input type="checkbox"/> Central Valley Flood Prot.	<input checked="" type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input type="checkbox"/> ARB: Major Industrial/Energy
<input type="checkbox"/> Colorado Rvr Bd	<input type="checkbox"/> Resources, Recycl. & Recovery
<input checked="" type="checkbox"/> Conservation	<input type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> CDFW # 4	<input type="checkbox"/> SWRCB: Div. Drinking Wtr #
<input type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input checked="" type="checkbox"/> Historic Preservation	<input checked="" type="checkbox"/> SWRCB: Wtr Quality
<input checked="" type="checkbox"/> Parks & Rec	<input checked="" type="checkbox"/> SWRCB: Wtr Rights
<input type="checkbox"/> Bay Cons & Dev Comm.	<input checked="" type="checkbox"/> Reg. WQCB # 3
<input type="checkbox"/> DWR	<input type="checkbox"/> Toxic Sub Ctrl-CTC
	Yth/Adlt Corrections
	<input type="checkbox"/> Corrections
	Independent Comm
	<input type="checkbox"/> Delta Protection Comm
	<input type="checkbox"/> Delta Stewardship Council
	<input type="checkbox"/> Energy Commission
	<input checked="" type="checkbox"/> NAHC
	<input type="checkbox"/> Public Utilities Comm
	<input type="checkbox"/> Santa Monica Bay Restoration
	<input checked="" type="checkbox"/> State Lands Comm
	<input type="checkbox"/> Tahoe Rgl Plan Agency
	<input type="checkbox"/> Conservancy
	<input type="checkbox"/> Other: _____

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: **2019069035**

Please forward late comments directly to the Lead Agency

AQMD/APCD 29
 (Resources: 4 / 15)

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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

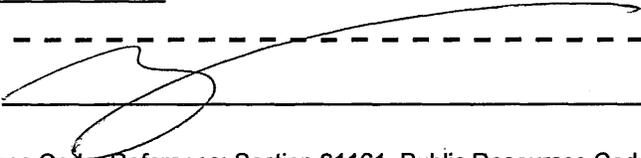
- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans District # 5 _____ | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # 4 _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 06/12/2019 Ending Date 07/12/2019

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative:  _____ **Date:** 6/5/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.