



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/9/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00102 8585 CROSS CANYONS – Proposed minor use permit for a winery expansion adding four buildings totaling 23,000 sf (office building of 2,000 sf, plus three steel buildings of approximately 21,000 sf). Site location is 8585 Cross Canyon Rd, San Miguel. APN: 027-271-040

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

MINOR USE PERMIT

WINERY EXPANSION TO ADD 4 BUILDINGS
TOTALING 23,000 SF (OFFICE BLDG 2000 SF,
NCSAL/ NCSAL

AG

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 8585 CROSS CANYONS, LLC Daytime Phone 805 467-0067

Mailing Address 8585 CROSS CANYONS ROAD Zip Code 93451

Email Address: RAYNETTE@LOCATELLIWINERY.COM

Applicant Name SAME AS ABOVE Daytime Phone _____

Mailing Address _____ Zip Code _____

Email Address: _____

Agent Name REUBEN GRUBER Daytime Phone 805 674-5840

Mailing Address 920 OAK STREET #9 Zip Code 93445

Email Address: REUBEN.GRUBER@GMAIL.COM

PROPERTY INFORMATION

Total Size of Site: 100 ACRES Assessor Parcel Number(s): 027 271 040

Legal Description: ATTACHED EXHIBIT A

Address of the project (if known): 8585 CROSS CANYONS ROAD 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.: CROSS CANYONS ROAD - CROSS ST. IS INDIAN VALLEY ROAD - NEAR BRIDGE AT SALINAS RIVER

Describe current uses, existing structures, and other improvements and vegetation on the property:

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See ATTACHED LETTER

EXPLANATION

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 [Signature] Date 2-10-15

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

Explanation Letter (answers too long to fit the form)

PROPOSED PROJECT:

This is a request for a winery expansion. The original winery was approved as Minor Use Permit DO10173P dated June 21, 2002.

We wish to build a 21,000 square foot of buildings plus a 2,000 square foot office in three phases. The first phase, building # 4, would be 60 by 150 foot building to house wine tanks, glass, a bottling line, and bottled case goods awaiting export to China. The second and third phase of 60 by 100 each would allow the tanks, bottling line, and case goods to be in separate areas. All three of these buildings would be steel buildings with 20 foot high eaves and a low sloping roof. The 2,000 square foot office would be built with the second or third phase

TRUCK TRAFFIC:

We are anticipating exporting two over seas containers, and importing one tanker of bulk wine per week. I would estimate that would be about 10 truck trips per week.

ENVIRONMENTAL DESCRIPTION FORM

Water Supply Information

1. Plan on using the existing individual water supply that supplies the existing winery located on the property.
2. The water demand for this expansion is light. It is for the bathroom and for washing wine tanks. No crushing or fermentation.

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: Site FRONTS ON CROSS CANYONS ROAD - ACCESS IS FROM EX. DRIVEWAYS

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: VINEYARD
East: VINEYARD

South: VINEYARD
West: SALINAS RIVER

For all projects, answer the following:

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

Buildings: 28000 sq. feet 12 %
Landscaping: 0 sq. feet _____ %
Paving: 0 sq. feet _____ %
Other (specify) GRAVEL (CRUSHED ROCK)
Total area of all paving and structures: 4 sq. feet acres
Total area of grading or removal of ground cover: 0 sq. feet acres
Number of parking spaces proposed: 12 Height of tallest structure: 28
Number of trees to be removed: 0 Type: _____
Setbacks: Front 100 Right 1/8 mi Left 100 Back 1/8 mi

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 No (If yes, please submit copy)

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 No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: SAN MIGUEL CDF

For commercial/industrial projects answer the following:

Total outdoor use area: 6 sq. feet acres
Total floor area of all structures including upper stories: 23,000 sq. feet

For residential projects, answer the following:

Number of residential units: NA 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 75 acres
Moderate slopes of 10-30%: 19 acres
Steep slopes over 30%: 5 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: FROM CROSS CANYONS ROAD

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system *See EXPLANATION LETTER*
2. What is the proposed use of the water?
 Residential Agricultural - Explain
 Commercial/Office - Explain *See EXPLANATION LETTER*
 Industrial - Explain
3. What is the expected daily water demand associated with the project? *1000 GAL DAY*
4. How many service connections will be required? *NA*
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

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? *220* 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: *NA* Location of connection: _____
2. What is the amount of proposed flow? *1 OFFICE BATH ROOM* G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No *NA*

Solid Waste Information

1. What type of solid waste will be generated by the project? waste plastic pallet company
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: SAN MIGUEL DISPOSAL
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: SAN MIGUEL
2. Location of nearest police station: _____
3. Location of nearest fire station: SAN MIGUEL - 1.5 miles
4. Location of nearest public transit stop: SAN MIGUEL 1 mile
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:
GRAIN AND CATTLE LAND
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: Daily Hours of Operation: 9am-4pm
2. How many people will this project employ? 9
3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift 1 SHIFT - 9am-4pm
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: A NOISE FROM BOTTLING. NO NEIGHBORS
 (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: Plastic WRAP FROM NEW BOTTLES
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. 9 Between 4:00 to 6:00 p.m. 9
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 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: NA

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): NA
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

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: MIN. R30 INSULATION WALLS + CEILING

*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

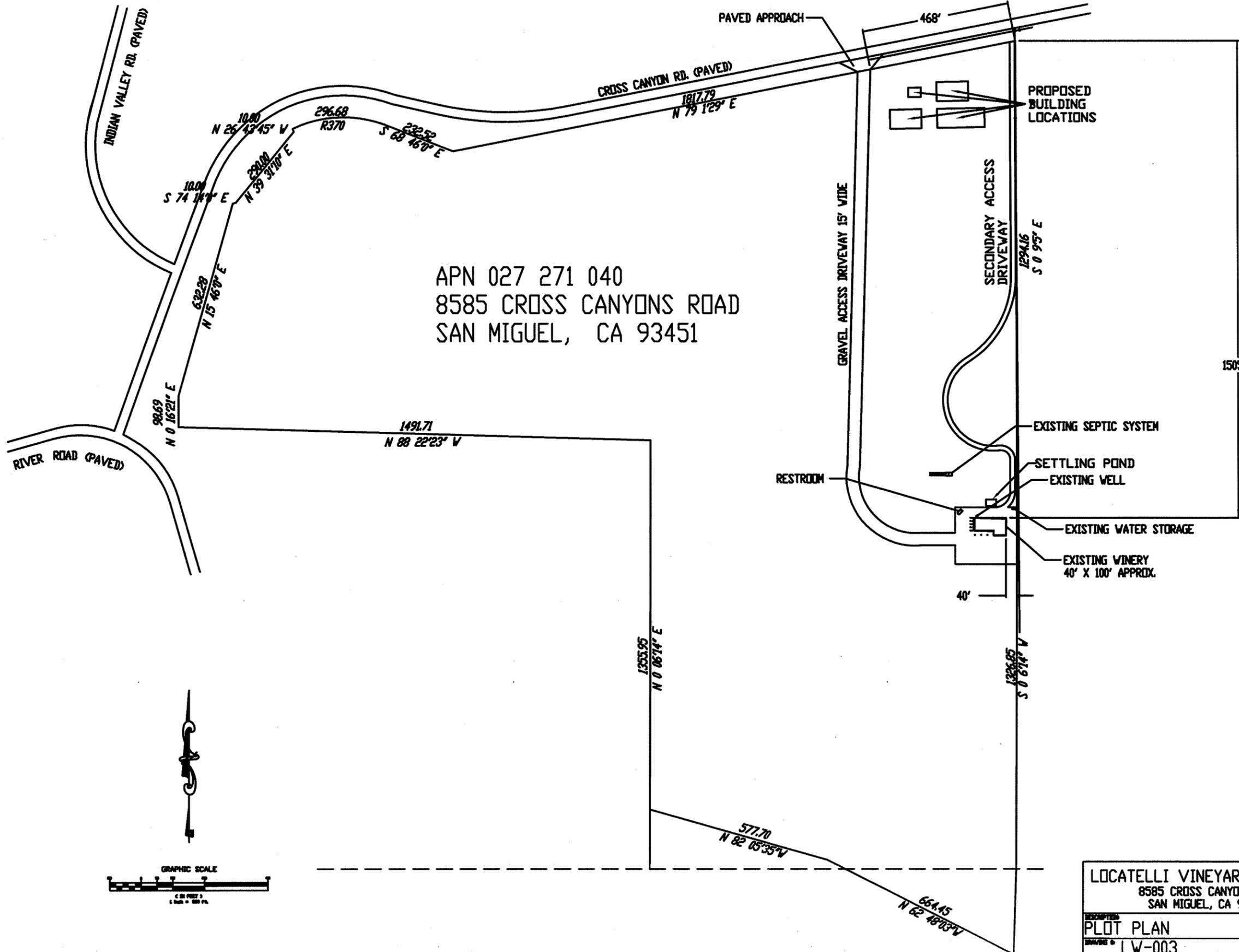
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
NA

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): _____

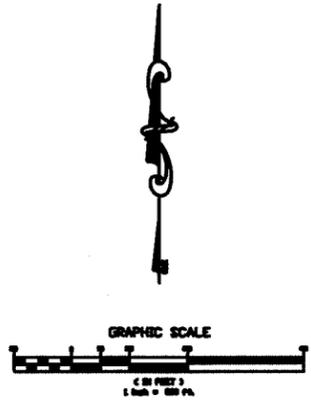
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Building Dept. San County

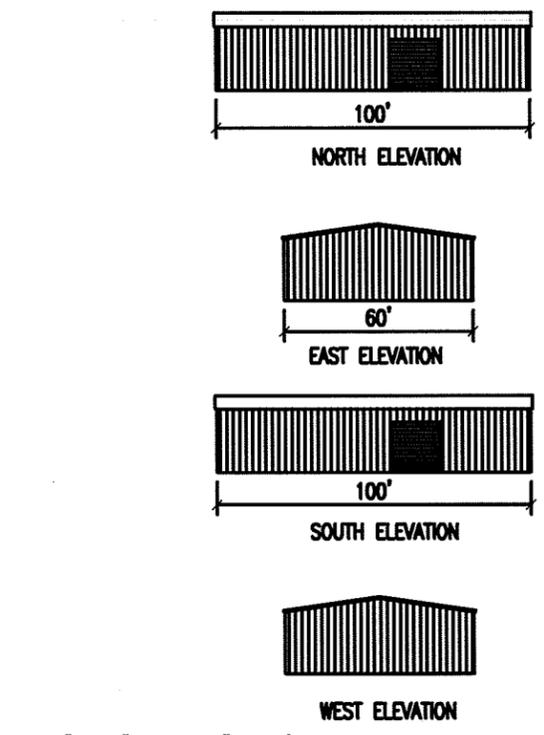
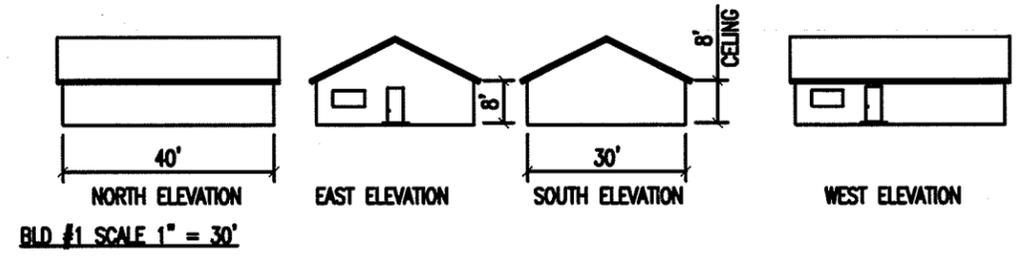
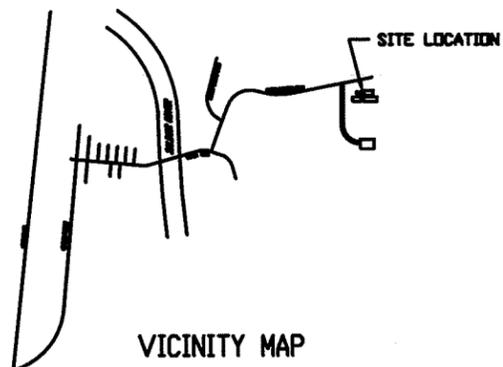
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



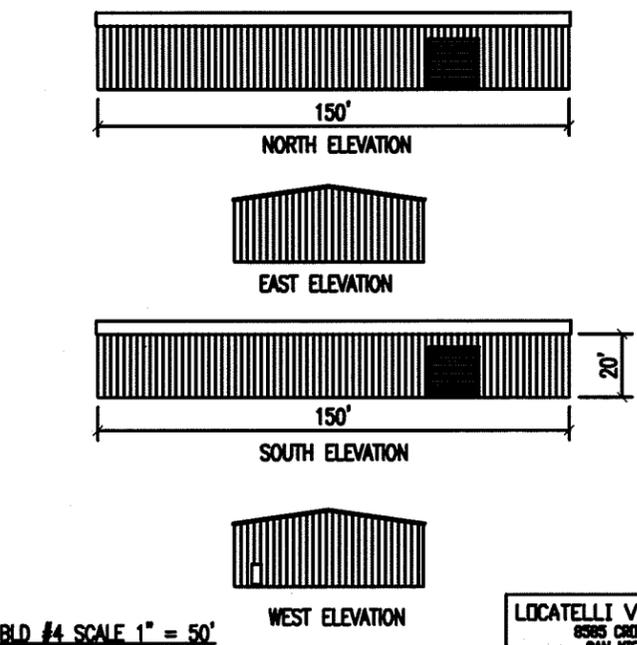
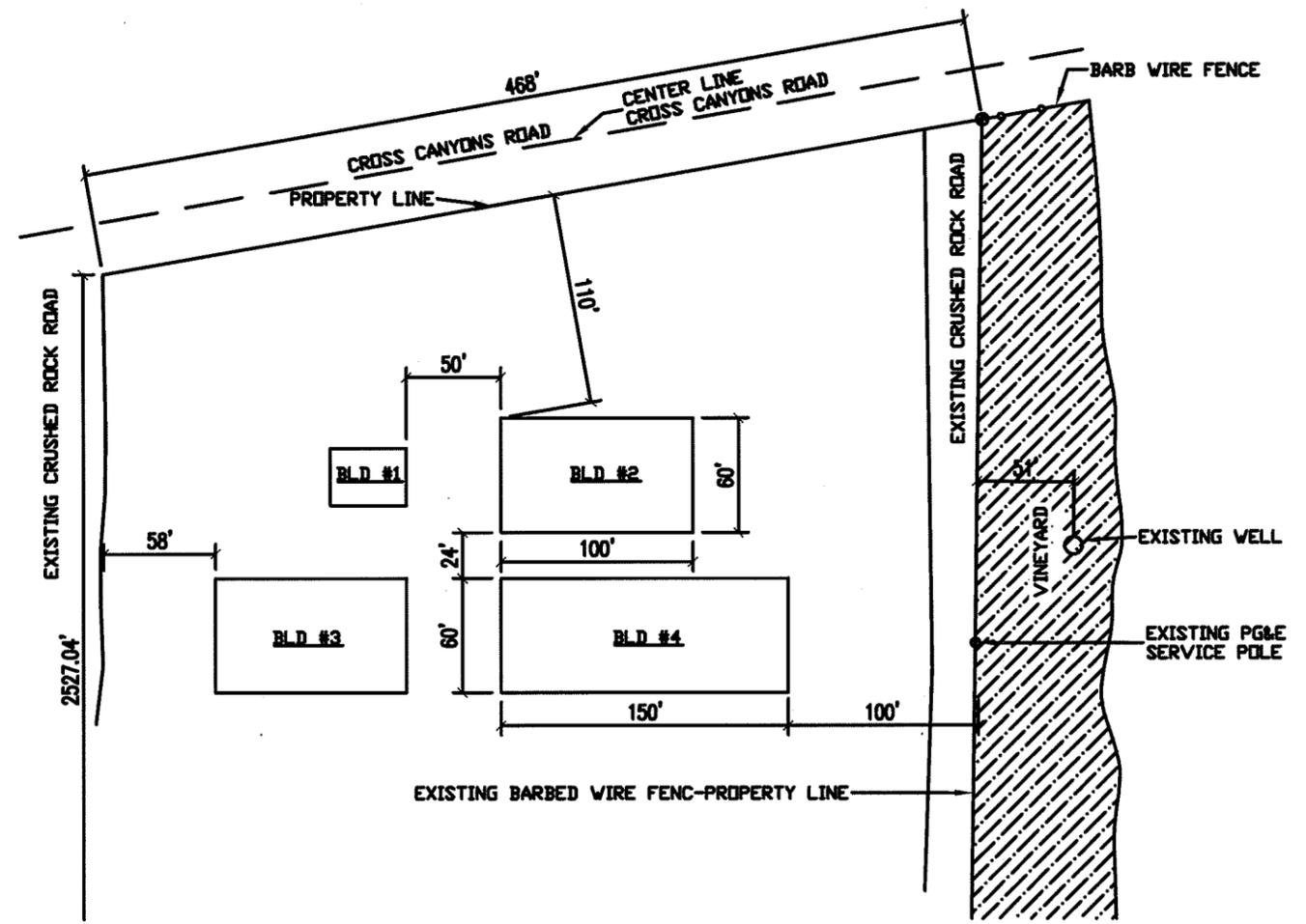
APN 027 271 040
 8585 CROSS CANYONS ROAD
 SAN MIGUEL, CA 93451



LOCATELLI VINEYARD & WINERY		
8585 CROSS CANYONS ROAD SAN MIGUEL, CA 93451		
PLOT PLAN		
DRAWING #	DATE	SCALE
LW-003	12-11-02	1" = 200'
BY	DATE	SCALE
R.G.	12-11-02	1" = 200'
NO. OF SHEETS	1 OF 3	

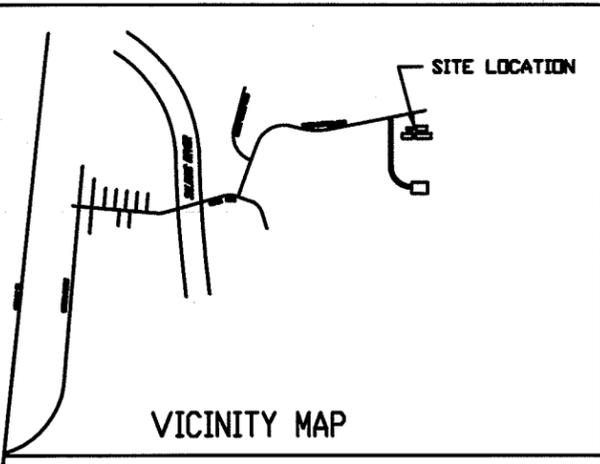


SCALE
1" = 80'

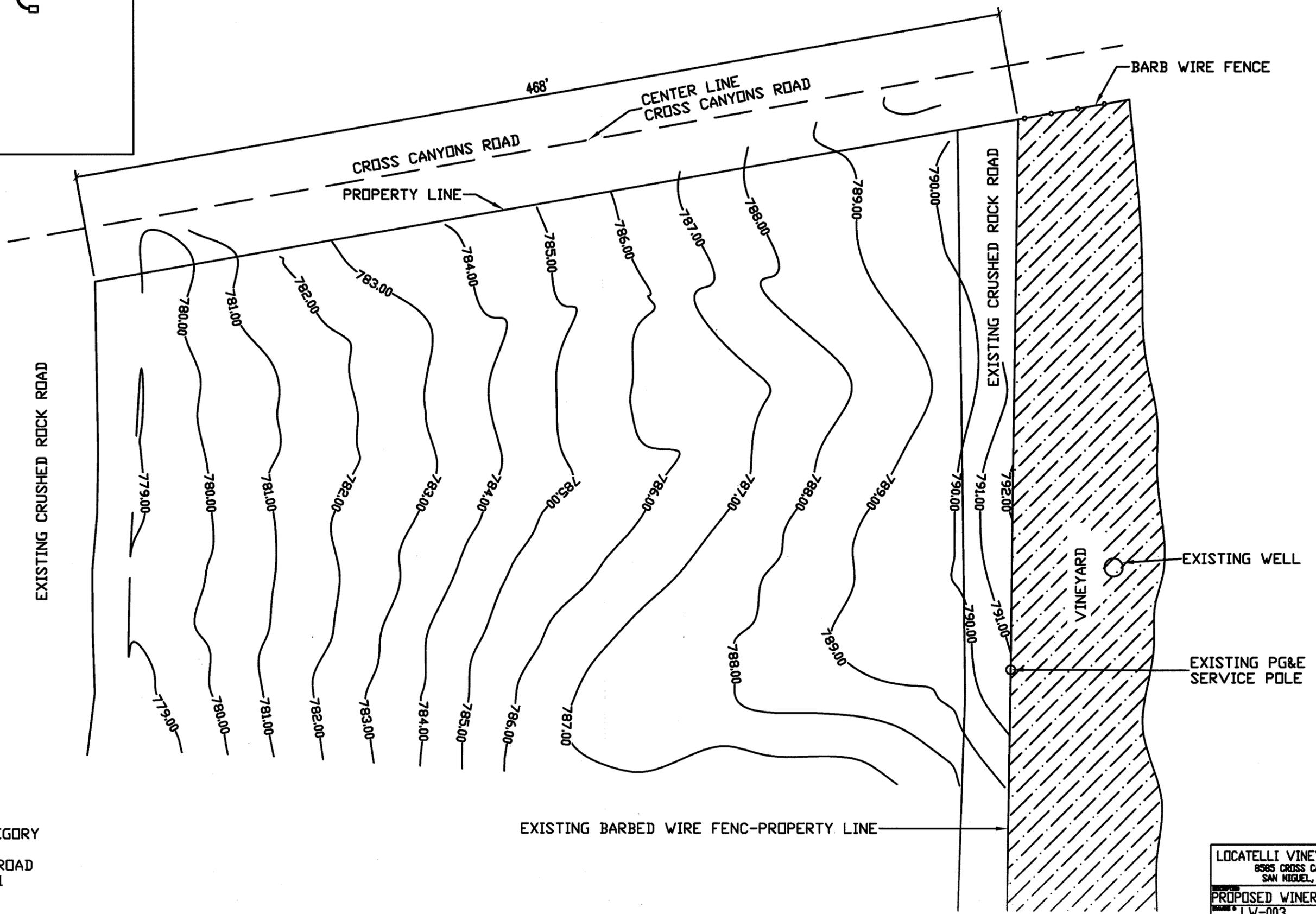


LOUIS & RAYNETTE GREGORY
APN 027 271 040
8585 CROSS CANYONS ROAD
SAN MIGUEL, CA 93451

LOCATELLI VINEYARD & WINERY
8585 CROSS CANYONS ROAD
SAN MIGUEL, CA 93451
PROPOSED WINERY EXPANSION
LV-003 2 3
DATE: 2-09-15

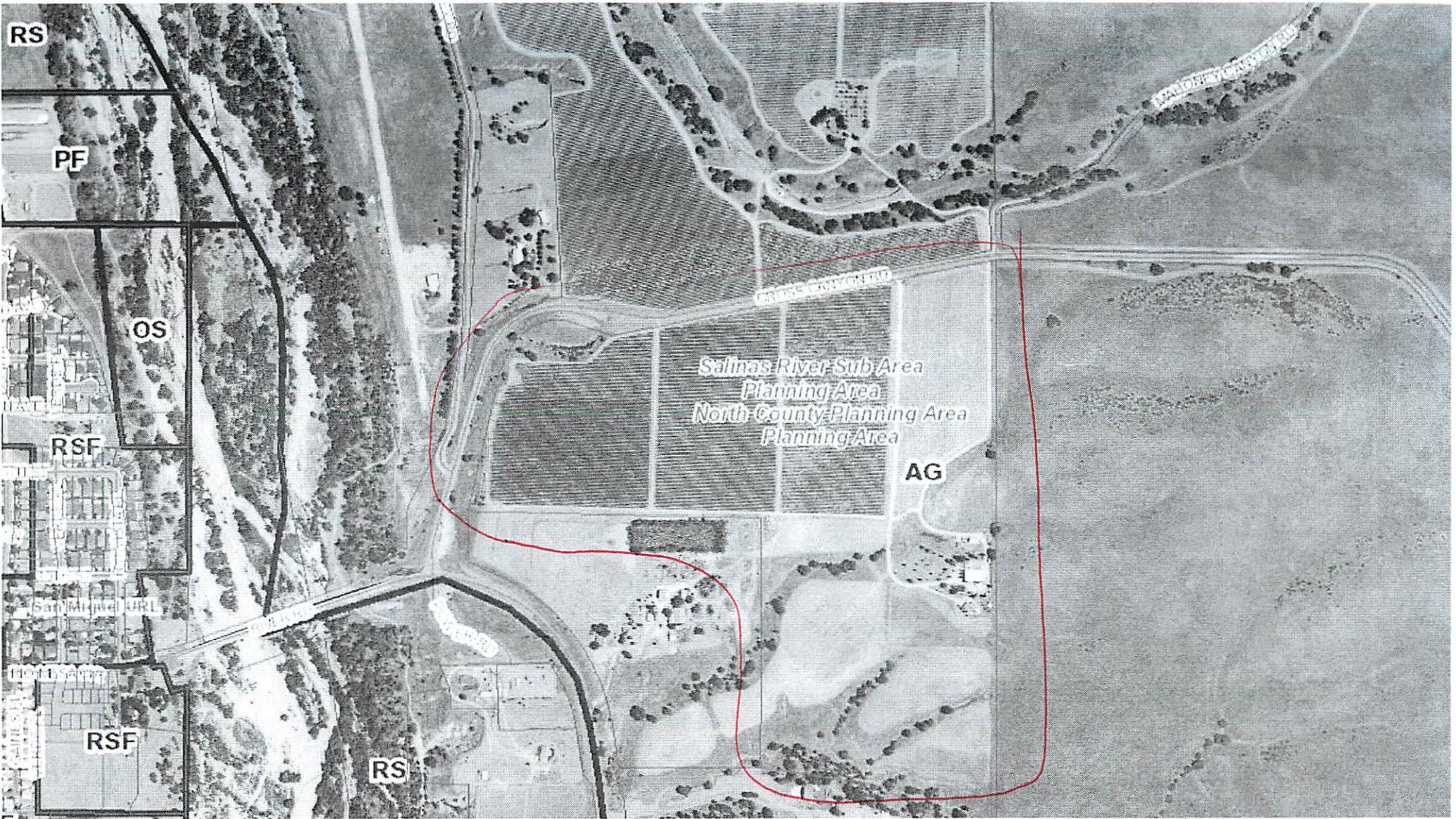


SCALE
1" = 50'



LOUIS & RAYNETTE GREGORY
 APN 027 271 040
 8585 CROSS CANYONS ROAD
 SAN MIGUEL, CA 93451

LOCATELLI VINEYARD & WINERY		
8585 CROSS CANYONS ROAD		
SAN MIGUEL, CA 93451		
PROPOSED WINERY EXPANSION		
LW-003	2	3
DATE: 2-09-15		



RS

PF

OS

RSF

AG

RS

Salinas River Sub Area
Planning Area
North County Planning Area
Planning Area

GRAND AVENUE

SALINAS RIVER

San Miguel URL

Holt Center

RSF



Parcel Summary Report For Parcel # 027-271-040

3/2/2015
3:36:04PM

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 8585 CROSS CANYONS LTD PTP
8585 CROSS CANYONS RD SAN MIGUEL CA 93451-9052

Address Information

Status Address
08585 CROSS CANYON RD NCSAL

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>
COAL02-	423	0003	North Cty. Plan	North County I	AG			Y		

Parcel Information

Status Description
Active T25S R12E PTN SEC 16

Notes

Tax Districts

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

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 027-271-040

3/2/2015
3:36:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

99322 FNL Primary Parcel

Description:

ELECT. PUMP 25 HP & ELECT. PANEL

C3241 FNL Primary Parcel

Description:

ADDITION TO BARN (AS BUILT)

D010173P APP Primary Parcel

Description:

SHOP INTO WINERY

D020143P CMP Primary Parcel

Description:

CONVERT SHOP TO WINERY/SPECIAL EVENTS

DRC2014-00102 REC Primary Parcel

Description:

WINERY EXPANSION TO ADD 4 BUILDINGS TOTALING 23,000 SF (OFFICE BLDG 2000 SF, PLUS 3 STEEL BUILDINGS APPROX 21,000 SF)

PMT2003-00212 EXP Primary Parcel

Description:

EXPIRED - MOBILE HOME ALLOCATION 312-21399

PMT2003-02970 FNL Primary Parcel

Description:

CONVERT BARN, (U-1) TO WINERY STORAGE, (F-1). NO FIRE SPRINKLER REQD PER ENGINEER OF RECORD. DON CARLSON, RCE HAS CERTIFIED THE CONVERSION FROM U-1 TO F-1, INCLUDING ALL STRUCTURAL, SOILS, PAD & TITLE 24.

PMT2003-02971 FNL Primary Parcel

Description:

DETACHED RESTROOM FOR WINERY. ALSO SEE PMT 2003-02970 D.CARLSON, RCE

PMT2004-01561 CMP Primary Parcel

Description:

AG EXEMPT BUILDING 320 SQFT AND 80 SQFT LIVESTOCK SHELTER W/ 2ND STORY LOFT

PMT2004-01562 FNL Primary Parcel

Description:

ELECTRICAL AND PLUMBING FOR AG EXEMPT BUILDING: 1 WATER HEATER, 1 SUB PANEL, 1 SHOWER, WATER CLOSET & LAVATORY.

PMT2006-00403 FNL Primary Parcel

Description:

PERMIT FOR EVAPORATOR WASTE POND FOR HOLD ON WINERY PMT2003-02970

S020253L APV Related Parcel

Description:

PROP 3 LOT ADJUSTMENT



Parcel Summary Report For Parcel # 027-271-040

3/2/2015
3:36:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2003-00198

PTX

Related Parcel

Description:

REQUEST BY HASTING ET. AL. FOR A TENTATIVE TRACT MAP TO SUBDIVIDE TWO EXISTING PARCELS (TOTALLING 23 ACRES) INTO TWELVE PARCELS RANGING BETWEEN 1.0 TO 2.4 ACRES EACH FOR THE PURPOSE OF SALE AND/OR DEVELOPMENT AND ONE 7.22-ACRE REMAINDER PARCEL. THE PROJECT INCLUDES OFF-SITE ROAD IMPROVEMENTS TO NORTH RIVER ROAD. THE PROJECT WILL RESULT IN THE DISTURBANCE OF APPROXIMATELY 12 ACRES OF A 23-ACRE AREA. THE DIVISION WILL CREATE TWO ON-SITE ROADS ("ROAD A" AND "ROAD B"). THE PROPOSED PROJECT IS WITHIN THE RESIDENTIAL SUBURBAN LAND USE CATEGORY AND IS LOCATED ON THE WEST SIDE OF NORTH RIVER ROAD, APPROXIMATELY 1,000 FEET SOUTH OF INDIAN VALLEY ROAD WITHIN THE COMMUNITY OF SAN MIGUEL. ROAD NAME REQUEST: RIVER BLUFFS LANE AND NORTH BLUFFS COURT