



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 8/17/2016

TO: _____

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

PROJECT DESCRIPTION: DRC2016-00007 BURGETT – Proposed minor use permit for the conversion of 590 FT space for winery, to include barrel storage and fermentation, case goods storage and small tasting room.
APN(s): 039-111-002

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.

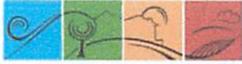
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

APPLICATION TYPE - CHECK ALL THAT APPLY

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

DRC2016-00007

BURGETT THOMA

MINOR USE PERMIT

CONVERSION OF 590 SQ FT FOR WINERY WHICH WILL INCLUDE BARREL STORAGE NCADEL/ NCADEL

AG FH

APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name THOMAS AND AMY BURGETT Daytime Phone 805 227-6585
 Mailing Address 5325 VINEYARD DRIVE PASO ROBLES Zip Code 93446
 Email Address: ALBURGETT@GMAIL.COM

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: 3.6 ACRES Assessor Parcel Number(s): 039-111-002

Legal Description: LOT 4 OF THE HOLLY ORCHARD TRACT

Address of the project (if known): 5325 VINEYARD DRIVE PASO ROBLES

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101 NORTH TO VINEYARD EXIS, TURN LEFT TRAVEL S. 5 MILES TO PROPERTY

Describe current uses, existing structures, and other improvements and vegetation on the property: SINGLE FAMILY RESIDENCE, BARN, DRIVEWAY, A/C ACCESSORY STRUCTURES

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): CONVERSION OF 590 SQ FT FOR WINERY WHICH WILL INCLUDE BARREL STORAGE AND FERMENTATION, CASE GOOD STORAGE AND SMALL TASTING ROOM

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 7-5-2016

FOR STAFF USE ONLY



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): SETBACK MODIFICATION - EXISTING BUILDING, TOPOGRAPHY (CREEK) AND ON VINEYARD DR. A COLLECTOR RD

Describe existing and future access to the proposed project site: ACCESS WILL BE FROM EXISTING DRIVEWAY

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 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: 567 sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: _____ sq. feet _____% Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres

Total area of grading or removal of ground cover: _____ sq. feet acres

Number of parking spaces proposed: 5 Height of tallest structure: 24'

Number of trees to be removed: _____ Type: _____

Setbacks: Front 110'(E) Right 375'(S) Left 15'(N) Back 92'(W)

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: CAL FIRE STATION - VINEYARD

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

Total floor area of all structures including upper stories: _____ 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: _____ sf

Total of area of the lot(s) minus building footprint and parking spaces: _____ sf

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 _____
 Commercial/Office - Explain RESTROOM & TASTING ROOM
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? NO NEW CONNECTIONS NEEDED
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 / _____ 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? _____ 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 If 'Yes', please attach.
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? _____ GPD
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: _____
- 3. Where is the waste disposal storage in relation to buildings? SIDE
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: TEMPLETON UNIFIED SCHOOL DISTRICT
- 2. Location of nearest police station: PASO ROBLES POLICE STATION
- 3. Location of nearest fire station: CAL FIRE STATION
- 4. Location of nearest public transit stop: N/A
- 5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
 Yes No

Historic and Archeological Information

- 1. Please describe the historic use of the property: SINGLE FAMILY RESIDENCE
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

- 1. Days of Operation: 7 DAYS Hours of Operation: 10 am - 6 pm
- 2. How many people will this project employ? 2
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift NOT KNOWN AT THIS TIME
- 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. 1-2 Between 4:00 to 6:00 p.m. 1-4

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
 If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
 If yes, please describe: _____

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: _____

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): NONE
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 *: PLAN THROUGH CAL SUN TO BE COMPLETELY ON SOLAR

*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:
PROPOSE USES WITHIN EXISTING BUILDING WHICH WILL REDUCE GRADING IMPACTS
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): _____

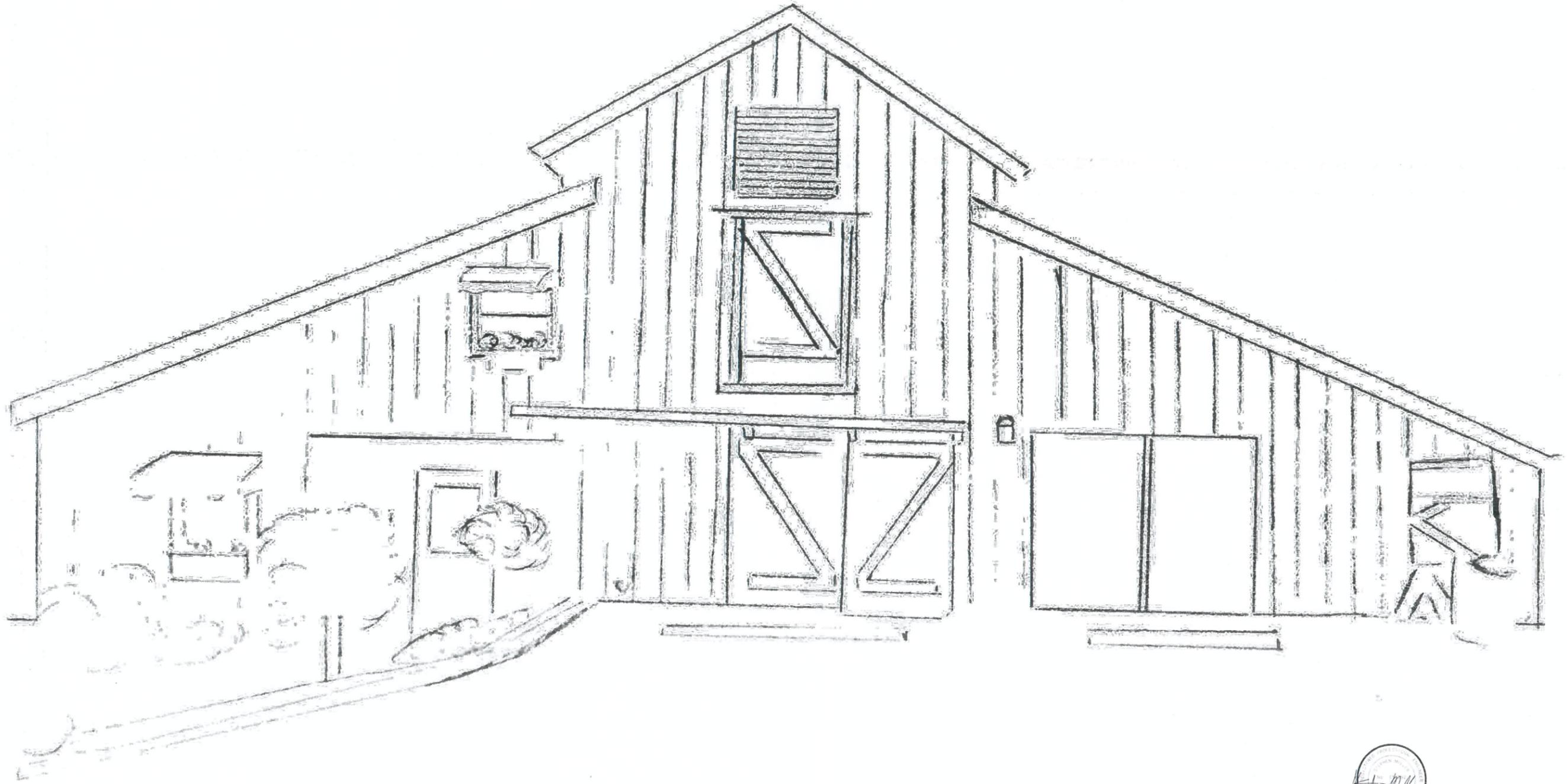
Other Related Permits

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

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project

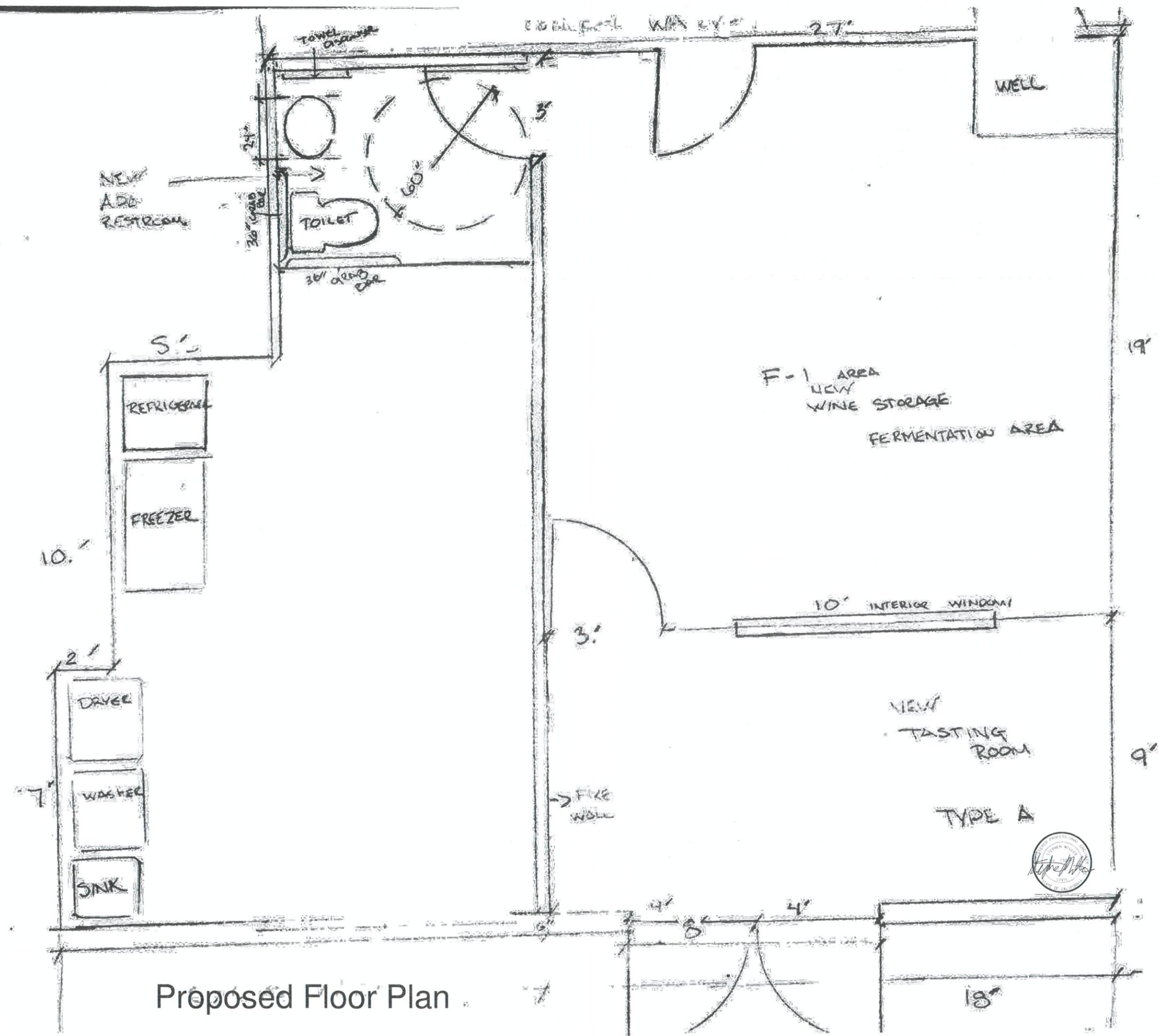
EXTERIOR PERSPECTIVE

Wine Fermentation Room Tenant Improvement for 5325 Vineyard Drive Paso Robles, California 93446



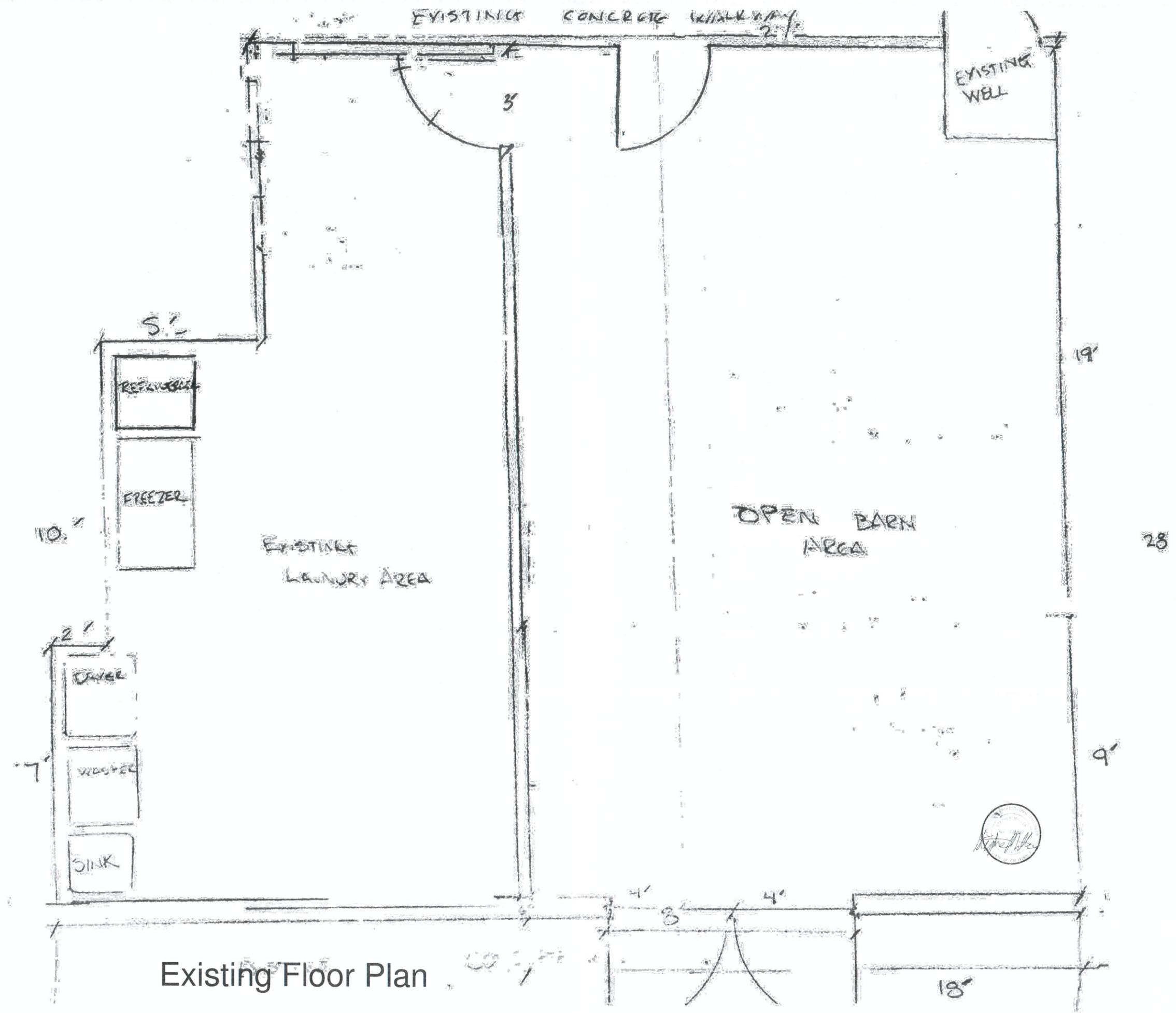
Exterior elevation



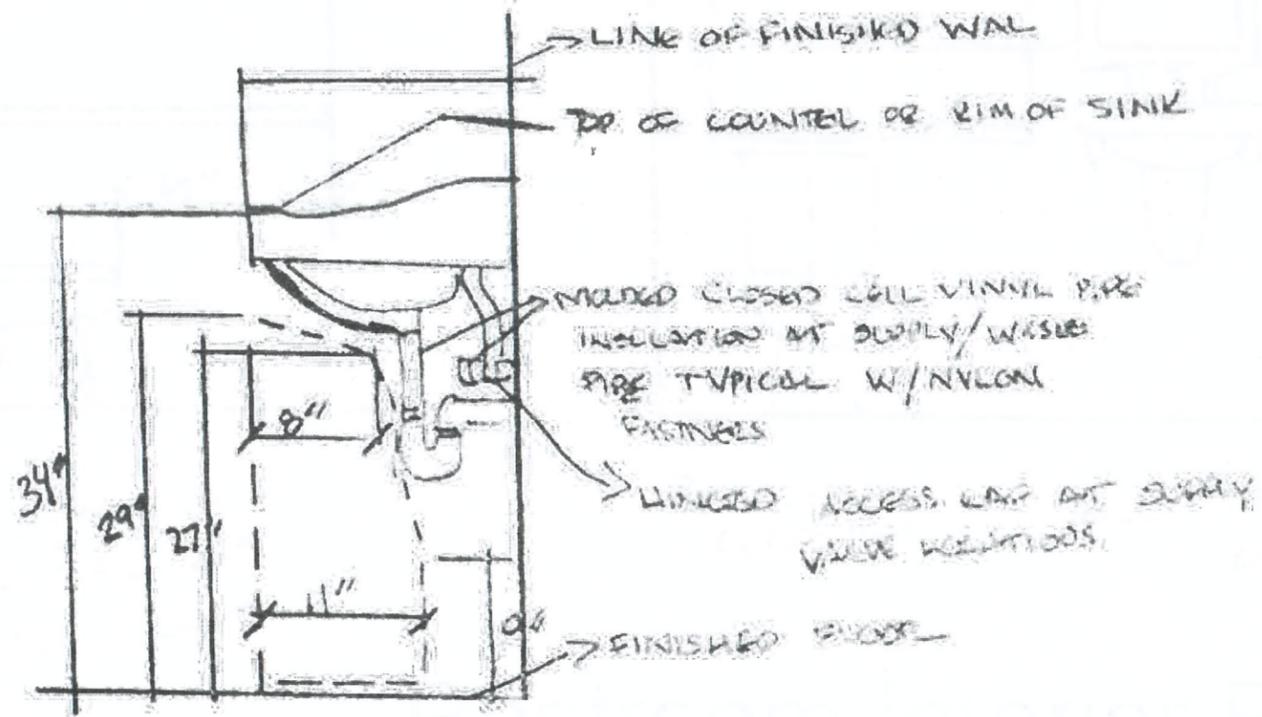
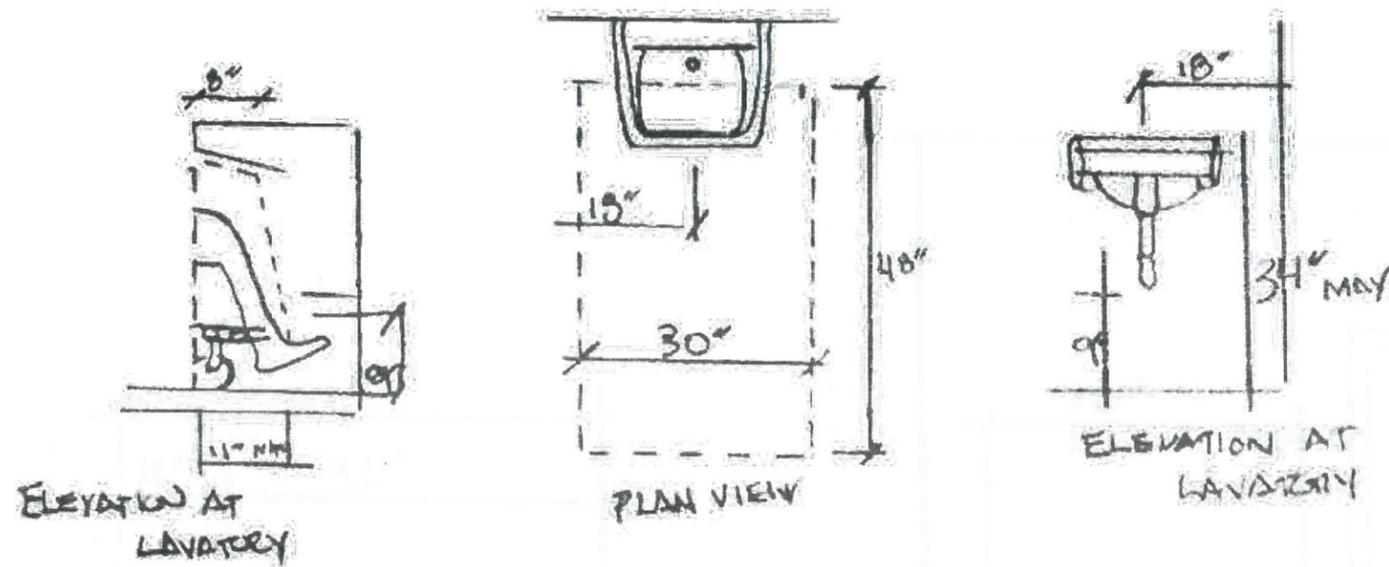


Proposed Floor Plan



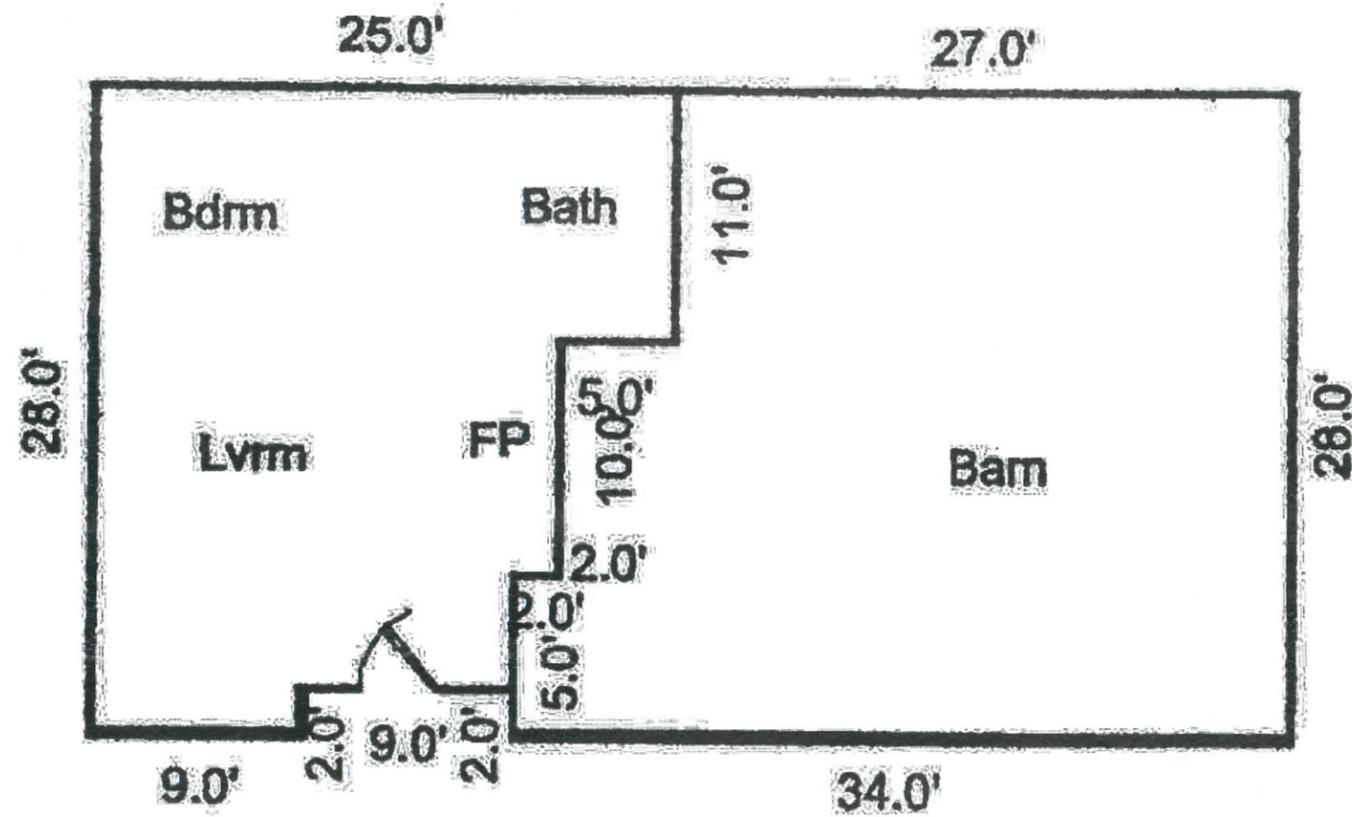


Existing Floor Plan

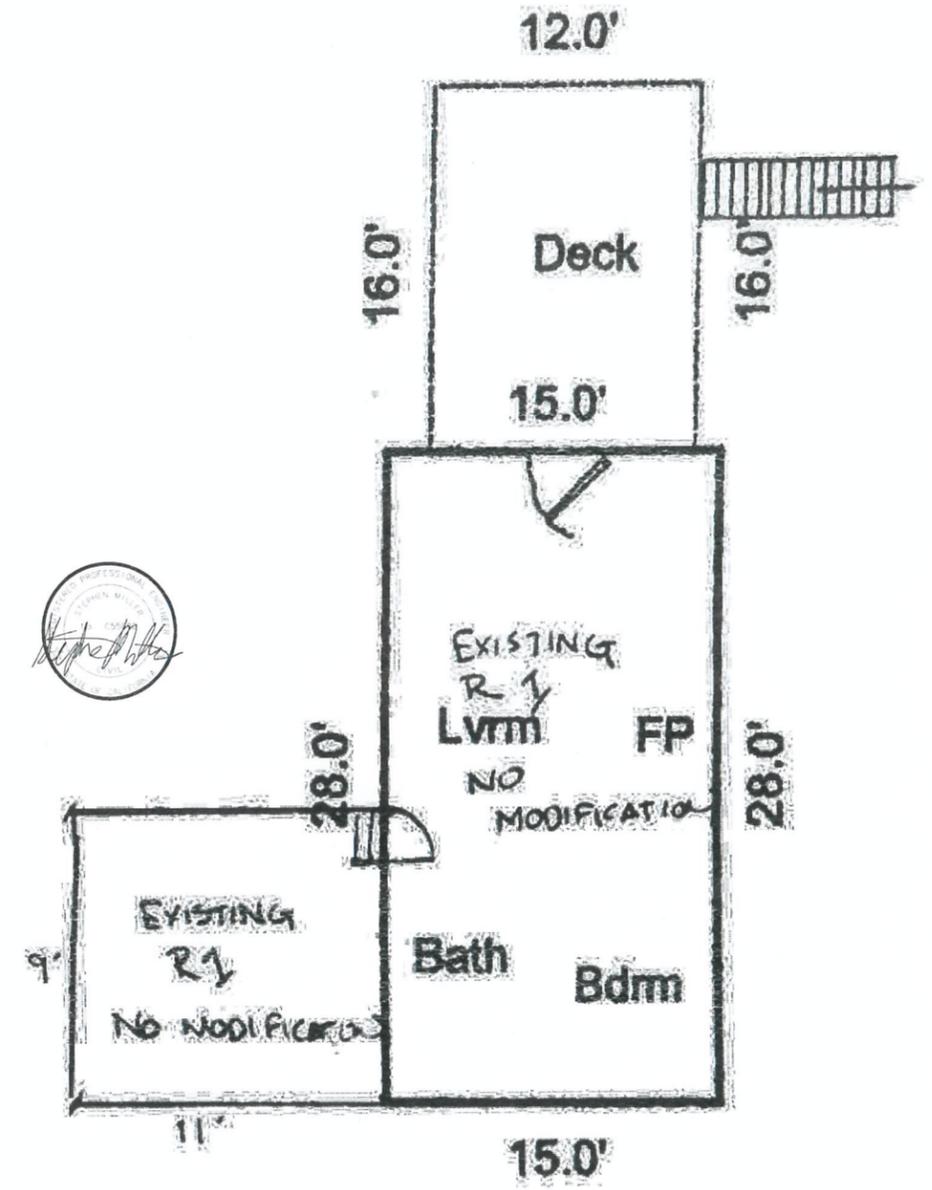


Lavatory Detail

Existing overall Dimensions



Lower Floor



Upper Floor

Tom & Amy Burgett

5325 Vineyard Drive, Paso Robles, Ca. 93446

To: Planning Department,

County of San Luis Obispo

PROJECT DESCRIPTION

This small project is located on an agriculturally zoned +/- 3.6-acre parcel at 5325 Vineyard Drive, Paso Robles, Ca. 93446. The proposed project started off as us looking into the already previously approved entitlement for our property (File number DRC2008-0052 and Document No. 2009-142 from 2009) and maybe looking at that. After digging into what occurred and why, and not wanting or needing a 5000 or 2,500 case winery, we have decided we would scale down and minimize the project dramatically from that previously approved Minor Use Permit. Our project simply includes the conversion of a 570 sqft storage room into a small wine barrel storage and fermentation area, case goods storage, small public tasting room, and a restroom. We are not interested in the large scope the previous owners desired.

Barrel Storage/Fermentation Room : 345 sf

Private Tasting Room: 162 sf

Restroom: 63 sf

Previous Entitlement:

The Previous owners sought a 5,000 case winery and public tasting room along with numerous events to be held on property. The county approved the property for a 2,500 case winery as to insure the traffic allowed was at a safe level. The property was entitled for a two phase project, approved over 7 years, that would turn the entire barn structure into a full winery, crush facility, and tasting room. The previous concerns were public tasting for a larger facility (5,000 or more cases) and how much traffic would be present, as well as potential removal of two large beautiful Oak trees to accommodate a B1e type access to the property.

We are currently working with a very respected local wine maker who only has very limited production (which does not exceed 800 cases)- most of which is produced off site, and who is excited to work with us to have a facility for barrel storage and fermentation of his product, case goods storage, and have a small public tasting room. Traffic into and out of the property will be negligible from what it is now. No large trucks will need access to the location, and no events are planned or sought out. We are simply taking an empty storage area of our barn and using it for its highest and best tax revenue generating use.

Structure Sittting:

The Burgett property is developed with agricultural and residential use, two single family residences. There is a primary single family residence at the center of the site, which abuts the creek and the guest house lies just north of it. Sheepcamp Creek runs along the western property line. The developed area is sheltered by a natural greenbelt of oaks, pines, and other tree species that align Vineyard drive. The remainder of the site is long term planned for vineyards on class II and IV soils.

Existing Use:

The property is owned by the Burgett family. The site is developed with two single family structures (PMT 46317 and A5664), Agricultural accessory structures and corrals for small farm animals. The site includes a B&B license to operate a family residence Bed and Breakfast. There is an existing gate and shared driveway that provides access to the residential structures. There is also an existing residential encroachment driveway apron off of Vineyard Drive. A septic system and leach field are south of the guest house. Water tanks and Cal Fire connections are also in place.

Access:

The access will continue to utilize existing driveway approach off of Vineyard Drive. The driveway approach is paved with an existing gate 35' from Vineyard Drive. There have been several studies on site distance using current driveway and gate. It was determined in the Final Notice of County Action for the previous entitlement, that a 5,000 case winery would be too big for the location, but 2,500 case winery and the traffic generated for that size would be allowed.

After our detailed discussion with Public Works, and in looking at any other potential location for a new access point, there will not be the needed sight distance at any other location along the property besides where it currently is. Simply put, the Driveway's current location is the best location for access to the property and best sight distance. The previous entitlement had a condition of a B1e entrance requirement for public tasting as it was a larger winery. We are asking for this to not be required, as that would require us to tear out two healthy amazing large Oak Trees that are on either side of our driveway near Vineyard Drive. We do not want or need to do that. There have not been any accidents at this location, and there is still good sight distance with them still here and our present apron. We have dramatically scaled down the size of our project from the previous entitlement. We feel with the small size of our project, no history of accidents at our location, the negligible increase in traffic, that we be approved for public tasting with the driveway as is and no requirement for a B1e entrance, as we desire to keep these trees! Public Works seemed to think this was possible and a good option for this smaller scaled down project.

Setback Modification

We request that the same waiver granted to previous entitlement (DRC2008-00152) be approved, which states the minimum setback requirement of 100 feet from the nearest property line for winery to be located approximately 92 from the rear of the property line, and 75 feet from the east-side property

line, and less than 400 feet from a neighbor's residence, as the subject property is 315 from the nearest neighbors (which is currently a vacant residence).

Visual Impacts

The existing structure which will house the winery, is screened from Vineyard Drive by a corridor of tall pines and oak trees that run along Vineyard Drive. The existing building, which will house the winery, is consistent with the agrarian architecture and is consistent with its rural surroundings.

Events:

No special events are proposed or planned, other than industry wide events

Production:

The proposed facility will produce less than 800 cases per year. No off site grapes will be delivered or crushed at our facility. There will be onsite fermentation, barrel aging and storage.

Waste Water Flow:

There will be negligible increase in any waste water.

Biological Impacts

Implementation of the project will not result in an impact to a biological resources on the site because the proposed project will not result in new construction, only conversion of a small section of the existing building and utilizing existing access. The site is not within the Kit Fox Corridor, the Vernal Pool region, or areas designated as a potential habitat for California Red Legged Frog.

Water:

There is existing, adequate water supply onsite. There is one well located within the northeast corner of guesthouse. A fire hydrant and water tanks are located to the east of the guesthouse and are currently screened with existing vegetation.

Traffic:

Traffic was a concern when granting the previous entitlement, as discussed above. There was also discussion of having to remove 2 large oak trees, in order to have the apron size needed for the B1e conditioned entrance. As the project has been dramatically scaled down from what the previous entitlement was, and there will be a negligible increase in traffic, we are seeking for the B1e entrance to not be conditioned on this project and leave the existing driveway as is, as we do not and will not remove these Majestic Oak trees! Further, removing those Amazing Oaks will not change the line of sight as there are several more trees that line the road, and there are clear lines of sight on each side of the trees, and lastly per the previously granted entitlement "The proposed winery will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project because the project is located on Vineyard Drive, a road constructed to handle any additional traffic associated with this project."

Our project has been dramatically scaled down, and will have negligible additional trips to and from our property. This negligible increased traffic should not be a concern.

We thank you for your time and consideration!

Very Respectfully,

**Thomas & Amy Burgett
Planning Commissioner, City of Paso Robles
Major, USMCR
Owners, 5325 Vineyard Drive**



FAIRFIELD

FAIRFIELD

Adelaida Sub Area
Planning Area
North County Planning Area
Planning Area

WALKER

Templeton Advisory Committee
Agriculture



North County Planning Area

Adelaide Sub Area Planning Area

Agriculture

039-111-002

Washington

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

A resubdivision of Lots 185, 186, 187, 196 to 200, 204, 205 of Rancho El Paso de Robles.



6-14-89
REV. 1/7/65

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES

HOLLY ORCHARDS TRACT
SAN LUIS OBISPO COUNTY
CALIFORNIA



Parcel Summary Report For Parcel # 039-111-002

8/18/2016
8:55:07AM

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 BURGETT THOMAS J
5325 VINEYARD DR PASO ROBLES CA 93446-9683
OWN BURGETT AMY

Address Information

Status Address
P 05325 VINEYARD DR NCADEL

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>
HLYORHTR	0000	4P	North Cty. Plan	North County P	AG	FH		Y		

Parcel Information

Status Description
Active HLY ORCH TR PT LT 4

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 # 039-111-002

8/18/2016
8:55:07AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

A5664 FNL Primary Parcel

Description:

GUEST HOUSE

COD2014-00189 CLD Primary Parcel

Description:

AIRSTREAM TRAILER USED AS PART OF B&B OPERATION

DRC2008-00152 PTX Primary Parcel

Description:

THIS WAS WHAT WAS APPROVED AT PDH: APPROVED DEVELOPMENT: 1. THIS APPROVAL AUTHORIZES CONVERSIONS OF AN EXISTING STRUCTURE FOR A TWO PHASED WINERY. THE FOLLOWING PROVIDES THE BREAKDOWN OF THE PROPOSED PHASES: PHASE 1: 1 TO 5 YEARS: THE CONVERSION OF AN EXISTING 1,826 SQUARE FOOT BUILDING (GARAGE-WORKSHOP/GUESTHOUSE) INTO A WINERY WITH 676 SQUARE FOOT WINE PROCESSING AREA, 472 SQUARE FOOT DOWNSTAIRS SECONDARY DWELLING WITH KITCHEN/LIVING ROOM AREA AND A 485 SQUARE FOOT UPSTAIRS BEDROOM. PHASE 1 TO BE VESTED BY 2014 IN ACCORDANCE WITH CONDITION 25. PHASE 2: 5 TO 7 YEARS: THE CONVERSION OF THE SECONDARY DWELLING INTO WINERY USES. THIS WOULD RESULT IN THE REALLOCATION OF INTERIOR SPACE TO THE FOLLOWING: 1,148 SQUARE FOOT WINE PROCESSING ROOM, 70 SQUARE FOOT LAB, 70 SQUARE FOOT RESTROOM, 448 SQUARE FOOT WINERY OFFICE AND A 90 SQUARE FOOT CASE GOOD STORAGE AREA. PHASE 2 TO BE VESTED BY 2016 IN ACCORDANCE WITH CONDITION 25. THE PROJECT INCLUDES A WAIVER OF THE MINIMUM SETBACK REQUIREMENT OF 100 FEET FROM THE NEAREST PROPERTY LINE FOR A WINERY TO BE LOCATED APPROXIMATELY 92 FEET FROM THE REAR PROPERTY LINE, AND 75 FEET FROM THE EAST-SIDE PROPERTY LINE.

DRC2016-00007 REC Primary Parcel

Description:

CONVERSION OF 590 SQ FT FOR WINERY WHICH WILL INCLUDE BARREL STORAGE AND FERMENTATION, CASE GOODS STORAGE AND SMALL TASTING ROOM.

P000809Z APP Primary Parcel

Description:

BED AND BREAKFAST

ZON2009-00026 APV Primary Parcel

Description:

HOME OCCUPATION OFFICE ONLY

ZON2009-00058 APV Primary Parcel

Description:

BED & BREAKFAST

ZON2014-00087 APV Primary Parcel

Description:

BED & BREAKFAST