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COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

**February 1, 2019**

# NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED

Nolan Ranch, LLC Vineyard Irrigation & Frost Protection Reservoir
Case No. 18CUP-00000-00021

**PROJECT DESCRIPTION:** The applicant proposes the construction of a 2.51-acre agricultural reservoir with a storage capacity of 37.3-acre feet of water, to be used for irrigation and frost protection for approximately 100-acres of vineyard installed on the subject parcel. Grading for the project would consist of approximately 43,700 cubic yards of cut and 14,000 cubic yards of fill.

**PROJECT LOCATION:** The project site is located at 7501 Alisos Canyon Road in the Los Olivos area, Third Supervisorial District.

**PUBLIC COMMENT:** Santa Barbara County P&D is soliciting comments on the adequacy and completeness of the Draft Mitigated Negative Declaration (19NGD-00000-00002). You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on **March 2, 2019 at 5:00 p.m.**

**PROJECT DETAILS:** Hearing on the request of Brett Jones, agent for the owner, Nolan Ranch, LLC, to consider Case No. 18CUP-00000-00021 for approval of a Minor Conditional Use Permit to allow for the construction of a 2.51-acre agricultural reservoir with a storage capacity of 37.3 acre-feet, to be used for irrigation and frost protection for approximately 100-acres of vineyard installed on the subject parcel. The reservoir would also supply a buffer for normal operation of the vineyard drip irrigation system. Grading for the proposed project would consist of approximately 43,700 cubic yards of cut and 14,000 cubic yards of fill. Excess fill material would be stored onsite in a permanent stockpile located adjacent to the reservoir. No tree or vegetation removal is being proposed. The reservoir would be supplied by an existing agricultural well located on the subject parcel. A pump pad would be installed south of the proposed reservoir and a new supply line and outlet pipe (12" diameter) would be installed from the pump pad to the reservoir. The reservoir would be lined with a 40 mil thick HDPE liner. The reservoir would remain full only during the months of February, March and April. During "non-frost" months (May through January), the reservoir would be kept at or below a design depth that will allow for normal operation of the vineyard drip irrigation system. Twelve (12) emergency egress ladders would be installed to prevent accidental human and animal drowning. Access to the site would continue to be provided by an existing all-weather access road from Alisos Canyon Rd.

**ENVIRONMENTAL REVIEW FINDINGS:** P&D has prepared a Draft Mitigated Negative Declaration (19NGD-00000-00002) pursuant to Section 15073 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D's issuance of a Negative Declaration affirms our opinion that any significant adverse impacts associated with the proposed project may be reduced to a less than significant level with the adoption of mitigation measures and that the project does not require the preparation of an Environmental Impact Report (EIR). The Negative Declaration prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant but mitigable effects on the environment are anticipated in the following areas: **Biological Resources, Geologic Processes, Water Resources/Flooding**. If the project description changes, P&D will require a reevaluation to consider the changes. This reevaluation will be subject to all regular fees and conditions. If

you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

**DOCUMENT AVAILABILITY:** If a copy of the Negative Declaration is not attached, the draft ND may be obtained and all documents referenced in the ND may be reviewed at Planning & Development offices located at 624 Foster Road, Suite C, Santa Maria **AND** on our website at: www.sbcountyplanning.org. Draft documents are also available for review at the Solvang Public Library, 1745 Mission Drive, Solvang CA 93463.

**HOW TO COMMENT:** Please provide comments to the project planner, Dana Eady, at Telephone (805) 934-6266, Fax (805) 934-6258, email at dana.eady@countyofsb.org prior to the close of public comment on **March 2, 2019** at **5 p.m.** Please limit comments to environmental issues such as traffic, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in future hearings, please contact Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable Hearing Support Staff to make reasonable arrangements.

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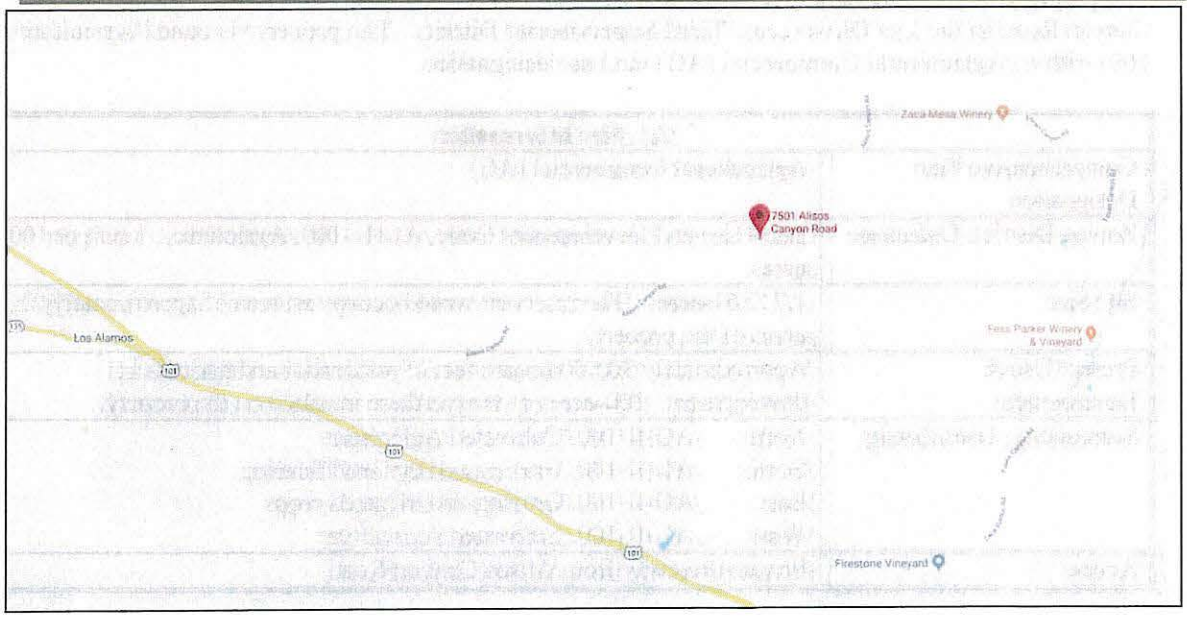
# Draft Mitigated Negative Declaration

# Nolan Ranch Vineyard Irrigation & Frost Protection Reservoir

## Case Nos. 19NGD-00000-00002 18CUP-00000-00021

## January 30, 2019




**Vicinity Map**

**Owner/Applicant**
Nolan Ranch, LLC
58 11th Street
Hermosa Beach, CA 90254

**Agent**
Brett Jones
Jones Land Use Planning, LLC
P.O. Box 847
Los Olivos, CA 93441

For More Information Contact: Dana Eady, Senior Planner, Development Review Division, (805) 934-6266

## 1.0 REQUEST/PROJECT DESCRIPTION

Hearing on the request of Brett Jones, agent for the owner, Nolan Ranch, LLC, to consider Case No. 18CUP-00000-00021 for approval of a Minor Conditional Use Permit to allow for the construction of a 2.51-acre agricultural reservoir with a storage capacity of 37.3 acre-feet, to be used for irrigation and frost protection for approximately 100-acres of vineyard installed on the subject parcel. The reservoir would also supply a buffer for normal operation of the vineyard drip irrigation system. Grading for the proposed project would consist of approximately 43,700 cubic yards of cut and 14,000 cubic yards of fill. Excess fill material would be stored onsite in a permanent stockpile located adjacent to the reservoir. No tree or vegetation removal is being proposed. The reservoir would be supplied by an existing agricultural well located on the subject parcel. A pump pad would be installed south of the proposed reservoir and a new supply line and outlet pipe (12" diameter) would be installed from the pump pad to the reservoir. The reservoir would be lined with a 40 mil thick HDPE liner. The reservoir would remain full only during the months of February, March and April. During "non-frost" months (May through January), the reservoir would be kept at or below a design depth that will allow for normal operation of the vineyard drip irrigation system. Twelve (12) emergency egress ladders would be installed to prevent accidental human and animal drowning. Access to the site would continue to be provided by an existing all-weather access road from Alisos Canyon Rd.

## 2.0 PROJECT LOCATION

The property is 1,712.61-acres identified as Assessor's Parcel Number 133-110-061, located at 7501 Alisos Canyon Road in the Los Olivos area, Third Supervisorial District. The property is zoned Agriculture (AG-II-100) with an Agricultural Commercial (AC) land use designation.

| **2.1 Site Information** | |
|---|---|
| Comprehensive Plan Designation | Agricultural Commercial (AC) |
| Zoning District, Ordinance | Land Use and Development Code, AG-I1-100, Agriculture, 1 unit per 100 acres. |
| Site Size | 1,712.61-acres. The reservoir would occupy an area of approximately 2.51-acres of the property. |
| Present Use & Development | Approximately 30,000 square feet of residential and agricultural development. 100-acres of vineyard are installed on the property. |
| Surrounding Uses/Zoning | North: AG-II-100, Cultivated Agriculture<br>South: AG-II-100, Grazing and dry land farming<br>East: AG-II-100, Grazing and irrigated crops<br>West: AG-II-100, Cultivated Agriculture |
| Access | Private driveway from Alisos Canyon Road |

## 3.0 ENVIRONMENTAL SETTING

### 3.1 PHYSICAL SETTING

The 1,712.61-acre project parcel is located north of Alisos Canyon road in the southeastern foothills of the Solomon Hills. It is approximately 5.5 miles southeast of Los Alamos, and 3.6 miles northeast of Highway 101. The proposed irrigation and frost protection reservoir would be located approximately 1,300 ft. north of Alisos Canyon Road, and would not be visible from public viewing points, including public roadways.

**Slope/Topography.** The subject parcel is characterized by rolling hills with scattered oak trees. Elevation in the project area is approximately 1,000-1,030 feet above sea level with slopes ranging from 0 to 40 percent. The National Flood Hazard map prepared by the Federal Emergency Management Agency (FEMA, 2018) depicts the project area within the Minimal Flood Hazard zone.

**Flora/Fauna.** A *Biological Resources Assessment* (Benson Biological, June, 2018) was completed for the proposed project. The plant communities and species occurring at the project site consist of oak woodland/savannah and non-native annual grassland. Wildlife species observed included birds such as the western scrub jay, acorn woodpecker, white-breasted nuthatch, California quail, red-tailed hawk, and turkey vulture. Other common mammals expected to occur at the site include gophers, coyote, ground squirrel, opossum, bobcat, mule deer, skunk, gray fox, and raccoon. The project site is located within the range of the California Tiger Salamander (CTS), an endangered species. According to a *California Tiger Salamander Habitat Assessment* (Benson Biological, April, 2018) prepared for the project, the project would have a low probability of impacting CTS provided that the avoidance and minimization recommendations included in the report are incorporated into the project.

**Archaeological Sites.** The results of an archaeological study conducted for the proposed project area are described in a report titled *Phase 1 and Extended Phase 1 Archaeological Study for the Nolan Vineyard Frost Protection Reservoir* (Applied Earthworks, Inc., April 2018). The Phase 1 survey did not identify any archaeological resources within the proposed project site boundaries. The report states that no further archaeological studies appear necessary for the proposed project.

**Soils.** The proposed reservoir area is underlain by Botella loam, a class 3 soil with 2 to 15 percent slopes.

**Surface Water Bodies.** Cañada de los Alisos creek is located approximately 1,650 feet south of the proposed reservoir location.

**Surrounding Land Uses.** Adjacent properties are predominantly used for agricultural operations.

**Existing Structures.** Existing development on the subject parcel includes approximately 30,000 sq. ft. of development including a single family dwelling, garage, guest house, agricultural employee dwellings, barns, and agricultural storage buildings. The parcel is planted with approximately 100-acres of vineyard.

### 3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the on the ground conditions described above.

## 4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

The following checklist indicates the potential level of impact and is defined as follows:

**Potentially Significant Impact:** A fair argument can be made, based on the substantial evidence in the file, that an effect may be significant.

**Less Than Significant Impact with Mitigation:** Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to a Less Than Significant Impact.

**Less Than Significant Impact:** An impact is considered adverse but does not trigger a significance threshold.

**No Impact:** There is adequate support that the referenced information sources show that the impact does not apply to the subject project.

**Reviewed Under Previous Document.** The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the discussion below. The discussion should include reference to the previous documents, a citation of the page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

## 4.1 AESTHETICS/VISUAL RESOURCES

| Will the proposal result in: | Poten. Signif. | Less than Signif. With Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view? | | | X | | |
| b. Change to the visual character of an area? | | | X | | |
| c. Glare or night lighting which may affect adjoining areas? | | | X | | |
| d. Visually incompatible structures? | | | X | | |

**Existing Setting:** The proposed irrigation and frost protection reservoir would be located approximately 1,300 ft. north of Alisos Canyon Road, and would not be visible from public viewing points, including public roadways. Views from Alisos Canyon Road in the project site area predominantly consist of views of agricultural operations including cattle grazing and vineyards.

**County Environmental Thresholds:** The County's Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as "especially important" visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

**Impact Discussion:**

***(a-d) Less than significant impacts.*** The proposed reservoir would be located approximately 1,300 ft. north of Alisos Canyon Road. The proposed reservoir would be developed on 2.51-acres of the 1,712.61-acre parcel. Due to the existing topography, the proposed reservoir would not be visible from public viewing points, including roadways. The proposed reservoir is for agricultural use and is supportive of and visually compatible with the existing agricultural uses on the property and in the project site area which includes vineyards, dry farming and cattle grazing. No change to the visual character of the area would occur as a result of the project. No nighttime lighting would be used at the project site. Therefore, the project's aesthetic/visual resource impacts would be less than significant.

**Cumulative Impacts:** The proposed project would not result in cumulatively considerable changes to existing aesthetic/visual resource conditions at the project sites or the project area, and would result in less than significant cumulative aesthetic/visual resource impacts.

**Mitigation and Residual Impact:** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.2 AGRICULTURAL RESOURCES

| Will the proposal result in: | Poten. Signif. | Less than Signif. With Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs? | | | X | | |
| b. An effect upon any unique or other farmland of State or Local Importance? | | | X | | |

**Existing Setting:**

***Background:*** Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County's major producing industry with a gross production value of over $1.4 billion (Santa Barbara County Agricultural Production Report, 2015). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character.

***Physical:*** The existing 1,712.61-acre project parcel is under Williamson Act Contract (05-AP-009) and has historically been used for residential and agricultural uses including cattle grazing, vineyards, and equestrian uses. The subject parcel is planted with approximately 100-acres of vineyard. The property adjoins agricultural parcels ranging from approximately 479 to 3,500-acres in size. These neighboring properties are used for vineyards, grazing, dry land farming, and irrigated crop farming. The area proposed for development of the reservoir is not designated as prime or locally important farmland.

**County Thresholds Manual:** The County's Agricultural Resources Guidelines provide a methodology for evaluating agricultural resources. These guidelines utilize a weighted point system to serve as a preliminary screening tool for determining significance. The tool assists planners in identifying whether a previously viable agricultural parcel could potentially be subdivided into parcels that are not considered viable after division. A project that would result in the loss or impairment of agricultural resources would result in a potentially significant impact. The proposed project does not include land subdivision, nor would it impair agricultural uses located on the project parcel. Therefore, the weighted point system was not used for this analysis.

**Impact Discussion**

*(a - b) Less than significant impacts.* The proposed reservoir would be used for irrigation and frost protection for approximately 100-acres of vineyard installed on the subject parcel. The area proposed for development of the reservoir is not designated as prime or locally important farmland. The proposed reservoir would support the existing vineyard operation on the property and would not convert agricultural land to a non-agricultural use, or impair agricultural land productivity. The proposed project was reviewed by the Agricultural Preserve Advisory Committee on September 7, 2018 and found to be compatible with the Uniform Rules for Agricultural Preserves. Therefore, impacts to Agricultural Resources would be less than significant.

**Cumulative Impacts:** The proposed reservoir would support the long-term use of the project parcel for irrigated agriculture. The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant issue constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for agricultural

resources. Therefore, the project's contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture is less than significant.

**Mitigation and Residual Impact:** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.3a AIR QUALITY

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| **a.** The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)? | | | X | | |
| **b.** The creation of objectionable smoke, ash or odors? | | | X | | |
| **c.** Extensive dust generation? | | | X | | |

**Existing Setting:** The project site is located within the South Central Coast air basin, a federal and state non-attainment area for ozone ($O_3$) and a state non-attainment area for particulate matter ($PM_{10}$). Reactive organic compounds (ROC) and nitrogen oxides ($NO_x$), which are precursors to ozone, are considered to be non-attainment pollutants. The major sources of ozone precursor emissions in the County are motor vehicles, the petroleum industry and solvent use. Sources of $PM_{10}$ include grading, road dust, and vehicle exhaust.

**County Environmental Thresholds:** Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as revised in July 2015) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- emit (from all project sources, mobile and stationary), less than the daily trigger for offsets for any pollutant (currently 55 pounds per day for NOx and ROC, and 80 pounds per day for $PM_{10}$);
- emit less than 25 pounds per day of oxides of nitrogen (NOx) or reactive organic compounds (ROC) from motor vehicle trips only;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

No thresholds have been established for short-term impacts associated with construction activities. However, the County's Grading Ordinance requires standard dust control conditions for all projects involving grading activities. Long-term/operational emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., stationary boilers, engines, and chemical or industrial processing operations that release pollutants).

**Impact Discussion:**

*(a, b) Less than significant impacts.* Short-term emissions of ozone precursors ($NO_x$ and ROC) during project construction would result primarily from the use of earthmoving equipment. Project-related grading to construct the reservoir would require approximately 43,700 cubic yards of cut, and 14,000 cubic yards of fill.

Excess material would be stockpiled onsite. Minor amounts of grading (trenching) would be required for the installation of proposed reservoir fill and drain lines. Due to the limited period of time that construction activities would be required to construct the reservoir, construction-related emissions of $NO_x$ and ROC would be less than significant on a project-specific and cumulative basis. However, the project would be required to adhere to standard conditions required by the APCD to reduce construction-related emissions of ozone precursors to the maximum extent feasible. The implementation of these measures is routinely required for new development in the County.

Short-term traffic generated by the proposed project would be from the transportation of construction equipment and materials to and from the reservoir site, and by construction workers commuting to and from the project site. Long-term traffic would likely result from periodic maintenance activities. Overall, traffic generated by the project would be very low and would not adversely affect the operation or need for maintenance of Alisos Canyon Road. The proposed project would not result in industrial or other operations that would have the potential to result in emissions of smoke, ash, or objectionable odors. Therefore, the project would not be a substantial long-term source of emissions and would result in less than significant project-specific and cumulative air emission impacts.

*(c) Less than significant impact.* Project-related grading would have the potential to be a short-term source of fugitive dust that could have the potential to impact adjacent agricultural operations. Project-related grading would also contribute to regional emissions of $PM_{10}$ and $PM_{2.5}$. Dust emissions resulting from project-related construction would be reduced to the extent feasible through the implementation of County Grading Ordinance and the Air Pollution Control District requirements, which require the implementation of standard dust control measures. Therefore, short-term dust emissions from project-related grading would be less than significant under project-specific and cumulative conditions.

**Cumulative Impacts**: The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the significance criteria for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is less than significant (Class III).

**Mitigation and Residual Impact:** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

| Greenhouse Gas Emissions - Will the project: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | X | | |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | X | | |

**Existing Setting:** Greenhouse gases include carbon dioxide ($CO_2$), methane ($CH_4$), nitrous oxide ($N_2O$), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride ($SF_6$), and nitrogen trifluoride ($NF_3$). The largest source of greenhouse gas emissions from human activities in the United States is from fossil fuel combustion for electricity, heat, and transportation. Specifically, the *Inventory of U.S. Greenhouse Gasses and Sinks* (U.S. Environmental Protection Agency, 2013) states that the primary sources of greenhouse gas emissions in 2013 included electricity production (31%), transportation (27%), industry (21%), commercial and residential (12%), and agriculture (9%). This release of gases creates a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as "the greenhouse effect," there is strong evidence to support that human activities have accelerated the generation of greenhouse gases beyond natural levels. The overabundance of greenhouse gases in the atmosphere has led to a warming of the earth and has the potential to severely impact the earth's climate system. For instance, Santa Barbara County is projected to experience an increase in the number of wildfires, land vulnerable to 100-year flood events, and temperature increases, even under a low-emissions scenario (California Energy Commission, 2015).

Climate change results from greenhouse gas emissions "*...generated globally over many decades by a vast number of different sources*" rather than from greenhouse gas emissions generated by any one project (County of Santa Barbara Planning and Development, 2008). As defined in CEQA Guidelines Section 15355 and discussed in Section 15130, "...a cumulative impact consists of an impact which is created as a result of the combination of the [proposed] project...evaluated...together with other projects causing related impacts." Therefore, by definition, climate change under CEQA is a cumulative impact. The County of Santa Barbara's *Final Environmental Impact Report for the Energy and Climate Action Plan* (EIR) (PMC, 2015) contains a detailed description of the proposed project's existing regional setting as it pertains to greenhouse gas emissions.

**County Environmental Thresholds:** CEQA Guidelines Section 15183.5(a) states,

> Lead agencies may analyze and mitigate the significant effects of greenhouse gas emissions at a programmatic level, such as in...a separate plan to reduce greenhouse gas emissions. Later project-specific environmental documents may tier from...that existing programmatic review...a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan...

In May 2015, the County of Santa Barbara Board of Supervisors adopted the *Energy and Climate Action Plan* (ECAP) (County of Santa Barbara Long Range Planning Division, 2015) and certified the accompanying EIR (SCH# 20144021021) (PMC, 2015). The ECAP includes a greenhouse gas emissions forecast for unincorporated Santa Barbara County to 2035 and otherwise meets the criteria in CEQA Guidelines Section 15183.5(b) for a

"plan to reduce greenhouse gas emissions." The ECAP commits the County to reduce community-wide greenhouse gas emissions by 15 percent below 2007 levels by 2020 consistent with the California Global Warming Solutions Act of 2006 (AB 32) and the related *Climate Change Scoping Plan* (California Air Resources Board, 2008). The ECAP concludes that the County can meet this emission reduction target by implementing 53 existing and new County projects, policies, and programs ("emission reduction measures"), such as an energy checklist for residential building permits (BE 2), energy efficiency education and outreach programs (BE 4), and additional opportunities to recycle cardboard, glass, paper, and plastic products (WR 2). As a result, specific projects included in the ECAP's emission forecast are not currently required to incorporate emission reduction measures listed in the ECAP or any other mitigation measures to reduce greenhouse gas emissions. Concurrent with the ECAP, the Board of Supervisors also adopted an amendment to the Energy Element of the Comprehensive Plan that requires the County to monitor progress meeting the emission reduction target and, as necessary, update the ECAP.

The growth estimates used in the ECAP's greenhouse gas emissions forecast were based on the *Santa Barbara County Regional Growth Forecast 2005-2040* (Santa Barbara County Association of Governments, 2007) and the 2010 U.S. Census. The growth estimates were based on factors such as population projections, vehicle trends, and planned land uses. The sources of greenhouse gas emissions included various sectors, such as transportation, residential energy, commercial energy, off-road, solid waste, agriculture, water and wastewater, industrial energy, and aircraft. As a result, most residential and commercial projects that are consistent with the County's zoning (in 2007) were included in the forecast. However, certain projects were not included in the emissions forecast, such as stationary source projects (e.g., large boilers, gas stations, auto body shops, dry cleaners, oil and gas production facilities, and water treatment facilities), Comprehensive Plan amendments, and community plans that exceed the County's projected population and job growth. A proposed project that was included in the ECAP's emissions forecast may tier from the ECAP's EIR for its CEQA analysis of greenhouse gas emissions. A project that tiers from the ECAP's EIR is considered to be in compliance with the requirements in the ECAP and, therefore, its incremental contribution to a cumulative effect is not cumulatively considerable (Class III).

**Impact Discussion:**

***(a , b) Less than significant impacts.*** The proposed reservoir would not result in an increase in population or the development of land uses that would result in substantial long-term emissions of greenhouse gases. Long-term GHG emissions that may result from the operation of the reservoir were included in the ECAP's forecasted 2020 emissions as they are a conditionally permitted use in the AG-II-100 zone district and consistent with the growth projections for the County. As such, GHG emission impacts that may result from the project are mitigated by the 53 emission reduction measures specified in the ECAP and impacts are less than significant.

**Cumulative Impacts:** The ECAP quantifies and forecasts greenhouse gas emissions for certain non-stationary sectors within unincorporated Santa Barbara County through 2020. As discussed under "Impact Discussion" above, the proposed project was included in the ECAP's greenhouse gas emissions forecast. As a result, the project will tier from the ECAP's certified EIR for its cumulative impact analysis of greenhouse gas emissions. The EIR contains a programmatic analysis of greenhouse gas emissions for unincorporated Santa Barbara County.

The ECAP contains 53 County and community-wide programmatic emission reduction measures to achieve the 15 percent greenhouse gas emissions reduction target by 2020. The County recently created the Energy and Sustainability Initiatives Division and is taking other steps to implement and monitor the effectiveness of these measures throughout the unincorporated county. The ECAP does not require the proposed project to incorporate any project-specific emission reduction measures or any mitigation measures to reduce greenhouse gas emissions. Therefore, the project complies with the requirements of the ECAP and, as

provided in CEQA Guidelines 15183.5(b), its incremental contribution to the cumulative effect is not cumulatively considerable and would not have a significant impact on the environment (Class III).

**Mitigation and Residual Impact:** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.4 BIOLOGICAL RESOURCES

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| **Flora** | | | | | |
| a. A loss or disturbance to a unique, rare or threatened plant community? | | | X | | |
| b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants? | | | X | | |
| c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)? | | | X | | |
| d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value? | | | X | | |
| e. The loss of healthy native specimen trees? | | X | | | |
| f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat? | | | X | | |
| **Fauna** | | | | | |
| g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals? | | X | | | |
| h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)? | | X | | | |
| i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)? | | | X | | |
| j. Introduction of barriers to movement of any resident or migratory fish or wildlife species? | | | X | | |
| k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife? | | | X | | |

**Existing Plant and Animal Communities/Conditions:** A *Biological Resources Assessment* (Benson Biological, June, 2018) was completed for the proposed project. The plant communities and species occurring at the project site consist of oak woodland/savannah and non-native annual grassland. Wildlife species observed during surveys of the property were limited to birds (western scrub jay, acorn woodpecker, white-breasted nuthatch, California quail, red-tailed hawk, and turkey vulture). Other common mammals expected to occur at the site include gophers, coyote, ground squirrel, opossum, bobcat, mule deer, skunk, gray fox, and raccoon. The project site is located within the range of the California Tiger Salamander (CTS), a federally listed endangered species.

**County Environmental Thresholds:** The County of Santa Barbara Environmental Thresholds and Guidelines Manual establishes thresholds for significant impacts to biological resources. Thresholds applicable to the proposed project include:

*Oak Woodlands and Forests*: Project created impacts may be considered significant due to habitat fragmentation, removal of understory, alteration to drainage patterns, disruption of the canopy, removal of a significant number of trees that would cause a break in the canopy, or disruption in animal movement in and through the woodland.

*Individual Native Trees*: Project created impacts may be considered significant due to the loss of 10% or more of the trees of biological value on a project site.

*Other Rare Habitat Types*: The Manual recognizes that not all habitat-types found in Santa Barbara County are addressed by the habitat-specific guidelines. Impacts to other habitat types or species may be considered significant, based on substantial evidence in the record, if they substantially: (1) reduce or eliminate species diversity or abundance; (2) reduce or eliminate the quality of nesting areas; (3) limit reproductive capacity through losses of individuals or habitat; (4) fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources; (5) limit or fragment range and movement; or (6) interfere with natural processes, such as fire or flooding, upon which the habitat depends.

**Impact Discussion:**

***(a-d, f) Less than significant impacts.*** According to the *Biological Resources Assessment* (Benson Biological, June 2018) completed for the proposed project, the plant communities and species occurring within the Biological Survey Area (BSA) consist of native oak trees and non-native grasses. No unique, rare or threatened plant communities are located within the area proposed to be graded for development of the reservoir. This area has been previously disturbed (plowed) through historic agricultural operations on the property. As a result, the proposed project would have less than significant impacts to the loss or disturbance to a unique, rare or threatened plant community and would not result in a reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants. Impacts to native and non-native vegetation would also be less than significant, and there are no factors associated with the project that would change or hamper the existing habitat in the project site area.

***(e) Less than significant impacts with mitigation.*** According to the *Biological Resources Assessment* (Benson Biological, June 2018) prepared for the project, the BSA included a mix of coast live oak trees (*Quercus agrifolia*) and valley oak trees (*Quercus lobata*). Oak trees within the BSA support a variety of bird activity, primarily acorn woodpeckers (*Melanerpes formicivorus*) and their granaries. The proposed project has been designed to avoid impacts to oak trees and no oak trees are proposed to be removed or limbed as part of the project activities. However, temporary activities could include soil compaction within the critical root zone around oak trees during the use of heavy equipment, excavation, grading, or parking vehicles near oak trees. These activities could cause a tree to die by significantly damaging its root structure. This potentially significant impact can be reduced to a less than significant level (Class II) with the incorporation of mitigation measure No. 1 below which addresses the protection of oak trees.

***(g, h) Less than significant impacts with mitigation.*** As discussed in the *Biological Resources Assessment* (Benson Environmental, June 2018), no unique, rare, threatened or endangered species of animals (including mammals, birds, reptiles, amphibians, fish or invertebrates) were identified within the BSA. The project site is located within the range of the California Tiger Salamander (CTS), a Federally and State listed endangered species. According to the *California Tiger Salamander Habitat Assessment* (Benson Biological, April, 2018) the project would have a low probability of impacting CTS provided that the avoidance and minimization

recommendations included in the report are incorporated into the project. These recommendations, included as mitigation measures Nos. 2-5 below, require onsite training for personnel, pre-construction surveys, monitoring during construction activities, and work to stop and US Fish and Wildlife Service to be contacted in the event CTS is identified during project activities. With the inclusion of these mitigation measures, impacts resulting from the project would be less than significant.

*(i – k) Less than significant impacts.* The construction of the proposed reservoir would not result in the removal of any existing trees or shrubs, and would not remove breeding, roosting or nesting habitat. The BSA does not include drainages or significant ridgelines that could be utilized by wildlife moving through the region. No lighting would be provided at the project site. Twelve (12) emergency egress ladders would be installed to prevent animals from becoming trapped in the reservoir. Operation of the reservoir would not result in a substantial increase in noise or other conditions that would result in significant long-term habitat quality impacts to areas at or near the project sites. Therefore, the project would have less than significant impacts related to habitat deterioration.

**Cumulative Impacts:** The proposed project site has been disturbed and it is unlikely that the site contains or supports sensitive plant or wildlife species. The long-term operation of the proposed reservoir would not significantly impact biological resources located on or near the project site. Therefore the project would not have a cumulatively considerable effect on biological resources and the project's contribution to biological resources impacts would be less than significant.

**Mitigation and Residual Impact.** The following mitigation measures would reduce the project's biological resource impacts to a less than significant level. With the incorporation of these measures, residual impacts would be less than significant.

1. **Bio-01 Tree Protection without a Tree Protection Plan.** All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all oak trees.

    a. Prior to the issuance of a Zoning Clearance for grading or construction, all oak trees located within 25 ft. of the limits of grading activities shall be fenced at least six feet beyond the dripline. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.

    b. No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include, but is not limited to, posting of a performance security, tree replacement on a 10:1 (15:1 for Valley or Blue Oaks) ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance.

    c. To help ensure the long term survival of oak trees, no permanent irrigation systems are permitted within six feet of the dripline of oak trees. Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

**Plan Requirements:** Fencing shall be graphically depicted on project plans. **Timing:** This condition shall be printed on project plans submitted for Zoning Clearance issuance, and installed prior to grading permit issuance. **Monitoring:** P&D compliance monitoring staff shall review plans and confirm fence installation. Compliance staff shall conduct site inspections to ensure compliance during grading and construction.

2. **Bio-09 Fish and Wildlife Jurisdiction Advisory.** The project site is within the range of the California Tiger Salamander, a species listed as endangered by the U.S. Fish and Wildlife Service. Based upon a report prepared by Benson Biological, dated April, 2018, it has been determined that the probability for California Tiger Salamander occurrence on the site is low. The issuance of this permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the federal or California Endangered Species Act or any other law. The permit-holder shall contact the necessary jurisdictional agencies to ascertain his or her level of risk under the federal and California Endangered Species Act in implementing the project herein permitted.

   Indemnity for Violation of the Endangered Species Act: The applicant shall defend, indemnify and hold harmless the County or its agents, officers and employees from any and all claims, actions, proceedings, demands, damages, costs, expenses (including attorneys fees), judgments or liabilities, against the County or its agents, offices or employees brought by any entity or person for any and all actions or omissions of the applicant or his agents, employees or other independent contractors arising out of this permit alleged to be in violation of the federal or California Endangered Species Acts (16 USC Sec. 1531 et seq.; Cal. Fish and Game Code Sec. 2050 et sec.). This permit does not authorize, approved or otherwise support a "take" of any listed species as defined under the federal or California Endangered Species Acts. Applicant shall notify County immediately of any potential violation of the federal and/or California Endangered Species Act.

3. **Pre-construction Survey.** Prior to ground clearing activities, a pre-construction burrow survey shall be completed by a qualified biologist approved by Planning and Development (P&D) and U.S. Fish and Wildlife Service (USFWS). Any small mammal burrows identified within the project work area that cannot be avoided will be either excavated completely by hand by the biologist, or thoroughly examined with a fiberoptic scope or infrared scope. If no California Tiger Salamanders (CTS) are observed, a brief report will be provided to P&D and USFWS that documents the methods for burrow investigation and results. In the event CTS are identified, the USFWS and P&D shall be notified immediately and no ground-disturbing work shall take place without further guidance from USFWS. **Plan Requirements and Timing.** The survey shall be performed no more than two weeks before conducting any project-related ground disturbing activity. A report describing the survey results shall be submitted to USFWS and P&D prior to the start of grading activities. **Monitoring:** P&D shall be given the name and contact information for the qualified biologist prior to initiation of the survey. Biologist shall contact P&D at the conclusion of the field survey to inform P&D in writing of the results of the surveys. If no sensitive species are found, P&D will allow grading activities to commence. All required mitigation shall be implemented prior to the start of proposed grading activities. Grading Inspectors shall inspect as needed.

4. **Endangered Species Education.** A project-specific environmental sensitivity orientation will be prepared by a biologist familiar with the Project region. This will be incorporated into site-specific training that will be required for project personnel prior to working on-site. The purpose of this orientation is to educate project personnel on local special-status species that may occur within the project area, including California Tiger Salamander, and to provide an overview of the avoidance and minimization measures and any project permit mitigation measures to be adhered to. In addition, personnel will be briefed on the reporting process in the event of an unintended occurrence or inadvertent injury to a special-status species during construction or operations. Plan Requirements: This condition shall be printed on all project plans. Timing: P&D shall

review the plans with this requirement prior to permit issuance. **Monitoring:** The approved biologist shall notify P&D: (1) at least 3 days prior to the training; and (2) after the required training has been conducted. The required notification shall be provided prior to the start of construction activities.

5. **Monitoring during grading activities.** All ground disturbing work within the upper four feet of the ground surface will be monitored by a qualified biologist approved by P&D and the USFWS. In the event a California tiger salamander is identified at any time within the project site, all project activities shall be stopped and P&D and the USFWS shall be contacted immediately for further consultation. Project activities shall not resume until the USFWS has provided further guidance. The USFWS shall be contacted at the following address: Ventura Fish and Wildlife Office, 2493 Portola Rd, Suite B, Ventura, CA 93003, 805-644-1766. **Plan Requirements:** This condition shall be printed on all project plans. **Timing:** P&D shall review plans with this requirement prior to permit issuance. **Monitoring:** P&D shall be given the name and contact information for the qualified biologist prior to the start of ground disturbing activities.

## 4.5 CULTURAL RESOURCES

| Will the proposal: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| **Archaeological Resources** | | | | | |
| a. Cause a substantial adverse change in the significance of any object, building, structure, area, place, record, or manuscript that qualifies as a historical resource as defined in CEQA Section 15064.5? | | | X | | |
| b. Cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource pursuant to CEQA Section 15064.5? | | | X | | |
| c. Disturb any human remains, including those located outside of formal cemeteries? | | | X | | |

| Will the proposal: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| d. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place and/or cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:<br><br>1) 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<br><br>2) 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. | | | X | | |

**Existing Setting:** For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. The area proposed for development of the agricultural reservoir is undeveloped and has historically been used for cattle grazing. *A Phase 1 and Extended Phase I Archaeological Study* (Applied EarthWorks, Inc., April, 2018) of the area proposed for construction of the reservoir and associated pipelines was conducted. No archaeological resources were identified as a result of the surveys and no further archaeological studies are recommended for the proposed project. On December 18, 2018, a formal notice of application completeness for the proposed project was sent to Julie Tumamait-Stenslie, Chair, Barbareno/Ventureno Band of Mission Indians. The notice provided notification of the opportunity for consultation under AB 52, and included a description of the proposed project and a summary of the Phase 1 and extended Phase 1 study methods and results. To date, formal consultation under AB 52 has not been initiated for this project.

Existing development on the subject parcel totals approximately 30,000 sq. ft. and includes a single family dwelling, garage, guest house, agricultural employee dwellings, barns, and agricultural storage buildings. Records indicate that the existing structural development on the subject parcel was constructed prior to 1960; however as this development is located approximately 2,300 feet away from the proposed reservoir site, it would not be affected by the proposed project and was therefore not evaluated for historic significance. Additionally, based on existing records, there are no structures on the property which are known to be: 1) listed or eligible to be listed 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 2) 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.

**County Environmental Thresholds:** Chapter 8 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (2008, revised February 27, 2018) contains guidelines for the identification, significance evaluation, and mitigation of impacts to cultural resources, including archaeological, historic, and tribal cultural resources. In accordance with the requirements of CEQA, these guidelines specify that if a resource cannot be avoided, it must be evaluated for importance under specific CEQA criteria. CEQA Section 15064.5(a)(3)A-D contains the criteria for evaluating the importance of archaeological and historic resources. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the significance criteria for listing in the California Register of Historical Resources: (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (B) Is associated with the lives of persons important in our past; (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (D) Has yielded, or may be likely to yield, information important in prehistory or history. The resource also must possess integrity of at least some of the following: location, design, setting, materials, workmanship, feeling, and association. For archaeological resources, the criterion usually applied is (D).

CEQA calls cultural resources that meet these criteria "historical resources". Specifically, a "historical resource" is a cultural resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources, or included in or eligible for inclusion in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1. As such, any cultural resource that is evaluated as significant under CEQA criteria, whether it is an archaeological resource of historic or prehistoric age, a historic built environment resource, or a tribal cultural resource, is termed a "historical resource".

CEQA Guidelines Section 15064.5(b) states that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." As defined in CEQA Guidelines Section 15064.5(b), substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project: (1) demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; (2) demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources; or (3) demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

For the built environment, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995), is generally considered as mitigated to a less than a significant impact level on the historical resource.

**Impact Discussion:**

*(a-g) Less than significant impacts.* The area proposed for development of the agricultural reservoir is undeveloped and has historically been utilized for cattle grazing. Records indicate that the existing structural development on the subject parcel was constructed prior to 1960; however as this development is located approximately 2,300 ft. away from the proposed reservoir site it would not be affected by the proposed project

and was therefore not evaluated for historic significance. There are no structures on the property which are known to be: 1) listed or eligible to be listed 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 2) 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.

Applied Earth Works, Inc. completed a Phase I and Extended Phase I archaeological inventory of the 4.4-acre area encompassing the proposed project, including both surface and subsurface survey tasks. The study included a records search at the Central Coast Information Center (CCIC), historic map and aerial photograph review, a sacred land search from the Native American Heritage Commission (NAHC), and coordination with local Native Americans. Background research did not identify any known prehistoric or historic resources within or adjacent to the project area. There was no evidence of historic structures or landform alteration within the project area, and no cultural resources are recorded within or near the project area. There is no indication that the proposed reservoir site is religiously important or that the project site is a sacred site. The use of the proposed reservoir would not increase the number of people located on the project property or increase the potential for the collection or vandalizing ethnic resources.

The extended Phase I survey was completed on March 28, 2018 and was monitored by a representative of the Santa Ynez Band of Chumash Indians (SYBCI). No prehistoric or historic archaeological materials were encountered during surface or subsurface surveys. Implementation of the proposed project is unlikely to result in disturbance of archeological deposits, and no further preconstruction archaeological studies are necessary for the project as currently proposed. In order to comply with cultural resource policies, the project will be conditioned with a standard archaeological discovery clause which requires that any previously unidentified cultural resources discovered during site development are treated in accordance with the County's Cultural Resources Guidelines [Chapter 8 of the County's Environmental Thresholds and Guidelines Manual (rev.2/2018)].

The proposed project would not cause a substantial adverse change in the significance of any object, building, structure, area, place, record, or manuscript that qualifies as a historic resource or cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource as defined in CEQA Section 15064.5 or disturb any known human remains, including those located outside of formal cemeteries. No substantial adverse changes in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place and/or cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: 1) 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 2) 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 would occur. Therefore, impacts would be less than significant.

**Cumulative Impacts:** The project would have a low potential to encounter previously undetected cultural resources during project construction. Since the project would not significantly impact cultural resources, it would not have a cumulatively considerable effect on the County's cultural resources.

**Mitigation and Residual Impact:** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.6 ENERGY

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| a. Substantial increase in demand, especially during peak periods, upon existing sources of energy? | | | X | | |
| b. Requirement for the development or extension of new sources of energy? | | | X | | |

**County Environmental Thresholds:** The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County.

*(a-b) Less than significant impacts.* The proposed project would result in the construction and operation of a reservoir to be used for irrigation and frost protection for approximately 100-acres of vineyard planted on the parcel. The energy use required to operate the reservoir would not result in a substantial increase in demand for energy or require the development of new energy sources. Therefore, project-related energy use would be less than significant.

**Cumulative Impacts:** The project's contribution to the regional demand for energy would not be cumulatively considerable and its cumulative effect would be less than significant.

**Mitigation and Residual Impact:** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.7 FIRE PROTECTION

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| a. Introduction of development into an existing high fire hazard area? | | | X | | |
| b. Project-caused high fire hazard? | | | X | | |
| c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting? | | | X | | |
| d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas? | | | X | | |
| e. Development of structures beyond safe Fire Dept. response time? | | | X | | |

**Existing Setting:** The project site, due to its location in a rural area with significant amounts of open space and flammable vegetation, is designated as a high fire hazard area. The project site falls within the jurisdiction of the Santa Barbara County Fire Department and is serviced by Fire Station #24 located at 99 Centennial St. in Los Alamos. Emergency access to the project site would be provided by an existing private driveway accessed from Alisos Canyon Rd. Standard Santa Barbara County Fire Department requirements for development in designated high fire hazard areas are applicable to this project.

**County Environmental Thresholds:** Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas. The following County Fire Department standards are applied in evaluating impacts associated with the proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4000 persons (generally 1 engine company per 12,000 people, assuming three firefighters per station). The emergency response time standard is 5 minutes or less.
- Water supply thresholds include a requirement for 750 gpm at 20 psi for all single family dwellings.
- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road). Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.
- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.

**Impact Discussion**

*(a-e) Less than Significant Impacts.* The proposed project would introduce additional development consisting of an agricultural reservoir within a high fire hazard area. The proposed reservoir would be used to provide irrigation and frost protection for 100-acres of vineyard installed on the parcel. Minimal combustible materials would be installed as a result of the project, and no habitable structures are proposed with this project. The project will be conditioned to comply with Santa Barbara County Fire Department standard conditions of approval. Therefore, the proposed reservoir project would not cause a high fire hazard or introduce development into an area without adequate water pressure, fire hydrants, or adequate access for fire fighting. The project site is within a safe response time for the Fire Department. The project would not result in an increase in the population of the area, and would not hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas. As a result, impacts to fire protection would be less than significant.

**Cumulative Impacts:** The proposed project would not result in a cumulatively considerable increase in the demand for fire protection services and would not have a cumulative impact to fire protection services.

**Mitigation and Residual Impact:** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.8 GEOLOGIC PROCESSES

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards? | | | X | | |
| b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading? | | | X | | |
| c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise? | | | X | | |
| d. The destruction, covering or modification of any unique geologic, paleontologic or physical features? | | | X | | |
| e. Any increase in wind or water erosion of soils, either on or off the site? | | X | | | |
| f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake? | | X | | | |
| g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent? | | | | X | |
| h. Extraction of mineral or ore? | | | | X | |
| i. Excessive grading on slopes of over 20%? | | | | X | |
| j. Sand or gravel removal or loss of topsoil? | | | | X | |
| k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas? | | | | X | |
| l. Excessive spoils, tailings or over-burden? | | | X | | |

**Existing Setting:** The proposed reservoir site is generally level and has gentle slopes of approximately five (5) percent or less. Borings conducted at the proposed reservoir site (*Soils Engineering Report prepared for Nolan Ranch, LLC.,* GeoSolutions, Inc., June 12, 2018) did not encounter standing groundwater at a depth 30 feet below the ground surface. There are no known faults located in the project area (*2017 Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan, Figure 5.1*).

**County Environmental Thresholds:** Pursuant to the County's Adopted Thresholds and Guidelines Manual, impacts related to geological resources may have the potential to be significant if the proposed project involves any of the following characteristics:

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by P&D or PWD. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.

2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.

3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.

4. The project is located on slopes exceeding 20% grade.

**Impact Discussion**

*(a-c) Less than Significant Impacts.* Grading for the proposed project would consist of approximately 43,700 cubic yards of cut and 14,000 cubic yards of fill. Excess fill material would be stored onsite in a permanent stockpile located adjacent to the reservoir. The proposed reservoir would be constructed in accordance with the recommendations addressing slope stability included in the soils report prepared for the project (GeoSolutions, Inc., June 12, 2018). The geotechnical evaluation concluded that based on a preliminary evaluation of on-site soil and groundwater conditions, the potential for liquefaction at the project sites is low. There are no known faults at the project site. All proposed project-related design parameters would be reviewed and included in the grading permit required by the Building and Safety Division for the project. Implementation of requirements included in approved grading plans and existing regulations and building codes would further reduce any potential seismic and soil-related impacts to a less than significant level.

*(d) Less than significant impact.* There are no unique geologic features at the proposed reservoir site and proposed modifications to the topography of the project property would not be extensive. Therefore, impacts to unique features would be less than significant.

*(e, f) Less than significant with mitigation.* The topography of the project site is generally level with gentle slopes. Grading to construct the proposed reservoir would have the potential to result in significant short- and long-term erosion-related impacts. The Santa Barbara County Code, Chapter 14 Grading Ordinance (August 2005) contains the minimum standards and procedures necessary to minimize grading-related hazards. The Ordinance also addresses compliance with the National Pollutant Discharge Elimination System Phase II storm water regulations and sets forth local storm water requirements for project that disturb more than one acre. The implementation of these requirements would reduce the potential for the project to result in erosion- and sedimentation-related impacts to water resources. Mitigation Measure No. 6, below, provides specific erosion control requirements that would reduce the project's potential erosion-related impacts to a less than significant level.

*(g-k) No impact.* The project would not require the use of septic systems and would not result in mining operations. No grading would occur on slopes of 20% or greater. The project would not result in construction operations that would be a substantial source of vibrations (i.e., pile driving) and no sensitive vibration receptors are located near the project site.

**Cumulative Impacts:** Geologic impacts are generally project-specific in nature and addressed based on the characteristics of individual project site. However, erosion and off-site sedimentation from a project site may contribute to off-site water quality and other sedimentation-related impacts. With the implementation of proposed project-specific mitigation, the project would not result in significant short- or long-term erosion impacts and the project's geologic impacts would not be cumulatively considerable and its cumulative effect would be less than significant.

**Mitigation and Residual Impacts:** The following mitigation measure would reduce the project's impacts to geological resources to a less than significant level. With the inclusion of this mitigation measure, residual impacts would be less than significant.

6. **Geo-02 Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (http://sbcountyplanning.org/building/grading.cfm) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **PLAN REQUIREMENTS:** The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round. **MONITORING:** P&D staff shall perform site inspections throughout the construction phase.

## 4.9 HAZARDOUS MATERIALS/RISK OF UPSET

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| **a.** In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)? | | | X | | |
| **b.** The use, storage or distribution of hazardous or toxic materials? | | | X | | |
| **c.** A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | | | X | | |
| **d.** Possible interference with an emergency response plan or an emergency evacuation plan? | | | X | | |
| **e.** The creation of a potential public health hazard? | | | X | | |
| **f.** Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)? | | | X | | |
| **g.** Exposure to hazards from oil or gas pipelines or oil well facilities? | | | X | | |

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| h. The contamination of a public water supply? | | | X | | |

**Existing Setting:** The area that would be used for the construction of the proposed reservoir, pipelines and stockpile is undeveloped and has been historically used for cattle grazing. According to the State Water Resources Control Board (SWRCB) Geotracker website (accessed January 10, 2019) there are no known contaminated or permitted hazardous waste sites located on the project property, and there are no active contamination or remediation sites near the project property.

**County Environmental Threshold:** Pursuant to the County's Adopted Thresholds and Guidelines Manual, the County's safety threshold addresses involuntary public exposure from projects involving significant quantities of hazardous materials. The threshold addresses the likelihood and severity of potential accidents to determine whether the safety risks of a project exceed significant levels.

**Impact Discussion:**

*(a-h) Less than Significant Impacts.* The proposed project would result in the development and operation of a water storage reservoir. The construction and operation of the reservoir would not result in or require the use of hazardous materials at levels that would have the potential to result in a significant hazard to human health or to the environment. Minor amounts of traffic that may be generated by the project would generally be for maintenance-related purposes, and project-related traffic would not interfere with emergency response capabilities to the project site or to other properties in the project area. Therefore, the project's potential hazard-related impacts would be less than significant.

**Cumulative Impacts:** The project would not result in significant impacts with respect to hazardous materials and/or risk of upset. Therefore, the project would not have a cumulatively considerable effect on safety within the County and the project's cumulative impact would be less than significant.

**Mitigation and Residual Impact:** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.10 LAND USE

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| a. Structures and/or land use incompatible with existing land use? | | | X | | |
| 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? | | | X | | |
| c. The induction of substantial growth or concentration of population? | | | | X | |

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project? | | | | X | |
| e. Loss of existing affordable dwellings through demolition, conversion or removal? | | | | X | |
| f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X | |
| g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X | |
| h. The loss of a substantial amount of open space? | | | X | | |
| i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.) | | | X | | |
| j. Conflicts with adopted airport safety zones? | | | | X | |

**Existing Setting:** The property is 1,712.61-acres identified as Assessor's Parcel Number 133-110-061, located at 7501 Alisos Canyon Road in the Los Olivos area, Third Supervisorial District. The property is located in the rural area of the County and is zoned Agriculture (AG-II-100) with an Agricultural Commercial (AC) land use designation. The property has historically been utilized for agricultural uses including cattle grazing and vineyards. The property adjoins agriculturally zoned parcels (AG-II-100) ranging from approximately 479 to 3,500-acres in size. These neighboring properties are used for vineyards, grazing, dry land farming, and irrigated crop production.

**County Environmental Threshold:** The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project would result in substantial growth inducing effects or result in a physical change in conflict with County policies adopted for the purpose of avoiding or mitigating an environmental effect.

**Impact Discussion**

***(a, b, h) Less than significant impacts:*** The property has historically been utilized for agricultural uses including cattle grazing and vineyards. The property adjoins agriculturally zoned parcels (AG-II-100) ranging from approximately 479 to 3,500-acres in size. These neighboring properties are used for vineyards, grazing, dry land farming, and irrigated crop production. The proposed reservoir would be developed on 2.51-acres of the 1,712.61-acre parcel and would be used to support an existing agricultural operation. The proposed reservoir is a conditionally permitted use by the zoning of the project site, and would not result in land use conflicts with

nearby land uses. Therefore, the proposed project would result in less than significant land use conflicts with existing land uses and land use requirements.

*(c – g, j) No impacts.* The proposed project would not result in an extension of urban services that could serve new development beyond the proposed project and would not result in a loss in affordable dwellings. No increase in the population of the project area would occur, and the project would not result in the removal of any housing or the displacement of any people. An extension of sewer trunk lines or access roads is not required for this project. There are no airport safety zones within the project site area. The proposed reservoir would be constructed on 2.51-acres of the 1,712.61-acre parcel which is not a substantial loss of open space area.

*(i) Less than Significant Impact.* Construction of the proposed reservoir would not result in adverse economic or social effects that would have the potential to result in physical changes to existing environmental conditions on the project sites or in the project area. Operation of the reservoir would require the use of groundwater. According to the *Evaporative Loss Determination for Nolan Frost Protection Reservoir project* (Coast Engineering & Survey, Inc., October 3, 2018) the project's contribution to existing groundwater overdraft conditions in the Santa Ynez Valley would result from evaporative losses of water from the reservoir. It is estimated the project would result in evaporative losses of approximately 6.67 acre feet per year (AFY). This water loss would not result in a significant project-specific or cumulative water use impact based on the County's adopted groundwater use thresholds of 61 AFY for the Santa Ynez Uplands Groundwater Basin (Section 4.16, Water Resources/Flooding). Due to the relatively minor increase in groundwater use that would result from the operation of the reservoir, the proposed project would not result in substantial economic or social changes in the project area, and the project-related physical change in existing groundwater conditions would result in a less than significant land use impact.

**Cumulative Impacts:** The project would not result in any significant project-specific land use impacts. The project would be consistent with the zoning of the project site and would be compatible with surrounding land uses and development. The project's contribution to cumulative land use impacts would not be cumulatively considerable and its cumulative impacts would be less than significant.

**Mitigation and Residual Impact:** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.11 NOISE

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)? | | | X | | |
| b. Short-term exposure of people to noise levels exceeding County thresholds? | | | X | | |
| c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)? | | | X | | |

**Existing Setting:** The subject property is located in a rural area setback approximately 1,300 feet from Alisos Canyon Road. Alisos Canyon Road is the major noise source in the project area. No other roadways, public facilities, airport approach and take-off zones, or other land uses that are substantial noise sources are located in

the project area. The nearest sensitive off-site land uses consists of a single family dwelling located approximately 1 mile to the west of the project site.

**County Environmental Threshold:** Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level ($L_{dn}$) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

**Impact Discussion**

*(a, c) Less than significant impacts.* The operation of the proposed reservoir would not result in the generation of noise that would have the potential to result in significant noise impacts to persons or uses located on or near the proposed reservoir sites. Minor amounts of traffic that may be generated by the project would generally be for periodic maintenance-related purposes, and such traffic would not substantially increase existing noise conditions along Alisos Canyon Road. Therefore, the project's potential long-term noise impacts would be less than significant.

*(b) Less than significant impact.* The construction of the proposed reservoir would result in a temporary increase in noise levels at the construction sites. However, no construction activities would occur within 1,700 feet of residences or other sensitive receptors located on or adjacent to the project site. Therefore, the project's potential short-term noise impacts would be less than significant.

**Cumulative Impacts:** The project would not be a substantial source of noise. Therefore, the project's noise impacts would not be cumulatively considerable and its cumulative impacts would be less than significant.

**Mitigation and Residual Impact:** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.12 PUBLIC FACILITIES

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| **a.** A need for new or altered police protection and/or health care services? | | | | X | |
| **b.** Student generation exceeding school capacity? | | | | X | |
| **c.** Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)? | | | | X | |
| **d.** A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)? | | | | X | |

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | | |

**Existing Setting:** The project site does not contain public facilities. Police protection would be provided by the Santa Barbara County Fire Department. The closet emergency healthcare facility in relation to the project site is Valley

**County Environmental Thresholds:**

**Schools:** A significant level of school impacts is generally considered to occur when a project would generate a sufficient number of students to require an additional classroom.

**Solid Waste:** A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. This volume represents 5% of the expected average annual increase in waste generation, and is therefore considered a significant portion of the remaining landfill capacity. In addition, construction and demolition waste from remodels and rebuilds is considered significant if it exceeds 350 tons. Waste generation of 40 tons per year is considered a potentially significant contribution to cumulative waste generation, and mitigation via a Solid Waste Management Plan is recommended.

**Impact Discussion**

*(a-d) No impacts.* The proposed project would not result in the development of habitable structures and would not increase population on the project site or in the project area. The project would not result in a demand for law enforcement, generate additional school-age children, generate solid waste, or be a source of sewage generation. Therefore, the project would have no impact on these services.

*(e) Less than significant impact.* Surface drainage at the project site follows the existing topography to the southwest towards Cañada de los Alisos creek, approximately 1,650 feet south of the proposed reservoir location. After construction of the reservoir, drainage would be directed around the perimeter of the reservoir and would follow the existing drainage patterns. No stormwater runoff would enter the reservoir due to its location and design. No new or expansion of existing drainage facilities is proposed. Therefore, impacts would be less than significant.

**Cumulative Impacts**: The proposed project would not result in a population increase that would contribute to significant public facilities impacts. Solid waste generation would be below the County threshold of 40 tons per year for a significant cumulative impact. The project would not result in a substantial increase in impermeable surfaces at the project sites that would substantially increase runoff water volumes. Therefore, the project's contribution to public facility impacts would not be cumulatively considerable and its cumulative effects would be **less than significant.**

**Mitigation and Residual Impact.** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.13 RECREATION

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| a. Conflict with established recreational uses of the area? | | | | X | |
| b. Conflict with biking, equestrian and hiking trails? | | | | X | |
| c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)? | | | | X | |

**Existing Setting:** There are no recreation facilities on or near the project site.

**County Environmental Thresholds:** The Thresholds and Guidelines Manual contains no threshold for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements. The County's Comprehensive Plan, Land Use Element, Parks/Recreation Policies state, in part: "Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses."

**Impact Discussion**

*(a-c) No impacts.* There are no parks or public trails located on or near the project site, and the project would not result in a population increase that would contribute to significant impacts to recreation facilities. Therefore, the project would have no impact on existing recreational facilities or increase the demand for recreation opportunities.

**Cumulative Impacts:** The proposed project would not result in an increase in population in the project area and would not directly or indirectly impact any existing recreation facilities. Therefore, the project's contribution to cumulative recreation impacts would not be cumulatively considerable and its cumulative impacts would be less than significant.

**Mitigation and Residual Impact.** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.14 TRANSPORTATION/CIRCULATION

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| **a.** Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system? | | | X | | |
| **b.** A need for private or public road maintenance, or need for new road(s)? | | | X | | |
| **c.** Effects on existing parking facilities, or demand for new parking? | | | | X | |
| **d.** Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods? | | | | X | |
| **e.** Alteration to waterborne, rail or air traffic? | | | | X | |
| **f.** Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)? | | | X | | |
| **g.** Inadequate sight distance? | | | X | | |
| ingress/egress? | | | X | | |
| general road capacity? | | | X | | |
| emergency access? | | | X | | |
| **h.** Impacts to Congestion Management Plan system? | | | X | | |

**Existing Setting:** Access to the proposed reservoir site is provided by Alisos Canyon Road via an existing private driveway.

**County Environmental Thresholds:** The Public Works Department, Roads Division's general standards governs all project proposals within the County. In addition, according to the County's Environmental Thresholds and Guidelines Manual, a significant traffic impact would occur when:

a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

| LEVEL OF SERVICE (including project) | INCREASE IN VOLUME/CAPACITY RATIO GREATER THAN |
|---|---|
| A | 0.20 |
| B | 0.15 |
| C | 0.10 |
| | Or the addition of: |
| D | 15 trips |
| E | 10 trips |
| F | 5 trips |

b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.

c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.

d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

**Impact Discussion**

***(a, b, f-h) Less than significant impacts.*** Short-term traffic generated by the proposed project would be primarily from the transportation of construction equipment and materials to and from the reservoir site, and by construction workers commuting to and from the project site. Long-term traffic would likely result from periodic maintenance activities. Overall, traffic generated by the project would be very low and would not adversely affect the operation of Alisos Canyon Road or substantially increase the need for road maintenance. No additional peak hour trips would be generated by the proposed project. Adequate area would be available adjacent to the proposed reservoir site to accommodate construction and maintenance vehicle parking. Adequate sight distance is provided along Alisos Canyon Road to accommodate project-related vehicles that would enter and leave the project sites. The small amount of traffic generated by the project would result in less than significant traffic-related impacts.

***(c-e) No impacts.*** The proposed project would not result in an increased demand for transit services, and would have no effect on air, rail, or waterborne traffic. Therefore, the project would have no impact on these services.

**Cumulative Impacts:** Long-term traffic generated by the proposed project would primarily be for periodic maintenance of the reservoir. Therefore, the traffic generated by the project would not be cumulatively considerable and the project's cumulative traffic-related impacts would be less than significant.

**Mitigation and Residual Impacts:** Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Residual impacts would be less than significant.

## 4.15 WATER RESOURCES/FLOODING

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters? | | | X | | |
| b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff? | | | X | | |
| c. Change in the amount of surface water in any water body? | | | X | | |
| d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution? | | | X | | |
| e. Alterations to the course or flow of flood water or need for private or public flood control projects? | | | | X | |
| f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion? | | | | X | |
| g. Alteration of the direction or rate of flow of groundwater? | | | X | | |
| h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference? | | | X | | |
| i. Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin? | | | X | | |
| j. The substantial degradation of groundwater quality including saltwater intrusion? | | | X | | |
| k. Substantial reduction in the amount of water otherwise available for public water supplies? | | | X | | |
| l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water? | | X | | | |

**Existing Setting:** The proposed reservoir would be located in a low lying central area of the property which is surrounded by hillsides sloping up to the north, west and eastern direction. The reservoir site is set back approximately 1,300 ft. north of Alisos Canyon Road, and is not visible from the road. Surface drainage follows the topography across the site to the southwest towards Cañada de los Alisos creek, approximately 1,650 feet south of the proposed reservoir location. The proposed project site is located in the Santa Ynez Uplands Groundwater Basin.

**County Environmental Thresholds:** A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each overdrafted groundwater basin. These

values were determined based on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project's impacts on water resources are considered significant. The water demand threshold for Santa Ynez Uplands Groundwater Basin is 61acre feet per year.

**Water Quality Thresholds:** A significant water quality impact is presumed to occur if the project:

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses[1] of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

**Impact Discussion:**

*(a, b, c, d) Less than Significant Impacts.* Surface drainage at the project site follows the existing topography to the southwest towards Cañada de los Alisos creek, approximately 1,650 feet south of the proposed reservoir location. After construction of the reservoir, drainage would be directed around the perimeter of the reservoir and would follow the existing drainage patterns. No stormwater runoff would enter the reservoir due to the location and design of the reservoir. Any precipitation that hits the surface of the reservoir would be stored as a result of the reservoir liner and would be utilized in the irrigation system, and would ultimately be returned to the ground surface. As a result, no substantial long-term changes to percolation conditions at or near the project site would occur, and the project would have a less than significant impact to surface waters and drainage patterns.

*(e, f) No Impacts.* The project site is located outside of the designated flood way and flood plain area. No exposure of people or property to water related flooding hazards would occur. The proposed project would be required to comply with County Grading Ordinance requirements. Therefore, the project would have no impacts related to flood-related hazards.

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[1] Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

*(g, h, i, j, k) Less than Significant Impacts.* Water for the reservoir would be provided by an existing agricultural water well located on the subject parcel. A pump pad would be installed south of the proposed reservoir and a new supply line and outlet pipe (12" diameter) would be installed from the pump pad to the reservoir. The reservoir would remain full only during the months of February, March and April. During "non-frost" months (May through January), the reservoir would be kept at or below a design depth that will allow for normal operation of the vineyard drip irrigation system.

The Santa Barbara County Environmental Thresholds and Guidelines Manual states that all projects subject to discretionary review by the County are subject to the water use thresholds included in the manual. Projects that would use more water than the applicable threshold identified by the Manual would result in a significant water use impact. The water use threshold for projects in the Santa Ynez Uplands Groundwater Basin is 61 AFY. Agricultural operations conducted on properties with agricultural zoning are an allowed use and no land use entitlements are required for such uses (LUDC Section 35.21.030).

The existing agricultural operations that the proposed water storage reservoir would support are located on the Nolan Ranch property with AG-II-100 zoning. Water stored in the reservoir used to support the agricultural operations is not subject to the water use threshold established for the Santa Ynez Uplands Groundwater Basin. The reservoir is a conditionally permitted use in the AG-II-100 zone and requires the approval of a discretionary Minor Conditional Use Permit. Water stored in the reservoir that would not be directly or indirectly used in support of the agricultural operations would be the water that evaporates from the reservoir. An Evaporative Loss Determination (Coast Engineering & Survey, Inc, October 3, 2018) was completed for the project. According to this report, evaporation from the proposed reservoir is estimated to be 6.67 AFY. Therefore, net evaporative loss would not exceed the water use threshold of 61 AFY, and the project would result in a **less than significant** water use impact.

*(l) Less than Significant Impact with Mitigation.* Grading and construction activities could result in temporary runoff, erosion, and the use of concrete and other substances that have the potential to result in short-term water quality impacts. To mitigate the project's potential short-term impacts to runoff and water quality, the project proposes to implement a variety or erosion/sedimentation control Best Management Practices. These measures include the use of silt fences and the maintenance of proposed erosion control measures throughout the rainy season (October 15 through April 15). In addition, proposed Mitigation Measure No. 4 requires the preparation and implementation of a Storm Water Pollution Prevention Plan, and proposed Mitigation Measure Nos. 7 and 8 include additional requirements to provide designated construction equipment washout and equipment storage areas. With implementation of these measures, potential short-term water quality impacts would be less than significant.

**Cumulative Impacts:** The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for water resources. Therefore, the project's contribution to the regionally significant issues of water supplies and water quality is not considerable and is less than significant.

**Mitigation and Residual Impact:** The following mitigation measure would reduce the project's water conveyance impacts to a **less than significant** level:

7. **WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least

100 feet from any storm drain, water body or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all plans for zoning clearance, grading and building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

8. **WatConv-05 Equipment Washout-Construction:** The Owner/Applicant shall designate a washout area for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site bi-monthly. The area shall be located at least 100 feet from any storm drain, water body, or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Zoning Clearance and Grading permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

## 5.0 INFORMATION SOURCES

### 5.1 County Departments Consulted

Air Pollution Control District, Building & Safety, Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, Project Clean Water

### 5.2 Comprehensive Plan

| | | | |
|---|---|---|---|
| X | Seismic Safety/Safety Element | ____ | Conservation Element |
| ____ | Open Space Element | X | Noise Element |
| ____ | Coastal Plan and Maps | ____ | Circulation Element |
| ____ | ERME | ____ | Other |

### 5.3 Other Sources

| | | | |
|---|---|---|---|
| X | Field work | ____ | Ag Preserve maps |
| X | Calculations | X | Flood Control maps |
| X | Project plans | X | Other technical references (reports, survey, etc.) |
| ____ | Traffic studies | X | Planning files, maps, reports |
| X | Records | X | Zoning maps |
| X | Grading plans | X | Soils maps/reports |
| ____ | Elevation, architectural renderings | X | Plant maps |
| X | Published geological map/reports | X | Archaeological maps and reports |
| X | Topographical maps | ____ | Other |

## 6.0 PROJECT SPECIFIC *(short- and long-term)* AND CUMULATIVE IMPACT SUMMARY

The proposed project does not have potential impacts that cannot be feasibly mitigated to less than significant levels.

I. Project-Specific Impacts which are of unavoidable significance levels (Class I): None

II. Project-Specific Impacts which are potentially significant but can be mitigated to less than significant levels (Class II): Biological Resources, Geologic Processes, and Water Resources/Flooding.

III. No potentially significant adverse cumulative impacts have been identified.

## 7.0 MANDATORY FINDINGS OF SIGNIFICANCE

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| 1. Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory? | | X | | | |
| 2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals? | | | X | | |
| 3. 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.) | | | X | | |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | X | | |
| 5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ? | | | X | | |

## 8.0 PROJECT ALTERNATIVES

Not applicable.

## 9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

**Zoning**

The proposed project is consistent with the requirements of the Santa Barbara County Land Use and Development Code (Inland Zoning Ordinance). The proposed AG-II-100 zoning of the site allows for the development of a reservoir with the approval of a Minor Conditional Use Permit.

**Comprehensive Plan**

The project will be subject to all applicable requirements and policies under the Santa Barbara County Land Use and Development Code, and the County's Comprehensive Plan. This analysis will be provided in the forthcoming Staff Report. The following policies will be addressed, among others:

1. Land Use Development Policy #4
2. Hillside & Watershed Protection policy # 1, 2, 3, 5, 6, 7
3. Historical and Archaeological Policy # 2, 3, 5
4. Visual Resources Policy # 2, 5

## 10.0 RECOMMENDATION BY P&D STAFF

**On the basis of the Initial Study, the staff of Planning and Development:**

___ Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

__X__ Finds 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 incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

____ Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

____ Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

_____ With Public Hearing __X__ Without Public Hearing

**PREVIOUS DOCUMENT: N/A**

**PROJECT EVALUATOR:** Dana Eady, Senior Planner **DATE:** January 30, 2019

## 11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

_X_ I agree with staff conclusions. Preparation of the appropriate document may proceed.
____ I DO NOT agree with staff conclusions. The following actions will be taken:
____ I require consultation and further information prior to making my determination.

SIGNATURE: _____ INITIAL STUDY DATE: January 28, 2019

SIGNATURE: _____ NEGATIVE DECLARATION DATE: January 30, 2019

SIGNATURE: _____ REVISION DATE: _____

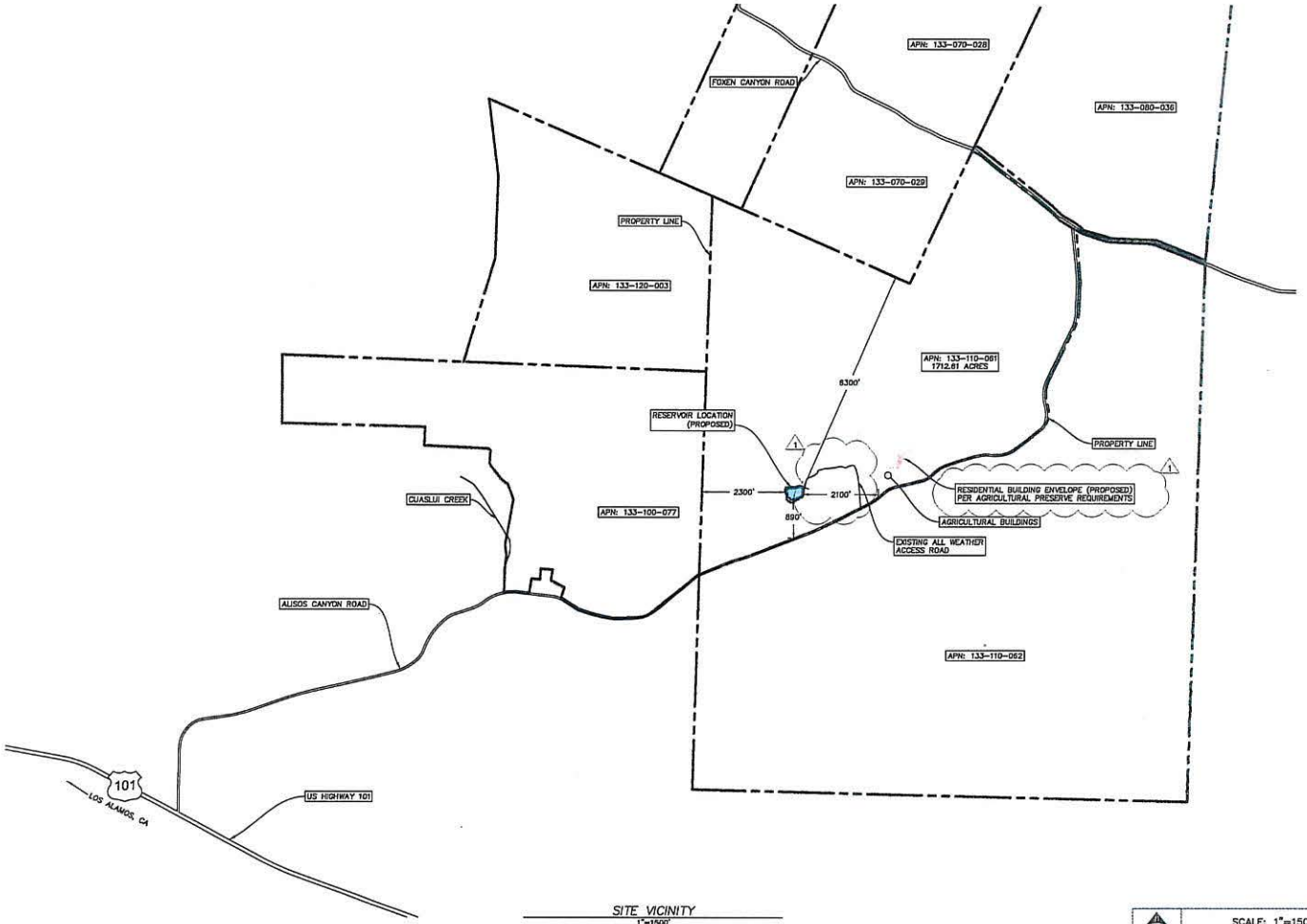
SIGNATURE: _____ FINAL NEGATIVE DECLARATION DATE: _____

## 12.0 ATTACHMENTS

1. Project Plans

# NOLAN VINEYARD FROST PROTECTION RESERVOIR

7501 ALISOS CANYON ROAD
LOS OLIVOS, CA. 93455
COUNTY OF SANTA BARBARA
APN 133-110-061




SITE VICINITY
1"=1500'

SCALE: 1"=1500'
0 1500 3000 4000

811 Know what's below. Call before you dig.

NOTE:
LOCATION OF ANY EXISTING AND/OR PROPOSED EASEMENTS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE DATA. TYPE AND LOCATION OF EXISTING ROCK OUTCROPPING AND VEGETATION SHALL BE INSPECTED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NO KNOWN TREES EXIST WITHIN THE PROPOSED SITE WHICH HAVE BEEN IDENTIFIED FOR REMOVAL.

## VICINITY MAP


## PROJECT DATA

PROJECT ADDRESS:
7501 ALISOS CANYON ROAD
LOS OLIVOS, CA. 93455

CLIENT INFORMATION:
NOLAN RANCH, LLC.
58 11TH STREET
HERMOSA BEACH, CA 90254

PROPOSED WORK:
DESIGN AND PERMIT IRRIGATION FROST PROTECTION RESERVOIR APPROXIMATELY 25-30 ACRE-FT IN STORAGE CAPACITY, ONLY TO BE FULL FEBRUARY, MARCH, APRIL.

ASSESSOR MAP INFORMATION:
POR. RANCHOS LA LAGUNA, LA ZACA, & CORRAL DE QUATI
133-11 COUNTY OF SANTA BARBARA

## RESERVOIR STATISTICS

| | |
|---|---|
| BASE ELEVATION | 1011.00-FEET |
| WATER SURFACE ELEVATION | 1031.00-FEET |
| DEPTH | 20.00-FEET |
| TOP OF BANK ELEVATION | 1032.50-FEET |
| FREE BOARD AVAILABLE | 1.50-FOOT MIN. |
| FULL VOLUME WATER SURFACE AREA | 109,400 SQUARE FEET (2.51 ACRE) |
| STORAGE VOLUME | 80,200 CUBIC-YARDS (37.3 ACRE-FEET) |

## GRADING STATISTICS

| | | |
|---|---|---|
| CUT | 43,700 | CY |
| FILL | 14,000 | CY |
| NET | 29,700 | CY (CUT) |
| TOTAL GRADED AREA | 180,000 | SF |
| | 4.13 | ACRES |

EARTHWORK QUANTITIES ARE RAW VOLUMETRIC ESTIMATES FOR PERMITTING ONLY. EARTHWORK VOLUMES ARE CALCULATED FROM THE EXISTING GROUND SURFACE TO THE PROPOSED SUBGRADE. CONTRACTOR SHALL PERFORM INDEPENDENT EARTHWORK ANALYSIS FOR PRICING OR PAY PURPOSES. QUANTITIES ABOVE DO NOT INCLUDE CLEARING, GRUBBING, SUBSIDENCE, SHRINKAGE OR EXPANSION FACTORS OR OVEREXCAVATION QUANTITIES.

## CONSULTANT INFORMATION

| | |
|---|---|
| GEOTECHNICAL ENGINEER: | GEOSOLUTIONS, INC. |
| REPORT NO. | SM00217-1 |
| DATE: | 06/12/2018 |
| LAND SURVEYOR: | DALE H. WILHELM L.S. 6423 |
| DATE: | 02/27/2018 |

## EROSIVITY WAIVER

**Facility Information**

- Start Date: 05/10/2019
- End Date: 07/10/2019
- Address: 7501 ALISOS CANYON ROAD
- Latitude: 34.7568
- Longitude: -120.1725

**Erosivity Index Calculator Results**

An erosivity index value of 0.332 has been determined for the construction period of 05/10/2019 - 07/10/2019.

A rainfall erosivity factor of less than 5.0 has been calculated for your site and period of construction. Contact your permitting authority to determine if you are eligible for a waiver from NPDES permitting requirements. If you are covered under State's construction permit then you can use eRAIN to submit your low erosivity waiver certification.

If your construction activity extends past the project completion date you specified above, you must recalculate the R factor using the original start date and a new project completion date. If the recalculated R factor is still less than 5.0, a new waiver certification form must be submitted before the end of the original construction period. If the new R factor is 5.0 or greater, the operator must submit a Notice of Intent to be covered by the Construction General Permit before the original project completion date.

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC | ASPHALT CONCRETE | RIM | TOP OF STRUCTURE |
| CLF | CHAIN LINK FENCE | SD | STORM DRAIN |
| CO | CLEANOUT | STBK | SETBACK |
| E | ELECTRICAL | TC | TOP OF CURB |
| FG | FINISHED GRADE | TF | TOP OF FOOTING |
| FH | FIRE HYDRANT | TG | TOP OF GRATE |
| FL | FLOW LINE | TP | TOP OF PIPE |
| HP | HIGH POINT | TW | TOP OF WALL |
| INV | INVERT | U | DRY UTILITIES |
| LP | LOW POINT | W | WATER |
| N.T.S. | NOT TO SCALE | WM | WATER METER |
| PP | POWER POLE | WV | WATER VALVE |

## SHEET INDEX




COAST
ENGINEERING & SURVEY, INC.
SAN LUIS OBISPO
BUELLTON
SANTA BARBARA


ROGER A. ROSTRON
No. 76756
CIVIL
STATE OF CALIFORNIA
PRELIMINARY

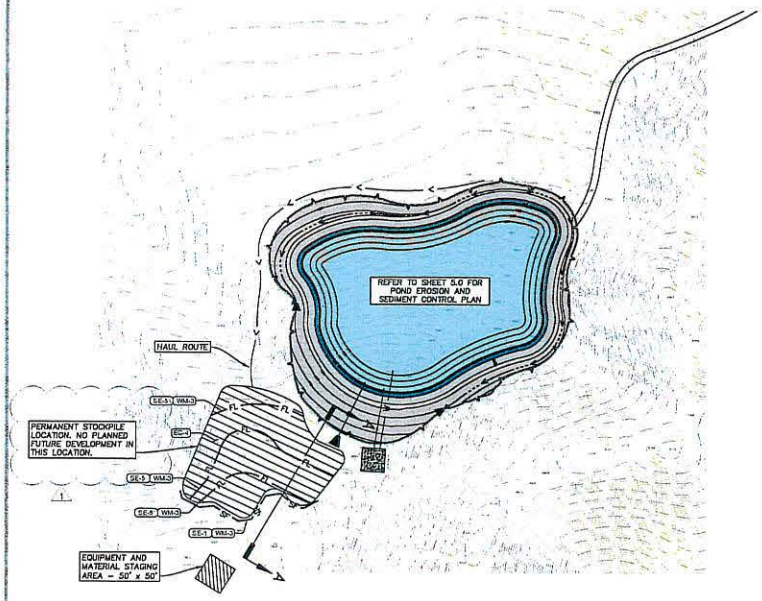
REVISIONS:

| | DATE | DESCRIPTION: |
|---|---|---|
| 1 | 10/03/2018 | COUNTY PLANNING COMMENTS |

LOCATION: 7501 ALISOS CANYON ROAD APN: 133-110-061
PROJECT NO. 2017198
DRAWN NAH
CHECKED TAR
CLIENT NOLAN RANCH, LLC.

NOLAN VINEYARD
FROST PROTECTION RESERVOIR
18CUP-00000-00021
TITLE SHEET

SHEET: C1.0
OF: 11
DATE: JULY 25, 2018




STOCKPILE PLAN AND HAUL ROUTE
1"=100'

## BMP SELECTION AND LEGEND

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE NOVEMBER 2009 EDITION OF THE CASQA "CALIFORNIA STORM WATER HANDBOOK, IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE BMP DETAILS AVAILABLE AT WWW. CASQA.ORG.

THE FOLLOWING BMPS ARE NOT SHOWN IN THE SPECIFIC LOCATION ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMPS INTO THE PROJECT SCOPE.

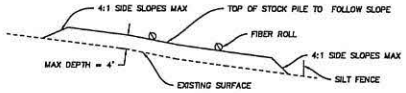
- SC-1 PROJECT SCHEDULING
- SC-2 PRESERVATION OF EXISTING VEGETATION
- WM-1 WATER CONSERVATION
- WM-5 DISCHARGE REPORTING
- NS-7 POTABLE WATER / IRRIGATION
- NS-8 VEHICLE CLEANING
- NS-9 VEHICLE FUELING
- NS-10 VEHICLE MAINTENANCE
- WE-1 WIND EROSION CONTROL

THE FOLLOWING BMPS ARE SPECIFIED ON THIS PLAN

- SE-1 FIBER ROLLS —— FL ——
- SE-8 SILT FENCE —— SF ——
- EC-4 NON-IRRIGATED HYDRO SEEDING
- WM-5 STOCKPILE MANAGEMENT

## SEED MATRIX

| | | SLOPES LESS THAN 5% LBS/ACRE | | SLOPES GREATER THAN 5% LBS/ACRE | |
|---|---|---|---|---|---|
| | | DRILLED | BROADCAST | DRILLED | BROADCAST |
| GRASS MIX: | ZORRO ANNUAL FESCUE | 4 | 8 | 12 | 18 |
| | BLANDO BROME | 10 | 12 | 10 | 12 |
| | DRYLAND LEGUME MIX | 12 | 15 | 15 | 20 |
| NATIVE PERENNIAL GRASS MIX SUCH AS 2 OR 3 OF THE FOLLOWING VARIETIES: CALIFORNIA OATGRASS, CALIFORNIA MELIC, MEADOW BARLEY, OR BLUE WILDRYE | | 15 | 20 | 20 | 30 |




## TYPICAL STOCKPILE SECTION A–A

SCALE: NTS

## STOCKPILE CONSTRUCTION NOTES

1. STRIP TOPSOIL PRIOR TO PLACEMENT OF STOCKPILE MATERIAL.
2. KEY AND STOCKPILE TO EXISTING GROUND, WHEEL COMPACT DURING PLACEMENT.
3. SPREAD TOPSOIL ON TOP OF STOCKPILE AND HYDRO SEED WITH NATIVE MIX.

## AIR POLLUTION CONTROL MEASURES

1. ALL PORTABLE DIESEL–POWERED CONSTRUCTION EQUIPMENT SHALL BE REGISTERED WITH THE STATE'S PORTABLE EQUIPMENT REGISTRATION PROGRAM OR SHALL OBTAIN AN APCD PERMIT.
2. FLEET OWNERS OF MOBILE CONSTRUCTION EQUIPMENT ARE SUBJECT TO THE CALIFORNIA AIR RESOURCES BOARD (CARB) REGULATION FOR IN–USE OFF–ROAD DIESEL VEHICLES (TITLE 13, CALIFORNIA CODE OF REGULATIONS (CCR), §2449). THE PURPOSE OF WHICH IS TO REDUCE OXIDES OF NITROGEN (NOx), DIESEL PARTICULATE MATTER (DPM), AND OTHER CRITERIA POLLUTANT EMISSIONS FROM IN–USE OFF–ROAD DIESEL–FUELED VEHICLES. OFF–ROAD HEAVY–DUTY TRUCKS SHALL COMPLY WITH THE STATE OFF–ROAD REGULATION. FOR MORE INFORMATION, SEE WWW.ARB.CA.GOV/MSPROG/ORDIESEL/ORDIESEL.HTM.
3. FLEET OWNERS OF MOBILE CONSTRUCTION EQUIPMENT ARE SUBJECT TO THE CALIFORNIA CARB REGULATION FOR IN–USE (ON–ROAD) HEAVY DUTY DIESEL–FUELED VEHICLES (TITLE 13, CCR, §2025), THE PURPOSE OF WHICH IS TO REDUCE NOx, DPM, AND OTHER CRITERIA POLLUTANT EMISSIONS FROM IN–USE ON–ROAD DIESEL–FUELED VEHICLES. ON–ROAD HEAVY–DUTY TRUCKS SHALL COMPLY WITH THE STATE ON–ROAD REGULATION. FOR MORE INFORMATION, SEE WWW.ARB.CA.GOV/MSPROG/ONDIESEL/ONDIESEL.HTM.
4. ALL COMMERCIAL OFF–ROAD AND ON–ROAD DIESEL VEHICLES ARE SUBJECT, RESPECTIVELY, TO TITLE 13, CCR, §2449(d)(3) AND §2485, LIMITING ENGINE IDLING TIME. IDLING OF HEAVY DUTY DIESEL CONSTRUCTION EQUIPMENT AND TRUCKS DURING LOADING AND UNLOADING SHALL BE LIMITED TO FIVE MINUTES; ELECTRIC AUXILIARY POWER UNITS SHOULD BE USED WHENEVER POSSIBLE.

## SPECIFICATIONS FOR PRESERVATION OF EXISTING OAK TREES

1. ALL WORK WITHIN THE DRIPLINES OF OAK TREES SHALL BE BY HAND AND PERFORMED ONLY AS APPROVED OR DIRECTED BY THE LANDSCAPE ARCHITECT OR A QUALIFIED ARBORIST.
2. ALL ROOTS ENCOUNTERED DURING TRENCHING OPERATIONS SHALL BE CLEANLY CUT. ROOTS OVER TWO INCHES IN DIAMETER SHALL BE SEALED WITH APPROVED TREE SEAL. TRENCHES FOR ALL CURBS AND WALLS ADJACENT TO OAK TREES SHALL BE BACK FILLED WITH POROUS TOPSOIL FROM ONSITE.
3. WHERE WALLS OR CURBS ARE TO BE BUILT WITHIN SIX FEET OF THE TRUNK OF ANY OAK TREE, A ROOT CONTROL BARRIER (DEEP ROOT OR EQUAL) SHALL BE PLACED BETWEEN THE TREE AND THE WALL OR CURB. BARRIER SHALL EXTEND FROM GROUND SURFACE TO BOTTOM OF NEW STRUCTURE.
4. ANY CURB OR WALL ADJACENT TO A TREE SHALL BE BUILT WITH FOOTINGS DIRECTED OUTWARD FROM THE TREE TO AVOID DAMAGING ROOTS. WHERE FEASIBLE, FOOTINGS SHALL BE BRIDGED OVER THE ROOT ZONE.
5. A TEMPORARY FENCE SHALL BE ERECTED AROUND EACH TREE OR BETWEEN THE TREE AND THE PROPOSED CONSTRUCTION AS SHOWN ON THE PLANS. THE HEIGHT OF THE FENCE SHALL BE NO LESS THAN FOUR FEET. FENCE SUPPORT POSTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF TEN FEET.
6. WHERE CONSTRUCTION IS TO OCCUR WITHIN THE DRIPLINE OF A TREE, THE FENCE SHALL BE ERECTED NO FURTHER THAN FIVE FEET FROM THE EDGE OF THE WORK. WHERE CONSTRUCTION IS TO OCCUR OUTSIDE THE DRIPLINE OF A TREE THE FENCE SHALL BE ERECTED AT THE LIMIT OF THE WORK OR SIX FEET OUTSIDE THE DRIPLINE.
7. FENCING CONSTRUCTED ABOVE (UPHILL) TREES SHALL INCLUDE "SILT STOP" FABRIC, SECURELY ATTACHED TO THE FENCE FABRIC "SILT STOP" SHALL BE INSTALLED WITH THE BOTTOM 6" BELOW GRADE.
8. A SIGN SHALL BE SECURELY ATTACHED ATEACH END OF THE FENCE, STATING "NO CONSTRUCTION OR STORAGE OF ANY KIND BEYOND FENCE" IN BOTH ENGLISH AND SPANISH ("NO SE PERMITE CONSTRUCION O' ALMACENACE DE QUALQUIERA TIPO MAS DE ESTE SURCO"). SIGNS SHALL BE AT LEAST TWO SQUARE FEET IN AREA.
9. NO CHEMICALS OR HERBICIDES MAY BE APPLIED WITHIN FIFTY FEET OF ANY TREE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR ARBORIST.
10. LANDSCAPING ADJACENT TO ANY TREE SHALL BE LIMITED TO INERT MATERIALS OR PLANTS WITH SIMILAR CULTURAL REQUIREMENTS TO THE TREE. NO LANDSCAPING SHALL OCCUR WITHIN THE DRIPLINES OF EXISTING OAKS.
11. NO CONSTRUCTION EQUIPMENT, VEHICLES, OR MATERIALS SHALL BE PARKED OR STORED WITHIN 6 FEET OF ANY OAK TREE DRIPLINE.
12. NO FILL SOIL OR ROCKS SHALL BE STORED WITHIN 3 FEET OF ANY OAK TREE DRIPLINE.
13. ANY ALTERATION OF GRADES SHALL RESULT IN POSITIVE DRAINAGE AWAY FROM AFFECTED TREES.
14. DUST AND DIRT SHALL BE WASHED OFF ALL TREES WITHIN FIFTY FEET OF THE CONSTRUCTION AREA AT FOUR–WEEK INTERVALS, MAY THROUGH OCTOBER, AND AT THE END OF THE CONSTRUCTION PERIOD. WASHING SHALL OCCUR IN THE MORNING TO ALLOW THE TREE TO DRY DURING THE DAY.
15. PRUNING OF TREES SHALL BE PERFORMED ONLY UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ARBORIST.
16. NO IRRIGATION OR UTILITY LINES SHALL BE INSTALLED WITHIN FIFTEEN FEET OF THE TRUNK OF ANY OAK TREE, EXCEPT DRIP–IRRIGATION TUBING LAID ON THE SURFACE OF THE GROUND. IN NO CASE SHALL IRRIGATION OCCUR WITHIN THREE FEET OF THE TRUNK OF THE TREE.
17. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL EXISTING OAK TREES SHOWN ON THIS PLAN. ANY TREE REMOVED OR IRREPARABLY DAMAGED DURING CONSTRUCTION MUST BE REPLACED.
18. PHOTOGRAPHIC DOCUMENTATION OF THE FENCING OF THE TREES SHALL BE PROVIDED TO THE PLANNING AND DEVELOPMENT DEPARTMENT, COUNTY OF SANTA BARBARA, PRIOR TO START OF CONSTRUCTION.
19. PROTECTIVE FENCING MAY NOT BE REMOVED UNTIL THE CERTIFICATE OF OCCUPANCY IS OBTAINED FROM THE COUNTY OF SANTA BARBARA.
20. PROTECTIVE FENCING MAY NOT BE REMOVED UNTIL COMPLETION OF GRADING AND INSTALLATION OF THE IRRIGATION SYSTEM, PRIOR TO HYDROSEEDING.
21. ALL REPLACEMENT TREES SHALL BE MAINTAINED AND, IF NECESSARY, REPLACED DURING THE THREE YEAR BONDING PERIOD. AT THE END OF THE BONDING PERIOD, A MINIMUM OF 50% OF THE REPLACEMENT TREES MUST BE ESTABLISHED (ABILITY TO SURVIVE WITHOUT SUPPLEMENTAL IRRIGATION). IF 50% ARE NOT ESTABLISHED, A NEW BONDING PERIOD OF TWO YEARS WILL BE REQUIRED. DEFINITIONS: CANOPY – THE AREA OF GROUND WITHIN THE DRIPLINE OF THE TREE. DAYLIGHT LINE – THE POINT AT WHICH NEW GRADING MEETS EXISTING GRADE. DRIPLINE – THE OUTER EDGE OF A TREE'S BRANCHING AND FOLIAGE.

## DUST CONTROL

1. DUST CONTROL MEASURES CAPABLE OF PREVENTING THE MIGRATION OF DIRT AND DUST OFF–SITE, IN A MANNER ACCEPTABLE TO THE AGENCY SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL CONSTRUCTION, EARTH MOVING, AND GRADING PHASES OF THE PROJECT. FAILURE TO DO SO WILL RESULT IN THE ISSUANCE OF A "STOP WORK" ORDER WHICH WILL NOT BE RELEASED UNTIL SUCH TIME AS AN ADEQUATE PROGRAM IS IMPLEMENTED.
2. DUST GENERATED BY DEVELOPMENT ACTIVITIES SHALL BE KEPT TO A MINIMUM WITH A GOAL OF RETAINING DUST ON THE SITE BY FOLLOWING THE DUST CONTROL MEASURES LISTED BELOW.
   - 2.1. DURING CLEARING, GRADING, EARTH MOVING, EXCAVATION, OR TRANSPORTATION OF CUT OR FILL MATERIALS, WATER TRUCKS OR SPRINKLER SYSTEMS ARE TO BE USED TO PREVENT DUST FORM LEAVING THE SITE AND TO CREATE A CRUST AFTER EACH DAY'S ACTIVITIES CEASE.
   - 2.2. DURING CONSTRUCTION, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT MINIMUM, THIS WOULD INCLUDE WETTING DOWN SUCH AREAS IN THE LATER MORNING AND AFTER WORK IS COMPLETED FOR THE DAY AND WHENEVER WIND EXCEEDS 15 MILES PER HOUR.
   - 2.3. MINIMIZE AMOUNT OF DISTURBED AREA AND REDUCE ONSITE VEHICLE SPEEDS TO 15 MILES PER HOUR OR LESS.
   - 2.4. GRAVEL PADS SHALL BE INSTALLED AT ALL ACCESS POINTS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADS.
   - 2.5. ANY TEMPORARY STOCKPILES OF EARTH OR DEBRIS SHALL BE APPROVED BY THE AGENCY AND SHALL NOT OBSTRUCT DRAINAGE OR CREATE BLOWING DUST.
   - 2.6. THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE APPROVED BY THE AGENCY AND PROVIDED TO THE AIR POLLUTION CONTROL BOARD PRIOR TO GRADING/BUILDING PERMIT ISSUANCE AND/OR MAP CLEARANCE.

## PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

1. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.
2. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB–SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

## CONSTRUCTION CERTIFICATION

1. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL ENGINEER SHALL PROVIDE A LETTER CERTIFYING THAT THE EARTHWORK HAS BEEN INSPECTED DURING CONSTRUCTION AND CONFORMS TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT. ANY MODIFICATION TO THE REPORT RECOMMENDATIONS SHALL BE CLARIFIED IN A LETTER PROVIDED.
2. PRIOR TO FINAL INSPECTION, THE ENGINEER OF RECORD SHALL PROVIDE A LETTER CERTIFYING THAT THE RESERVOIR CONSTRUCTION PROJECT WAS INSPECTED DURING CONSTRUCTION AND WAS COMPLETED IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS. ANY MODIFICATION TO THE REPORT RECOMMENDATIONS SHALL BE CLARIFIED IN A LETTER PROVIDED.

TABLE 1705.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

| VERIFICATION AND INSPECTION TASK | CONTINUOUS DURING TASK LISTED | PERIODICALLY DURING TASK LISTED |
|---|---|---|
| 1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY. | ---- | X |
| 2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL | ---- | X |
| 3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS | ---- | X |
| 4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL. | X | --- |
| 5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY. | ---- | X |

NOTE: ALL TESTING AND REPORTING TO BE PERFORMED BY A LICENSED SOILS ENGINEER / ENGINEERING GEOLOGIST AND SHALL COMPLETE A REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.

## SANTA BARBARA COUNTY BUILDING & SAFETY DIVISION GRADING NOTES

1. ALL GRADING SHALL CONFORM TO SANTA BARBARA COUNTY CODE CHAPTER 14 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE–CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6"OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATION (WHICHEVER IS GREATER), PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN–MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G–13.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6"IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D –1557 –91 MODIFIED PROCTOR (AASHTO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18"OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 1 ½ HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 5% FOR 10 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING.
13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.
14. "BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR ROADS. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY ROADS. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM TO THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER."
15. IF GRADING OCCURS DURING NOV 1 THROUGH APR 15, NO GRADING SHALL OCCUR UNLESS APPROVED EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A "STOP WORK ORDER".
16. ALL EARTHWORK ON HILLSIDES, SLOPING OR MOUNTAINOUS TERRAIN SHALL BE STABILIZED TO PROTECT AND PREVENT LOSS OF SOILS, AS NECESSARY, YEAR–ROUND.

Know what's below. Call before you dig.

CAUTION!
CONTRACTOR IS TO HAVE ALL UNDERGROUND UTILITIES FIELD MARKED PRIOR TO ANY EXCAVATION.


COAST
ENGINEERING & SURVEY, INC.
SAN LUIS OBISPO BUELLTON SANTA BARBARA


REVISED PER EROSION CONTROL COMMENTS
1709 A. ROLSTON
No. 72736
CIVIL
STATE OF CALIFORNIA

REVISIONS:
| | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 10/03/2018 | COUNTY PLANNING COMMENTS |

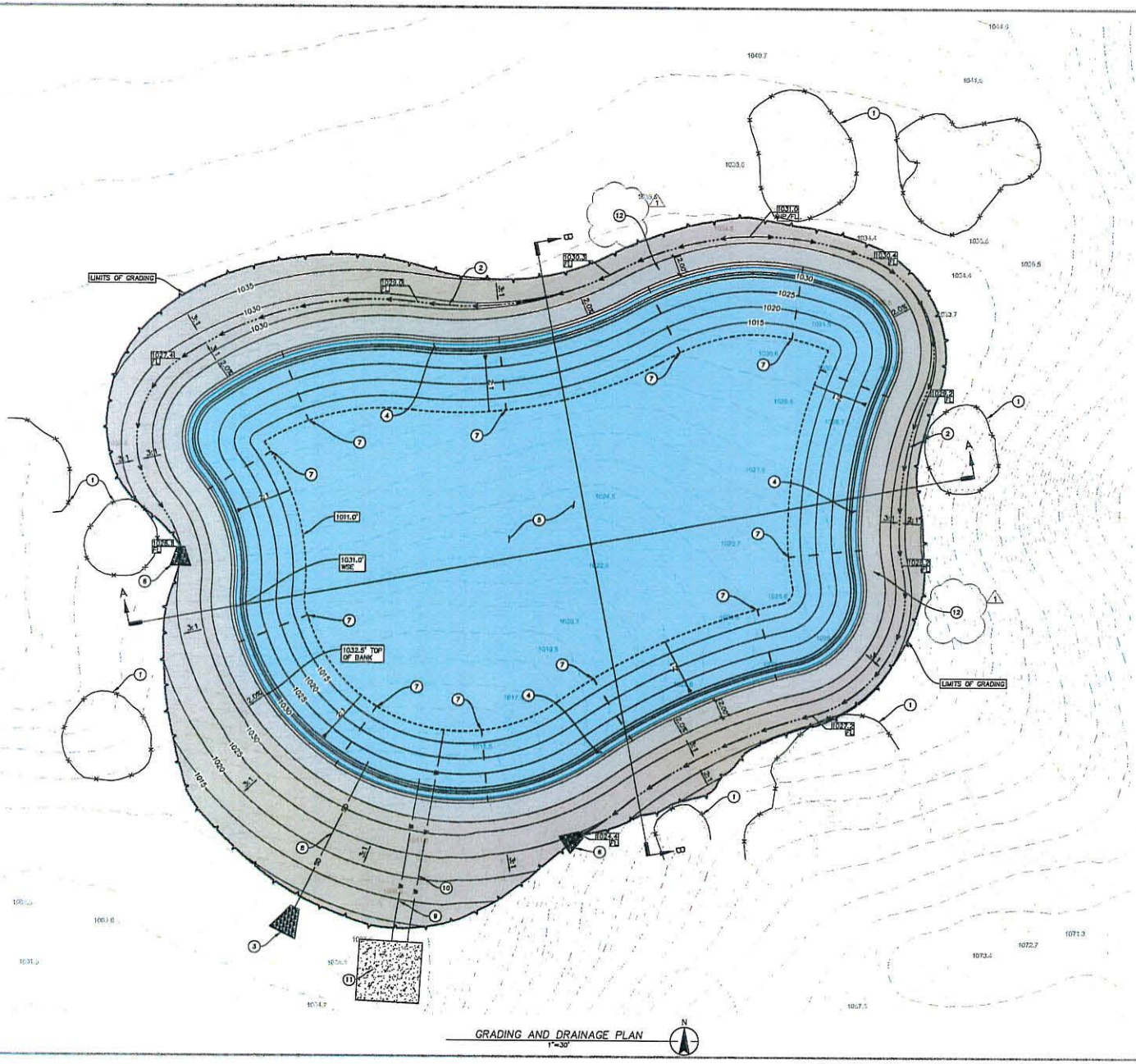
LOCATION
7501 ALISOS CANYON ROAD
APN: 133–110–061

PROJECT NO. 2017198
DRAWN KMS
CHECKED TAR
CLIENT NOLAN RANCH, LLC.

NOLAN VINEYARD
FROST PROTECTION RESERVOIR
18CUP–00000–00021

STOCKPILE PLAN

SHEET: C1.1
OF: 11
DATE: JULY 25, 2018




GRADING AND DRAINAGE PLAN
1"=30'

## GENERAL GRADING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION AND AMENDMENTS OF THE CALIFORNIA BUILDING CODE. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE APPLICABLE CITY/COUNTY STANDARDS AND CALTRANS STANDARD SPECIFICATIONS, LATEST ADOPTED EDITION AND AMENDMENTS. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN CODES, THE CONTRACTOR WILL NOTIFY THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
   1.1. CBC LATEST EDITION
   1.2. THE SOILS ENGINEERING REPORT
   1.3. NRCS PRACTICES REFERENCE
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING AND DISPOSAL OF THE PROPOSED WORK AREA. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIAL LEGALLY AND IS RESPONSIBLE FOR COMPLYING WITH LOCAL RECYCLING ORDINANCES.
3. NO FILL SHALL BE PLACED ON THE EXISTING GROUND SURFACE UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, DELETERIOUS MATERIAL AND SCARIFIED AND COMPACTED PER THE GEOTECHNICAL RECOMMENDATIONS.
4. CUT AND FILL SLOPES SHALL CONFORM TO GEOTECHNICAL REPORT.
5. FILLS SHALL BE COMPACTED TO THE MINIMUM 95% PERCENTAGE OF MAXIMUM DRY DENSITY AS SPECIFIED IN THE PROJECT SOILS REPORT AND CERTIFIED BY THE GEOTECHNICAL ENGINEER.
6. ALL EXISTING FILLS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE ANY ADDITIONAL FILLS ARE ADDED.
7. ALL EXPOSED SLOPES SHALL BE PLANTED PER THE PROJECT EROSION SEDIMENT CONTROL PLANS AND IRRIGATED UNTIL GROUND COVER IS ESTABLISHED.
8. THE STOCKPILING OF EXCESS MATERIAL IS SUBJECT TO THE APPROVAL OF THE AGENCY.
9. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
10. ALL CUT SLOPES SHALL BE INVESTIGATED BY THE GEOTECHNICAL ENGINEER DURING GRADING TO DETERMINE IF ANY SLOPE STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOTECHNICAL HAZARDS OR POTENTIAL GEOTECHNICAL HAZARDS, THE GEOTECHNICAL ENGINEER SHALL RECOMMEND NECESSARY TREATMENT TO THE CONTRACTOR.
11. THE FINAL COMPACTION REPORT AND APPROVAL FROM THE GEOTECHNICAL ENGINEER SHALL CONTAIN DETAILS REGARDING THE TYPE OF FIELD TESTING PERFORMED INCLUDING THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, NUCLEAR GAUGE, OR DRIVE RING SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
12. SANITARY FACILITIES SHALL BE MAINTAINED ON SITE THROUGHOUT THE DURATION OF CONSTRUCTION.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF AND PROTECT ALL EXISTING UTILITIES TO ENSURE THAT SERVICE IS NOT DISRUPTED TO EXISTING FACILITIES.
14. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTIES DURING THE CONSTRUCTION PROJECT. IN ALL CASES, THE CONTRACTOR AND/OR OWNER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING OR ALTERING EXISTING DRAINAGE PATTERNS.
15. EXPORTED MATERIAL SHALL BE TAKEN TO A LEGAL DUMP SITE OR PERMITTED RECEIVING SITE APPROVED BY THE LOCAL AGENCY HAVING JURISDICTION.
16. ANY DIRT, ROCK, DEBRIS OR CONSTRUCTION MATERIAL THAT IS TRACKED OR DROPPED WITHIN THE PUBLIC RIGHT OF WAY DURING THE TRANSPORTATION OF THAT MATERIAL OR EQUIPMENT ASSOCIATED WITH THE PROJECT SHALL BE CLEANED OR REMOVED DAILY.
17. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING REQUIRED PERMITS FROM THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
18. CALIFORNIA AIR RESOURCES BOARD REGULATION RULE 403 AIR QUALITY CONTROL MUST BE IMPLEMENTED DURING CONSTRUCTION.
19. CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 8:00 AM AND 6:00 PM ON SATURDAYS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER AND COUNTY.
20. CONTRACTOR SHALL USE LOW EMISSIONS MOBILE CONSTRUCTION EQUIPMENT DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
21. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION ENGINES TUNED CONSISTENT WITH MANUFACTURER'S SPECIFICATIONS DURING ALL SITE PREPARATION, GRADING AND CONSTRUCTION ACTIVITIES.
22. THE SPEED OF CONSTRUCTION VEHICLES ON-SITE SHALL BE LIMITED TO 15 MILES PER HOUR.
23. THE CONTRACTOR SHALL CONTROL DUST IN AREAS USED FOR OFF-PAVEMENT PARKING, MATERIAL LAY DOWN AREAS OR THOSE AREAS AWAITING FUTURE CONSTRUCTION.
24. CONTRACTOR SHALL IMPLEMENT THE FOLLOWING HIGH WIND DUST CONTROL MEASURES WHEN INSTANTANEOUS WIND SPEEDS EXCEED 25 MPH:
   24.1. TERMINATION OF SCRAPES, GRADERS OR DOZERS ON UNPAVED SURFACES UNTIL WINDS SUBSIDE.
   24.2. APPLICATION OF WATER AS NEEDED.
25. EXISTING SURVEY MONUMENTS SHALL BE NOTED AND DOCUMENTED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. DISTURBED MONUMENTS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE PROJECT.
26. FILLS TOEING OUT ON NATURAL SLOPES SHALL BE MADE NOT NEARER TO A ROAD RIGHT-OF-WAY OR THE SITE BOUNDARY THAN ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF TWO FEET AND A MAXIMUM OF TWENTY FEET. WHERE A FILL SLOPE IS TO BE LOCATED NEAR A ROAD RIGHT-OF-WAY, OR THE SITE BOUNDARY AND THE ADJACENT OFF-SITE PROPERTY IS DEVELOPED, SPECIAL PRECAUTIONS, INCLUDING, WITHOUT LIMITATION, ADDITIONAL SETBACK, RETAINING OR SLOUGH WALLS, MECHANICAL OR CHEMICAL TREATMENT OF THE SURFACE, AND PROVISIONS TO CONTROL SURFACE WATERS, SHALL BE INCORPORATED INTO THE WORK, AS THE BUILDING OFFICIAL MAY REQUIRE, TO PROTECT THE ADJOINING PROPERTY FROM DAMAGE AS A RESULT OF SUCH GRADING. FILL SLOPES SHALL NOT BE DIVIDED HORIZONTALLY BY PROPERTY LINES. THE BUILDING OFFICIAL MAY REQUIRE AN INVESTIGATION AND RECOMMENDATION BY A CIVIL ENGINEER, GEOTECHNICAL ENGINEER OR AN ENGINEERING GEOLOGIST TO DEMONSTRATE THAT THE PROVISIONS OF SEC 14-20 HAVE BEEN SATISFIED. THE BUILDING OFFICIAL MAY MAKE ADJUSTMENTS AS A CONDITION OF THE PERMIT, AS REQUIRED BY INDIVIDUAL SITE CONDITIONS.

## CONSTRUCTION NOTES

1. PROTECT EXISTING LIVE OAK TREE IN PLACE. ORANGE VINYL CONSTRUCTION FENCING, 4' HIGH AND SUPPORTED AT MAXIMUM OF 10' INTERVALS BY TEMPORARY STEEL POSTS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A PROTECTIVE FENCING FOR EACH TREE OR GROUP OF TREES ON THE CONSTRUCTION SITE. THE FENCING ENCIRCLES 6' BEYOND THE OUTER LIMITS OF THE DRIPLINE TO PROTECT FROM GRADING, TRENCHING, GROUND DISTURBANCE, CONSTRUCTION ACTIVITIES, AND STRUCTURAL DEVELOPMENT. ALL PROTECTIVE FENCING SHALL BE PLACED PRIOR TO COMMENCEMENT OF WORK SITE.
2. CONSTRUCT NEW SWALE PER DETAIL D SHEET 2.1.
3. CONSTRUCT ENERGY DISSIPATION DEVICE PER DETAIL C SHEET 2.1 .
4. CONSTRUCT EMERGENCY EGRESS BENCH & LINER ANCHOR PER DETAIL H SHEET 2.2.
5. CONSTRUCT RESERVOIR WITH SMOOTH BLACK, 40MIL THICK HDPE LINER (OR GSE HD SMOOTH APPROVED EQUAL) AS SHOWN ON THIS PLAN AND PER GEOTECHNICAL RECOMMENDATIONS.
6. CONSTRUCT ENERGY DISSIPATION DEVICE PER DETAIL E SHEET 2.1.
7. INSTALL EMERGENCY EGRESS LADDER (POLYESTER ESCAPE ROPE LADDER OR APPROVED EQUAL). 12 TOTAL, EVENLY SPACED AROUND RESERVOIR AND SECURELY ANCHORED TO TOP OF BANK. LADDER TYPE AND INSTALLATION METHOD SHALL BE APPROVED BY RESERVOIR LINER MANUFACTURER.
8. CONSTRUCT (1) 24" DIAMETER OVERFLOW PIPE PER DETAIL K SHEET 2.2.
9. CONSTRUCT SUPPLY LINE FROM PUMP PAD PER DETAIL J SHEET 2.2. CONTRACTOR TO VERIFY PIPE DIAMETER WITH AG SPECIALIST PRIOR TO BIDDING AND CONSTRUCTION.
10. CONSTRUCT 12" DIAMETER OUTLET PIPE TO PUMP PAD PER DETAIL J SHEET 2.2. CONTRACTOR TO VERIFY PIPE DIAMETER WITH AG SPECIALIST PRIOR TO BIDDING AND CONSTRUCTION.
11. CONSTRUCT PUMP PAD.
12. CONSTRUCT 12' WIDE MAINTENANCE ROAD.


COAST
ENGINEERING & SURVEY, INC.
SAN LUIS OBISPO
BUELLTON
SANTA BARBARA

REGISTERED PROFESSIONAL ENGINEER
TODD A. ROBINSON
No. 71736
CIVIL
STATE OF CALIFORNIA

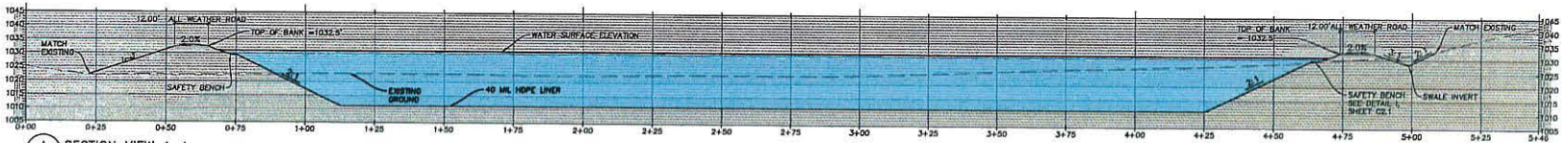

| REVISIONS: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 10/30/2018 | COUNTY PLANNING COMMENTS |

LOCATION: 7501 ALISOS CANYON ROAD
APN: 133-110-061
PROJECT NO. 2017198
DRAWN KMS
CHECKED TAR
CLIENT NOLAN RANCH, LLC.

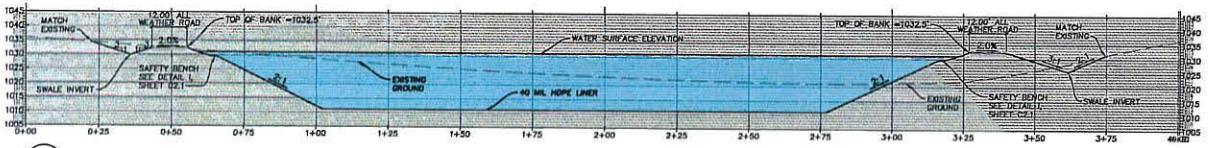
NOLAN VINEYARD
FROST PROTECTION RESERVOIR
18CUP-00000-00021

GRADING PLAN

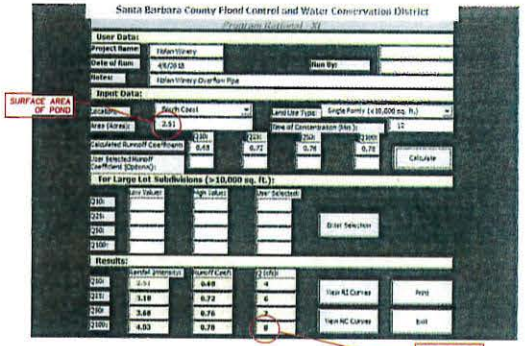
SHEET: C2.0
OF: 11
DATE: JULY 25, 2018




A — SECTION VIEW A–A
SCALE: 1" = 20'



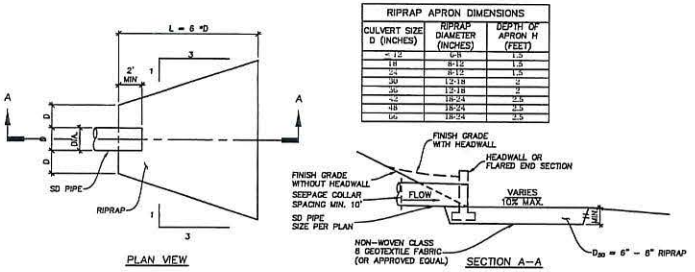

B — SECTION VIEW B–B
SCALE: 1" = 20'




**Channel Report**

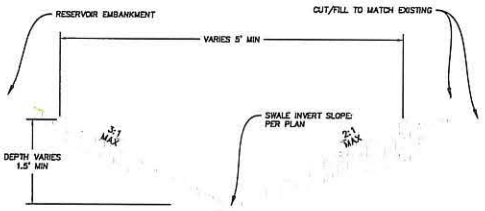
<Name>

| | | | |
|---|---|---|---|
| **Circular** | | **Highlighted** | |
| Diameter (ft) | = 2.00 | Depth (ft) | = 0.52 |
| | | Q (cfs) | = 8.000 |
| | | Area (sqft) | = 0.66 |
| Invert Elev (ft) | = 10.00 | Velocity (ft/s) | = 12.18 |
| Slope (%) | = 5.00 | Wetted Perim (ft) | = 2.15 |
| N-Value | = 0.012 | Crit Depth, Yc (ft) | = 1.01 |
| | | Top Width (ft) | = 1.76 |
| **Calculations** | | EGL (ft) | = 2.83 |
| Compute by: | Known Q | | |
| Known Q (cfs) | = 8.00 | | |

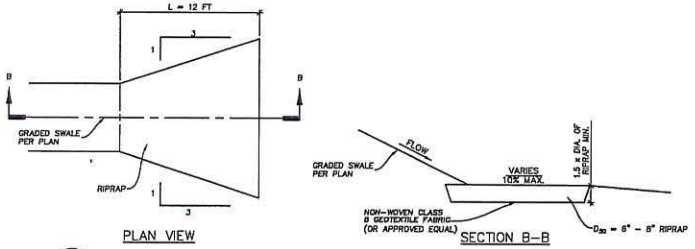



| RIPRAP APRON DIMENSIONS | | |
|---|---|---|
| CULVERT SIZE D (INCHES) | RIPRAP DIAMETER (INCHES) | DEPTH OF APRON H (FEET) |
| < 12 | 6-8 | 1.5 |
| 18 | 8-12 | 1.5 |
| 24 | 8-12 | 1.5 |
| 30 | 12-18 | 2 |
| 36 | 12-18 | 2 |
| 42 | 18-24 | 2.5 |
| 48 | 18-24 | 2.5 |
| 60 | 18-24 | 2.5 |

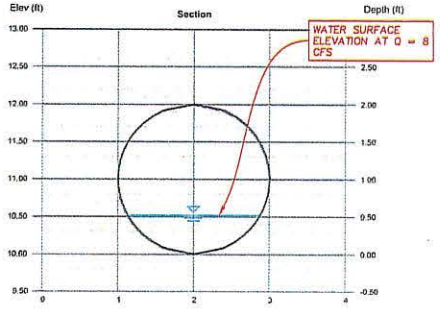
C — RIPRAP APRON AT CULVERT OUTLET DETAIL
NTS




D — TYPICAL GRASS SWALE
NTS




E — RIPRAP APRON AT SWALE OUTLET DETAIL
NTS




F — 100 YR OVERFLOW PIPE CAPACITY CALCULATION
NTS

COAST
ENGINEERING & SURVEY, INC.
SAN LUIS OBISPO
BUELLTON
SANTA BARBARA

REGISTERED PROFESSIONAL ENGINEER — ROBERT A. TARANTINO — No. 72756 — CIVIL — STATE OF CALIFORNIA

REVISIONS:
1 — 10/25/2018 — COUNTY PLANNING COMMENTS

LOCATION: 7501 ALISOS CANYON ROAD APN: 133-110-061
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RESERVOIR DETAILS

SHEET: C2.1
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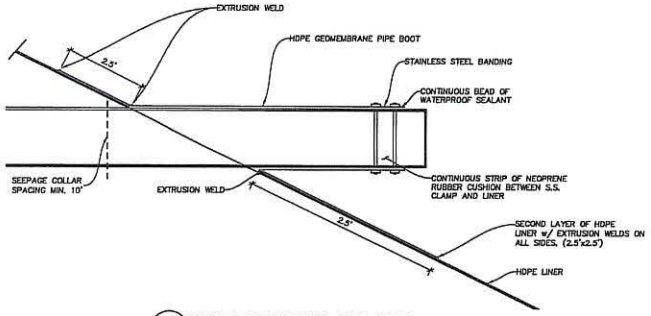
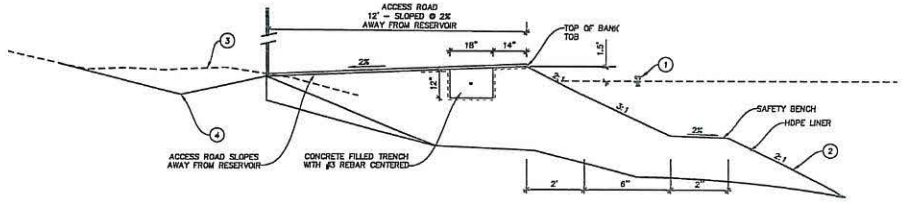
DATE: JULY 25, 2018




G TYPICAL HORIZONTAL PIPE BOOT
NTS



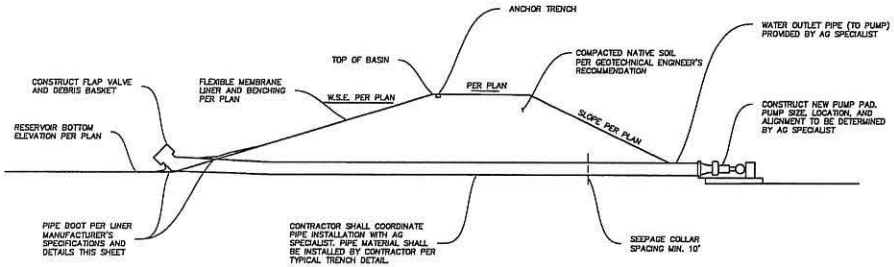

CONSTRUCTION NOTES:

1. W.S.E. – MIN 18" FREE BOARD FROM TOB.
2. AFTER SAFETY BENCH, POND CONTINUES TO BASE PER PLAN AT 2:1 SLOPE.
3. EXISTING GROUND
4. SWALE SEE SHEET 2.1 DETAIL "D".

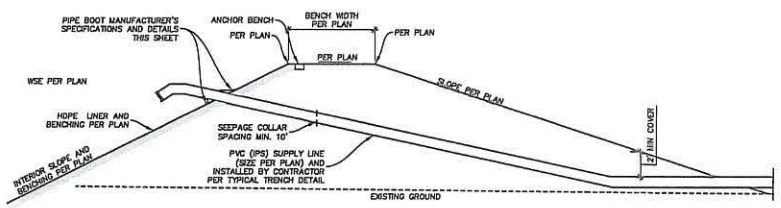
FLEXIBLE MEMBRANE LINER NOTES:

1. LINER SHALL BE 40MIL BLACK HDPE (OR APPROVED EQUAL).

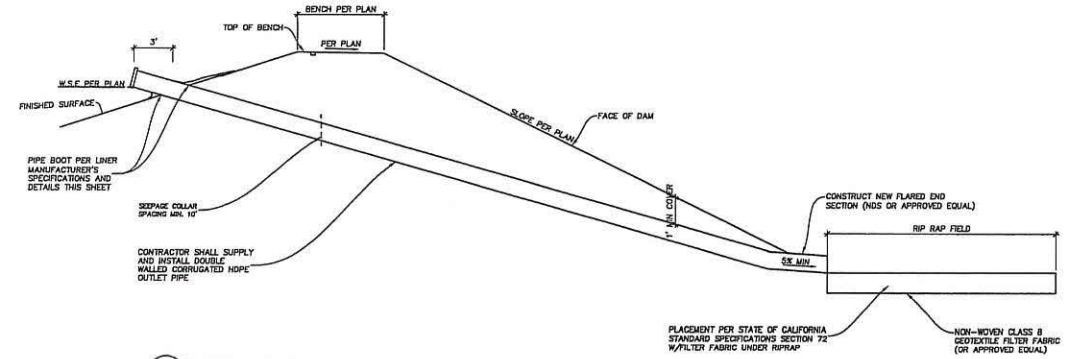
H EMERGENCY EGRESS BENCH AND ANCHOR DETAIL
NTS



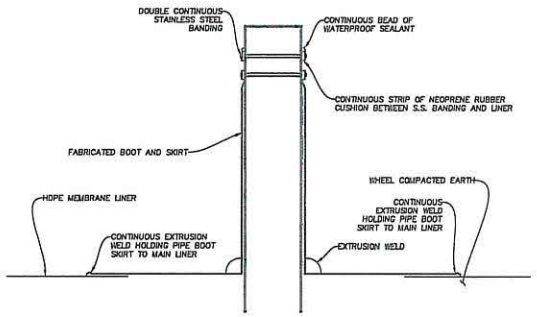

I SUMP OUTLET
NTS




J SUPPLY PIPE
NTS




K OVERFLOW PIPE
NTS




L TYPICAL VERTICAL PIPE BOOT
NTS

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SANTA BARBARA

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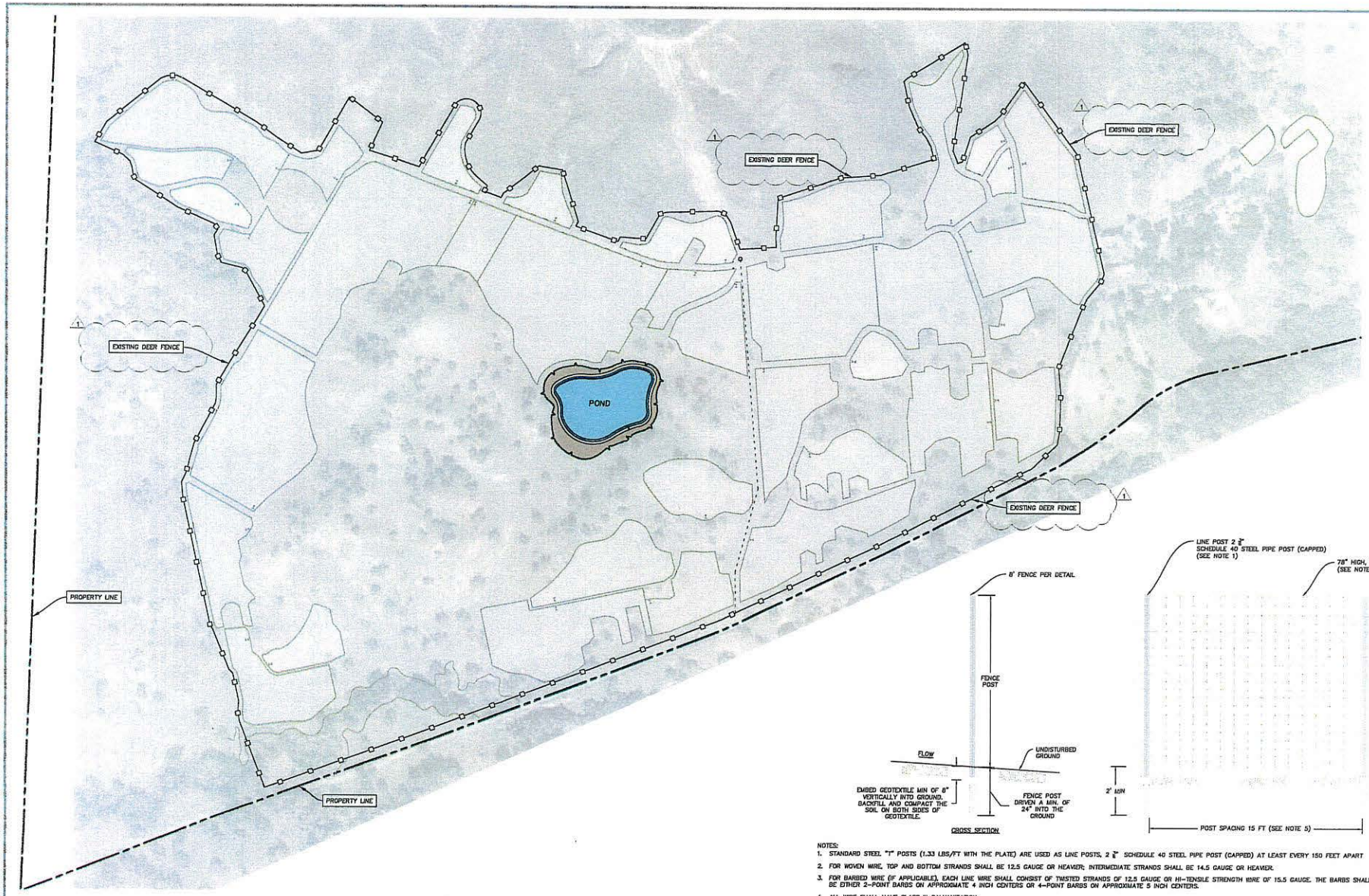
| REVISIONS: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 10/03/2018 | COUNTY PLANNING COMMENTS |

LOCATION: 7501 ALISOS CANYON ROAD APN: 133-110-061
PROJECT NO.: 2017198
DRAWN: KMS
CHECKED: TAR
CLIENT: NOLAN RANCH, LLC.

NOLAN VINEYARD
FROST PROTECTION RESERVOIR
18CUP-00000-00021
RESERVOIR DETAILS

SHEET: C2.2
OF: 11
DATE: JULY 25, 2018







NOTES:

1. STANDARD STEEL "T" POSTS (1.33 LBS/FT WITH THE PLATE) ARE USED AS LINE POSTS, 2 3/8" SCHEDULE 40 STEEL PIPE POST (CAPPED) AT LEAST EVERY 150 FEET APART
2. FOR WOVEN WIRE, TOP AND BOTTOM STRANDS SHALL BE 12.5 GAUGE OR HEAVIER; INTERMEDIATE STRANDS SHALL BE 14.5 GAUGE OR HEAVIER.
3. FOR BARBED WIRE (IF APPLICABLE), EACH LINE WIRE SHALL CONSIST OF TWISTED STRANDS OF 12.5 GAUGE OR HI-TENSILE STRENGTH WIRE OF 15.5 GAUGE. THE BARBS SHALL BE EITHER 2-POINT BARBS ON APPROXIMATE 4 INCH CENTERS OR 4-POINT BARBS ON APPROXIMATE 5 INCH CENTERS.
4. ALL WIRE SHALL HAVE CLASS III GALVANIZATION.
5. STANDARD WOVEN WIRE FENCES MAY HAVE LINE POSTS SPACED UP TO15 FEET APART. HI-TENSILE WOVEN WIRE FENCE MAY HAVE LINE POSTS SPACED UP TO 20 FEET APART. CLOSER SPACING IS REQUIRED WHERE SPACING IS REQUIRED WHERE NEEDED FOR INCLINES OR CHANGES IN TOPOGRAPHY.

FENCING PLAN
1"=200'

N

M DEER FENCING DETAIL
NTS

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ENGINEERING & SURVEY, INC.
SAN LUIS OBISPO
BUELLTON
SANTA BARBARA

REGISTERED PROFESSIONAL ENGINEER
TODD A. ROBINSON
No. 72736
CIVIL
STATE OF CALIFORNIA

REVISIONS:

| | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 10/03/2018 | COUNTY PLANNING COMMENTS |

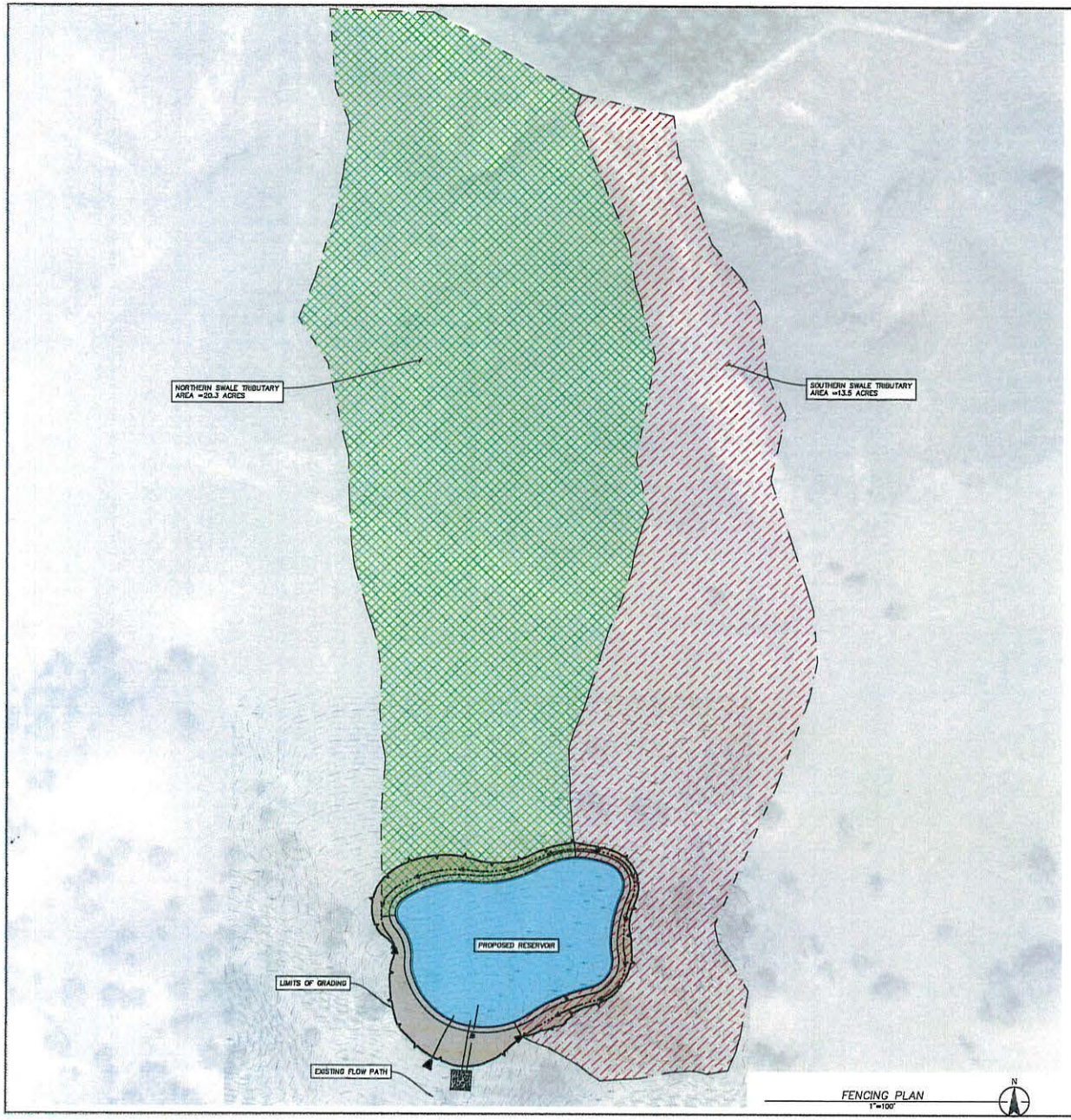
LOCATION: 7501 AUSOS CANYON ROAD
APN: 133-110-061
PROJECT NO.: 2017198
DRAWN: NAH
CHECKED: TAR
CLIENT: NOLAN RANCH, LLC.

# NOLAN VINEYARD
## FROST PROTECTION RESERVOIR
## 18CUP-00000-00021

FENCING PLAN

SHEET: C3.0
OF: 11

DATE: JULY 25, 2018

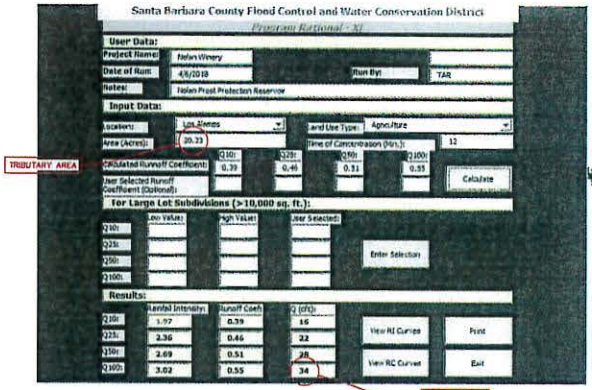



FENCING PLAN
1"=100'

N

LEGEND

- NORTHERN SWALE TRIBUTARY AREA
- SOUTHERN SWALE TRIBUTARY AREA
- (E) FLOW PATH
- (N) FLOW PATH
- POND SURFACE
- GRADING LIMITS




TRIBUTARY AREA

100-YEAR FLOW RATE

N TRIBUTARY CALCULATION

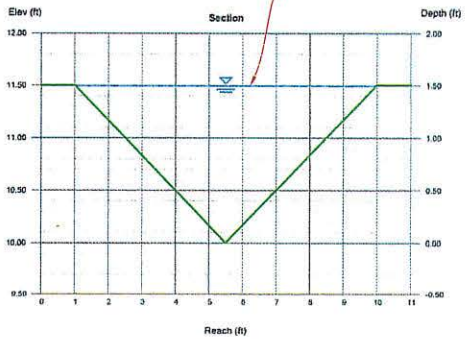
**Channel Report**

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Friday, Apr 6 2018

<Name>

| | | | |
|---|---|---|---|
| Triangular | | Highlighted | |
| Side Slopes (z:1) | = 3.00, 3.00 | Depth (ft) | = 1.49 |
| Total Depth (ft) | = 1.50 | Q (cfs) | = 34.00 ✓ |
| | | Area (sqft) | = 6.66 |
| Invert Elev (ft) | = 10.00 | Velocity (ft/s) | = 5.10 |
| Slope (%) | = 1.00 | Wetted Perim (ft) | = 9.42 |
| N-Value | = 0.023 | Crit Depth, Yc (ft) | = 1.50 |
| | | Top Width (ft) | = 8.94 |
| Calculations | | EGL (ft) | = 1.90 |
| Compute by: | Known Q | | |
| Known Q (cfs) | = 34.00 | | |

WATER SURFACE ELEVATION AT Q = 34 CFS




O SWALE CAPACITY CALCULATIONS

COAST ENGINEERING & SURVEY, INC.
SAN LUIS OBISPO
BUELLTON
SANTA BARBARA

REGISTERED PROFESSIONAL ENGINEER No. 72756 CIVIL STATE OF CALIFORNIA

PRELIMINARY

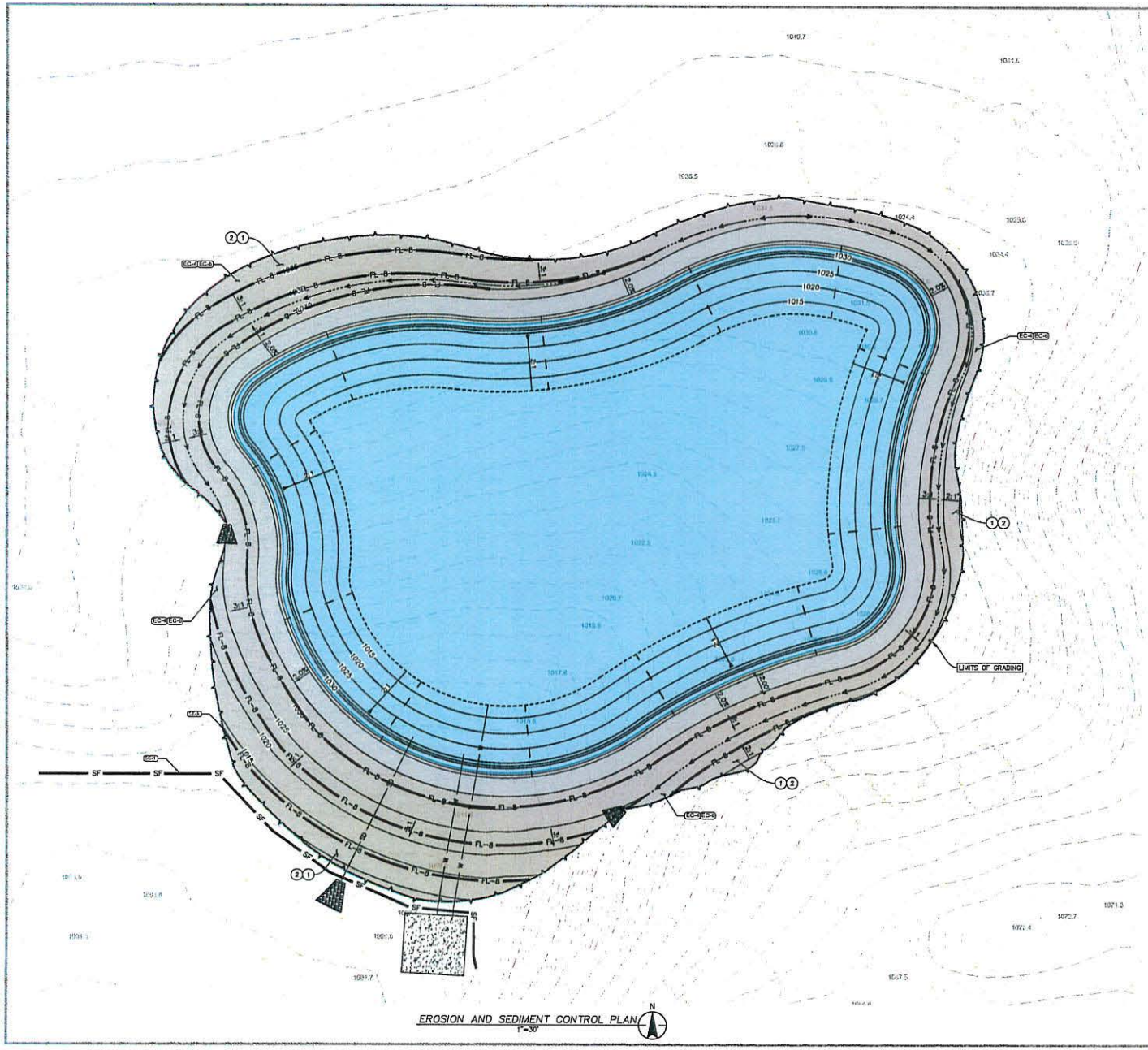
REVISIONS
1 | 10/05/2018 | COUNTY PLANNING COMMENTS

LOCATION: 7501 ALISOS CANYON ROAD
APN: 133-110-061
PROJECT NO. 2017198
DRAWN KMS
CHECKED TAR
CLIENT NOLAN RANCH, LLC.

NOLAN VINEYARD
FROST PROTECTION RESERVOIR
18CUP-00000-00021

DRAINAGE PLAN

SHEET: C4.0
OF: 11
DATE: JULY 25, 2018




EROSION AND SEDIMENT CONTROL PLAN
1"=30'

## EROSION CONTROL NOTES

1. WORK SHALL BE PERFORMED SO THAT IT CAN BE COMPLETED AT LEAST 48-HOURS PRIOR TO ANY FORECASTED RAIN EVENT. IT IS RECOMMENDED THAT WORK BE STARTED AND COMPLETED AFTER THE RAINY SEASON HAS ENDED.
2. PERMANENT EROSION CONTROL MEASURES SHALL BE APPLIED TO DENUDED AREAS WITHIN 5 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.
3. 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.
4. ALL MULCHING SHALL PROVIDE THE EQUIVALENT PROTECTION 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).
5. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION.
6. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN AND VERIFY THAT EROSION AND SEDIMENTATION CONTROL DEVICES ARE PROPERLY INSTALLED AND ARE BEING MONITORED BEFORE AND AFTER EACH STORM, UNLESS OTHERWISE REQUIRED.
7. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE DISCRETION OF THE ENGINEER OF WORK OR THE GRADING INSPECTOR.
8. IN THE EVENT OF A FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS, THE PERMITTING AGENCY MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT COUNTY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER.
9. SLOPES > 3:1 AND 3' VERTICAL ARE TO BE BLANKETED DURING CONSTRUCTION AND PLANTED AFTER CONSTRUCTION.
10. ALL HYDROSEEDING SHALL BE NON-IRRIGATED HYDROSEED.
11. NAME AND PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM:

    NAME: TELEPHONE #:

13. IF THE CONSTRUCTION SITE IS GRADED AND LEFT UNDEVELOPED FOR MORE THAN FOUR WEEKS, THE APPLICANTS SHALL EMPLOY THE FOLLOWING METHODS IMMEDIATELY TO INHIBIT DUST GENERATION:
    - 13.1. SEEDING AND WATERING TO REVEGETATE GRADED AREAS; AND/OR
    - 13.2. SPREADING OF SOIL BINDERS; AND/OR
    - 13.3. ANY OTHER METHODS DEEMED APPROPRIATE BY PLANNING AND DEVELOPMENT.

## BMP SELECTION AND LEGEND

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE NOVEMBER 2009 EDITION OF THE CASQA "CALIFORNIA STORM WATER HANDBOOK. IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE BMP DETAILS AVAILABLE AT WWW.CASQA.ORG.

THE FOLLOWING BMPS ARE NOT SHOWN IN THE SPECIFIC LOCATION ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMPS INTO THE PROJECT SCOPE.

- WM-1 PROJECT SCHEDULING
- NS-1 PRESERVATION OF EXISTING VEGETATION
- NS-8 WATER CONSERVATION
- NS-9 DISCHARGE REPORTING
- NS-12 POTABLE WATER / IRRIGATION
- NS-13 VEHICLE CLEANING
- NS-14 VEHICLE FUELING
- NS-15 VEHICLE MAINTENANCE
- WE-1 WIND EROSION CONTROL

THE FOLLOWING BMPS ARE SPECIFIED ON THIS PLAN

- SE-1 SILT FENCE ——SF——
- SE-5 FIBER ROLLS ——FL-8——
- EC-4 NON-IRRIGATED HYDRO SEEDING
- EC-6 STRAW MULCH
- WM-8 STOCKPILE MANAGEMENT

THE FOLLOWING BMPS SHALL BE USED IN THE CONTRACTOR STAGING AREA:

- WM-1 MATERIAL STORAGE
- WM-2 MATERIAL USAGE
- WM-4 SPILL PREVENTION KIT
- WM-5 SOLID WASTE (TRASH)
- WM-9 SEPTIC / SANITARY FACILITIES

## ESCP NOTES

1. RE-VEGETATE ALL STABILIZED SLOPES WITH HEIGHTS > 3' BY APPLYING NATURE SEED MIX
2. SECURE EROSION CONTROL BLANKETING TO SLOPES > 3' TO STABILIZE GRADED SLOPES UNTIL PERMANENT MEASURES (VEGETATION) ARE ESTABLISHED

NOTE:
THIS EROSION CONTROL PLAN INDICATES THE MINIMUM LEVEL OF EROSION CONTROL. THE CONTRACTOR SHALL AMEND, MODIFY AND SUPPLEMENT THIS PLAN IN A TIMELY MANNER, ACCORDINGLY AND CONSISTENT WITH THE CONTRACTOR'S MEANS AND METHODS USED TO CONSTRUCT THE PROJECT SITE AND IMPROVEMENTS. ADDITIONALLY, ANY SWPPP REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

## SEED MATRIX

| | | SLOPES LESS THAN 9% LBS/ACRE | | SLOPES GREATER THAN 9% LBS/ACRE | |
|---|---|---|---|---|---|
| | | DRILLED | BROADCAST | DRILLED | BROADCAST |
| GRASS MIX: | ZORRO ANNUAL FESCUE | 4 | 6 | 12 | 18 |
| | BLANDO BROME | 10 | 12 | 10 | 12 |
| | DRYLAND LEGUME MIX | 12 | 15 | 15 | 20 |
| NATIVE PERENNIAL GRASS MIX SUCH AS 2 OR 3 OF THE FOLLOWING VARIETIES: CALIFORNIA OATGRASS, CALIFORNIA MELIC, MEADOW BARLEY, OR BLUE WILDRYE | | 15 | 20 | 20 | 30 |

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SANTA BARBARA

REGISTERED PROFESSIONAL ENGINEER — TODD A. ROBERTS — No. 72796 — CIVIL — STATE OF CALIFORNIA

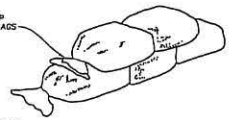
| REVISIONS: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 10/03/2018 | COUNTY PLANNING COMMENTS |

LOCATION: 7501 ALISOS CANYON ROAD APN: 133-110-061
PROJECT NO. 2017198
DRAWN KMS
CHECKED TAR
CLIENT NOLAN RANCH, LLC.

NOLAN VINEYARD
FROST PROTECTION RESERVOIR
18CUP-00000-00021

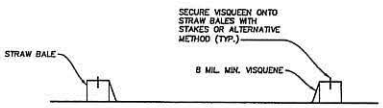
EROSION SEDIMENT CONTROL PLAN

SHEET: C5.0
OF: 11
DATE: JULY 25, 2018




NOTES:
1. FILL ROCK BARRIER BAGS ⅔ FULL OF ¾" ROCK.
2. PLACE BAGS SUCH THAT NO GAPS ARE EVIDENT IN A SINGLE OR DOUBLE LAYER. STAMP ENTIRE LAYER INTO PLACE PRIOR TO STARTING THE NEXT LAYER.

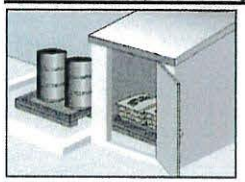
P — ROCK BARRIER BAG DETAIL
NTS




NOTES:
1. ALL CONCRETE TRUCKS AND FINISHING TOOLS SHALL BE WASHED AT THE WASH OFF AREA.
2. ALL CONCRETE WASTE COLLECTED IN WASH OFF AREA SHALL BE RECYCLED OR APPROPRIATELY DISPOSED OF OFF-SITE.
3. LOCATION AND SIZE OF WASH-OFF AREA MAY BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS.

Q — CONCRETE WASH OUT DETAIL
NTS

## Material Delivery and Storage WM-1



**Categories**
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

**Legend:**
☑ Primary Category
☑ Secondary Category

**Description and Purpose**
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

**Suitable Applications**
These procedures are suitable for use at all construction sites with delivery and storage of the following materials:
- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

**Targeted Constituents**
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

**Potential Alternatives**
None

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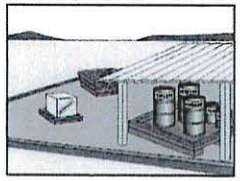
## Material Use WM-2



**Categories**
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

**Legend:**
☑ Primary Category
☑ Secondary Category

**Description and Purpose**
Prevent or reduce the discharge of pollutants to the storm drain system or watercourses from material use by using alternative products, minimizing hazardous material use onsite, and training employees and subcontractors.

**Suitable Applications**
This BMP is suitable for use at all construction projects. These procedures apply when the following materials are used or prepared onsite:
- Pesticides and herbicides
- Fertilizers
- Detergents
- Petroleum products such as fuel, oil, and grease
- Asphalt and other concrete components
- Other hazardous chemicals such as acids, lime, glues, adhesives, paints, solvents, and curing compounds
- Other materials that may be detrimental if released to the environment

**Targeted Constituents**
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

**Potential Alternatives**
None

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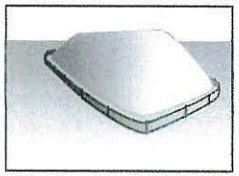
## Stockpile Management WM-3



**Categories**
EC Erosion Control
SE Sediment Control ☑
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control ☑
WM Waste Management and Materials Pollution Control ☑

**Legend:**
☑ Primary Category
☑ Secondary Category

**Description and Purpose**
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt grindings (as called "cold mix" asphalt), and pressure treated wood.

**Suitable Applications**
Implement in all projects that stockpile soil and other loose materials.

**Limitations**
- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

**Implementation**
Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

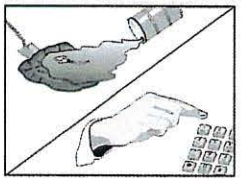
**Targeted Constituents**
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

**Potential Alternatives**
None

If User/Subcontractor modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.



## Spill Prevention and Control WM-4



**Categories**
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

**Legend:**
☑ Primary Objective
☑ Secondary Objective

**Description and Purpose**
Prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

This best management practice covers only spill prevention and control. However, WM-1, Materials Delivery and Storage, and WM-2, Material Use, also contain useful information, particularly on spill prevention. For information on wastes, see the waste management BMPs in this section.

**Suitable Applications**
This BMP is suitable for all construction projects. Spill control procedures are implemented anytime chemicals or hazardous substances are stored on the construction site, including the following materials:
- Soil stabilizers/binders
- Dust palliatives
- Herbicides
- Growth inhibitors
- Fertilizers
- Deicing/anti-icing chemicals

**Targeted Constituents**
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

**Potential Alternatives**
None

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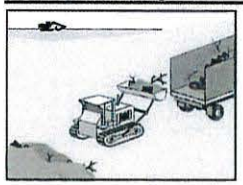
## Solid Waste Management WM-5



**Categories**
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

**Legend:**
☑ Primary Objective
☑ Secondary Objective

**Description and Purpose**
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

**Suitable Applications**
This BMP is suitable for construction sites where the following wastes are generated or stored:
- Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction
- Packaging materials including wood, paper, and plastic
- Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products
- Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes
- Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials

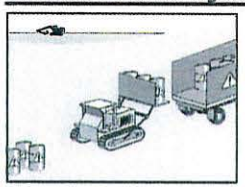
**Targeted Constituents**
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

**Potential Alternatives**
None

If User/Subcontractor modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.



## Hazardous Waste Management WM-6



**Categories**
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

**Legend:**
☑ Primary Objective
☑ Secondary Objective

**Description and Purpose**
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

**Suitable Applications**
This best management practice (BMP) applies to all construction projects. Hazardous waste management practices are implemented on construction projects that generate waste from the use of:
- Petroleum Products
- Asphalt Products
- Concrete Curing Compounds
- Pesticides
- Palliatives
- Acids
- Septic Wastes
- Paints
- Stains
- Solvents
- Wood Preservatives
- Roofing Tar
- Any materials deemed a hazardous waste in California. Title 22 Division 4.5, or listed in 40 CFR Parts 110, 117, 261, or 302

**Targeted Constituents**
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria ☑
Oil and Grease ☑
Organics ☑

**Potential Alternatives**
None

If User/Subcontractor modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.



COAST
ENGINEERING & SURVEY, INC.
SAN LUIS OBISPO
BUELLTON
SANTA BARBARA

REGISTERED PROFESSIONAL ENGINEER TODD A. ROBINSON No. 72736 CIVIL STATE OF CALIFORNIA

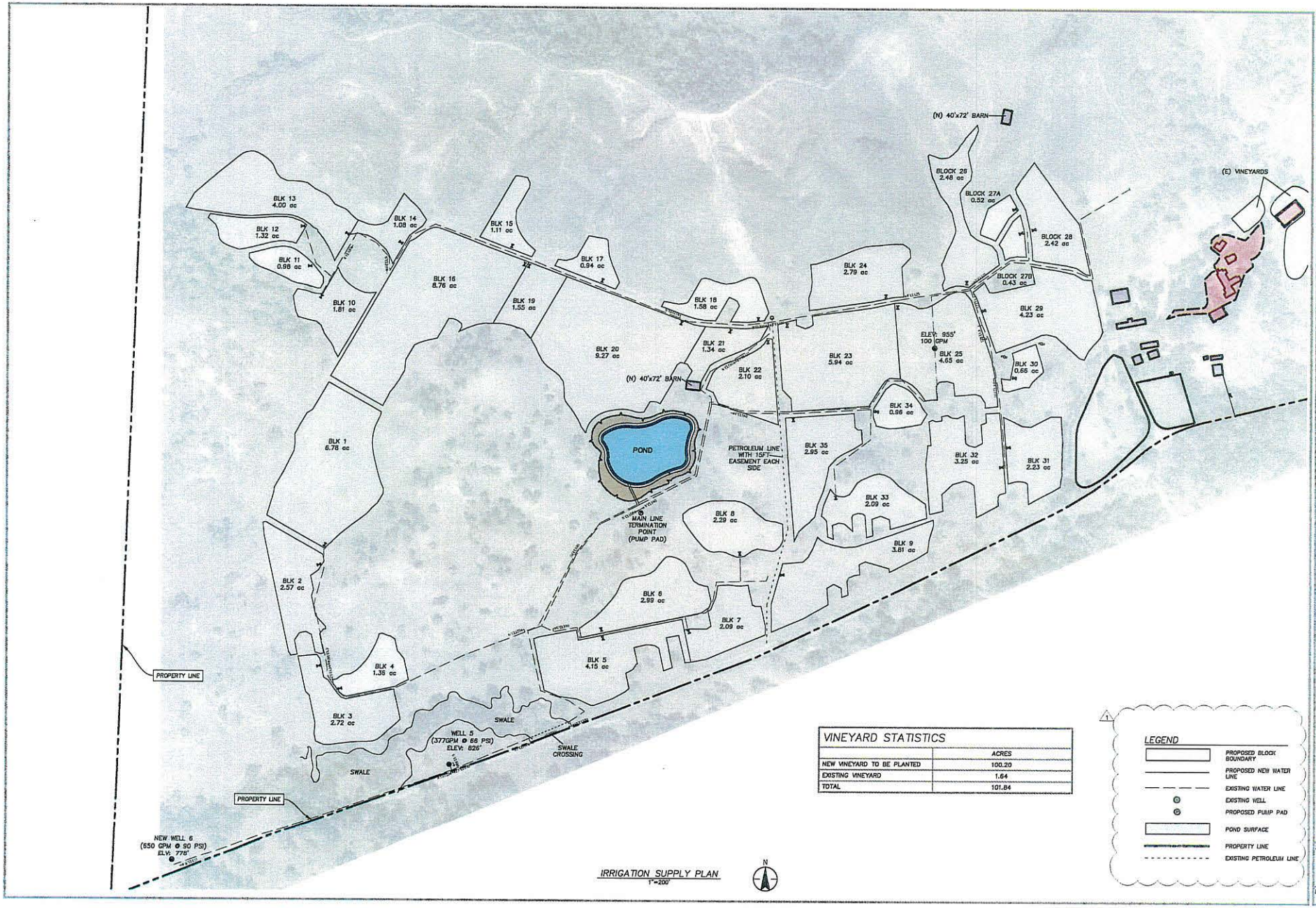
| REVISIONS: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 10/30/2018 | COUNTY PLANNING COMMENTS |

LOCATION: 7501 ALISOS CANYON ROAD
APN: 133-110-061
PROJECT NO. 2017198
DRAWN KMS
CHECKED TAR
CLIENT NOLAN RANCH, LLC.

NOLAN VINEYARD
FROST PROTECTION RESERVOIR
18CUP-00000-00021

EROSION SEDIMENT CONTROL PLAN DETAILS

SHEET: C5.1
OF: 11
DATE: JULY 25, 2018




IRRIGATION SUPPLY PLAN
1"=200'

N

| VINEYARD STATISTICS | |
|---|---|
| | ACRES |
| NEW VINEYARD TO BE PLANTED | 100.20 |
| EXISTING VINEYARD | 1.64 |
| TOTAL | 101.84 |

LEGEND

- PROPOSED BLOCK BOUNDARY
- PROPOSED NEW WATER LINE
- EXISTING WATER LINE
- EXISTING WELL
- PROPOSED PUMP PAD
- POND SURFACE
- PROPERTY LINE
- EXISTING PETROLEUM LINE


COAST
ENGINEERING & SURVEY, INC.
SAN LUIS OBISPO
BUELLTON
SANTA BARBARA

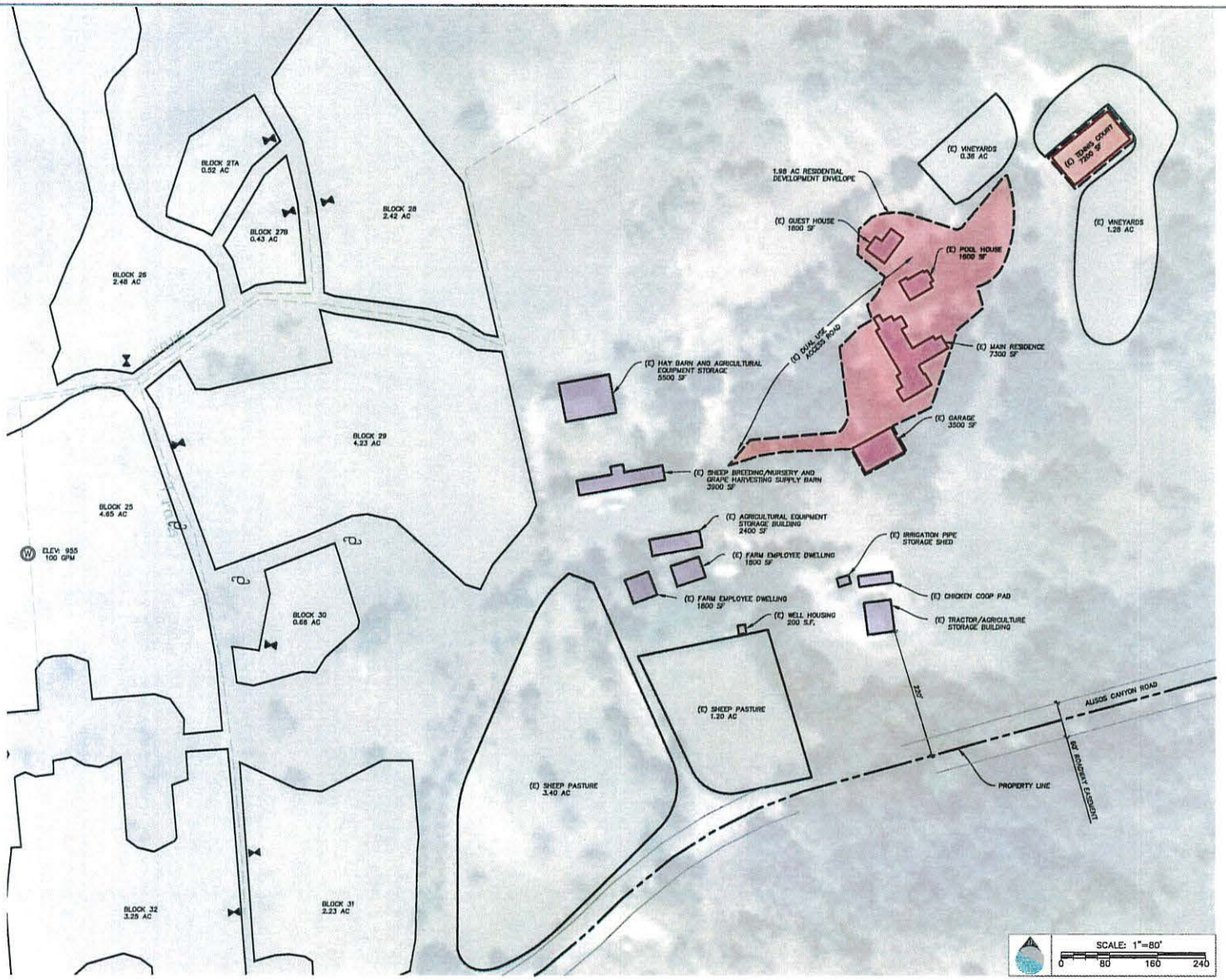

REGISTERED PROFESSIONAL ENGINEER TODD A. ROSTRON No. 72756 CIVIL STATE OF CALIFORNIA

| REVISIONS: | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 10/03/2018 | COUNTY PLANNING COMMENTS |

LOCATION: 7501 ALISOS CANYON ROAD
APN: 133-110-061
PROJECT NO.: 2017198
DRAWN: NAH
CHECKED: TAR
CLIENT: NOLAN RANCH, LLC.

# NOLAN VINEYARD
## FROST PROTECTION RESERVOIR
## 18CUP-00000-00021
## IRRIGATION SUPPLY PLAN

SHEET: C6.0
OF: 11
DATE: JULY 25, 2018




# LAND USE INFORMATION MAP

APN 133-110-061
7501 ALISOS CANYON ROAD
LOS OLIVOS, CA 93455
COUNTY OF SANTA BARBARA

## PROJECT DATA

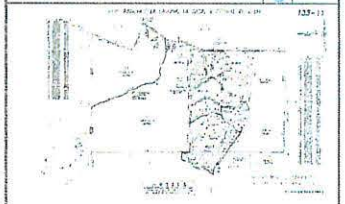
| | |
|---|---|
| PROJECT ADDRESS: | 7501 ALISOS CANYON ROAD<br>LOS OLIVOS, CA 93455<br>APN: 133-110-061 |
| CLIENT INFORMATION: | NOLAN RANCH, LLC. |
| PROPOSED WORK: | LAND USE INFORMATION MAP |

## VICINITY MAP

N.T.S.


## ASSESSOR'S PARCEL MAP

N.T.S.



## APAC RULES CONFORMITY

UNIFORM RULE 1-4.1.C.3 & PRINCIPAL DWELLING & ACCESSORY STRUCTURES
PRINCIPAL DWELLING AND ACCESSORY STRUCTURES TO OCCUPY NO MORE THAN 2.00 ACRES.
PRINCIPLE DWELLING & ACCESSORY STRUCTURES = 1.98 ACRES.
CONSISTENT

UNIFORM RULE 2-3.1.D INCIDENTAL BOARDING & BREEDING OPERATION
FACILITIES SHALL OCCUPY NO MORE THAN 2.00 ACRES
INCIDENTAL BOARDING & BREEDING FACILITIES OCCUPY LESS THAN 2.00 ACRES.
CONSISTENT

### VINEYARD STATISTICS

| | |
|---|---|
| NEW VINEYARD TO BE PLANTED | 100.20 ACRES |
| EXISTING VINEYARD | 1.64 ACRES |
| TOTAL | 101.84 ACRES |

## LEGEND

- TBD
- VINEYARD USE
- RESIDENTIAL USE
- BUILDING USE
- PROPERTY LINE
- EASEMENT
- EXISTING WATER LINE
- EXISTING WELL
- EXISTING UTILITY POLE

COAST
ENGINEERING & SURVEY, INC.
SAN LUIS OBISPO
BUELLTON
SANTA BARBARA

TODD A. ROBILLARD
No. 72756
CIVIL
STATE OF CALIFORNIA

REVISIONS:

| | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 10/03/2018 | COUNTY PLANNING COMMENTS |

LOCATION: 7501 ALISOS CANYON ROAD APN: 133-110-061
PROJECT NO.: 2017198
DRAWN: NAH
CHECKED: TAR
CLIENT: NOLAN RANCH, LLC.

LAND USE INFORMATION MAP
NOLAN RANCH, LLC.
18CUP-00000-00021

SHEET: C7.0
OF: 11
DATE: JULY 25, 2018