

ATTACHMENT 4



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



Date: November 6, 2015
To: Holly Phipps, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2015-00052, Wilson MUP, El Pomar Dr, Templeton, APN 033-281-015**

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 public serving project site is not located further than 1-mile from a collector or arterial (22.30.070D2a). El Pomar Dr is designated a collector.
- B. The project is located within the Paso Robles Groundwater Basin and must follow the adopted water conservation requirements of the Paso Robles Groundwater Basin Plan.
- C. The proposed project is within the Templeton Road Fee Area B. Payment of Road Improvement Fees is required prior to building permit issuance.

Recommended Project Conditions of Approval:

Access

- 1. **Prior to occupancy or final inspection**, the **El Pomar Dr** primary driveway approach shall be reconstructed in accordance with County Public Improvement Standard B-1e. All driveway approaches constructed on County roads shall require an encroachment permit.
- 2. **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)**, 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 (El Pomar Dr is designated a collector).

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Fees

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.

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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

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NOV 25 2015

PLANNING & BUILDING

DATE: November 25, 2015
TO: Holly Phipps, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department *JA*
SUBJECT: Wilson Minor Use Permit DRC2015-00052 (1848)

The Agriculture Department's review finds that the proposed Wilson Minor Use Permit for the conversion of an existing 2,500 square foot agricultural accessory structure to a wine production and tasting room facility 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 the winery and tasting room 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 3939 El Pomar Drive, east of Templeton. The 95-acre site is located within the Agriculture land use category and is developed with a residence and agricultural accessory structures. Agricultural uses in the area consist of wine grape vineyards, grain and hay production, and rangeland.

The proposal includes converting an existing 2,500 square foot agricultural accessory structure into a wine production and tasting room facility. The production area will be approximately 2,356 square feet and the tasting room 144 square feet. No special events are requested. 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, located near existing roads, and the facilities are compatible with agricultural activities.

Impacts to Agricultural Resources

The proposed conversion of an existing 2,500 square foot agricultural accessory structure to a wine production and tasting room facility will have less than significant impacts to agricultural resources or operations. Special events are not requested. 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 the winery and tasting room 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.

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Re: DRC2015-00052 WILSON North County E-Referral MUP, (Templeton) 
Michael Stoker to: Holly Phipps 11/05/2015 11:20 AM
Cc: Cheryl Journey, Martin Mofield, Stephen Hicks, Charles Moloney

From: Michael Stoker/Planning/COSLO
To: Holly Phipps/Planning/COSLO@Wings
Cc: Cheryl Journey/Planning/COSLO@Wings, Martin Mofield/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings, Charles Moloney/Planning/COSLO@Wings

History: This message has been forwarded.

Holly,

Please find the building departments comments for DRC2015-00052 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of converting an existing ag barn of 2500 sq. ft into a winery, which includes a 146 sq. ft tasting room, 2,256 sq. ft of processing and barrel case good area, and 100 sq. ft of restrooms. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) The submittal is incomplete as accurate floor plans need to be provided showing the proposed design. A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
- 2) The building may require two separate building permits as one would be to permit the existing ag barn and the other would be for the conversion.
- 3) A pre application meeting is recommended prior to submitting for a building permit to answer any questions and / or discuss code related issues. If the applicant is interested in the E-Plan Review process for this project, Please contact Martin Mofield at 781-5629 to obtain more information.
- 4) A structural analysis of the building will need to be provided at the time of permit submittal due to the change of occupancy which creates a more intensive use to verify compliance with CBC Chapter 34.
- 5) Provide plans which clearly show the structural design to verify compliance with the 2013 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 6) Specify the occupancy classification and Type of Construction on the cover sheet of the plans to verify compliance with the 2013 CBC.
- 7) Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, provide

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- information stating is the building is using the separated, non-separated, or accessory occupancy method or combination of each per CBC Section 508.
- 8) Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.
 - 9) The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.
 - 10) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
 - 11) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
 - 12) The accessibility elements throughout will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible parking, path of travel, restroom design, accessible amenities, rooms, doors, electrical outlets, etc.)
 - 13) The project will require a soils report and structural calculations for the design of the buildings. All structural elements to be detailed on the plans to comply with CBSC and adopted referenced codes.
 - 14) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current versions of the California Electrical, Plumbing, and Mechanical Codes.
 - 15) Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided is sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.
 - 16) Provide an equipment schedule on the plans and any referenced standards or spec sheets that are applicable.
 - 17) Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs, provide calculations for seismic anchorage in accordance with ASCE 7-10, Chapter 13.
 - 18) Energy Calculations will need to be provided to verify compliance with current California Energy Code.
 - 19) Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
 - 20) The building will need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543



635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805.543.4244 • Fax: 805.543.4248
www.calfireslo.org

Scott M. Jalbert, Unit Chief

April 5, 2016

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

Subject: DRC2015-00052 (Wilson) – Commercial conversion to existing Ag. Exempt metal barn

Ms. Phipps,

CAL FIRE/San Luis Obispo County Fire Department has reviewed the New Project Referral information provided for the proposed Minor Use Permit to convert an existing 2,500 square foot agricultural exempt barn to commercial winery related use(s). The project proposal includes a 146 square foot tasting room, a 2,256 square foot processing area and a barrel/case goods storage area. As proposed by the applicant, wine tasting is to be conducted by appointment only and no “public events” are to be conducted. The project site is located at 3939 El Pomar Drive near the community of Templeton, CA.

This geographic area is located within State Responsibility Area (SRA) for wildland firefighting having a “High” Fire Hazard Severity Zone rating.

Special Concerns:

This project location has a somewhat extended fire engine response time where emergency services are not readily available. The cumulative effects of numerous commercial developments and special event type programs within areas such as this continue to place challenges upon CAL FIRE/County Fire's ability to provide effective and efficient emergency services within rural areas.

The nearest CAL FIRE/County Fire station (#50-Creston) is located at 6055 Webster Road near the community of Creston, CA. This station has an approximate 7 mile vehicular travel distance and a 10+ minute response time. Normal staffing at this station is at least 2 fulltime firefighters at all times.

The following are requirements that must be satisfied prior to final inspection and occupancy.

- A Registered Fire Protection Engineer (F.P.E.) is required to design and/or approve of the commercial fire sprinkler system(s), water storage system (tank), underground piping, fire hydrants and fire pump for the proposed project. The required water storage and fire pump shall be properly sized in order to meet the demands of any future development.
- ***Due to the proposed occupancy classification change, the existing 2,500 square foot “agricultural barn” will require the installation of a properly designed and installed commercial fire sprinkler system.***

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- The Registered Fire Protection Engineer must provide a detailed written technical analysis of the entire fire protection system for the proposed commercial conversion project. This technical analysis must account for proposed water storage requirements and fire pump demands should additional development take place onsite
- **WATER STORAGE** - “Poly” and or plastic style water storage tanks shall not be allowed. Multiple or “daisy chained” tanks are not allowed to be utilized to provide water held in storage dedicated to fire suppression purposes. A single water storage tank or properly designed, engineered and installed water storage pond (reservoir) shall be allowed. The Registered Fire Protection Engineer must determine the amount of water required to be held in storage dedicated to fire suppression purposes. If utilized, a Registered Civil Engineer must design the reservoir.
- **FIRE PUMP/HYDRANTS** – If approved by the Fire Protection Engineer and minimum fire flows/pressures are met, gravity drain fire hydrants may be an option. Fire Hydrant placement and proper sizing/type of all underground piping shall be addressed within the written technical analysis provided by the Registered Fire Protection Engineer. All fire hydrants shall provide (1) 4-inch and (2) 2 ½ inch male connections with National Standard threads.
- **ALARMS/DETECTION** – The required fire sprinkler system shall be monitored in accordance with all relative standards set forth within N.F.P.A. 72 and 13. A properly designed and installed heat/smoke detection shall be required. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position. Monitoring shall be provided by a central station listed by Underwriters Laboratories for receiving fire alarms.
- **OCCUPANCY CLASSIFICATION** – An occupancy classification change to any additional existing structure located onsite shall require the installation of an appropriately designed and installed commercial fire sprinkler system.
- **EMERGENCY ACCESS** (site/structures) – A Knox Corp. key switch shall be installed on all electric gates and rapid entry Knox boxes shall be attached to commercial structures previously agreed upon by County Fire.
- **ADDRESSING** – Address numbers shall meet current commercial standards. Proper signage shall be required onsite in order to properly identify access and egress routes.

Portable Fire Extinguishers

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

Combustible Waste Material

Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire. CCR Title 19 Division 1. Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

Structural Access Requirements

All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244, extension 3490.

Gate Access Requirements

- Must be setback a minimum of 30 feet from the SLO County maintained roadway.
- Must automatically open with no special knowledge to exit.
- Must have a KNOX key box or switch for fire department access.
- The existing gate may require improvements to width and setback from roadway.

Fire Safety and Evacuation Plans

Applicant shall provide a written Fire Safety Plan whose contents shall be in accordance with the 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:

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- 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.

Events –

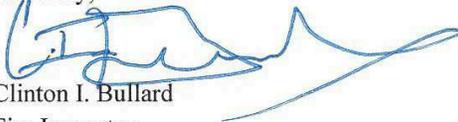
The information provided by the applicant states that, “no public events” are being requested as part of this proposed Minor Use Permit. CAL FIRE/County Fire understood this to mean that the applicant does not desire to conduct any type of events, even those considered to be classified as “industry standard” within the Land Use Ordinance.

Additional review and conditioning will be required to be conducted by the Fire Department if any type of events are approved or allowed as a condition of this requested permit. Specific mitigation requirements will be imposed should events be conducted at this site.

The proposed project(s) will require final inspection prior to occupancy or conducting approved events. 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 I. Bullard
Fire Inspector

C: Wilson, Applicant