SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/29/2013

TO: _____

FROM: Holly Phipps, North County Team/ Development Review

PROJECT DESCRIPTION:DRC2012-00106 FAWN HILL WINERY- Minor Use Permit for the modification of the previous MUP to change location of winery, remove allowance of amplified music, and remove non-profit event limitation language. 44 acre site located on Vineyard Drive in Templeton. APN: 040-261-012.

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

GENERAL APPLICATION FORM

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

APPLICATION TYPE CHECK ALL THAT

- ☐ Emergency Permit
- ☐ Tree Permit
- ☐ Site Plan
- ☑ Minor Use
- ☐ Variance
- ☐ Surface Mi
- ☐ Curb, Gutter & Sidewalk Waiver

DRC2012-00106 **FAWN HILL WINE**

MINOR USE PERMIT

MODIFICATION OF PREVIOUS MINOR USE PERMIT

ADEL/ RADEL

AG

APPLICANT INFORMATION *Check box fo*

☐ Landowner Name Peter Huber and Linda Crawford Daytime Phone 805-434-3200

Mailing Address 2975 Vineyard Drive Templeton CA Zip 93465

Email Address: pjhuber@mac.com

☐ Applicant Name Fawn Hill Winery Daytime Phone 805-434-3200

Mailing Address 2975 Vineyard Drive Templeton CA Zip 93465

Email Address: pjhuber@mac.com

☑ Agent Name Kirk Consulting Daytime Phone 805-461-5765

Mailing Address 8830 Morro Road, Atascadero, CA Zip 93422

Email Address: mandi@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 44 acres Assessor Parcel Number(s): 040-261-012

Legal Description: Parcel A of P.M. 34-94 Rancho De Paso Robles R.M. BkA pg 137 County of SLO

Address of the project (if known): 2975 Vineyard Drive, Templeton Ca 93465

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101 North exit Vineyard Drive make left onto Vineyard.

Describe current uses, existing structures, and other improvements and vegetation on the property: SFR , 2nd primary residence, vacation rental,two barns, well, water tank, access

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Modification of original MUP approval Change location of winery, remove allowance for amplified music, remove non-profit event limitation language

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 5/24/13

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): none

Describe existing and future access to the proposed project site: same as approved with DRC2007-00109

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-vineyards South: AG-vineyards
East: AG-vineyards West: AG-vineyards

For all projects answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 5,920 sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) 1,520 crus
Total area of all paving and structures: 7,400 ☑ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: 5 Height of tallest structure: 22'-0"
Number of trees to be removed: 0 Type: _____
Setbacks: Front +/- 310' Right +/- 1,400' Left +/-125' Back +/-1,300'

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: CDF

For commercial/industrial projects answer the following:
Total outdoor use area: 1520 crush pad/patio ☑ sq. feet ☐ acres
Total floor area of all structures including upper stories: 5,920 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: 20 acres
   Moderate slopes of 10-30%: 16 acres
   Steep slopes over 30%: 10 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: for existing home,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:_____

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 administration/tasting room
   ☐ Industrial: explain _____
3. What is the expected daily water demand associated with the project? peak 277gpd
4. How many service connections will be required? n/a
5. Do operable water facilities exist on the site?
   ☑ Yes ☐ No If yes, please describe: well,2,500gawater tank,2 more tanks propose
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 filed to any neighboring water wells? +1000 feet
3. Will subsurface drainage result in the possibility or 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: Mid- State Solid Waste and Recycling
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: Templeton Unified School District
2. Location of nearest police station: Templeton Sheriff Station
3. Location of nearest fire station: Cal Fire Station-St 30-Ramada Dr.
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: single family residence
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? 2 -4
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: _____
   (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. 3- 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 adequate sight distance has been verified

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:_____

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: refer to project description for details
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 access roads

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): ED 07-270

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)

FAWN HILL WINERY
2975 Vineyard Drive
Templeton, CA

The following request is for an amendment to the original Minor Use Permit approval DRC2007-00109 (ED07-270).

Approved Winery Development-DRC2007-00109
This project is located on +/-44-acre parcel at 2975 Vineyard Drive Templeton, CA (APN 040-261-012). The property is zoned Agriculture and is located on Vineyard Drive, a collector road.

A Minor Use Permit (DRC2007-00109) was approved in June 2009 for a new winery development:

Approved Development

1. This approval authorizes:
    a. The construction of a 2,304 sq. ft. winery production building including an office and processing area, the construction of a 2,280 sq. ft. tasting building to be used for tasting (229 sq.ft.), administrative space, and barrel and case storage, a crush pad, patio/decking, access road improvements, water/wastewater storage, and 5 improved parking spaces,
    b. This approval authorizes maximum of six special events including non-profit events per year with amplified music and with up to 80 guests.,
    c. This approval authorizes a maximum annual production of 5,000 cases of wine from on-site and off-site grapes,
    d. A maximum of four Industry wide events as allowed by land use ordinance.

None of the structures have been built to date since the owners found that the original approval did not meet the needs of their business plan.

This Minor Use Permit application is a request to the County for the following modifications of the original MUP approval:

- Approve a new winery location
- Remove the allowance to have outdoor amplified sound (music)
- Remove the limitation on non- profit events

Approved Development

1. This approval authorizes:

Revise to Phased Project-New Location

a. ~~The construction of a 2,304 sq. ft. winery production building including an office and processing area, the construction of a 2,280 sq. ft. tasting building to be used for tasting (229 sq.ft.), administrative space, and barrel and case storage, a crush pad, patio/decking, access road improvements, water/wastewater storage, and 5 improved parking spaces~~,

b. This approval authorizes maximum of six special events ~~including non-profit events~~ per year ~~with amplified music~~ and with up to 80 guests.,

c. This approval authorizes a maximum annual production of 5,000 cases of wine from on-site and off-site grapes,

d. A maximum of four Industry wide events as allowed by land use ordinance.

Below is a summary of the modified project:

Winery Siting-New location

The original approval included 6,184sf of winery development on a knoll overlooking Oak View Rd. The applicant would like to modify the original design by relocating the winery closer to Vineyard Drive and phasing the project so it becomes a financially feasible project.

The applicant has been working with a green building team and winery consultant to design an efficient and sustainable wine production facility. During the design process they discovered the energy saving benefits of utilizing existing topography as an advantage to natural thermal cooling for their wine. This discovery motivated the relocation of the winery to a location nestled into a hillside rather than on top of one. This new proposed location places the winery closer to Vineyard Drive, which also moves the development further away from the westerly neighbors. This alternative siting locates in the area previously identified for overflow parking . This new alternative is a superior project since the development has 1.) The opportunity to utilize existing topography for an energy efficient design; and 2.) It increases the distance away from the westerly neighbors. 3. Further, this new location is nestled into the hillside and surrounded by oak groves which screens views from Vineyard Drive and provides an improved sound barrier.

The new location exceeds County setback requirements (250'side (east), +1,400' side (west), 310'front, +1,300' rear). (*Please refer to the attached site plan showing the new location in comparison to approved winery*).

Approved Development vs. Modified Development

The revised project includes a phased development plan (construction of three buildings). Phase One includes a small 960sf building which will hold wine making activities and a small tasting area. Phase Two includes a new building which will provide 960sf additional barrel and case goods storage as well as a 480sf uncovered crush pad. The Phase One building will be modified at Phase Two by providing more tasting room area (increase another 300sf) and a commercial kitchen within the building. The remainder area will be used for administrative purposes and case goods storage. Phase Three includes an addition to the Phase Two building which will provide more

production and storage areas and will bring this building up to a 1,920sf structure. Phase 4 involves a new 3,000sf production and barrel storage building. (*Please refer to attached phased winery matrix*). The overall total buildout of the winery development will be similar to the winery use square footage as approved as well as additional production and storage areas.

		Alternative Project- Phasing Plan			
		One Structure (960sf)	One structure (1920sf)		One Structure (3000sf)
	Approved (2 structures)	Phase 1- Totals	Phase 2-New Additions	Phase 3 (addition to Phase 2 bldg)- totals	Phase 4 (Buildout)
Processing/Barrel & Case Good Storage	3,664	625	960	960	3,000
Production Admin	150				
Outdoor Production (Crush/Employee)	600	520	480		
Tasting (office related and restrooms)	770	335			
Outdoor Visitor	1,000	520			
Total Indoor Winery	4,584	960	960	960	3,000
Total Outdoor Winery	1,600	1,040	480		
Total New Winery Uses (at each Phase)	**6,184**	2,000	1,440	960	3,000
Total Winery Uses at each Phase		2,000	3,440	4,400	7,400

Approved Winery Total SF (Indoor/Outdoor)	**6,184**
Modified Winery Total SF (Indoor/Outdoor)	**7,400**

Total Winery Uses at Buildout:
Tasting Room/Comm'l Kitchen: 600sf
Offices/RR: 360sf
Winery Production and Barrel Storage: 4,920sf
Outdoor Crush- 1,000sf
Outdoor Patio: 520sf

Special Events
The original winery approval included the ability to hold 6 special events per year with no more than 80 people, the event numbers included non-profit events. The applicant is requesting the ability to host the small special event program approved with the previous use permit (6 events at 80 people) but is requesting that they be allowed to host 'non-profit' events on the site.

Non-profit events are allowed to occur on winery properties and other properties in the County, since they are subject to temporary events requirements LUO Section 22.30.610. Under very specific circumstances, non-profit events are exempt from a land use permit. Non-profit events have not been singled out or restricted on any other winery special event program application. The applicant is requesting that this project be provided the same opportunities as similar projects.

22.30.610 - Temporary Events

Where allowed by Section 22.06.030, temporary events are subject to the standards of this Section. (Swap meets are subject to the standards of Section 22.30.530 - Sales Lots and Swap Meets.)

A. Permit requirements. Minor Use Permit approval, except as follows.

1. Public events. No land use permit is required for:

a. Events occurring in approved theaters, convention centers, meeting halls or other approved public assembly facilities; or

b. Admission free events held at a public park or on other land in public ownership when conducted with the approval of the public agency having jurisdiction, provided that the event is conducted in compliance with all applicable provisions of this Title; or

c. Other free admission events which are eight hours or less in duration and are operated by non-profit organizations.

Provides Hardship for the Applicant-Venue
Including non-profit events into their limited six special event program (with no more than 80 people), means the property owner would have to choose between a paying customer or a non-profit customer to take up each of the six events allowed annually. The property owner is less likely to give up additional revenue by donating the site to the non-profit organization and more likely to provide the site to the paying customer. It is simple economics. This is the position that the applicant is faced with given the project's original conditions of approval.

Additionally, non-profits organizations are an important component to Fawn Hill's business plan and general philosophical belief system, which includes a plan to donate portions of the winery proceeds to fund non-profit organizations/programs promoting sustainability such as organic farming, permaculture, educational programs and events, or other non-profits for populations in need. This project modification is requesting that the non-profit event limitation portion of this condition be rescinded so owner's can maximize their ability to support causes that are important to them.

Provides Hardship for Non-Profit Organizations
In general, capping the maximum number of non-profit events and number of attendees will have a direct negative impact on our non-profit organizations. It will force non-profits to focus their resources into continual fundraising activities, instead of

allocating their resources to assist the people / causes they were established to assist. For Example: If there were 80 tickets sold to a single event, that event would generate $8,000.00 in gross income before expenses. Assuming most of the items are donated for the event, there are still operating costs associated with hosting an event. Some of those costs are fixed costs and required regardless of the number of attendees. Assuming a reasonable operating budget of $5,000.00, the non-profit may only net $3,000.00 in a single event. This is an extreme disadvantage since prior to the MUP project conditions they could host a non-profit event with more people and allow the non-profit to receive the contribution.

Further, limiting the amount of non-profit events onsite will be counter-productive to non-profit organizations. Non-profit organizations play a very important role in our community and meet the needs of those persons that are underserved. Placing unnecessary restrictions on non-profit events will have the very real unintended consequence of harming those in our community that are at risk or in need of the community's assistance.

Outdoor Amplified Music
Since the original winery approval, the owners have re-evaluated their operation in general and respect for our surrounding neighborhood. With that in mind, they have revised the proposed project to remove outdoor amplified music as an entitlement to their project. This alternative will remove the potential for noise impacts which neighbors expressed during the original winery hearing. Although they were granted entitlement to hold outdoor amplified music and had demonstrated that noise standards could be met, they still wanted to remove this right in order to maintain a respectful relationship with their neighbors. Removing the allowance of amplified music will mitigated the perceived impact (noise) which precipitated the condition to be added at the Planning Department Hearing to limit the non-profit events.

b. **This approval authorizes maximum of six special events including non-profit events per year ~~with amplified music~~ and with up to 80 guests.,**

Access/Production
The approved winery access and secondary access will stay the same. Primary access was approved from Vineyard Drive with a condition for sight distance verification. Access will not be shortened since the winery is moving closer to Vineyard Drive which provides less site disturbance than the original approved project.

Secondary access is still planned to take access off of Oak View Rd, as approved. Secondary access will not be used by the public and will only be available 6 times a year for emergency access only.

Winery production will remain as approved, at 5,000 cases per year.

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?**

   Wine production is currently approved for 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 expected to generate up to 10-15 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 10 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 and/or to existing ag onsite. A commercial collector will carry garbage away. The winery will generate a small amount of additional domestic waste. A septic tank with leach field expansion area is proposed to be installed to the south 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.).**

   The winery will generate up to 277 gallons of wastewater per day during peak crush with a 5,000 case per year production. 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.)**

   2-4

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

   Potentially, if so the applicant will be required to obtain necessary permits from the Environmental Health Department.

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 both on and off-site grapes.

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

The project includes two additional 5,000 gallon water storage tanks for fire suppression. There is currently one 2,500 gallon water tank onsite.

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?

This facility is proposing to hold 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 by holding open houses and/or winemaker dinners during established event weekend. Non-profit events are allowed to occur and are will not be subject to the special event program so long as they adhere to County LUO Section 22.30.610 which states that non-profit events are exempt from a land use permit. No amplified music is proposed. Event overflow parking is shown on the site plan.

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 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 form 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 driveway on Vineyard Drive, a collector road. The driveway transects through a neighboring property as proposed originally. The driveway will be improved to Cal Fire standard and meet sight distance standards as originally approved with the previous Minor Use Permit.

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 small winery qualifies for a waiver with 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.
□

The project exceeds setback requirements; therefore, 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 at least 10 parking spaces (including one handicap parking stall). Based on the winery use areas proposed at buildout, 6 parking spaces are required to meet the LUO requirements.

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 existing ag structure for conversion to winery processing building agrarian style with metal roofing and siding. The proposed winery building with tasting and storage has an agrarian appearance with metal exterior and wood accents.

(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.

The site has existing screening for natural oak tree buffer along Vineyard Drive. The location of the winery cannot be seen from any public road.

(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.

All proposed buildings will be 22' in height and will 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

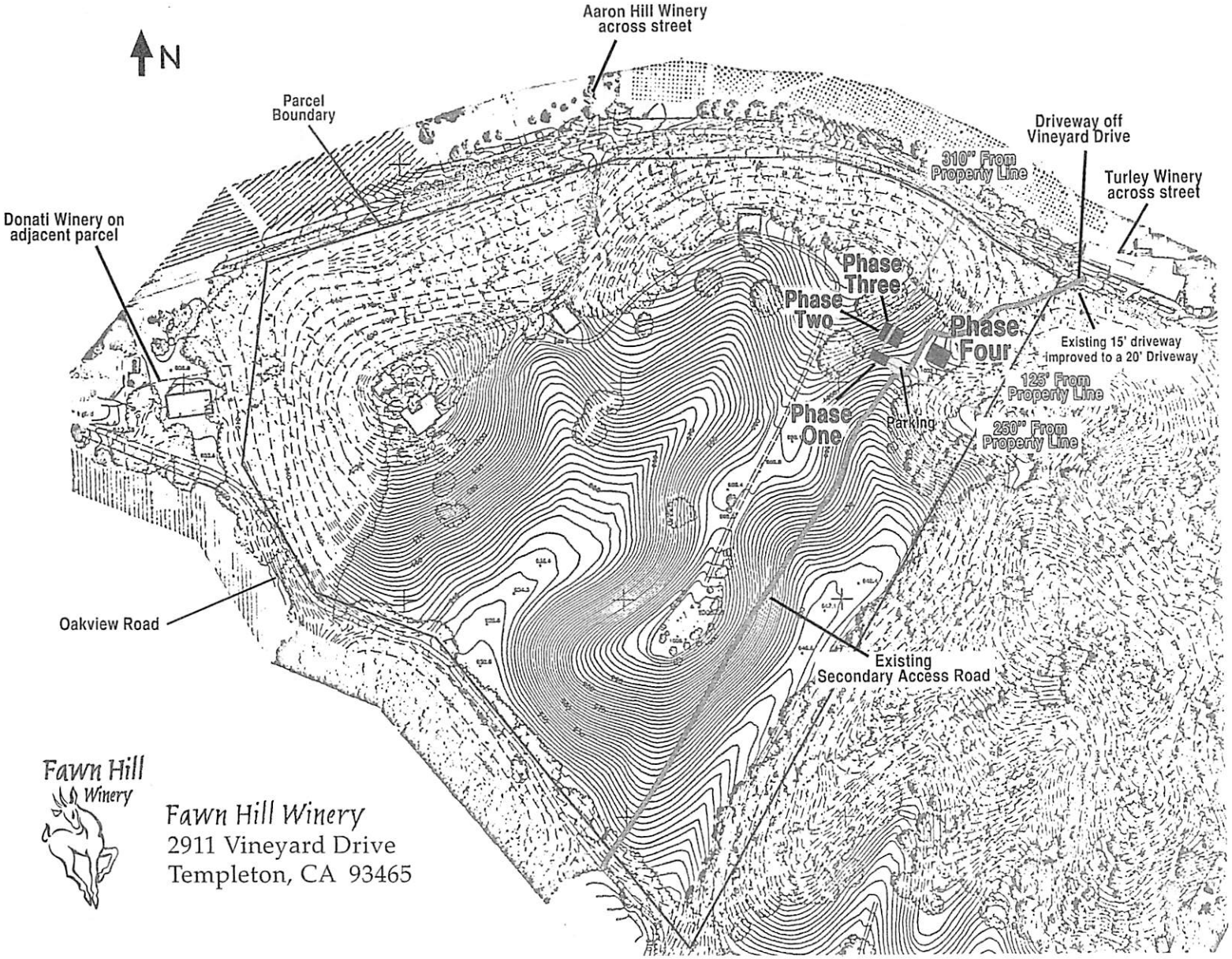
environmental issues can be better addressed through an increased distance. A Minor Use Permit application may be used to modify this standard where an existing structure built prior to 1980 is being used as the tasting facility.

(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 300 sf tasting room is proposed at Phase One and will expand to 600sf during Phase Two.

(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.

This facility is proposing to hold six winery special events per year, with no more than 80 guests at each event. Industry wide events and non-profit events are allowed per LUO and are not part of the special event program. No outdoor amplified music is proposed.



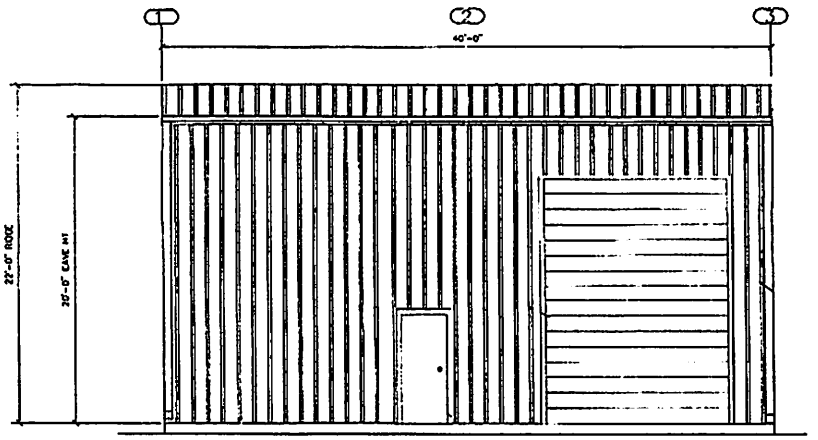
Fawn Hill Winery

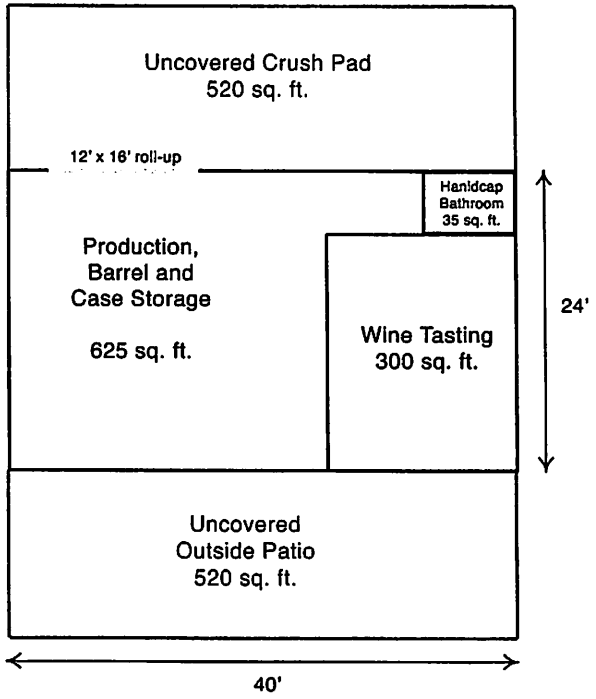
Fawn Hill Winery
2911 Vineyard Drive
Templeton, CA 93465

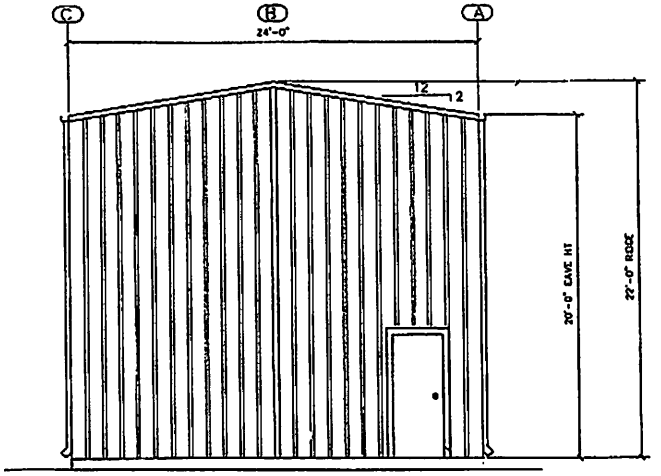
Fawn Hill Winery

Phase One

960 sq. ft. Building
520 sq. ft. Crush Pad
520 sq. ft. Patio

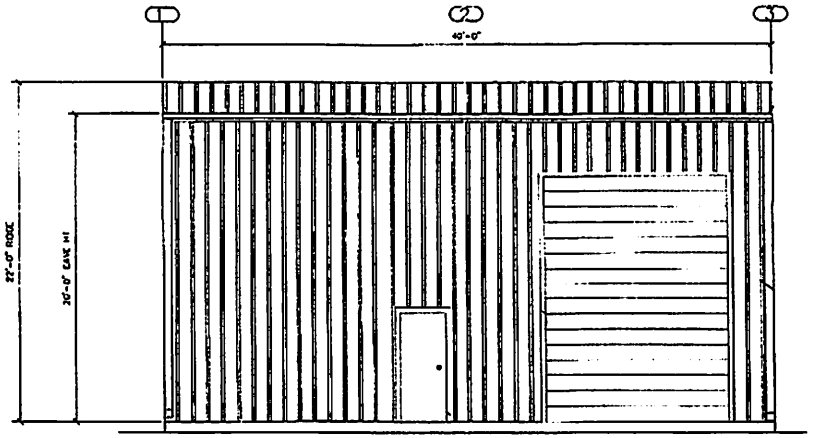






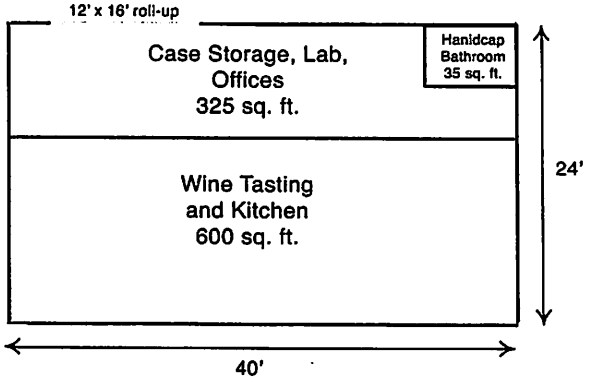
Phase Two - Part 1

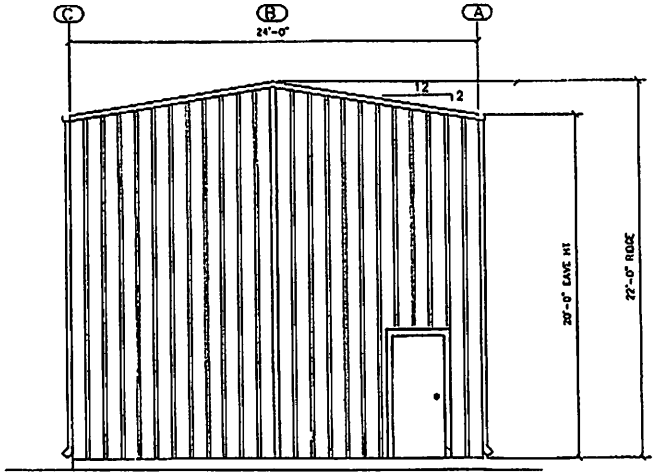
960 sq. ft. Building with:
325 sq. ft. Storage, Lab, Offices
600 sq. ft. Wine Tasting, Kitchen



Side View

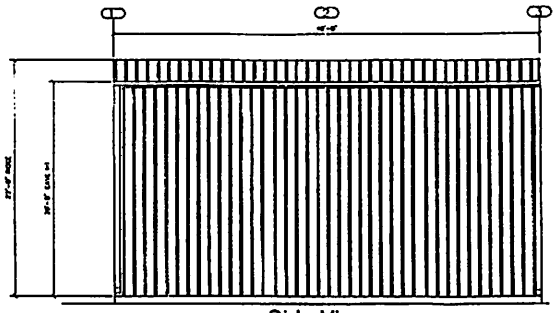
Modify Phase One Building



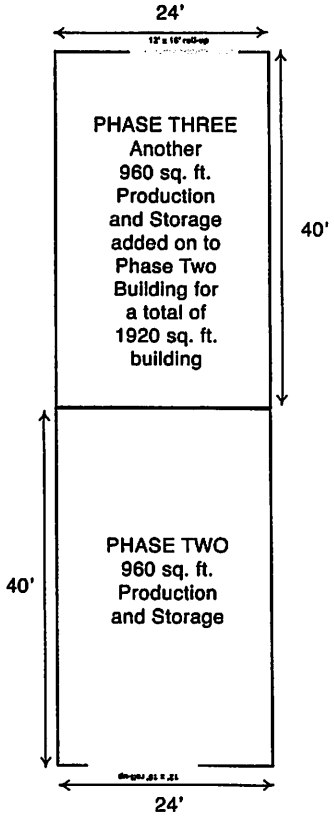


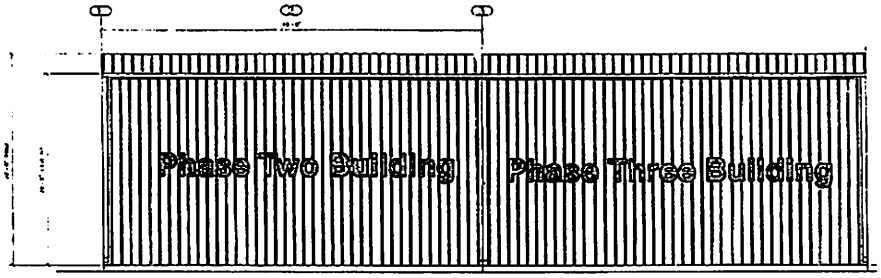
End View

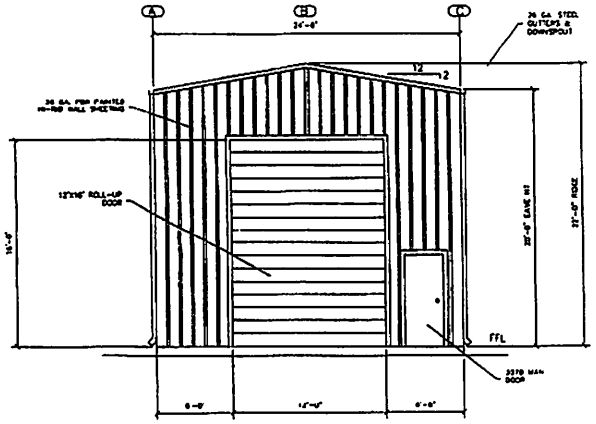
Phase Three
960 sq. ft. metal building
(TOTAL: 1920 sq. ft.)



Side View

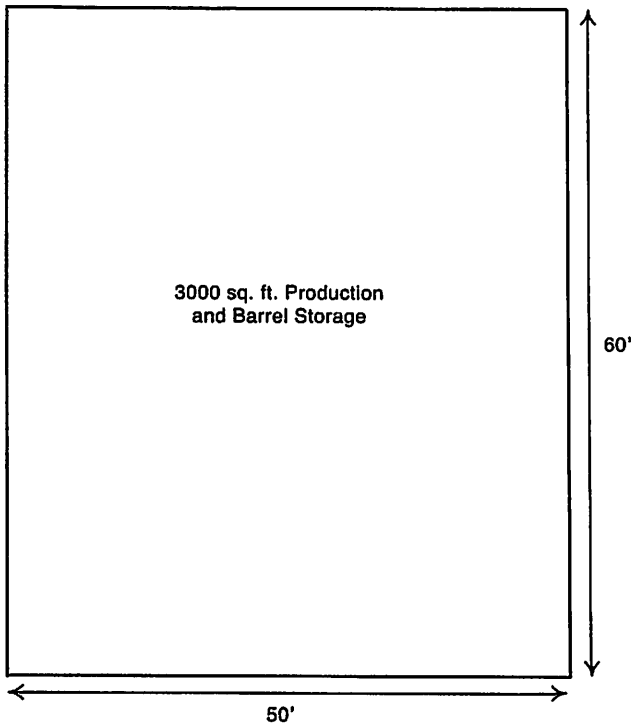


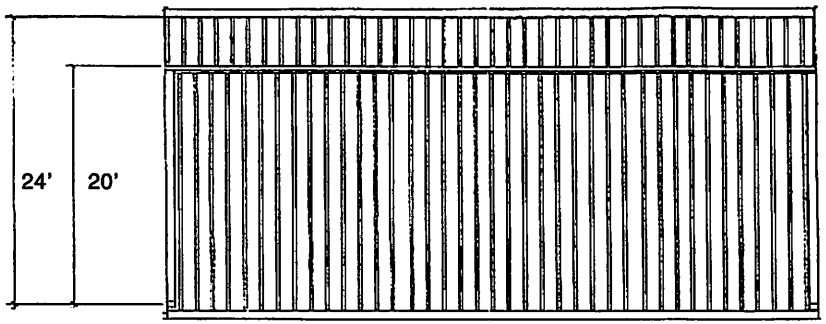




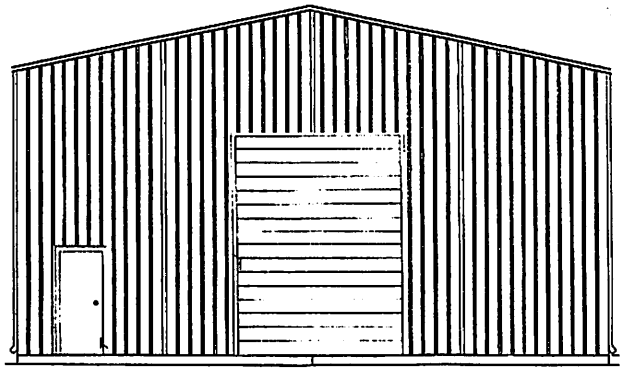
ELEVATION LINE 1

Phase Four
3000 sq. ft. metal building

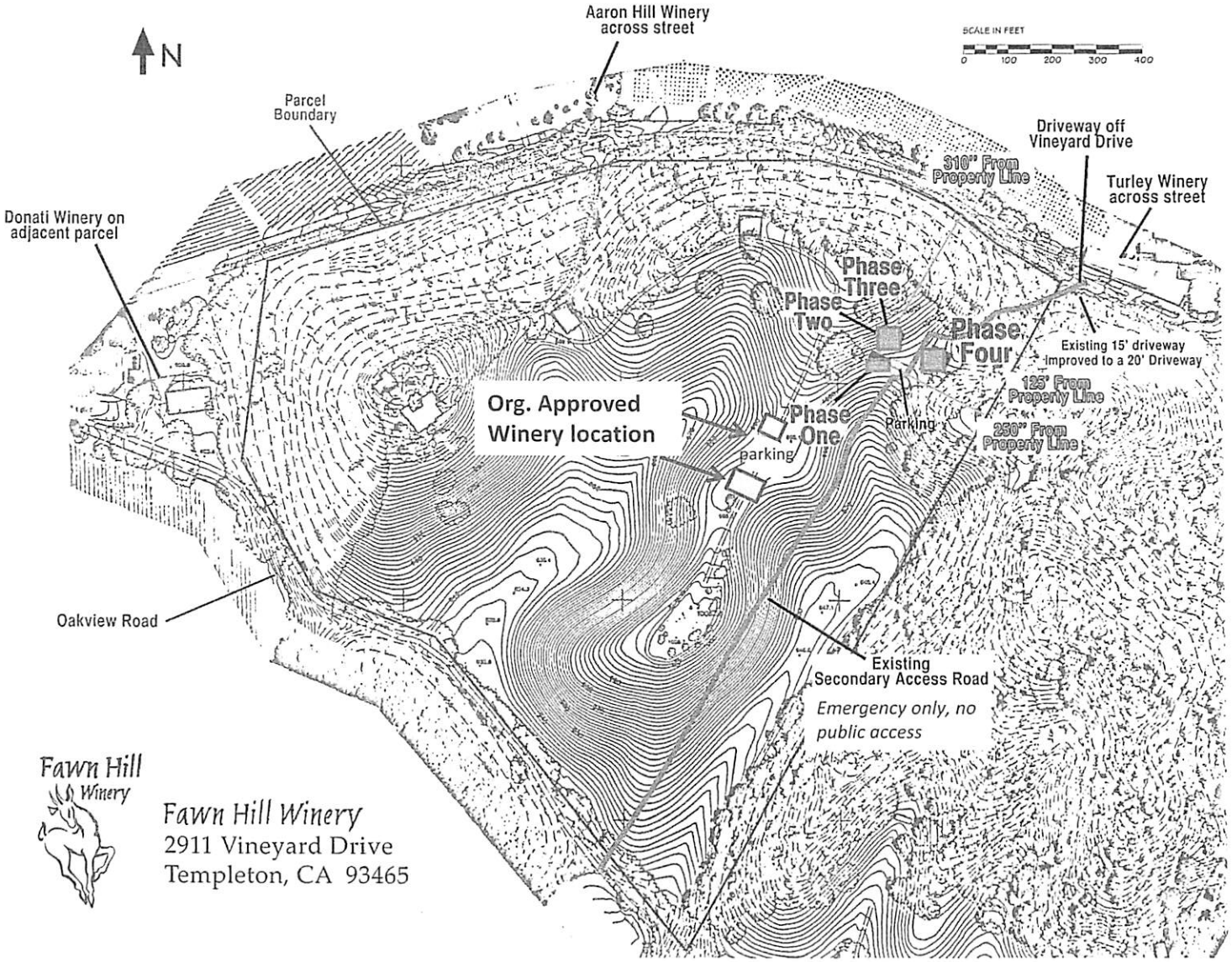




Side View
60'

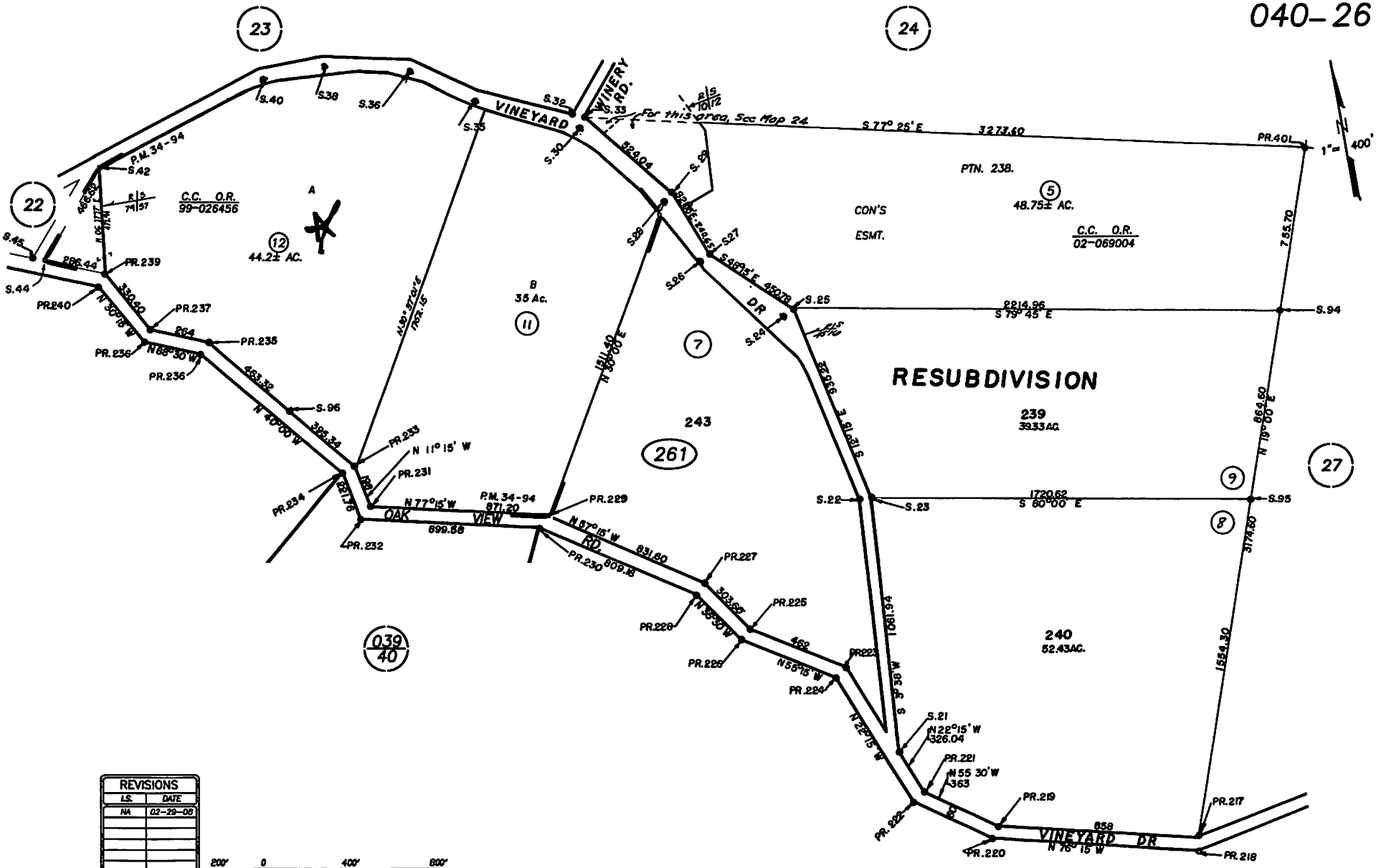


End View
50'



Fawn Hill Winery

Fawn Hill Winery
2911 Vineyard Drive
Templeton, CA 93465



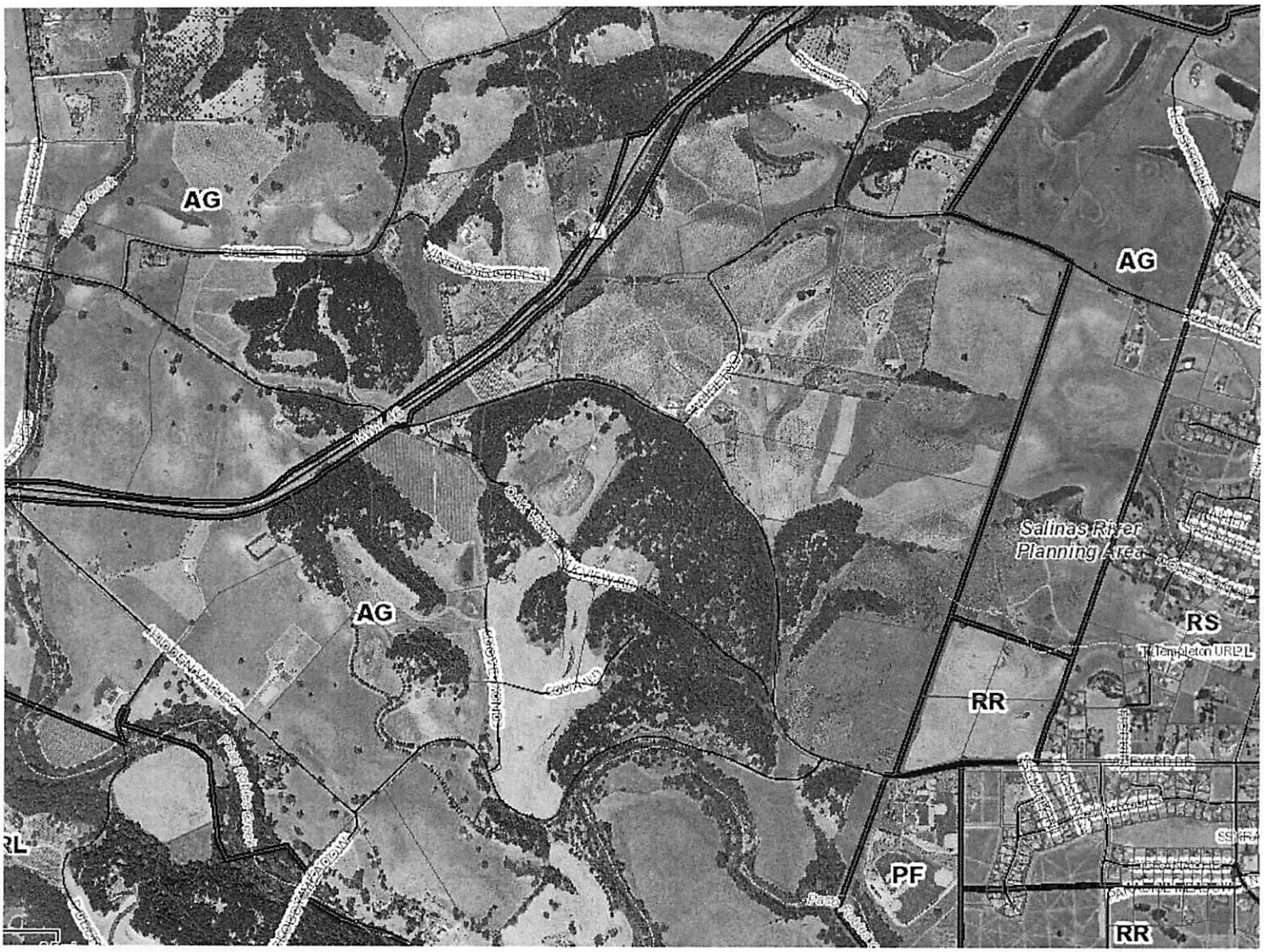
REVISIONS	
I.S.	DATE
NA	02-29-08

200' 0 400' 800'

LZ 05-17-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RANCHO PASO DE ROBLES, R.M. Bk. A , Pg. 137

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 040 PAGE 26


AG
AG
AG
Salinas River
Planning Area
RS
Templeton URBL
RR
PF
RR
RL

Parcel Summary Report For Parcel # 040-261-012

5/29/2013
4:32:35PM

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	CENTER FOR REUNITING FAMILIES 2975 VINEYARD DR TEMPLETON CA 93465-9417
OWN	CENTER FOR REUNITING FAMILIES A CA

Address Information

Status	Address
P	02975 VINEYARD DR TEMP
P	02977 VINEYARD DR TEMP
P	02911 VINEYARD DR RADEL

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
COAL97-	190	0001	Rural Adelaida	Adelaida	AG			Y		

Parcel Information

Status	Description
Active	PM 34/94 PTN PAR A

Notes

PER CALL FROM OWNER (PETER HUBER @ 769-6664) FUTURE ADDRESS FOR WINERY/TASTING IS TO BE 2911 VINEYARD DR AS ACCESS WILL BE AT THE NORTHEAST CORNER OF PARCEL. 2/22/13-PCS

Tax Districts

TEMPLETON

SAN LUIS OBISPO JT(27,40)

TEMPLETON PUBLIC

NO. 05

AREA NO. 21

Parcel Summary Report For Parcel # 040-261-012

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Case Information

Case Number:	Case Status:	
DRC2007-00109	EX2	Primary Parcel

Description:
MINOR USE PERMIT FOR CONVERSION OF EXISTING 2400 SQ FT BARN TO AG PROCESSING FACILITY AND NEW 2857 SQ FT BUILDING FOR TASTING / STORAGE / ADMINISTRATION.

DRC2012-00106	REC	Primary Parcel

Description:
MODIFICATION OF PREVIOUS MINOR USE PERMIT

PMT2007-03060	FNL	Primary Parcel

Description:
SECOND PRIMARY MOBILE HOME (2560 SF) W/ PERMANENT FOUNDATION SYSTEM (REPLACES 1152 SF MOBILE HOME ON SAME PARCEL / DIFFERENT LOCATION. DEMO IS PMT2007-03061)

PMT2007-03061	WIT	Primary Parcel

Description:
DEMO 1152 SF MOBILE HOME (REPLACEMENT MOBILE HOME IS PMT2007-03060)

PMT2008-01002	FNL	Primary Parcel

Description:
ELECTRICAL PERMIT - 200 AMP METER WITH 6 LIGHTS/6 PLUGS IN AG BARN

PMT2009-00059	FNL	Primary Parcel

Description:
CONVERT MOBILE HOME TO AG STORAGE 1152 SF

S970112L	RDD	Primary Parcel

Description:
PROP TWO LOT ADJUSTMENT

S980288R	RDD	Primary Parcel

Description:
ABANDON RIGHT OF WAY PORTION OAK VIEW RD

ZON2007-00422	APV	Primary Parcel

Description:
BED & BREAKFAST IN EXISTING RESIDENCE - NOT MORE THAN 3 GUEST ROOMS

ZON2008-00602	APV	Primary Parcel

Description:
SERVICE BUSINESS, PUBLISHING

Parcel Summary Report For Parcel # 040-261-012

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

ZON2012-00610 APV Primary Parcel

Description:
VACATION RENTAL