



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/3/2013

TO: _____

FROM: Holly Phipps, Development Review

PROJECT DESCRIPTION: DRC2012-00090 SILVER- Conditional Use Permit to add 18,000 square feet (in two phases of 9,000 square feet for each phase) to an existing wine storage building. Total size will equal 36,000 square feet. 40.66 acre site located off Hwy. 46 and Union Road in Paso Robles. APN: 015-041-070.

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.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building File No. _____

APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit
- Zoning Clearance
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Others
- Tree Permit
- Site Plan
- Modification to approval

DRC2012-00090 SILVER LANCE/TO
CONDITIONAL USE PERMIT/
ADD 18,000 SQ FT IN TWO PHASES OF 9000
SQ FT FOR EACH PHASE OT EXISTING
ELPO/ RELPO HAP
AG

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name LANCE SILVER/TOBIN JAMES WINERY Daytime Phone (805)239-2204
Mailing Address 8950 UNION ROAD, PASO ROBLES, CA Zip 93446
Email Address: _____

Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip _____
Email Address: _____

Agent Name KEN M NAGAHARA (KMN ARCHITECT) Daytime Phone (805)238-5501
Mailing Address 610 10TH STREET, SUITE A, PASO ROBLES, CA Zip 93446
Email Address: kmnarchitect@aol.com

(015-041-065)
residence

PROPERTY INFORMATION

Total Size of Site: 40.66 ACRES Assessor Parcel Number(s): 015 - 041 - 070
Legal Description: PTN OF SECTION 23.T26S.R13E
Address of the project (if known): 8950 UNION ROAD, PASO ROBLES, CA
Directions to the site - describe first with name of road providing primary access to the site, then the
nearest roads, landmarks, etc.: OFF HIGHWAY 46 EAST

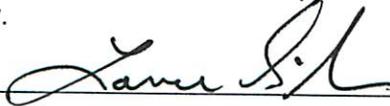
Describe current uses, existing structures, and other improvements and vegetation on the property:
WINE PROCESSING, WINE STORAGE, TASTING ROOM, COTTAGE, VINEYARDS AND AG

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): ADD 18000 SF IN TWO PHASES OF
9000 SQUARE FEET FOR EACH PHASE TO EXISTING WINE STORAGE BUILDING (TOTAL
SIZE OF BUILDING WILL NOW BE 36000 SF)

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 4-24-13

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): Add 18000 sf Wine Storage Bldg (in two (2) 9000 sf phases) to (e) Wine Storage Bldg

Describe existing and future access to the proposed project site: ACCESS IS EXISTING
DRIVEWAYYS OFF UNION ROAD, PASO ROBLES

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: AGRICULTURE (HIGWAY 46 EAST) South: AGRICULTURE

East: AGRICULTURE West: AGRICULTURE

For all projects answer the following:

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

Buildings (new): <u>18000</u> sq. feet <u>1.02</u> %	Buildings (exist): <u>48957</u> sq. feet <u>2.77</u> %
Buildings (total): <u>66957</u> sq. feet <u>3.79</u> %	Landscaping: _____ sq. feet _____ %
Paving (new): <u>10800</u> sq. feet <u>0.62</u> %	Paving (exist): <u>40800</u> sq. feet <u>2.30</u> %
Paving (total): <u>51600</u> sq. feet <u>2.92</u> %	Other (specify) _____

Total area of all paving and structures: sq. feet acres

Total area of grading or removal of ground cover: 104157 sq. feet

Number of parking spaces proposed: 4 additional Height of tallest structure: 35'-0"

Number of trees to be removed: None Type: _____

Setbacks: Front 132'-0" Right 580'-0" Left 1840'-0" Back 300'-0"

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: _____ sq. feet acres

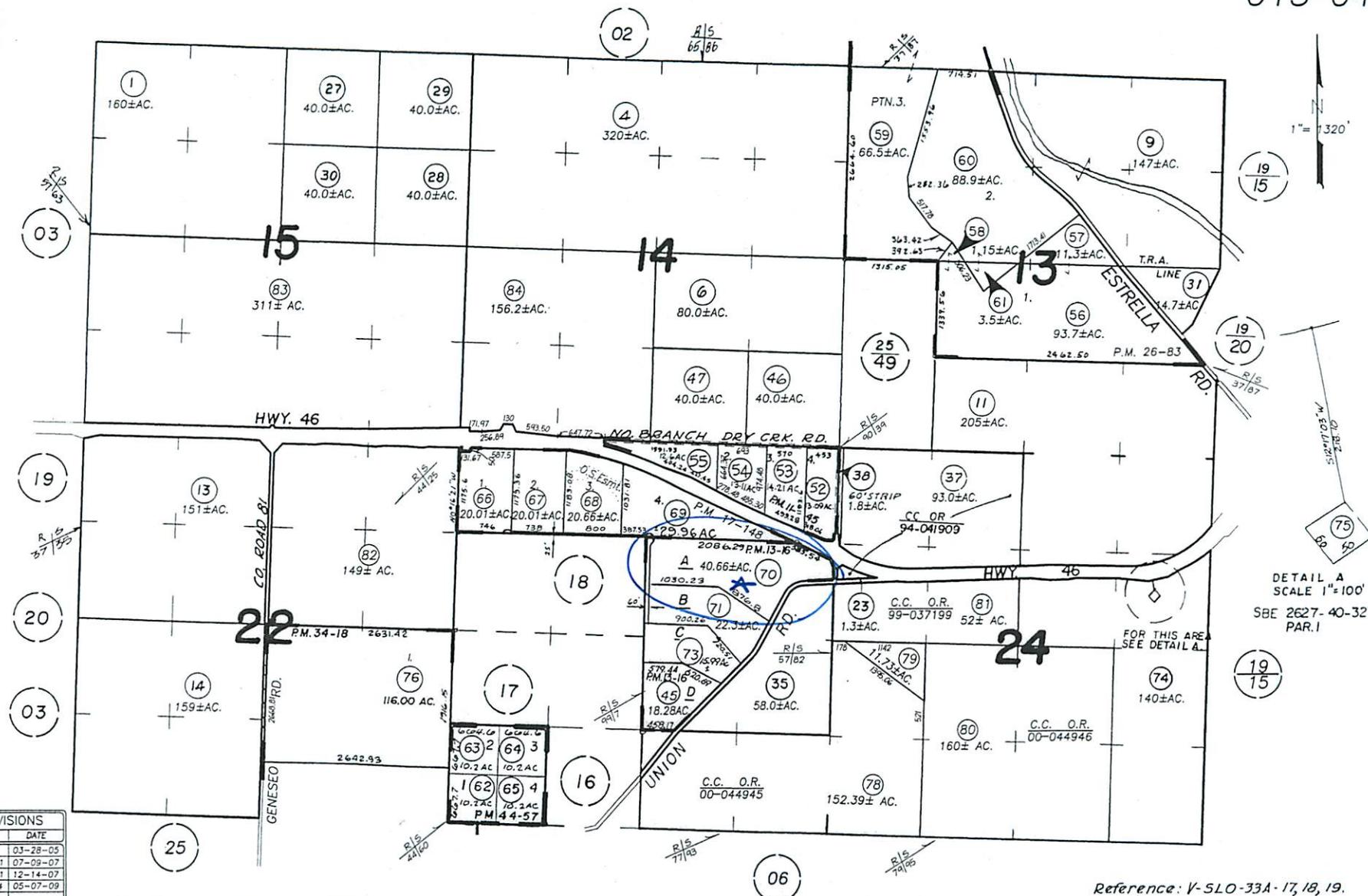
Total floor area of all structures including upper stories: 18000 sf (new) + 48957 sf (e) = 66957sf

For residential projects, answer the following: N/A

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: _____



DETAIL A
SCALE 1"=100'
SBE 2627-40-327
PAR. I

Reference: V-SLO-33A-17, 18, 19.

REVISIONS	
I.S.	DATE
NA	03-28-05
08-121	07-09-07
08-291	12-14-07
10-024	05-07-09

660' 0 1320' 2640'

GB
04-16-99

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T. 26S.; R. 13E.; SECTIONS 13-15 & 22-24. M.D.B.M.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 015 PAGE 04



Parcel Summary Report For Parcel # 015-041-070

5/3/2013
5:04:10PM

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 SHUMRICK TOBIN J
8950 UNION RD PASO ROBLES CA 93446-9356

OWN SHUMRICK TOBIN J LIVING TRUST

OWN SILVER 1991 FAMILY TRUST

OWN SILVER CLAIRE M

OWN SILVER LANCE A

Address Information

Status Address
08950 UNION RD RELPO

Lot Information:

<u>Tract / Twنشp</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>
CO73-	029	A	Rural El Pomar	El Pomar-Estr	AG			Y	VP	D910141P / E922784L

Parcel Information

Status Description
Active T26S R13E PM 13/16 PTN PA R A

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 015-041-070

5/3/2013
5:04:11PM

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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:

86031 EXP Primary Parcel

Description:

ADD FOUNDATION TO SINGLE FAMILY DWELLING

89919 FNL Primary Parcel

Description:

GRADING FOR WINERY AND PARKING LOT

90284 FNL Primary Parcel

Description:

CONST WINERY

91320 FNL Primary Parcel

Description:

MOVE BATHROOMS TO OUTSIDE FOR BUILDING 90284

91476 FNL Primary Parcel

Description:

FIRE SPRINKLER SYSTEM FOR PERMIT 90284 WINERY

A0140 FNL Primary Parcel

Description:

REROOF SFD

A0228 WIT Primary Parcel

Description:

CONV 1ST FLR HOUSE TO STORAGE/2ND FLR TO RESIDENCE

A6559 FNL Primary Parcel

Description:

ADDITION TO EXIST. BUILDING PREFAB BUILD'G IS BEING DEFERRED,BUT WITH THIS PRO

C0366 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR ADDITION OF 1250 SQ FT ADDED 14 HEADS TO EXIST. SYSTEM PERMIT 91476

C1270 EXP Primary Parcel

Description:

EXPIRED - REPLACED WITH PMT2007-02827 - PLANS WITH NEW CASE NUMBER -- CASE WINE STORAGE BUILDING C 8500SQ FT ARCH
AIKENS; ICBO FAB# FA175 STAR BLDG SYSTEMS



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C2100	FNL	Primary Parcel
Description: CONVERT CARETAKER'S UNIT TO BED AND BREAKFAST REPLACES CANCELED PERMIT A0228 / ARCHITECT J AIKEN		
C2459	WIT	Primary Parcel
Description: FOUNDATION FOR WATER TOWER		
COD2010-00194	CLD	Primary Parcel
Description: CONST NO PERMIT		
COD2011-00191	CLD	Primary Parcel
Description: CONST W/O PERMIT COD2010-000194 CLOSED IN ERROR -		
D910141P	CMP	Primary Parcel
Description: GRADING FOR WINERY		
D980114P	WIT	Primary Parcel
Description: POOL,MURAL,SPECIAL EVENTS,BED&BREAKFAST		
D980246D	WIT	Primary Parcel
Description: ADD/ALT BARREL ROOM		
D990338S	APP	Primary Parcel
Description: WAREHOUSE/AG STORAGE		
DRC2010-00033	APV	Primary Parcel
Description: CONVERT EXISTING 9000 SF AG BUILDING INTO CASE GOODS STORAGE AND ADD ANOTHER 9000 SF CASE GOODS STORAGE. 3/20/13 REVISED PLAN FOR SUBSTANTIAL CONFORMANCE.		
DRC2012-00090	REC	Primary Parcel
Description: ADD 18,000 SQ FT IN TWO PHASES OF 9000 SQ FT FOR EACH PHASE OT EXISTING WINE STORAGE BUILDING(TOTAL SIZE OF BUILDING WILL NOW BE 36,000 SQ FT).		
PMT2002-10564	EXP	Primary Parcel
Description: EXPIRED - STRUCTURE TO ENCLOSE WATER TOWER		
PMT2002-23748	EXP	Primary Parcel
Description: INSTALL POOL 18,000 GAL AT WINERY		



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5/3/2013
5:04:11PM

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PMT2002-27348 EXP Primary Parcel

Description:

EXPIRED -FIRESPRINKLERS FOR WINE STORAGE BUILDING C1270 ORD.HAZ GROUP 11

PMT2007-02827 RVW Primary Parcel

Description:

PERMIT TO FINAL EXPIRED PERMIT C1270 - CASE WINE STORAGE BLDG C

PMT2009-01157 FNL Primary Parcel

Description:

MINOR GRADING OF A PAD FOR AG EXEMPT BARN (PMT2009-01293, PMT2009-01297) J.KUDLA, RCE/SOILS:HALLIN GEOTECHNICAL

PMT2009-01293 RVW Primary Parcel

Description:

REVOKED SEE PMT2011-00818****AG EXEMPT METAL BUILDING (3000 SF) "A" - FOR TRACTOR STORAGE, IRRIGATION EQUIPMENT, NO WINERY RELATED STORAGE ALLOWED J.KUDLA, RCE/SOILS:HALLIN GEOTECHNICAL (AG EXEMPT BARN "B" PMT2009-01297, MINOR GRADING PMT2009-01157)

PMT2009-01297 RVW Primary Parcel

Description:

REVOKED SEE PMT2011-00818****AG EXEMPT METAL BUILDING (3000 SF) "B" - FOR TRACTOR STORAGE, IRRIGATION EQUIPMENT, NO WINERY RELATED STORAGE ALLOWED J.KUDLA, RCE/SOILS:HALLIN GEOTECHNICAL (AG EXEMPT BARN "A" PMT2009-01293, MINOR GRADING PMT2007-01157)

PMT2010-00010 FNL Primary Parcel

Description:

ELECTRICITY FOR AG EXEMPT BARN - (PMT2009-01297) 400 AMP SINGLE PHASE & LIGHTS

PMT2010-00011 FNL Primary Parcel

Description:

ELECTRICITY FOR AG EXEMPT BARN - 400 AMP PANEL SINGLE PHASE & LIGHTS (PMT2009-01293)

PMT2010-00543 FNL Primary Parcel

Description:

FIRE SPRINKLERS FOR WINE STORAGE BUILDING PMT2011-00818 & 11-00819 / NFPA 13D 2010 EDITION/ ORDINARY HAZARD GROUP 11/ MAX STORAGE HEIGHT OF 20' CLASS III COMMODITY/ PLANS SHOW HEIGHT OF BUILDING AT 32'/REPLACEMENT OF FIRE PUMP TO A AURORA MODEL 4-481-11C/ ELECTRICAL FOR FIRE PUMP ON PMT2011-00818

PMT2011-00818 FNL Primary Parcel

Description:

AS BUILT - CONVERT AG EXEMPT STORAGE BUILDING INTO WINE STORAGE 9000 SF & ACCESSIBILITY (TI NOT REQUIRED PER SPH) AG EXEMPT PERMITS PMT2009-01293 & 01297 WITH COVER BETWEEN. DEFERRED FIRE PUMP ELECTRICAL BY (S).

PMT2011-00819 FNL Primary Parcel

Description:

WINE STORAGE 9000 SF NEW PHASE 2 NEXT TO PMT2011-00818 9,000 SQ FT WINE STORAGE BUILDING AS BUILT



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PMT2011-01464 FNL Primary Parcel

Description:

FIRE SPRINKLERS UP GRADE FOR EXISTING WINERY PERMIT 90284/ FIRE SPRINKLER PERMIT 91476/ REPLACE SPRINKLERS IN BARREL STORAGE AREA TO TYCO 17/32 286 DEGREE FOR COMMODITY CLASS III/ MAX STORAGE HEIGHT 16'/ REPLACEMENT OF WATER TANKS WITH 12,500 GALLON METAL TANKS ON A GRAVEL BASE.

PRE2010-00011 REC Primary Parcel

Description:

40.66 ACRES. CONVERT EXISTING AG EXEMPT BUILDING INTO AG STORAGE BLDG FOR WINERY USAGES.

SEP2011-00306 ISS Primary Parcel

Description:

Septic Inspection