SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

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: November 3, 2014

To: Holly Phipps, Project Planner

From: Frank Honeycutt PE, Development Service Engineer

Subject: Public Works Comments on DRC2014-00037, Turley CUP, Ridge Rd., Templeton, APN 39-371-001

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 Comments:

A. The existing driveway does not appear to meet current sight distance standards. It may need to be realigned or have interfering vegetation removed. The applicant will need to provide either a realignment plan or other evidence that sight distance can be achieved.

B. The proposed project is within the Templeton Road Fee Area B. Payment of Road Improvement Fees is required prior to building permit issuance.

C. The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits,** the applicant shall submit an application, fee and plans to the Department of Public Works to secure an Encroachment Permit to construct (or reconstruct) the **Ridge Road** driveway approach in accordance with County Public Improvement Standard **B-1a**.

2. **Prior to occupancy or final inspection**, the **Ridge Road** primary driveway approach shall be reconstructed in accordance with County Public Improvement Standards driveway approaches constructed on County roads shall require an encroachment permit.

Fees

3. **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.

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

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

Subject: DRC2014-00037 (Turley Wine Cellars) - Conditional Use Permit

Ms. Phipps,

I have reviewed the New Project Referral and associated building plans submitted for the proposal to allow winery operations within an existing building located at 2815 Ridge Road near Templeton, CA. The current request does not include a tasting room, event(s) program or the intensification of existing uses at the site. The project site is located within State Responsibility Area (SRA) having a ***"Very High"*** Fire Hazard Severity Zone rating with an approximate ***10-15*** minute response time from the nearest CAL FIRE/County Fire station. The project and applicant/owner shall comply with the 2013 CA. Building Code (C.B.C), the 2013 CA. Fire Code (C.F.C.), the Public Resources Code (P.R.C.) and any other applicable fire/building codes.

Concerns:
Commercial operations within buildings not designed and/or built to current code(s) within geographic areas having extended response times from emergency services.

The following are requirements that must be satisfied prior to occupancy being granted for the existing Winery Building associated with this permit.

- *FIRE ALARM SYSTEM REQUIRED* - A monitored heat/smoke detection system meeting the design criteria and requirements of N.F.P.A 72 (National Fire Protection Association) is required to be installed within the existing Winery Building. The alarm system shall terminate at a 24-hour monitoring point. Three sets of plans shall be submitted to CAL FIRE/San Luis Obispo County Fire for review and approval. California Fire Code Chapter 9/*Section 907* - Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The supervising station shall contact and notify the Fire Chief or their call receiving location immediately on notification of an alarm and prior to making contact with the protected premises.

- A *minimum* of 10,000 gallons of water held in storage dedicated to fire suppression purposes is required. The water storage tank shall be galvanized steel (poly/plastic is not allowed), provide for automatic filling from the well and shall not be located closer than 20-feet to structures.
- A non-pressurized, schedule – 40 PVC gravity drain fire connection is required to be located on the approach to the existing residence/Winery Building. The fire connection shall be placed between 50-150 feet from the residence, 24-36 inches above finish grade of the access roadway, no more than 10-feet from the edge of the all-weather access roadway surface and provide a male 2-1/2 inch brass connection (National Standard threads). The male connection shall have either a brass or plastic cap.

- *ACCESS* - The existing vehicular access roadway must provide a minimum all-weather driving surface of no less than 16-feet (edge to edge).The surface for the existing access roadway and fire lane(s) must be all-weather and support a minimum load capacity of no less than 20-tons.
- SECONDARY ACCESS – A secondary access route will be required if an event(s) program is applied for and approved at any time in the future.
- *DEFENSIBLE SPACE* (vegetation clearance) – Current conditions must meet all relative minimum standards for providing defensible space from the adverse effects of wildland fires.
- *ADDRESSING* – The existing address numbering must meet commercial standards.
- *GATES* – Must meet current standards for emergency access and proper placement.
- *EMERGENCY STRUCTURE ACCESS* - All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.
- *PORTABLE FIRE EXTINGUISHERS* - Portable fire extinguishers shall be installed within the Winery Building in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.
- *COMBUSTIBLE WASTE* MATERIAL - Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire. CCR Title 19 Division 1. Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

The proposed project will require final inspection prior to occupancy. Please contact this office at (805)593-3429 to schedule the final inspection once all requirements have been satisfied.

If I may be of additional assistance regarding this matter, please do not hesitate to contact me at (805)543-4244, extension 3425.

Sincerely,

Clinton I. Bullard
Fire Inspector

c: Jim Dummit, Agent