



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 9/20/2016

TO: _____

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

PROJECT DESCRIPTION: DRC2016-00016 THIESSEN – Proposed conditional use permit to convert an existing building into wine storage and tasting room. Project location is 1525 Peachy Canyon Road in Paso Robles.
APN: 026-321-029

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

DRC2016-00016

THIESSEN DONAL

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

CONDITIONAL USE PERMIT/
 CONVERT AN EXISTING BUILDING INTO
 WINE STORAGE AND TASTING ROOM
 NCSAL/ NCSAL
 RR

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name DONALD THIESSEN Daytime Phone 805 712 6033
 Mailing Address 1525 PEACHY CYN RD PASO ROBLES CA Zip Code 93446
 Email Address: DONALD@STACKEDSTONE.COM

Applicant Name SAME AS ABOVE Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name SAME AS ABOVE Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 10 + AC Assessor Parcel Number(s): 026 321 029

Legal Description: _____

Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 1525 PEACHY CYN RD, 1/4 MILES WEST OF SPARK ST PASO ROBLES WEST ON 6TH, 6TH TURN INTO PACIFIC, PACIFIC TURN INTO PEACHY CYN PUSH CALL

Describe current uses, existing structures, and other improvements and vegetation on the property: RESIDENCE, WINERY VINEYARD BOTTOM TO OPEN BATHS

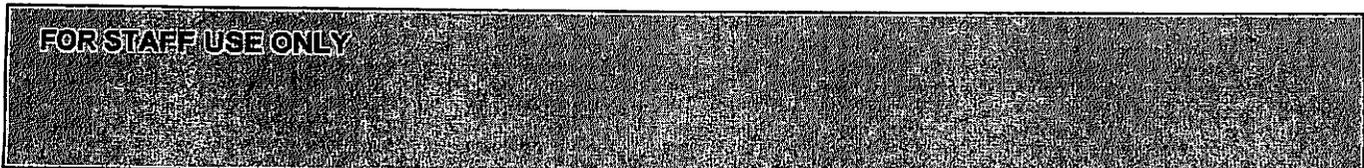
PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 1728 SQ FT CONVERTED TO TASTING ROOM AND CASE GOOD STORAGE.

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 Donald Thiessen Date 8/15/16



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: EXISTING

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: CATTLE PASTURE South: VINEYARD
East: VINEYARD West: OAK FOREST

For all projects, answer the following:

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

Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: _____ sq. feet _____% Other (specify) ALL EXISTING

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

Total area of grading or removal of ground cover: NONE sq. feet acres

Number of parking spaces proposed: EXISTING Height of tallest structure: _____

Number of trees to be removed: NONE Type: _____

Setbacks: Front EXISTING Right _____ Left _____ Back _____

Proposed water source: On-site well Shared well Other EXISTING

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 EXISTING

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: CDF

For commercial/industrial projects answer the following:

Total outdoor use area: 0 sq. feet acres

Total floor area of all structures including upper stories: TWO 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 6 acres
Moderate slopes of 10-30%: 4 acres
Steep slopes over 30%: 0 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: EXISTING
- 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: BEACHY CREEK RD

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 VINEYARD WINEERY, "BOTH EXISTING"
 Commercial/Office - Explain WASTEWATER PUMP CASE (GROUND STORAGE)
 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 _____

EXISTING WELL HAS PROVIDED HIGH QUALITY WATER FOR 40 YEARS
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. EXISTING SEPTIC
2. What is the distance from proposed leach field to any neighboring water wells? 2000 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: PASO ROBLES LAND FILL
3. Where is the waste disposal storage in relation to buildings? FENNER YARD
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No N/A

Community Service Information

1. Name of School District: PASO ROBLES
2. Location of nearest police station: PR
3. Location of nearest fire station: PR
4. Location of nearest public transit stop: PR
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:
ALMONDS NOW VINEYARDS
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: FRIDAY, SATURDAY, SUNDAY Hours of Operation: 11 AM - 5 PM
2. How many people will this project employ? 0
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: N/A
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. 0 Between 4:00 to 6:00 p.m. 2
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: N/A

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): N/A
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 *: EXISTING

*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:
NO LARGE TRUCKS OR TRAILERS ENTER HERE. I USE ONLY MY PICKUP TRUCK AND SMALL TRAILER TO MOVE FRUIT, CASH CROPS ETC, THIS IS A VERY SMALL WINERY WITH NO EMPLOYEES, JUST FAMILY.

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: _____

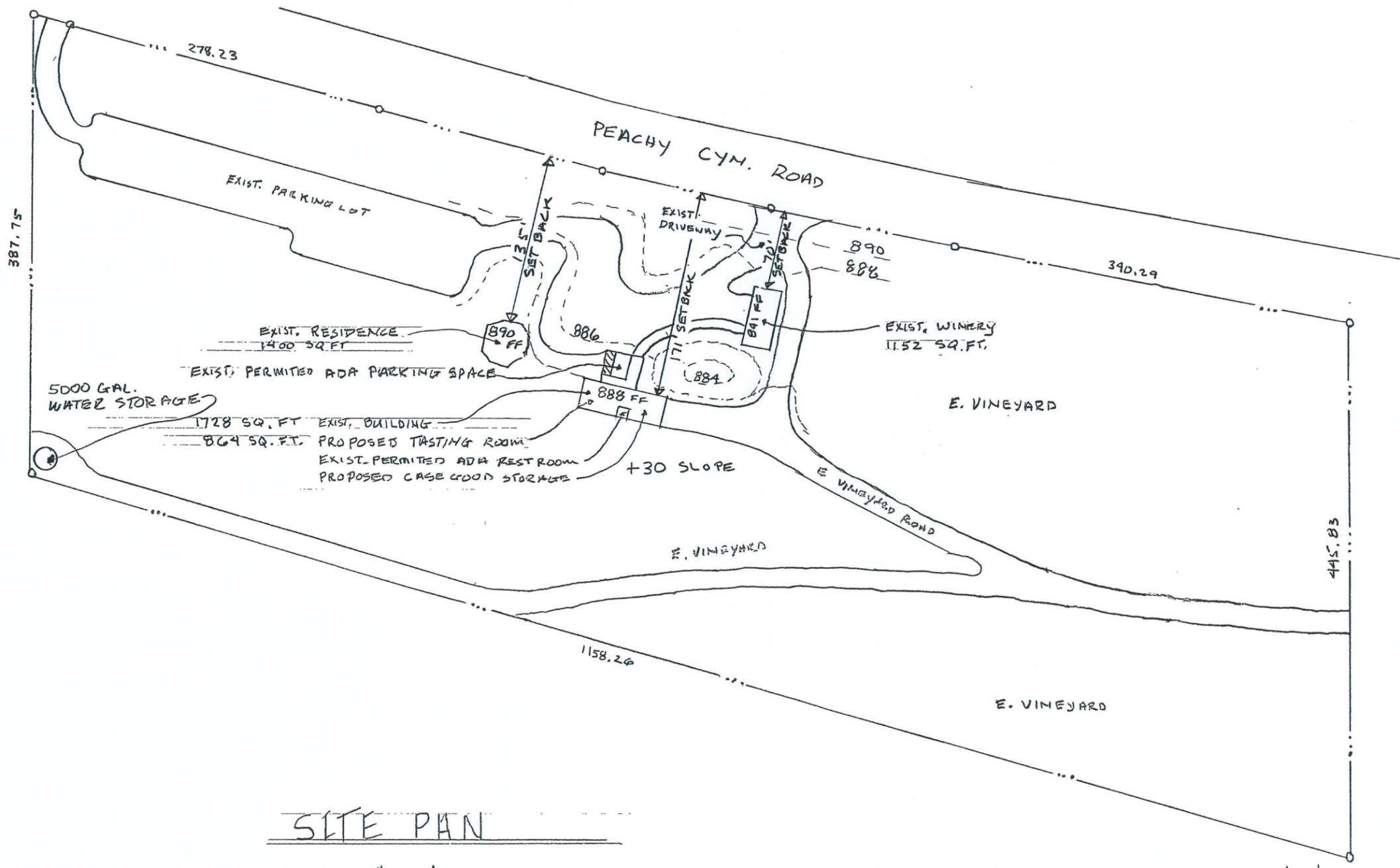
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

If yes, please describe and provide "ED" number(s): _____

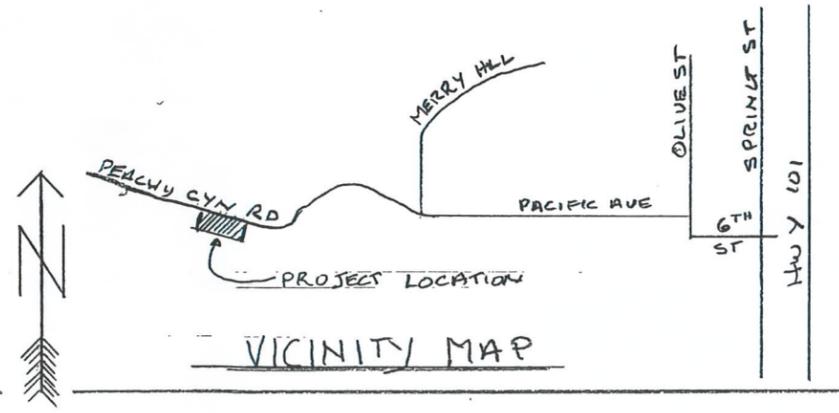
Other Related Permits

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

(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:)



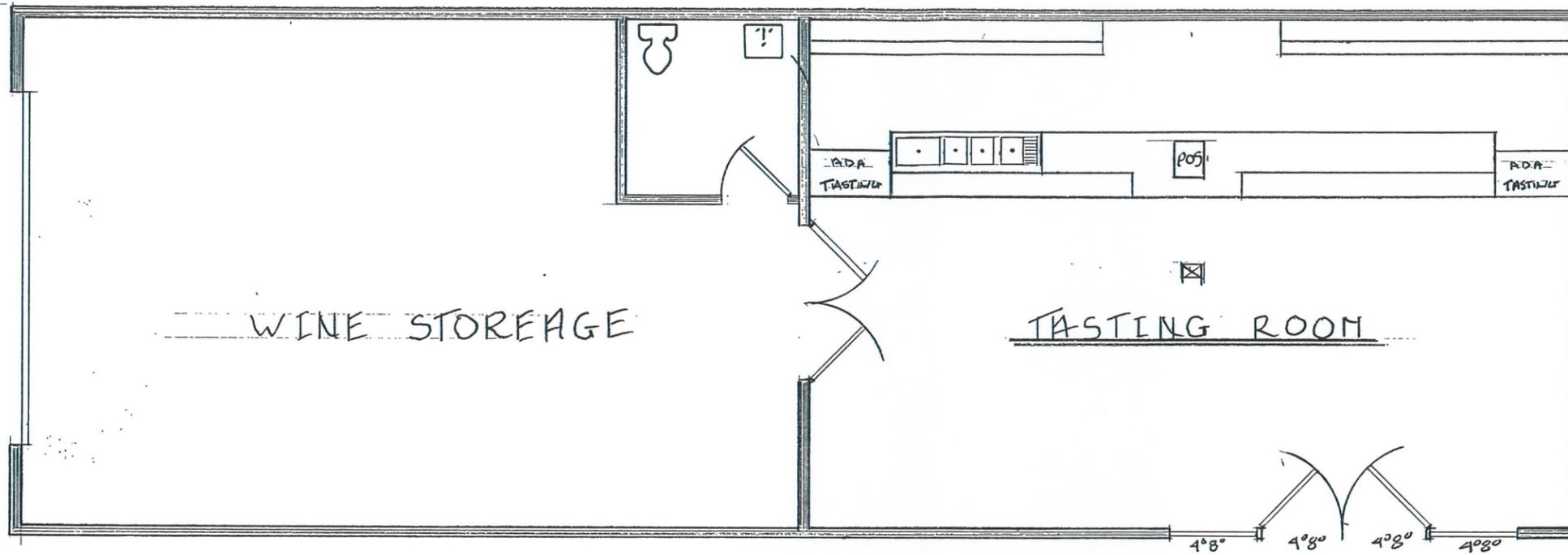
SITE PLAN
SCALE: 1" = 60'



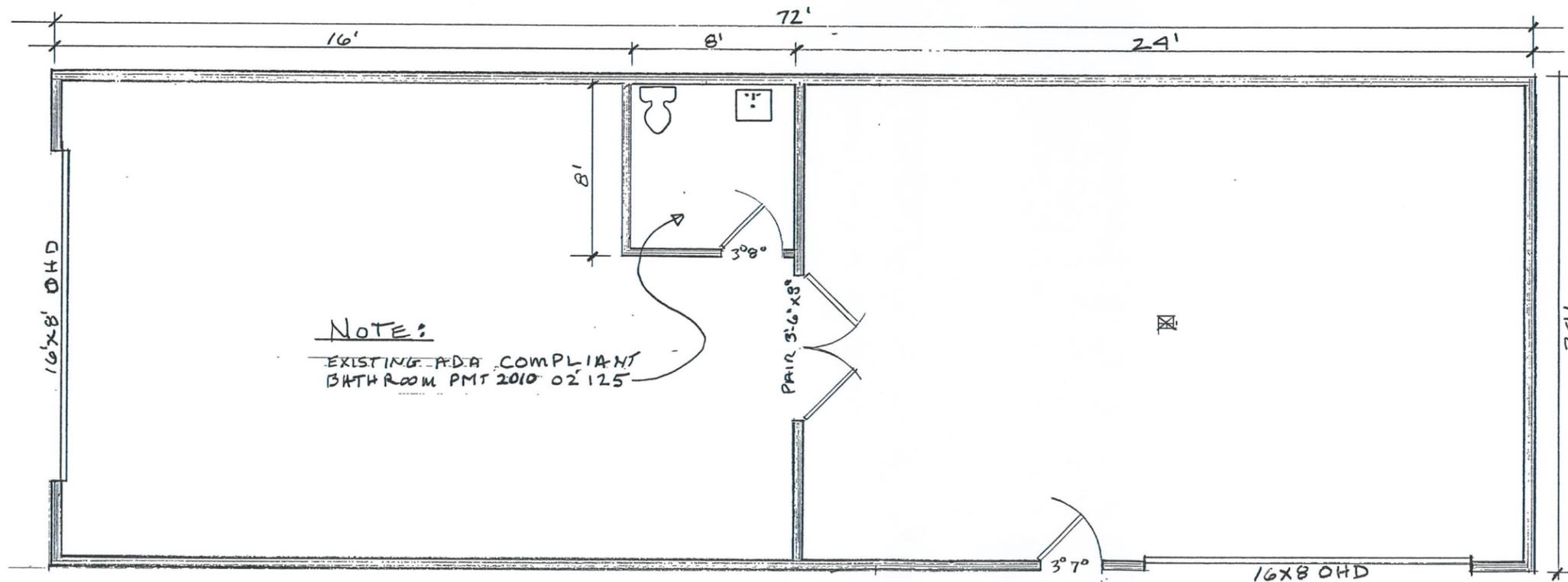
PROPOSED CONVERSION OF AN BUILDING INTO A TASTING ROOM FOR:

OWNER: DONALD THIESSEN
1525 PEACHY CYN RD
PASO ROBLES, CA. 93446
805-712-6033

STACKED STONE CELLAR
1525 PEACHY CANYON ROAD
PASO ROBLES, CA. 93446

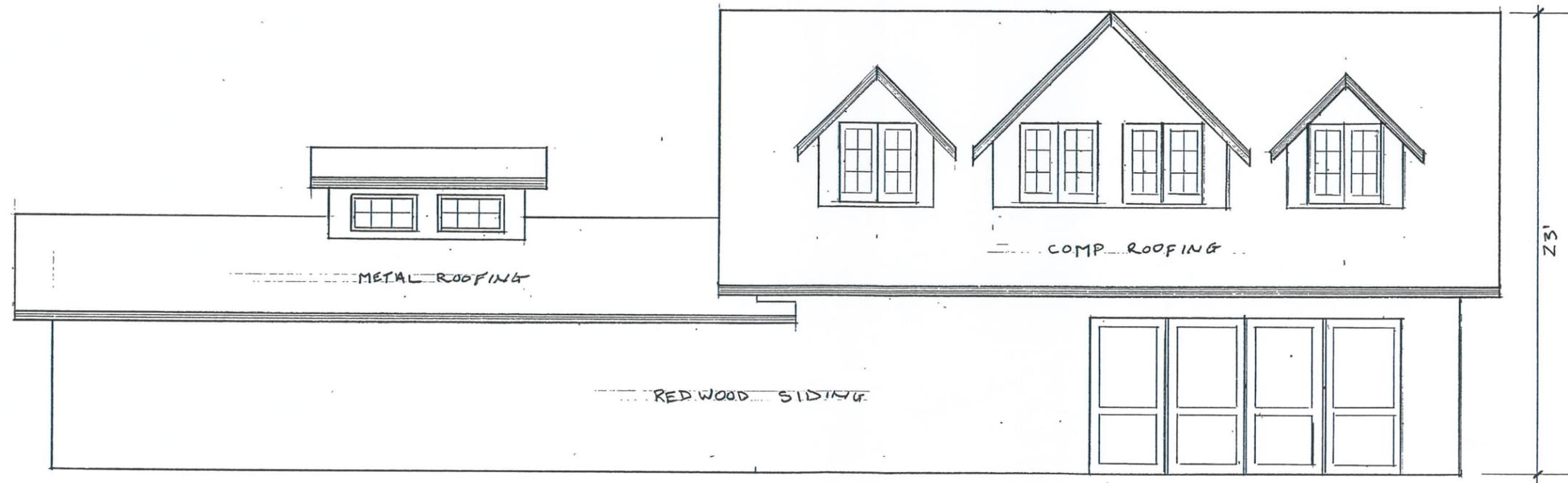


PROPOSED TASTING ROOM & WINE STORAGE



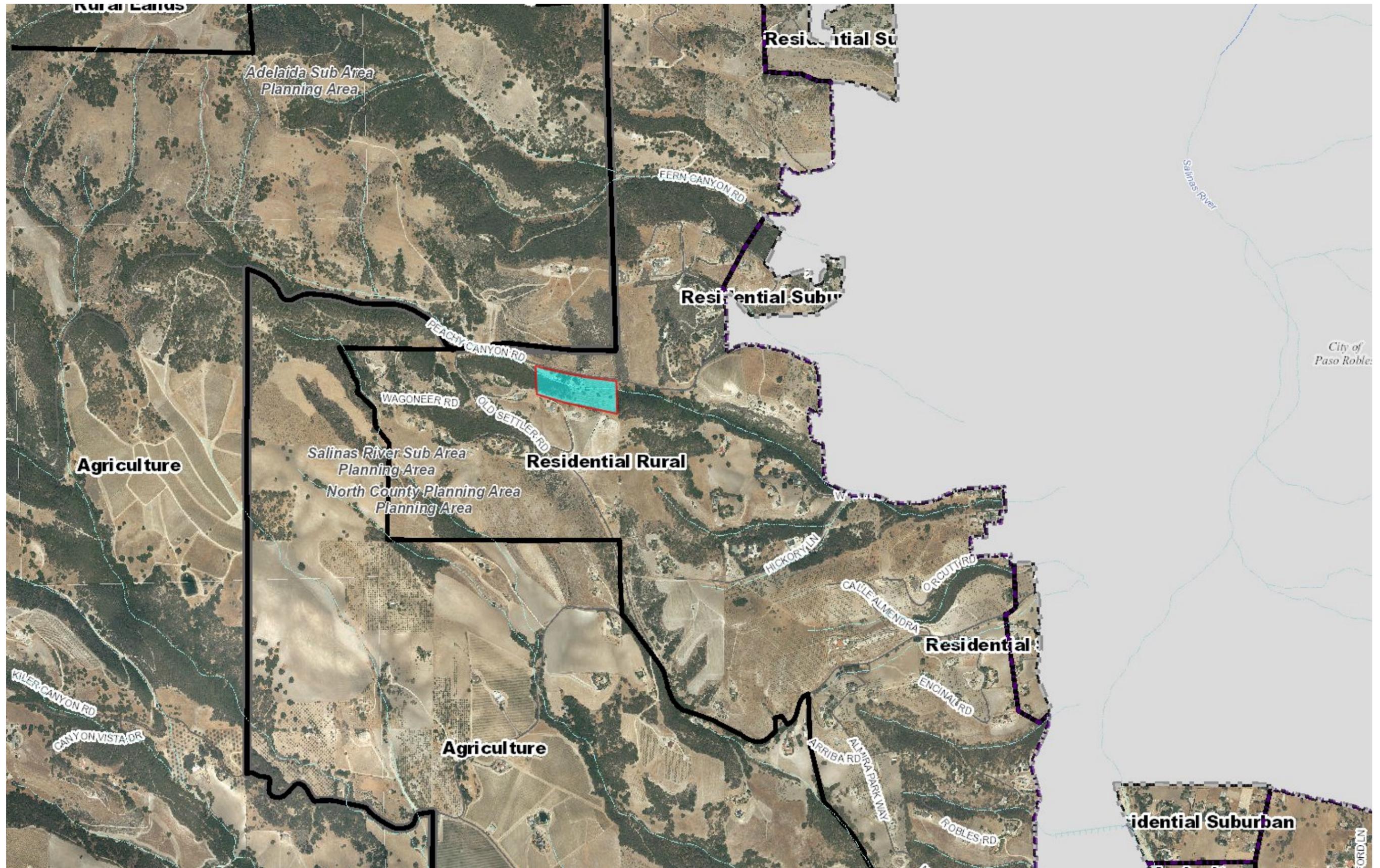
EXISTING FLOOR PLAN

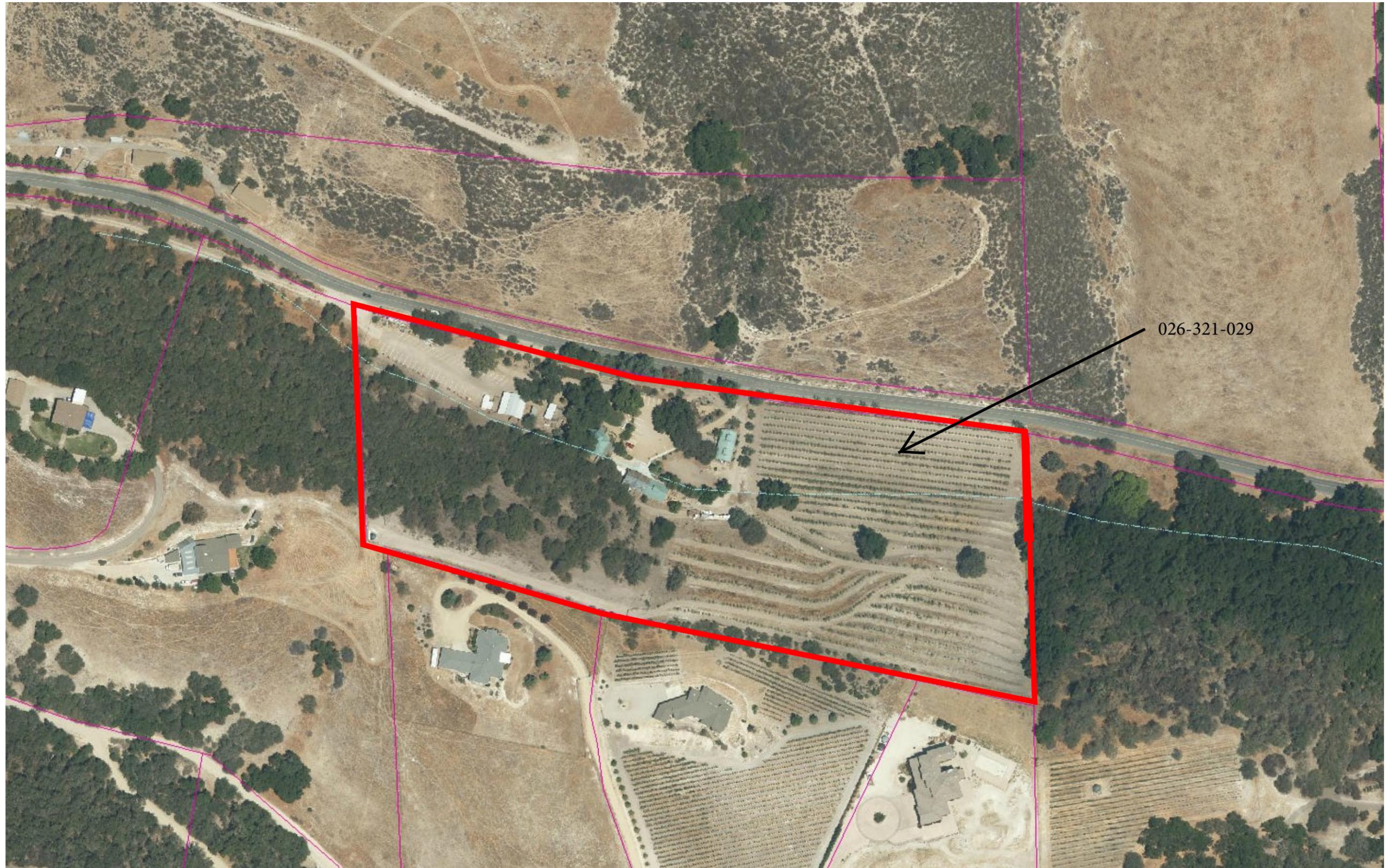
1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"





026-321-029



Parcel Summary Report For Parcel # 026-321-029

9/20/2016
10:59:31AM

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 THIESSEN DONALD A
 1525 PEACHY CANYON RD PASO ROBLES CA 93446-9689
OWN THIESSEN DONALD A TRUST

Address Information

Status **Address**

P 01515 PEACHY CANYON RD NCSAL
P 01525 PEACHY CANYON RD NCSAL

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> |
|----------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| CO77- | 414 | 0001 | North Cty. Plan | North County P | RR | | | Y | VP | E990339L |

Parcel Information

Status **Description**

Active T26S R12E PM 27/28 PAR 1

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 026-321-029

9/20/2016
10:59:31AM

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:

C2624 FNL Primary Parcel

Description:

ADDITION TO EXISTING BARN (AS BUILT) (NO PERMIT FOR EXISTING BARN)

C2625 FNL Primary Parcel

Description:

864 SF GARAGE ADDITION TO EXISTING SFD/GARAGE (AS BUILT)

COD2010-00653 CLD Primary Parcel

Description:

PMT2006-00046 (CONVERSION OF BARN TO WINERY) EXPIRED

D010277P CMP Primary Parcel

Description:

1,152 SQUARE FOOT WINERY

DRC2016-00016 REC Primary Parcel

Description:

CONVERT AN EXISTING BUILDING INTO WINE STORAGE AND TASTING ROOM

E990339 RES Primary Parcel

Description:

STRUTURE NO PERMIT

PMT2006-00046 RPL Primary Parcel

Description:

REPLACED WITH PMT2010-02125 - EXPIRED - SENT TO CODE ENF. 4-4-11 - CONVERSION OF BARN TO WINERY - 1,152 SF

PMT2010-02125 FNL Primary Parcel

Description:

PERMIT TO FINAL PMT2006-00046 - CONVERSION OF BARN TO WINERY

PRE2015-00050 MET Primary Parcel

Description:

ADDITION OF TASTING ROOM, INCREASE PRODUCTION AND INCREASE NUMBER OF SPECIAL EVENTS

ZON2006-00354 APV Primary Parcel

Description:

EVENT PLANNING