



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 7/8/09

TO: _____

FROM: Elizabeth Kavanaugh, North County Team

PROJECT DESCRIPTION: DRC2008-00156 ARMSTRONG- MUP for a winery and tasting events. 347 acre site located off Peachy Canyon Road in Paso Robles. APN: 026-293-029.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 7/23/09 please.

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.

Date

Name

Phone

GENERAL APPLICAT

San Luis Obispo County Department of Planning and

ADEL/ RADEL

AG

APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit Tree Permit Plot Plan Zoning Clearance
- Site Plan Minor Use Permit Conditional Use Permit/Development Plan
- Variance Surface Mining/Reclamation Plan
- Curb, Gutter & Sidewalk Waiver Other

APPLICANT INFORMATION *Check box for contact person assigned to this project*

Landowner Name Armstrong Vineyards, Inc. Daytime Phone (303) 623-1821
 Mailing Address 1421 Blake Street, Denver, CO Zip 80202
 Email Address: Owner Rep: Ed Smida, ed@epochwines.com

Applicant Name same as above Daytime Phone _____
 Mailing Address same as above Zip _____
 Email Address: _____

Agent Name Kirk Consulting Daytime Phone (805) 461-5765
 Mailing Address 8830 Morro Road, Atascadero, CA Zip 93422
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: +/- 347 acre Assessor Parcel Number(s): 026-293-029
 Legal Description: part of COAL 90-129, BK 26, pg 29 of SLO Assessor Maps
 Address of the project (if known): 2555 Peachy Canyon Rd, Paso Robles CA
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101 North to Spring St, left at 6th St, 6th st becomes Olive, left at Pacific Ave, Pacific Ave becomes Peachy Canyon Rd
 Describe current uses, existing structures, and other improvements and vegetation on the property: residential modular, ag accessory structures, ag roads, 65 acres vineyards, water tanks and reservoir

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Phased construction of winery bldg, tasting bldg & caves: Wine Processing: 14,166Sf, Tasting Building 2,444sf, 7,040Sf underground caves for barrel storage and Special Event Program. Please see attached phasing plan and project description.

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____ Date _____

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential
 Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): n/a

Describe existing and future access to the proposed project site: Existing access from existing driveway/ag road on Peachy Canyon Rd

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site?: _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AG-farm and vineyards

South: AG- farm/agricultural

East: AG- farm/B&B

West: AG-farm/agricultural

For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 24,893 sq. feet _____ % Landscaping: _____ sq. feet _____ %

Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: 24,893 no paving sq. feet acres

Total area of grading or removal of ground cover: +/-2.24 sq. feet acres

Number of parking spaces proposed: 18 Height of tallest structure: 22'-6"

Number of trees to be removed: +/- 5 Type: valley,white and live oaks

Setbacks: Front 417' Right 1030' Left +1,500' Back +4,000'

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Proposed sewage disposal: Individual on-site system Other _____

Community System -List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 6,068 crush,etc sq. feet acres

Total floor area of all structures including upper stories: 24,893 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: +/- 100 acres
Moderate slopes of 10-30%: +/- 200 acres
Steep slopes over 30%: +/- 47 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Grading done for existing house and driveway
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: briefly from a small portion on Peachy Canyon; lanscape screening proposed

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain wine processing
 Commercial/Office: explain tasting room/administrative
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? 2230gpd @ 25,000 cases
4. How many service connections will be required? connect to existing water, add more tanks
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 6 existing wells, reservoir
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No Chemical? Yes No
Physical? Yes No Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? +1000 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed? Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No

(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?
 Yes No Distance to nearest sewer line: _____
Location of connection: _____
2. What is the amount of proposed flow? _____ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?
 Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: Paso Robles Waste Disposal
3. Where is the waste disposal storage in relation to buildings? rear
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: Paso Robles Joint Unified School District
2. Location of nearest police station: Paso Robles Police Station
3. Location of nearest fire station: Cal Fire Station- Highway 46
4. Location of nearest public transit stop: n/a
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: vineyards, single family residence, ag accessory
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: 7 days Hours of Operation: 10am -6pm
2. How many people will this project employ? 10-15
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift not known
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes No
If yes, please explain: small amount; implementation per mitigations recommended by APCD
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
 Between 7:00 - 9:00 a.m. 4 Between 4:00 to 6:00 p.m. 3-4
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
 If yes, please describe sight distance analysis provided, recommended mitigation for driveway imp.

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: currently in ag production, soils capable to support vineyards

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): n/a
2. Will the development occur in phases? Yes No
 If yes describe: Please see Phasing Plan
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
 If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
 If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: none

* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: buildings placed where they won't silhouette and will allow additional room for future vineyards. will also utilize existing access
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: refer to bio assessment; forthcoming
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): ATF, ABC, RWQCB

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

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Epoch Winery

**Epoch Winery
Armstrong Vineyards, Inc.
2555 Peachy Canyon Road
Paso Robles, CA**

This project is located on a +/-347 acre parcel at 2555 Peachy Canyon Road in Paso Robles, CA (APN 026-293-027). The property is zoned Agriculture and its driveway location is located off of Peachy Canyon Road, a collector road. The project will be phased, consisting of the new construction of a tasting room, a processing facility (for purposes of fermentation, barrel storage and case storage) and underground caves for barrel storage.

Below is a summary of the proposed project:

Phasing Plan- Winery Building Use Areas:

TOTAL WINERY USE AREAS
24,893 SF

Phase 1: 1-10 years

Includes the construction of Buildings A and B. Initial case production at 10,000 cases per year.

Building A: 14,166 SF

Crush Pad: 1,476 SF
Fermentation: 4,434 SF
Barrel Storage: 2,698 SF
Lab: 208 SF
Offices: 564 SF
Mechanical: 406 SF
Case Storage/Misc Storage: 322 SF
Deck: 614 SF
Exterior Circulation: 3,444 SF

Building B: 2,444 SF

Tasting Room: 1,037 SF
Barrel Fermentation/ Case Storage/Misc
Storage: 268 SF
Kitchen/Sales: 384 SF
Mechanical: 98 SF
Patio: 534 SF
Restrooms: 123 SF

Mechanical Yard/Fire Pump Room: 1,243 SF

Phase 2: 10-15 years

Includes the conversion of barrel room in Building A to fermentation and the new construction of underground caves for barrel storage. Ultimate case production at 25,000 cases per year.

Building A: 14,166 SF

Fermentation: 7,454 SF

All other uses in this building remain the same

Underground Caves (Barrel Storage): 7,040sf

Events:

The setting, tucked into a valley, hidden by public view and surrounded by oak covered hills, provide a natural noise barrier and ideal ambiance for proposed events such as; art shows, olive oil tasting, wine and cheese parties, barbeques and weddings. Sufficient parking for these events will be provided within the identified overflow parking area identified on the site plan. The proposed event program would consist of 20 events per year @125 guests maximum. Amplified music, as allowed by Section 22.30.070 (i.3) is proposed to occur from 10:00 a.m. to 5:00 p.m. The applicant also proposes to participate in allowed industry wide events.

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Production:

The proposed facility will initially produce 10,000 cases per year of wine during the development of Phase 1 and has plans to ultimately produce 25,000 cases per year during the development of Phase 2. The applicant has room to plant another 40-50 acres of vines onsite and potential to purchase adjacent properties for winery growth in the future. Production will mainly come from onsite grapes with the potential to pull off site grapes for blending purposes.

Waste Water Flow:

Initial production at Phase 1-10,000 cases will generate a peak crush period process wastewater flow of approximately 806 gallons per day and 556 gallons per day during non-peak periods. The process wastewater will be collected, stored, and subsequently land applied using application rates and methods consistent with the General Winery Waste Discharger Requirements. Phase 2, at ultimate production of 25,000 cases, will generate a peak crush period process wastewater flow of approximately 2,014 gallons per day and 1,389 gallons per day during non-peak periods.

Structure Siting:

The proposed structures are located on the northern section of property. This location was chosen because it will not interfere with the owner's vineyards, is located at the base of hillsides, utilizes existing entrance and ag roads, and is located close to the existing access road and on lower elevations than the rest of the site which will prevent additional grading and visual impacts. Primary access will be extended from an existing driveway off of Peachy Canyon Road.

Existing Use:

The property is owned by Armstrong Vineyards, Inc. There are currently +/- 65 acres of planted vineyards onsite (Rhône varieties). There are 6 wells onsite and water reservoir that serve the planted vineyards. Several ag roads are in place that meander the property to service the vineyards. There is one single family residence (mobile home) and ag accessory structures located west of the proposed winery site.

Access:

Winery access will come from an existing, gated agricultural/residential driveway on Peachy Canyon Rd. Winery and tasting room access will be extended from an existing ag road that branches off from the driveway approach. The existing driveway approach is located on a designated 15mph curve on Peachy Canyon Road. A sight distance analysis was prepared by OEG Traffic Engineering to evaluate the potential to utilize the existing driveway approach for winery use. Results of the analysis recommended improving sight distance by "maintaining low shrubs within 10' feet of edge of pavement along the inside of the curved portion of Peachy Canyon Road within 175' of the driveway and to raise the first 30' of site access driveway to match the grade level of the edge of pavement along Peachy Canyon Road". These improvements would achieve adequate sight distance for the primary entrance.

Secondary access, for emergency use only, is proposed off an existing gated driveway on Peachy Canyon Road, about 1,600' west of the primary entrance. From the entrance, emergency services will travel east up toward the existing residence on an existing ag road, down the residential driveway to the winery location. Emergency access and driveway entrance has been approved to be suitable by Cal Fire and OEG Traffic Engineering's sight distance evaluation.

A small pathway is planned to connect the two buildings for employee use in order to transport cased goods and grapes for blending in the barrel storage room within the tasting room. The pathway will be serviced by employees by foot and by mule.

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Grading:

Total project site disturbance is estimate at 2.24 acres (3,100 c.y. cut and 3,100 c.y. fill). This includes earthwork for extending winery and tasting room access off of an existing residential driveway/ag road, parking, Cal Fire turn around and the construction of two new winery buildings and underground caves. Grading activity will potentially cause the removal of oak trees; removal will be mitigated with the County standard replacement ratio (4:1).

Visual Impacts:

The new structure will be visible from a very small portion of Peachy Canyon Road. Vegetative screening, with a variety of deciduous and evergreen trees, is proposed along the winery driveway entrance, shown on the site plan. A visual simulation has been included in the application package that shows the proposed landscape provides adequate screening from Peachy Canyon Road and complies with County of San Luis Obispo Land Use Ordinance Section 22.30.70 (D2.g.2). The structure is located on the lower portion of the hillside and will not silhouette. The profile and height of the buildings were kept low in order to minimize the visual impacts.

Biological Impacts:

A biological assessment is currently being prepared by Althouse and Meade based on previous discussions with Trevor Keith, County of SLO Environmental Division. Trevor Keith recommended the assessment to focus on a full floristic survey and vernal pool habitat. The report is forthcoming and can be expected by the end of July.

Water:

There are six wells located on the property. There are also two 1,500 gallon water tanks that serve the residence and a water reservoir that provides water to the existing vineyards. Two 5,500 gallon water storage tanks are proposed for domestic use. Six additional water cisterns, with a 5,500 gallon capacity each, are proposed for rain water collection. These tanks will be located in front of the winery processing facility, sheltered by proposed landscape. Six, 15,000 gallon water storage tanks will be located in the mechanical yard/fire pump house area, behind the winery, for fire suppression.

Wastewater Treatment:

A small winery and domestic wastewater treatment are proposed near the winery onsite. Phase 1 annual case production is planned to peak at 10,000 cases. Winery wastewater will be pumped from processing area to two, 5,500 gallon storage tanks where it will be treated. Winery wastewater, at this stage, will be recycled and dispersed throughout the vineyards for irrigation and on ag roads for dust control. Phase 2 maximum annual case production is planned for 25,000 cases. Winery wastewater, at this stage, will be treated with constructed wetland system or other equivalent alternative.

Answers To Typical Winery Development Application Questions

- 1. Please describe all the stages of wine production that will be done on-site or off-site.**

The following activities are proposed to occur on-site: Crushing, fermenting, barrel aging, blending, bottling, and case goods storage. The applicant plans to produce wine from on and off site grapes.

- 2. How much wine will be produced?**

Initial production at Phase 1, is planned for 10,000 cases per year. Ultimate production, during Phase 2, is planned for 25,000 cases per year.

- 3. Based on your answers to No. 1 & 2 above, how much truck/equipment traffic will the winery generate? What are the peak times of the year for this traffic? Peak times of day? Any ideas about how much traffic the tasting room itself may generate?**

The tasting room is expected to generate up to 20-30 additional trips per day on a busy weekend. Peak traffic associated with the tasting room is expected to occur between the hours of 12:00 pm and 4:00 pm, which are considered "non-peak" hours. Weekday average daily trips related to the production facility are expected to be less than 15 traffic trips a week. There may be up to 5 additional trips that would be related to harvest/crush activities.

- 4. Describe the volume of waste disposal you will be handling on-site (liquid and solid waste/pomace). Describe this for both the existing winery and the expansion phases.**

Pomace will be spread throughout the vineyard. A commercial collector will carry garbage away. The winery will generate a small amount of additional domestic waste. A small domestic septic tank with leach field expansion area, for visitor and employee use, is proposed to be installed the west of the winery building.

- 5. Describe the quantities of waste disposal that will occur on a typical day at the peak of production season. (Over 2,500 G.P.D. requires state Regional Water Quality Control Board approval.)**

During Phase 1, the winery will initially generate up to 556 gallons of wastewater per day during non-peak crush periods and 806 gallons of wastewater per day during peak crush with a 10,000 case per year production. Phase 2 planned production at 25,000 cases will generate 1,389 gallons per day during non-peak crush periods and 2,014 gallons of wastewater per day during peak crush. A waiver, for small winery wastewater discharge, will be submitted to Regional Water Quality Control Board.

- 6. How many employees will the winery employ (both existing winery and expansion phases.)**

10-15 employees planned to work for wine processing operation and tasting room/sales operation.

- 7. Will the tasting room sell food (food sales require Health Dept. permit).**

No

8. **Will the winery process grapes from other sites or rely on grapes grown on the site and adjacent parcels?**

The winery will process grapes from on and off site properties.

9. **Will the project require the construction of water reservoirs for irrigation, wastewater treatment and/or fire safety?**

The project includes the addition of two 5,500 gallon water tanks for domestic use and 1,500 gallon septic tank for domestic use. There are six, 15,000 gallon water storage tanks proposed as water storage for fire suppression. Two 5,500 gallon storage treatment tanks are also proposed to treat winery wastewater for Phase 1. Tanks are proposed to go in front of the wine processing facility and will connect to existing water system lines. Fire suppression water storage tanks will be located behind the winery next to the fire pump and mechanical yard. There is also an existing water reservoir that currently irrigates the 65 acres of planted vineyards.

10. **Do you plan to lease out the winery or tasting room facilities for any public events (parties, weddings), or to have ticket-paying concerts on-site? If yes, then how many events per year (also, what days & what time of day), how many people, and what types of events. Where will extra parking go?**

A special event program is proposed for 20 events per year with no more than 125 attendees. Events would mainly occur on weekends, during the afternoon/evenings and would potentially consist of art shows, olive oil tasting, wine and cheese parties, barbeques and weddings. Temporary event parking will be unimproved, on areas less than 10% slope, identified as 'event overflow parking' on the site plan provided.

Ordinance Evaluation of the Winery

Below is a detailed evaluation of how the project is consistent with LUO requirements.

22.30.070 - Ag Processing Uses: Agricultural processing activities as defined by the Land Use Element, including but not limited to wineries, packing and processing plants and fertilizer plants, are allowable subject to the following:

- A. **Permit requirements.** Conditional Use Permit required, for access location inconsistencies, under section 22. 30.070.

- B. **Application content.**
 - (1) **Public Notice.**
 - (a) **Prior to application submittal.** The applicant shall submit evidence that the neighboring property owners and the applicable advisory group were notified of the request prior to the submission of the land use permit to the county. This notice shall be provided by the applicant sending a letter using the form provided by the Department of Planning and Building. The letter shall be mailed or delivered at least 10 days prior to application submittal to the applicable advisory group and to all owners of real property as shown on the latest equalized assessment roll within 1,000 feet of the subject site.

Please see attached notice sent to neighbors and 1,000 foot radius mailing list.

- (b) **Public hearing notice.** Public notice shall be provided to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed AG processing site and to all property owners fronting any local roads that serve the facility back to an arterial or collector, instead of in the manner normally required for public hearings by Section 22.70.060. Public notice may be required to be provided to properties greater than 1,000 feet away for certain applications at the discretion of the Director of Planning and Building.

- 2. **Description of Use.** Applications for agricultural processing uses are to include a description of all processes and equipment proposed for use on the site, and a description of measures proposed to minimize the off-site effects of

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dust, odor or noise generated by the proposed operation. Such information is to be provided in addition to that specified in Article 6 (Land Use and Development Permit Procedures), in order to evaluate the conformity of a proposed use with the standards of Article 3 (Site Planning and General Project Design Standards).

See attached project description

- C. **Minimum site area.** No minimum required unless subsection D would otherwise require a minimum site area.

Subsection is not applicable.

- D. **Standards for specific uses.**

1. **Fertilizer plants.** The following are minimum requirements to enable consideration of a specific proposal. Greater separation between fertilizer plants and other uses may be required through land use permit approval.

(a) **Location:** No closer than one-half mile from any residential category located within an urban or village reserve line; and no closer than 400 feet to any residence outside the ownership of the applicant.

(b) **Setbacks:** 200 feet from each property line.

2. **Wineries.** For the purposes of this section, a winery is defined as an agricultural processing facility used for the processing (fermentation when combined with any of the following: crushing, barrel aging, blending, and bottling) of juices into wine or the re-fermenting of still wine into sparkling wine. This definition does not include the storage of case goods in the absence of processing (included under Warehousing).

The proposed winery will include crushing, barrel aging, blending and bottling.

- a. **Access location.** The principal access driveway to a winery with public tours, tasting, retail sales or special events held in compliance with subsection D.2.i. is to be located on or within one mile of an arterial or collector.

The site will be accessed from an existing gated driveway on Peachy Canyon Road. Driveway will be in conformance with Cal Fire and County Public Works standards.

- b. **Solid waste disposal.** Pomace may be used as fertilizer or soil amendment, provided that such use or other disposal shall occur in accordance with applicable Health Department standards.

The winery will utilize pomace as soil amendment.

- c. **Liquid waste disposal.** Standards will be set, where applicable, through Regional Water Quality Control Board discharge requirements developed pursuant to Section 22.10.180 (Water Quality).

Winery waste disposal for this winery will be in compliance with the Regional Water Quality Control Board.

- d. **Setbacks.**

- (1) **Rural areas.** All winery structures and outdoor use areas shall be a minimum of 100 feet from each property line and no closer than 200 feet to any existing residence outside of the ownership of the applicant. Where a winery has public tours, tasting, retail sales, or special events (in compliance with subsection D.2.i.), the setback shall be increased to 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant. These setbacks can be modified through Minor Use Permit approval when Conditional Use Permit is not otherwise required by Subsection A. Approval may be granted only after the Review Authority first determines that the request satisfies any of the following findings: (1) there is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III); (2) the property fronts an arterial or collector street; (3) the setbacks are not practical or feasible due to existing

topographic conditions or existing on-site vegetation or (4) is a legally constructed existing structure that was built prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.

No modifications are requested.

e. Signing. As provided by Section 22.20 (Signs) of this title.

N/A no additional signage proposed at this time.

f. Parking. Parking shall be provided in compliance with Section 22.18. (Parking and Loading Standards) Parking lot construction standards shall be provided in compliance with Section 22.18.060. The parking shall be located and/or landscaped so it is screened from public roads where topography or existing on-site vegetation (including vineyards) does not provide for adequate screening. No parking shall be allowed within any adjoining road right-of-way.

The proposed facility has an area that can accommodate up to 18 parking spaces (including handicap parking stalls). Parking plan meets LUO winery use parking requirements (required 16 spaces). Parking is screened by existing topography and with planted trees.

g. Design standards.

(1) Exterior. In the Agriculture, Rural Lands or Residential Rural land use categories, all structures associated with the winery (including production facilities) shall have an exterior design style that is agricultural or residential in nature using non-reflective siding and roofing materials. Structures shall not use an exterior design style typically associated with large industrial facilities unless the facility is proposed in the Commercial Service or Industrial land use categories.

The exterior of the winery building is agricultural in nature in scale and materials. Exterior materials are non-reflective which include steel and corrugated metal roofing and siding.

(2) Screening. Any portion of the winery structures that are visible from public roads shall be screened where necessary to ensure the rural character of the area is unchanged unless screening is not practical, feasible

or necessary due to existing topographic conditions or existing on-site vegetation (including vineyards). The screening may include such measures as landscape or existing vegetative screening, existing topography, and/or arrangement of the structures on the site to minimize bulky appearance. Any tank located outside of structures shall be screened 100 percent from public roads.

Landscape screening is provided to filter views of winery and parking from a small view from Peachy Canyon Road. A visual simulation has been provided to show that the proposed landscaping will screen views of the winery and its parking area from Peachy Canyon road. The tasting room location and parking is naturally screened by topography and existing oak trees. The remainder of the site is dominated by planted vineyards and this proposal will not diminish the existing surrounding scenery since the surrounding uses are primarily rural agricultural, vineyards and wineries.

- (3) **Height.** The maximum height of any structure associated with a winery facility shall be 35 feet. The height may be increase to 45 feet where a pitched roof of greater than 4 in 12 is proposed and at least 50 percent of the structure is at 35 feet in height or less.

The tallest building will be 22'6". This does not exceed the required allowed maximum height of 35'-0".

- (4) **Lighting.** All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed operated in a manner that would throw light, either reflected or directly, in an upward direction.

Lighting will comply with LUO standards.

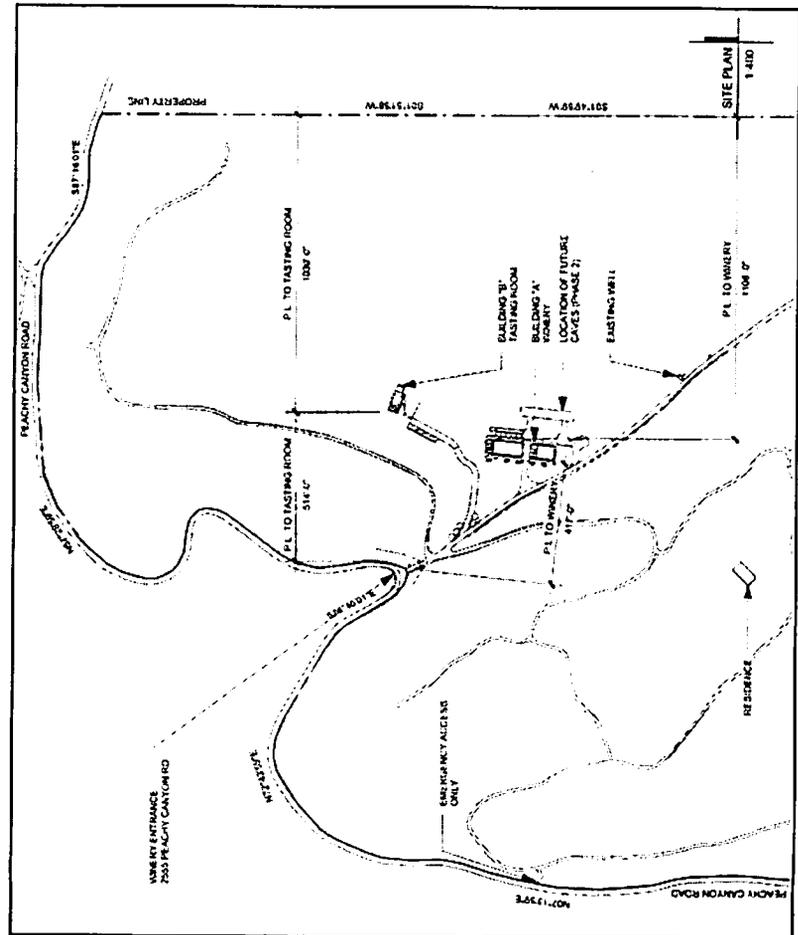
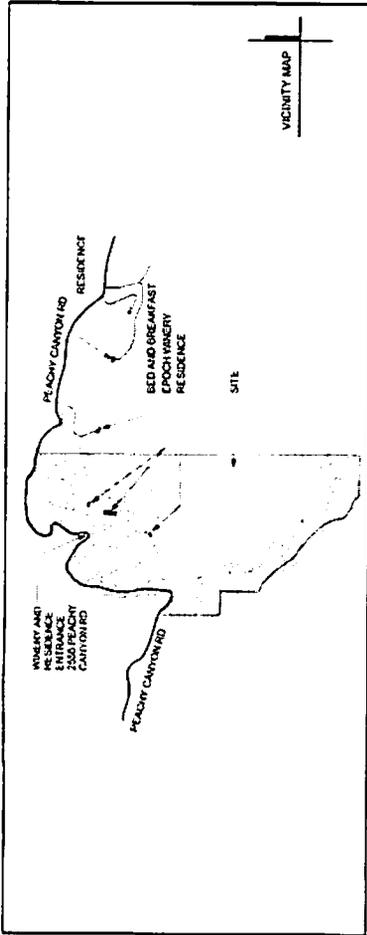
- h. **Tasting rooms.** Tasting rooms shall be clearly incidental, related and subordinate to the primary operation of the winery as a production facility.
- (1) **Permit requirement.** Minor Use Permit approval. Tasting rooms shall also meet all the standards for wineries set forth in Subsection D.2., in addition to the specific standards of this Subsection.

- (2) **Location.** The tasting room shall be located within or no more than 200 feet from the winery facilities. This standard may be waived where site constraints, on-site access, visual concerns, grading or other environmental issues can be better addressed through an increased distance. A Minor Use Permit application may be used to modify this standard where an existing structure built prior to 1980 is being used as the tasting facility.
- (3) **Number of tasting rooms allowed.** One tasting room is allowed for each winery. If more than one winery share production facilities or more than one winery is located on a site, only one tasting room is allowed. More than one winery facility may share a tasting room.

A 1,037 SF tasting area is proposed.

- (i) **Special events.** For the purposes of this section special events are defined as any of the following events when there is the possibility that 50 people or more individuals will attend: concerts (with or without amplified sound), weddings, advertised events (including fund raising, but not including industry-wide events), and advertised winemaker dinners open to the general public. Does not include normal patronage of the tasting room or non-advertised events.

A special event program is proposed to hold 20 events per year with no more than 125 guests and with amplified sound from hours of 10:00 a.m. to 5:00 p.m. as allowed by L.U.O. Applicant will also participate in industry-wide events.



PROJECT DESCRIPTION

The application is for a proposed construction of a Winery and Bed and Breakfast facility consisting of: (1) Winery, (2) Barrel Storage and Public Tasting

BUILDING SUMMARY

- Proposed Use**
- Winery/Tasting (49 processing)
 - 1 Storey 35' 0"
 - 2 Storey 22'-6"
 - 1 Storey 14' 6"
- Adjacent Bldg Height**
- Proposed Bldg Height
 - Building A
 - Building B

PHASE 1 BUILDING AREAS

| | | |
|-------------------|-------------------------|-------------------|
| Building A | Cash Pad | 1476 s.f. |
| | Barrel Room | 2630 s.f. |
| | Lab | 208 s.f. |
| | Office | 564 s.f. |
| | Mechanical | 406 s.f. |
| | Cargo Storage/Misc. Stg | 327 s.f. |
| | Deck | 814 s.f. |
| | Estimator Circulation | 3444 s.f. |
| TOTAL AREA | | 14156 s.f. |

| | | |
|-------------------|-------------------------|------------------|
| Building B | Tasting Room | 1037 s.f. |
| | Barrel and Case Storage | 268 s.f. |
| | Misc. Storage | 304 s.f. |
| | Kitchen / Sales | 98 s.f. |
| | Mechanical | 137 s.f. |
| | Restrooms | 131 s.f. |
| | Patio | 531 s.f. |
| TOTAL AREA | | 2444 s.f. |

TOTAL AREA: 16610 s.f.

PHASE 2 Barrel Storage Carers: 7040 s.f.

PROJECT DIRECTORY

Owner
Lund Uno Planning
Kirk Consulting
1421 Blaisie Street
Alhambra, CA 91802

Architect
Lakoff Luo Architects, Inc.
311 Third Street
San Antonio, TX 78205
210 227 3335 P
210 224 9515 F
Project Architect: Ben Kirk AIA
benkirk@lakoffluo.com

Civil Engineer
Above Grade Engineering
778 Ocas Street, Suite A
San Luis Obispo, CA 93401
805 540 5118 P
805 540 5116 F
Scott Stoklos PE
swrt@abovegradeengineering.com

Interior Designer
James Kirk
james@lakoffluo.com

SITE SUMMARY

LOCATION
2535 Peachy Canyon
Paso Robles, CA
County of San Luis Obispo, CA

LOCAL ZONING
Agricultural

ADJACENT USE
North farm/agricultural
South farm/agricultural
East Bed-Breakfast farm/agricultural
West farm/agricultural

PROPOSED USE
Winery/Tasting

EXISTING USE
Agricultural

GROSS LOT AREA
346.68 acres

SETBACKS

Winery Building (A)
Tasting Building (B)
100' from all PL (actual 417' to West, 1103' to East)
200' from all PL (actual 514' to West, 1030' to East)

APPROXIMATE EARTHWORK INFORMATION

| | |
|---------------------|---------|
| Cut | 3100 CY |
| Fill | 3100 CY |
| Misc. | 0 CY |
| Max. depth of cut | 3.5 FT |
| Max. depth of fill | 6.5 FT |
| Area of disturbance | 2.24 AC |

Note: The earthwork quantities shown are for grading and estimating purposes only, and are calculated from proposed finished surfaces to existing surface. The quantities do not take certain factors into account, including, but not limited to, subgrade, area of overexcavation and recompaction, shrinkage and expansion of the soil. The Contractor is responsible for calculating earthwork quantities for bid and construction purposes.

PARKING REQUIREMENTS

Process/Active areas (Building A) 1 per 2,000 s.f. (3 provided)
Barrel/Case Storage (Building A) 1 per 5,000 s.f. (1 provided)
Tasting Room (Building B) 1 per 200 s.f. (12 provided)

TOTAL REQD 18 spaces
TOTAL PROVIDED 18 spaces

SHEET INDEX

- Cover Sheet
- A100 Site Plan
- A200 Floor Plans
- A400 Exterior Elevations
- C1 Preliminary Grading and Drainage Plan
- C2 Preliminary Utility Plan

EPOCH WINERY

PADEREWSKI VINEYARD PASO ROBLES COUNTY OF SAN LUIS OBISPO CALIFORNIA

LAKE FLAT O

PLAN
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NOT FOR CONSTRUCTION

EPOCH WINERY

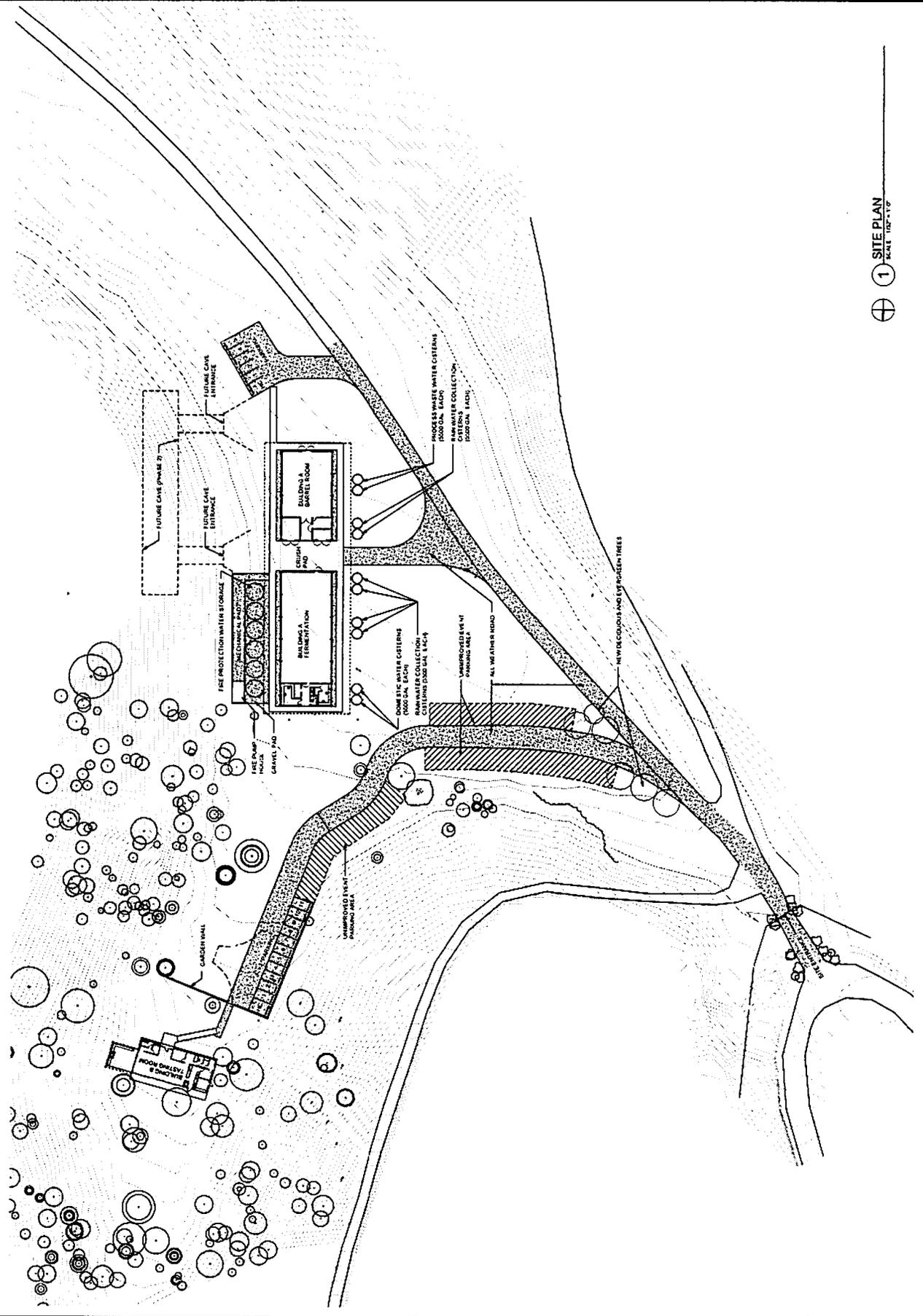
243 PALM CANYON
 PALO ALTO, CA
 COUNTY OF SANTA CLARA
 ARCHITECT
 CIVIL ENGINEER
 DESIGNER
 CONTRACTOR

| | |
|-------------|--------------------------------|
| DATE | 1/15/10 |
| PROJECT | EPOCH WINERY |
| CLIENT | DAVID & JILL |
| LOCATION | 243 PALM CANYON, PALO ALTO, CA |
| SCALE | 1" = 10'-0" |
| DRAWN BY | ... |
| CHECKED BY | ... |
| APPROVED BY | ... |
| DATE | 1/15/10 |

SITE PLANS

A100

1 SITE PLAN
 SCALE 1/8" = 1'-0"



0 1 2 3 4 5 6 7 8 9 10

921 FOR CONSTRUCTION

EPOCH WINERY

PAUL HADLEY CARTER
PAUL HADLEY & CO.
CONSULTING ARCHITECTS

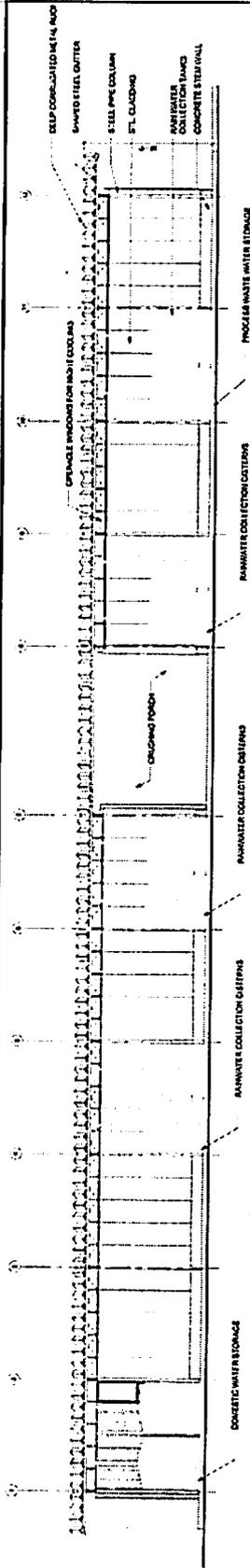
WINERY #1

OUTSIDE FASCIA

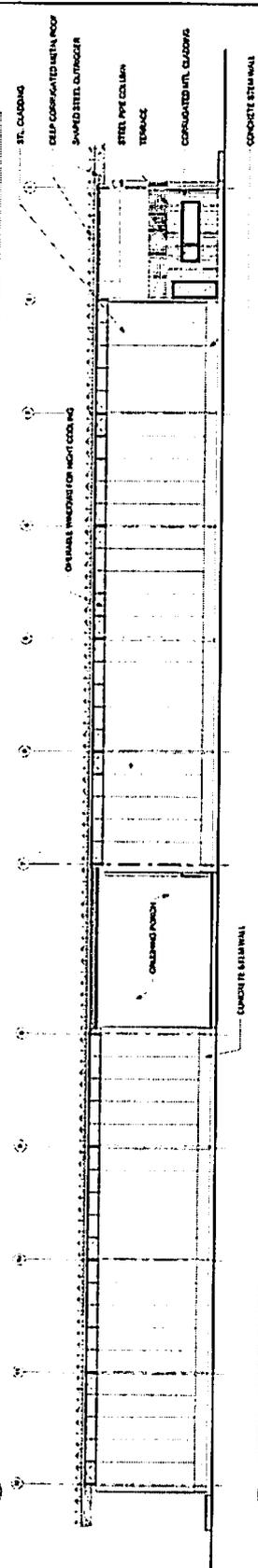
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|----------------|-----------|
| 1 IN 1/4" = 1' | 1/4" = 1' |
| 1/2" = 1' | 1/2" = 1' |
| 3/4" = 1' | 3/4" = 1' |
| 1" = 1' | 1" = 1' |

ELEVATIONS

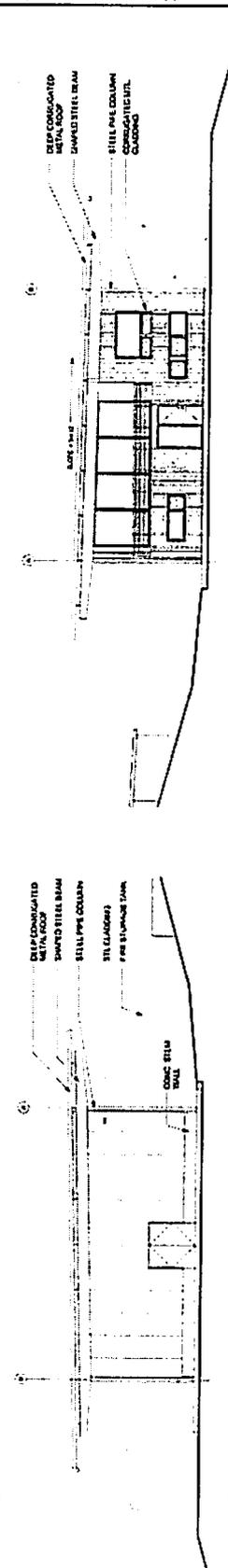
A400



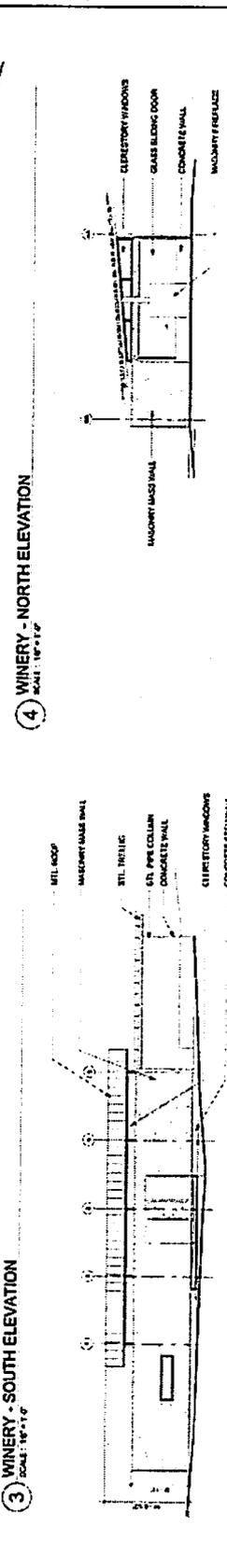
1 WINERY - WEST ELEVATION
SCALE: 1/8" = 1'



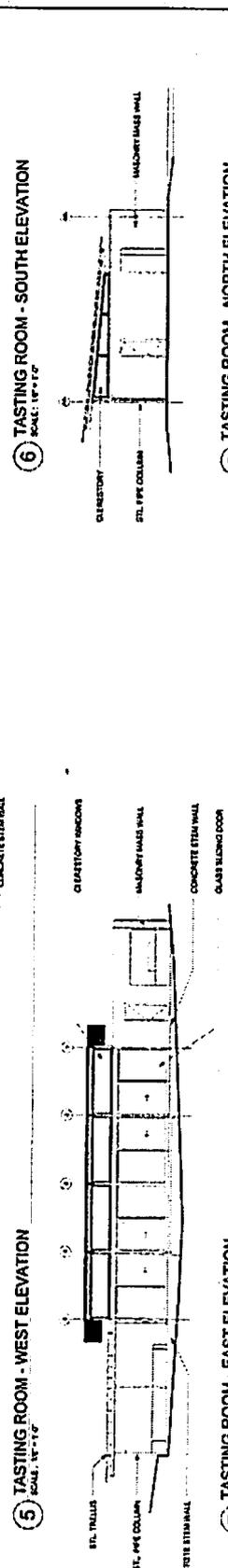
2 WINERY - EAST ELEVATION
SCALE: 1/8" = 1'



3 WINERY - SOUTH ELEVATION
SCALE: 1/8" = 1'



4 WINERY - NORTH ELEVATION
SCALE: 1/8" = 1'



5 TASTING ROOM - WEST ELEVATION
SCALE: 1/8" = 1'



6 TASTING ROOM - EAST ELEVATION
SCALE: 1/8" = 1'

7 TASTING ROOM - SOUTH ELEVATION
SCALE: 1/8" = 1'

8 TASTING ROOM - NORTH ELEVATION
SCALE: 1/8" = 1'

LAKR PLATO

NOT FOR CONSTRUCTION

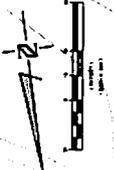
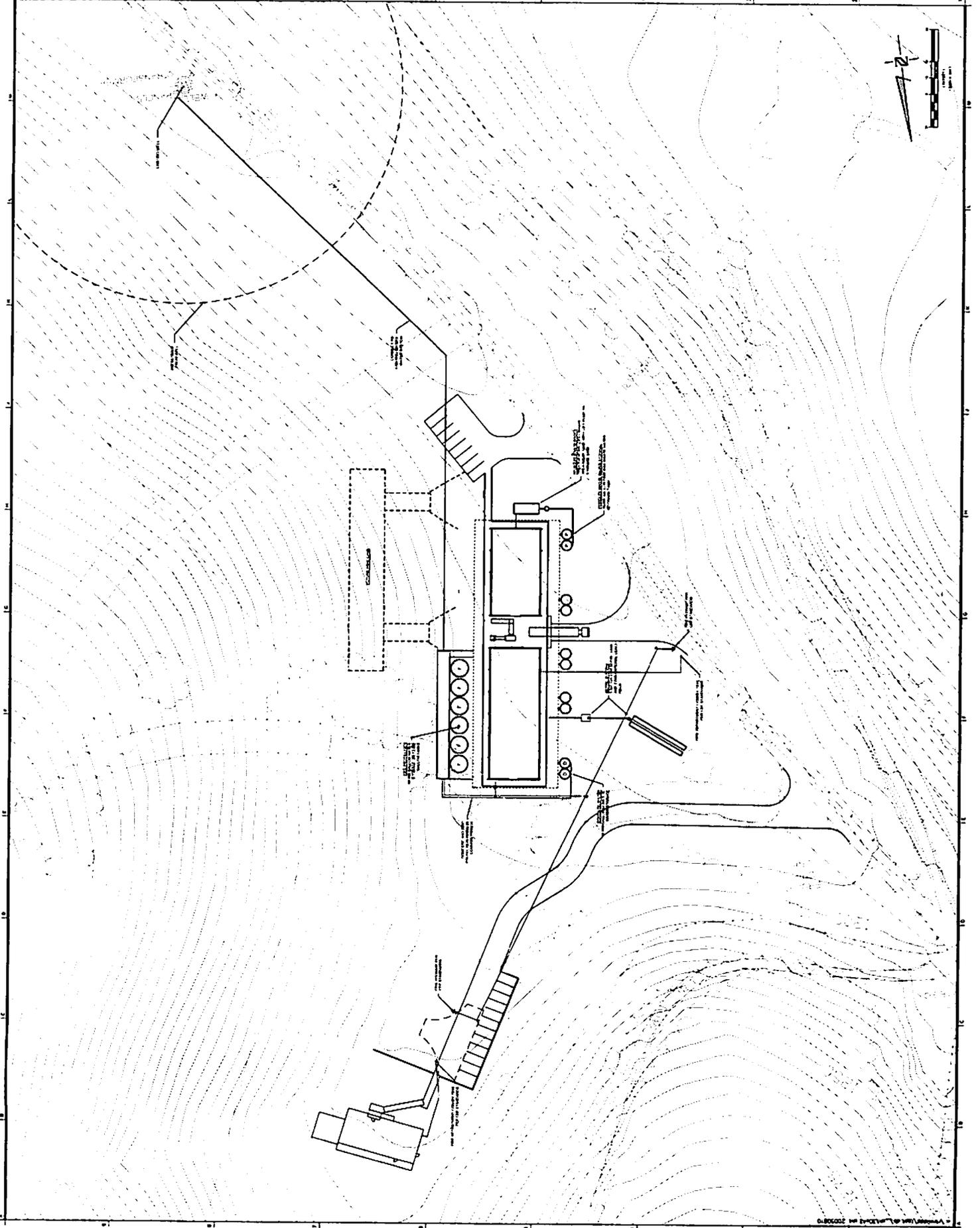
EPOCH WINERY

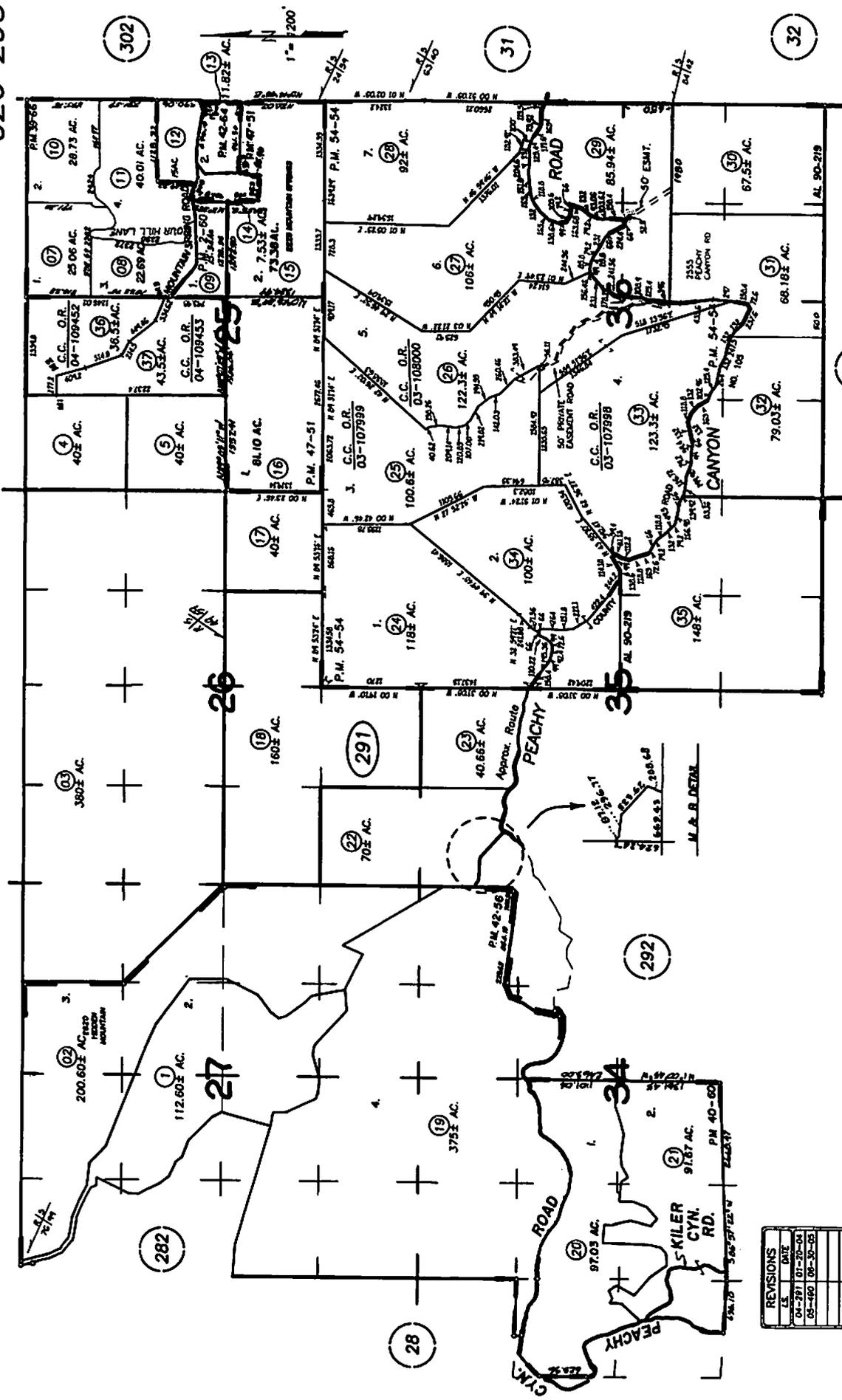
DATE: 04/27/06
PROJECT: EPOCH WINERY
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

| | |
|--------|------|
| NO. 1 | DATE |
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| NO. 18 | DATE |
| NO. 19 | DATE |
| NO. 20 | DATE |

PRELIMINARY UTILITY PLAN
JUNE 29, 2006

C-2





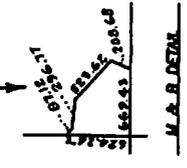
ASSESSOR'S MAP COUNTY OF SAN LUIS OBISPO, CA. BOOK 026 PAGE 29

T. 26 S., R. 11 E., M. D. M. AL 90-219 OR V. 3770 P. 688-716

| REVISIONS | |
|-----------|----------|
| LS. | DATE |
| 04-28-01 | 07-25-04 |
| 05-18-01 | 05-30-03 |
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600' 1200' 2400'

THIS MAP IS PREPARED FOR JAN 04-01-99 ASSESSMENT PURPOSES ONLY.



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Parcel Summary Report For Parcel # 026-293-029

7/1/2009
4:27:08PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Address Information

Status P
Address 02555 PEACHY CANYON RD RADEL

Lot Information:

Community: RADEL
Planning Area: ADEL

| <u>Lot Type</u> | <u>Tract / Township</u> | <u>Block / Range</u> | <u>Section</u> | <u>Lot</u> | <u>Land Use Elements</u> | <u>Lot Flags</u> | <u>Misc</u> |
|-----------------|-------------------------|----------------------|----------------|------------|--------------------------|------------------|-------------|
| T | COAL90 | 219 | 0008 | Y | AG | | |

People Information

Role OWN
Name and Address ARMSTRONG VINEYARDS INC A CO CORP
1421 BLAKE ST DENVER CO 80202-

Phone Numbers and Contact info

Notes

Parcel Information

Status Active
Description PTN E 1/2 SEC 36 T26S R11 E MDBM

Notes