



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/16/2013

TO: _____

FROM: Holly Phipps- North County Team/ Development Review

PROJECT DESCRIPTION: DRC2013-00006 VARGAS- Minor use permit for a proposed 3,000 square foot AG processing building. 17.71 acre site located off Indian Dunes Road in San Miguel. APN: 027-051-028.

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 Build

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

Check box for contact person assigned to this project
 Landowner Name Pedro Vargas Daytime Phone 408-324-6700
 Mailing Address PO Box 366 San Miguel, CA 93451 Zip Code 93451
 Email Address: _____

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

Agent Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 17.71 acres Assessor Parcel Number(s): 027-051-028
 Legal Description: Lot 5 of the Ames and Lightfoot tract, Book 2 page 51
 Address of the project (if known): 950 Indian Dunes Rd, San Miguel, CA 93451
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Access from Indian Dunes Rd. West on 10th Street exit in San Miguel. Take Pear Valley Rd at end of county road
 Describe current uses, existing structures, and other improvements and vegetation on the property: Residence. Twostory house w/ garage. Bare land.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 3,000 ft² steel building to be used for wine production

LEGAL DECLARATION

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

Property owner signature Pedro Vargas Date 8/5/13

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

Vino Vargas Winery Applications Questionnaire

950 Indian Dunes Rd. San Miguel, CA 93451

APN: 027-051-028

Contact: Pedro Vargas, pedro@vinovargas.com , 408-324-6700

1. Please describe all stages of wine production that will occur at the proposed facility.

- a. **Crushing:** Crushing and de-stemming will be done with a high capacity industrial crusher capable of processing up to 5 tons per hour. This will ensure that that process is done quickly and efficiently generating minimal noise and energy consumption.
- b. **Fermenting:** The winery specializes in small-lot wines. Red fermentation will take place in half ton macrobins and one ton T-bins. White fermentations will be done in 300-500 gallon stainless steel tanks.
- c. **Barrel aging:** Wine will be aged in traditional oak barrels of 60 gallon capacity. Oak barrels will be a combination of new and neutral barrels with added oak staves. For whites, 55 gallon stainless steel barrels will be used.
- d. **Blending:** Blending will be done in 500-1000 gallon stainless steel tanks. Depending on size of wine lot, food grade plastic tanks may also be used.
- e. **Bottling:** For small lots, bottling will be done by hand using a small filler, capsule spinner and labeler. For larger lots a mobile bottling truck will be brought in on a rental basis.
- f. **Case good storage:** A portion of the winery building will be used for Non-taxed and Taxed cases of finished wine. The areas will be easily separated and identified TTB and ABC guidelines.

2. What is the estimated annual wine production for the proposed facility? Please indicate estimated cases/year.

The winery will have a capacity to produce 5,000 cases (12,000 gallons) of wine per year. The expected mix is 80% (4,000 cases/ 9,600 gallons) of red and 20% (1,000 cases/2,400 gallons) of white wine.

3. Based on answers to Question 1 and 2 above, how much truck/equipment traffic will be generated by the winery operations

- a. **Estimated number of trucks per day:** Truck traffic is expected to be overall light. During crush, one flatbed truck or one pickup plus trailer is expected three times per week. Outside of harvest and crush, one UPS van is expected once per week to pick up wine shipments. The winery currently owns one pickup for routine business.
- b. **Estimates of peak traffic periods, daily, seasonally:** Peak traffic will occur during September and October which is the harvest and crush season. Outside of that, wine shipment pickup is expected once per week.
- c. **Auto traffic related to tasting room operations:** The winery will not have a public tasting room. Only eight special events for up to 80 quests are planned per year.

4. Please describe the quantities of liquid and solid waste generated on-site from winery operations

- a. **Grape pomace generated during crushing:** At full capacity we expect the winery to approximately generate 500 lbs of pomace for every ton of grapes. In total numbers that would be 20 tons of pomace per crush season at full capacity.
- b. **Plans for pomace disposal:** Part of the pomace will be used as soil amendment and returned to the vineyard on the property. Another part will be sold to third parties for beauty or food products. A final part will be sold to other vineyards and transported to their site as soil amendment.
- c. **Quantities of liquid waste disposal that will occur which will be accommodated by on-site waste treatment facilities:** At full capacity and during the two-month harvest/crush, the winery will generate 900 gallons of wastewater peak daily. The 30-day average during harvest/crush is expected to be 480 gallons per day at full capacity. During the rest of the year the winery will generate 40 gallons of waste water at peak daily and 40 gallons of wastewater during a 30-day average

5. How many employees will be employed by the winery? Please include staff at existing facilities and those required for any planned expansion operations

The winery currently employs two employees for all operations. A total of three full time employees and one seasonal intern will be required at the planned operations.

6. Will the winery operate a tasting room?

No, the winery does not plan to have a public tasting room.

- a. What are the hours of operation: NA
- b. What are the seasons of operation: NA
- c. Will the tasting room engage in the sale of food items to visitors: NA
- d. What are the dimensions of proposed food service area: NA

7. Will the winery process grapes grown in on-site vineyards?

Yes, the property will have planted vineyard on-site.

- a. Size of on-site vineyards and acres of different varieties grown: The vineyard will be planted on 18 acres. Eighty (80%) percent of the vines will be of red varieties (Grenache, Cabernet, Tempranillo, Malbec, Petit Verdot, Syrah). Ten (20%) will be white varieties (Chardonnay, Viognier, Marsanne, Roussane)
- b. Will the winery purchase grapes from other growers within and outside of SLO County: Yes, the winery will purchase grapes from local growers. Management plans to purchase the majority of grapes within the county as much as possible. Grapes that don't grow well in county climate zone (Pinot Noir) will be purchased outside the county.
- c. Estimate tonnage which will be purchased: At capacity, 20 tons.

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

No, the winery will not construct water reservoirs. Irrigation will be done with a combination of well water and waste treated water. Water treatment will take place in recovery tanks. The winery will install a fire abatement hydrant directly from the well on-site.

9. Are any indoor or outdoor special events planned for the winery location (parties, weddings, concerts, etc?)

No weddings or concerts are planned.

- a. How many special events per year: Six special events per year.
- b. How many guests will attend these planned events: 80 people maximum
- c. Are there any plans for outdoor amplified music: Only light amplification(65db or less) during the hours of 10am to 5pm.

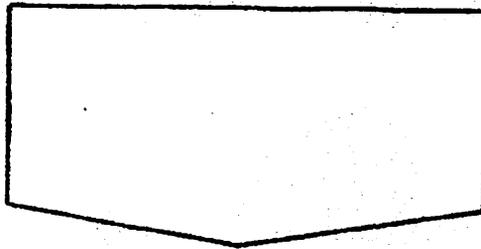
NAME: Pedro Vargas

ADDRESS: 950 Indian Dunes Rd.

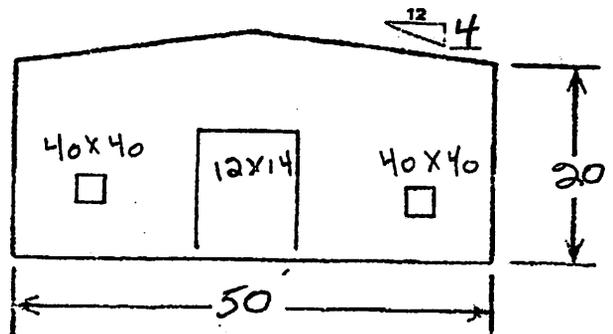
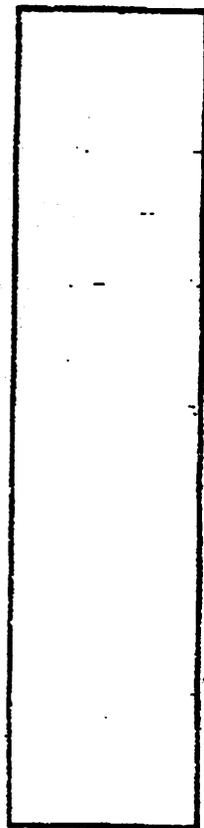
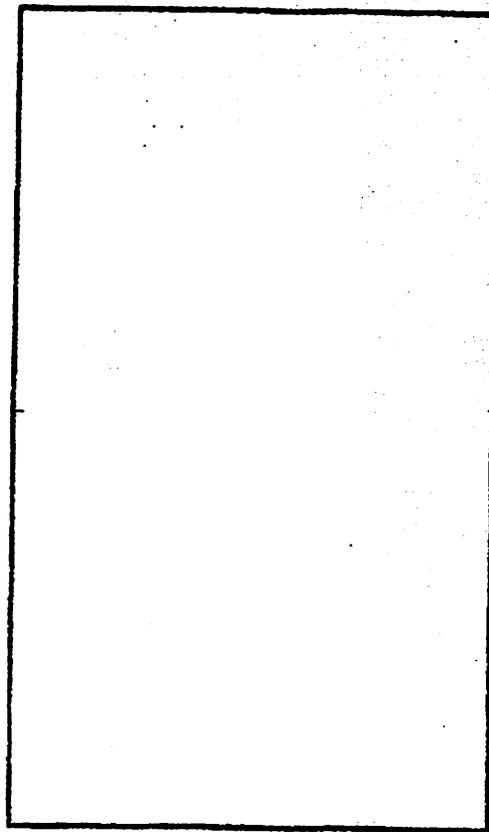
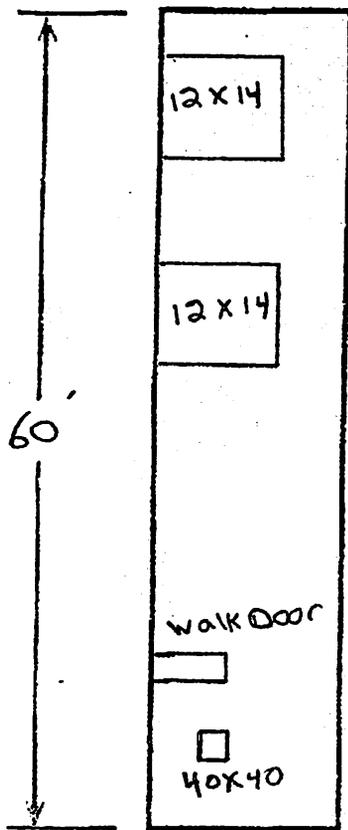
CITY, STATE, ZIP: San Miguel, CA. 93451

APN #: 027-051-028

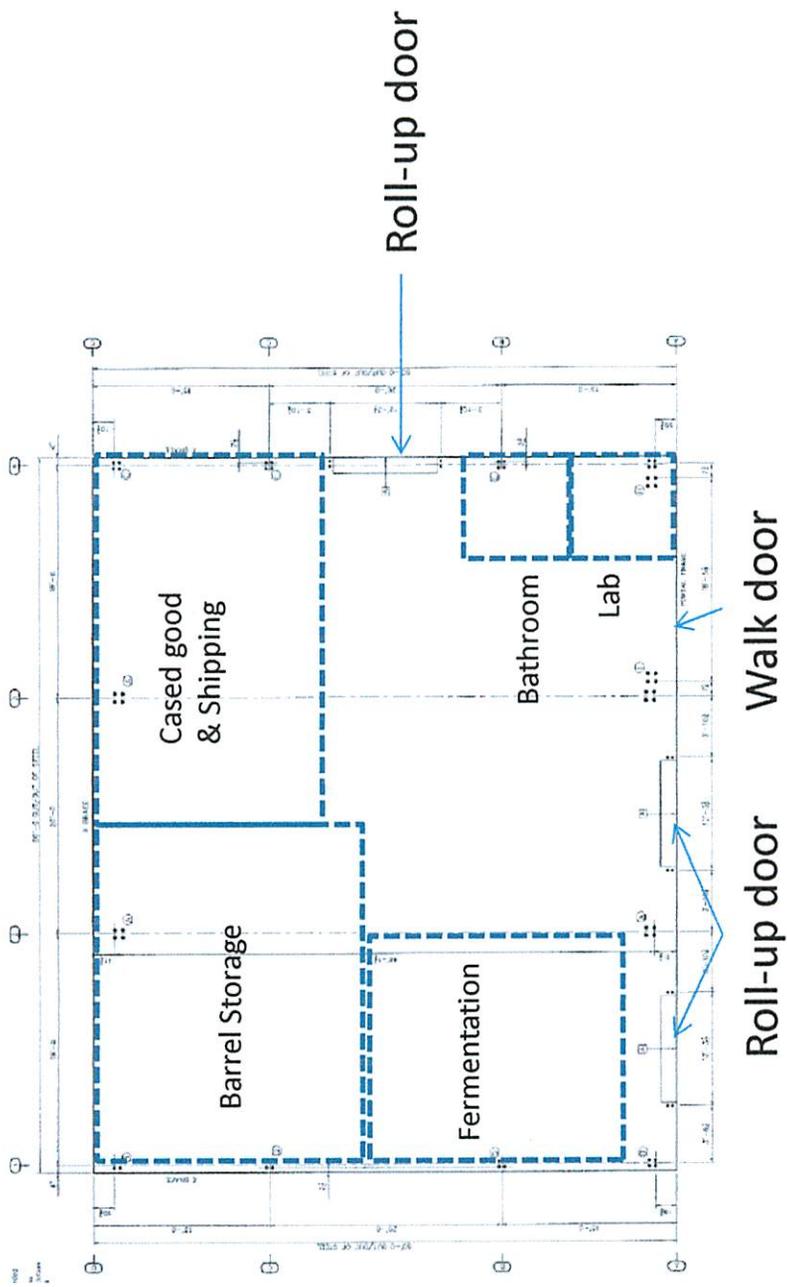
FLOOR PLAN

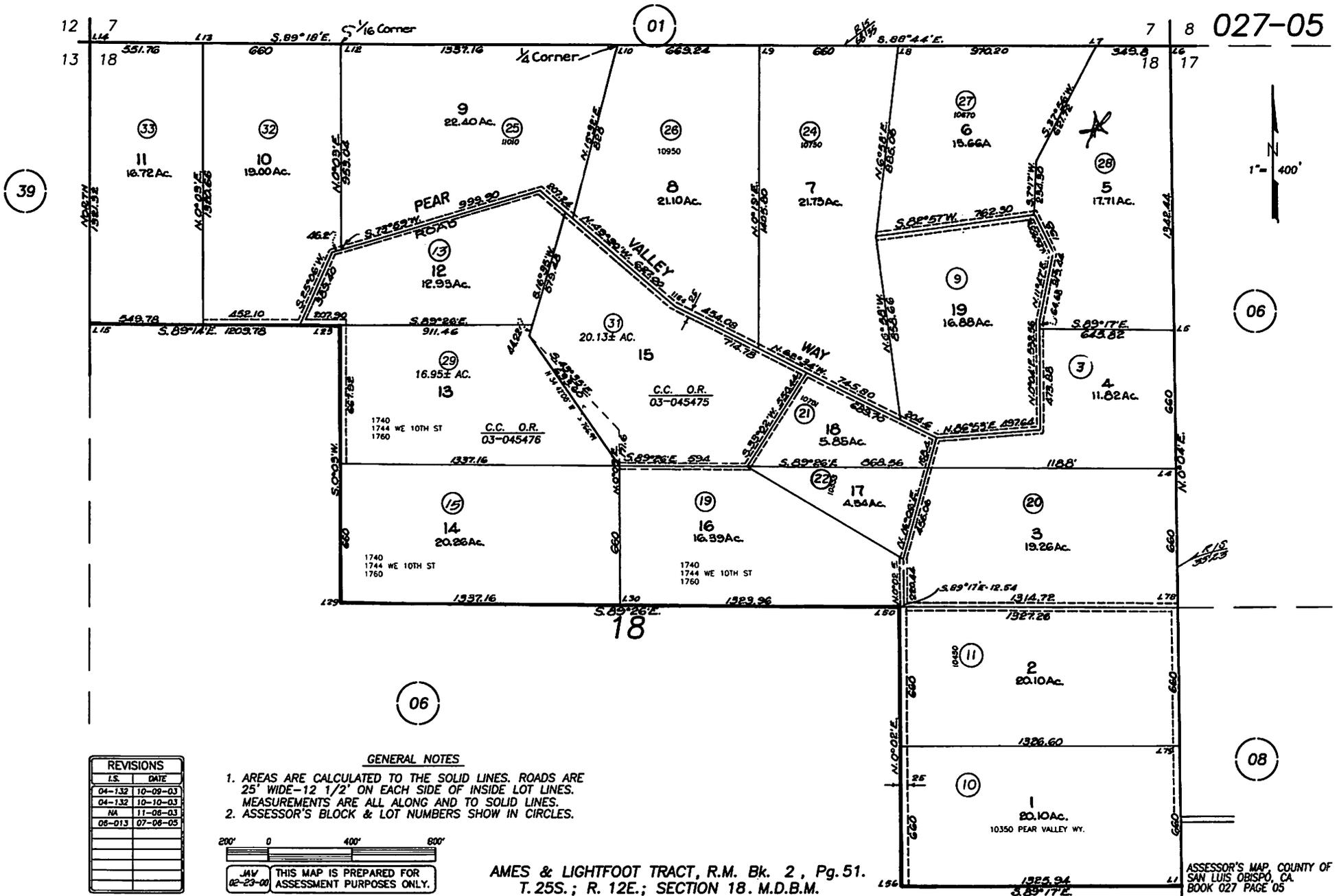


2' Eaves + Canopy



Floor Plan





39

01

06

06

08

18

7

7

18

17

13

18

33

11

16.72 Ac.

32

10

19.00 Ac.

9

22.40 Ac.

25

1090

26

10950

24

10750

27

10470

19.66A

28

5

17.71 Ac.

12

12

12.93 Ac.

29

13

16.95 AC.

1740

1744 WE 10TH ST

1760

C.C. O.R.
03-045476

15

14

20.26 Ac.

1740

1744 WE 10TH ST

1760

15

20.13 AC.

31

15

C.C. O.R.
03-045476

19

16

16.39 Ac.

1740

1744 WE 10TH ST

1760

21

18

5.85 Ac.

22

17

4.54 Ac.

20

3

19.26 Ac.

11

2

20.10 Ac.

10

1

20.10 Ac.

10350 PEAR VALLEY WY.

1" = 400'

R 12 E

S 23 E

125

130

135

140

145

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155

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995

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1005

1010

1015

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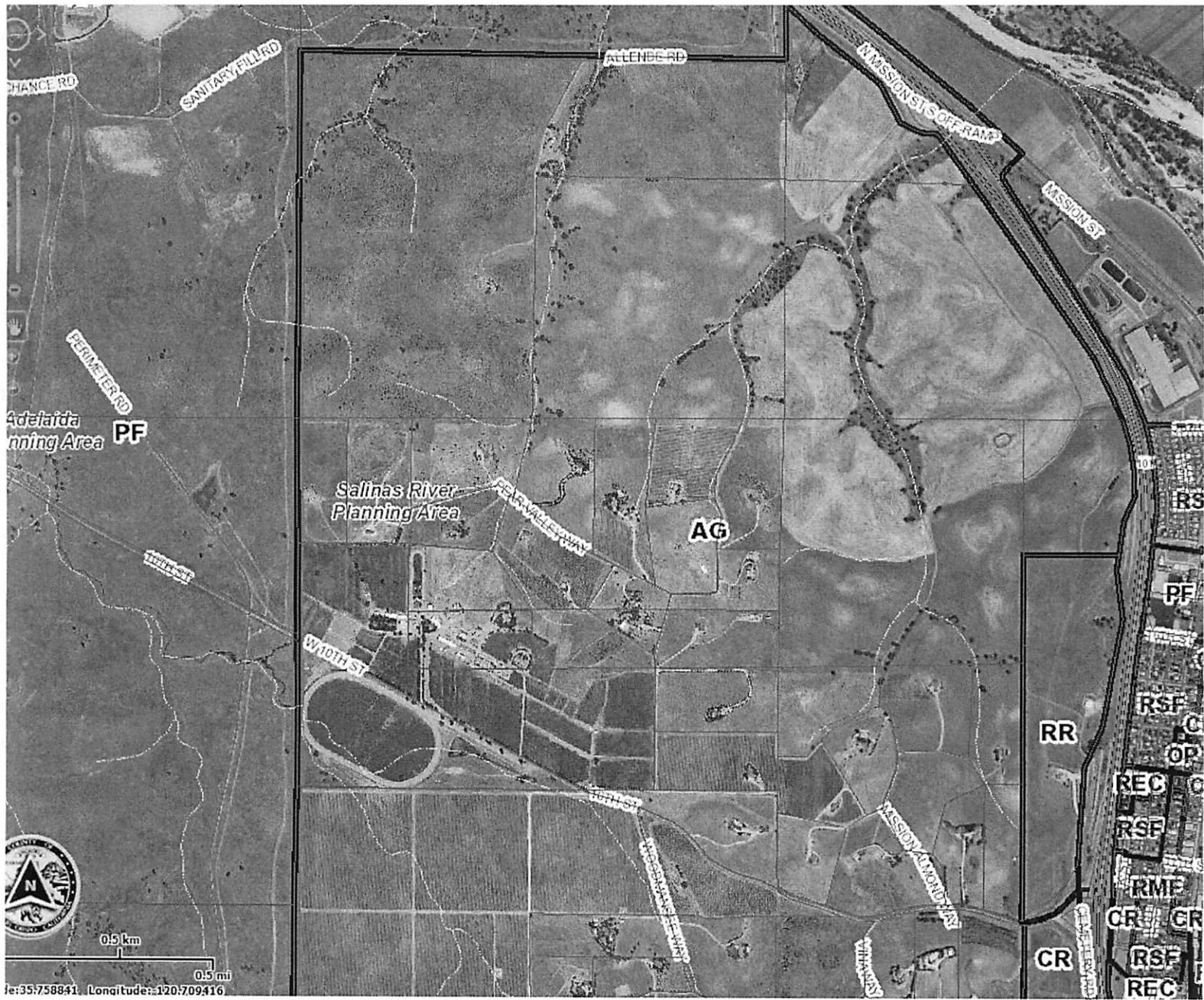
1125

1130

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Parcel Summary Report For Parcel # 027-051-028

8/6/2013
12:41:04PM

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 FREITAS VICTORIA M
 950 INDIAN DUNE RD SAN MIGUEL CA 93451-
OWN VARGAS PEDRO

Address Information

Status Address
P 00950 INDIAN DUNE RD RSAL

Lot Information:

<u>Tract / Townshp</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>
AMSLTFTR	0000	0005	Salinas Rural	Salinas	AG			Y		

Parcel Information

Status Description
Active AMS LT FT TR LT 5

Notes

Tax Districts

SAN MIGUEL
PASO ROBLES JT(27,40) (SB1537)
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
SAN MIGUEL
NO. 01



Parcel Summary Report For Parcel # 027-051-028

8/6/2013
12:41:04PM

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:

C8325 FNL Primary Parcel

Description:

ELECTRIC METER FOR AG WELL/1.5 HP/200 AMP

C9444 FNL Primary Parcel

Description:

SFD W/ATT GARAGE ARCH DGM

DRC2013-00006 REC Primary Parcel

Description:

MUP FOR 3,000 SQ FT AG PROCESSING BUILDING.

PMT2002-13352 WIT Primary Parcel

Description:

DETACHED GARAGE

PMT2002-16454 EXP Primary Parcel

Description:

CONST SFR W/ GARAGE

PMT2002-16456 EXP Primary Parcel

Description:

GRADING FOR SFD AND DRIVEWAY (AS-BUILT)

PMT2003-00486 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR SFD PERMIT C9444/ PIPING BLAZEMASTER/ SPRINKLERS TYCO LFII CONCEALED

S020276N APV Primary Parcel

Description:

PROP RD NAME-INDIAN DUNE RD