



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/1/2009

TO: _____

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: ^{BROHAUGH} DRC2009-00109 ERICKSON- MUP conversion of an existing AG exempt barn into a winery and tasting room. 130 acre site located off Creston Road in Paso Robles. APN: 035-091-007.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 7/15/2010 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 APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No DRC09-00109

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Wallace Brohaugh Daytime Phone 805-237-8214
 Mailing Address 6996 Creston Rd. Paso Robles, CA Zip Code 93446
 Email Address: _____

Applicant Name Wallace Brohaugh Daytime Phone 805-237-8214
 Mailing Address 6996 Creston Rd. Paso Robles, CA Zip Code 93446
 Email Address: _____

Agent Name Kirk Consulting Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Rd. Atascadero, CA Zip Code 93422
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: +/- 130 ac ranch (77.55 acres subject parcel) Assessor Parcel Number(s): 035-091-007

Legal Description: DNG & DRSR TR LT 134

Address of the project (if known): 6792 Creston Rd. Paso Robles, CA 93446

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From 101 North; Exit CA 41/Morro Rd., turn left at El Camino Real, take the first right onto Mercedes Ave., continue onto CA 41/Morro Rd. North for 7mi, left at Cripple Creek Rd., left at Creston Rd.

Describe current uses, existing structures, and other improvements and vegetation on the property:
single family residence, vineyards, driveway, barn

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Conversion on existing agricultural exempt barn into winery and tasting room.

LEGAL DECLARATION

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

Property owner signature [Signature] Date 09/24/10

FOR STAFF USE ONLY

Reason for Land Use Permit _____

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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 10 _____ acres
Moderate slopes of 10-30%: 50 _____ acres
Steep slopes over 30%: 10 _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Major Grading for Res. driveway PMT2005-02671
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

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 _____
 Commercial/Office - Explain domestic-tasting; wine processing
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? none
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: well and water storage tanks
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 _____ G.P.M.
 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? _____ 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: _____
3. Where is the waste disposal storage in relation to buildings? _____
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: City of Atascadero Police Station
3. Location of nearest fire station: Cal Fire- Creston Fire Station
4. Location of nearest public transit stop: town of Creston
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:
Single family residence, agriculture- vineyards
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: 10:00am-6:00pm
2. How many people will this project employ? 3-5
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: will be compliant with noise ordinance
(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, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 1 Between 4:00 to 6:00 p.m. 6-10
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: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) 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: in ag production, dry farmed 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): _____
2. Will the development occur in phases? Yes No
If yes describe: _____
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 *: _____

*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:
use of existing structure and driveway

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: _____
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): ABC,RWQCB small winery waiver

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

June 2010
Brohaugh Winery

Brohaugh Winery
6792/6996 Creston Rd.
Paso Robles, CA 93446

This project is located on an agriculturally zoned ranch at 6792/6996 Creston Rd. Paso Robles, CA. The ranch is a total of +/-130 acres and is consisted of two adjacent parcels (APN 035-091-007 (77.23 acres), APN 035-081-003 (52.67 acres). The proposed project is located on the 77 acre parcel (APN 035-091-007) and proposes to take access from the adjacent parcel (APN 035-081-003). The proposed project includes the conversion of a +/- 2,000sf existing ag exempt barn (PMT2005-03450) to a small winery including an area for barrel storage, fermentation, cased good storage, office and wine tasting. Wine production includes all phases of wine making: crush, fermentation, barrel aging, bottling etc. Please find a summary of the proposed winery uses below.

EXISTING BUILDING CONVERSION TO WINERY USE
2,000 SF

Barrel Storage/Fermentation Room: 946sf
Lab: 168sf
Case Storage: 72sf
Misc Storage: 67sf
Restroom: 72sf
Office: 175sf
Tasting Area: 500sf

Events:

The winery is proposing to participate in six winery special events per year with no more than 80 guests at each event. The winery will also participate in periodic industry-wide events as currently allowed by the LUO. Proposed special events will not have outdoor amplified music before 10 a.m. and after 5 p.m. and will adhere to all county noise standards.

Production:

The proposed facility will produce no more than 5,000 cases per year of wine from both on and off-site grapes.

Access:

Winery processing and visitor access will utilize an existing driveway approach (on parcel APN 035-081-003) off of Creston Road. The driveway approach is paved with an existing gate approximately 75'-80 from Creston Road's edge of pavement. The existing driveway is 18' to 20' feet wide with a d.g. surface. The property also has the option to use another existing 20' driveway on parcel APN 035-091-007 but would prefer Public Works Department input as to which one is safest for the proposed use.

Waste Water Flow:

Ultimate production, at 5,000 cases, will generate a peak crush period process wastewater flow of approximately 402 gallons per day. The process wastewater will be collected, stored, and subsequently land applied using application rates and methods consistent with the General Winery Waste Discharger Requirements. A small winery wastewater waiver will be applied for with Regional Water Quality Control Board.

June 2010

Brohaugh Winery

Structure Siting:

The subject property, which the winery is proposed, is developed with a single family residence, planted vineyards, a 2,000sf barn and sheds. A 20' wide shared driveway (PMT 2005-02671) provides access to the single family residence onsite, the barn proposed for conversion and an additional single family residence located on the adjacent parcel (APN 035-081-003). The adjacent 52 acre parcel (APN 035-081-003) has sheds, a single family residence and also accesses the barn from an 18' wide driveway. It is also developed with planted vineyards.

Existing Use:

The ranch is owned by the Wally Brohaugh. The ranch is under Williamson Act Contract and is primarily occupied with vineyards and grazing activity. The ranch, two parcels, is also developed with three single family homes, sheds, ag exempt barn and associated utilities. A few wells, and several water storage tanks service the site. There are two driveways that access the ranch off of Creston Road. Both access points are gated. There is one well that currently services the site. The property is currently under Williamson Act Contract.

Setback Modification:

The existing ag exempt barn, proposed for conversion to a winery with tasting facility, is located 30-feet from the eastern property line of subject parcel APN 035-091-007. The project includes a request for an exception to the 200 foot setback from property line required for wineries with public tasting. The barn, where the winery and tasting room will be located, is an existing ag exempt barn built in 2007(PMT 2005-02586). The eastern property line, that the barn is setback from 30-feet, abuts the owner's other parcel (APN 035-081-003). The project fronts a collector road, Creston Road, which is a finding of approval of the modification request, per LUO Section 22.30.070(2)d.1.

Visual Impacts:

The existing barn, to be converted to a winery, is screened from Creston Road by existing oak trees and by residential structures. The existing building, proposed for the winery conversion, is consistent with the agrarian/residential architecture and is consistent with its rural surrounding.

Biological Impacts:

Implementation of the project will not result in an impact to biological resources on the site. The site is not within the Kit Fox Corridor, the Vernal Pool region, or areas designated as potential habitat for California Red Legged Frog. The project will not require the removal of any native trees or vegetation. The project is utilizing existing access and structure.

Water:

There is existing, adequate water supply onsite. There are two wells located on the subject parcel, one to the north of the single family residence and the other to the southwest of the residence, about 50' to the west of the driveway. There are two water storage tanks near the residence and two at the ag exempt barn.

Traffic:

The tasting area is assumed to attract 2.71 peak hour trips per 1,000sf of retail/visitor-serving areas according to the Public Works approved road improvement policies (Resolution NO. 2008-152). The tasting area is 500sf which would equate to 1.4 pht with 10-20 daily trips anticipated.

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.

2. **How much wine will be produced?**
Wine production is anticipated to be less than 5,000 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 estimated to generate 10 -20 trips per day.

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.**
The winery will generate up to 402 gallons of wastewater per day during peak crush with a 5,000 case per year production. A small winery wastewater will be applied for with the Regional Water Quality Control Board.

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.).**
Same as above

6. **How many employees will the winery employ (both existing winery and expansion phases.)**
3-5 people will be employed.

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

8. **Will the winery process grapes from other sites or rely on grapes grown on the site and adjacent parcels?**
The winery processes grapes from both on and off-site grapes. There are currently +/-37 acres of planted vineyards onsite. The applicant prefers to primarily use onsite grapes, but have the option to utilize off-site grapes for blending purposes.

9. **Will the project require the construction of water reservoirs for irrigation, wastewater treatment and/or fire safety?**
The project has existing water storage tanks for fire suppression. No additional water tanks will be necessary, unless suggested otherwise by Cal Fire.

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?**

The winery is proposing to participate in six winery special events per year with no more than 80 guests at each event. The winery will also participate in periodic industry-wide events as currently allowed by the LUO. Temporary overflow parking will be provided around the existing barn and around existing residences.

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 dust, odor or noise generated by the proposed operation. Such information is

June 2010

Brohaugh Winery

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 all phases of wine processing: 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 driveway off of Creston Road, a collector road. Creston Road is designated as a collector road on the portion east of S. El Pomar Road.

- 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 utilizes pomace as soil amendment. The project will not result in an increased amount of pomace.

- 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).

The project's wastewater system will comply with the Regional Water Quality Control Board Discharge requirements.

- 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.

□

A setback modification request is included in this application. The existing building, to be converted to a winery is currently 30' from the eastern property line (APN035-091-007). The required setback for a winery with public tasting requires 200' from property line. The property meets one of the setback modification findings since is located on a collector road (Creston Rd., east of S. El Pomar Rd is considered a collector road).

- 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.

Parking will be located in front of the winery/ tasting room and will not be visible from public roads.

- 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 existing building, proposed for winery conversion, is consistent with the agrarian architecture. Exterior materials consist of 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.

Existing screening from Creston Rd. is provided from existing oaks, vineyards and residential structures.

- (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 existing ag exempt barn is less than 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 exists and not proposed to change. It currently complies with LUO standards.

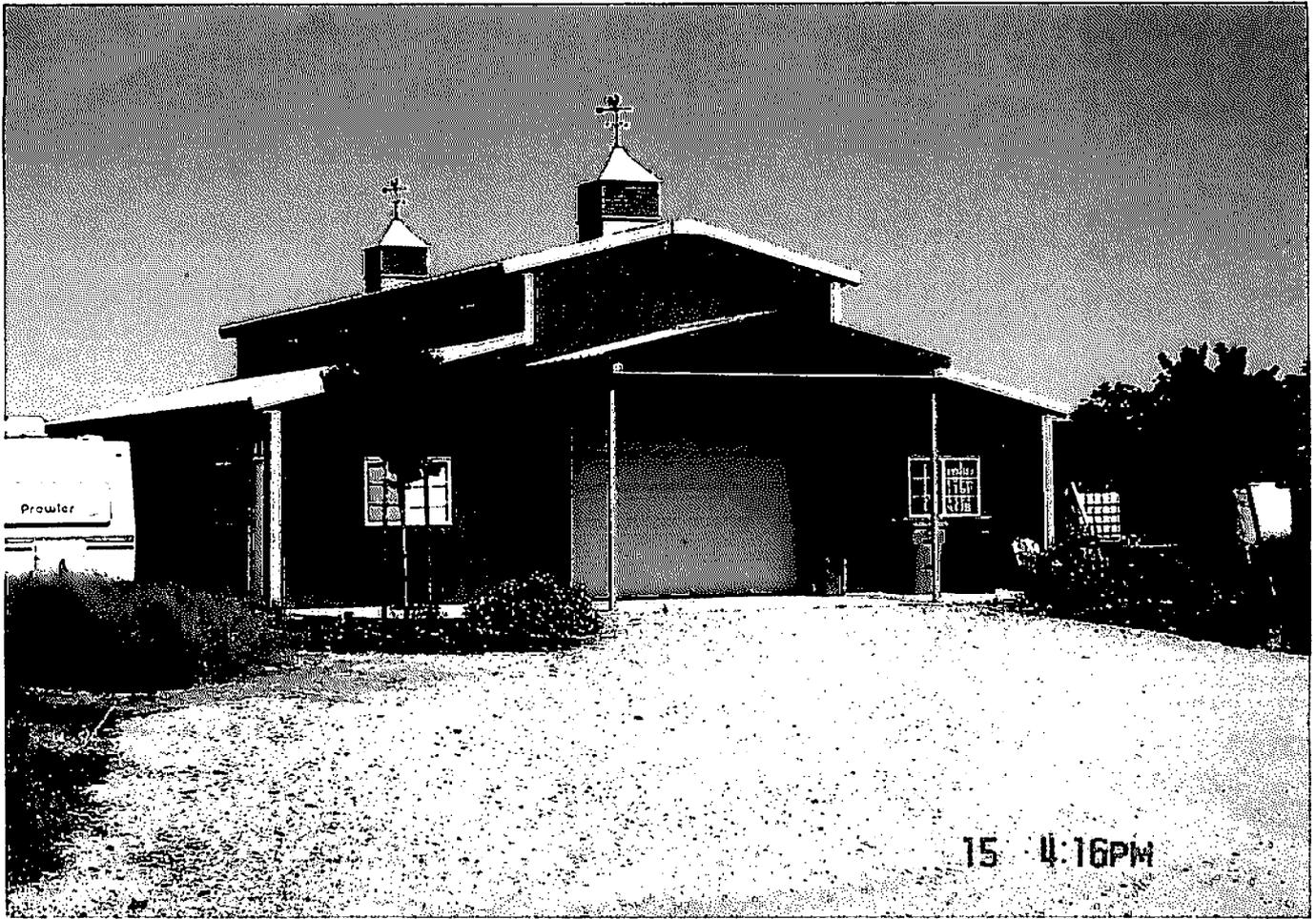
- h. **Tasting rooms.** Tasting rooms shall be clearly incidental, related and subordinate to the primary operation of the winery as a production facility.
 - (1) **Permit requirement.** Minor Use Permit approval. Tasting rooms shall also meet all the standards for wineries set forth in Subsection D.2.,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

- (2) 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.

There is one tasting room, which is incidental to the winery operation onsite. The tasting room is proposed within the same building as the winery. The building is 200' from all property lines except for the eastern property line. A setback modification has been requested for the eastern property line setback and meets the finding since it is located on a collector road.

- (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.

The winery is proposing to participate in six winery special events per year with no more than 80 guests at each event. The winery will also participate in periodic industry-wide events as currently allowed by the LUO. Proposed special events will not have outdoor amplified music before 10 a.m. and after 5 p.m. and will adhere to all county noise standards.



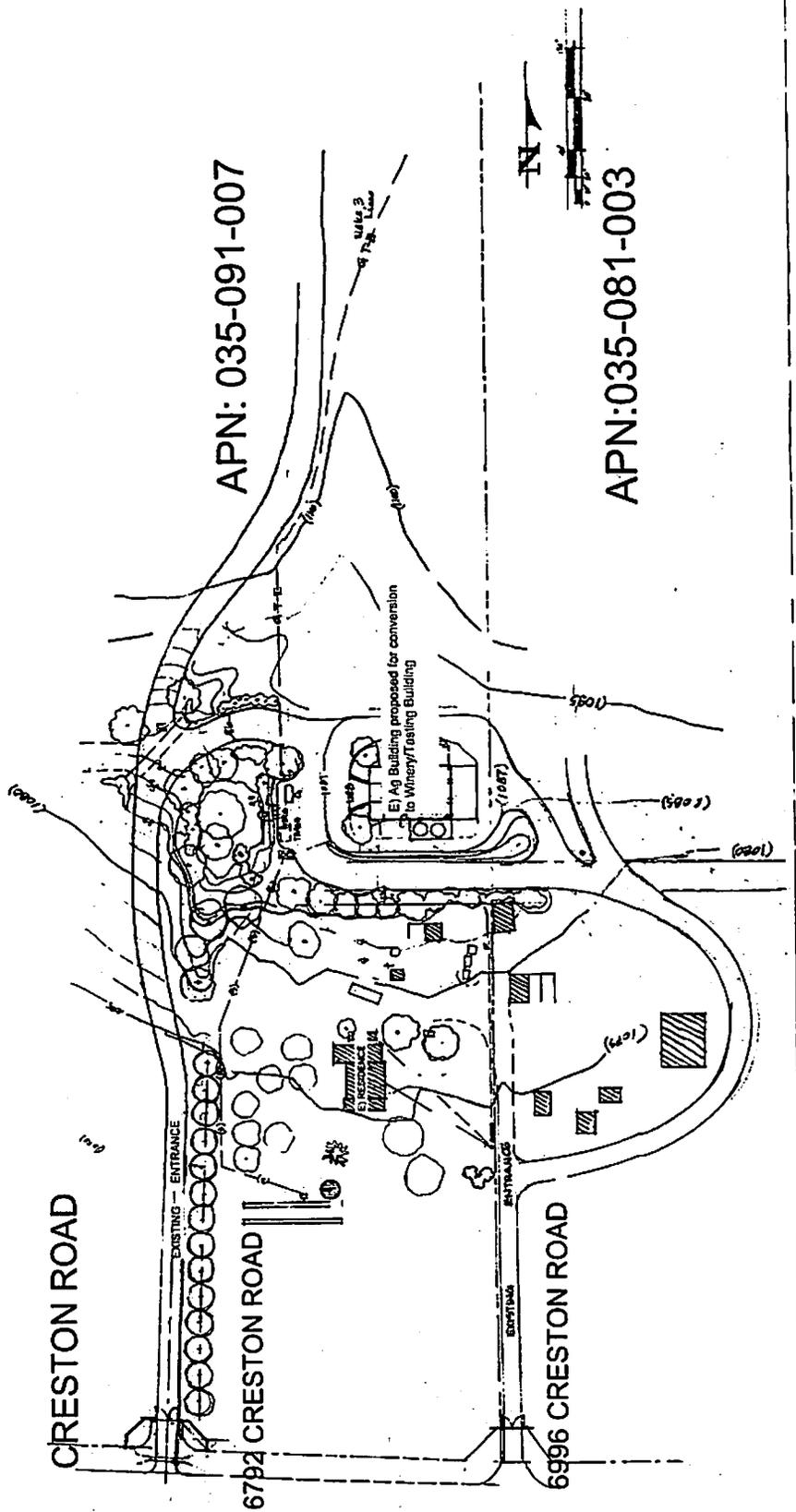
CRESTON ROAD

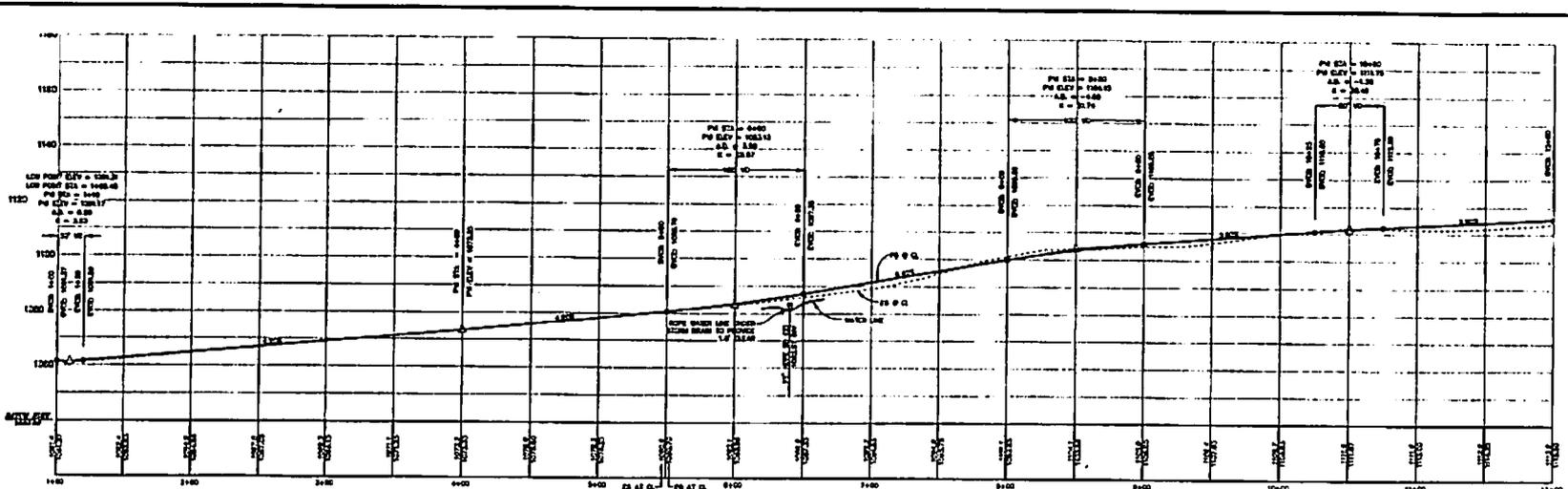
6792 CRESTON ROAD

6996 CRESTON ROAD

APN: 035-091-007

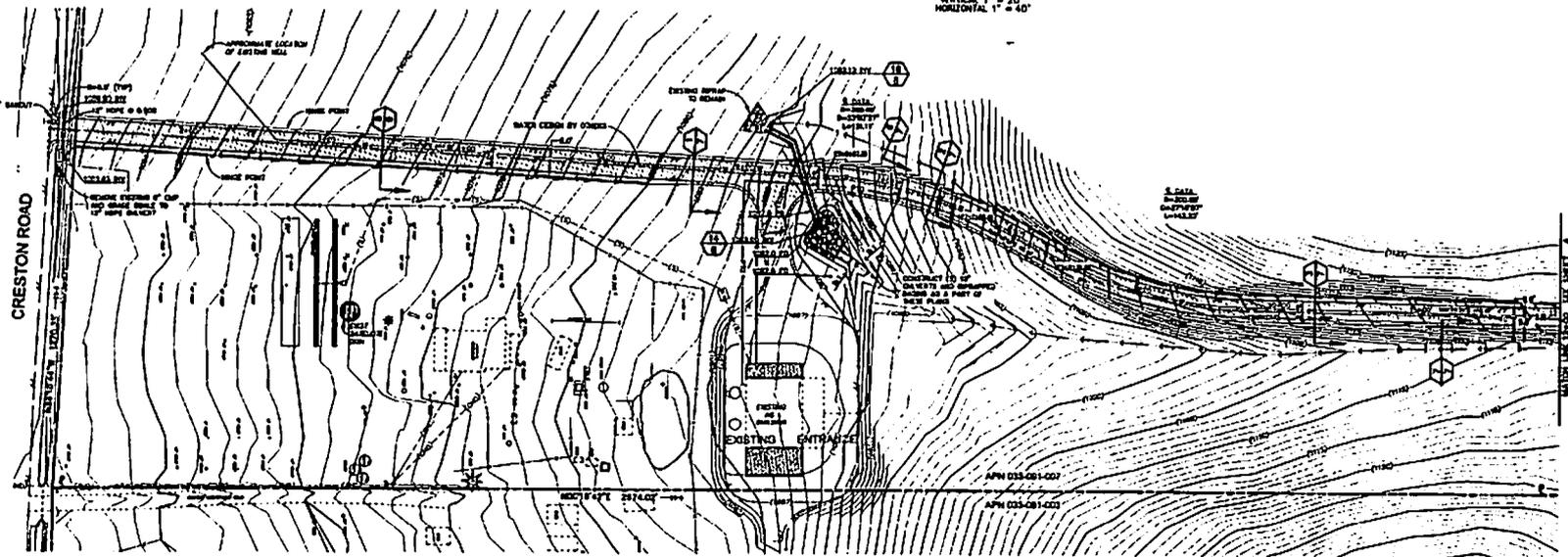
APN: 035-081-003





PROFILE
 VERTICAL 1" = 20'
 HORIZONTAL 1" = 40'

- LEGEND
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - 3:1 SLOPE
 - FINISH GRADE ELEVATION
 - FINISH SURFACE ELEVATION
 - FUNDING ELEVATION
 - 3:1 SLOPE
 - FINISH ROLL PER 1/4"
 - DIRECTION OF FLOW
 - RETAINING WALL
 - EXISTING ONE SIDE WITH GRANITE
 - 1/2 CLASS 6 AGGREGATE BASE COURSE PER 40-CONCRETE UNDERLAY
 - 1/2 CLASS 6 AGGREGATE BASE COURSE PER 40-CONCRETE UNDERLAY
 - RAMP PAVED
 - CONCRETE



NCE

PLANNED HIGHWAY

APPROXIMATE SCALE

1" = 40'

SCALE 1" = 40'

NOT A PART OF THIS CONTRACT

NO GUARANTEE IS MADE BY THE ENGINEER AS TO THE ACCURACY OF THE DATA FURNISHED BY OTHERS OR THE RESULTS OF THE SURVEY OR THE DESIGN OF THE PROJECT.

NCE NORTH COAST ENGINEERING INC.
 CIVIL ENGINEERING - LAND SURVEYING - PROJECT DEVELOPMENT

725 Creston Rd. - Suite B
 Paso Robles, CA 93448
 (805) 239-3127
 (805) 927-8851



REVISIONS			
NO.	BY	DATE	DESCRIPTION

BROHAUGH RESIDENCE

GRADING AND DRAINAGE PLAN
 811 1640 TO 811 00

DESIGNED BY: JRL/KC
 CHECKED BY: GJK
 DATE: 04/15/07

APR 15 2007

Project Summary:

* Existing 2000sf Ag Barn Proposed to convert to Winery uses with small tasting area

Project Data:

Wine Processing/Barrel Storage: 946 sf

Tasting Area: 500 sf

Lab: 168 sf

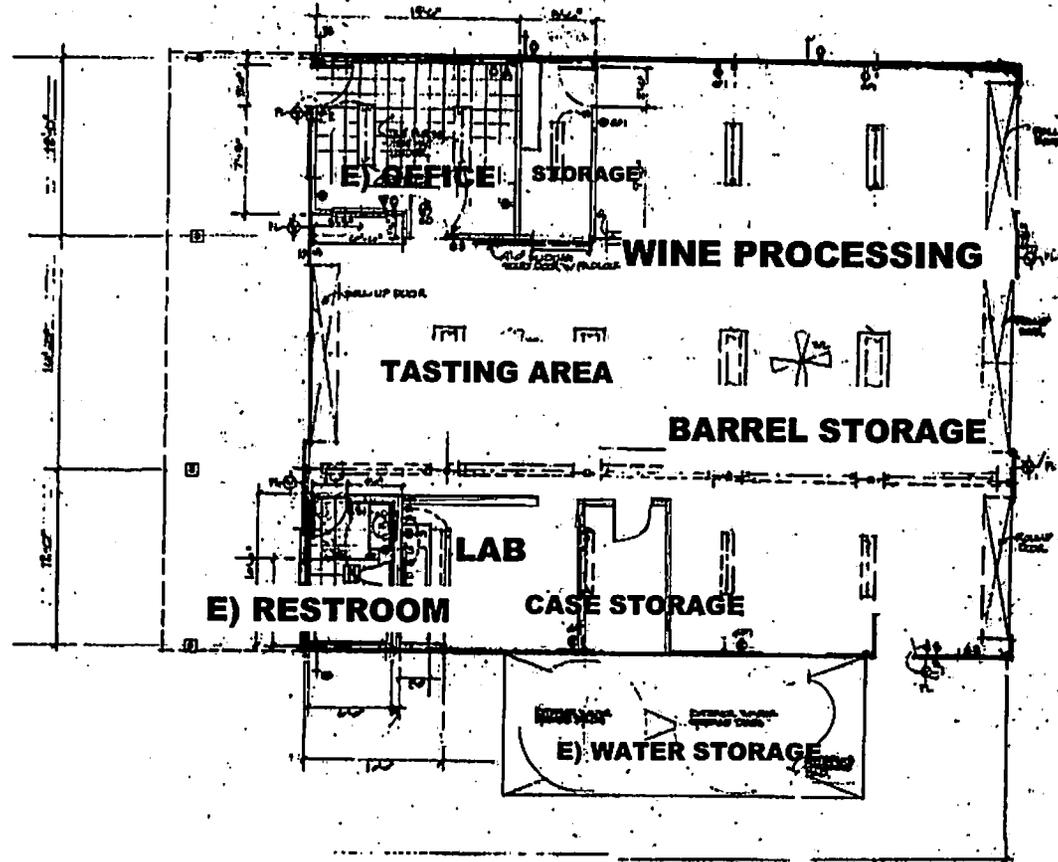
Office: 175 sf

Misc. Storage: 67 sf

Case Storage: 72sf

Restroom: 72 sf

Outdoor Water Storage: 250sf



Brohaugh Winery

FLR./MEP

10 1 9

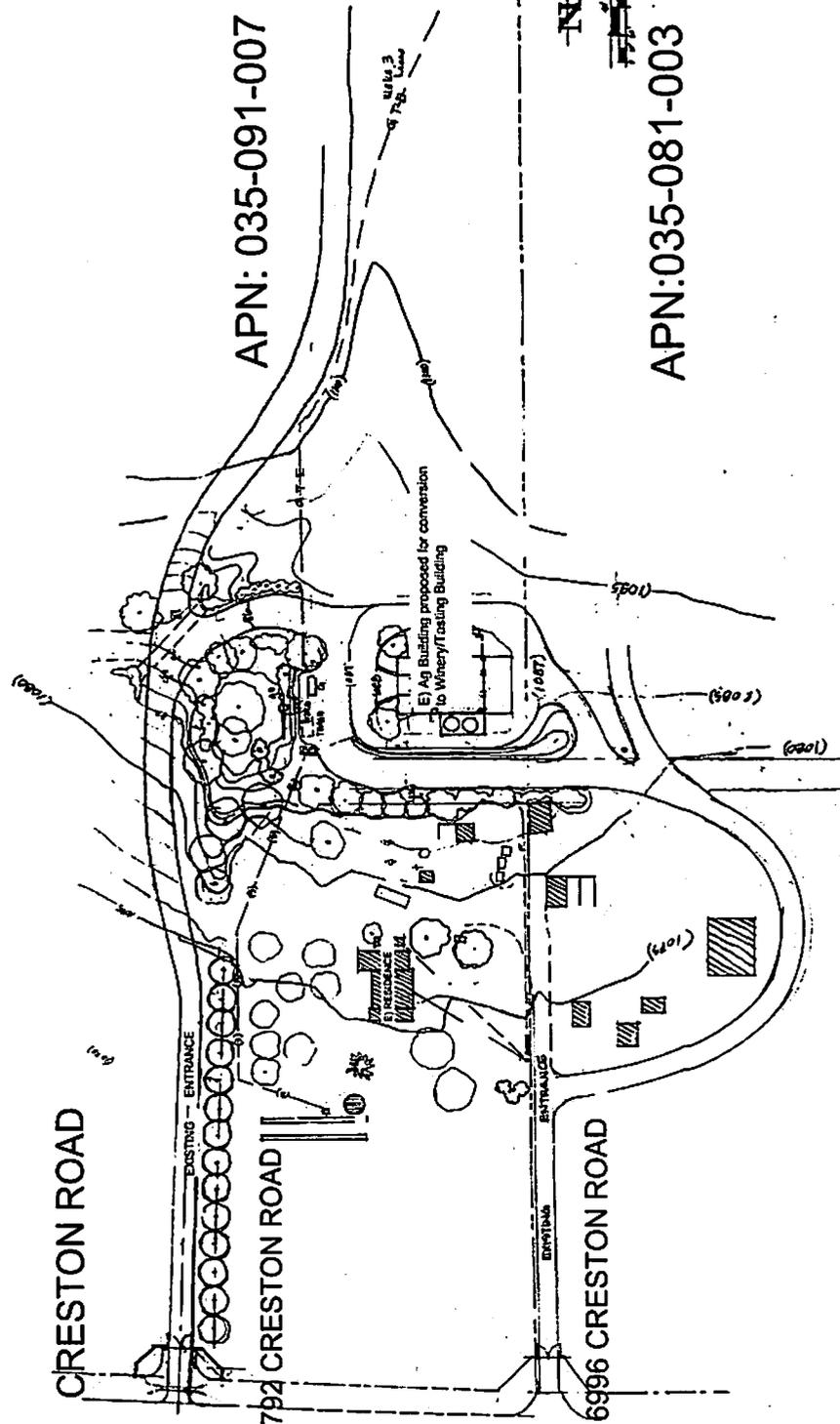
CRESTON ROAD

APN: 035-091-007

6792 CRESTON ROAD

APN: 035-081-003

6996 CRESTON ROAD



Project Summary:

* Existing 2000sf Ag Barn Proposed to convert to Winery uses with small tasting area

Project Data:

Wine Processing/Barrel Storage: 946 sf

Tasting Area: 500 sf

Lab: 168 sf

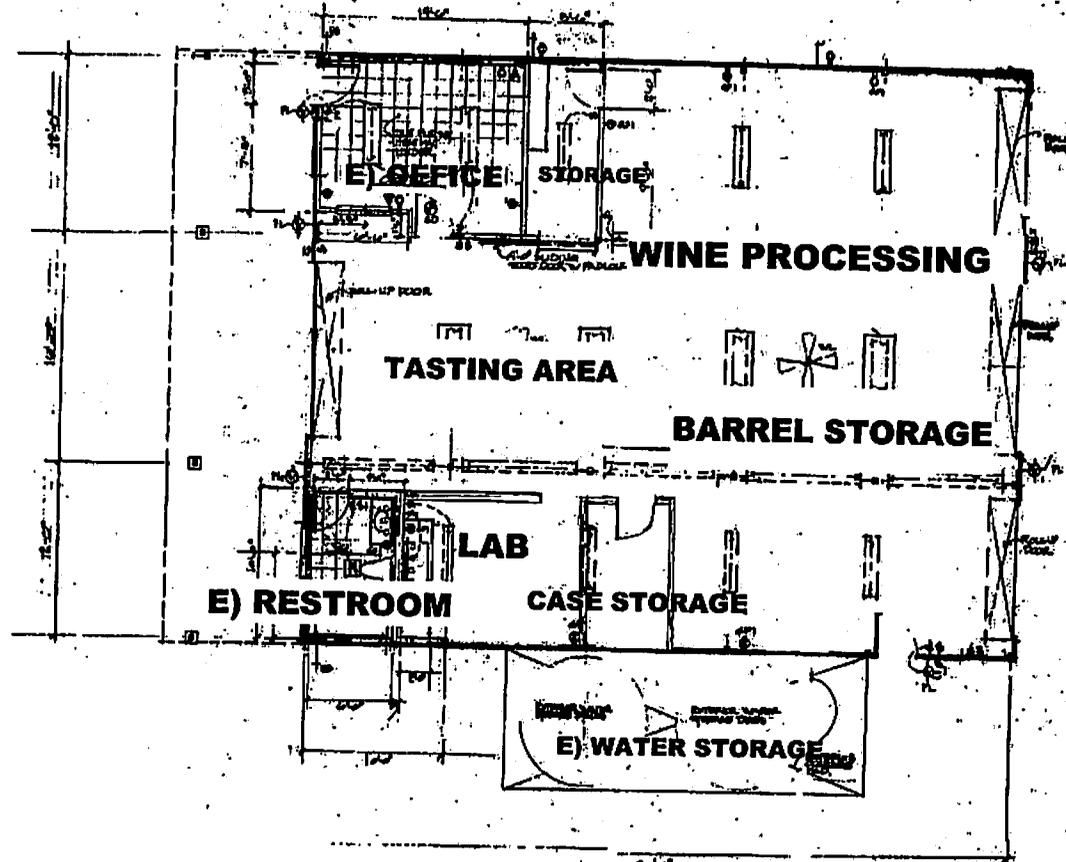
Office: 175 sf

Misc. Storage: 67 sf

Case Storage: 72sf

Restroom: 72 sf

Outdoor Water Storage: 250sf



Brohaugh Winery

FLR/MEP



Parcel Summary Report For Parcel # 035-091-007

6/29/2010
5:13:19PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN BROHAUGH WALLACE G
 6996 CRESTON RD PASO ROBLES CA 93446-

OWN BROHAUGH FAMILY 1998 TRUST

OWN BROHAUGH KATHERINE A

OWN ERICKSON RICHARD

Address Information

Status Address
 P 06792 CRESTON RD RELPO

Lot Information:

<u>Tract / Twtnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
APV.C06-	227	0002	Rural El Pomar	El Pomar-Estr				Y		
APV.C06-	227	0003	Rural El Pomar	El Pomar-Estr				Y		
DNDRSR	0000	0134	Rural El Pomar	El Pomar-Estr	AG			N		

Parcel Information

Status Description
 Active DNG & DRSR TR LT 134

Notes

WEST HALF OF LOT 134 IS A LEGAL PARCEL PER DEEDS 298 OR 462 AND 374 OR 158. EAST HALF OF LOT 134 IS A LEGAL PARCEL PER DEEDS 13 DDS 306-307 MINUS 298 OR 462 (LEGAL REMAINDER). JSM

Tax Districts

PASO ROBLES JT(27,40) (SB1537) UNIFIED SCHOOL
 SAN LUIS OBISPO JT(27,40) COMM. COLLEGE



Parcel Summary Report For Parcel # 035-091-007

6/29/2010
5:13:19PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PASO ROBLES PUBLIC CEMETERY
NO. 01 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number: **Case Status:**

DRC2009-00109 REC Primary Parcel

Description:

CONVERSION OF EXISTING AG EXEMPT BARN INTO WINERY AND TASTING ROOM WITH 6 SPECIAL EVENTS

PMT2005-02586 CMP Primary Parcel

Description:

AG EXEMPT BUILDING - 2000 SF NO PLUMBING AND ELECTRICAL

PMT2005-03347 FNL Primary Parcel

Description:

400 AMP ELECTRIC METER SERVICE FOR AG WELL W/15 HP PUMP & FUTURE SFD 10 HP PUMP & FUTURE AG BUILDING WITH SHOP (DO NOT TAG SFD OR SHOP UNTIL PERMITS ISSUED)

PMT2005-03450 FNL Primary Parcel

Description:

ADD ELECTRICAL AND PLUMBING TO EXISTING AG EXEMPT BARN WITH NEW SEPTIC SYSTEM

SUB2006-00066 RDD Primary Parcel

Description:

PROP 3 CERTS OF COMPLIANCE

PRE2004-00010 REC Related Parcel

Description:

ALSO 035-091-007. 130 ACRE RANCH. AG-GRAPES, CATTLE. EXISTING-1 SFR, BARN, OUTBLDGS, FENCES. 6792 CRESTON RD., PASO ROBLES. CONCERNED ABOUT THE WILLIAMSON ACT-ATTN-TW AND AG FEES \$ 181.00 APPT MADE 7/2/04 TKJ