



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/25/2014

TO: \_\_\_\_\_

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)  
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00073 BERARDO – Proposed minor use permit to add 1,200sf for barrel storage and case goods at the winery. Site location is 3280 Township Rd, Paso Robles. APN: 040-101-004

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

MINOR USE PERMIT

MUP TO ADD SQ. FTG. FOR BARREL STORAGE AND CASE GOODS TO EXISTING ADEL/ RADEL AG

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Buil

### 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 A. JOHN BERARDO Daytime Phone 805.712.7047  
 Mailing Address 3280 TOWNSHIP RD, PASO ROBLES Zip Code 93446  
 Email Address: ajberardo@msn.com

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address SAM 9 Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address N/A Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 15.5 ACRES Assessor Parcel Number(s): 040-101-004

Legal Description: WARDS B PTN LT 216

Address of the project (if known): 3280 TOWNSHIP RD, PASO ROBLES 93446

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: NORTH EAST CORNER OF TOWNSHIP RD AND LAS TABLAS-WILLOW CREEK RD

Describe current uses, existing structures, and other improvements and vegetation on the property: VINEYARD - WINERY WITH TASTING ROOM AND RESIDENCE

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): ADDED SQUARE FOOTAGE FOR BARREL STORAGE AND CASE GOODS AT THE WINERY

### 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 A. John Berardo Date 07/20/14

**FOR STAFF USE ONLY**

Reason for Land Use Permit: \_\_\_\_\_



# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

**To ensure that your environmental review is completed as quickly as possible, please remember to:**

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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: \_\_\_\_\_ acres  
Moderate slopes of 10-30%: \_\_\_\_\_ 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: \_\_\_\_\_
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**

*BARREL AND CASE STORAGE*

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain \_\_\_\_\_  
 Commercial/Office - Explain EXISTING WINERY  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 0
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach. \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements?  
 Bacteriological?     Yes     No  
 Chemical?     Yes     No  
 Physical     Yes     No  
 Water analysis report submitted?     Yes     No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter     Water Quality Analysis     OK or     Problems  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

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

**Sewage Disposal Information**

*BARREL AND CASE STORAGE*

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

1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

**If a community sewage disposal system is to be used:**

*BARREL AND CASE STORAGE*

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**

*BARREL AND CASE STORAGE*

1. What type of solid waste will be generated by the project?  
 Domestic    Industrial    Agricultural    Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: \_\_\_\_\_
3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
4. Does your project design include an area for collecting recyclable materials and/or composting materials?  
 Yes    No

**Community Service Information**

1. Name of School District: *TEMPLETON*
2. Location of nearest police station: *POLICE*
3. Location of nearest fire station: *CAL FIRE*
4. Location of nearest public transit stop: \_\_\_\_\_
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**

*BARREL AND CASE STORAGE*

1. Please describe the historic use of the property:  
 \_\_\_\_\_
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**

*BARREL AND CASE STORAGE*

**Only complete this section if you are proposing a commercial or industrial project or zoning change.**

1. Days of Operation: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
2. How many people will this project employ? \_\_\_\_\_
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, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
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** *BARREL AND CASE STORAGE*

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

**Special Project Information** *BARREL AND CASE STORAGE*

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): \_\_\_\_\_
2. Will the development occur in phases?  Yes  No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
If yes, please describe: \_\_\_\_\_

**Energy Conservation Information** *BARREL AND CASE STORAGE*

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** *BARREL AND CASE STORAGE*

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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): \_\_\_\_\_

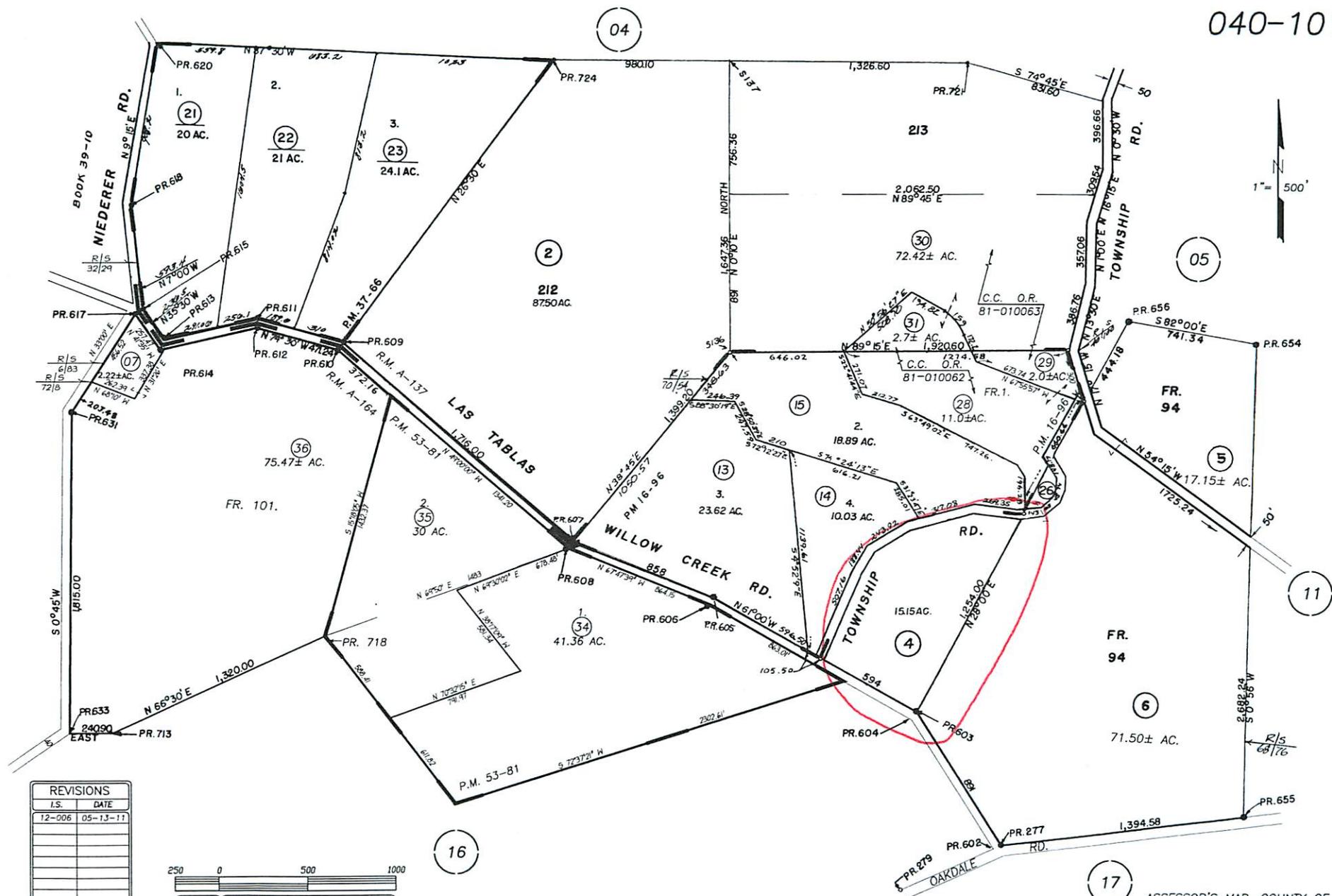
**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local):            None
- (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

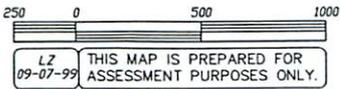






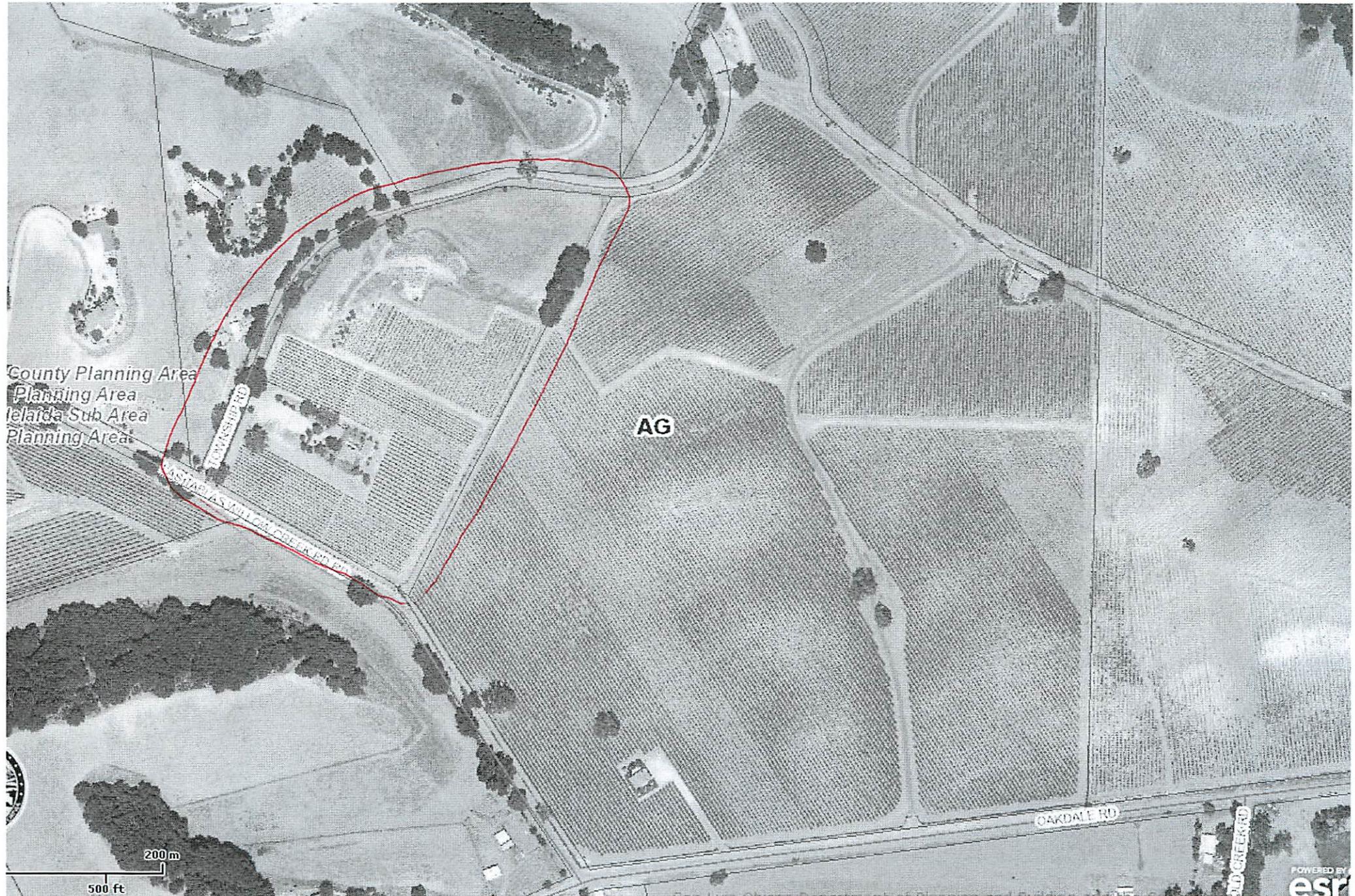


REVISIONS	
I.S.	DATE
12-006	05-13-11



RANCHO PASO DE ROBLES, R.M. Bk. A , Pgs. 137 & 164.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 040 PAGE 101



County Planning Area  
Planning Area  
Ielaida Sub Area  
Planning Area

TUCKER RD

W. STATE ST. / W. STATE ST. / W. STATE ST.

AG

OAKDALE RD

NO CHECK RD

200m

500 ft

POWERED BY  
esri



# Parcel Summary Report For Parcel # 040-101-004

2/21/2014  
4:27:15PM

## 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    BERARDO A JOHN  
          PO BOX 567    TEMPLETON CA 93465-0567  
OWN    BERARDO MARILYN S

### Address Information

Status            Address  
P                    03280 TOWNSHIP RD RADEL

### Lot Information:

<u>Tract / Twnshp</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>
WARDSBPR	0000	216P	Rural Adelaida	Adelaida	AG			Y	VP	E010151C

### Parcel Information

Status    Description  
Active    WARD SB PTN LT 216

### 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 # 040-101-004

2/21/2014  
4:27:15PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

90678	FNL	Primary Parcel
<b>Description:</b>		
UNDERGROUND ELEC 100A SERVICE TO AG WELL W/1/2HP		
A1419	FNL	Primary Parcel
<b>Description:</b>		
DEMO TWO AG BARNs & OLD GARAGE		
A2611	FNL	Primary Parcel
<b>Description:</b>		
REBUILD AND ENLARGE GARAGE/BARN		
A6967	FNL	Primary Parcel
<b>Description:</b>		
WINE STORAGE BLDG.-CONVERT EXISTNG BARN B970062-2		
A7552	FNL	Primary Parcel
<b>Description:</b>		
ELECTRIC METER/200 AMP/UNDERGROUND FOR SFD		
A7798	FNL	Primary Parcel
<b>Description:</b>		
3 PHASE ELECTRIC SERVICE TO TASTING RM		
D980057P	APP	Primary Parcel
<b>Description:</b>		
WINE STORAGE BLDG		
DRC2013-00073	REC	Primary Parcel
<b>Description:</b>		
MUP TO ADD SQ. FTG. FOR BARREL STORAGE AND CASE GOODS TO EXISTING WINERY.		
E010151	RES	Primary Parcel
<b>Description:</b>		
EXPIRED PERMIT		
PMT2002-25724	EXP	Primary Parcel
<b>Description:</b>		
LOAD BEARING RET. WALL FOR BARN/GARAGE		
D990140D	WIT	Related Parcel
<b>Description:</b>		
WINERY, SPECIAL EVENTS & RESTURANT		