



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

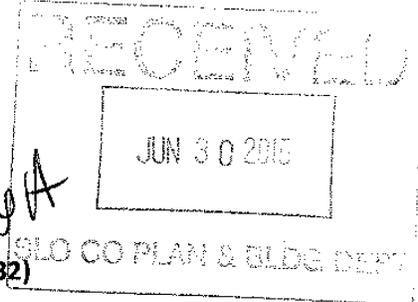
Martin Settevendemie

www.slocounty.ca.gov/agcomm

Agricultural Commissioner/Sealer

AgCommSLO@co.slo.ca.us

DATE: June 30, 2015
TO: Stephanie Fuhs, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department
SUBJECT: Anderson Minor Use Permit DRC2014-00145 (1832)



The Agriculture Department's review finds that the proposed Anderson minor use permit to allow for the construction of an additional 17,808 square feet of wine production facility would result in 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, 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 3090 Anderson Road, north of Templeton. The 25-acre site is located within the Agriculture land use category and is developed with a wine production facility, tasting room/special events center, a wine grape vineyard, and two residences. Agricultural uses in the area primarily consist of wine grape vineyards and field crop production. The proposed development is located in close proximity to existing structures.

The proposal includes constructing a new 17,808 wine production facility. Consistent with Agriculture Element AGP 6, the proposal is beneficial to the local agricultural industry 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 wine production facilities being increased by 17,808 square feet. 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.



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Wade Horton, 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

Date: ~~June 8, 2015~~ [August 11, 2015](#)
To: Stephanie Fuhs, Project Planner
From: ~~Tim Tomlinson~~ [Glenn Marshall](#), Development Services
Subject: **Public Works Revised Comments on DRC2014-00145, Anderson LLC MUP, Anderson Rd., Templeton, APN 040-051-034**

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 proposed project is within the Templeton B Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- B. The project does not propose additional events, only an expansion of the winery storage building.
- B-C. [The project is not located on a high speed/high volume county road that require driveways to be improved to a B-1e standard and gates setback 75-feet.](#)
- C-D. Recommend that a project referral be sent to Caltrans for their comments on potential impacts to State Route 46.

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Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit plans to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Removal of all existing non-permitted obstructions, including signs, from within the public right-of-way of the project frontage.

- b. Remove vegetation as required to achieve sight distance standards.
- 2. **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.
- 3. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity.
- 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. The existing gate is approximately 35 feet from the roadway and must be removed.~~
 - b. ~~Any gate constructed on a driveway to the site shall be a minimum of 75 feet from the traveled way of any Collector or Arterial Road.~~

Fees

- 5.4. **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 Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/3/2015

TO: Env. Health

JUN 4 2015

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00145 3090 ANDERSON LLC – Proposed minor use permit for a new winery storage building of 17,808 sf, including a barrel room, case storage, flex space, restrooms, administration and a lab. Site location is 3090 Anderson Rd, Templeton. APN: 040-051-034

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please see attached. Thank you

6/5/15
Date

[Signature]
Name

x 5551
Phone



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer



Public Health
Prevent. Promote. Protect.

June 5, 2015

To: Stephanie Fuhs
North County Team / Development Review

From: Environmental Health
Leslie Terry

Project Description: DRC2014-00145, Anderson MUP
APN 040-051-034

See attached guidance document for information on Food Facilities with Private Water Wells. In the event this facility will not have more than 25 persons per day on site for 60 days out of the year, then the water will be regulated as part of their food facility permit.

In the event the facility has more than 25 persons per day on site for 60 days out of the year (guests, staff etc.), an annual permit will be required for the water supply at this facility. See attached flow chart for information on types of water systems. Contact Leslie Terry at (805) 781-5551 with any questions regarding the water supply at this facility.

If plan review for cross connection determines a device is necessary, then an annual device test requirement shall be added as a condition of this MUP.



Food Facilities with Private Water Wells

Food facilities not served by a public water system have a responsibility to ensure a safe water supply. The California Retail Food Code (CalCode), Section 114192, states that "an adequate, protected, pressurized, potable supply of hot water and cold water shall be provided," while Section 113869 defines "Potable water" as "water that complies with the standards for transient noncommunity water systems pursuant to the California Safe Drinking Water Act, Chapter 4 (commencing with Section 116270) of Part 12, to the extent permitted by federal law."

The California Safe Drinking Water Act provides the following definitions:

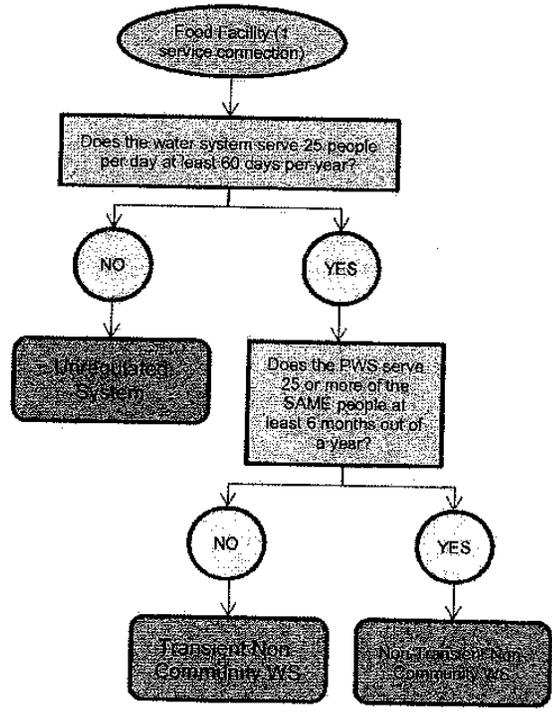
"116275. As used in this chapter:

(h) "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year.

A public water system includes the following:

(o) "Transient noncommunity water system" means a noncommunity water system that does not regularly serve at least 25 of the same persons over six months per year."

To achieve compliance with the regulations above, San Luis Obispo County will have facilities with private water wells which either utilize an unregulated water supply (with obligations to comply with "standards") or are served by a regulated transient non-community water system. This chart provides a decision tree for the proper classification of a food facility's water supply. All Public Water Systems (PWS) with less than 200 connections will be issued a **water system permit** and will be regulated by this office. Unregulated water systems serving a regulated food facility will be regulated as part of their **food facility permit**.



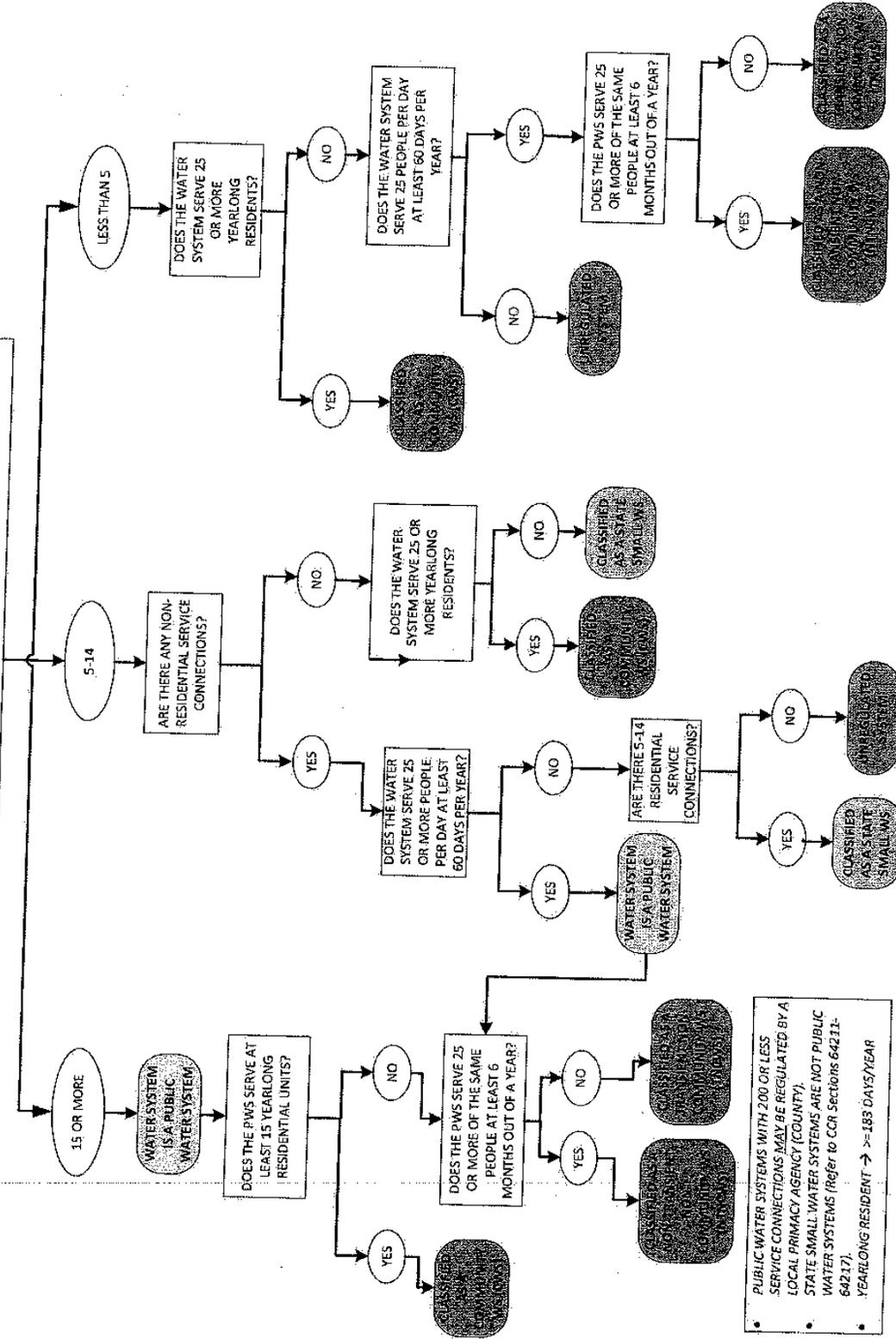
Unregulated water systems serving a food facility are required to comply with the following testing requirements:

Constituent	Frequency
Bacteriological	Monthly
Nitrate (NO3)	Annually
Nitrite (NO2)	Triennially (every 3 years)
Inorganic Chemicals (& Arsenic)	Once
Secondary Standards	Once

In addition to testing requirements, food facilities (including cottage food operations) are required to maintain their water system to ensure safety of their water supply. This includes but is not limited to ensuring that the source, distribution system and storage facilities are maintained to protect against contamination or pollution. Failure to comply with either testing or system structural requirements will result in a violation No. 21. *Water* on the food facility's inspection report.

DECISION TREE FOR CLASSIFICATION OF WATER SYSTEMS

HOW MANY SERVICE CONNECTIONS DOES THE WATER SYSTEM HAVE?



• PUBLIC WATER SYSTEMS WITH 200 OR LESS SERVICE CONNECTIONS MAY BE REGULATED BY A LOCAL PRIMARY AGENCY (COUNTY).
 • STATE SMALL WATER SYSTEMS ARE NOT PUBLIC WATER SYSTEMS (Refer to CCR Sections 64211-64217).
 • YEARLONG RESIDENT → ≥ 183 DAYS/YEAR

Small Water Systems Unit-WWV 4/9/2012



Central Coast Regional Water Quality Control Board

December 4, 2014

Mr. Damien Mavis
Tooth and Nail Winery
P.O. Box 12910
San Luis Obispo, CA 93406

Dear Mr. Mavis

ENROLLMENT IN GENERAL WASTE DISCHARGE REQUIREMENTS – TOOTH AND NAIL WINERY – 3090 ANDERSON ROAD, PASO ROBLES, SAN LUIS OBISPO COUNTY

Thank you for submitting a Notice of Intent to comply with the terms of the General Waste Discharge Requirements for Discharges of Winery Waste (General WDRs) and first annual fee for Tooth and Nail Winery. We understand the following:

- The facility is located at 3090 Anderson Road, which is approximately 2.5 miles west of Paso Robles in San Luis Obispo County (Assessor's Parcel No. 040-051-019, 020).
- Tooth and Nail Winery expects to produce up to 15,000 cases of wine annually.
- Tooth and Nail Winery will employ the following treatment and disposal measures:
 - Initial Screening – Screened baskets will be installed on drains exiting the crushing, bottling and barrel cleaning areas. The screen opening sizes will be 3/16 inch.
 - Septic Tank – All process wastewater will gravity flow to a 3,000-gallon septic tank.
 - Process wastewater flows through a septic tank and into a leachfield system. Three 100-foot Infiltrator (or similar) discharge lines along with an additional 100% installation of three 100-foot Infiltrator (or similar) make up the leachfield disposal system.
 - An area of land equivalent to the 100% disposal system has been set aside, for a total of 300% land set aside for disposal.
- Solids Disposal – All solids generated from the initial screenings will be collected into a temporary, covered storage area and transported to the vineyard for land application, into the vineyard soils.
- Domestic wastewater is treated and discharged within a completely separate treatment and disposal septic system at the facility.

DR. JEAN-PIERRE WOLFF, CHAIR | KENNETH A. HARRIS JR., EXECUTIVE OFFICER

895 AeroVieta Place, Suite 101, San Luis Obispo, CA 93401 | www.waterboards.ca.gov/centralcoast



Mr. Damien Mavis

- 2 -

November 26, 2014

Based on the information provided, the Tooth and Nail Winery discharge is hereby enrolled under the General WDR. You are required to comply with the General Order and its associated monitoring and reporting program, which you can obtain from the following link:

http://www.waterboards.ca.gov/centralcoast/board_decisions/adopted_orders/2008/2008_0018_gen_mrp_winery.pdf

The Central Coast Water Board will be notified of your enrollment in the General Order at its next regularly scheduled meeting in Santa Barbara on January 29 - 30, 2015. If you have any questions, please contact Cecile DeMartini at 805/542-4782 or cecile.demartini@waterboards.ca.gov.

Sincerely,



Digitally signed by Chris Adair
DN: cn=Chris Adair, o=Central
Coast Water Board, ou,
email=cadair@waterboards.ca.gov,
v, c=US
Date: 2014.12.04 15:05:08 -08'00'

for
Kenneth A. Harris Jr.
Executive Officer

cc:

Rob Murray, 3090 Anderson Road, Paso Robles, CA 93446
Kim Johnson via email at kim@kirk-consulting.net
Chris Adair via email at chris.adair@waterboards.ca.gov

CRD
CIWQS Place 811217
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