



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252  
Fax (805) 781-1229 email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

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**MEMORANDUM**

Date: June 4, 2015  
To: Schani Siong, Project Planner  
From: Glenn Marshall, Development Services  
Subject: **Public Works Comments on DRC2014-00081, Brecon Estates MUP, Vineyard Dr., Paso Robles, APN 039-011-025**

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 does not trigger road improvements per Resolution 2008-152.
- B. Driveway improvements along Vineyard Drive may impact or require removal of existing trees. It is recommended that the Planner address this potential in the environmental determination.
- C. A drainage plan is required and it will be reviewed by Public Works at the time of Building (grading) Permit submittal. It is recommended that the applicant review Chapter 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.
- D. The proposed project is within the Templeton Road Fee Area B. No new structures are proposed with this application and therefore, no road improvement fees are anticipated with this project. However, payment of Road Improvement Fees will be required prior to future building permits.
- E. Public Works has incorporated the recommendations found in the 5/26/15 OEG report entitled Sight Distance and Speed Survey at 7450 Vineyard Road, DRC2014-00081

**Recommended Project Conditions of Approval:**

**Access**

1. **Within 180 days of Land Use Permit approval**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the following in accordance with the recommendations of the OEG project sight distance letter report, dated 5/26/15 (OEG Ref 15-501):
  - a. A new paved driveway approach on Jensen Road in accordance with County Public Improvement Standards B-1.
  - b. Reconstruct the existing Vineyard Drive driveway to a B-1 series standard and limit to ingress only. The onsite circulation and parking shall be designed, striped and signed to dissuade vehicles from exiting the project site using the Vineyard Drive driveway.
  - c. Trim trees and branches as necessary to insure county A-5 series sight distance are at each driveway and at the intersection of Vineyard Drive with Jensen Road.
  - d. All project signage must be located outside the public right-of-way or at least 8-feet from the nearest edge of pavement, whichever is greater.
  - e. Removal of all existing non-permitted obstructions from within the public right-of-way of the project frontage.
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)**, and in accordance with OEG project sight distance letter report, dated 5/26/15 (OEG Ref 15-501), the Vineyard Drive driveway shall be restricted to ingress only. The Jensen Road driveway may be used for ingress and egress. This shall be enforced by the property owner at all times.
4. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
5. **Prior to holding special events and prior to final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the driveway and frontage improvements are made in accordance with all conditions of approval.

**Fees**

6. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the

Department of Public Works the Templeton 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.

Drainage

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

Recycling

8. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

File: G:\Development\DEVSERV Referrals\Land Use Permits\Minor Use Permits\DRC2014-00081 Brecon Estates\DRC2014-00081 Brecon Estates.doc

Updated: July 9, 2015



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  
Agricultural Commissioner/Sealer

[www.slocounty.ca.gov/agcomm](http://www.slocounty.ca.gov/agcomm)

[AgCommSLO@co.slo.ca.us](mailto:AgCommSLO@co.slo.ca.us)

**DATE:** February 20, 2015

**TO:** Schani Siong, Project Manager

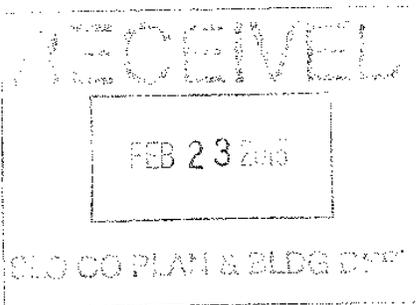
**FROM:** Lynda L. Auchinachie, Agriculture Department *JA*

**SUBJECT:** Brecon Estates Minor Use Permit DRC2014-00081 (1809)

Brecon Estates is requesting a minor use permit for an existing winery and tasting room facility to expand and redesign the parking area, create a new access point from Jensen Road, establish a special events program to allow for up to 6 events per year with no more than 80 attendees, and to allow amplified music past 5 pm. The Agriculture Department's review finds the proposal is consistent with Agriculture Element policies and will have less than significant impacts to agricultural resources due to the limited amount of area converted to parking and access.

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.





COUNTY OF SAN LUIS OBISPO

**Department of Agriculture/Weights and Measures**

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

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Martin Settevendemie

[www.slocounty.ca.gov/agcomm](http://www.slocounty.ca.gov/agcomm)

Agricultural Commissioner/Sealer

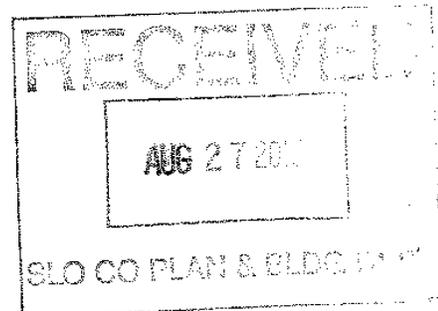
[AgCommSLO@co.slo.ca.us](mailto:AgCommSLO@co.slo.ca.us)

**DATE:** August 26, 2015  
**TO:** Schani Siong, Project Manager  
**FROM:** Lynda L. Auchinachie, Agriculture Department *JA*  
**SUBJECT:** Revised Brecon Estates Minor Use Permit DRC2014-00081 (1809)

Thank you for the opportunity to comment on the revised Brecon Estates minor use permit that includes the original project components as well as a designated area for event overflow parking. It appears the overflow parking will use an existing driveway for access and the parking area will be unimproved and located in close proximity to the existing residence minimizing impacts to agricultural resources. The revised proposal appears consistent with Agriculture Element policies.

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.





SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 2/2/2015

TO:

Env. Health

FROM: Schani Siong (805-7814374 or ssiong@co.slo.ca.us)  
North County Team / Development Review

FEB 3 2015

SE 14323

Environmental Health

**PROJECT DESCRIPTION:** DRC2014-00081 BRECON ESTATES – Proposed minor use permit to relocate a parking lot in an existing winery, create alternative access from Jensen Rd, plus add a limited winery special events program. Site location is 7450 Vineyard Dr, Paso Robles. APN: 039-011-025

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 1 - 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

2/11/15  
Date

[Signature]  
Name

Y. 5551  
Phone



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

**Public Health Department**

Jeff Hamm  
Health Agency Director

Penny Borenstein, M.D., MPH.  
Health Officer



**Public Health**  
Prevent. Promote. Protect.

February 11, 2015

To: Schani Siong, North County Team / Development Review  
Department of Planning and Building

From: Environmental Health  
Leslie Terry

Project Description: DRC2014-00081, BRECON ESTATES MUP  
APN 039-011-025

Should the site have > 60 days / year with 25 or more persons visiting, then the applicant shall contact Leslie Terry in this office to create a Transient Non-community water system. See attached chart for additional details. Verify water supply adequacy and potability as needed for proposed use.

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.

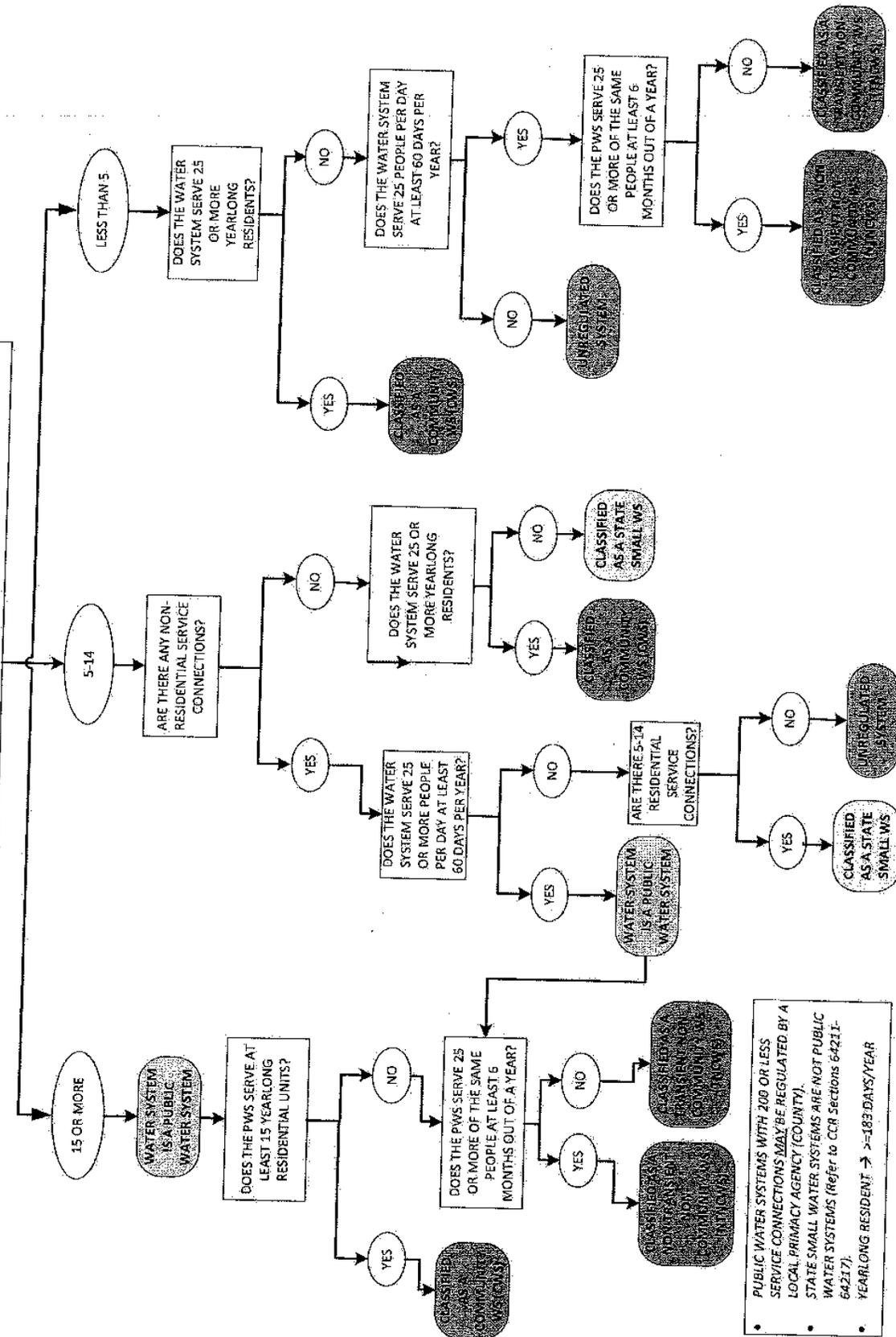
No food, except for crackers, may be served without a health permit. Please contact this office if in the future additional food will be provided to the public (regardless of whether food is sold or simply provided). Use only licensed caterers for public events where food may be served.

Verify on-site wastewater system adequacy as needed for proposed use. Verify well and septic locations meet the minimum separation requirements.

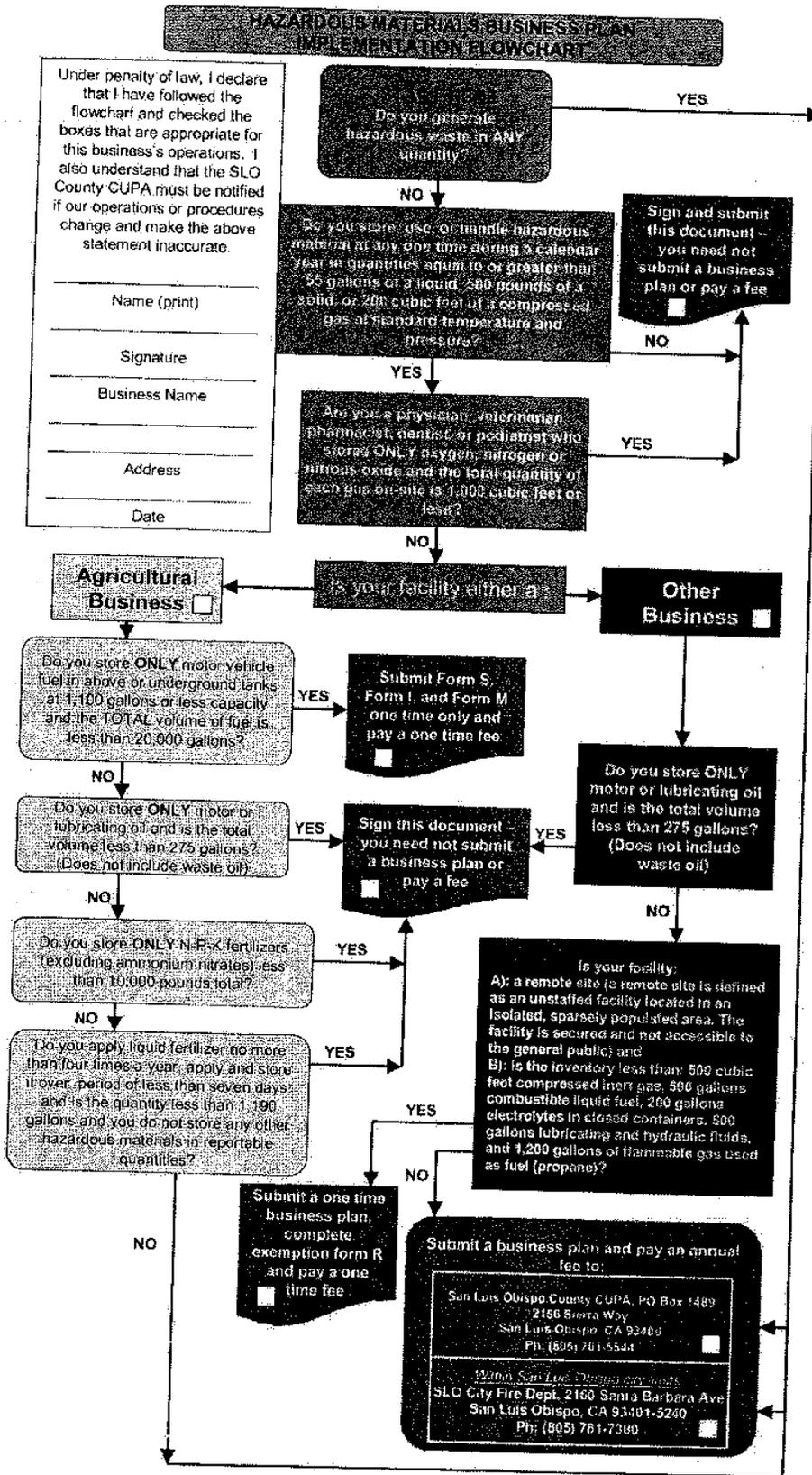
Applicant to return attached Hazardous Materials Declaration Flowchart to this office. Be advised that threshold levels are 55 gallons, 500 pounds or 200 cubic feet and common materials include (but are not limited to): fuel, paint, lubricants, pesticides, pool chemicals and compressed gases. Contact Linnea Faulkner at (805) 781-4917 with any questions regarding this form.

# 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



COMMON HAZARDOUS MATERIALS

- Lubricants
- Solvents
- Compressed Gases
  - Fuel
- Pesticides
- Paint

COMMON HAZARDOUS WASTES

- Crank Case Oil
- Used Anti-Freeze
- Paint
- Used automotive batteries
- Spent solvents

Not sure?

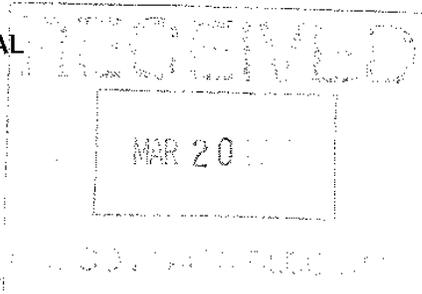
Please contact The County of San Luis Obispo  
Public Health Department  
Division of Environmental Health  
at  
(805) 781-5544



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 2/2/2015

TO: Gen Services - Parks

FROM: Schani Siong (805-7814374 or ssiong@co.slo.ca.us)  
North County Team / Development Review

**PROJECT DESCRIPTION:** DRC2014-00081 BRECON ESTATES – Proposed minor use permit to relocate a parking lot in an existing winery, create alternative access from Jensen Rd, plus add a limited winery special events program. Site location is 7450 Vineyard Dr, Paso Robles.  
APN: 039-011-025

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 1 - 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.

No Comment

Date \_\_\_\_\_ Name \_\_\_\_\_ Phone \_\_\_\_\_



**APCD Comments Re: DRC2014-00081 BRECON ESTATES, North County  
E-Referral, MUP, Paso Robles - OIS # 3857, DUE DATE 2-16-15**

Andrew Mutziger to: Schani Siong  
Cc: Melissa Guise, Tim Fuhs, Gary Willey

02/13/2015 05:12 PM

Hi Schani,

I reviewed the Brecon project referral that proposes a relocation of the parking lot and the addition of up to 6 special events per year with no more than 80 people attending any given event with overflow parking to be in areas with decomposed granite. The project is located at 7450 Vineyard Drive just off the unpaved Jensen Road that would be used to access the site.

The APCD finds that the construction and operational phase impacts from the proposed project will be below the APCD CEQA significance thresholds. Therefore, with the exception of the requirements below, (action items in bold), the APCD is not requiring other construction or operational phase mitigation measures for this project.

Please let me know if you have any questions.

Sincerely,

Andy Mutziger  
Air Quality Specialist  
San Luis Obispo County Air Pollution Control District  
(805) 781-5956  
fax: (805) 781-1002  
www.slcleanair.org

### **CONSTRUCTION PHASE**

#### **Dust Control Measures**

The project, as described in the referral, will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. **APCD staff recommends the following measures be incorporated into the project to control dust:**

Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts:

- a. Reduce the amount of the disturbed area where possible;
- b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and, The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and

enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

#### Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

#### Demolition of Asbestos Containing Materials

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during the demolition or remodeling of existing buildings or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). **If this project will include any of these activities, then it may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

### OPERATIONAL PHASE

#### Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendix, page 4-4, in the APCD's 2012 CEQA Handbook.

- New wineries or expanding wineries with the capacity of 26,000 gallons (10,000 cases at twelve 750 milliliter bottles per case) year or more require a Permit to Operate for fermentation and storage of wine;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Boilers;
- Internal combustion engines; and
- Cogeneration facilities.

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do additional health risk assessment. **To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

ATTACHMENT 4

----- Forwarded by Andrew Mutziger/APCD/COSLO on 02/13/2015 04:54 PM -----

From: Melissa Guise/APCD/COSLO  
To: Andrew Mutziger/APCD/COSLO@Wings  
Cc: Alyssa Roslan/APCD/COSLO@Wings  
Date: 02/03/2015 03:05 PM  
Subject: Fw: DRC2014-00081 BRECON ESTATES, North County E-Referral, MUP, Paso Robles - OIS # 3857, DUE DATE 2-16-15

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Here Andy - please let me know if you have any questions

Melissa Guise  
Air Quality Specialist  
San Luis Obispo County APCD  
805-781-4667

----- Forwarded by Melissa Guise/APCD/COSLO on 02/03/2015 03:03 PM -----

From: Mail for PL\_Referrals Group  
To:  
Cc: Donna Hawkins/Planning/COSLO@Wings, Marti Fisher/Planning/COSLO@Wings  
Date: 02/02/2015 04:17 PM  
Subject: DRC2014-00081 BRECON ESTATES, North County E-Referral, MUP, Paso Robles  
Sent by: Marti Fisher

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San Luis Obispo County  
Planning & Building Department

DRC2014-00081 BRECON ESTATES, North County E-Referral, MUP, Paso Robles

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

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

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

**Community Advisory Groups, please respond within 60 days of receiving this e-mail.**

Direct your comments to the planner, Schani Siong 805-781-4374 or [ssiong@co.slo.ca.us](mailto:ssiong@co.slo.ca.us).

\*\*\*\*\*

**Community Advisory Groups:** You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

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Direct link to BRECON ESTATES referral package

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form  
Date: 2/2/2015

Planner: Schani Siong  
Applicant Name: Brecon Estates  
Case Number: DRC2014-00081  
Project Description: MUP  
APN: 039-011-025  
\*\*\*\*\*

**Referral Response:**

As part of your response to this referral, please answer the following questions. You may also choose to respond that you have no comments regarding the proposal.

**Agencies:**

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

**Community Advisory Groups:**

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please make any other comments regarding the proposal.

Thank you,

Donna Hawkins  
Current Planning Division  
dhawkins@co.slo.ca.us  
805-788-2009  
Fax 805-781-1242



**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
Phone: 805-543-4244 • Fax: 805-543-4248  
www.calfireslo.org



Robert Lewin, Fire Chief

March 18, 2015

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

Subject: DRC2014-00081 (Brecon) - Conditional Use Permit

Ms. Siong,

CAL FIRE/San Luis Obispo County Fire Department recently conducted an onsite review for the proposal to relocate a parking lot in an existing winery, create alternative access from Jensen Road, plus add a limited winery special events program at 7450 Vineyard Drive near Paso Robles, CA. The project site is located within *State Responsibility Area (SRA)* having a **"HIGH"** Fire Hazard Severity Zone classification. The project site has an approximate **15** minute response time from the nearest CAL FIRE/County Fire station (#30-Paso Robles).

The project and applicant shall comply with the 2013 CA. Building Code (C.B.C), the 2013 CA. Fire Code (C.F.C.), the Public Resources Code (P.R.C.) and any other applicable fire/building codes.

The following are requirements that must be satisfied prior to final inspection:

Commercial Access Road:

- A Commercial access road must be a minimum of 20 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking-Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the 2013 California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all weather non-skid surface.
- All roads must be able to support a fire engine weighing 40,000 pounds.
- Vertical clearance of 13'6" is required.

Gates:

- Must be setback from the road 30 feet from the intersection.
- Must be open during business hours unless automatic gates which must open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244 ext. 3429.
- Gates shall have an approved means of emergency operation at all times. California Fire Code Section 503.6.
- Gate must be 2 feet wider than the road on each side.

Addressing:

- The existing address numbering must meet current Fire Code Standards.
- They shall be 8-inch numbers for commercial on a contrasting background at the base of the driveway on both Vineyard Road and Jensen Road.

Notes: New Road Connection from Jensen Road to existing parking lot must provide an edge to edge all weather driving surface of no less than 20 feet. Both gates must maintain open during events.

The proposed project will require final inspection. Please contact this office at (805)543-4244, extension 3429 to schedule the final inspection once all requirements have been satisfied.

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

Sincerely,

  
Clinton I. Bullard  
Fire Inspector



**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
Phone: 805-543-4244 • Fax: 805-543-4248  
www.calfireslo.org

Robert Lewin, Fire Chief

November 30, 2015

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

Subject: Request for special events (Brecon Estate Winery (DRC2014-00081))

Ms. Siong,

CAL FIRE/County Fire would like to take this opportunity to provide additional comment/clarification regarding the proposed Minor Use Permit for a limited special event(s) program to be conducted onsite at Brecon Estate Winery located at 7450 Vineyard Drive near Paso Robles, CA. The most significant concerns this department has regarding the request are as follows:

- An extended response time from the nearest CAL FIRE/San Luis Obispo County Fire Department station. The nearest CAL FIRE/County Fire station (#30-Paso) is located at 2510 Ramada Drive near Paso Robles, CA. The personnel and equipment located at this station have an approximate 15+ minute response time and 10.7 mile vehicular travel distance.
- The proposed event(s) site is located within lands classified as State Responsibility Area (SRA) having a "HIGH" Fire Hazard Severity Zone directly adjacent to lands classified as "VERY HIGH".

Although the applicant's request is for a somewhat "limited" special events program, the cumulative impacts of special events and increased commercial operations within areas such as this continue to place significant challenges upon CAL FIRE/County Fire's ability to provide effective and efficient emergency services within rural areas of San Luis Obispo County. The entire geographical region surrounding both the Vineyard Drive and Adelaida Road areas has seen a significant increase in both commercial development and special events over the last 10-15 years. With this increased development also comes an increased demand for service(s).

When viewed as a single or "stand alone" proposal, the requested event program of 6 annual events with no more than 80 people each did not warrant mitigation. Most likely, a larger events program request would have required the applicant to hire emergency medical personnel for each event. Recently, this type of mitigation has been required on numerous separate and larger special event programs throughout San Luis Obispo County.

Please feel free to contact me should you have additional questions and/or concerns regarding this matter.

Sincerely,

  
Clinton I. Bullard  
Fire Inspector