



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: July 23, 2013
To: Holly Phipps, Project Planner
From: Tim Tomlinson, Development Services
Subject: Public Works Comments on DRC2012-00123, ACHEVE'E MUP, Vineyard Dr, Templeton, APN 039-101-045

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

In accordance with Land Use Ordinance, Section 22.10.155, the proposed project is considered a Priority Project and required to submit a Stormwater Quality Priority Project Application with the project application. NOTE: The provisions of Section 22.10.155 will be updated in March, 2013 by the RWQCB "Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region", Resolution No. R3-2012-0025. Projects not accepted for processing by this date may be subject to different post construction requirements.
<http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/stormwaterapp.pdf>

- a. The applicant shall submit a Stormwater Quality Plan Application for Priority Projects. The plan shall outline the runoff reduction measures used when developing the site plan.
- b. The applicant shall demonstrate the project has incorporated at least two (2) County approved LID structural practices into the project. Refer to the brochure Interim Low Impact Development Guidelines for further information and references for LID design.
- c. The applicant shall submit the following to the County for review and approval: Stormwater Quality Plan; Conservation of natural areas narrative; Stormwater pollutant of concerns narrative; Drainage Plan; Erosion and Sedimentation Control Plan; Mechanism in place for long-term maintenance of BMPs; and Calculations for treatment control BMPs.

Public Works Comments:

- A. The proposed project is within the Templeton B Road Improvement Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance. The total fees amount is estimated to be approximately \$80,000 (based on assumed building sizes and the current fee schedule). The fees will be calculated per building permit and will be based on the fee schedule in effect at the time of payment.
- B. The project meets the applicability criteria for Stormwater Management therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards. The applicant shall submit a Stormwater Quality Plan Application for Priority Projects.
 - a. The proposed project must be designed to promote groundwater recharge by application of LID design.
 - b. A Drainage Plan and an Erosion and Sedimentation plan are required and will be reviewed at the time of construction permit submittal.
 - c. Since drainage may pose a significant impact to adjacent properties we recommend the plan and report be prepared by a licensed civil engineer.

Recommended Project Conditions of Approval:

Access

1. **Prior to occupancy or final inspection, the Vineyard Dr. primary driveway approach shall be reconstructed in accordance with County Public Improvement Standard B-1e. All driveway approaches constructed on County roads shall require an encroachment permit.**
2. **At the time of application for construction permits, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.**
3. **On-going condition of approval (valid for the life of the project), and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.**
4. **On-going condition of approval (valid for the life of the project):**
 - a. Any gate constructed on a driveway where off-site grapes are delivered and/or product is exported from the site shall be a minimum of 75-feet from the traveled way of any road open to public traffic.

Fees

5. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the Templeton Area B Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

Drainage

6. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMP's as identified for project incorporation in the applicant's *Stormwater Quality Plan Application for Priority Projects*.
7. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Stormwater Pollution Prevention

8. **At the time of application for construction permits**, the applicant shall submit the following to the County for review and approval: Stormwater Quality Plan; Conservation of natural areas narrative; Stormwater pollutant of concerns narrative; Drainage Plan; Erosion and Sedimentation Control Plan; Mechanism in place for long-term maintenance of BMPs; and Calculations for treatment control BMPs
9. **At the time of application for construction permits**, if the applicant proposes post construction structural water quality treatment devices to treat the project's stormwater runoff, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
10. **Prior to issuance of construction permits (if required)**, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.
11. **At the time of application for construction permits**, the applicant shall demonstrate the project has incorporated at least Two County approved LID structural practices into the project. Refer to the brochure *Interim Low Impact Development Guidelines* for further information and references for LID design.

Recycling

12. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).



CAL FIRE
San Luis Obispo
County Fire Department

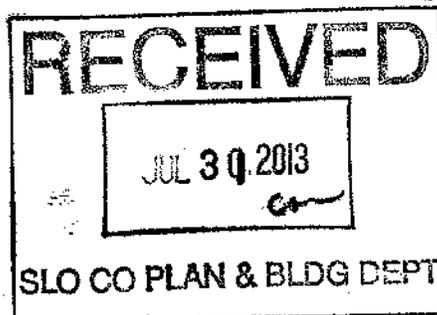
635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief



07/24/2013

San Luis Obispo County
Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408



Subject: DRC2012-00123(Sorso Winery)

Dear Ms. Phipps,

I have reviewed the plans for the proposed phased winery project including a new winery building and tasting room and a limited special event program located at 5170 Vineyard Drive. The project is located within a "High" fire hazard severity zone with a minimum 10 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2010 California Fire Code (CFC), and the 2010 California Building Code (CBC), the Public Resources code (PRC) and any other applicable fire laws.

Commercial Access Road(s)

- A commercial access road must be 24 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- All roads must be able to support a fire engine weighing 40,000 pounds.
- Vertical clearance of 13'6" is required.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all-weather non-skid paved surface.

Gates:

- Must be setback a minimum of 30 feet from the maintained road
- Must automatically open with no special knowledge.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be two (2) feet wider than the road on each side.
- Gates must have a turnaround located at each gate

Addressing:

Address numbers must be legible from the roadway on all buildings. They shall be of a contrasting background and a minimum of 10 inches high with a ½" stroke for commercial projects. All occupancies shall have a distinct address. All addressing and placement of street or road signs shall be done in accordance with CFC Section(s) 505.1 and 505.2.

Ignition resistant construction California Fire Code Chapter 7A/Wildland Urban Interface :

The construction type should be designed to withstand a wildfire. This would include a class B roof, unexposed venting, fire resistant exterior walls, unexposed rafters, windows appropriately placed, LPG tanks properly placed, fire resistive decks and balconies, and other fire resistive construction techniques. All landscaping should be of fire resistive plants, preferably natives.

Roof Coverings:

The roof types will be consistent with the requirements of Chapter 1505 of the 2010 CBC and no less than a Class "B" roof.

Roof Access:

- All buildings over 18 feet in height will have fixed laddering at two exterior remote locations or provide landscaping which reduces the ladder access height to 18 feet. The exception to this requirement is if the building has a protected stairway to the roof.
- Buildings must have a protected stairway access to the roof if the building is over 25 feet in height and the building is over 5,000 square feet in area. The stairwell must be accessible from the exterior of the building and at a location approved by the Fire Department. A permanently attached sign must be posted stating "Roof Access".

Signage:

Designated mechanical, electrical, and fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs shall be constructed of durable materials, permanently installed and readily visible. CFC section 509.

Vegetation Management requirements:

An approved vegetation management plan must be submitted and approved prior to final. Management of fuels is required 100 feet from structures and 10 feet along access roads and driveways.

Screening and environmental considerations:

Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.

Fire resistant landscaping located within 100 feet of site improvements :

(structures or fire water tanks) shall be in accordance with CFC, Public resources code 4291 and Title 19 Div. 1 described as "vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may

vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. www.calfireslo.org website has several links with recommended planning tools for landscape and fuels management plans. There is an expectation of dialogue to clarify fuels management requirements for pipelines and improvements in wildland areas to ensure a balance of environmental concerns and preventing risk from fire.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Automatic Sprinkler System :

An automatic Sprinkler system is required. A Fire Protection Engineer shall review the proposed Fire Protection Systems for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 14.1 (2002). The Fire Protection Engineer will be required to send an original letter of their project review when completed, including all changes needed.

The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.

The fire department connections (FDC) supporting the required fire sprinkler systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building. The Registered Fire Protection Engineer shall design the fire sprinkler system accordingly.

Exiting:

All egress and exiting components shall comply with Chapter 10 of the 2010 California Fire Code to provide egress from the building to the public way.

Water Supply Connection:

The number and distribution of hydrants must meet CFC section 507. Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each

hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards. Commercial water storage tanks must be steel. A pressurized fire hydrant system shall be required. A Registered Fire Protection Engineer shall be required to design the system in accordance with all applicable standards. The amount of water required in storage to support the numerous fire suppression systems will be determined and approved by the Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.

Portable Fire Extinguishers:

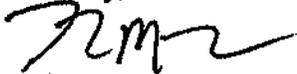
Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Special Events:

All special events shall be approved by the county Fire Department 30 days in advance. Special events may require on site fire and medical services. The buildings, which will be used for special events, must be identified during plan review as they may impact the occupancy classification, thus changing the building requirements.

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 543-4244.

Sincerely,



Kevin McLean
Fire Captain



Attachment 4
COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie
Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: November 12, 2013
TO: Holly Phipps, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department *JA*
SUBJECT: Soroso Winery Minor Use Permit DRC2012-00123 (1703)

The Agriculture Department's review finds that the proposed Soroso Winery Minor Use Permit to develop a winery, tasting room, limited special events program and a subsequent expansion of case goods and barrel storage areas will have less than significant impacts to agricultural resources or operations. The Department recommends the following conditions to maximize the availability of water for agricultural production and to minimize runoff:

- Preclude lawn/turf, minimize or avoid irrigated landscaping, and require all landscaped areas to be drip irrigated. This measure minimizes non-agricultural water use and helps to protect groundwater resources for agricultural production.
- Maximize the use of pervious and semi-pervious areas in order to minimize erosion and sedimentation and protect farmland for agricultural use.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating to the extent feasible the negative impacts of development to agriculture.

If you have questions, please call 781-5914.

Comments

The project site is located at 5170 Vineyard Drive, west of Paso Robles. The 70-acre site is located within the Agriculture land use category and is developed with wine grape vineyards, an agricultural reservoir, agricultural accessory structure, and two residences. Agricultural uses in the area primarily consist of wine grape vineyards and field crop production.

The first phase of proposed development will result in approximately 9,000 square feet of winery uses, 2,600 square feet of tasting room and patio area; and overflow parking for special events. The second phase of development would include 1,560 square feet of case goods and barrel storage areas. Consistent with Agriculture Element AGP 6, the facility is beneficial to the local agricultural industry, the visitor serving uses are clearly secondary to winery production, and the facilities are sited adjacent to existing roads and are compatible with ongoing agricultural activities.

To maximize the availability of water for agricultural production and to minimize runoff the Department recommends the following conditions:

- Preclude lawn/turf, minimize or avoid irrigated landscaping, and require all landscaped areas to be drip irrigated. This measure minimizes non-agricultural water use and helps to protect groundwater resources for agricultural production.
- Maximize the use of pervious and semi-pervious areas in order to minimize erosion and sedimentation and protect farmland for agricultural use.

Attachment 4



Air Pollution Control District
San Luis Obispo County

July 16, 2013

Holly Phipps
SLO County Department of Planning & Building
County Government Center
San Luis Obispo, CA 93401

SUBJECT: APCD Comments Regarding the Achevee/Sorso Winery, Tasting Room & Events Project Referral (DRC2012-00123)

Dear Ms. Phipps,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 5170 Vineyard Drive, Paso Robles, CA that would include phased construction of a new winery facility, tasting room, and up to six winery special events with no more than 80 guests. The proposed agricultural zoned site is located on a 70-acre parcel that has an existing home, 40-acre of vineyards, and is accessed from Vineyard Drive. Currently the vineyard's grapes are transported to Justin Winery for processing. The existing unpaved driveway would be used for the proposed project with a distance to the center of the unpaved parking area being approximately 330 feet from Vineyard Drive.

Phase 1 of the proposed project would consist of constructing a 7,640 square foot (s.f.) winery and tasting building with an outdoor 2,565 s.f. crush area and a 1,500 s.f. patio area). Phase 2 would create an expansion of case goods and barrel storage, totaling 1,560 s.f. The project proposes up to 10 employees with an ultimate production level of 10,000 cases from on and off-site grapes. Average weekday tasting trips are anticipated to be 10 with an additional 3 winery related trips during harvest/crush periods. The project proposes that the winery would hold six winery special events per year with no more than 80 guests at each event. The winery would also participate in other wine industry and other related events as currently allowed by the County Land Use Ordinance.

The following are APCD comments that are pertinent to this project.

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each.

Please address the action items contained in this letter that are highlighted by bold and underlined text.

CONSTRUCTION PHASE IMPACTS - Below Threshold

The APCD evaluated the construction impacts of this project using the CalEEMod v2011.1.1 computer model for estimating construction emissions related to the development of land uses. This indicated that construction phase impacts will likely be less than the APCD's significance threshold values of 137 lbs/day of ROG + NO_x and/or 2.5 tons/quarter of ROG + NO_x, 7 lbs/day and/or 0.13 tons/quarter of diesel particulate matter or 2.5 tons/quarter of fugitive dust. **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

Asbestos / Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at: www.slocleanair.org/business/asbestos.php.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Dust Control Measures

The project, as described in the referral, will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommend the following measures be incorporated into the project to control dust:**

Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions:

- a. Reduce the amount of the disturbed area where possible;

- b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c. All dirt stock-pile areas should be sprayed daily as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

OPERATIONAL PHASE IMPACTS - Below Threshold

The APCD staff considered the operational impact of this development by comparing it against Table 1-1 in the APCD's 2012 CEQA Handbook and APCD's table of unpaved road fugitive dust impacts. This indicated that operational phase impacts will likely be less than the APCD's CEQA significance thresholds for ROG + NO_x, diesel particulate matter (DPM), greenhouse gas (GHG), and fugitive particulate matter (PM₁₀) as identified in Table 3-2 in the CEQA Handbook. **Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.**

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. For a more detailed listing, refer to the Technical Appendix, page 4-4, in the APCD's 2012 CEQA Handbook.

- New wineries or expanding wineries with the capacity of 26,000 gallons per 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;
- Electrical generation plants or the use of standby generator;
- Boilers;
- Internal combustion engines; and
- Cogeneration facilities.

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do additional health risk assessment. **To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

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*.

Agricultural Burning

Agricultural operations must obtain an APCD Agricultural Burn Permit to burn dry agricultural vegetation on Permissive Burn Days. The ARB provides educational handbooks on agricultural burning (English and Spanish) to growers which are available at the following websites:

www.arb.ca.gov/smp/progdev/pubeduc/agburnhandbook.pdf

www.arb.ca.gov/smp/progdev/pubeduc/agburnhandbookspanish.pdf

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Andy Muziger
Air Quality Specialist

AJM/arr

cc: Acheve'e Vineyards, LLC
Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD

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