

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director



County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252

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MEMORANDUM

Date: February 9, 2015
To: Holly Phipps, Project Planner
From: Frank Honeycutt, Development Services
Subject: **Public Works Comments on DRC2014-00064, Gleason MUP, Green Valley Rd, Paso Robles, APN 040-111-019 REVISED**

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. As the entrance to this site comes from SR 46, Public Works will defer to Caltrans, Calfire and Planning on the assessment of access to the property.
- B. The proposed project is within the Templeton B Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- C. A drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit plans to Caltrans to secure an Encroachment Permit to construct or reconstruct, as needed, the driveway approaches in accordance with Caltrans Encroachment Permit Standards. If the existing access meets Caltrans standards, as determined by Caltrans, then no additional encroachment permit is necessary.
2. **Prior to occupancy or final inspection**, the driveway approaches shall be constructed, as needed, in accordance with the State's Encroachment Permit and to the satisfaction of the Caltrans.
3. **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.

4. **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 Caltrans.
5. **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. Existing gates closer than 75 feet from the edge of traveled way, if any, shall be removed.

Fees

6. **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 B Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

Drainage

7. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
8. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
9. **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.

Recycling

10. **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).

V:_DEVSERV Referrals\Land Use Permits\Conditional Use Permits\DRC2014-00064 Gleason REV.doc

COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

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Martin Settevendemie
Agricultural Commissioner/Sealer

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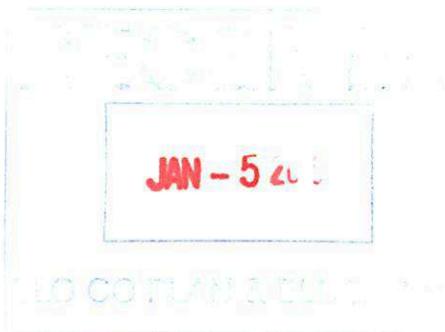
DATE: December 31, 2014
TO: Holly Phipps, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department *JA*
SUBJECT: Gleason Minor Use Permit DRC2014-00064 (1801)

The Agriculture Department's review finds that the proposed Gleason Minor Use Permit for the expansion of existing wine production facilities as well as a special events program for up to six events with a maximum of 80 attendees 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:

- Incorporate best management practices for water conservation purposes throughout winery facility.
- Maximize the use of pervious and semi-pervious areas in order to promote groundwater recharge and/or stormwater management, 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.



Project Description and Agricultural Setting

The project site is located at 2485 Green Valley Road, west of Paso Robles. The 35-acre site is located within the Agriculture land use category and is developed with a residence, wine production facility, tasting room, and agricultural accessory structures as well as a wine grape vineyard. Agricultural uses in the area primarily consist of wine grape vineyards and field crop production. The area of proposed development consists agricultural accessory structures that will be removed.

The proposal includes expanding production facilities in two phases. Phase 1 will consist of the construction of 7,313 square feet of processing area and six special events with up to 80 attendees, while Phase 2 will consist of 5,000 square feet of barrel storage area. Consistent with Agriculture Element AGP 6, the proposal is beneficial to the local agricultural industry, the visitor serving uses are clearly secondary to winery production for each phase of development, and the facilities are sited adjacent to existing roads and are compatible with future agricultural activities.

Impacts to Agricultural Resources

The proposed development would result in the expansion of existing wine production uses and a special events program for up to six events with a maximum of 80 attendees. Impacts to agricultural resources will be less than significant; however, the Department recommends the following conditions to maximize the availability of water for agricultural production:

- Incorporate best management practices for water conservation purposes throughout winery facility.
- Maximize the use of pervious and semi-pervious areas in order to promote groundwater recharge, minimize erosion and sedimentation and protect farmland for agricultural use.



Re: DRC2014-00064 GLEASON, North County E-Referral, MUP, Paso Robles 

Charles Riha to: Holly Phipps
Cc: Cheryl Journey, Stephen Hicks

01/12/2015 02:31 PM

Holly,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record.
2. The project is subject to a construction permit (for each separate structure) as well as the currently adopted California Codes.
3. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 accessibility / energy laws.
5. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. The applicant may need to secure a wine waste discharge permit through the California Regional Water Quality Control Board.
7. A fire sprinkler system will be required for each new building. The sprinkler plans shall be submitted with a separate application for a separate fire sprinkler permit with the application for the structure(s). The application for the sprinkler system and any water tank storage required for the system shall be approved prior to issuance of the structure(s). Cal Fire requires that all commercial sprinkler systems be reviewed by a licensed fire protection engineer.

Charles Riha, Plans Examiner III



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
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<http://www.sloplanning.org>
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<http://twitter.com/SLOCoPlanning>



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

May 11, 2015

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

Subject: DRC2014-00064 (Four Lanterns Winery) / Modification to previously approved M.U.P.

Ms. Phipps,

I have reviewed the New Project Referral and associated building plans submitted for the request to modify a previously approved Minor Use Permit and allow for a phased expansion/construction to an existing winery operation located at 2485 Green Valley Road (Hwy. 46W) near Paso Robles, CA. The project site is located within lands classified as Local Responsibility Area (LRA) with an approximate 5+ minute response time from the nearest CAL FIRE/County Fire station (#30-Paso). The project and applicant 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:

The cumulative effects of special events (industry wide included) and increased commercial operations within areas such as this continue to place significant challenges upon the ability of CAL FIRE/County Fire to provide effective and efficient services within rural areas.

The nearest CAL FIRE/County Fire Station (#30-Paso Robles) is located at 2510 Ramada Drive near Paso Robles, CA. This station has an approximate 3.5 mile vehicular travel distance to the site.

The following are requirements that must be satisfied prior to occupancy being granted for any of the structures involved with this permit.

- A commercial fire sprinkler system meeting the design criteria and requirements of N.F.P.A 13 (National Fire Protection Association) is required to be installed within all structures associated with this phased development/ Minor Use Permit.
- An onsite consultation was conducted with Jack Collings (Collings & Associates), the owner and their agent(s) on December 8th, 2014.

- **Both winery structures and the covered crush pad (Phase I) must have a full commercial fire sprinkler system installed. All phase II structures must have a commercial fire sprinkler system installed as well.**
- A Registered Fire Protection Engineer (F.P.E.) is required to design the commercial fire sprinkler system(s). Three sets of plans and calculations shall be provided to the County Fire department for review and approval.
- The Registered Fire Protection Engineer must provide a comprehensive Technical Analysis and report of the proposed phased development, the commercial fire sprinkler system(s) demand and the proposed 45,000 gallon water storage tank. The technical analysis and report must prove that the proposed water storage tank shown on the plans provided upon submittal (*Studio 2G Architects-19 NOV 2014*), provides a sufficient amount of water held in storage to meet the increased demands of the proposed project(s). Future development at this site will require additional water held in storage dedicated to fire suppression purposes.
- The new and existing underground pipe system as well as all fire hydrants must be reviewed by the Registered Fire Protection Engineer. The underground piping and fire hydrant systems shall be included within the comprehensive Technical Analysis.
- **COMMERCIAL HOOD SYSTEM** – If requested and approved, commercial kitchen operations will require a commercial hood/fire suppression system meeting all relative standards.
- **ALARMS** – The required heat/smoke detection and fire sprinkler monitoring system must comply with all relative standards set forth within N.F.P.A. 72. All new alarm systems must be interconnected to the existing system(s).
- **ACCESS** - The existing vehicular access and proposed commercial fire lane(s) either meet or exceed all relative minimum standards for the currently proposed phased development.
- **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.
- **GATE(S)** – The existing gates must meet all relative minimum standards for width emergency access and setback from the highway. The CA. Dept. of Transportation must be consulted for required setback.

Public Assemblage and Events

Prior to Fire Department Review, proposed event area must first complete all requirements pursuant to Title 22, the San Luis Obispo County Land Use Ordinance. This includes receiving any necessary land use permit approval and issuance of construction and Conditional Use Permit requirements.

A fire safety review is required to ensure public safety in a place of assembly, or any other place where people congregate, including but not limited to; amusement buildings, carnivals and fairs, exhibits and trade shows, open burning, flames and torches, candles, places of assembly, temporary membranes structures and tents, pyrotechnics and special effects, live audiences and any event with public attendance over 250. The Fire Code Official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety.

A written plan must be submitted to the Fire Code Official 30 days prior to the event. Written submittal requirements will be in accordance with Section 404 Fire Safety and evacuation plans. **A field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event.** If modifications or additions to the event areas are made, an updated permit & inspection must be completed. Local Ordinance and California Fire Code (CFC) section 105.

Any time a tent, canopy or membrane structure in excess of 400 square feet is erected; it must be placed and utilized in accordance with California Fire Code – Chapter 24. The applicant shall be required to notify County Fire a minimum of 48-hours in advance of any tent or membrane structure being placed on site. Submittal requirements can be found on line at www.calfireslo.org

Fire Safety and Evacuation Plans

Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

Fire evacuation plans. Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where *approved*, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for *persons* unable to use the general *means of egress* unassisted.
4. Procedures for accounting for employees and occupants after evacuation has been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

Fire safety plans. Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.
 - 4.3. Secondary evacuation routes.
 - 4.4. Accessible egress routes.
 - 4.5. Areas of refuge.
 - 4.6. Exterior areas for assisted rescue.
 - 4.7. Manual fire alarm boxes.
 - 4.8. Portable fire extinguishers.
 - 4.9. Occupant-use hose stations.
 - 4.10. Fire alarm annunciators and controls.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

Notes:

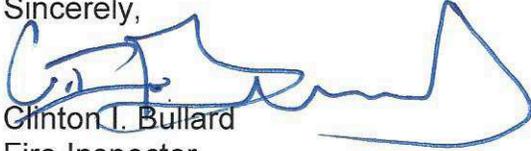
Although the applicant is not requesting an enhanced special events program, CAL FIRE/County Fire finds that it would benefit public safety to have an interior access road system meeting the intent of secondary access. This department shall work cooperatively with the applicant to ensure that the intent of secondary access is met relative to the current proposal.

ATTACHMENT 04

The proposed project(s) will require final inspection prior to occupancy. Please contact this office at (805)593-3490 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 J. Bullard
Fire Inspector

C: Jardini, Agent
Studio 2G, Architect



Fw: DRC2014-00064 GLEASON, North County E-Referral, MUP, Paso Robles

Donna Hawkins to: Holly Phipps

01/05/2015 12:41 PM

*Donna Hawkins
San Luis Obispo County
Planning & Building Dept.
976 Osos St, Room 300
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805-788-2009 Direct and 805-781-1242 Fax
dhawkins@co.slo.ca.us*

----- Forwarded by Donna Hawkins/Planning/COSLO on 01/05/2015 12:41 PM -----

From: John Falkenstien <JFalkenstien@prcity.com>
To: "plreferrals@co.slo.ca.us" <plreferrals@co.slo.ca.us>
Cc: "mefisher@co.slo.ca.us" <mefisher@co.slo.ca.us>, "dhawkins@co.slo.ca.us" <dhawkins@co.slo.ca.us>
Date: 01/05/2015 11:46 AM
Subject: RE: DRC2014-00064 GLEASON, North County E-Referral, MUP, Paso Robles

The City of Paso Robles has no comments on this application .

Thank you for the referral.

John Falkenstien
City Engineer
Community Development Department
805 237 3860
jfalkenstien@prcity.com

From: mefisher@co.slo.ca.us [mailto:mefisher@co.slo.ca.us] **On Behalf Of** plreferrals@co.slo.ca.us
Sent: Monday, December 22, 2014 4:12 PM
Cc: mefisher@co.slo.ca.us; dhawkins@co.slo.ca.us
Subject: DRC2014-00064 GLEASON, North County E-Referral, MUP, Paso Robles

**San Luis Obispo County
Planning & Building Department**

DRC2014-00064 GLEASON, North County E-Referral, MUP, Paso Robles

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Please comment on all issues that you see may be associated with this project.

Please respond to this referral within 14 days of receiving this e-mail.