



Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero CA 93465 | 805.460.7272 x 4 | www.us-ltrcd.org

Date: October 9th, 2023

To: California Department of Fish & Wildlife
California Regional Water Quality Control Board
San Luis Obispo County Agricultural Commissioner's Office
San Luis Obispo County Planning and Building Department
US Army Corps of Engineers
US Fish and Wildlife Service
Northern Chumash Tribe
Xolon Salinan Tribe
Salinan Tribe of Monterey and San Luis Obispo Counties
Northern Chumash Tribal Council

From: Hailey Leurck, Upper Salinas-Las Tablas Resource Conservation District

- The attached Notice of Intent to Adopt a Mitigated Negative Declaration is for your Agency's review and comment. The public review period for this project runs from October 9th 2023 to November 8th, 2023.**

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero CA 93465 | 805.460.7272 x 4 | www.us-ltrcd.org

Project Description

Applicant/Owners:	Estate Vineyards, LLC Wonderful Orchards 6801 E. Lerdo Highway Shafter, CA 93263 Agent: C.M. Florence, AICP Oasis Associates, Inc. cmf@oasisassoc.com
Lead Agency:	Upper Salinas- Las Tablas Resource Conservation District 9481 El Camino Real, Atascadero, CA 93465 (805) 460 7272 devin@us-ltrcd.org
Project Title:	Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 (AR 22-01)
Project Location:	9320 Chimney Rock Road, Paso Robles, CA 93446 APN(s) 014-311-035 & 014-291-015 AND 9650, 9750, 9880, & 9889 Chimney Rock Road, Paso Robles, CA 93446 APN(s) 014-311-003, -050, -051, & -052
Land Use Category:	Agriculture
Project Description:	Grading for new agricultural roads, erosion control, drainage control, farm safety and site preparation for new vineyards on slopes over 10%. Current land use is agricultural. The Project will impact approximately 146 acres of existing cultivated land and approximately 53 acres of historically cultivated land that is actively managed. The proposed project consists of installation of approximately 2,200 feet of 30-foot-wide agricultural roads within, between and along the perimeter of existing vineyards to improve access to vineyard blocks and to accommodate safe farm practices. One area of grading measuring 30,038 SF will take place on an area characterized by more than 30% slope where the remaining will take place on areas characterized by 10-30% slope.

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero CA 93465 | 805.460.7272 x 4 | www.us-ltrcd.org

Notice of Determination

To: County Clerk, County of San Luis Obispo
From: Hailey Leurck, US-LT RCD Restoration Technician
Subject: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code

STATE CLEARINGHOUSE #: N/A

Table with 2 columns: Field Name and Description. Fields include Applicant/Owner, Project Title, Project Location, and Project Description.

This is to certify the Upper Salinas-Las Tablas Resource Conservation District, the [X] lead/a [] responsible agency approved the above-described project on October 9th, 2023, and made the following determinations:

- 1. The project [] will [X] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
[] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
[X] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations [] was [X] was not adopted for this project.
5. Findings [] were [X] were not made pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Mitigated Negative Declaration are specified as follows:

Custodian: Devin Best, Executive Director
Location: 9481 El Camino Real, Atascadero, CA 93422

Devin Best, Executive Director Date



Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero CA 93465 | 805.460.7272 x 4 | www.us-ltrcd.org

NOTICE OF INTENT TO ADOPT PROPOSED MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Restoration Technician of the Upper Salinas – Las Tablas Resource District has completed a review of the following project and is proposing the following environmental determination:

Owner:	Estate Vineyards, LLC, Wonderful Orchards, 6801 E. Lerdo Highway, Shafter, CA 93263 Agent: C.M. Florence (805)541-4509
Applicant:	Estate Vineyards, LLC, Wonderful Orchards, 6801 E. Lerdo Highway, Shafter, CA 93263 Agent: C.M. Florence (805)541-4509
Project Title:	Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 (AR 22-01)
Project Location:	9320 Chimney Rock Road, Paso Robles, CA 93446 APN(s) 014-311-035 & 014-291-015 AND 9650, 9750, 9880, & 9889 Chimney Rock Road, Paso Robles, CA 93446 APN(s) 014-311-003, -050, -051, & -052
Project Description:	Grading for new agricultural roads, erosion control, drainage control, farm safety and site preparation for new vineyards on slopes over 10%. Current land use is agricultural. The Project will impact approximately 146 acres of existing cultivated land and approximately 53 acres of historically cultivated land that is actively managed. The proposed project consists of installation of approximately 2,200 feet of 30-foot-wide agricultural roads within, between and along the perimeter of existing vineyards to improve access to vineyard blocks and to accommodate safe farm practices. One area of grading measuring 30,038 SF will take place on an area characterized by more than 30% slope where the remaining will take place on areas characterized by 10-30% slope.

Environmental Review Dates:	Begins: August 2023 Ends: October 2023
Proposed Environmental Determination:	Based on the Initial Study prepared for the project, a Mitigated Negative Declaration is proposed. The complete document including the initial study is available for public review at the US-LTRCD office, 9481 El Camino Real, Atascadero, CA, between the hours of 8:30 am to 4:00 pm Monday through Friday.

Any interested person may review the proposed Mitigated Negative Declaration and project files. Questions should be directed to Devin Best, Executive Director, at 805-460-7272 X 4

Devin Best, Executive Director

Date



Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero CA 93465 | 805.460.7272 x 4 | www.us-ltrcd.org

Mitigated Negative Declaration #2023-01

Applicant/Owners:	Estate Vineyards, LLC
Project Title:	Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 (AR 22-01)
Project Location:	9320 Chimney Rock Road, Paso Robles, CA 93446 APN(s) 014-311-035 & 014-291-015 AND 9650, 9750, 9880, & 9889 Chimney Rock Road, Paso Robles, CA 93446 APN(s) 014-311-003, -050, -051, & -052
Project Description:	Grading for new agricultural roads, erosion control, drainage control, farm safety and site preparation for new vineyards on slopes over 10%. Current land use is agricultural. The Project will impact approximately 146 acres of existing cultivated land and approximately 53 acres of historically cultivated land that is actively managed. The proposed project consists of installation of approximately 2,200 feet of 30-foot-wide agricultural roads within, between and along the perimeter of existing vineyards to improve access to vineyard blocks and to accommodate safe farm practices. One area of grading measuring 30,038 SF will take place on an area characterized by more than 30% slope where the remaining will take place on areas characterized by 10-30% slope.

Findings:

1. The project does not have the potential to degrade the environment.
2. The project will not achieve short-term to the disadvantage of long-term environmental goals.
3. The project does not have impacts which are individually limited, but cumulatively considerable.
4. The project will not cause substantial adverse effects on human beings either directly or indirectly.

Determination:

Based on the above findings, and the information contained in the initial study 2023-01 (made a part hereof by reference and on file in the US-LT RCD Office), it has been determined that the above project will not have an adverse impact on the environment.

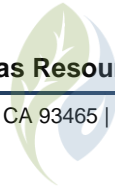
Prepared By: *Hailey Leurck, Restoration Technician, Upper Salinas-Las Tablas RCD*
Date Posted: **October 9th, 2023**
Public Review Ends: **November 8th, 2023**

Attachments:

- Location Map
- Biological Constraints Memorandum, Terra Verde Environmental Consulting
- Site Plan
- Road Slopes Map
- Initial Study 2023-01

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero CA 93465 | 805.460.7272 x 4 | www.us-ltrcd.org



ENVIRONMENTAL CHECKLIST FORM

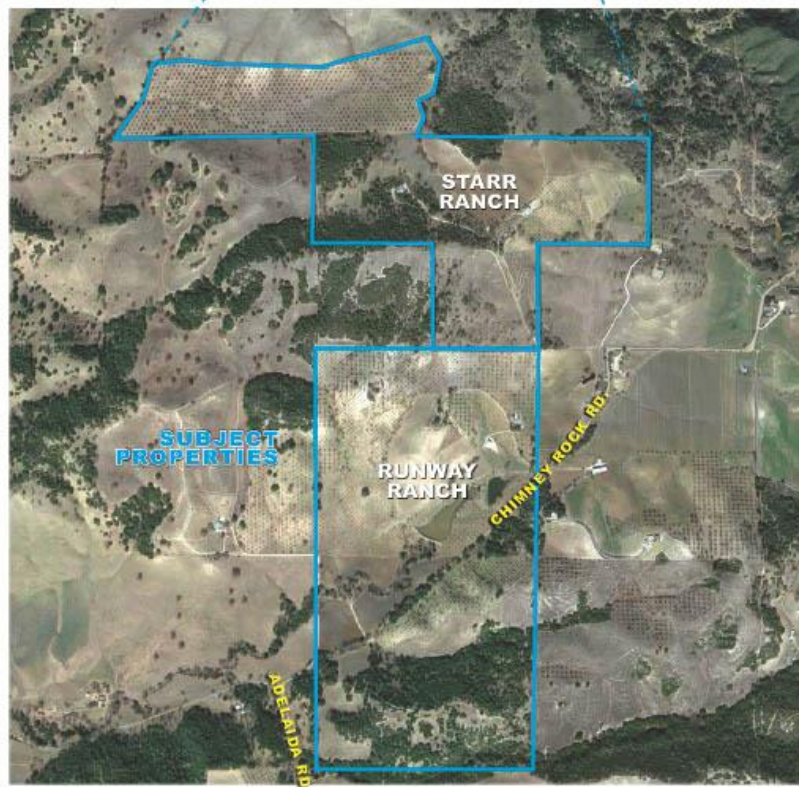
Environmental Review 2023-01

Lead Agency Name and Address:	Upper Salinas-Las Tablas Resource Conservation District 9481 El Camino Real, Atascadero, CA 93422
Contact Person and Phone Number:	Hailey Leurck, Restoration Technician 805-460-7272 x 4
General Plan Designation:	AG (Agriculture)
Zoning:	AG (Agriculture)
Surrounding Land Uses and Setting:	North: Agriculture
	South: Agriculture
	West: Agriculture
	East: Agriculture
Other public agencies whose approval is/may be required (e.g., permits, financing approval, or participation agreement)	Central Coast Regional Water Quality Control Board

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Attachment 1





Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Attachment 2

Biological Constraints Memorandum, Terra Verde Environmental Consulting



Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Attachment 3
Site Plans



Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Attachment 4
Road Slopes Map

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

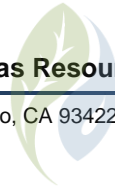


Exhibit A Mitigation Monitoring Program Project # AR-22-01 Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 Chimney Rock Road, Paso Robles	Timing PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final inspection FA: Final Approval	Responsibility /Monitoring A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor	Mitigation Measure
<p>AQ-1: Fugitive PM10 Mitigation Measures: Prior to commencement of construction/grading activities, the applicant will notify the San Luis Obispo Air Pollution Control District, by letter, the following air quality mitigation measures have been applied.</p> <ul style="list-style-type: none"> a) Reduce the amount of the disturbed area where possible; b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook; c) All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed; d) Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities; e) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established; f) All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; g) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used; h) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; i) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard 	<p>PC, DC</p>	<p>A</p>	<p>AQ-1</p>

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

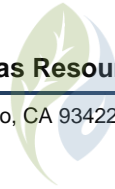


Exhibit A Mitigation Monitoring Program Project # AR-22-01 Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 Chimney Rock Road, Paso Robles	Timing PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final inspection FA: Final Approval	Responsibility /Monitoring A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor	Mitigation Measure
(minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114; j) All PM10 mitigation measures required should be shown on grading and building plans; and the contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to construction and/or grading permit issuance.			
AQ-2: The following measures shall be implemented to reduce construction emissions from on and off-road construction equipment (nitrogen oxides, reactive organic gases, and diesel particulate matter) and area sources and shown on grading and building plans: a) Maintain all construction equipment in proper tune according to manufacturer's specifications. b) Fuel all off-road and portable diesel-powered equipment with California Air Resources Board (CARB)-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road). c) Heavy-duty (50 horsepower or greater) diesel-fueled construction equipment shall meet, at a minimum, the CARB's Tier 3 certified engines, or cleaner, off-road heavy duty diesel engines; be fitted with diesel exhaust particulate filters in accordance with manufacturer recommendations; and comply with the State Off-Road Regulation. Heavy-duty equipment with Tier 4 engines shall be used to the extent locally available (within 50 miles). Where Tier 3, or cleaner, equipment is not available, incorporate diesel emission control strategies/retrofits, such that emission reductions achieved equal or exceed that of a Tier 3 engine. Installing California Verified Diesel Emission Control Strategies. Verified diesel emissions control strategies can be found at: https://ww2.arb.ca.gov/diesel/verdev/vt/cvt.htm . d) When applicable, portable equipment, 50 horsepower or greater, used during construction activities shall be registered	DC	A	AQ-2

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

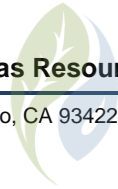


Exhibit A Mitigation Monitoring Program Project # AR-22-01 Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 Chimney Rock Road, Paso Robles	Timing PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final inspection FA: Final Approval	Responsibility /Monitoring A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor	Mitigation Measure
<p>with the California statewide portable equipment registration program (issued by the CARB) or be permitted by the San Luis Obispo Air Pollution Control District (SLOAPCD). Such equipment may include power screens, conveyors, internal combustion engines, crushers, portable generators, tub grinders, trammel screens, and portable plants (e.g., aggregate plant, asphalt plant, concrete plant). For more information, contact the SLOAPCD Engineering and Compliance Division at (805) 781-5912.</p> <ul style="list-style-type: none"> e) Use on-road heavy-duty trucks that meet the CARB’s 2007 or cleaner certification standard for on-road heavy- duty diesel engines and comply with the State On-Road Regulation. f) All on- and off-road diesel equipment shall not idle when not in use. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit. g) Construction equipment staging areas shall be located at the farthest reasonable distance possible from nearby sensitive land uses, or at a minimum distance of 300 feet. h) Stationary noise sources such as generators, pumps, and pavement crushers shall be located at the farthest distance possible from noise-sensitive uses, or at a minimum distance of 300 feet. i) To the extent locally available, electrified or alternatively powered construction equipment shall be used. Substitute gasoline-powered in place of diesel-powered equipment, where possible. 			
Bio-1: Prior to construction activities, an environmental awareness training shall be presented to all Project personnel by a qualified biologist. The training shall include color photographs and a description of the ecology of all special-status species known or determined to have potential to occur, as well as other sensitive resources requiring avoidance near Project impact areas. The training shall also include a description of protection measures required by the Project’s discretionary permits, an overview of the federal Endangered Species Act, the California Endangered Species Act, and implications of noncompliance with these regulations, as well as an overview of the required avoidance and minimization measures. A sign-in sheet with the	PC	A	Bio-1

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

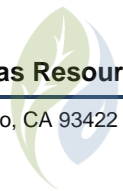
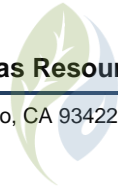


Exhibit A Mitigation Monitoring Program Project # AR-22-01 Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 Chimney Rock Road, Paso Robles	Timing PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final inspection FA: Final Approval	Responsibility /Monitoring A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor	Mitigation Measure
name and signature of the qualified biologist who presented the training, and the names and signatures of the trainees will be kept and provided to the Resources Conservation District, if requested. If new project personnel join the project after the initial training period, they will receive the environmental awareness training from a designated crew member on site before beginning work. A qualified biologist will provide refresher trainings during site visits or other monitoring events.			
<p>Bio-2: A qualified biologist shall complete a pre-construction survey for special-status small mammal species (e.g., Monterey Dusky-footed woodrat) no more than two weeks prior to the start of initial Project activities to determine if special-status small mammal species are present within proposed work areas. The survey will include mapping of all potentially active special-status small mammal burrows within the proposed work areas, access routes, and staging areas, plus a 50-foot buffer.</p> <ol style="list-style-type: none"> 1. All potentially active special-status small mammal burrows will be mapped and flagged, and a 50-foot exclusion zone shall be established around the burrows. The exclusion zone shall encircle the burrows and have a radius of 50 feet from the burrow entrance or the outside border of a cluster of burrows (e.g. precinct). All foot and vehicle traffic, as well as all Project activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all Project-related disturbances have been terminated, and then shall be removed. 2. If avoidance of the burrows by 50 feet is not feasible and the species using the burrow is unknown, the burrows will be monitored for 3 days and 3 nights with an infra-red, motion-triggered camera. If it is determined that no special-status species are using the burrow, no avoidance of the burrow is required. <p>If two weeks lapse between project phases (e.g., vegetation trimming and the start of grading), during which no or minimal work activity occurs, the small mammal burrow survey shall be repeated.</p>	PC	A	Bio-2
Bio-3: Prior to initiation of any site preparation/construction activities, if work is planned to occur between February 1 and September 15, a	PC, DC	A	Bio-3

Upper Salinas-Las Tablas Resource Conservation District

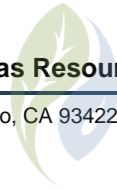
9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org



<p>Exhibit A Mitigation Monitoring Program</p> <p>Project # AR-22-01 Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 Chimney Rock Road, Paso Robles</p>	<p align="center">Timing</p> <p>PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final inspection FA: Final Approval</p>	<p align="center">Responsibility /Monitoring</p> <p>A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor</p>	<p align="center">Mitigation Measure</p>
<p>qualified biologist shall survey the area for nesting birds within 1 week prior to initial Project activity beginning, including ground disturbance and/or vegetation removal/trimming. If nesting birds are located on or near the area of disturbance, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active, as detailed below.</p> <ol style="list-style-type: none"> 1. A 50-foot exclusion zone shall be established around non-listed, passerine species, and a 250-foot exclusion zone shall be established for raptor species. Each exclusion zone shall encircle the nest and have a radius of 50 feet (non-listed passerine species) or 250 feet (raptor species). All Project activities, including foot and vehicle traffic and storage of supplies and equipment, are prohibited inside exclusion zones. Exclusion zones shall be maintained until all exterior construction activities have been terminated, or it has been determined by a qualified biologist that the young have fledged or that proposed project activities would not cause adverse impacts to the nest, adults, eggs, or young. 2. If special-status avian species are identified and nesting within the work area, no work shall begin until an appropriate exclusion zone is determined in consultation with the Resource Conservation District and any relevant resource agencies. <p>The results of the survey shall be provided to the Resource Conservation District prior to commencement of initial Project activities. The results shall detail appropriate fencing or flagging of exclusion zones and include recommendations for additional monitoring requirements. A map of the Project site and nest locations shall be included with the results. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended exclusion zone depending on site conditions and species (if non-listed).</p> <p>If 2 weeks lapse between different phases of Project activities (e.g., vegetation trimming, the start of grading), during which no or minimal work activity occurs, the nesting bird survey shall be repeated, and a separate survey report shall be prepared and submitted to the Resources Conservation District.</p>			

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org



<p>Exhibit A Mitigation Monitoring Program</p> <p>Project # AR-22-01 Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 Chimney Rock Road, Paso Robles</p>	<p>Timing</p> <p>PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final inspection FA: Final Approval</p>	<p>Responsibility /Monitoring</p> <p>A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor</p>	<p>Mitigation Measure</p>
<p>Bio-4: A qualified biologist shall conduct a pre-construction survey for special-status reptile and amphibia species immediately prior to initial project activities (i.e., the morning of the commencement of project activities) within 50 feet of suitable habitat. Construction monitoring shall also be conducted by a qualified biologist during all initial ground disturbing and vegetation removal activities (e.g., grading, grubbing, vegetation trimming, vegetation removal including tree removal, etc.) within suitable habitat. If any special status reptile or amphibian species are discovered during surveys or monitoring, they will be allowed to leave on their own or will be hand-captured by a qualified biologist and relocated to suitable habitat outside the area of impact. If any additional ground- or vegetation-disturbing activities occur on the project site, the above surveys and monitoring shall be repeated. A monitoring report summarizing results of the monitoring shall be submitted to the Resources Conservation District within one week of completing monitoring work for this species.</p>	<p>PC, DC</p>	<p>A</p>	<p>Bio-4</p>
<p>Bio-5: The following measures are required to minimize impacts during active construction and ongoing operations. All measures applicable during construction shall be included on the plans.</p> <ol style="list-style-type: none"> 1. The use of heavy equipment and vehicles shall be limited to the Project limits and defined staging areas/access points. The boundaries of each work area shall be clearly defined. 2. Project plans, drawings, and specifications shall show the boundaries of all work areas on site and the location of erosion and sediment controls, limit delineation, and other pertinent measures to ensure the protection of sensitive habitat areas and associated resources. 3. Staging of equipment and materials shall occur in designated areas at least 100 feet from aquatic habitat (e.g., swales, drainages, ponds, vernal pools, if identified on site). Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants. Refueling and maintenance of equipment shall occur only in designated areas. Sandbags and/or absorbent pads shall be available to prevent water and/or spilled fuel from leaving the site. Equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present. 	<p>DC</p>	<p>A</p>	<p>Bio-5</p>

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

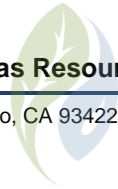


Exhibit A Mitigation Monitoring Program Project # AR-22-01 Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 Chimney Rock Road, Paso Robles	Timing PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final inspection FA: Final Approval	Responsibility /Monitoring A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor	Mitigation Measure
4. A maximum of 25 mph speed limit shall be required at the project site during project activities. Speed limit signs shall be installed on the project site prior to the start of all work. 5. All project activities shall cease at dusk and not start before dawn. 6. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in animal-proof closed containers only and regularly removed from the site. No deliberate feeding of wildlife shall be allowed.			
Bio-6: The use of herbicides, rodenticides, pesticides, and fertilizers shall be limited to those approved by the US Environmental Protection Agency and the California Department of Pesticide Regulation and shall be used in compliance with all local, state, and federal regulations so as to avoid primary or secondary poisoning of endangered species and the depletion of prey upon which such species depend.	DC	A	Bio-6
Bio-7: Prior to commencing construction activities within the proximity of jurisdictional waters, all required permits from the agencies with jurisdiction over the drainages, wetland, and ponds on site (e.g., California Department of Fish and Wildlife Lake, the Regional Water Quality Control Board) shall be obtained. Any additional measures required by these agencies shall be implemented as necessary throughout the Project and all relevant regulations complied with. As part of these permitting processes, the Project shall be designed, and measures will be implemented in a manner that avoids and minimizes impacts on aquatic resources and meets the permitting agencies' requirements.	PC	A	Bio-7
Bio-8: Construction activities within jurisdictional areas will be conducted during the dry season (June 1 through October 31) to the extent feasible.	DC	A	Bio-8
CR-1: An archaeologist will provide a pre-construction archaeological briefing to all construction crews prior to initiating ground disturbing activities. The briefing will provide guidance on archaeological and paleontological resources and appropriate procedures to follow if such finds are inadvertently exposed during the Project.	PC	A	CR-1
CR-2: In the event archaeological or paleontological resources are unearthed or discovered during construction, grading activities shall cease and San Luis Obispo County Planning and Building Department and US-LT RCD shall be notified so that the extent and location of	DC	A	CR-2

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

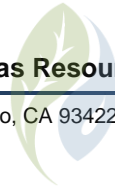


Exhibit A Mitigation Monitoring Program Project # AR-22-01 Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 Chimney Rock Road, Paso Robles	Timing PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final inspection FA: Final Approval	Responsibility /Monitoring A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor	Mitigation Measure
discovered materials may be recorded by a qualified archeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.			
CR-3: In accordance with the California Health and Safety Code, if human remains are discovered during ground disturbing activities, the project contractor(s) shall immediately halt potentially damaging activities in the area of the burial and notify the SLO County Coroner and a qualified professional archaeologist to determine the nature and significance of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050[c]). Following the coroner’s findings, the archaeologist and the Most Likely Descendent (designated by the Native American Heritage Commission) shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities of SLO County and US-LT RCD to act upon notification of a discovery of Native American human remains are identified in PRC § 5097.	DC	A	CR-3

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

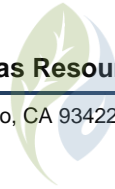


Exhibit A Mitigation Monitoring Program Project # AR-22-01 Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 Chimney Rock Road, Paso Robles	Timing PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final inspection FA: Final Approval	Responsibility /Monitoring A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor	Mitigation Measure
<p>GS-1: The following measures shall be taken during project construction and prior to permit final to ensure that proper erosion control measures are implemented during all phases of the project:</p> <ol style="list-style-type: none"> 1. The owner shall monitor the weather forecast all year. Erosion and sediment control measures shall be installed and working properly from October 15th to April 15th and prior to any impending projected rainstorm of a projected rainfall of ¼ inch per hour or greater, pursuant to the approved plans. 2. Work shall be performed so that it can be completed at least 48-hours prior to any forecasted rain event. The US-LT RCD recommends that work be started and completed after the rainy season has ended. 3. Permanent erosion control measures shall be applied to denuded areas within 5 days after final grade is reached on any portion of the site. 4. All earth fills and denuded areas that are not at final grade shall be mulched, maintained or equally protected at the end of each day to ensure sediment does not leave the construction site. 5. All mulching shall provide the equivalent protection as that resulting from the application of at least 1,500 lb. of straw mulch per one acre of surface area (or as otherwise provided in the Erosion Control Plan). 6. Site inspections and appropriate maintenance of all erosion control measures shall be conducted and documented at all times during construction. 7. The owner, grading contractor, manager or engineer of record is to provide written verification to the US-LT RCD the erosion and sedimentation control devices are properly installed and are being monitored before and after each storm, unless otherwise required. 8. Additional erosion control measures shall be installed at the discretion of the engineer of work or the US-LT RCD inspector. 9. In the event of a failure and/or lack of performance by the owner and/or contractor to correct erosion control related problems, the US-LT RCD may revoke all active permits and recommend 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. 	<p>PC/DC/FI</p>	<p>A</p>	<p>GS-1</p>

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

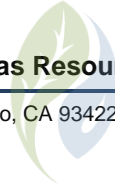


Exhibit A Mitigation Monitoring Program Project # AR-22-01 Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4 Chimney Rock Road, Paso Robles	Timing PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final inspection FA: Final Approval	Responsibility /Monitoring A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor	Mitigation Measure
GS-2: The owner shall contact the RCD and request an inspection of the erosion and sediment control measures a minimum of 10 calendar days prior to October 15 th , or, in the event of a projected rainstorm of a projected rainfall of ¼ inch per hour or greater, the owner shall contact the RCD to arrange a site inspection of the erosion control measures a minimum of 3 working days prior to the day of projected rain.	DC	A	GS-2
GS-3: The US-LT RCD and/or its representative shall conduct a post construction inspection prior to the start of the following rainy season up to 1-year following the final of the permit to ensure that all erosion control measures are implemented and maintained per plan.	FI/FA	RCD	GS-3

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the



Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant effect” 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.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case 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.

Devin Best, Executive Director

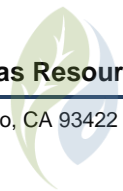
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
- 6) Lead Agencies are encouraged to incorporate into the checklist references information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached. Other sources used or individuals contacted should be cited in the discussion.

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org



Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---	--	---	----------------------

1. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SOURCES: Project Description, Photos and Maps; Site Plan; Staff Site Visit.

DISCUSSION: The Project proposes new vineyard plantings on both Starr and Runway Ranches totaling 199± acres – 89± acres on the Starr Ranch and 110± acres on Runway Ranch, all of which will occur on areas of the properties currently under cultivation or which have been historically cultivated. The Project also includes some vineyard related improvements including new agricultural roads. The property is located west of Paso Robles in a rural agricultural setting. The Project site is not located within a scenic vista or official state scenic highway. The site is within the County’s Agricultural zoning district and is surrounded by agricultural uses. The proposed vineyards and agricultural improvements are consistent with existing uses as well as surrounding rural and agricultural uses. Therefore, the Project would not have a substantial effect on the scenic character of the area and would not degrade the existing visual character or quality of the site or its surroundings. The Project would not create a new source of substantial light or glare as the proposed improvements would not emit or reflect light.

2. AGRICULTURAL RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SOURCES: Project Description, Photos and Maps; Site Plan; Biological Constraints Assessment, Terra Verde Environmental Consultants, SLO County Land Use View, Staff Site Visit.

DISCUSSION: The Project proposes new vineyard plantings on 199 acres. Operation of the Project will include normal agricultural practices (maintenance of the cultivated area and roads, planting, and harvesting) within areas of the Project site that have historically been subject to agricultural practices consisting of vineyards and orchards. The site is within the County’s Agricultural zoning district and is not under a Williamson Act contract. Land use will remain in agricultural use with the Project’s proposed new vineyard uses and supporting agricultural road uses. The Project does not propose any changes to existing zoning or any non-agricultural uses that are inconsistent with the existing zoning. The installation of an agricultural road will benefit the existing and future agricultural uses. Based on the foregoing reasons, the Project will not result in a conversion of agricultural land, nor will it conflict with existing agricultural uses. Finally, the Project will not impact any land not currently or historically used for agricultural cultivation and will not impact any existing forest land.

3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---------------------------------------	--	-------------------------------------	------------------

c) Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

d) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

SOURCES: Air Pollution Control District (APCD) CEQA Air Quality Handbook, Project Description, Photos and Maps, Site Plan, Staff Site Visit.

DISCUSSION:

The Project proposes new vineyard plantings on 199 acres. Operation of the Project will include normal agricultural practices (maintenance of the cultivated area and roads, planting, and harvesting) within areas of the Project site that have historically been subject to agricultural practices. Operation will not include a material increase in truck trips or employees on the Project site from the environmental baseline given the historical use of the site. As a result, the Project operation will not cause potential air quality impacts.

Project construction will include grading activities for new agricultural roads, the removal of existing crops (walnuts and vineyards) and tilling and disking for planting of new vineyards. These activities may produce short term/temporary air pollution impacts, including dust and equipment exhaust. Grading will be balanced on site.

(a) *Conflict with or obstruct implementation of the applicable air quality plan?*

Other than emissions associated with construction, which are analyzed below, the Project will not generate potentially significant air quality emissions.

The San Luis Obispo Air Pollution Control District (SLOAPCD) has recently released updated construction screening methodology. The threshold criteria established by the SLOAPCD to determine the significance and appropriate mitigation level for a project's short-term construction emissions are presented and discussed in the table below.

Table 1. SLOAPCD Thresholds of Significance for Construction Impacts

Pollutant	Threshold ¹		
	Daily (lbs/day)	Quarterly Tier 1 (tons)	Quarterly Tier 2 (tons)
Ozone Precursors (ROG + NO _x)	137	2.50	6.30
Diesel Particulate Matter (DPM)	7	0.13	0.32
Fugitive Particulate Matter (PM ₁₀), Dust ²	--	2.50	--

Source: SLOAPCD (2012)

¹Daily and quarterly emissions thresholds are based on the California Health and Safety Code and the CARB Carl Moyer Guidelines.

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact **Less Than Significant with Mitigation Incorporation** **Less Than Significant Impact** **No Impact**

²Any project with a grading area greater than 4 acres of a worked area can exceed the 2.5 tons PM₁₀ quarterly threshold.

The Project will include grading of 227,863 square feet (SF) or 2,110 cubic yards (CY) of material. Based upon SLOAPCD's updated guidance, which includes construction screening methodology, the grading associated with the Project will generate the following emissions:

Table 3. Emission Rates for Project-Related Construction Activities

Pollutant	Lbs./Cubic Yard of Material Moved ¹	Project Lbs./Cubic Yard of Material Moved/Per Day
Diesel PM	0.0049	10.34
Reactive Organic Gases (ROG)	0.0203	42.83
Oxides of Nitrogen (NO _x)	0.0935	197.27
Fugitive Dust (PM ₁₀)	.75 tons/acre/month of construction activity (Assuming 22 days of operation per month)	3.9925

¹SOURCE: ROG, NO_x, DPM Source: Bay Area Air Quality Management District CEQA Guidelines, December 1999, Table 7 PM₁₀ Source: EPA-AP-42 (January 1995) and Index of Methodologies by Major Category Section 7.7 Building Construction Dust, California Air Resources Board, August 1997

As shown above, the Project's grading is anticipated to exceed SLOAPCD's thresholds of significance for Diesel PM, ROG, and NO_x. While the Project grading will be completed in less than 90 days, the Project's PM₁₀ emissions are conservatively assumed to exceed SLOAPCD's threshold of significance because the area of disturbance is more than four acres. As a result, the Project will have a potentially significant impact with respect to implementation of an applicable air quality plan unless mitigation is incorporated.

MITIGATION MEASURES:

AQ-1: Fugitive PM₁₀ Mitigation Measures - Prior to commencement of construction/grading activities, the applicant will notify the San Luis Obispo Air Pollution Control District, by letter, the following air quality mitigation measures have been applied.

- a) Reduce the amount of the disturbed area where possible;
- b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c) All dirt stockpile areas shall be sprayed daily and covered with tarps or other dust barriers as needed;
- d) Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- e) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f) All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---	--	---	----------------------

- h) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j) All PM₁₀ mitigation measures required should be shown on grading and building plans;
- k) and the contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division **prior to construction and/or grading permit issuance.**

AQ-2: Standard Mitigation Measures for Construction Equipment – The following measures shall be implemented to reduce construction emissions from on and off-road construction equipment (nitrogen oxides, reactive organic gases, and diesel particulate matter) and area sources and shown on grading and building plans:

- a) Maintain all construction equipment in proper tune according to manufacturer's specifications.
- b) Fuel all off-road and portable diesel-powered equipment with California Air Resources Board (CARB)-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
- c) Heavy-duty (50 horsepower or greater) diesel-fueled construction equipment shall meet, at a minimum, the CARB's Tier 3 certified engines, or cleaner, off-road heavy duty diesel engines; be fitted with diesel exhaust particulate filters in accordance with manufacturer recommendations; and comply with the State Off-Road Regulation. Heavy-duty equipment with Tier 4 engines shall be used to the extent locally available (within 50 miles). Where Tier 3, or cleaner, equipment is not available, incorporate diesel emission control strategies/retrofits, such that emission reductions achieved equal or exceed that of a Tier 3 engine. Installing California Verified Diesel Emission Control Strategies. Verified diesel emissions control strategies can be found at: <https://ww2.arb.ca.gov/diesel/verdev/vt/cvt.htm>.
- d) When applicable, portable equipment, 50 horsepower or greater, used during construction activities shall be registered with the California statewide portable equipment registration program (issued by the CARB) or be permitted by the San Luis Obispo Air Pollution Control District (SLOAPCD). Such equipment may include power screens, conveyors, internal combustion engines, crushers, portable generators, tub grinders, trammel screens, and portable plants (e.g., aggregate plant, asphalt plant, concrete plant). For more information, contact the SLOAPCD Engineering and Compliance Division at (805) 781-5912.
- e) Use on-road heavy-duty trucks that meet the CARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines and comply with the State On-Road Regulation.
- f) All on- and off-road diesel equipment shall not idle when not in use. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit.
- g) Construction equipment staging areas shall be located at the farthest reasonable distance possible from nearby sensitive land uses, or at a minimum distance of 300 feet.
- h) Stationary noise sources such as generators, pumps, and pavement crushers shall be located at the farthest distance possible from noise-sensitive uses, or at a minimum distance of 300 feet.
- i) To the extent locally available, electrified or alternatively powered construction equipment shall be used. Substitute gasoline-powered in place of diesel-powered equipment, where possible.

The Project would be required to implement these standard dust control measures to ensure project construction does not exceed the SLOAPCD's air quality thresholds for construction emissions. With implementation of these measures, the Project's construction emissions would be less than significant.

b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-*

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---	--	---	----------------------

attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

San Luis Obispo County has been designated as an attainment area federally, but as a nonattainment area for ozone and PM10 under the California standards. TAs mentioned above, the Project operation will not include a material increase in truck trips or employees on the Project site from the environmental baseline given the historical use of the site. The short term, temporary air quality impacts associated with Project construction are discussed above. Given the temporary nature of the construction impacts and the lack of Project operational emissions, the Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment.

c) Expose sensitive receptors to substantial pollutant concentrations?

The Project site is surrounded by oak woodland, annual grassland, and other agricultural operations. The nearest sensitive receptors are rural residences 1,000 feet from the Project area. As a result, the Project will not expose sensitive receptors to substantial pollutant concentrations.

d) Create objectionable odors affecting a substantial number of people?

The Project does not propose any activities that create objectionable odors, and the Project area is 1,000 feet from the nearest sensitive receptors. As a result, the Project will have no impact relating to exposing a substantial number of people to objectionable odors.

4. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SOURCES: Project Description, Photos and Maps; Site Plan, Biological Constraints Memorandum, Terra Verde Environmental Consulting, Staff Site Visit.

DISCUSSION:

The Project proposes new vineyard plantings on 199 acres and the grading of new agricultural roads on two ranches totaling 597 acres. All areas of proposed disturbance are currently under cultivation or have been cultivated in the past and are still actively managed (e.g., disked). Other than removal of the walnut orchards, the Project does not propose any tree removal (including no removal of oak trees) and only proposes minor vegetation/tree trimming and brush removal associated within one agricultural road. Other portions of the ranches that are not involved with the Project contain mixed oak woodland, annual grassland, and chaparral vegetation. The larger surrounding areas consist of a mix of rural residential, agriculture, and public lands within the Los Padres National Forest.

In 2020 and 2021, Terra Verde Environmental Consulting undertook a reconnaissance-level biological assessment for the Starr Ranch (2020) and Runway Ranch (2021) to determine the occurrence of or potential for sensitive resources or suitable habitat for special-status plant and wildlife species, as well as to define the limits of hydrologic resources. Terra Verde did not identify any special-status botanical species within existing agricultural areas of the Ranches, but Terra Verde noted that there is suitable habitat for special-status botanical species on site in areas of intact native habitat, like mixed oak woodland and chaparral, and immediately adjacent grassland habitat. Similarly, Terra Verde did not identify any special status wildlife species during their surveys of the Ranches but found that special status species and nesting birds have the potential to occur within the Project site.

There are six drainages, one pond, and one seasonal wetland on the Starr Ranch, and seven drainage features and two permitted reservoirs on the Runway Ranch. Several of these features have been modified to varying degrees by past development and agricultural uses. However, these features are considered jurisdictional aquatic features.

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Based upon the biological assessments for the properties, special status botanical and wildlife species have the potential to occur on the Project site. While none were identified during the surveys, there is suitable habitat for such special-status species within the areas of intact native habitat and immediately adjacent grassland habitat on the Project site.

The botanical species include: Abbott's bush-mallow (*Malacothamnus abbottii*) CRPR 1B.1; Carlotta Hall's lace fern (*Aspidotis carlotta-halliae*) CRPR 4.2; Carmel Valley Bush-mallow (*Malacothamnus palmeri* ssp. *involutus*), CRPR 1B.2; Chaparral ragwort (*Senecio aphanactis*), CRPR 2B.2; Cook's triteleia (*Triteleia ixioides* ssp. *cookii*), CRPR 1B.3; Davidson's bush-mallow (*Malacothamnus davidsonii*), CRPR 1B.2; Douglas' spineflower (*Chorizanthe douglasii*), CRPR 4.3; Dwarf calycadenia (*Calycadenia villosa*), CRPR 1B.1; Eastwood's larkspur (*Delphinium parryi* ssp. *Eastwoodiae*), CRPR 1B.2; Elegant wild buckwheat (*Eriogonum elegans*), CRPR 4.3; Hardham's bedstraw (*Galium*

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard
Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---	--	---	----------------------

hardhamiae) CRPR 1B.3; Hardham's evening-primrose (*Camissoniopsis hardhamiae*), CRPR 1B.2; Hogwallow starfish (*Hesperervax caulescens*) CRPR 4.2; Hooked popcornflower (*Plagiobothrys uncinatus*), CRPR 1B.2; Hoover's bent grass (*Agrostis hooveri*), California Rare Plant Rank (CRPR) 1B.2; Indian Valley spineflower (*Aristocapsa insignis*) CRPR 1B.2; Jared's pepper-grass (*Lepidium jaredii* ssp. *Jaredii*) CRPR 12; Jepson's woolly sunflower (*Eriophyllum jepsonii*), CRPR 4.3; Jones' Bush-mallow (*Malacothamnus jonesii*), CRPR 4.3; Kellogg's horkelia (*Horkelia cuneata* var. *sericea*) CRPR 1B.1; Koch's cord moss (*Entosthodon kochii*) CRPR 1B.3; La Panza mariposa lily (*Calochortus simulans*), CRPR 1B.3; Large-flowered nemacladus (*Nemacladus secundiflorus* var. *secundiflorus*), CRPR 4.3; Lemmon's jewelflower (*Caulanthus lemmonii*), CRPR 1B.2; Monkey-flowered savory (*Clinopodium mimuloides*), CRPR 4.2; Narrow-petaled rein orchid (*Piperia leptopetala*), CRPR 4.3; Ojai Fritillary (*Fritillaria ojaiensis*), CRPR 1B.2; Oval-leaved Snapdragon (*Antirrhinum ovatum*), CRPR 4.2; Pale-yellow layia (*Layia heterotricha*) CRPR 1B.1; Prostrate vernal pool navarretia (*Navarretia prostrata*) CRPR 1B.1; Rattan's cryptantha (*Cryptantha rattanii*), CRPR 4.3; Robbins' nemacladus (*Nemacladus secundiflorus* ssp. *robbinsii*), CRPR 1B.2; Salinas Milkvetch (*Astragalus macrodon*), CRPR 4.3; San Benito Poppy (*Eschscholzia hypocoides*), CRPR 4.3; San Gabriel ragwort (*Senecio astephanus*), CRPR 4.3; San Luis Obispo County lupine (*Lupinus ludovicianus*), CRPR 1B.2; San Luis Obispo owl's-clover (*Castilleja densiflora* ssp. *obispoensis*), CRPR 1B.2; Santa Lucia Bush-mallow (*Malacothamnus palmeri* ssp. *palmeri*), CRPR 1B.2; Santa Lucia dwarf rush (*Juncus luciensis*), CRPR 1B.2; Santa Lucia horkelia (*Horkelia yadonii*), CRPR 4.2; Santa Lucia manzanita (*Arctostaphylos luciana*), CRPR 4.3; Santa Lucia monkeyflower (*Erythranthe hardhamiae*), CRPR 1B.1; Santa Margarita manzanita (*Arctostaphylos pilosula*), CRPR 1B.2; Shining navarretia (*Navarretia nigelliformis* ssp. *Radians*), CRPR 1B.2; Small-flowered gypsum-loving larkspur (*Delphinium gypsophilum* ssp. *Parviflorum*) CRPR 3.2; Straight-awned spineflower (*Chorizanthe rectispina*), CRPR 1B.3; Umbrella larkspur (*Delphinium umbracolorum*), CRPR 1B.3; Woodland woollythreads (*Monolopia gracilens*) CRPR 1B.2; Yellow-flowered eriastrum (*Eriastrum luteum*), CRPR 1B.2; Native Oak Trees (*Quercus* spp.); Hoover's bent grass (*Agrostis hooveri*), California Rare Plant Rank (CRPR) 1B.2; Brewer's calandrinia (*Calandrinia breweri*), CRPR 4.2; Cambria morning glory (*Calystegia subacaulis* subsp. *episcopalis*), CRPR 4.2; Jolon clarkia (*Clarkia jolonensis*), CRPR 1B.2; and, Michael's rein orchid (*Piperia michaelii*), CRPR 4.2.

The wildlife species include: American badger (*Taxidea taxus*), California Species of Special Concern (CSC); Bald eagle (*Haliaeetus leucocephalus*), State Endangered, State Fully Protected (FP); Burrowing owl (*Athene cucularia*), CSC; California red-legged frog (*Rana draytonii*), Federal Threatened, CSC; Coast horned lizard (*Phrynosoma blainvillii*), CSC; Coast Range newt (*Taricha torosa*), CSC; Crotch bumble bee (*Bombus crotchii*), Candidate State Endangered; Golden eagle (*Aquila chrysaetos*), FP, State Watch List; Lesser slender salamander (*Batrachoseps minor*), CSC; Monterey dusky-footed woodrat (*Neotoma macrotis* ssp. *luciana*), CSC; Northern California legless lizard (*Anniella pulchra*), CSC; Pallid bat (*Antrozous pallidus*), CSC; San Joaquin coachwhip (*Masticophis flagellum* ssp. *ruddocki*), CSC; Southwestern pond turtle (*Actinemys pallida*), CSC; Townsend's big-eared bat (*Corynorhinus townsendii*), CSC; Two-striped gartersnake (*Thamnophis hammondi*), CSC; Western spadefoot toad (*Spea hammondi*), CSC; and, Great blue heron (*Ardea herodias*), State Sensitive. Migratory nesting birds also have the potential to occur within the Project site and surrounding habitat areas.

Other than minor vegetation removal and tree trimming associated with one road, the Project only includes ground disturbance in areas of the site subject to agricultural activities, which reduces the potential for impacts to special status botanical and wildlife species. However, it is conservatively assumed that the Project may have indirect impacts on special status botanical species in native habitat adjacent to agricultural areas impacted by the Project through the creation of noise, dust, and other indirect habitat modifications.

It is also conservatively assumed special-status wildlife species and nesting birds may use areas of the site subject to ground disturbing activities, and construction activities may have direct and indirect impacts on these species through the creation of noise, dust, and other indirect habitat modifications. The typical nesting bird period is February 1 through September 1. If construction takes place during this time and nesting birds are present, direct impacts may occur via injury or death during vegetation removal or other ground-disturbing activities. Indirect impacts to nesting bird species may result from construction noise or other general disturbance, which may cause premature fledging of

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard
Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially
Significant
Impact

Less Than
Significant
with
Mitigation
Incorporation

Less Than
Significant
Impact

No
Impact

young, nest abandonment, starvation, and reduced health of nestlings.

Accordingly, the Project will have a potentially significant impact with respect to special-status botanical and wildlife species without incorporation of mitigation measures.

MITIGATION MEASURES:

Bio-1: Environmental Awareness Training. Prior to construction activities, an environmental awareness training shall be presented to all Project personnel by a qualified biologist. The training shall include color photographs and a description of the ecology of all special-status species known or determined to have potential to occur, as well as other sensitive resources requiring avoidance near Project impact areas. The training shall also include a description of protection measures required by the Project's discretionary permits, an overview of the federal Endangered Species Act, the California Endangered Species Act, and implications of noncompliance with these regulations, as well as an overview of the required avoidance and minimization measures. A sign-in sheet with the name and signature of the qualified biologist who presented the training, and the names and signatures of the trainees will be kept and provided to the Resources Conservation District, if requested. If new project personnel join the project after the initial training period, they will receive the environmental awareness training from a designated crew member on site before beginning work. A qualified biologist will provide refresher trainings during site visits or other monitoring events.

Bio-2: Pre-construction survey and burrow mapping for special-status small mammals. A qualified biologist shall complete a pre-construction survey for special-status small mammal species (e.g., Monterey Dusky-footed woodrat) no more than two weeks prior to the start of initial Project activities to determine if special-status small mammal species are present within proposed work areas. The survey will include mapping of all potentially active special-status small mammal burrows within the proposed work areas, access routes, and staging areas, plus a 50-foot buffer.

1. All potentially active special-status small mammal burrows will be mapped and flagged, and a 50-foot exclusion zone shall be established around the burrows. The exclusion zone shall encircle the burrows and have a radius of 50 feet from the burrow entrance or the outside border of a cluster of burrows (e.g. precinct). All foot and vehicle traffic, as well as all Project activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all Project-related disturbances have been terminated, and then shall be removed.
2. If avoidance of the burrows by 50 feet is not feasible and the species using the burrow is unknown, the burrows will be monitored for 3 days and 3 nights with an infra-red, motion-triggered camera. If it is determined that no special-status species are using the burrow, no avoidance of the burrow is required.

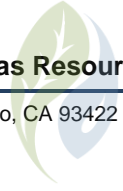
If two weeks lapse between project phases (e.g., vegetation trimming and the start of grading), during which no or minimal work activity occurs, the small mammal burrow survey shall be repeated.

Bio-3: Pre-construction nesting bird survey. Prior to initiation of any site preparation/construction activities, if work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within 1 week prior to initial Project activity beginning, including ground disturbance and/or vegetation removal/trimming. If nesting birds are located on or near the area of disturbance, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active, as detailed below.

1. A 50-foot exclusion zone shall be established around non-listed, passerine species, and a 250-foot exclusion zone shall be established for raptor species. Each exclusion zone shall encircle the nest and have a radius of 50 feet (non-listed passerine species) or 250 feet (raptor species). All Project activities, including foot and

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org



Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---	--	---	----------------------

vehicle traffic and storage of supplies and equipment, are prohibited inside exclusion zones. Exclusion zones shall be maintained until all exterior construction activities have been terminated, or it has been determined by a qualified biologist that the young have fledged or that proposed project activities would not cause adverse impacts to the nest, adults, eggs, or young.

2. If special-status avian species are identified and nesting within the work area, no work shall begin until an appropriate exclusion zone is determined in consultation with the Resource Conservation District and any relevant resource agencies.

The results of the survey shall be provided to the Resource Conservation District prior to commencement of initial Project activities. The results shall detail appropriate fencing or flagging of exclusion zones and include recommendations for additional monitoring requirements. A map of the Project site and nest locations shall be included with the results. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended exclusion zone depending on site conditions and species (if non-listed).

If 2 weeks lapse between different phases of Project activities (e.g., vegetation trimming, the start of grading), during which no or minimal work activity occurs, the nesting bird survey shall be repeated, and a separate survey report shall be prepared and submitted to the Resources Conservation District.

Bio-4: Pre-construction survey for Special-status Reptiles and Amphibians. A qualified biologist shall conduct a pre-construction survey for special-status reptile and amphibia species immediately prior to initial project activities (i.e., the morning of the commencement of project activities) within 50 feet of suitable habitat. Construction monitoring shall also be conducted by a qualified biologist during all initial ground disturbing and vegetation removal activities (e.g., grading, grubbing, vegetation trimming, vegetation removal including tree removal, etc.) within suitable habitat. If any special status reptile or amphibian species are discovered during surveys or monitoring, they will be allowed to leave on their own or will be hand-captured by a qualified biologist and relocated to suitable habitat outside the area of impact. If any additional ground- or vegetation-disturbing activities occur on the project site, the above surveys and monitoring shall be repeated. A monitoring report summarizing results of the monitoring shall be submitted to the Resources Conservation District within one week of completing monitoring work for this species.

Bio-5: Site Maintenance During Construction. The following measures are required to minimize impacts during active construction and ongoing operations. All measures applicable during construction shall be included on the plans.

1. The use of heavy equipment and vehicles shall be limited to the Project limits and defined staging areas/access points. The boundaries of each work area shall be clearly defined.
2. Project plans, drawings, and specifications shall show the boundaries of all work areas on site and the location of erosion and sediment controls, limit delineation, and other pertinent measures to ensure the protection of sensitive habitat areas and associated resources.
3. Staging of equipment and materials shall occur in designated areas at least 100 feet from aquatic habitat (e.g., swales, drainages, ponds, vernal pools, if identified on site). Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants. Refueling and maintenance of equipment shall occur only in designated areas. Sandbags and/or absorbent pads shall be available to prevent water and/or spilled fuel from leaving the site. Equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
4. A maximum of 25 mph speed limit shall be required at the project site during project activities. Speed limit signs shall be installed on the project site prior to start of all work.

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org



Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---------------------------------------	--	-------------------------------------	------------------

5. All project activities shall cease at dusk and not start before dawn.

6. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in animal-proof closed containers only and regularly removed from the site. No deliberate feeding of wildlife shall be allowed.

Bio-6: Pesticide Use. The use of herbicides, rodenticides, pesticides, and fertilizers shall be limited to those approved by the US Environmental Protection Agency and the California Department of Pesticide Regulation and shall be used in compliance with all local, state, and federal regulations so as to avoid primary or secondary poisoning of endangered species and the depletion of prey upon which such species depend.

With the implementation of Mitigation Measures Bio-1 through Bio-6, the Project’s potential impacts with respect to special status botanical and wildlife species will be less than significant.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

As shown in the biological surveys prepared by Terra Verde, there are drainages, aquatic features, and riparian habitat on the Project site. Each of these areas within the footprint of the Project have been previously disturbed by agricultural activity. The Project does not propose any new areas of disturbance to drainages, aquatic features, or riparian habitat on site. The Project only proposes activities within areas previously subject to agricultural activities. As a result, the Project is not expected to have any direct impacts regarding adverse effects on intact riparian habitat, sensitive natural communities, or federally protected wetlands.

However, the Project will include activities within drainages and wetland habitat that was previously disturbed by agricultural activities. In particular, the Project proposes continuing agricultural activities within and in the vicinity of portions of Drainages 1, 2, 3, and 6, the pond, and the wetland on the Starr Ranch as mapped in the Terra Verde report. And the Project proposes continuing agricultural activities within and in the vicinity of portions of Drainages 2, 3 4, 5, 6, and 7, and Ponds 1 and 2 on the Runway Ranch as mapped in the Terra Verde report. Therefore, the Project may result in impacts to intact riparian habitat, other sensitive natural communities, or federally protected wetlands.

Bio-7: Permitting with Regulatory Agencies. Prior to commencing construction activities within the proximity of jurisdictional waters, all required permits from the agencies with jurisdiction over the drainages, wetland, and ponds on site (e.g., California Department of Fish and Wildlife Lake, the Regional Water Quality Control Board) shall be obtained. Any additional measures required by these agencies shall be implemented as necessary throughout the Project and all relevant regulations complied with. As part of these permitting processes, the Project shall be designed, and measures will be implemented in a manner that avoids and minimizes impacts on aquatic resources and meets the permitting agencies’ requirements.

Bio-8: Seasonal Scheduling. Construction activities within jurisdictional areas will be conducted during the dry season (June 1 through October 31) to the extent feasible.

Through the implementation of Mitigation Measures Bio-7 and Bio-8, as well as Bio-5, the Project’s impacts to

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

**Potentially
Significant
Impact**

**Less Than
Significant
with
Mitigation
Incorporation**

**Less Than
Significant
Impact**

**No
Impact**

riparian habitat, other sensitive natural communities, or federally protected wetlands will be less than significant.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The Project proposes repurposing agricultural land for new vineyard uses and the grading of new agricultural roads. The Project does not propose the construction of any new structures or buildings. The Project will be consistent with rural, agricultural and open spaces uses in proximity of the Project site, all of which do not substantially impede wildlife movement. As a result, given the Project will be limited to previously disturbed areas of the site and the surrounding open lands, the Project will not have a substantial impact on the movement of any wildlife species or with any wildlife corridors and wildlife nursery sites.

The Project does not propose removal of any trees other than the walnut orchards currently cultivated on the Project site. As a result, the Project will be consistent with the County's regulations relating to oak trees.

The Project site does not overlap with any Habitat Conservation Plan, Natural Community Conservation Plan, or other conservation plans. Accordingly, the Project will not have any impact with respect to conflict with such a plan.

5. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

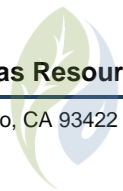
SOURCES: Project Description, Photos and Maps; Site Plan; Staff Site Visit.

DISCUSSION: The Project proposes new vineyard plantings on both Starr and Runway Ranches totaling 199± acres – 89± acres on the Starr Ranch and 110± acres on Runway Ranch, all of which will occur on areas of the properties currently under cultivation or that have been historically cultivated. The Project also includes vineyard related improvements including new agricultural roads. No historical resources, including structures, are known to exist on the Project site. As a result, the Project will not impact historical resources. The property is within the historic territory of the Obispeno Chumash and Salinan-speaking Native Americans. Both tribes will be provided a copy of this draft Mitigated Negative Declaration.

(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org



Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4

Chimney Rock Road, Paso Robles

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

No archaeological resources are known to exist within the Project area, and the Project disturbance area would be limited to the existing previously disturbed cultivation areas. However, there is a possibility that unknown archaeological resources could be inadvertently impacted during Project construction. Accordingly, out of an abundance of caution, the RCD finds that there is a potential impact with respect to potential impacts to unknown archaeological resources.

Mitigation Measures

CR-1: Pre-Construction Briefing. An archaeologist will provide a pre-construction archaeological briefing to all construction crews prior to initiating ground disturbing activities. The briefing will provide guidance on archaeological and paleontological resources and appropriate procedures to follow if such finds are inadvertently exposed during the Project.

CR-2: Inadvertent Discovery of Resources. In the event archaeological or paleontological resources are unearthed or discovered during construction, grading activities shall cease, and San Luis Obispo County Planning and Building Department and US-LT RCD shall be notified so that the extent and location of discovered materials may be recorded by a qualified archeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

With implementation of Mitigation Measures CR-1 and CR-2, any inadvertent impacts to unknown archaeological resources will be less than significant.

(c) Disturb any human remains, including those interred outside of formal cemeteries?

As stated above, the Project disturbance area would be limited to the existing previously disturbed cultivation areas. No previously identified dedicated cemeteries or human remains were identified within or adjacent to the Project area. However, there is a possibility that unknown human remains could be impacted during Project construction. Accordingly, the RCD conservatively assumes that the Project may have a potential impact with respect to disturbance of human remains.

Mitigation Measures

CR-3: Disturbance of Human Remains. In accordance with the California Health and Safety Code, if human remains are discovered during ground disturbing activities, the Project contractor(s) shall immediately halt potentially damaging activities in the area of the burial and notify the SLO County Coroner and a qualified professional archaeologist to determine the nature and significance of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050(c)). Following the coroner’s findings, the archaeologist and the Most Likely Descendent (designated by the Native American Heritage Commission) shall determine the ultimate treatment, disposition of the remains, and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities of SLO County and US-LT RCD to act upon notification of a discovery of Native American human remains are identified in PRC § 5097.

With implementation of Mitigation Measure CR-3, impacts relating to human remains would be less than significant.

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4

Chimney Rock Road, Paso Robles

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

6. ENERGY – Would the project?

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

Discussion: Energy considerations under CEQA are intended to evaluate Projects with respect to the goals of decreasing energy consumption and reliance on fossil fuels and increasing reliance on renewable energy sources (CEQA Guidelines Appendix F). Relevant factors for consideration can include energy consumption required for the Project, compliance with energy standards, and effects of the Project on local and regional energy supplies, electricity demand, and transportation energy requirements.

The Project was evaluated for impacts to energy. The Project does not require the installation or modification of an energy source. Consideration of the Project’s construction energy requirements and energy use efficiencies pertain to construction vehicle emissions, which have been evaluated in the Air Quality section. Construction energy use would be temporary and be designed and managed to avoid wasteful or unnecessary consumption of fuel that would contribute to air emissions. Therefore, the Project is not expected to contribute to wasteful, inefficient, or unnecessary consumption of fossil fuels. Additionally, the Project would not obstruct a state or local plan for renewable energy or energy efficiency.

7. GEOLOGY AND SOILS -- Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

b) Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

SOURCES: Project Description, Photos and Maps; Site Plan; Staff Site Visit.

DISCUSSION:

The Project site is not in the Alquist-Priolo Fault Zone and there are no known active or capable faults in the vicinity. Accordingly, the Project would not expose people to a significant risk of injury due to seismic ground shaking or seismic ground. The property also contains no unusual geological formations that are susceptible to lateral spreading, subsidence, or collapse. The Project will not include any septic tanks or alternative wastewater disposal systems.

(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?

(b) Result in substantial soil erosion or the loss of topsoil?

The Project site is not located in an area of high landslide potential. However, small portions of the site proposed to be impacted by the Project are located on a greater than 30% slope. Accordingly, there is a risk that landslides could occur on the Project site as a result of the Project's ground disturbance.

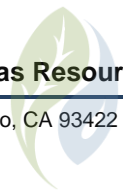
Due to the grade of the Project and the proposed grading to occur, the Project could result in soil erosion or loss of topsoil. As a result, the Project may have a potential impact regarding landslides and soil erosion.

MITIGATION MEASURES:

GS-1: The following measures shall be taken during Project construction and prior to permit final to ensure that proper erosion control measures are implemented during all phases of the Project:

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org



Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard
Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---	--	---	----------------------

1. The owner shall monitor the weather forecast all year. Erosion and sediment control measures shall be installed and working properly from October 15th to April 15th and prior to any impending projected rainstorm of a projected rainfall of ¼ inch per hour or greater, pursuant to the approved plans.
2. Work shall be performed so that it can be completed at least 48 hours prior to any forecasted rain event. The US-LT RCD recommends that work be started and completed after the rainy season has ended.
3. Permanent erosion control measures shall be applied to denuded areas within 5 days after final grade is reached on any portion of the site.
4. All earth fills and denuded areas that are not at final grade shall be mulched, maintained, or equally protected at the end of each day to ensure sediment does not leave the construction site.
5. All mulching shall provide the equivalent protection as that resulting from the application of at least 1,500 lb. of straw mulch per one acre of surface area (or as otherwise provided in the Erosion Control Plan).
6. Site inspections and appropriate maintenance of all erosion control measures shall be conducted and documented at all times during construction.
7. The owner, grading contractor, manager or engineer of record is to provide written verification to the US-LT RCD that the erosion and sedimentation control devices are properly installed and are being monitored before and after each storm, unless otherwise required.
8. Additional erosion control measures shall be installed at the discretion of the engineer of work or the US-LT RCD inspector.
9. In the event of a failure and/or lack of performance by the owner and/or contractor to correct erosion control related problems, the US-LT RCD 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.

GS-2: The owner shall contact the RCD and request an inspection of the erosion and sediment control measures a minimum of 10 calendar days prior to October 15th, or, in the event of a projected rainstorm of a projected rainfall of ¼ inch per hour or greater, the owner shall contact the RCD to arrange a site inspection of the erosion control measures a minimum of 3 working days prior to the day of projected rain.

GS-3: The US-LT RCD and/or its representative shall conduct a post construction inspection prior to the start of the following rainy season up to 1-year following the final of the permit to ensure that all erosion control measures are implemented and maintained per plan.

With the implementation of Mitigation Measures GS-1, GS-2, and GS-3, impacts relating to landslides and erosion will be less than significant.

(f) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

As stated above, the Project disturbance area would be limited to the existing previously disturbed cultivation areas. However, out of an abundance of caution, a pre-construction archaeological briefing will be conducted by a qualified archaeologist prior to initiating ground disturbing activities as discussed above in CR-1 to ensure any inadvertent impacts to unknown paleontological resources are less than significant.

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---	--	---	----------------------

8. GREENHOUSE GAS EMISSIONS – Would the project:

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

SOURCES: Project Description, Photos and Maps; SLOAPCD’s 2012 CEQA Air Quality Handbook; Site Plan; Staff Site Visit.

DISCUSSION:

Greenhouse Gas (GHG) Emissions are broadly recognized as contributing to an increase in the earth’s average surface temperature and long-term changes in climate. Potential GHG emissions associated with the Project would be limited to burning fossil fuels from construction vehicles and equipment.

The San Luis Obispo Air Pollution Control District (SLO APCD) has adopted thresholds of significance for GHG emissions under the CEQA AIR Quality Handbook in order to evaluate project specific impacts and help determine if air quality mitigation measures are necessary, or if potentially significant impacts may result. Current recommended options for CEQA consideration of GHG emissions include: (a) consistency with a qualified climate action plan; (b) no net increase; and (c) lead-agency-adopted defensible CEQA GHG emissions thresholds. Generally, these approaches pertain to new commercial and residential development and vehicle miles traveled (VMT), which are not proposed by this Project.

As proposed, the Project’s construction would result in the creation of dust and generate short term GHG emissions. Based on the small scope of the Project and the short-term construction duration, however, construction is not expected to generate GHG emissions that exceed the APCD’s thresholds of significance after mitigation. Further, the Project operation will not include a material increase in truck trips or employees on the Project site from the environmental baseline given the historical use of the site. 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 provides 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 ‘cumulative considerable,’ no mitigation is required. Because this Project’s emissions fall under the threshold, no mitigation is required. Additionally, because the Project does not introduce new uses, it would not result in new operational emissions and thus would not conflict with the County’s EnergyWise Plan.

9. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people living or working in the project area?

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SOURCES: Project Description, Photos and Maps; Site Plan; Staff Site Visit

DISCUSSION

There are no known hazardous materials on the site or nearby. A review of the Envirostar database did not identify documented contaminated sites within a mile of the Project. The RWQCB's GeoTracker database does not list any underground tank incidents or spill/release response actions near the Project area. According to the Cortese List the Project is not located in an area of known hazardous material contamination. The site is not located within a quarter mile of a school or proposed school. The Project is not located in an Airport Review Area. The Project is located on private property that is currently used for agriculture and completion of the Project will not result in increased risk for wildland fires.

(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---	--	---	----------------------

Construction activities may involve the use of oils, fuels, and solvents. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. The use, storage, and transport of hazardous materials is regulated by DTSC (22 Cal. Code of Regulations Section 66001, et seq.). The use of hazardous materials on the Project site for construction is required to be in compliance with local, state, and federal regulations. In addition, compliance with best management practices (BMPs) for the use and storage of hazardous materials would also address impacts. These BMPs include, but are not limited to, the following:

- Determining whether a product constitutes a hazardous material in accordance with federal and state regulations;
- Properly characterizing the physical properties, reactivity, fire and explosion hazards of the various materials;
- Using storage containers that are appropriate for the quantity and characteristics of the materials;
- Properly labeling of containers and maintaining a complete and up to date inventory;
- Ongoing inspection and maintenance of containers in good condition;
- Proper storage of incompatible, ignitable and/or reactive wastes.

With implementation of these BMPs as well as Mitigation Measure Bio-5, impacts relating to the use of hazardous materials will be less than significant.

10. HYDROLOGY AND WATER QUALITY –

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

provide substantial additional sources of polluted runoff; or

iv) impede or redirect flood flows?

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

SOURCES: Project Description, Photos and Maps; Site Plan; Staff Site Visit; SLO County General Plan.

DISCUSSION:

The Project proposes new vineyard plantings on 199 acres and the grading of new agricultural roads. All Project activities will occur within areas previously or currently cultivated. No structures or impervious surfaces are proposed for the site. The Project area is not within a flood hazard, tsunami, or seiche zone.

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

As discussed above, construction activities may involve the use of oils, fuels, and solvents. While construction activities will be limited to areas of the site already subject to agricultural activities, in the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected, including the drainages, aquatic features, riparian habitat on and in the vicinity of the Project site. However, the Project will comply with the Regional Water Quality Control Board’s General Waste Discharge Requirements for Discharges from Irrigated Lands (Order No. R2-20221-004), which generally aims to achieve water quality objectives for commercial irrigated agricultural areas in the Central Coast region and ensures that discharges from irrigated lands do not cause or contribute to the exceedance of any regional, state, or federal numeric or narrative water quality objectives or impair any beneficial uses in waters of the state and of the United States. The Project will also implement Mitigation Measures Bio-5 and 7 and GS-1 to prevent erosion and control sedimentation during the construction process. With implementation of these mitigation measures and compliance with the law, the Project’s impacts with respect to water quality standards, waste discharge requirements, and surface or ground water quality will be less than significant.

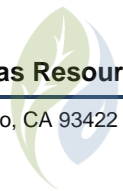
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The Project is not located within a groundwater basin defined by the Department of Water Resources – it is several miles west of the Paso Robles Area Subbasin. The groundwater underlying the Project site is thus not subject to the Sustainable Groundwater Management Act.

The Project does not propose any activities, such as the creation of impervious surfaces, which will interfere with groundwater recharge on the Project site.

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org



Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact

Less Than Significant with Mitigation Incorporation

Less Than Significant Impact

No Impact

The Project is within the Adelaida area and will use one groundwater well on the Starr Ranch and four groundwater wells on the Runway Ranch to supply water to the Project’s new vineyards. The wells are part of an integrated water supply system that is used to supply water to both Ranches. Based upon the applicant’s experience farming in the Adelaida area, vineyards are estimated to require 0.5 acre feet of water per year (“AFY”). Using this water demand factor, the 107.8 acres of existing vineyards on site use/will use 54 AFY. The walnut orchards are dry farmed and do not contribute to the water demand on site. The Project proposes removing 13 acres of the existing vineyards and replanting that area along with 186 additional acres. These 186 additional acres will increase the water demand for the Project site by 93 AFY. This increase in production is not expected to substantially decrease groundwater supplies in the vicinity of the Project given the County found, as part of its issuance of well permits for the Project site in 2022 and early 2023, that two new wells on the Project site with a production of up to 50 AFY each would not interfere with nearby offsite wells. As a result, the Project will have a less than significant impact on a decrease in groundwater supplies or interference with groundwater recharge.

(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of runoff in a manner which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows?

The Project does not propose substantially altering the existing drainage pattern of the site as the Project will only disturb areas that are already subject to agricultural activities and does not propose any new impervious surfaces. However, during construction, the Project could create erosion or siltation, increase the rate or amount of runoff, or impede or redirect flood flows. During construction, the Project’s construction equipment could also leak or spill and create polluted runoff. Accordingly, it is conservatively assumed that the Project may have an impact relating to impacts on drainage patterns, runoff, and erosion. However, through compliance with Regional Water Quality Control Board’s General Waste Discharge Requirements for Discharges from Irrigated Lands (Order No. R2-20221-004) and implementation of Mitigation Measures Bio-5 and 7 and GS-1, these impacts would be less than significant.

(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The Project does not propose any activities within a flood hazard, tsunami, or seiche zone, and is not within a groundwater basin subject to the Sustainable Groundwater Management Act. The Project will comply with Regional Water Quality Control Board’s General Waste Discharge Requirements for Discharges from Irrigated Lands (Order No. R2-20221-004), and therefore not conflict with or obstruct a water quality control plan.

11. LAND USE AND PLANNING – Would the project:

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SOURCES: Project Description, Photos and Maps; Site Plan; Staff Site Visit.

DISCUSSION:

Surrounding land uses consist primarily of agricultural land and rural lands sparsely developed for residential use. The Project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use. New land uses are not proposed for the Project and Project implementation would not modify any existing land uses within or around the Project area.

The Project will not physically divide an established community because it does not include construction of any roadways that would separate existing communities. Construction of the agricultural roads are consistent and compatible with the surrounding neighborhood and existing uses. The General Plan and Zoning Ordinance identifies the Project site as zoned Agriculture. Surrounding properties are also zoned Agriculture. The site’s Agricultural zoning and use is consistent with the General Plan. The Project is consistent with the open space and conservation policies identified in the General Plan.

12. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

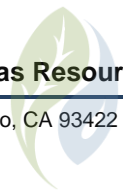
SOURCES: Project Description, Photos and Maps; Site Plan, Staff Site Visit.

DISCUSSION:

The Project area is not located near any surface mines or energy/extractive areas. No mining is proposed as a part of this Project. No known mineral resources have been identified in the area.

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org



Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---	--	---	----------------------

13. NOISE – Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SOURCES: Project Description, Photos and Maps; Site Plan; Staff Site Visit.

DISCUSSION:

The existing ambient noise environment is characterized by intermittent vehicle noise and various agricultural activities surrounding the Project site. Noise-sensitive land uses typically include residences, schools and parks. The closest sensitive noise receptor are rural residences over 1,000 feet from the Project area. The site is over 18 miles from the Paso Robles Municipal Airport.

The Project does not propose new uses or intensification of existing operational uses and therefore will not generate any permanent increase in operational noise. Construction is expected to involve some heavy machinery and the use of impact tools that make noise. Noise levels on the site are thus expected to be raised temporarily during construction only. However, the Agricultural zoning of the Project site and surrounding properties are of sufficient size and distance and utilize machinery as part of their business. Additionally, the Project would comply with the County’s noise ordinance which restricts construction noise between the hours of 10:00 p.m. and 7:00 a.m. Accordingly, the Project is not expected to generate long-term loud noises and would therefore not have any impacts relating to noise.

14. POPULATION AND HOUSING – Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---	--	---	----------------------

SOURCES: Project Description, Photos and Maps; Site Plan; Staff Site Visit.

DISCUSSION:

The proposed Project includes the construction of an agricultural road and site preparation for vineyard planting on an existing agricultural site. No structures used as residences or businesses will be constructed on the site. Additionally, the agricultural roads would not induce additional housing infrastructure. Therefore, the Project would not induce population growth directly or indirectly. No housing or persons will be displaced.

15. PUBLIC SERVICES – Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SOURCES: Project Description, Photos and Maps; Site plan; Staff Site Visit.

DISCUSSION:

The Project would have no effect on police, fire, schools, or other public services and would not result in the need for new services or facilities. No new structures would be built, and there would be no increase in population or substantial permanent increase in traffic as a result of the Project. Response time for emergency vehicles is not anticipated to be adversely impacted during construction.

16. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Does the project include recreational facilities or

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SOURCES: Project Description, Photos and Maps; Site plan; Staff Site Visit.

DISCUSSION:

There are no officially designated or proposed parks or trails at or near the Project area. The Project does not involve construction of public recreational facilities and would have no effect on use of or demand for parks or recreational facilities in the region.

17. TRANSPORTATION/TRAFF – Would the project:

a) Conflict with a program plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SOURCES: Project Description, Photos and Maps; Site plan; Staff Site Visit.

DISCUSSION:

The Project is located in a rural area where there are no nearby transit/bus stops, and the area does not have walkability enhancing features such as pedestrian/bicycle connections. The current on-site traffic is limited to daily trips by employees and trucks associated with harvesting of the crops.

The Project will not result in a material increase in traffic for the site. Project construction will involve a temporary increase in traffic, and Project operations will only involve a minor increase in employee and truck trips associated with harvesting the grapes. This transportation portion of the Project is consistent with CEQA Guidelines Section 15064.3(b)(2) in that it would not change transportation routes, the capacity of the existing road, or traffic volumes. Additionally, the design of the new roads will not include any hazardous design features or incompatible uses. No changes will occur to air traffic patterns. The Project will have adequate emergency access from Chimney Rock Road

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

**Potentially
Significant
Impact**

**Less Than
Significant
with
Mitigation
Incorporation**

**Less Than
Significant
Impact**

**No
Impact**

and the Project will not impact current emergency access. The Project does not conflict with supporting alternative transportation.

18. TRIBAL CULTURAL RESOURCES --Would the project:

(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Discussion: The Cultural Resources section describes the archaeological setting for the Project site. As stated above, the Project proposes new vineyard plantings on both Starr and Runway Ranches totaling 199± acres – 89± acres on the Starr Ranch and 110± acres on Runway Ranch, all of which will occur on areas of the properties currently under cultivation or that have been historically cultivated. The Project also includes some vineyard related improvements including new agricultural roads. The Project site is within the historic territory of the Obispeno Chumash and Salinan-speaking Native Americans. The draft of this Mitigated Negative Declaration will be provided to both tribes.

No significant tribal cultural resources are known to exist within the Project area, and the Project disturbance area would be limited to the existing previously disturbed cultivation areas. However, there is a possibility that unknown archaeological resources could be impacted during Project construction. Accordingly, out of an abundance of caution, the RCD finds that there is a potential impact with respect to archaeological resources.

The mitigation measures described in the Cultural Resources section address the potential impacts associated with unearthing tribal cultural resources. No additional impacts to tribal cultural resources have been identified and no additional mitigation measures pertaining to tribal cultural resources are required. Accordingly, with implementation

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

**Potentially
Significant
Impact**

**Less Than
Significant
with
Mitigation
Incorporation**

**Less Than
Significant
Impact**

**No
Impact**

of Mitigation Measures CR-1, CR-2, and CR-3, any impacts to unknown tribal cultural resources will be less than significant.

19. UTILITIES AND SERVICE SYSTEMS --Would the project:

a) Require or result in the relocation or construction of new water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SOURCES: Project Description, Photos and Maps; Site Plan; Staff Site Visit.

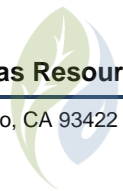
DISCUSSION:

There are no water or wastewater facilities in or near the Project area and no water or wastewater treatment facilities are proposed for the site. The Project does not include storm water drainage facilities. The Project will not require new or expanded entitlements to water supplies. As discussed above, the Project will have a less than significant impact with respect to water supply based on groundwater production for Project construction and operation. The Project will not result in an increase of wastewater.

Except for limited quantities of construction debris, which would be disposed of in accordance with applicable regulations, the Project would not generate solid waste in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Therefore, the Project would have a less than significant impact. The Project will comply with federal, state, and local statutes.

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org



Initial Study 2023-01

Project # AR-22-01
 Agricultural Road and Site Preparation for Vineyard
 Planting, Areas 2-4
 Chimney Rock Road, Paso Robles

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
---	--	---	----------------------

20. WILDFIRE -- Would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

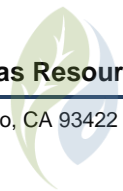
Discussion: The Project would not introduce new non-agricultural uses to the Project site. The Project site is currently, and will continue to be, used for agricultural purposes. The Project would therefore not impair an emergency response plan or an emergency evacuation plan, or adversely impact any factor related to the occurrence of, or risks posed by, wildfires. Installation of new vineyard roads that may require standard maintenance activities are not expected to exacerbate fire risk. Accordingly, the Project would not have a significant impact on wildfire risk and no mitigation measures are necessary.

21. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually				

Upper Salinas-Las Tablas Resource Conservation District

9481 El Camino Real, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org



Initial Study 2023-01

Project # AR-22-01

Agricultural Road and Site Preparation for Vineyard Planting, Areas 2-4
Chimney Rock Road, Paso Robles

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) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION: The Project site is used for agricultural purposes and the surrounding area is agricultural land with sparsely populated scattered rural residences. The Project involves the planting of new vineyards on areas that are currently under cultivation or that have been historically cultivated. The Project also includes vineyard related improvements including new agricultural roads.

As discussed in the biological resources section, special status botanical and wildlife species have the potential to occur on the Project site. While none were identified during the surveys, there is suitable habitat for such special-status species within the areas of intact native habitat and immediately adjacent grassland habitat on the Project site. It is conservatively assumed that special-status wildlife species and nesting birds may use areas of the site subject to ground disturbing activities, and construction activities may have direct and indirect impacts on these species through the creation of noise, dust, and other indirect habitat modifications. However, with the implementation of biological mitigation measures discussed above, the impact to wildlife species would be less than significant.

The Project would not introduce new uses, nor would it substantially intensify the operational current uses on the site and thus the Project would not result in operational impacts. Construction-related impacts would be temporary. There are no known projects in the vicinity that would result in similar impacts during a similar time period. Therefore, the Project would not contribute to any cumulative considerable impacts.

The Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. The anticipated effects of the Project would not substantially conflict with adjacent land uses. Therefore, the Project is not expected to have adverse impacts on human beings.

SOURCES:

- Land Use Ordinance, County of San Luis Obispo,
- CEQA Statutes and Guidelines, Association of Environmental Professionals, 2019
- USDA Web Soil Survey
- SLO County Land Use View
- SLOAPCD’s Greenhouse Gas Emissions Thresholds and Supporting Evidence, 2012

PROJECT-SPECIFIC SOURCES:

Project description and project specific environmental review includes the following:

- Site Plans, Oasis Associates, Inc.
- Biological Constraints Memorandum, Terra Verde Environmental Consulting, LLC
- Staff Site Visit