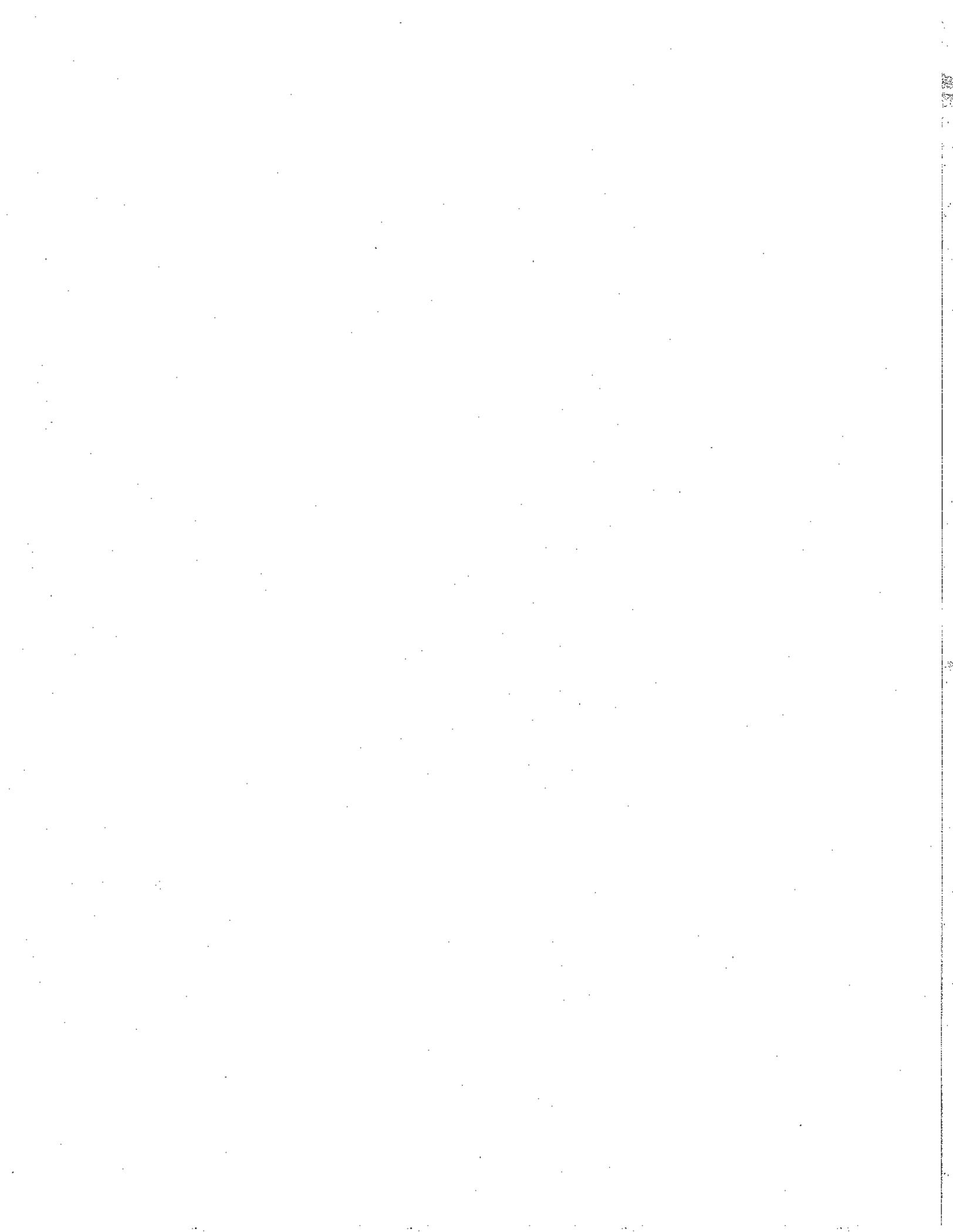


LV-34-4





LAETITIA  
VINEYARD & WINERY

PRESSOIR-DEUTZ WINERY  
DEVELOPMENT PLAN  
#D830923:1

*Architecture, Planning & Graphics*  
3450 Broad Street - Suite 106  
San Luis Obispo, CA 93401  
(805) 541-5604  
Fax (805) 541-4371

*Handwritten notes:*  
 47016 and 47017  
 H # 47015 + 47016 and 47017  
 making permit  
 signed off 3/7/84  
 holds for final signed off 11/27/85  
 W.H.

PLANNING COMMISSION  
 COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA  
 JANUARY 12, 1984  
 PRESENT: Commissioners Anna Alexander, Evelyn Delany, Tom Maxwell,  
 Larry Shep, E. F. Smith, Chairman David Oakley  
 ABSENT: None

RESOLUTION NO. 84- 2  
 RESOLUTION RELATIVE TO THE GRANTING  
 OF A DEVELOPMENT PLAN

WHEREAS, The County Planning Commission of the County of San Luis Obispo, State of California, did, on the 12th day of January, 1984, grant a Development Plan approval to PRESOIR-DEUTZ WINERY to allow construction of a winery with a tasting room in the Agriculture category, South County Planning Area - Rural, located east of U.S. 101 one-half mile south of Picacho Peak, between Arroyo Grande and Nipomo.

WHEREAS, The Planning Commission, after considering the facts relating to said application, finds that:

- a. The proposed project or use is consistent with the Land Use Element of the general plan; and
- b. The proposed project or use satisfies all applicable provisions of this Title; and
- c. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and
- d. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and

e. That the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project.

WHEREAS, The Planning Commission in approving this Development Plan, does make the following findings:

See attached EXHIBIT A

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 12th day of January, 1984, does hereby grant the aforesaid Development Plan No. 0830923:1, subject to the following conditions:

See attached EXHIBIT A

If the use authorized by any Development Plan approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twelve (12) months from the date of this approval or such other time period as may be designated through conditions of approval of the Development Plan, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 22.02.050 of the Land Use Ordinance.

If the use authorized by Development Plan approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six months (6) or conditions have not been complied with, such Development Plan approval shall become void.

On motion of Commissioner Shep , seconded by  
Commissioner Delany and on the following roll call  
vote, to-wit:

AYES: Commissioners Shep, Delany, Alexander, Maxwell, Smith, Chairman Oakley

NOES: None

ABSENT: None

the foregoing resolution is hereby adopted.

/s/ David Oakley  
Chairman of the Planning Commission

ATTEST:

/s/ Diane R. Tingle  
Secretary of the Planning Commission

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Findings

- A. With the recommended conditions of approval, the project would be compatible with existing and future uses in the area.
- B. The project is consistent with the adopted 1980 Land Use Element of the county general plan.
- C. With the recommended conditions and modification, the project is consistent with the mandatory findings set forth in Section 22.02.034c(4) of the county Land Use Ordinance for approval of Development Plans.
- D. Modification of the 35 foot height limit required by Section 22.04.124a of the Land Use Ordinance to allow the proposed press building to have two 37.25 foot towers is justified for the following reasons:
  1. The project would not have a significant adverse visual impact on the area because the major bulk of the press building would be no higher than 32 feet and because the building would have setbacks of 600 to 1,900 feet from the site property lines.
  2. The project would not exceed the life-saving equipment capabilities of the county Fire Department because the towers would not be occupied above the unit-foot level.

Conditions

1. This approval authorizes the construction of a winery consisting of a 5,350 square foot press, office laboratory and tasting room building and a 22,990 square foot processing, aging, and shipping building. Any further expansion of the winery facilities shall be subject to first obtaining a new Development Plan approval.
2. The applicant shall notify the Planning Department when the tasting room is opened for public use within 10 days of the opening. The project shall be reviewed by the Planning Commission one year after the tasting room is opened for public use for the purpose of evaluating whether additional traffic-related requirements and/or improvements should be imposed after observation of the project in actual operation.
3. Site development shall be consistent with the approved site plan.
4. Building architecture, color and height shall be consistent with the approved architectural elevations.
5. Exterior finishes shall utilize non-reflective materials.
6. Any mechanical equipment located outside of a building shall be screened in accordance with Section 22.04.190s(1) of the county Land Use Ordinance. If such units are proposed, submit revised architectural elevations or other drawings indicating method of screening for Planning Department review and approval prior to issuance of a building permit.

OK  
with  
3/10/85  
N/A  
with  
3/10/85



15. Obtain an encroachment permit from Caltrans to allow access to and work to be done on the state highway ~~prior to~~ issuance of a building permit and install any required improvements prior to final building inspection.

16. Comply with the following fire protection requirements.

A. Final building plans for the proposed project shall be reviewed by the county Fire Department. Provide the Planning Department with a letter or other documentation verifying review and any further requirements from that agency prior to issuance of construction permits.

B. Install a minimum of 20,000 gallons of water storage for fire protection with a single four inch National Hose Thread fire department connection located within 100 feet of the structures.

C. All improvements required by this condition shall be completed prior to final building inspection.

17. All trash disposal areas shall be screened from view with a solid wall or solid fencing and shall comply with the requirements of Section 22.04.280 of the Land Use Ordinance. Submit drawings of screening structures prior to issuance of a building permit and install the approved screening prior to final building inspection.

18. Where or where vegetation is removed through grading or other disturbance in areas that are not to be occupied by proposed structures, such areas are to be replanted as set forth in Land Use Ordinance Section 22.03.034c, Revegetation, prior to final building inspection.

19. On-site signing shall be in accordance with the standards of Sections 22.04.300 through 22.04.314 of the county Land Use Ordinance; all signing to be reviewed and approved by the Planning Department prior to issuance of a sign construction permit.

20. In the event archaeological resources are unearthed or discovered during any construction activities on the site, construction activities shall cease and the Planning Department or county Environmental Coordinator shall be notified so that the procedures required by Section 22.05.140 of the county Land Use Ordinance can be applied.

21. The applicant shall comply with the state Subdivision Map Act in the event of any future split or division of the subject property.

22. All interior space shall meet all applicable Building Code requirements for their respective occupancy types.

23. Operation of the tasting room for public use and retail sales shall be limited to the hours between 8:00 A.M. and 5:00 P.M. daily.

*Handwritten notes:*  
7/24/85  
OK  
3/1/85  
2/12/83  
with  
OK  
7/24/85

*Handwritten note:*  
OK  
7/24/85

24. The applicant shall agree, as a condition of approval of this development plan, to defend, at its sole expense, any action brought against the County of San Luis Obispo, its officers, agents or employees because of traffic accidents relative to or resulting from approval of this development plan or, in the alternative, to relinquish such development plan. Applicant shall reimburse the County for any court costs and attorney's fees which the County may be required to pay as a result of any such action. County may, in its sole discretion, participate in the defense of any such action but such participation shall not relieve the applicant of its obligations under this condition.

*1/11/05*  
*14/2/05*

25. Remove the two existing billboard signs from the site prior to final building inspection. *See on site*

26. All plans and other documents submitted by the applicant to the Planning Department to meet the requirements of the conditions of this approval shall be designated with file no. D830923:1 for identification purposes.

PLANNING DEPARTMENT  
STAFF REPORT

File 6086-2  
"Leatira Cup"  
9-1  
9/17/84

MEETING DATE: JANUARY 12, 1984

SUBJECT:

0830923:1 - PRESSEIR-DUETZ WINERY (ARCHITECT: MDW ASSOCIATES) -  
DEVELOPMENT PLAN TO ALLOW CONSTRUCTION OF A WINERY WITH A TASTING  
ROOM IN THE AGRICULTURE CATEGORY, SOUTH COUNTY PLANNING AREA -  
RURAL (ACCEPTED 4/23/83)

SPECIFIC REQUEST

Development Plan approval is requested to allow construction of a winery with a tasting room on a 127 acre portion of a 772 acre site. The site is located on the east side of Highway 101 between El Campo Road and the Los Berros Road/Thompson Avenue interchange south of Arroyo Grande. The project consists of two buildings totaling 28,340 square feet of floor area. The "press" building would have 5,350 square feet of floor area and house two grape presses, a laboratory, office, and tasting room (2,622 square feet of this building have already been constructed under an approved Plot Plan to accommodate the two presses). The "processing" building would have 22,990 square feet of floor area and be used for processing, corking, labeling, aging and shipping activities. The buildings would have metal and brick siding and pitched metal roofs. The press building would have two towers intended for visual accent and tinted glass in painted metal frames along two walls of the tasting room. The processing building would be recessed into a hillside and would also have one tower. The press building would be 32 feet-high to the roof peak and 37.25 feet-high to the top of the towers. The processing building would have a height of 31 feet above average finish grade. Other proposed site improvements are 18 parking spaces, a truck loading dock and maneuvering area and landscaping including specimen oak and cedar trees.

The winery would be used solely for the production of sparkling wines. Vineyards have been planted on 125 acres of the site and an additional 175 to 225 acres of vineyards are proposed to be planted in the future. Initially, grapes grown off-site will be used for processing but the on-site grapes will be used when the vineyards reach productive maturity. The applicant plans to delay opening the tasting room for public use until two years after the winery is established.

As part of this application, the applicant is requesting modification of the Land Use Ordinance height limitation of 35 feet above average finish grade to allow the two 37.25 feet-high towers proposed for the press building. The applicant's architect indicates that the additional 2.25 feet of height is needed to allow the towers to perform their visual function as landmarks and orientation devices. The architect feels that the towers would not represent fire safety problems because they would be constructed of non-combustible materials and would not be occupied above a height of nine feet. The architect also feels that the additional 2.25 feet of height would not create an adverse visual impact on the surrounding area.

**ENVIRONMENTAL REVIEW**

The county office of Environmental Coordinator issued a negative declaration for the project's environmental determination on November 11, 1983, subject to the following conditions and/or mitigation measures:

1. Prior to the issuance of building permits, the applicant shall submit the following to the County Planning Department for review and approval:
  - a. A detailed landscape and irrigation plan. The plan shall include the use of specimen trees to provide partial screening of the structures intended to provide landscaped breaks in the silhouettes of the structures as viewed from Highway 101.
  - b. A materials and coloration plan. The dominant color scheme of the structures should utilize colors that harmonize with the surrounding environment.

**GENERAL PLAN AND ORDINANCE INFORMATION****Land Use Element**

- A. Agriculture category; agricultural processing (including wineries) is allowed as a special ("S-3") use.
- B. No combining designations.
- C. Planning area standards:
  1. Rural areawide standard 1 requires Development Plan proposals to be integrated into areawide circulation and utility easements, providing for future extensions into adjacent undeveloped properties wherever feasible or where known areawide rights-of-way are planned.
  2. Rural areawide standard 5 requires Development Plan proposals for sites with varied terrain to include design provisions for concentrating developments on moderate slopes, with the steeper slopes visible from public roads remaining undeveloped.
  3. Rural areawide standard 6 provides that all projects requiring Development Plan approval are to provide for utilities being placed underground unless the Planning Commission determines either: the proposed development will be of low intensity or in an isolated location; or supporting overhead utilities will not be visible from public roads; or overriding operational, economic or site conditions of the project warrant waiver of this requirement.

9-3

Land Use Ordinance

- A. Section 22.08.042d(3), Wineries, establishes the following special use standards for wineries.
1. Permit requirement is to be as provided by Section 22.03.040 for industrial uses, except that Site Plan approval is required if public tours, tasting or retail sales are provided, unless a Development Plan is otherwise required by Section 22.03.040.
  2. Location of the principal access driveway to a winery with public tours, tasting or retail sales on or within one mile of an arterial or collector.
  3. Pomace may be used as fertilizer or soil amendment, provided that such use or other disposal occurs in accordance with applicable Health Department standards.
  4. Standards for liquid waste disposal are to be set through Regional Water Quality Control Board discharge requirements if wastewater flows are expected to exceed 2,500 gallons per day.
  5. 100 foot setbacks from each property line.
- B. Section 22.03.040, Permit Requirements, requires Development Plan approval for industrial uses with gross cumulative floor areas of 20,000 square feet or more.
- C. Section 22.04.124a, Height Limitations by Land Use Category, limits maximum building height in the Agriculture category to 35 feet.
- D. Section 22.04.124a, Exceptions to Height Limitations, provides that the height limitations may be modified through Development Plan approval if the Planning Commission finds that:
1. The project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties; and
  2. The modified height will not exceed the lifesaving equipment capabilities of the fire protection agency having jurisdiction.

SITE CONDITIONS

Area and shape: 127 acre portion of a 772 acre, irregularly shaped site.

Topography: The site of the winery is a level to gently sloping hilltop; the remainder of the property consists of rolling, moderate to steep terrain.

Vegetation: Primarily grasses with scattered oak trees; vineyards have been recently planted on 125 acres of the site.

**Existing use and improvements:** Vineyards and grazing land with an existing 2,622 square foot press building and a single family residence used as caretaker's quarters; two billboard signs exist along the site's highway frontage.

**Access:** The site has direct access to Highway 101 via an existing driveway which lines up directly with a 200 footlong connection road between the north and southbound lanes of the freeway; the site driveway can be accessed from the freeway in both directions.

**Services:** Water supply by an existing 250 GPM well and sewage disposal by a proposed engineered mound disposal system (wastewater flows would be 500 gallons per day).

**Visibility:** The site of the winery buildings is not visible from southbound Highway 101 and is moderately visible from northbound Highway 101.

#### AREA CONSIDERATIONS

**Character:** The site is within an area of scenic, rolling foothills primarily used for grazing and located east of Highway 101 between Arroyo Grande and Nipomo.

#### **Surrounding land uses:**

**North:** Vacant grazing land with Picacho Peak beyond.

**East:** Vacant, steep grazing land.

**South:** Ten to twenty acre parcels across Los Barros Creek developed with scattered residences and mixed light agricultural uses.

**West:** A currently unused cattle feedlot and grazing land across Highway 101.

#### STAFF COMMENTS

The primary issues associated with this application are the project's potential traffic impacts and the request for modification of the building height limitations of the Land Use Ordinance.

#### Traffic Impact

The project will use an existing driveway with direct access to Highway 101. The access from Highway 101 is within the jurisdiction of the California Department of Transportation (Cal Trans) and correspondence between the applicant's architect and that agency is attached as supplemental information.

The driveway lines up directly with a 200 foot-long, 20 foot-wide connection road between the south and northbound lanes of Highway 101. That connection road provides substantial "stacking" area for vehicles entering the site from the north and exiting the site towards the south.

The project is expected to generate a peak traffic volume of approximately 67 average daily trips. Because there are eight foot-wide shoulders along the highway with good sight distance in both directions from the site driveway, Cal Trans indicates that, with some minor improvements to the highway, the expected traffic volume should not create major traffic safety problems. The improvements Cal Trans is requiring the applicant to install include a paved, flared approach for the existing driveway and a 300 long deceleration (left turn) lane at the connection road for the southbound lanes.

From a traffic safety perspective, the staff has reservations about the project's direct access to Highway 101 from an at-grade intersection and has discussed with the applicant the possibility of securing an alternative access route to the site. However, since there are no frontage roads in the area, it was concluded that distance and topographic factors eliminated any reasonable alternative access routes. Consequently, the staff defers to the judgement of Cal Trans that the proposed direct highway access is acceptable. It should be noted that Cal Trans does not object to the project as it is currently proposed. Cal Trans indicates that any further expansion of the project in the future could represent significant safety problems and should be thoroughly reviewed to determine the potential for increased traffic impacts. Consequently, it is recommended that approval of the project include a condition requiring any subsequent expansion of the winery to be subject to first obtaining a new Development Plan approval.

To further address traffic safety concerns, the staff recommends two other related conditions of approval. One condition would require the project to be reviewed by the Planning Commission one year after the tasting room is opened for public use for the purpose of evaluating whether additional traffic related requirements or improvements should be imposed after observing the project in actual operation. The other condition would require the applicant to indemnify the county for any liability represented by legal actions filed as a result of traffic accidents related to the operation of the project.

#### Building Height

The project complies with all applicable Land Use Ordinance standards except for the 35 foot building height limitation. Two towers of the proposed press building would be 37.25 feet high, 2.25 feet higher than the limit. In order for the building to be approved as proposed, the Planning Commission must find that it would not result in substantial detrimental affects on the enjoyment and use of adjoining properties and that the modified height would not exceed the life-saving equipment capabilities of the fire protection agency having jurisdiction.

The major bulk of the press building would be no higher than 32 feet and only the two towers would be above the 35 foot height limit. Given the overall profile of the building and the fact that it would have setbacks of 600 to 1,900 feet from the site's property lines, the proposed towers would not result in an adverse visual impact on the surrounding area.

The county Fire Department has reviewed the project and does not object to the requested modification of the height limit (see the attached letter from that agency). That department indicates that the proposed towers would not exceed the lifesaving saving capabilities of their existing equipment since the towers would not be occupied above the nine foot level. Consequently, based on the Fire Department's comments and the absence of a significant adverse visual impact, approval of the requested modification of the height limit is recommended.

RECOMMENDATION

Adopt the resolution approving this application subject to the following:

Findings

- A. With the recommended conditions of approval, the project would be compatible with existing and future uses in the area.
- B. The project is consistent with the adopted 1980 Land Use Element of the county general plan.
- C. With the recommended conditions and modification, the project is consistent with the mandatory findings set forth in Section 22.02.034c(4) of the county Land Use Ordinance for approval of Development Plans.
- D. Modification of the 35 foot height limit required by Section 22.04.124a of the Land Use Ordinance to allow the proposed press building to have two 37.25 foot-high towers is justified for the following reasons:
  1. The project would not have a significant adverse visual impact on the area because the major bulk of the press building would be no higher than 32 feet and because the building would have setbacks of 600 to 1,900 feet from the site's property lines.
  2. The project would not exceed the life-saving equipment capabilities of the county Fire Department because the towers would not be occupied above the nine-foot level.

Conditions

1. This approval authorizes the construction of a winery consisting of a 5,350 square foot press, office, laboratory and tasting room building and a 22,990 square foot processing, aging, and shipping building. Any further expansion of the winery facilities shall be subject to first obtaining a new Development Plan approval.

9-7

2. The applicant shall notify the Planning Department when the casting room is opened for public use within 10 days of the opening. The project shall be reviewed by the Planning Commission one year after the casting room is opened for public use for the purpose of evaluating whether additional traffic-related requirements and/or improvements should be imposed after observation of the project in actual operation.
3. Site development shall be consistent with the approved site plan.
4. Building architecture, color and height shall be consistent with the approved architectural elevations.
5. Exterior finishes shall utilize non-reflective materials.
6. Any mechanical equipment located outside of a building shall be screened in accordance with Section 22.04.190a(1) of the county Land Use Ordinance. If such units are proposed, submit revised architectural elevations or other drawings indicating method of screening for Planning Department review and approval prior to issuance of a building permit.
7. Submit landscape, irrigation, and landscape maintenance plans in accordance with the requirements of Sections 22.04.180 through 22.04.186 and 22.04.168F of the Land Use Ordinance prior to issuance of a building permit. All proposed plant materials shall be sized to achieve a mature appearance within three years of installation. The plans shall provide for the following:
  - A. Tree massing using specimen trees to reduce the scale of the proposed building when viewed from Highway 101.
  - B. Formalized landscaping in the area between the driveways to the public parking lot and the press building; installation of that landscaping may be shown in phases.
8. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for prior to final building inspection. If bonded for, landscaping shall be installed within 60 days of final building inspection and thereafter maintained in a viable condition on a continuing basis.
9. Exterior lighting fixtures shall comply with the requirements of Section 22.04.320 of the Land Use Ordinance.
10. Submit grading, sedimentation and erosion control, and drainage plans prepared in accordance with the requirements of Section 22.05.024, 22.05.038, 22.05.036, and 22.05.044 of the county Land Use Ordinance to the Planning Department for referral to the county Engineering Department for review and approval and obtain an approved grading permit prior to commencement of grading or issuance of grading and

building permits. If so required by the county Engineering Department, review of the plan shall be subject to an inspection and checking agreement with that department and the plan shall be prepared by a registered civil engineer.

11. All new on-site public utility service connections shall be installed underground in accordance with Section 22.05.120 of the county Land Use Ordinance.
12. Provide a minimum of 18 off-street parking spaces. Vehicle parking and access areas shall be designed and constructed in accordance with the requirements of Sections 22.04.160 through 22.04.178 of the county Land Use Ordinance.
13. Design and maintenance of the proposed on-site sewage disposal system shall be in accordance with the "Guidelines for Mound Systems" of the State Water Resources Control Board, January, 1980 and all requirements imposed by the county Planning and/or Health Departments as part of the processing of building permits for the project.
14. Pomace, stems, etc. used as on-site fertilizer shall be spread thinly over soil surface and disked into the soil to preclude fly breeding or attraction of nuisance insects. Any solid waste generated by the winery shall be disposed of in a sanitary landfill.
15. Obtain an encroachment permit from Caltrans to allow access to and work to be done on the state highway prior to issuance of a building permit and install any required improvements prior to final building inspection.
16. Comply with the following fire protection requirements.
  - A. Final building plans for the proposed project shall be reviewed by the county Fire Department. Provide the Planning Department with a letter or other documentation verifying review and any further requirements from that agency prior to issuance of construction permits.
  - B. Install a minimum of 20,000 gallons of water storage for Fire protection with a single four inch National Hose Thread fire department connection located within 300 feet of the structures.
  - C. All improvements required by this condition shall be completed prior to final building inspection.
17. All trash disposal areas shall be screened from view with a solid wall or solid fencing and shall comply with the requirements of Section 22.04.280 of the Land Use Ordinance. Submit drawings of screening structures prior to issuance of a building permit and install the approved screening prior to final building inspection.

18. Where natural vegetation is removed through grading or other disturbance in areas that are not to be occupied by proposed structures, such areas are to be replanted as set forth in Land Use Ordinance Section 22.05.034e, Revegetation, prior to final building inspection.
19. On-site signing shall be in accordance with the standards of Sections 22.04.300 through 22.04.314 of the county Land Use Ordinance; all signing to be reviewed and approved by the Planning Department prior to issuance of a sign construction permit.
20. In the event archaeological resources are unsearched or discovered during any construction activities on the site, construction activities shall cease and the Planning Department or county Environmental Coordinator shall be notified so that the procedures required by Section 22.05.140 of the county Land Use Ordinance can be applied.
21. The applicant shall comply with the state Subdivision Map Act in the event of any future split or division of the subject property.
22. All interior spaces shall meet all applicable Building Code requirements for their respective occupancy types.
23. Operation of the tasting room for public use and retail sales shall be limited to the hours between 8:00 A.M. and 5:00 P.M. daily.
24. The applicant shall agree, as a condition of approval of this development plan, to defend, at its sole expense, any action brought against the County of San Luis Obispo, its officers, agents or employees because of approval of this development plan or, in the alternative, to relinquish such development plan. Applicant shall reimburse the County for any court costs and attorney's fees which the County may be required to pay as a result of any such action. County may, in its sole discretion, participate in the defense of any such action but such participation shall not relieve the applicant of its obligations under this condition.
25. Remove the two existing billboard signs from the site prior to final building inspection.
26. All plans and other documents submitted by the applicant to the Planning Department to meet the requirements of the conditions of this approval shall be designated with file no. D830923:1 for identification purposes.

drc/0092L  
Report prepared by  
Warren Hoag, Supervisor  
Development Review Section

11



**MDW Associates**  
Architecture / Planning / Engineering

Andrew G. Meinert AIA, AICP, Principal  
Joy R. Whisenand AIA, Principal  
Bruce D. Fraser, Jr. AIA, Principal  
Sherril C. Sigafoos Principal

17 January 1984

M. Philippe Caudrelier-Benac  
Champanhone  
4, Rue de Chanaleilles  
75005 Paris, France

Dear Phillippe:

The hearing with the County Planning Commission we've been waiting for took place on January 12, and we received a unanimous approval, with some conditions, from the planning commissioners. I've enclosed a copy of the staff report with this letter; items 24 and 25 of the conditions were changed slightly during the hearing and Warren Sinsheimer and I can go over that with you when you are here next. The appeals period will end on January 27 and we should have a building permit from the County Building Department very near that date. I have also enclosed a photocopy of the receipt for building permit applications, for which you gave me a check when you were here in December.

The bidding process is going well and Rarig expects to have a figure to us some time in the next ten days. As I may have mentioned before, he is going to give us an "open book" bid, meaning that we can see all of his subcontractors' prices and his operations and profit numbers. This keeps the process very honest and makes it easy for us to see where we can make adjustments if it becomes necessary.

The soils engineer who was retained to investigate the sewer system design further has found a location near the buildings which is suited to a conventional system design, as opposed to the "mound system" we were initially told would be required. Dale Hampton and I have reviewed his report and feel that this will work and should save some money.

I will call you as soon as I have some information from Rarig.

Sincerely,  
MDW ASSOCIATES

Bruce D. Fraser, AIA

979 Osos Street, Suite C  
San Luis Obispo CA 93401 - 3296  
(805) 543-7067

12-9	47015	Pressure-Duty Winery	Bldg Permit	LB	878.70
DATE	PERMIT NO.	NAME	PROJECT	CODE	AMOUNT OF RECEIPT

OFFICIAL RECEIPT  
ISSUED BY  
PLANNING DEPARTMENT  
SAN LUIS OBISPO COUNTY  
CALIFORNIA

CODE  
B-BUILDING  
P-PLUMBING  
E-ELECTRICAL  
M-MOVING  
F-FIELD  
Z-ZONING  
S-SALES  
L-LAND DIVISION

No. 90308

12-9	47017	Pressure-Duty Winery	Bldg Permit (Winery)	LB	309.00
DATE	PERMIT NO.	NAME	PROJECT	CODE	AMOUNT OF RECEIPT

OFFICIAL RECEIPT  
ISSUED BY  
PLANNING DEPARTMENT  
SAN LUIS OBISPO COUNTY  
CALIFORNIA

CODE  
B-BUILDING  
P-PLUMBING  
E-ELECTRICAL  
M-MOVING  
F-FIELD  
Z-ZONING  
S-SALES  
L-LAND DIVISION

No. 90310

12-9	47016	Pressure-Duty Winery	Bldg Permit	LB	1904.18
DATE	PERMIT NO.	NAME	PROJECT	CODE	AMOUNT OF RECEIPT

OFFICIAL RECEIPT  
ISSUED BY  
PLANNING DEPARTMENT  
SAN LUIS OBISPO COUNTY  
CALIFORNIA

CODE  
B-BUILDING  
P-PLUMBING  
E-ELECTRICAL  
M-MOVING  
F-FIELD  
Z-ZONING  
S-SALES  
L-LAND DIVISION

No. 90309



RECEIVED  
MAR 31 1983  
MOW ASSOCIATES

March 29, 1983  
05-SLO-101-9.66  
Pressoir-Deutz Winery  
C5202 - 908008

M. D. W. Associates  
979 Osos Street, Suite C  
San Luis Obispo, California 93401

Attention Andrew G. Merriam

Gentlemen:

We have reviewed the plans for the Pressoir-Deutz Winery near Los Berros Road and Highway 101 in San Luis Obispo County. Our review generated the following comments:

1. The road connection should conform to the "Minimum Design For Road Connections" Type II. (See attachment.)
2. Please omit the northbound acceleration and deceleration lanes and the southbound acceleration lane.
3. The southbound deceleration lane should be a minimum of 300 feet long, in addition to the transition flare. The lane width should be 12 feet with a 5-foot shoulder.
4. All utilities, including underground utilities, that are in the vicinity of the proposed project should be shown on the plan.
5. The striping should be done by the State striping crews. The developer must then reimburse the State for the cost.

General information

The developer should be advised that all work within the State right of way must be covered by an encroachment permit or a cooperative agreement. Before the permit could be issued or the agreement signed, the developer must submit an approved environmental document meeting all CEQA requirements covering all work proposed in State right of way.

M. D. W. Associates  
March 29, 1983  
Page 2

All construction work within State right of way must conform to Caltrans standards for traffic control.

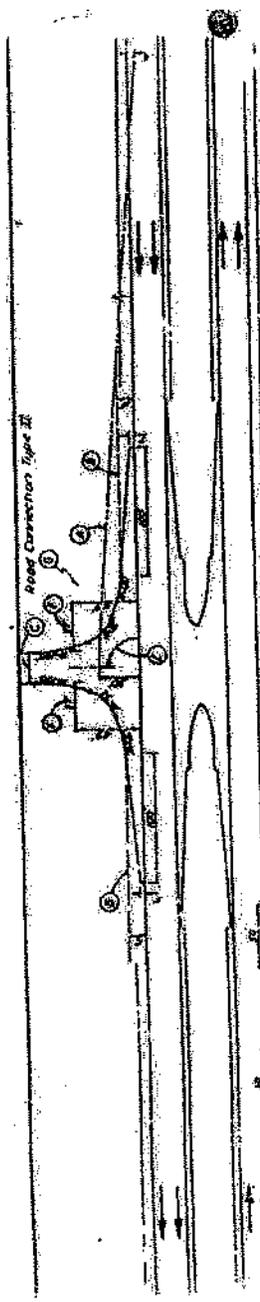
Thank you for the opportunity to review and comment on the proposed plan early in its development stage. If we can be of further assistance, please contact us.

Sincerely,

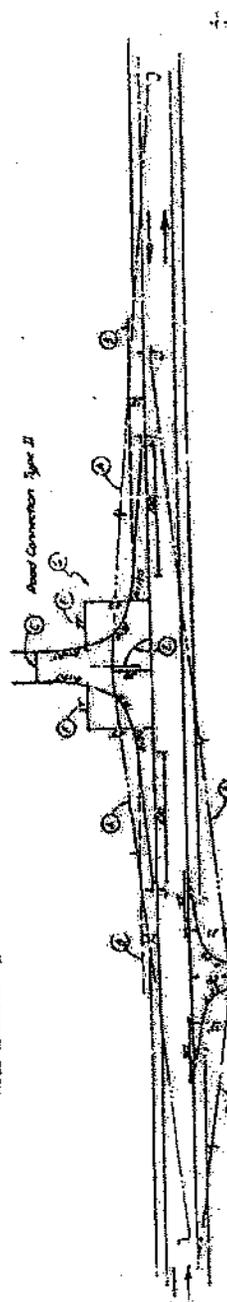


J. A. Hanto  
Chief, Design Branch

Attachment



DIVIDED HIGHWAY



UNDIVIDED HIGHWAY



TYPICAL CROSS SECTION

② Minimum width 12, maximum 16

- 1. Sight distance requirements: 600 unless larger distance is specified in Plans. In no event less than 500 feet. Light conditions the standard of design of highway.
- 2. Speed change zone when required for 60 mph or more change when full cross section is within highway right-of-way 20 yards approximate front or back of zone markings; 100 yards when 60 mph speed is specified in plans.
- 3. Signs: All signs with the right-of-way and over the roadway shall be standard type having 100 ft. height and 10 ft. width.

MINIMUM DESIGNS ROAD CONNECTION
------------------------------------



MDW Associates  
Architecture / Planning / Engineering

Andrew G. Merriam AIA, AICP, Principal  
Jon E. Wisenberg AIA, Principal  
Bruce D. Foster, Jr. AIA, Principal  
Sherr C. Stoll, Principal

26 February 1983

Jerry Hanto  
Web Beckstead  
CalTrans  
50 Higuera Street  
San Luis Obispo, CA 93401

Gentlemen:

In December, I visited you regarding access from U.S. 101, south of Arroyo Grande, for a winery being proposed by our clients. Since that time, we have prepared a general site plan and program for the site. The site and access point is located on Map A taken from the USGS topography. Map B shows the site configurations we are proposing. We are fortunate that the North and South bound separation is both level and apparently about 200 feet in width giving us considerable holding room.

Our projected traffic to the site is summarized as follows during the peak year (84/85).

1. Grape delivery      4-6 (5 ton) trips per day (August - October)
2. Supplies              perhaps one truck/week at peak
3. Workers                9 vehicles per day maximum (August - October)
4. Visitors                50 per day during summer, perhaps peaking at 10 per hour in the afternoon

Note that the visitor load peaks in the summer, while the delivery and worker traffic peak in the fall after school starts.

These items are detailed more fully in the attached letter from Lon Fletcher of Hampton, Inc.

Jerry Hanto and Web Beckstead

-2-

26 February 1983

Please respond with the geometry of the merging lanes you feel would be required to handle the above mentioned traffic load plus any other concerns or procedures you may require for us to design the winery identified.

If possible, I would like a preliminary response in the next two weeks so that I may start detailed discussions with the County staff on this project.

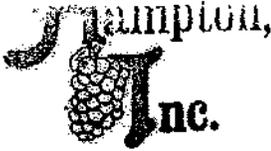
Sincerely,

MDW ASSOCIATES

Andrew G. Merriam, AIA, AICP  
Principal

AGM:Ma  
Attachment

*P.S. Wine distribution ~ 30-45 trucks/year  
evenly distributed over the year.*



December 21, 1982

N.D.W., Inc.  
979 Osos St., Suite C  
San Luis Obispo, Ca. 93401

Mr. Andrew Merriam:

In response to your requests during our meeting of December 15, 1982, the following points should assist you in answering some of the questions which were posed.

Production levels for this proposed new winery will, of course, be up to the principles the first three years while the vineyard, which is now being developed, comes into production. Projected levels at this time are scheduled in the following amounts:

- 1983 Approximately 1,700 cases equaling 4,100 gallons or 25 tons of grapes.
- 1984 Approximately 15,000 cases equaling 36,000 gallons or 225 tons of grapes.
- 1985 Projection equal to 1984.
- 1986 Production levels are anticipated at 10,000 cases with grape imports regulated by on premises production.
- 1987 and beyond should be at 1986 levels.

The majority of the grapes coming in will be from the south. Due to the processing requirements of the principles all imports will be on smaller trucks ranging from 2 to 5 tons per load. The majority of winery needs should be covered in 1985 by the on premises vineyards.

Harvest season will range from late August to early October with mid September as peak period. Truck traffic at this time would build to a peak of 6 loads per day in 1984 and 1985. Then it would be minimal.

Dale Hampton Farming, Inc.  
1000 E. Bellaravia Rd. • San Luis Obispo, California 93454 • 805-322-8294

-2-

Mr. Andrew Merriam  
12-21-82

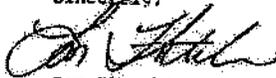
Additionally there would be larger truck tractor-semi trailer combinations used for delivering winery supplies and empty cased glass. After the fourth year of production, the finished champagne would be shipped for distribution.

After the vineyard development stage this winter and spring, very little truck traffic is anticipated.

Employees at the winery are anticipated to be ranging from a steady group of 4 to 7 to 9 during crush and bottling periods.

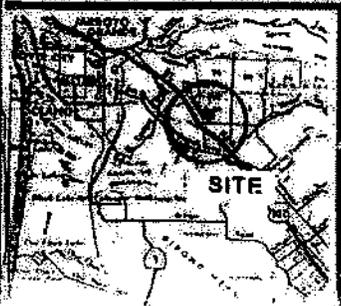
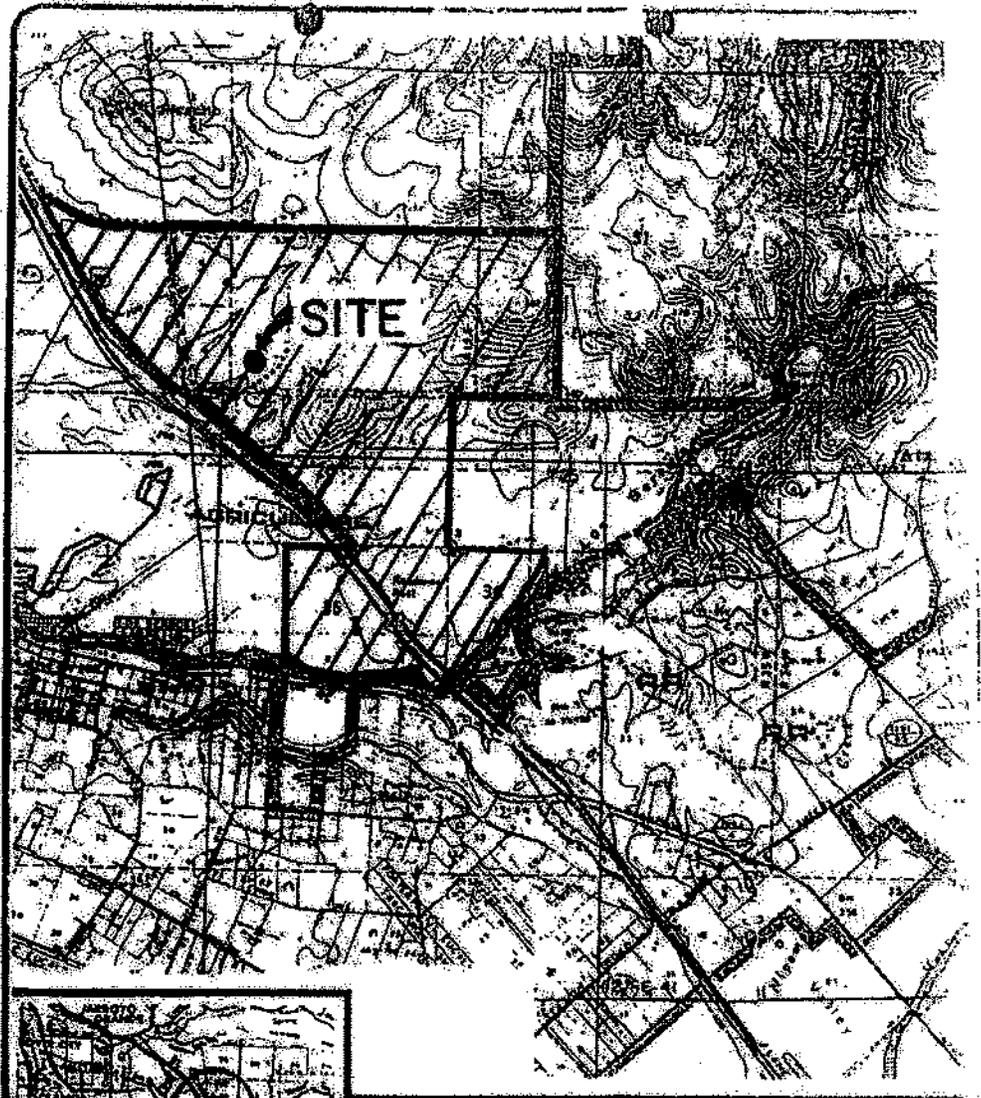
Tourists would be anticipated due to the site location and can only be estimated at this time. It is felt that as many as 10 vehicles per hour may enter and leave the property during peak summer vacation periods.

Sincerely,



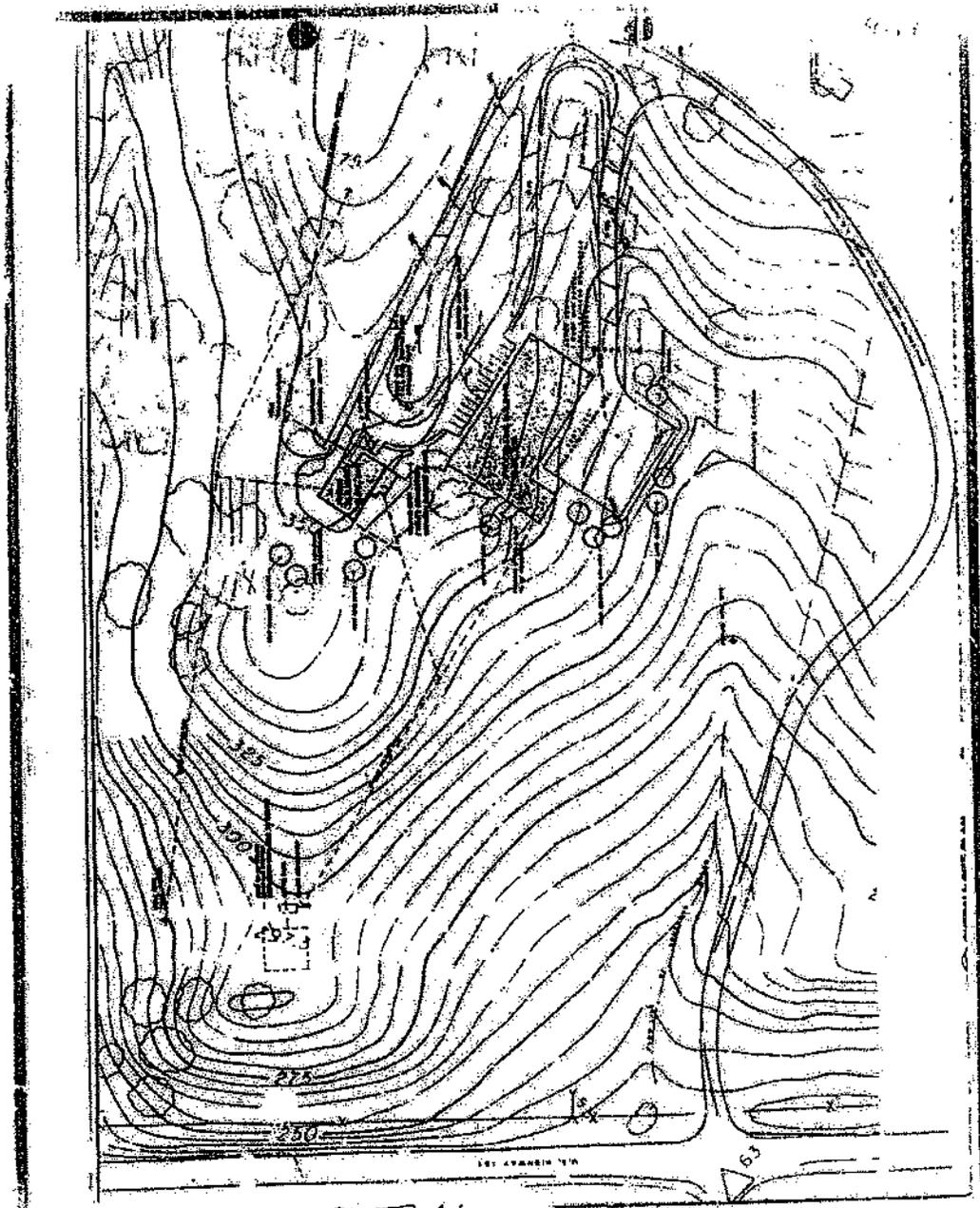
Lon Fletcher

LF:as



LAND USE CATEGORIES  
COMBINING DESIGNATIONS

*Example*



OVERALL  
SITE PLAN

**CHEDA ENGINEERING**

Soils Engineering Services  
1213 Nipomo St. San Luis Obispo, CA 93401 (805) 544-4211

**PERCOLATION TEST REPORT**

September 11, 1983

OWNER

Pessair-Deutz Winery  
c/o MDW Associates  
979 Osos Street  
San Luis Obispo, CA 93401

SITE DESCRIPTION

500' northeast of Hwy. 101 some  
2.18 miles northwest of Summit  
Station Road, Arroyo Grande, CA

TOPOGRAPHY

Undulating terrain with 5 to 25% slopes  
Test numbers A, B & C: located at the southwest end of the track  
ridge some 300' from highway, 5 to 10%  
slopes.  
Test numbers D, E & F: located some 200' south of new press  
building, 10 to 15% slopes  
Nearest Well: over 150' away

BORING LOGS & LOCATION MAP: See attachments

TEST DATA (performed on September 11, 1983)

<u>Test No.</u>	<u>Depth (feet)</u>	<u>Minutes/Inch</u>
A	2.5-3.0	349
B	2.5-3.0	275
C	2.5-3.0	276
D	2.5-3.0	287
E	2.5-3.0	215
F	2.5-3.0	380

RECOMMENDATION: Standard leach trench disposal is not feasible  
in the areas tested. Mound systems are recommended using an  
application rate of 0.1 to 0.2 gallons per square foot per day  
in the native topsoil. Design details should be developed using  
"Guidelines for Mound Systems" by CA State Water Resources  
Control Board, January 1980. Taking into account separation  
requirements between adjacent mounds, an area of approximately  
10,000 square feet would be required to dispose of 500 gallons  
of effluent per day.

Respectfully submitted,



Fred B. Cheda, E.C.E. No. 31,545

# Vicinity Map

Project: Winery, PÉSSOIR-DEUTZ WINERY ARROYO GRANDE, CA

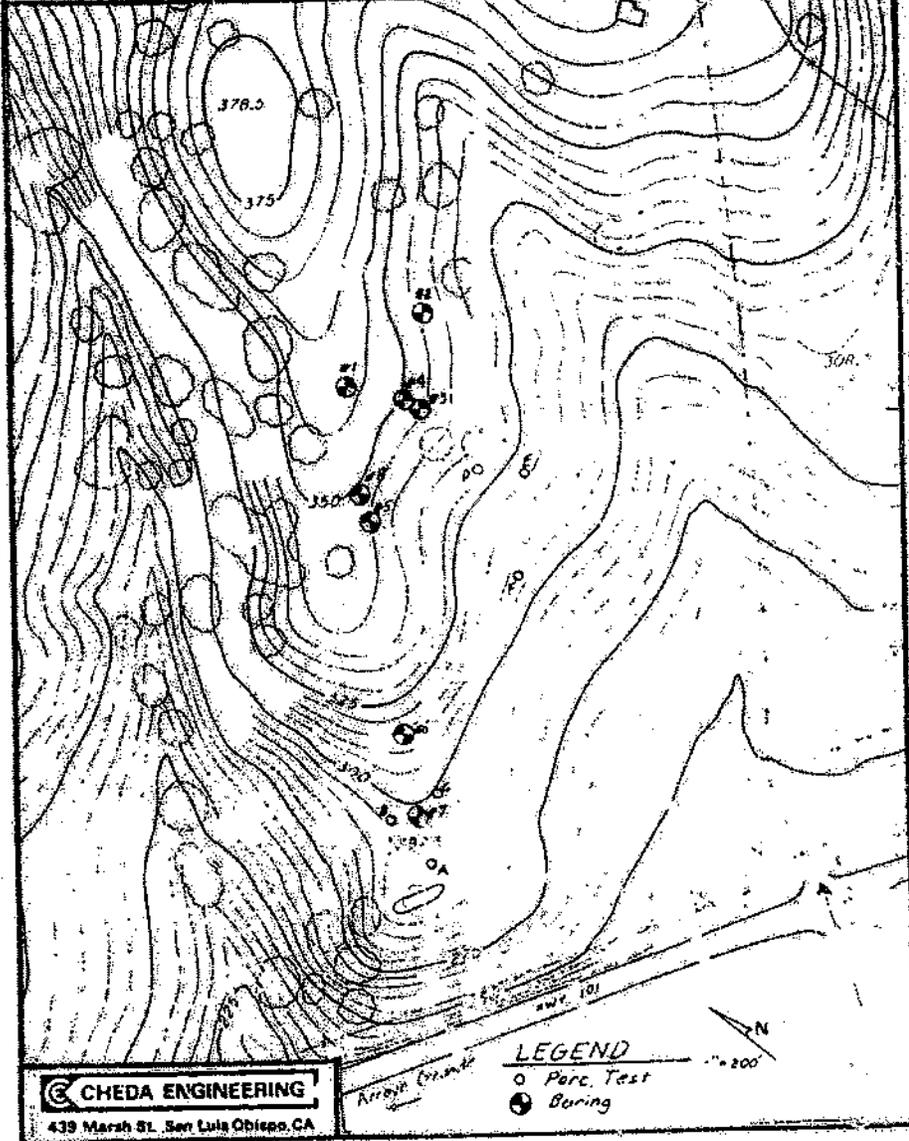


Figure 1

Name Faligaster Development Co. Inc

Address \_\_\_\_\_

Bus. Phone \_\_\_\_\_

Res. Phone \_\_\_\_\_

Cust. Order No. \_\_\_\_\_

INSTRUCTIONS		MATERIAL USED	
1. Re-Test Pump Well Drilled in 1956	6/4/82	1. Make Access Road To Site. Work In Well. (Includes Pump & Labor)	
2. Take Water Sample For Analysis		2. Breakdown In Back	180.00
		3. Install & Remove Test Pump At Regular Rates	1,400.00
		3. Test Pump Well 12 Hours At 150 GPM/hr	734.00
			2,634.00
PUMP DATA			
SIZE WELL	8" Steel		
DEPTH WELL	151'		
PUMP MAKE			
PUMP SIZE			
SER. No. PUMP			
PUMP SETTING			
No. Ft. SUCTION			
No. BOWLS	SIZE		
STANDING LEVEL	6 1/2'		
REMARKS	Continuous 5 hour run; 122GPM At 51' P.W.L.		
		Sublet Repair	
		Mater. and Maint. inf.	
		Water Analysis	\$4.00
		Sublet Repair	\$4.00
		Sub-Total	2,638.00
		Total	\$4.00
		Sales Tax	
		TOTAL AMOUNT	2,642.00

RECEIVED  
JUN 14 1982  
MDW ASSOCIATES

SHOWN BY \_\_\_\_\_

MDW ASSOCIATES, 1000 N. W. 10th St., Ft. Lauderdale, Fla. 33304



COUNTY OF SAN LUIS OBISPO

OFF REPORT

PROJECT NUMBER ED83-176 DATE November 11, 1983  
 PROJECT TITLE Pressoir-Deutz Winery Development Plan; 0830923:1

PROJECT DESCRIPTION

The applicant is requesting development plan approval to allow construction of a 25,385 square-foot winery facility. The winery will be constructed as two buildings and will include offices, tasting room, and processing, aging and shipping facilities. The project is to be constructed on a portion of a 127-acre parcel designated as being an Agriculture land use category by the Land Use Element. The project site is located on the east side of Highway 101 approximately one-half mile south of El Campo Road between Arroyo Grande and Nipomo.

ENVIRONMENTAL SETTING

Parcel Size:	127 acres
Topography:	Varied, level to moderate slopes
Vegetation:	Oak woodland, wild grasses
Endangered Species:	None listed
Soil Type:	Chamise shaly loam, Diablo and Cibo clays, Los Osos-Loda complex, Loob Rock outcrop complex
Soil Characteristics:	Low to moderate erosion hazard, low to moderately high risk landslide hazard; very low to essentially non-existent liquefaction hazard
Fire Hazard:	High
Flood Hazard:	No
Water & Sewer:	Water provided by an on-site well that provides up to 250 gpm; wastewater provided by on-site septic system
Existing Use:	Grazing land
Surrounding Uses:	North: Agriculture land use category - grazing South: Agriculture land use category - grazing East: Agriculture land use category - grazing/vacant West: Highway 101, scattered agricultural and residential uses

ENVIRONMENTAL ISSUES

Grading, drainage and erosion control: A preliminary review of this application by the County Engineering Department has resulted in the determination that complete grading and drainage plans will be submitted to that department for review and approval prior to the initiation of construction activities. These plans will also include erosion control measures to prevent erosion of graded areas. This is a standard requirement of the Land Use Ordinance and provides sufficient mitigation of the project's potential environmental impacts related to grading, drainage and erosion. No further mitigations are necessary.

Traffic circulation and access: The access to the project site will utilize an existing access road on the property that currently serves an existing farm house. The access road intersects Highway 101. The access from Highway 101 is within the jurisdiction of the California Department of Transportation. Negotiations between the applicant and representatives of Cal Trans are reflected in correspondence contained in the project file. The correspondence indicates that acceleration and deceleration lanes and other improvements will be required for the project. The improvements recommended by Cal Trans will facilitate adequate and safe access to the project site. It is not anticipated that other roadways will be affected by the project.

Water: The proposed project will utilize water to be obtained via an on-site well. A pump test and water quality analysis indicate that sufficient and suitable water is available for the proposed uses.

Wastewater disposal: An evaluation of the soil characteristics of the project site indicates that an engineered wastewater disposal system utilizing a mounded disposal area constructed in accordance with the design details discussed in "Guidelines for Mound Systems" by the State Water Resource Control Board, January 1980.

The use of an engineered mound disposal system will require review and approval by the County Department of Public Health. The Regional Water Quality Control Board staff has accomplished a preliminary review of the proposed project. As the wastewater flow will be less than 2,500 gallons per day and provided by the mound system are constructed in accordance with the aforementioned guidelines, the R.W.Q.C.B. would have no objection to the proposal. There exists sufficient area for location expansion and, if warranted, replacement of the disposal facilities. The existing requirements and review processes for on-site wastewater disposal systems will provide sufficient mitigation of the project's potential impacts related to wastewater disposal.

Archaeology: Mr. Robert O. Gibson, a qualified professional archaeologist, has accomplished a surface survey of the project site. No archaeological resources were discovered during the surface survey. The Land Use Ordinance contains provisions to implement the recommendation of the archaeologist. work on the project site shall cease, the County Planning Department and Office of Environmental Coordinator shall be contacted and disposition of artifacts will take place with the assistance of a qualified archaeologist in the event that cultural resources are uncovered during construction activities.

Visual effects: The proposed project will be visible to travelers on Highway 101. The design and architectural approach of the proposed structures include measures to minimize the impact of the project. The inclusion of landscaping and the use of a color scheme that blends in with the nature landscape. The use of brightly hued colors should be avoided. A landscape plan that includes specimen trees for the purpose of breaking up the straight line silhouettes of the structures as viewed from Highway 101. Sheet 1 of the submitted plans indicates that deodor cedars and live oaks will be utilized in the landscaping of the project site. A detailed landscape and irrigation plan should be submitted to the County Planning Department for review and approval prior to the issuance of building permits. The plans should reflect the use of specimen trees for the purpose of partially screening the structures. The emphasis should be placed on screening those portions of the structures visible from Highway 101 where metal siding is the dominant material used. A materials and coloration plan should also be submitted to the Planning Department for review and approval prior to the issuance of building permits. The coloration plan should reflect the recommendations above.

#### STATEMENT OF FINDINGS

The initial study, consultation with other agencies and direct observation of the site indicate that the proposed project, with the incorporation of appropriate design and engineering measures, will not result in a significant adverse impact upon the environment.

#### APPLICANT

Pressoir-Deutz/MDW Associates, San Luis Obispo, CA

#### RESPECTFULLY SUBMITTED

County of San Luis Obispo  
Office of Environmental Coordinator

Significant Impact  
 Impact Can be Mitigated  
 Insignificant Impact  
 No Impact

SENSITIVE LOCATION (Continued)

( ) (X) ( ) Rare and/or endangered species habitat  
 ( ) ( ) ( ) Scenic area  
 ( ) ( ) ( ) Archaeological/cultural resources  
 ( ) (X) ( ) LUE combining designation; Airport Review Area ( ), Geologic Study Area ( ), Flood Hazard ( ), Historic Area ( ), Sensitive Resource Area ( ), Local Coastal Plan ( ), Energy Extractive Area ( )  
 (X) ( ) ( ) Area subject to high fire hazard; Rating \_\_\_\_\_

EFFECT OF FACILITIES

(X) ( ) ( ) Contribution to traffic congestion  
 ( ) (X) ( ) Areawide ( ) or internal ( ) circulation concerns  
 ( ) (X) ( ) Limited or unsafe access  
 ( ) ( ) ( ) Overload or major impact on community services; fire ( ), police ( ), schools ( ), other ( )  
 ( ) (X) ( ) Overload or major impact on community facilities; sewer ( ), water supply ( ), solid waste disposal ( ), other ( )

MISCELLANEOUS

( ) (X) ( ) Potential for beginning a new land use trend  
 ( ) (X) ( ) Significant due to cumulative impact  
 ( ) (X) ( ) Growth inducing impact  
 ( ) ( ) ( ) Other \_\_\_\_\_

Additional comment \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

APPLICANT INFORMATION

Applicant Name Pressoir-Deutz Winery Day Phone 543-7057  
Mailing Address c/o MDH Associates, 979 Osos St., San Luis Obispo, CA Zip 93401  
Landowner Name Piccho Vineyards Day Phone  
Mailing Address c/o Hampton Farms, 1000 E. Betteravia, Santa Maria Zip 93454

PROPERTY INFORMATION

Assessor's Parcel Number(s) 47-311-02-47-301-02 Site Area 127 acres  
Legal Description: Lot 1225 Block R13E: MDH Tract Rancho Bolso de Section 36  
Township Range Parcel Map Number Chemical Book A, Page 535  
Site Location (if no street address, describe first with name of road providing access to the site, then nearest roads, landmarks): East of U.S. 101, one half mile south of Picacho Peak, between Arroyo Grande and Nipomo  
Present use of the property: Agricultural  
List existing structures, improvements and vegetation on the property. Existing residence, maintenance building, phase one press building, wild grasses and oak trees

PROJECT INFORMATION

1. PROPOSED USE: What is the proposed development and/or land use? If residential, how many units, bedrooms per unit? New winery buildings with a tasting room
2. SPECIFIC REQUEST: What approval does this application request? Development plan approval for the construction of new structures and site improvements
3. BUILDINGS & STRUCTURES: 37'3" AWFLOR Ground floor area, all buildings 24,489 s.f.  
Height, tallest building 40 ft. Total floor area (all floors) 25,385 s.f.
4. PARKING: Total spaces 18 Total area of uncovered spaces 3,240 s.f.
5. SITE COVERAGE: Total area of all paving (driveways, patios, walkways) 70,500 s.f.
6. WATER SOURCE:  Onsite well  Shared well  Community system  Other
7. SEWAGE DISPOSAL:  Standard septic tank  Community System  Other

LEGAL DECLARATION

I have completed this form accurately and declare that all statements here are true.

I am:  Applicant and landowner  Applicant  Agent for applicant

Signature Charles D. Williams Date 12 September 1983

Attach landowner authorization if the above signature is not that of the landowner.

