

Exhibit A

Response to Comments

APCD letter dated 10/9/23

1. General Comments

- a. Nuisance Odors from Wineries Wine production facilities can generate nuisance odors during various steps of the process. Proven methods for handling wastewater discharge and grape skin waste need to be incorporated into the winery practices to reduce off-site odor. Odor complaints could result in a violation of the SLO County APCD Rule 402, Nuisance.

Response: There is no wine production component for this project. It is anticipated that there would be wine storage, which has no odor.

- b. Construction Permit Requirements

Response: The list of equipment is provided for in the project conditions of approval indicating that if used will require an APCD permit.

- c. Construction Permit Requirements: Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require a California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements but should not be viewed as exclusive:

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generators;
- Internal combustion engines; and
- Tub grinders.

Response: Condition of approval APCD-1 has been included in Exhibit A of Resolution B.

- d. Operational Permit Requirements: Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements but should not be viewed as exclusive:

- New wineries or expanding wineries with the capacity of 26,000 gallons (10,000 cases at twelve 750 milliliter bottles per case) year or more require a Permit to Operate for fermentation and storage of wine;
- Portable generators and equipment with engines that are 50 hp or greater;
- Any stationary or portable agricultural engine over 50 hp
- Electrical generation plants or the use of standby generators;
- Food and beverage preparation (primarily coffee roasters);
- Furniture and fixture products;
- Metal industries, fabrication;
- Small scale manufacturing;
- Boilers;

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- Internal combustion engines; and
- Sterilization units using ethylene oxide and incinerators.

Response: Condition of approval APCD-2 has been included in Exhibit A of Resolution B.

2. Air Quality

- a. The APCD evaluated the construction impacts of this project using the most recent CalEEMod computer model and the inputs the applicant used. The modeling results indicate that the construction phase impacts will likely exceed the APCD's significance threshold values identified in Table 2-1 of the CEQA Air Quality Handbook. However, APCD was able to model ROG plus NOx emissions below the APCD Quarterly Tier 2 threshold of 6.3 tons of ozone precursors/quarter. APCD's results were close to the applicants' modeling results when a "Use Low VOC paint" mitigation measure was included.

Response: The project's construction phase shall either use low VOC paints (50 g of VOC per liter or lower) or source prefabricated/painted project materials to ensure the project is beneath the APCD's ozone precursor quarterly threshold. The condition of approval has been added to Exhibit A of Resolution B.

- b. Standard Mitigation Measures for Construction Equipment

This project exceeds ROG+NOx Quarterly Tier 1 threshold; therefore the project's construction phase shall implement Standard Construction Mitigation Measures:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with CARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting CARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation;
- Use on-road heavy-duty trucks that meet the CARB's 2010 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
- All on and off-road diesel equipment shall not idle for more than 5-minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- Use alternatively fueled construction equipment on-site, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Response: The standard conditions listed above have been added as conditions of approval in Exhibit A of Resolution B.

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3. Greenhouse Gas Emissions

The project proponent evaluated the greenhouse gas (GHG) impacts of this project using the most recent CalEEMod computer model with the results included in Table L of the Mitigated Negative Declaration (MND). The applicant incorrectly amortized the Operation emissions of 1,875 MT carbon dioxide equivalent (CO₂e)/year, instead of the overall construction emissions of 1,124 MT CO₂e over the four years of construction. Commercial projects use a 25-year project life for amortized construction emissions resulting in 45 MT CO₂e/yr to be added to the operational phase emissions. The applicant removed unnecessary refrigerant emissions (736 MT CO₂e/yr) from the total operational emissions (1,875 MT CO₂e/yr) for a total of 1,139 MT CO₂e/yr. APCD added the applicant's Operational emissions to the amortized Construction phase emissions resulting in 1,184 MT CO₂e/yr. The 1,184 MT CO₂e per year exceeds the potential interim GHG threshold of 690 metric tons of CO₂e emissions per year the city may find to be applicable for this project. However, when APCD re-ran CalEEMod using Central Coast Community Energy as the energy supplier, the result was 720 MT CO₂e. Using the following mitigation measures, the project proponent could achieve a reduction in greenhouse gas reductions below 690 metric tons of CO₂e per year:

Response: The applicant has committed to the project receiving power from Central Coast Community Energy. A condition has been added to Exhibit A of Resolution B.

SAFER – Lozeau Drury Letter

1. Mitigated Negative Declaration Comment

SAFER is concerned that the MND is improper under the California Environmental Quality Act because there is a fair argument that the Project may have adverse environmental impacts that must be analyzed and mitigated in an environmental impact report ("EIR). The construction of the project necessitates removal of six ecologically-important native valley oaks and eliminates potential habitat for the protected San Joaquin Kit Fox, a species currently endangered primarily due to habitat loss as a result of land conversion and development. SAFER requests that an environmental impact report be prepared for the Project rather than an MND to ensure that potentially significant impacts of this Project are fully disclosed, analyzed, and mitigated.

Response:

Oak Removal: The discussion section IV.e. Biological Resources of the Initial Study, adequately addresses tree preservation and removal policies.

San Joaquin Kit Fox habitat removal: Mitigation Measure MM Bio-1 and MM Bio-2 adequately address habitat impacts.