



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/28/2013

TO: _____

FROM: Holly Phipps, North County Team/ Development Review

PROJECT DESCRIPTION: DRC2012-00123 ECHEVEE- Minor use permit for a proposed phased winery project including a new winery building and tasting room, and a limited special event program. 70 acre site located off Vineyard Drive in Paso Robles. APN: 039-101-045

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 _____

DRC2012-00123

ACHEVEE VINEY

APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit Tree Permit
 Site Plan Minor Use Permit
 Variance Surface Mining/Recl
 Curb, Gutter & Sidewalk Waiver

MINOR USE PERMIT

PHASED WINERY PROJECT, PRODUCTION BUILDING, PRODUCTION ROOM & ADEL/ RADEL
AG

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Acheve'e Vineyards LLC Daytime Phone _____
Mailing Address 5170 Vineyard Dr Paso Robles, CA Zip 93446
Email Address: _____

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

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: 70 acres Assessor Parcel Number(s): 039-101-045

Legal Description: lot 2 of PM 57-49, Book 39 Page 10 of County of San Luis Obispo

Address of the project (if known): 5170 Vineyard Dr Paso Robles, CA

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101 North, exit Vineyard Dr. make left, head north and cross thru HWY46W intersection, continue north on Vineyard Dr. property is on the right

Describe current uses, existing structures, and other improvements and vegetation on the property: Single family residence, pool, driveway, ag roads and 40 acres planted in vineyards

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Phased construction of a new winery building with tasting room (buildout 9,200sf indoor winery and 4,065sf outdoor winery); limited special event program

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 10-28-13

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

CONSENT OF LANDOWNER

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

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): 5170 Vineyard Dr Paso Robles, CA identified as Assessor Parcel Number 039-101-045 for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: Minor Use Permit- Winery specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.

2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.

3. If prior notice is required for an entry to survey or inspect the property. Please contact:

Print Name: _____

Daytime Telephone Number: _____

4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

Person or entity granting consent:

Print Name: Acheve'e Vineyards LLC

Print Address: 5170 Vineyard Dr Paso Robles, CA

Daytime Telephone Number: _____

Signature of landowner: _____

Date: 6-28-13

Authorized agent:

Print Name: Kirk Consulting

Print Address: 8830 Morro Road, Atascadero, CA

Daytime Telephone Number: (805) 461-5765

Signature of authorized agent: _____

Date: 6-28-13

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: Primary access from existing driveway used by vineyards and residence, secondary access provided by new driveway leading to ex. ag road

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
East: AG West: AG

For all projects answer the following:

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

Buildings: 13,265 sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: 13,265 winery use sq. feet acres

Total area of grading or removal of ground cover: +/- 1.6 sq. feet acres

Number of parking spaces proposed: 5 Height of tallest structure: 27'.16"

Number of trees to be removed: 0 Type: _____

Setbacks: Front 328' Right 620' Left 485' Back 1,384'

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: 4,065 sq. feet acres

Total floor area of all structures including upper stories: 9,200 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: +/- 10 _____ acres
Moderate slopes of 10-30%: +/-60 _____ acres
Steep slopes over 30%: _____ 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 house & 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: _____ Vineyard Drive; ex. vineyards and landscape plan will address screening

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 _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? 556 gpm @10,000 cases
4. How many service connections will be required? no new connections are needed
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: existing water tanks, well
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No Chemical? Yes No
Physical? Yes No Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

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

Sewage Disposal Information

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

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

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

If a community sewage disposal system is to be used:

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

Solid Waste Information

- 1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: Mid- State Solid Waste and Recycling
- 3. Where is the waste disposal storage in relation to buildings? rear of building
- 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 District
- 2. Location of nearest police station: County Sheriff Police Station-Templeton
- 3. Location of nearest fire station: Cal Fire Station-Templeton
- 4. Location of nearest public transit stop: n/a
- 5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: vineyards, single family residence
- 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? 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. 4 Between 4:00 to 6:00 p.m. 3-4pm
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: 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): _____
2. Will the development occur in phases? Yes No
 If yes describe: Phase 2 incl. future case/barrel storage expansion (1,560sf)
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*: ATE, NTTB

* 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

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, SWPPP

(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)

INFORMATION DISCLOSURE FORM

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

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950 et. seq.)

A project applicant may make a written request to the county, to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Section 65945, 659453, and 659455)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county can not withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, Ca.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code sections 3482.5, and 3482.6 must be satisfied:

(1)The agricultural operation must be conducted or maintained for commercial purposes; (2)The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3)The agricultural operation predated the affected use(s) on your property; (4)The agricultural operation has been in existence for more than three years, and (5)The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County, which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioners Office."

HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE - Please verify whether your project is on the Known Hazardous Waste and Substances Sites List pursuant to AB 3750 and if you are within 1/2 mile of certain landfills (see back of sheet)

PLEASE COMPLETE AND SIGN BELOW

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing and (2) Public Notice Distribution requirements and (3) the Right to Farm Disclosure.

AND I acknowledge that I have reviewed the list of Identified Hazardous Waste and Substances Sites List and the landfill disclosure on the back of this form and find the following: (1) The site is not shown on the list of Identified Hazardous Waste and Substances Site; (2) The site is shown on the list dated April 1998, or any later list published by the State Office of Planning and Research and (3) I have read the disclosure statement on landfill operations.

Signature _____

Date 01-28-13

Sorso Winery
February 2013

Sorso Winery
5170 Vineyard Drive
Paso Robles, CA 93446

Supplemental Development Statement

GENERAL DESCRIPTION

This project is located on a +/- 70 acre property, located at 5170 Vineyard Drive west of Paso Robles, CA. The property is zoned Agriculture and has access from Vineyard Drive, a collector road. The project will consist of the phased construction of a new winery facility with tasting room.

Below is a summary of the proposed project:

PHASING PLAN-WINERY BUILDING USE AREAS

TOTAL WINERY USE AREAS

9,200sf Winery

4,065 Outdoor Winery Areas

Phase I – Construction of a +/-7,640sf Winery/Tasting Building with Outdoor Crush & Patio Area

Fermentation: 2,915sf

Barrel Room- 1,140sf

Case Storage: 1,405sf

Employee Break, Conference, offices: 445sf

Lab: 140sf

Tasting Room- 1,128sf

Restrooms- 267sf

Outdoor Crush- 2,565sf

Outdoor Patio/Pergola- 1,500sf

Phase II- 1,560sf Expansion of Case Goods and Barrel Storage Areas

Barrel Room Addition-790sf

Case Goods Addition- 770sf

Limited Special Event Program:

The winery is proposing to hold six winery special events per year with no more than 80 guests at each event. No outdoor amplified music beyond 5pm is proposed. The winery will also participate in industry-wide events

Sorso Winery
February 2013

and other related events as currently allowed by the County Land Use Ordinance.

Production:

The proposed facility plans to ultimately process 10,000 cases annually from on and offsite grapes.

Waste Water Flow:

Ultimate production will generate a peak crush period process wastewater flow of approximately 806 gallons per day and non-peak at 556 gpd. The process wastewater will be collected, stored, and subsequently land applied using application rates and methods consistent with the General Winery Waste Discharge Requirements.

Structure Siting:

The existing structures are located on the northwestern portion of the +/- 90 acre parcel on Vineyard Drive. Existing structures consist of a single family residence, small homestead, shop and barn. There are +/- 15 acres planted vineyards onsite. Primary access will be provided from an existing 20' wide driveway off of Vineyard Drive. The site can be reached by taking Highway 101 to crossing Highway 46 West and turning right onto Vineyard Drive, making a left onto the site.

Existing Use:

The property is owned by Acheve'e Vineyards LLC operated by John and Lisa Zimmerman. Acheve'e Vineyards totals 40 acres planted in Cabernet, Merlot and Syrah grapes, which are currently trucked off site and processed for Justin Vineyards & Winery. The Zimmermans occupy a single family residence, garage and swimming pool onsite, on a hill above the proposed winery site.

Visual Impacts:

The proposed winery structure is an 'Italian rustic countryside' inspired building which utilizes s- tile roofing, cobbled cladding and includes roof variation all architectural elements indicative to the Italian rural countryside. The winery building is terraced into the hillside to allow for gravity processing. It is nestled amongst the vineyards which provide screening coupled with the proposed landscape plan. The landscape plan achieves building and parking screening through a native, drought tolerant landscape mix of Italian cypress, olive trees, lavender, rosemary and climbing vines all in addition to existing vineyards.

Sorso Winery
February 2013

Biological Impacts:

The winery building will be placed within existing disturbed area used for ag roads and vineyards. 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.

Water:

There is an existing well and water storage on the property used to service vineyards and the single family residence. Additional water storage will be required for the winery development for commercial fire sprinklers.

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.**

On-Site: Crushing, fermenting, barrel aging, blending, bottling, and case goods storage

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

Ultimate production for up to 10,000 cases.

- 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?**

Weekday average daily trips related to the tasting/production facility are expected to be less than 10 traffic trips a week. There may be up to 3 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 over the vineyard. A commercial collector will carry the garbage away.

- 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.)**

At an ultimate production of 10,000 cases annually, the winery will generate up to 806 gallons of wastewater per day during peak crush with a 556 case per year production. The winery process water system will most likely require a small winery wastewater waiver from RWQCB.

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

The winery will initially have 4-6 employees and possibly up to 10 upon expansion which will oversee the winery and Ag. operations.

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 will process from on and off site grapes. There are approximately 40 +/- acres planted of vineyards planted onsite.

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

The project will not require the construction of water reservoirs. There is an existing well and pump house that currently serves vineyards on site. Fire suppression storage for the commercial winery use will be provided in accordance with Cal Fire requirements.

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 other wine industry and other related events as currently allowed by the County Land Use Ordinance. No outdoor amplified music beyond 5pm is proposed. Overflow parking areas are shown on the site plan.

Winery Project Ordinance Analysis

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. Minor Use Permit approval, unless Section 22.08.030, (Project Based Permit Requirements) or Subsection D. would otherwise require Conditional Use Permit approval.

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.

Neighbor Notice with labels are attached

(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 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 on-site 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 driveway is located on Vineyard Drive, a collector 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.

Pomace (i.e. as a soil amendment) will be used as a fertilizer and soils amendment other solid waste will be removed from the project site.

- 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).

Ultimate production is expecting to yield 806 gpm with a 10,000 case production. The project will obtain a waiver from RWQCB.

- d. Setbacks.**

(1) Rural areas. All winery structures and outdoor use areas shall be a minimum of 100 feet from each property line and no closer than 200 feet to any existing residence outside of the ownership of the applicant. Where a winery has public tours, tasting, retail sales, or special events (in compliance with subsection D.2.i.), the setback shall be increased to 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant. These setbacks can be modified through Minor Use Permit approval when Conditional Use Permit is not otherwise required by Subsection A. Approval may be granted only after the Review Authority first determines that the request satisfies any of the following findings: (1) there is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III); (2) the property fronts an arterial or collector street; (3) the setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation or (4) is a legally constructed existing structure that was built prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.

No modifications are requested.

(2) Urban and village areas. As required by Section 22.10.140 et seq.

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

Signage will be in conformance with Section 22.04.300 of the Land Use Ordinance.

- 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.

There will be a total of 6 on-site parking spaces (incl. HC) provided. Additional overflow parking areas are proposed along the lengths of the driveway.

- g. **Design standards.**

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

The exterior of the winery building complimentary to the residence onsite, which is an agrarian/residential style with a Italian countryside architectural palette – s tile, stone accents, wooden doors and soft and neutral colors.

(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 proposed structure will be seen from Vineyard Drive; however, existing vineyards will provide softening of the building in addition to the proposed landscape plan which includes native drought tolerant: Italian Cypress, Olive Trees, lavender, rosemary and climbing vines amongst the building.

(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 winery building height does not exceed 35 feet; it is +/- 30 feet tall from average natural grade.

(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.

Exterior lighting fixtures will be downshielded and will meet this section of the Land Use Ordinance.

h. Tasting rooms. Tasting rooms shall be clearly incidental, related and subordinate to the primary operation of the winery as a production facility.

(1) Permit requirement. Minor Use Permit approval. Tasting rooms shall also meet all the standards for wineries set forth in Subsection D.2., in addition to the specific standards of this Subsection.

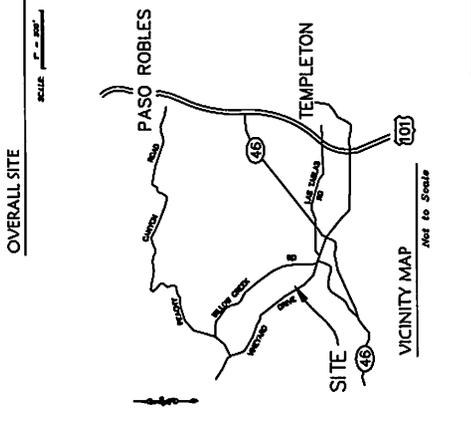
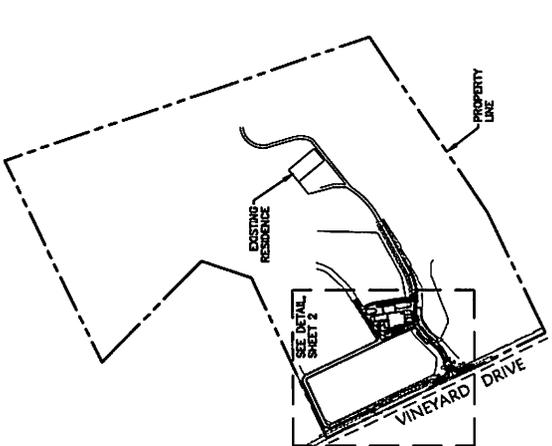
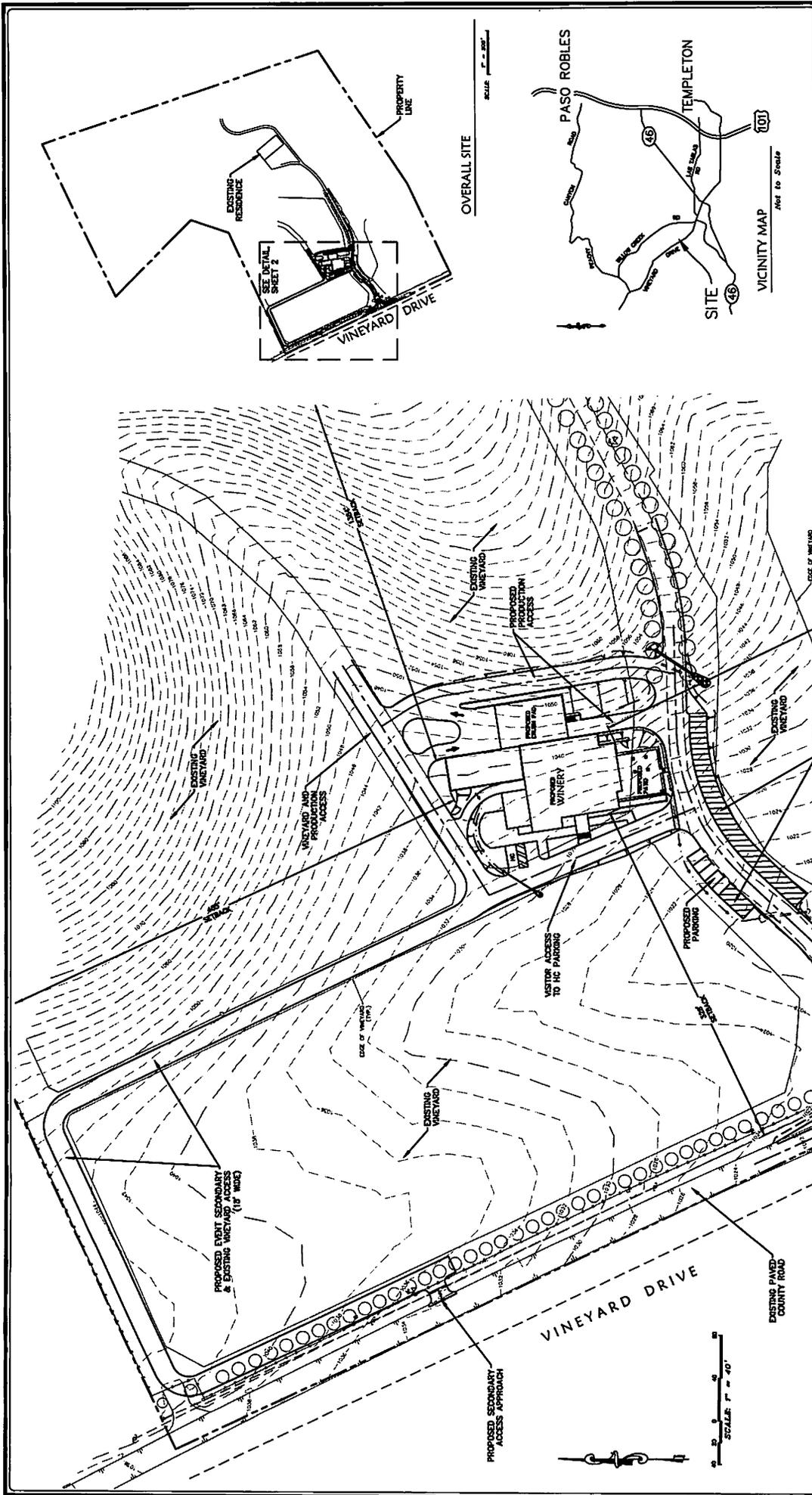
(2) Location. The tasting room shall be located within or no more than 200 feet from the winery facilities. This standard may be waived where site constraints, on-site access, visual concerns, grading or other environmental issues can be better addressed through an increased distance. A Minor Use Permit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

(3) Number of tasting rooms allowed. One tasting room is allowed for each winery. If more than one winery share production facilities or more than one winery is located on a site, only one tasting room is allowed. More than one winery facility may share a tasting room.

A +/-1,000sf tasting room is proposed available to the public within the winery structure. The tasting processing facility and tasting room are proposed in the same building; therefore meeting the tasting room location requirement.

(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. No outdoor amplified music beyond 5pm is proposed. The winery will participate in other wine industry and other related events as currently allowed by the County Land Use Ordinance. Proposed overflow parking areas are noted on the site plan.



Roberts Engineering
 Timothy P. Roberts
 Civil Engineer - RCE 35366
 2015 Vista de la Vina
 Paso Robles, CA 93426
 Phone (805) 239-9600
 Fax (805) 238-6148
 Email: tpr@robtseng.com



Record Drawings
 Timothy P. Roberts, CE 35366 and 9/29/13
 Working Title: _____
 Date: _____
 Scale: _____
 Drawing No.: _____
 Drawing Title: _____
 Drawing Date: _____
 Drawing No.: _____
 Drawing Title: _____
 Drawing Date: _____

PROPERTY INFORMATION
 Address: 3170 Vineyard Dr.
 Paso Robles, Ca 93446
 APN: 039-107-043

PROPOSED VINEYARD ACCESS
 20' WIDE EXISTING
 SHARED WITH RESIDENCE
 GATE TO BE RELOCATED 75' MIN
 FROM EDGE OF VINEYARD DRIVE

PROPOSED VINEYARD ACCESS
 20' WIDE EXISTING
 SHARED WITH RESIDENCE
 GATE TO BE RELOCATED 75' MIN
 FROM EDGE OF VINEYARD DRIVE

PROPOSED VINEYARD ACCESS
 20' WIDE EXISTING
 SHARED WITH RESIDENCE
 GATE TO BE RELOCATED 75' MIN
 FROM EDGE OF VINEYARD DRIVE

PROPOSED VINEYARD ACCESS
 20' WIDE EXISTING
 SHARED WITH RESIDENCE
 GATE TO BE RELOCATED 75' MIN
 FROM EDGE OF VINEYARD DRIVE

Roberts Engineering, Inc. Soros Winery	
Project Name	Soros Winery
Client Name	Soros Winery
Project No.	039-107-043
Sheet No.	1
Scale	1" = 40'
Date	9/29/13

Site Plan
 Prepared by: _____
 Checked by: _____
 Date: _____

PROPERTY INFORMATION
 Address: 3170 Vineyard Dr.
 Paso Robles, Ca 93446
 APN: 039-107-043



Record Drawings
 Timothy P. Roberts, CE 35366 and 9/29/13
 Working Title: _____
 Date: _____
 Scale: _____
 Drawing No.: _____
 Drawing Title: _____
 Drawing Date: _____

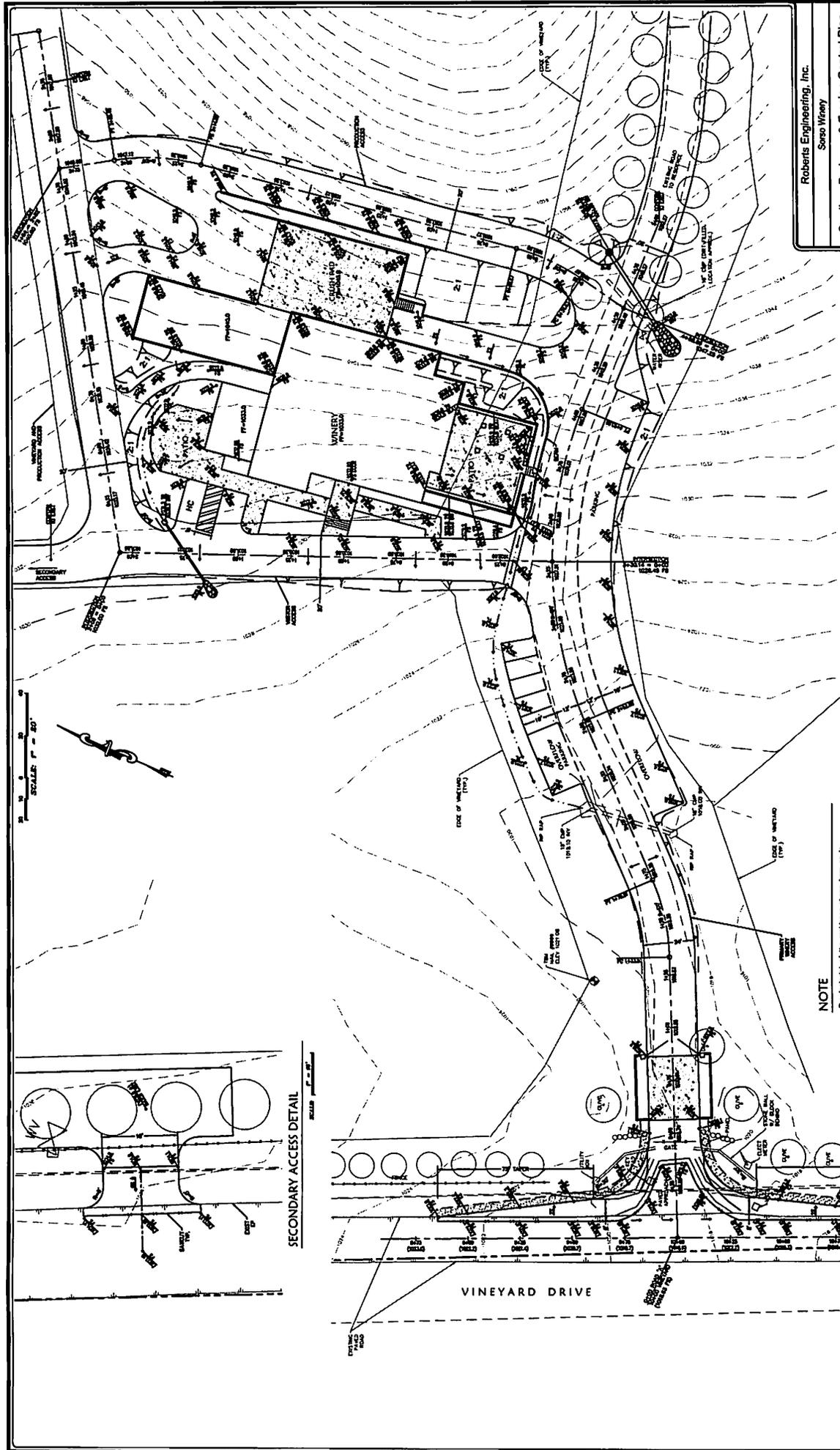
PROPOSED VINEYARD ACCESS
 20' WIDE EXISTING
 SHARED WITH RESIDENCE
 GATE TO BE RELOCATED 75' MIN
 FROM EDGE OF VINEYARD DRIVE

PROPOSED VINEYARD ACCESS
 20' WIDE EXISTING
 SHARED WITH RESIDENCE
 GATE TO BE RELOCATED 75' MIN
 FROM EDGE OF VINEYARD DRIVE

PROPOSED VINEYARD ACCESS
 20' WIDE EXISTING
 SHARED WITH RESIDENCE
 GATE TO BE RELOCATED 75' MIN
 FROM EDGE OF VINEYARD DRIVE

PROPOSED VINEYARD ACCESS
 20' WIDE EXISTING
 SHARED WITH RESIDENCE
 GATE TO BE RELOCATED 75' MIN
 FROM EDGE OF VINEYARD DRIVE

PROPOSED VINEYARD ACCESS
 20' WIDE EXISTING
 SHARED WITH RESIDENCE
 GATE TO BE RELOCATED 75' MIN
 FROM EDGE OF VINEYARD DRIVE



Roberts Engineering, Inc.
Seno Winery

Grading, Drainage & Erosion Control Plan

Project No.	TR-274
Sheet No.	2
Scale	AS SHOWN
Date	07/15/10
Drawn by	J. F. ...
Checked by	J. F. ...
Approved by	J. F. ...

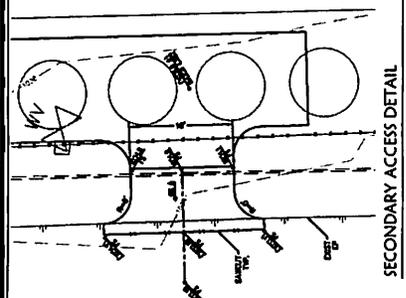
Record Drawings

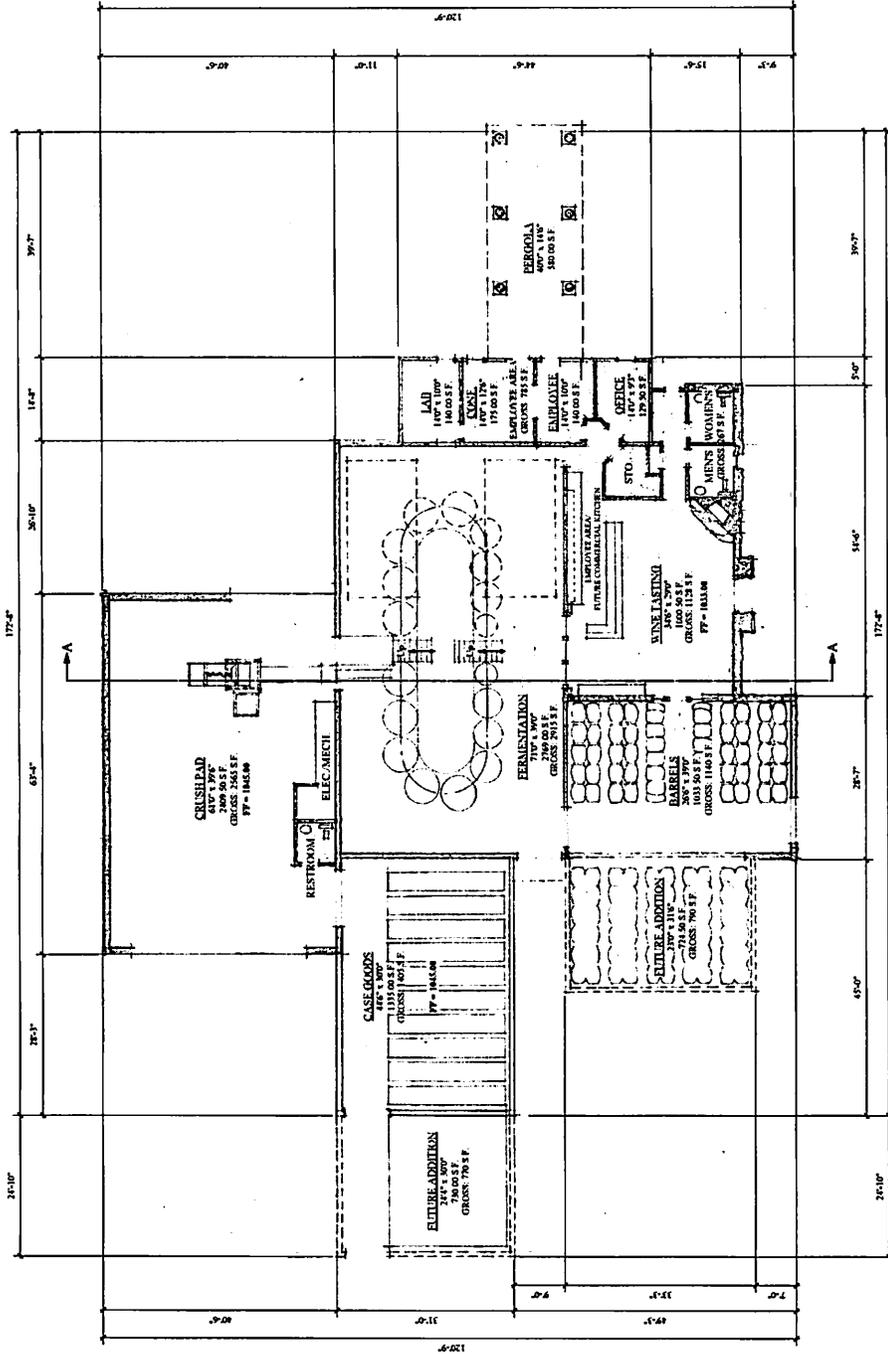
Roberts Engineering
 2015 Vista de la Vina
 Temecula, CA 92593
 Phone (951) 234-1118
 Fax (951) 234-1118
 Email info@robertsengr.com

Professional Engineer
 License No. 35366
 State of California

NOTE
 The footprint of the residence shown here on is based upon a graphic provided by the owner. It may not be identical to the actual building footprint.

PROJECT STATISTICS
 Estimated earthwork volume:
 2400 CY Cut
 1000 CY Fill
 Area of Erosion Control:
 85,000 SF (1.8 Acres)





FLOOR PLAN

DATE: 08/08/04
 SCALE: 1/4" = 1'-0"
 JOB: SORSO WINERY
 DRAWING: FLOOR PLAN
 EXTENSIONS:

7,640 s.f.
 2,565 s.f.
 1,560 s.f.



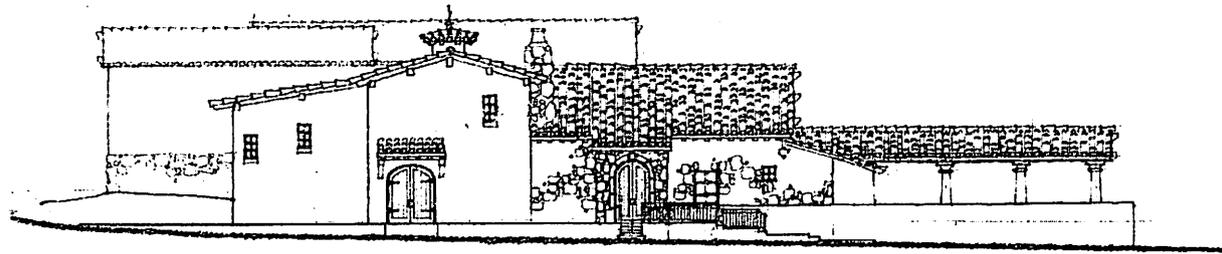
Winery: 7,640 s.f.
 Crush Pad: 2,565 s.f.
 Future Additions: 1,560 s.f.

FLOOR PLAN

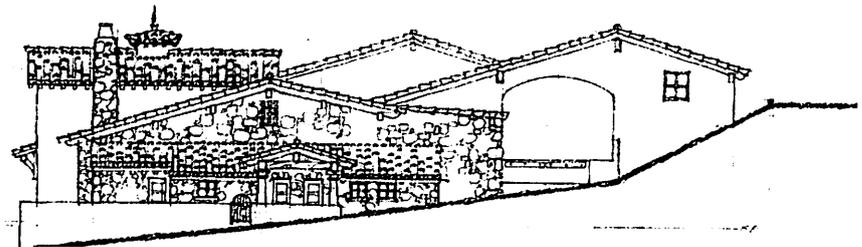
Sorso Winery
for John Zimmerman
 at Vineyard Drive, Templeton, California

Steven Puglisi
 ARCHITECTURE
 5830 LINDSEY DRIVE, TEMPLETON, CA 93465
 PHONE: 805.395.1998 FAX: 805.395.1990

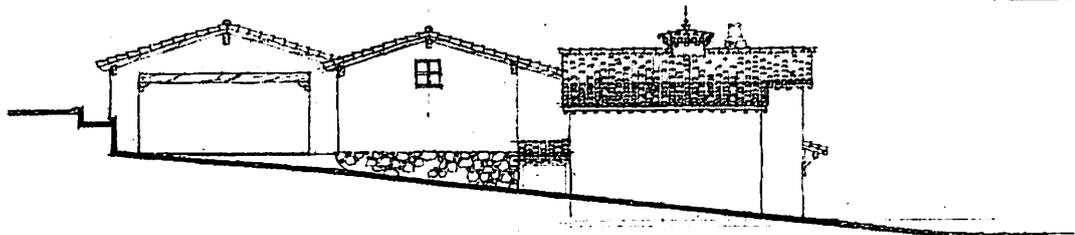




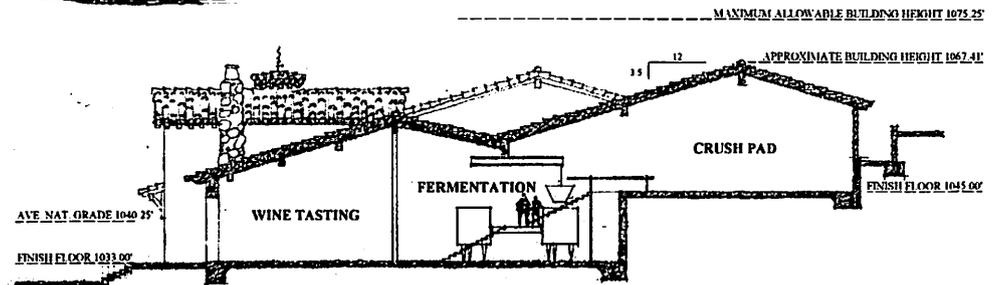
FRONT / WEST ELEVATION



RIGHT / SOUTH ELEVATION



LEFT / NORTH ELEVATION



SECTION A



Steven Puglisi
ARCHITECTURE
 583 Doris Street, San Luis Obispo, Ca 93401
 Phone: 805.595.1969 Fax: 805.595.1980

Sorso Winery
for John Zimmerman
 at Vineyard Drive, Templeton, California

Exterior Elevations
Building Sections

Approx. Bldg Ht.: 27.16' *
 * Abv. Ave. Nat. Grade



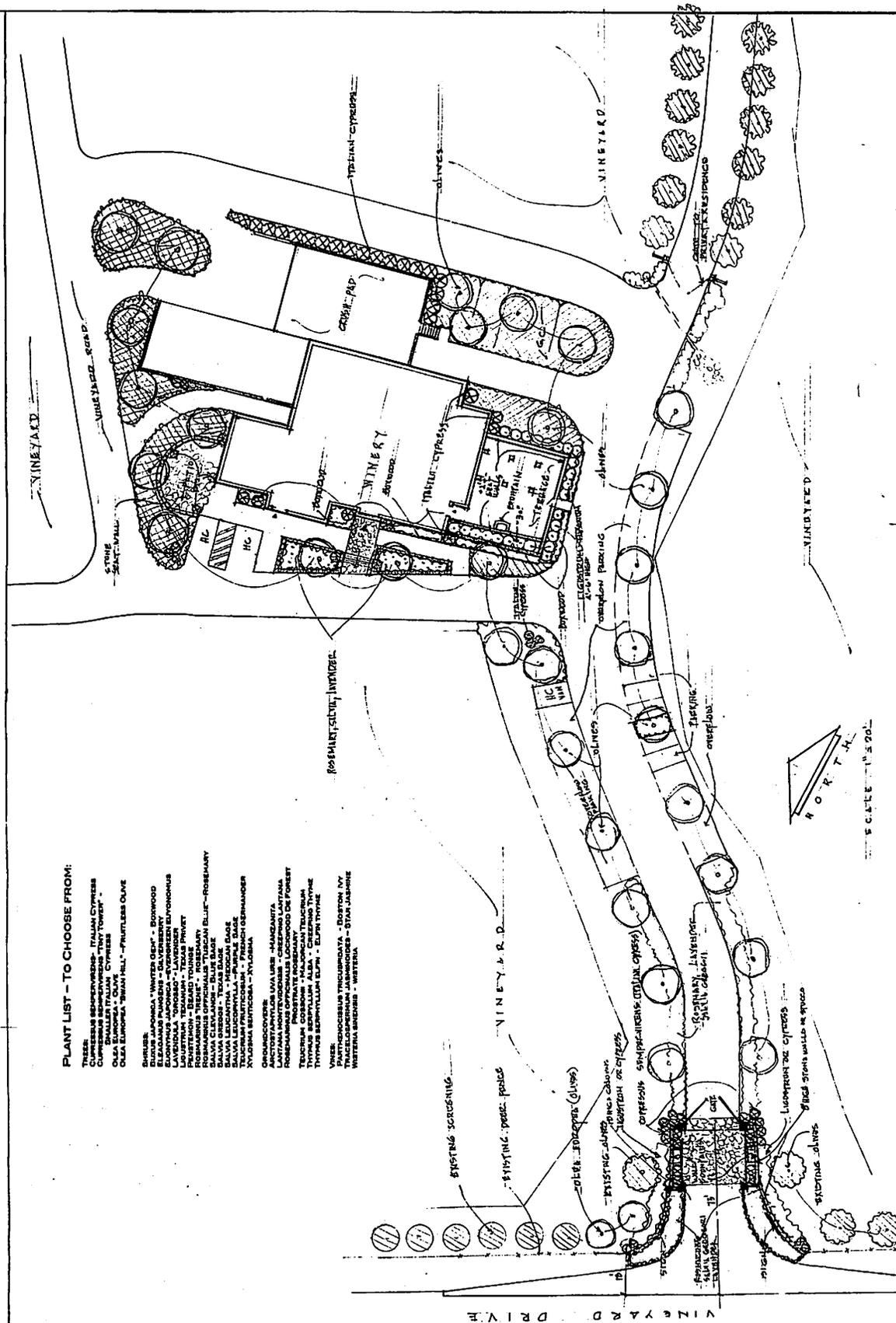
All design, drawings, specifications and project information are prepared by the architect or architect-in-charge and are the property of the architect. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect. The architect shall not be held responsible for any errors or omissions in this document. The architect shall not be held responsible for any construction defects or other matters that may arise after the completion of the project. The architect shall not be held responsible for any construction defects or other matters that may arise after the completion of the project. The architect shall not be held responsible for any construction defects or other matters that may arise after the completion of the project.

DATE: 22 January 2013
 SCALE: 1/4" = 1'-0"
 JOB: 12295
 DRAWN: S. PUGLISI
 REVIEWED:

SHEET #
P2.0

PLANT LIST - TO CHOOSE FROM:

- TREES:**
 CUPRESSUS SEMPERVIRENS - ITALIAN CYPRESS
 CUPRESSUS BENNETTII - CYPRESS
 OLEA EUROPEA - OLIVE
 OLEA EUROPEA 'SILVIA HILL' - FRUITLESS OLIVE
- SHRUBS:**
 ELAEAGNUS 'WINTER GEM' - BOXWOOD
 ELAEAGNUS 'SUNSHINE' - BOXWOOD
 ELAEAGNUS JAPONICA - BOXWOOD
 LAVANDULA 'GRANDIS' - LAVENDER
 LAVANDULA 'LAVENDER' - LAVENDER
 PRUNELLA 'BERRY' - PRUNELLA
 ROSMARINUS OFFICINALIS 'TUSCAN BLUE' - ROSEMARY
 ROSMARINUS OFFICINALIS 'TUSCAN BLUE' - ROSEMARY
 SALVIA CLEOPATRA - BLUE SAGE
 SALVIA LEUCANTHA - MEDICINAL SAGE
 SALVIA LEUCANTHA - MEDICINAL SAGE
 TYLOSIA SERRATA - TYLOSIA
 TYLOSIA SERRATA - TYLOSIA
- ORNAMENTALS:**
 LANTANA
 LANTANA
 ROSEMARY
 ROSEMARY
 TEUCRARIUM
 TEUCRARIUM
 THYMUS
 THYMUS
- GRASSES:**
 PANTHOCLOSSIS TRICOLORATA - DOSTON NY
 PANTHOCLOSSIS TRICOLORATA - DOSTON NY
 PANTHOCLOSSIS TRICOLORATA - DOSTON NY



SORSO WINERY
 CONCEPT LANDSCAPE PLAN
 TEMPLETON, CALIFORNIA
 PREPARED BY: SANDRA DEVINE
 LANDSCAPE ARCHITECTURE
 707 BOX 649, CALISTOGA, CALIF. 94616
 PHONE: (707) 252-2222 FAX: (707) 252-2222





Parcel Summary Report For Parcel # 039-101-045

6/28/2013
3:56:25PM

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 ACHEVEE VINEYARDS LLC
5170 VINEYARD DR PASO ROBLES CA 93446-8673

Address Information

Status Address
P 05170 VINEYARD DR RADEL

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>
COAL99-	227	0002	Rural Adelaida	Adelaida	AG			Y		

Parcel Information

Status Description
Active PM 57-49 PAR 2

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 01
AREA NO. 21

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 039-101-045

6/28/2013
3:56:25PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

70891 FNL Primary Parcel

Description:

CONSTR NEW GUNITE SWIM POOL & SPA AT SFD

C2544 FNL Primary Parcel

Description:

ELECTRIC FOR ENTRY GATE

C3062 FNL Primary Parcel

Description:

ELECTRIC METER TO HOUSE & VINEYARD (400 AMP)

D000307D APP Primary Parcel

Description:

PRIVATE LANDING STRIP

DRC2012-00123 REC Primary Parcel

Description:

PHASED WINERY PROJECT, PRODUCTION BUILDING ,PRODUCTION ROOM & SPECIAL EVENTS

PMT2002-21751 EXP Primary Parcel

Description:

GRADING/SFD REPL 63581

PMT2003-02610 EXP Primary Parcel

Description:

EXPIRED - CONVERT AG EXEMPT BUILDING TO SFD.

PMT2008-01741 FNL Primary Parcel

Description:

REPLACEMENT 3 STORY SFD (5046 SF) W/ATTACHED GARAGE (1349 SF), COVERED PORCH (360 SF), BALCONYS (276 SF), TRELLIS (1439 SF) (DEMO 4301 SF DWELLING PMT2008-01742) (USING EXISTING SEPTIC SYSTEM) OLD PERMIT #63466

PMT2008-01742 FNL Primary Parcel

Description:

DEMO FIRE DAMAGED SFD (4301 SF) (REPLACEMENT SFD PMT2008-01741)

PMT2008-02123 FNL Primary Parcel

Description:

FIRE SPRINKLERS FOR SINGLE FAMILY DWELLING AND GARAGE PMT2008-01741/ NFPA 13D 2002 EDITION/ PIPING CPVC/ SPRINKLERS TYCO HOUSE CONCEALED TY3596 GARAGE SSP TY2234/ BOOSTER PUMP GOULDS HSC 20

PMT2009-00518 FNL Primary Parcel

Description:

NON CONDITIONED POOL HOUSE/ GYM WITH BATHROOM - 768 SF W/ COV PORCH AND PERGOLA W/OUTDOOR FIREPLACE

SEP2011-00208 ISS Primary Parcel

Description:

Septic Inspection



Parcel Summary Report For Parcel # 039-101-045

6/28/2013
3:56:25PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S990117L

RDD

Related Parcel

Description:

LOT LINE ADJUSTMENT