SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Wade Horton, Director
County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

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
AgCommSLO@co.slo.ca.us

DATE: **February 20, 2015**

TO: **Schani Siong, Project Manager**

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

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.

RECEIVED
FEB 23 2015
SLO CO PLAN & BLDG DEPT

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
AgCommSLO@co.slo.ca.us

DATE: **August 26, 2015**

TO: **Schani Siong, Project Manager**

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

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.

RECEIVED
AUG 27 20
SLO CO PLAN & BLDG

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
FEB 3 2015
SB 14323
Environmental Health

DATE: 2/2/2015

TO: Env. Health

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.

Please see attached

2/11/15		x 5551
Date	Name	Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600
EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org

COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

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

Public Health
Prevent. Promote. Protect.

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.

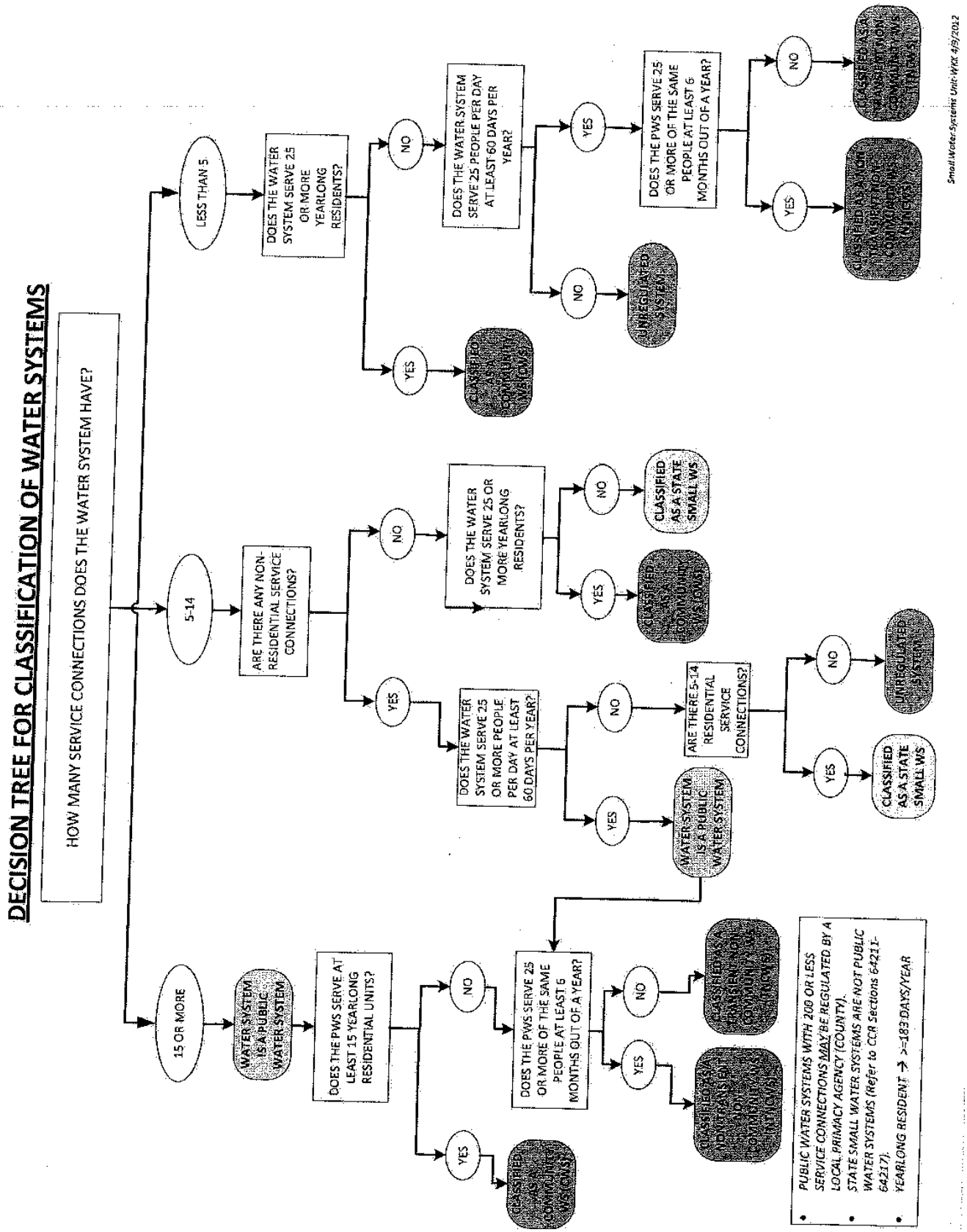
If plan review for cross connection determines a device is necessary, then an annual device test requirement shall be added as a condition of this MUP.

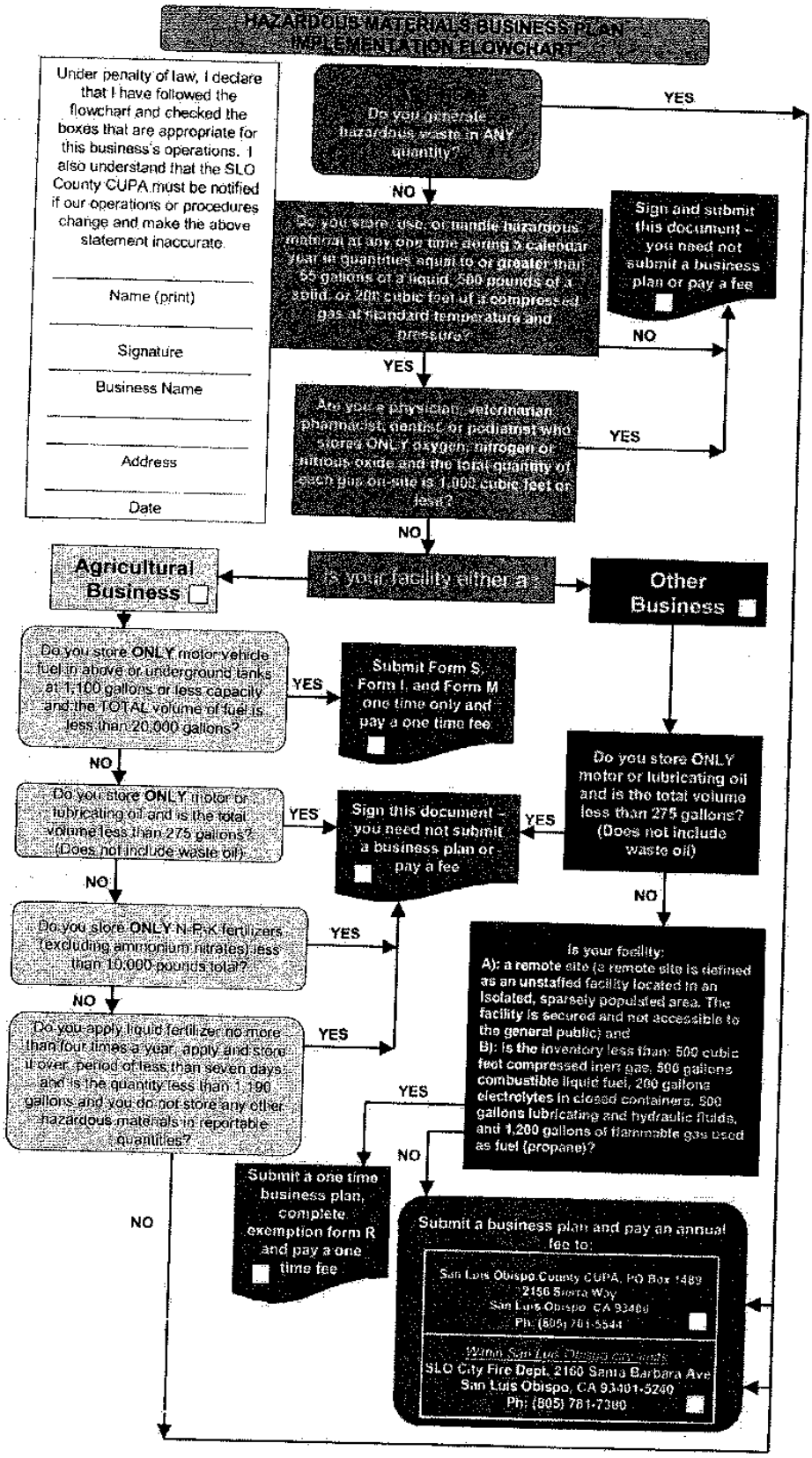
No food, except for crackers, may be served without a health permit. Please contact this office if in the future additional food will be provided to the public (regardless of whether food is sold or simply provided). Use only licensed caterers for public events where food may be served.

Verify on-site wastewater system adequacy as needed for proposed use. Verity 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.

2191 Johnson Avenue, San Luis Obispo, California 93401
(805) 781-5500 FAX (805) 781-5543 www.SLOpublichealth.org


DECISION TREE FOR CLASSIFICATION OF WATER SYSTEMS
HOW MANY SERVICE CONNECTIONS DOES THE WATER SYSTEM HAVE?
LESS THAN 5
5-14
15 OR MORE
DOES THE WATER SYSTEM SERVE 25 OR MORE YEARLONG RESIDENTS?
NO
YES
CLASSIFIED AS A COMMUNITY WS (CWS)
DOES THE WATER SYSTEM SERVE 25 PEOPLE PER DAY AT LEAST 60 DAYS PER YEAR?
NO
YES
UNREGULATED SYSTEM
DOES THE PWS SERVE 25 OR MORE OF THE SAME PEOPLE AT LEAST 6 MONTHS OUT OF A YEAR?
NO
YES
CLASSIFIED AS A NON-TRANSIENT NON-COMMUNITY WS (NTNCWS)
CLASSIFIED AS A TRANSIENT NON-COMMUNITY WS (TNCWS)
ARE THERE ANY NON-RESIDENTIAL SERVICE CONNECTIONS?
NO
YES
DOES THE WATER SYSTEM SERVE 25 OR MORE PEOPLE PER DAY AT LEAST 60 DAYS PER YEAR?
NO
YES
WATER SYSTEM IS A PUBLIC WATER SYSTEM
DOES THE WATER SYSTEM SERVE 25 OR MORE YEARLONG RESIDENTS?
NO
YES
CLASSIFIED AS A STATE SMALL WS
CLASSIFIED AS A COMMUNITY WS (CWS)
ARE THERE 5-14 RESIDENTIAL SERVICE CONNECTIONS?
NO
YES
UNREGULATED SYSTEM
CLASSIFIED AS A STATE SMALL WS
WATER SYSTEM IS A PUBLIC WATER SYSTEM
DOES THE PWS SERVE AT LEAST 15 YEARLONG RESIDENTIAL UNITS?
NO
YES
CLASSIFIED AS A COMMUNITY WS (CWS)
DOES THE PWS SERVE 25 OR MORE OF THE SAME PEOPLE AT LEAST 6 MONTHS OUT OF A YEAR?
NO
YES
CLASSIFIED AS A NON-TRANSIENT NON-COMMUNITY WS (NTNCWS)
CLASSIFIED AS A TRANSIENT NON-COMMUNITY WS (TNCWS)
PUBLIC WATER SYSTEMS WITH 200 OR LESS SERVICE CONNECTIONS MAY BE REGULATED BY A LOCAL PRIMACY AGENCY (COUNTY).
STATE SMALL WATER SYSTEMS ARE NOT PUBLIC WATER SYSTEMS (Refer to CCR Sections 64211-64217).
YEARLONG RESIDENT → >=183 DAYS/YEAR
Small Water Systems Unit-WKK 4/9/2012


HAZARDOUS MATERIALS BUSINESS PLAN IMPLEMENTATION FLOWCHART
Under penalty of law, I declare that I have followed the flowchart and checked the boxes that are appropriate for this business's operations. I also understand that the SLO County CUPA must be notified if our operations or procedures change and make the above statement inaccurate.
Name (print)
Signature
Business Name
Address
Date
Do you generate hazardous waste in ANY quantity?
YES
NO
Do you store, use, or handle hazardous material at any one time during a calendar year in quantities equal to or greater than 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure?
Sign and submit this document - you need not submit a business plan or pay a fee
NO
YES
Are you a physician, veterinarian, pharmacist, dentist or podiatrist who stores ONLY oxygen, nitrogen or nitrous oxide and the total quantity of each gas on-site is 1,000 cubic feet or less?
YES
NO
Is your facility either a
Agricultural Business
Other Business
Do you store ONLY motor vehicle fuel in above or underground tanks at 1,100 gallons or less capacity and the TOTAL volume of fuel is less than 20,000 gallons?
YES
Submit Form S, Form I, and Form M one time only and pay a one time fee
NO
Do you store ONLY motor or lubricating oil and is the total volume less than 275 gallons? (Does not include waste oil)
YES
Sign this document - you need not submit a business plan or pay a fee
YES
Do you store ONLY motor or lubricating oil and is the total volume less than 275 gallons? (Does not include waste oil)
NO
Do you store ONLY N-P-K fertilizers (excluding ammonium nitrates) less than 10,000 pounds total?
YES
NO
Do you apply liquid fertilizer no more than four times a year, apply and store it over period of less than seven days and is the quantity less than 1,100 gallons and you do not store any other hazardous materials in reportable quantities?
YES
NO
Is your facility:
A): a remote site (a remote site is defined as an unstaffed facility located in an isolated, sparsely populated area. The facility is secured and not accessible to the general public) and
B): is the inventory less than: 500 cubic feet compressed inert gas, 500 gallons combustible liquid fuel, 200 gallons electrolytes in closed containers, 500 gallons lubricating and hydraulic fluids, and 1,200 gallons of flammable gas used as fuel (propane)?
YES
NO
Submit a one time business plan, complete exemption form R and pay a one time fee
Submit a business plan and pay an annual fee to:
San Luis Obispo County CUPA, PO Box 1489
2156 Sierra Way
San Luis Obispo, CA 93406
Ph: (805) 781-5544
Within San Luis Obispo city limits
SLO City Fire Dept, 2160 Santa Barbara Ave
San Luis Obispo, CA 93401-5240
Ph: (805) 781-7380

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

RECEIVED MAR 20

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600
EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org

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 02/13/2015 05:12 PM
Cc: Melissa Guise, Tim Fuhs, Gary Willey

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.slocleanair.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.**

----- 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

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

San Luis Obispo County
Planning & Building Department

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

****

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

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

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

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.

****

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.

****

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.calfiresio.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:

<u>Commercial Access Road:</u>

- 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 Jenson 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
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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 J. Bullard
Fire Inspector