



**Upper Salinas-Las Tablas Resource Conservation District**

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5855 Capistrano Ave Ste. D, Atascadero, CA 93422 | 805.460.7272 | www.us-ltrcd.org

**Date:** January 2, 2024

**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:** Devin Best, Upper Salinas-Las Tablas Resource Conservation District

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**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 January 9, 2024 through February 6, 2024.**



Upper Salinas-Las Tablas Resource Conservation District

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## Project Description

Applicant/Owners:	Kylix Vineyards California, LP Monterey Pacific Inc. 900 Templeton Road Templeton CA, 93465 Agent: Ryan Scott, Monterey Pacific Inc. <a href="mailto:ryan@montereypacific.com">ryan@montereypacific.com</a>
Lead Agency:	Upper Salinas- Las Tablas Resource Conservation District 5855 Capistrano Ave, Atascadero CA 93422 (805) 460-7272 <a href="mailto:lauren@us-ltrcd.org">lauren@us-ltrcd.org</a>
Project Title:	Agricultural Road and Site Preparation for Vineyard Planting (AR 20-02)
Project Location:	900 Templeton Road, Templeton CA, 93465 APN(s) 034-131-058, 034-011-015, -016
Land Use Category:	Agriculture
Project Description:	Grading and site preparation for new vineyards on slopes over 30%. Current land use is agricultural. The proposed project is 3 acres of a proposed 247 acres of new vineyard plantings. The site sits approximately 870' above sea level, consisting of gently sloping open areas that have an average 6% slope gradient. The areas exceeding 30% slope gradient make up approximately 1% of the plantable acres.

Upper Salinas-Las Tablas Resource Conservation District

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Notice of Determination

To: County Clerk, County of San Luis Obispo
From: Lauren Danna, US-LT RCD Program Manager
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 that the Upper Salinas-Las Tablas Resource Conservation District, the [X] lead/a [ ] responsible agency approved the above-described project on February 7, 2024 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... [ ] A Negative Declaration was prepared... [X] A Mitigated Negative Declaration was prepared...
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: 5855 Capistrano Ave. Ste. D, Atascadero CA, 93422

Devin Best, Executive Director

Date



Upper Salinas-Las Tablas Resource Conservation District

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## NOTICE OF INTENT TO ADOPT PROPOSED MITIGATED NEGATIVE DECLARATION

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

<b>Owner:</b>	Kylix Vineyards California LP, Monterey Pacific Inc. 900 Templeton Road, Templeton CA, 93465 Ryan Scott, Monterey Pacific Inc. ryan@montereypacific.com
<b>Applicant:</b>	Kylix Vineyards California LP, Monterey Pacific Inc. 900 Templeton Road, Templeton CA, 93465 Ryan Scott, Monterey Pacific Inc. ryan@montereypacific.com
<b>Project Title:</b>	Site Preparation for Vineyard Planting (AR 23-13)
<b>Project Location:</b>	APN(s) 034-131-058, 034-011-015, -016
<b>Project Description:</b>	Grading and site preparation for new vineyards on slopes over 30%. Current land use is agricultural. The proposed project is 3 acres of a proposed 247 acres of new vineyard plantings. The site sits approximately 870' above sea level, consisting of gently sloping open areas that have an average 6% slope gradient. The areas exceeding 30% slope gradient make up approximately 1% of the plantable acres.

<b>Environmental Review Dates:</b>	<b>Begins: January 1, 2024</b> <b>Ends: February 1, 2024</b>
<b>Proposed Environmental Determination:</b>	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, 5855 Capistrano Ave Ste. D, Atascadero, CA 93422, 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 Lauren Danna, Program Manager, at 805-460-7272*

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Devin Best, Executive Director

Date



Upper Salinas-Las Tablas Resource Conservation District

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**Mitigated Negative Declaration  
#2023-13**

Applicant/Owners:	Kylix Vineyards California LP
Project Title:	Site Preparation for Vineyard Planting (AR 23-13)
Project Location:	900 Templeton Road, Templeton CA, 93465 APN(s) 034-131-058, 034-011-015, -016
Project Description:	Grading and site preparation for new vineyards on slopes over 30%. Current land use is agricultural. The proposed project is 3 acres of a proposed 247 acres of new vineyard plantings. The site sits approximately 870' above sea level, consisting of gently sloping open areas that have an average 6% slope gradient. The areas exceeding 30% slope gradient make up approximately 1% of the plantable acres.

**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 2023-13 (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:** *Lauren Danna, Program Manager*

**Date Posted:** January 9,2024

**Public Review Ends:** February 6,2024

**Attachments:**

- NRCS Soil Profiles Map
- Soil Map, Kylix Vineyards, USDA Web Soil Survey
- Soil Map Legend, Kylix Vineyards, USDA Web Soil Survey
- Site Map
- Road Slopes Map

Upper Salinas-Las Tablas Resource Conservation District

65 S. Main St. Ste. 107 Templeton, CA 93465 | 805.434.0396 x 5 | www.us-ltrcd.org



**ENVIRONMENTAL CHECKLIST FORM**  
Environmental Review 2023-13

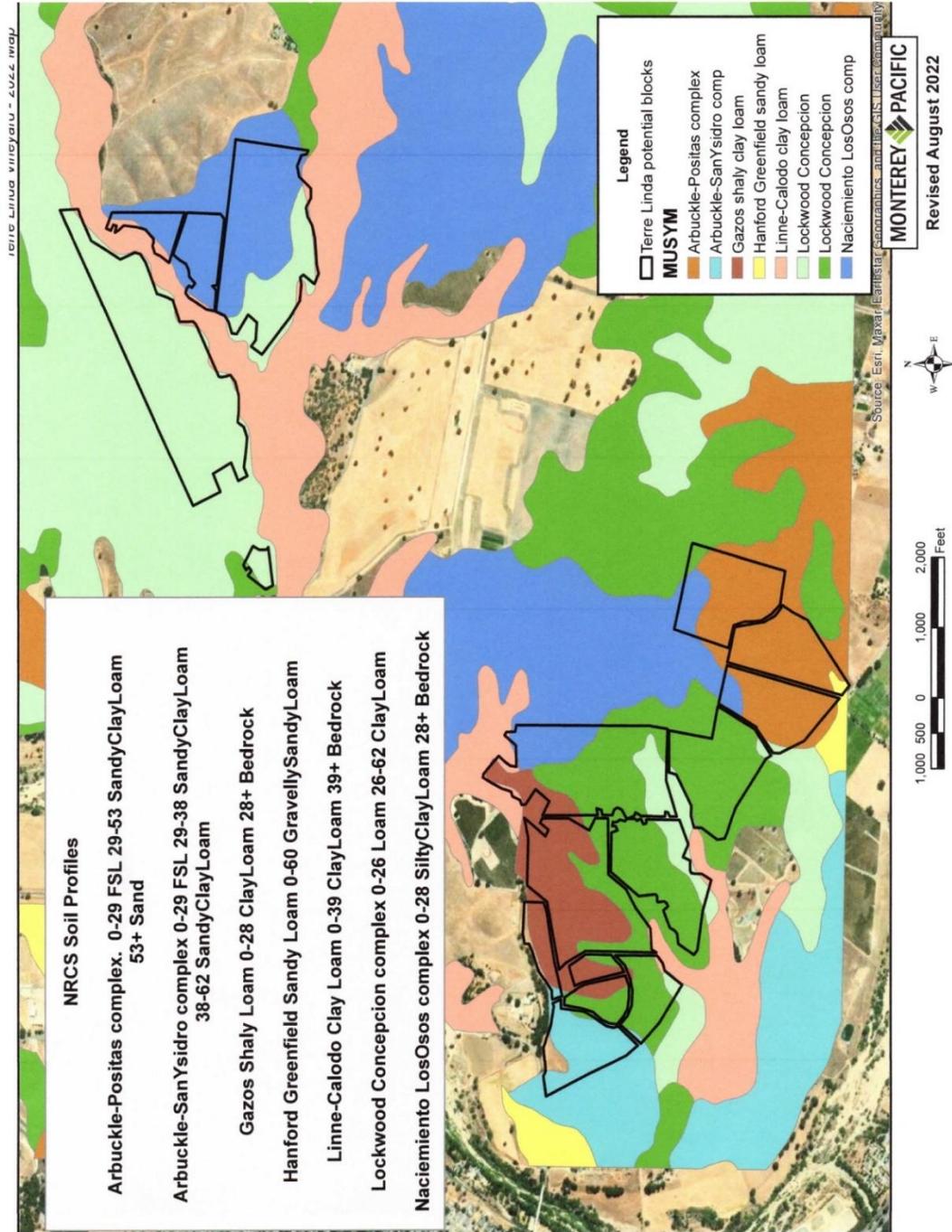
<b>Lead Agency Name and Address:</b>	Upper Salinas-Las Tablas Resource Conservation District 5855 Capistrano Ave Ste D., Atascadero, CA 93422
<b>Contact Person and Phone Number:</b>	Lauren Danna, ARP Project Manager 805-460-7272
<b>General Plan Designation:</b>	AG (Agriculture)
<b>Zoning:</b>	AG (Agriculture)
<b>Surrounding Land Uses and Setting:</b>	North: Agriculture
	South: Agriculture
	West: Agriculture
	East: Agriculture
<b>Other public agencies whose approval is/may be required</b> (e.g., permits, financing approval, or participation agreement)	USFWS, CDFW

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Attachment 1

NRCS Soil Profiles Map



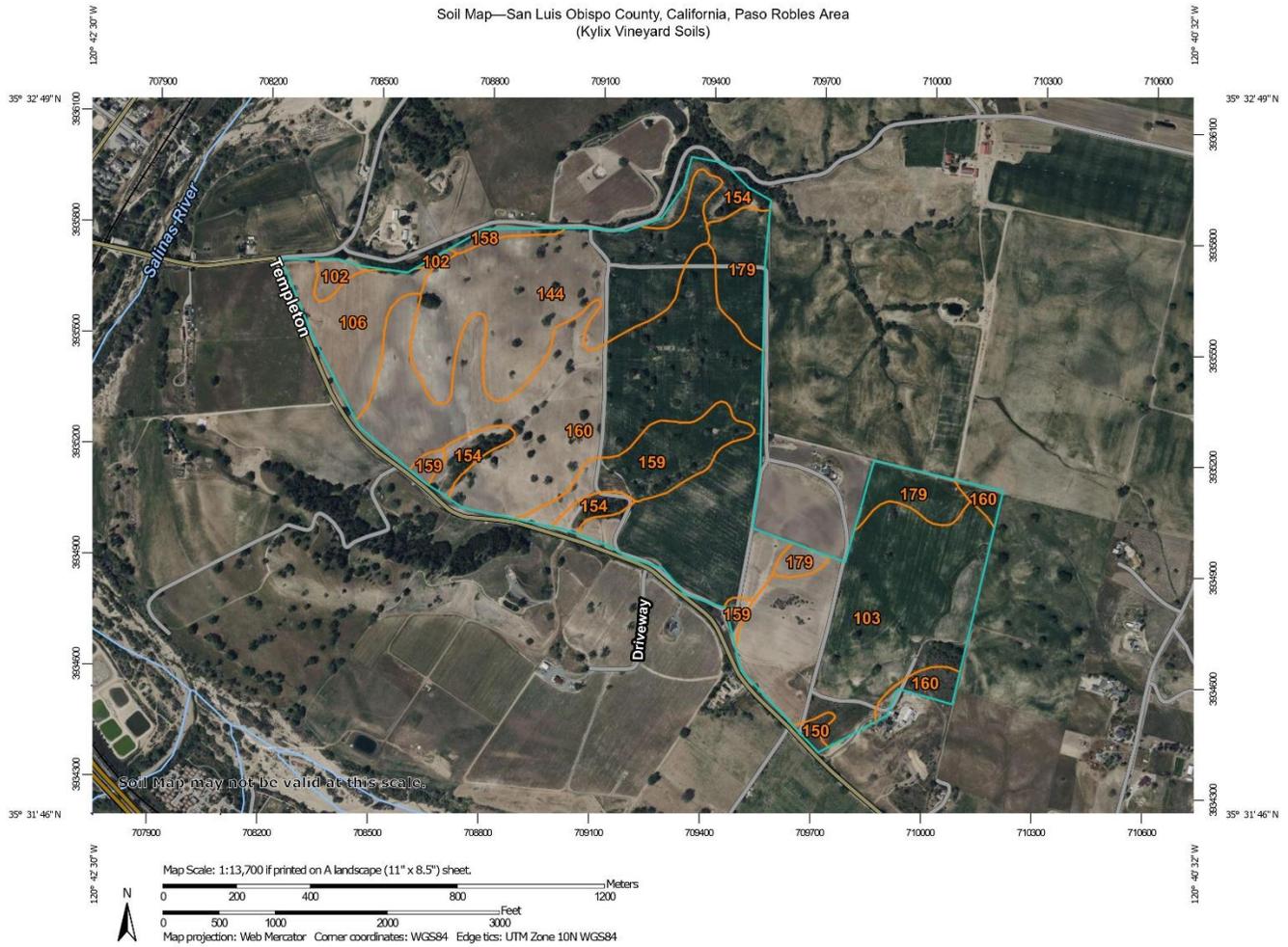
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## Attachment 2

### Soil Map



USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

12/19/2023 Page 1 of 3



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### Attachment 3

#### Soil Map Legend

Soil Map—San Luis Obispo County, California, Paso Robles Area

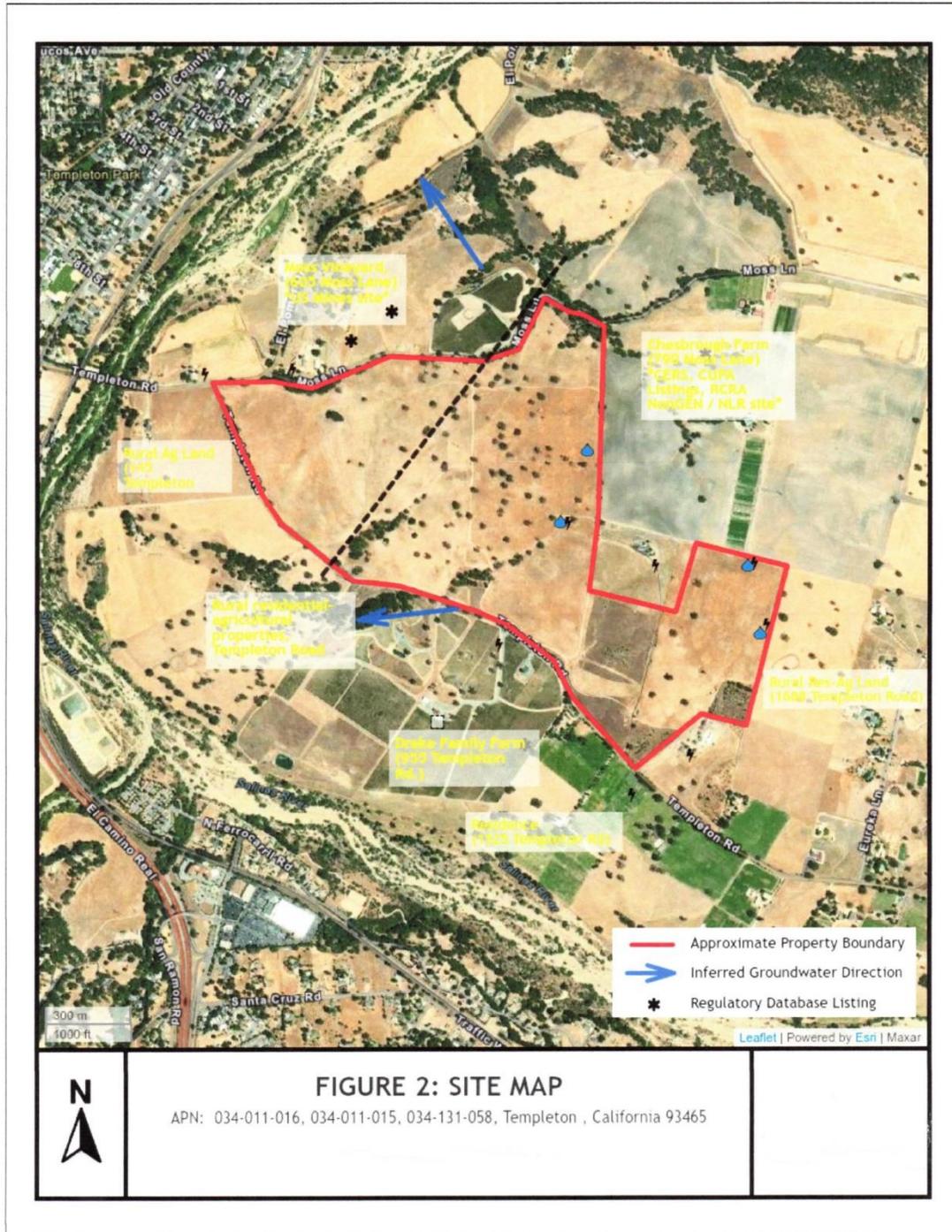
Kylix Vineyard Soils

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
102	Arbuckle-Positas complex, 9 to 15 percent slopes	2.8	0.9%
103	Arbuckle-Positas complex, 15 to 30 percent slopes	67.7	20.8%
106	Arbuckle-San Ysidro complex, 2 to 9 percent slopes	18.0	5.5%
144	Gazos shaly clay loam, 9 to 30 percent slopes	57.1	17.6%
150	Hanford and Greenfield gravelly sandy loams, 2 to 9 percent slopes	1.3	0.4%
154	Linne-Calodo complex, 50 to 75 percent slopes	12.9	4.0%
158	Lockwood shaly loam, 2 to 9 percent slopes	1.7	0.5%
159	Lockwood-Concepcion complex, 2 to 9 percent slopes	19.3	5.9%
160	Lockwood-Concepcion complex, 9 to 15 percent slopes	123.2	37.9%
179	Nacimiento-Los Osos complex, 9 to 30 percent slopes	21.0	6.4%
<b>Totals for Area of Interest</b>		<b>325.1</b>	<b>100.0%</b>

Attachment 3

Site Map

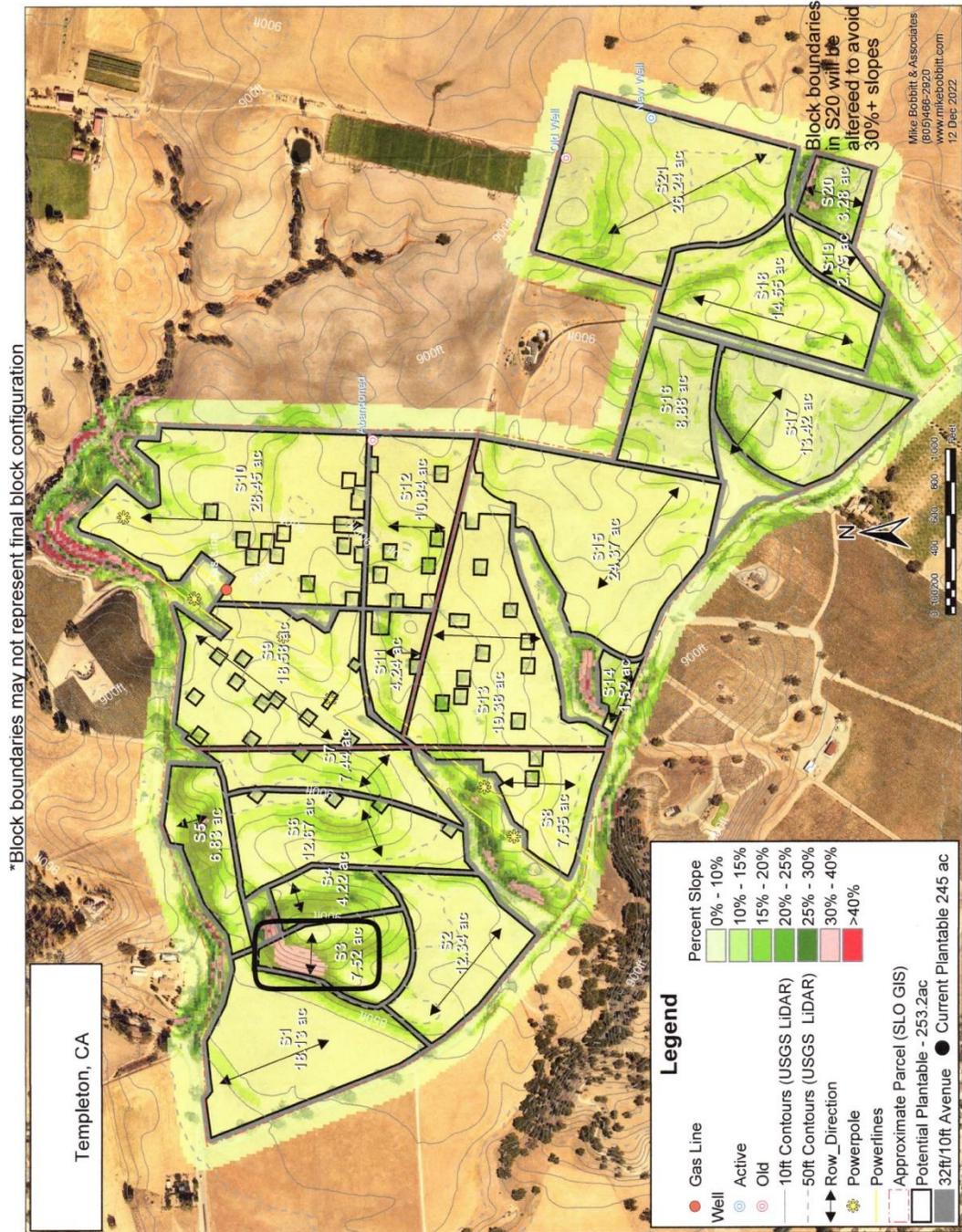


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Attachment 4

Road Slopes Map



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Initial Study

**Upper Salinas-Las Tablas Resource Conservation District**

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<b>Exhibit A</b> <b>Mitigation Monitoring Program</b>  <b>Project # AR-23-13</b> Site Preparation for Vineyard Planting <b>Templeton Road, Templeton</b>	<b>Timing</b>  PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final Inspection FA: Final Approval	<b>Responsibility /Monitoring</b>  A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor	<b>Mitigation Measure</b>
<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"> <li>a) Reduce the amount of the disturbed area where possible;</li> <li>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;</li> <li>c) All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>h) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;</li> <li>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;</li> <li>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</li> </ul>	<p><b>PC, DC</b></p>	<p><b>A</b></p>	<p><b>AQ-1</b></p>

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<b>Exhibit A</b> <b>Mitigation Monitoring Program</b>  <b>Project # AR-23-13</b> Site Preparation for Vineyard Planting <b>Templeton Road, Templeton</b>	<b>Timing</b>  PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final Inspection FA: Final Approval	<b>Responsibility /Monitoring</b>  A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor	<b>Mitigation Measure</b>
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 <b>prior to construction and/or grading permit issuance.</b>			
CR-1: 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.	<b>DC</b>	<b>A</b>	<b>CR-1</b>
CR-2: 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.	<b>DC</b>	<b>A</b>	<b>CR-2</b>

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<b>Exhibit A</b> <b>Mitigation Monitoring Program</b>  <b>Project # AR-23-13</b> Site Preparation for Vineyard Planting <b>Templeton Road, Templeton</b>	<b>Timing</b>  PC: Pre-Construction IP: Initial Inspection DC: During Construction FI: Final Inspection FA: Final Approval	<b>Responsibility /Monitoring</b>  A: Applicant RCD: Upper Salinas-Las Tablas RCD C: Contractor	<b>Mitigation Measure</b>
<p><u>GS-1</u>: 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"> <li>1. The owner shall monitor the weather forecast all year. Erosion and sediment control measures shall be installed and working properly from October 15<sup>th</sup> to April 15<sup>th</sup> and prior to any impending projected rainstorm of a projected rainfall of ¼ inch per hour or greater, pursuant to the approved plans.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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).</li> <li>6. Site inspections and appropriate maintenance of all erosion control measures shall be conducted and documented at all times during construction.</li> <li>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.</li> <li>8. Additional erosion control measures shall be installed at the discretion of the engineer of work or the US-LT RCD inspector.</li> <li>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.</li> </ol>	<p><b>PC/DC/FI</b></p>	<p><b>A</b></p>	<p><b>GS-1</b></p>
<p><u>GS-2</u>: 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<sup>th</sup>, 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.</p>	<p><b>DC</b></p>	<p><b>A</b></p>	<p><b>GS-2</b></p>
<p><u>GS-3</u>: 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.</p>	<p><b>FI/FA</b></p>	<p><b>RCD</b></p>	<p><b>GS-3</b></p>



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**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 type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input 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 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.

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Devin Best, Executive Director

Date

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*"Your partners in local, productive & sustainable land management since 1951"*

Initial Study



## Upper Salinas-Las Tablas Resource Conservation District

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### **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.

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**Initial Study 2023-13**

Project # AR-23-13

Site Preparation for Vineyard Planting

Templeton Road, Templeton

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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**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) Substantially degrade the existing visual character or quality 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 Map; Staff Site Visit.

**DISCUSSION:** The property is located southeast of Templeton in a rural agricultural setting. The parcel currently consists of developed agriculture and range land. The project site consists of gently sloping open areas situated between oak studded fields and two small areas of slopes that are 30% or greater. 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 project would not create a new source of substantial light or glare.

**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"/>
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"/>

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**Initial Study 2023-13**

Project # AR-23-13

Site Preparation for Vineyard Planting

Templeton Road, Templeton

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**SOURCES:** Project Description, Photos and Maps; Site Map; SLO County Land Use View; NRCS Web Soil Survey; Staff Site Visit.

**DISCUSSION:** The site is within the County’s Agricultural zoning district. Existing agricultural operation is agriculture and range land. Land use will transition to vineyard. Soil types mapped on the site include Arbuckle-SanYsidro complex 2-9% slope, Lockwood shaly loam 2-9% slope, Lockwood Concepcion 2-9% and 9-15% slope, Arbuckle-Positas complex 9-15% and 15-30% slope, Gazos Shaly clay loam 9-30% slope, Hanford Greenfield Sandy loam 2-9% slope, and Nacimiento LosOsos Comp 9-30%% slope. Typical profiles range from weathered and Un weathered bedrock, silty clay loam, channery clay loam, gravelly sandy loam, fine sandy loam, sandy clay loam, stratified sandy loam to very gravelly sandy clay loam. Soil types are mostly classified as well drained and runoff class is medium, consisting of a couple areas classified as high runoff which are not part of the project site. The property is not under Williamson Act contract.

**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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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:**

Construction activities, including site grading may produce small quantities of air pollution, including dust and equipment exhaust. Any air quality impacts will be temporary and short term. The size of the project is not sufficient to warrant any additional measures.

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. The location of the

**Upper Salinas-Las Tablas Resource Conservation District**

5855 Capistrano Ave Ste. D, Atascadero, CA 93422 | 805.434.0396 x 5 | www.us-ltrcd.org

**Initial Study 2023-13**

Project # AR-23-13

Site Preparation for Vineyard Planting

Templeton Road, Templeton

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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proposed project is within and along the perimeter of existing vineyard. There is an established agricultural road between the end of the project site and the county road which will eliminate the need for any wheel washing requirements or road sweeping near the project site.

**MITIGATION MEASURES:**

The project would be required to implement standard dust control measures to ensure project construction does not exceed the APCD's 20% opacity limit (APCD Rule 401) or prompt nuisance violations (APCD Rule 402). Implementation of Land Use Ordinance standards for dust control and APCD identified air quality measures will reduce potential air quality impacts to less than significant levels.

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 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 (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.**

**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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Upper Salinas-Las Tablas Resource Conservation District**

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**Initial Study 2023-13**

Project # AR-23-13

Site Preparation for Vineyard Planting

Templeton Road, Templeton

Service?

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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; CNDDDB Species Report CDFW; Staff Site Visit.

**DISCUSSION:**

Proposed project activities are located on previously disturbed agricultural land and range land. No sensitive species are known to occur within project areas on the site. No riparian or wetland habitat will be impacted. No native oak trees will be removed as part of the site preparation for new vineyard. The project does not conflict with any local policies or ordinances protecting oak trees.

**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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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.

## Upper Salinas-Las Tablas Resource Conservation District

5855 Capistrano Ave Ste. D, Atascadero, CA 93422 | 805.434.0396 x 5 | www.us-ltrcd.org

### Initial Study 2023-13

Project # AR-23-13

Site Preparation for Vineyard Planting

Templeton Road, Templeton

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Impact

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Impact

**DISCUSSION:** The proposed project is within the historic territory of the Obispeno Chumash and Salinan-speaking Native Americans. The proposed vineyard is not located in an area that would typically be considered culturally sensitive due to lack of physical features usually associated with prehistoric occupation, such as rock outcrops and streambeds. Tribal consultation pursuant to Assembly Bill 52 was not conducted. No historic structures are present on site and no paleontological resources are known to exist in the area. **If potential archaeological, paleontological resources, or human remains are discovered during earthwork, the following mitigation measures are recommended.**

**MITIGATION MEASURES:**

CR-1 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.

CR-2 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.

<b>6. GEOLOGY AND SOILS --</b> Would the project:
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a) Expose people or structures to 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Upper Salinas-Las Tablas Resource Conservation District

5855 Capistrano Ave Ste. D, Atascadero, CA 93422 | 805.434.0396 x 5 | www.us-ltrcd.org

### Initial Study 2023-13

Project # AR-23-13

Site Preparation for Vineyard Planting

Templeton Road, Templeton

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>

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

**DISCUSSION:**

The project could result in soil erosion or loss of topsoil, however the impact is considered less than significant with the mitigation measures provided below. Construction activities on the site will comply with sedimentation and erosion control measures prescribed by the US-LT RCD. The project is not located on any known earthquake faults. The property contains no unusual geological formations. The project will not include any septic tanks or alternative wastewater disposal systems

**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:

1. The owner shall monitor the weather forecast all year. Erosion and sediment control measures shall be installed and working properly from October 15<sup>th</sup> to April 15<sup>th</sup> 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 15<sup>th</sup>, 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.

**Upper Salinas-Las Tablas Resource Conservation District**

5855 Capistrano Ave Ste. D, Atascadero, CA 93422 | 805.434.0396 x 5 | www.us-ltrcd.org

**Initial Study 2023-13**

Project # AR-23-13

Site Preparation for Vineyard Planting

Templeton Road, Templeton

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

**7. 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:**

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.

As proposed, the project would result in the disturbance of approximately 8.60 acres. The associated construction operations will result in the creation of dust and generate short term GHG emissions that are anticipated to be well under APCD associated thresholds. This project would not result in construction related emissions exceeding APCD's thresholds of significance. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulative considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

**8. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Upper Salinas-Las Tablas Resource Conservation District**

5855 Capistrano Ave Ste. D, Atascadero, CA 93422 | 805.434.0396 x 5 | www.us-ltrcd.org

**Initial Study 2023-13**

Project # AR-23-13

Site Preparation for Vineyard Planting

Templeton Road, Templeton

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) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people living or working in the project area?

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

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

The project is not anticipated to generate or involve use of significant amounts of hazardous materials. There are no known hazardous materials on the site or nearby. 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 entirely on private property that is currently used as rangeland and completion will not result in increased risk for wildland fires.

**9. HYDROLOGY AND WATER QUALITY --** Would the project:

a) Violate any water quality standards or waste discharge requirements?

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of previously-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems

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

## Upper Salinas-Las Tablas Resource Conservation District

5855 Capistrano Ave Ste. D, Atascadero, CA 93422 | 805.434.0396 x 5 | www.us-ltrcd.org

### Initial Study 2023-13

Project # AR-23-13

Site Preparation for Vineyard Planting

Templeton Road, Templeton

or provide substantial additional sources of polluted runoff?

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<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 is not within a watercourse. Construction activities will be required to comply with proper erosion and sediment control practices outlined by the RCD and will not violate water quality standards. The project consists of installation of new vineyard resulting in approximately 247 acres of new irrigated agriculture. Although this will increase groundwater usage on the property, the project is consistent with the Agricultural Element of SLO County's General Plan. On-site drainage patterns and surface runoff in the vicinity of the road will be maintained through the use of erosion and sediment control devices as needed. No structures are proposed for the site. The project area is not subject to inundation by a tsunami.

#### 10. LAND USE AND PLANNING - Would the project:

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"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation 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 will not physically divide an established community. Construction of the ag road is 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.

**Upper Salinas-Las Tablas Resource Conservation District**

5855 Capistrano Ave Ste. D, Atascadero, CA 93422 | 805.434.0396 x 5 | www.us-ltrcd.org

**Initial Study 2023-13**

Project # AR-23-13

Site Preparation for Vineyard Planting

Templeton Road, Templeton

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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**11. 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:**

No mining is proposed as a part of this project. No known mineral resources have been identified in the area.

**12. NOISE --** Would the project result in:

a) Exposure of persons to or generation of noise levels 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or 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) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within 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"/>
f) For a project within the vicinity of a private airstrip, would the project expose people living 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.

**Upper Salinas-Las Tablas Resource Conservation District**

5855 Capistrano Ave Ste. D, Atascadero, CA 93422 | 805.434.0396 x 5 | www.us-ltrcd.org

**Initial Study 2023-13**

Project # AR-23-13

Site Preparation for Vineyard Planting

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**DISCUSSION:**

Construction is expected to involve some heavy machinery and use of impact tools that make noise. Noise levels on the site are thus expected to be raised temporarily during construction only. The Agricultural zoning of the project site and surrounding properties are of sufficient size and distance and utilize machinery as part of their business, thus, no noise impacts due to this project are expected.

**13. POPULATION AND HOUSING -- Would the project:**

a) Induce substantial 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"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SOURCES:** Project Description, Photos and Maps; Site Plan; County of San Luis Obispo Land Use View; Staff Site Visit.

**DISCUSSION:**

The proposed project includes site preparation for vineyard planting. No structures used as residences or businesses will be constructed on the site. No housing or persons will be displaced.

**14. PUBLIC SERVICES**

a) Would the project 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?				

**Upper Salinas-Las Tablas Resource Conservation District**

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**Initial Study 2023-13**

Project # AR-23-13

Site Preparation for Vineyard Planting

Templeton Road, Templeton

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:**

The project will not impact any government facilities or increase service ratios, response times or other performance objectives.

**15. 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 require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<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 does not involve construction of public recreational facilities.

**16. TRANSPORTATION/TRAFFIC -- Would the project:**

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<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"/>

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**Initial Study 2023-13**

Project # AR-23-13

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Templeton Road, Templeton

e) Result in inadequate emergency access?

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"/>

f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**SOURCES:** Project Description, Photos and Maps; Site plan; Staff Site Visit.

**DISCUSSION:**

The project will not result in an increase in traffic for the site. The construction of the vineyard will not substantially increase traffic for the site. No changes will occur to the air traffic patterns. The project will have adequate emergency access from Templeton Road. The project does not conflict with supporting alternative transportation.

**17. UTILITIES AND SERVICE SYSTEMS --Would the project:**

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Result in a determination by the wastewater treatment provider that 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"/>
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f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**SOURCES:** Project Description, Photos and Maps; Site Plan; Staff Site Visit.

**DISCUSSION:**

No 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. The project will not result in an increase of wastewater. The project will not produce a significant amount of solid waste. The project will comply with federal, state and local statutes.

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**Initial Study 2023-13**

Project # AR-23-13

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Templeton Road, Templeton

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>17. MANDATORY FINDINGS OF SIGNIFICANCE --</b>
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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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:** The project site is used for agricultural purposes. The proposed site preparation has been analyzed as required by CEQA. Project-related impacts have been identified and mitigation measures have been included within the proposal to reduce the effect of the proposed project as described herein.

**SOURCES:**

- Land Use Ordinance, County of San Luis Obispo,
- CEQA Statutes and Guidelines, Association of Environmental Professionals, 2019
- CDFW California Natural Diversity Database
- 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:

- NRCS Soil Profiles, Monterey Pacific Inc.
- Soil Maps, Kylix Vineyards, USDA Web Soil Survey
- Kylix Block Boundaries, Mike Bobbitt & Associates
- Site Map, Ryan Scott, Monterey Pacific Inc.
- Staff Site Visit