



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/6/2014

TO: _____

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00068 BOCCE COURT CELLARS – Proposed minor use permit for phased construction of a new winery building with tasting room (buildout 4,750 sf indoor winery and 1,400 sf outdoor winery); limited special event program. Site location is 2060 Biddle Ranch Rd, San Luis Obispo. APN: 044-381-022.

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 FOR PHASED CONSTRUCTION OF NEW WINERY BUILDING WITH TASTING

SLO/ RSLO

AG AR

GENERAL APPLICATIC

San Luis Obispo County Department of Planning and Buil

APPLICATION TYPE CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Biddle Ranch Vineyards LLC Daytime Phone _____
 Mailing Address 2060 Biddle Ranch Rd. San Luis Obispo, CA Zip 93401
 Email Address: _____

Applicant Name same as above Daytime Phone _____
 Mailing Address same as above Zip _____
 Email Address: _____

Agent Name Kirk Consulting Daytime Phone (805) 461-5765
 Mailing Address 8830 Morro Road, Atascadero, CA Zip 93422
 Email Address: mandi@kirk-consulting.net & jamie@kirk-consulting

PROPERTY INFORMATION

Total Size of Site: 70 acres Assessor Parcel Number(s): 044-381-022

Legal Description: Parcel C of PM 13-40 County of San Luis Obispo, CA

Address of the project (if known): 2060 Biddle Ranch Rd. San Luis Obispo, CA

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: from SLO-HWY 227/Broad South past airport, make left at Biddle Ranch Rd, property on left at HWY 227/Biddle Ranch Rd intersection (NE corner)

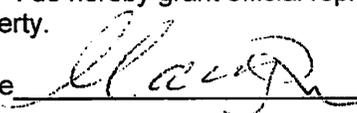
Describe current uses, existing structures, and other improvements and vegetation on the property: Single family residence, barns, vineyards

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Phased construction of a new winery building with tasting room (buildout 4,750sf indoor winery and 1,400sf outdoor winery); limited special event program

LEGAL DECLARATION

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

Property owner signature  Date 11/31/14

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

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: Primary access from existing driveway used by vineyards and residence, secondary access provided by ex. ag road

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-vineyards South: AG
East: RS, RR 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: 4,750sf sq. feet _____ % Landscaping: _____ sq. feet _____ %

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

Total area of all paving and structures: 6,150sf winery use sq. feet acres

Total area of grading or removal of ground cover: n/a sq. feet acres

Number of parking spaces proposed: 8-10 Height of tallest structure: 25'6"

Number of trees to be removed: 0 Type: _____

Setbacks: Front 100' Right +400' Left 161' Back +1,000'

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 If yes, please submit copy No

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 If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 1,400 sq. feet acres

Total floor area of all structures including upper stories: 4,750 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

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: +/- 22 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: rear of site
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: minor for existing house
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: HWY 227/Biddle Ranch Rd; ex. vineyards and landscape plan will address

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 wine processing
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? 556 gpm @10,000 cases
4. How many service connections will be required? no new connections are needed
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: existing water tanks, well
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? +1000 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: Wastemanagement
3. Where is the waste disposal storage in relation to buildings? rear of building
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 Luis Obispo Coastal Unified School District
2. Location of nearest police station: City of San Luis Obispo
3. Location of nearest fire station: Cal Fire Station-SLO Airport
4. Location of nearest public transit stop: n/a
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: vineyards, 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: 10am -6pm
2. How many people will this project employ? 4-6
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, customer and other project-related traffic trips to or from the project.
 Between 7:00 - 9:00 a.m. 4 Between 4:00 to 6:00 p.m. 3-4pm
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: 1) within the Agricultural land use category or 2) your site is 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): _____
2. Will the development occur in phases? Yes No
 If yes describe: Phase 2 incl. future case/barrel storage expansion and offices (3,000sf)
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*: ATE, NTTB

* 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: Use of existing access, flat topography-minor grading

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): ABC, TTB

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)



The project is located on a 22 acre site at 2060 Biddle Ranch Road in rural San Luis Obispo, CA (APN 044-381-022), at the northeast intersection of HWY 227 and Biddle Ranch Road. The site is zoned Agriculture with the majority of the site intensified in planted vineyards. The site is currently occupied by a residence, Dunn barn, and a barn at the back of the site. All structures are serviced by two existing driveway entrances and various ag roads.

Proposal

The proposal is for a phased winery project, which includes the construction of two new main structures that will house a winery, tasting room and future barrel storage with administrative support uses.

Phase I

- 1350sf- Single Story-Winery and Tasting Room with a 1,400sf outdoor processing area
- 400sf - Detached Restroom building

Phase II

- 3,000sf - Two Story- Barrel Storage building and Offices (location in replacement of existing barn)

The iconic brown barn in the back of the property and existing residence are not part of this project.

Limited Event Program

Biddle Ranch Vineyard is also requesting approval of a limited special event program. The events will occur inside the winery structure and adjacent to the winery. The special event program proposed will be for six annual events with no more than 80 attendees in addition to those events currently allowed by the County of San Luis Obispo Land Use Ordinance. Overflow parking is identified on the site plan and minor improvements to an existing ag road that will serve as a secondary access. Notification will be made available to the neighbors as well as contact information provided during events.

Case Production

Initial proposed production will be for up to 10,000 cases annually with maximum case production limit of up to 15,000 cases annually.

Siting

The new tasting room/production building (Phase I) will be located adjacent to the existing single family residence within the existing development envelope. The new structures will not impact the existing vineyards and will be built on flat and open terrain, which has been previously disturbed by residential uses. The replacement barn, proposed to house offices and barrel storage during Phase II, will be located where the existing two- story Dunn barn is currently located. A detached restroom building will be located in between the two main structures and will be constructed at Phase I.

The Phase I winery/tasting building will include a setback modification request as it sits +/- 161 feet from the easterly property line. The LUO requires a 200' setback from all property lines for structures that house a public tasting room. This requirement could be met; however it would involve the removal of vines. All winery related structures and use areas are located more than 400 feet from neighboring residential uses.

Access and Parking:

There is an existing driveway that serves the Dunn barn and vineyards, which will be improved and used for visitor access. This access will be the primary access and has adequate sight distance in both directions along Biddle Ranch Road. The driveway intersection with Biddle Ranch Road will be required to be improved to a County B1-e standard encroachment. There is a second driveway, to the east of the visitor driveway, which serves the residence onsite and will also be used as site egress. A decomposed granite parking area is located at the front of the site with walkways back to the main tasting/production building. Overflow parking for events is identified on the plans and included in the Events discussion above.

Aesthetics

The buildings will be visible by HWY 227 and portions of Biddle Ranch Rd. Corrugated metal and standing seam metal roofs as well as board and batt exterior will make up the building's exterior. Both buildings will have agrarian and rural residential architectural elements such as barn doors and a wrap around covered porch consistent with the agrarian character of the Edna Valley. Vineyards will filtrate views from Hwy 227 and existing frontage vegetation screen views from Biddle Ranch Rd.

Water:

There are existing wells and water storage on the property used to service vineyards and the single family residence. Additional water storage will be required for the winery development for commercial fire sprinklers.

Initial winery production is anticipated to use 0.30 acre/feet per year of water and ultimate production is anticipated to use 0.46 acre/feet per year of water.

The tasting room and special event program are estimated to utilize 0.17 ac. ft. annually. Total project estimates .63 ac/ft annually (includes 15,000 case production, special events and tasting room.

Tasting Room

	Persons	GPD used per attendee	Total GPD	Total Annual Est. Water Use Per Year (gallons)
Visitors*	30	3	90	51,100
Staff	5	10	50	

Special Event Water Usage

80 Person Event	Staff	# of events	GPD used per employee	Total GPD
staff	10	6	10	600
attendees	80	6	8	3,840
Total Water Usage for Special Event Program Annually				4,440

Potential Annual Water Usage (Tasting Room, Events and Production)

Total Project Est. Water Use	Ac.Ft
Tasting	0.16
Production (max 15,000 cases)	0.46
Special Events	0.01
Total	0.63

Winery Wastewater: The process wastewater will be collected, stored, and subsequently land applied using application rates and methods consistent with the General Winery Waste Discharge Requirements.

Domestic Wastewater: Domestic wastewater will be handled by a septic tank and leachfield system located in the rear of the restroom and winery buildings.

Biological & Archeological Resources:

Proposed development includes the replacement of an existing structure and new construction within existing disturbed areas (for residential uses). No major grading is proposed, nor oak tree removals.

Areas proposed for development are located on flat topography which is also located beyond 950' feet from the nearest blue line creek (Davenport Creek). An archeological Phase I survey is not warranted since proposed development does not occur within 300' of the creek.

San Luis Obispo Area Plan Standards

The property is located on the northwest side of the Biddle Ranch Road and HWY 227. The site is located in the San Luis Obispo Plan Area, adjacent to the Los Ranchos/Edna Village

Reserve Area, and is located in the Airport Review boundary. The following section provides discussion on applicable planning area standards.

Scenic

The subject property can be viewed from HWY 227 and Biddle Ranch Road. This area is recognized in the San Luis Obispo Area Plan as a gateway corridor to the City of San Luis Obispo. This proposal is compliant with the intent of this preservation since it the design is clustered, located in the previous developed area, is screened by landscape, does not interrupt existing agricultural uses onsite and maintains the existing view shed.

Highway 227 from Corbett Canyon Road to Tank Farm Road.

Assessment: The number of commercial uses along the corridor should be minimized south of Aero Loop Road; and where they are developed, they should be integrated with the rural agricultural and residential context through attention to building design, landscape screening and signing.

Greenbelt and Agriculture

The site development proposed is also compliant with the San Luis Obispo’s Area Plan standards for agricultural development, clustering and green belt preservation. The winery buildings are located within a 1.5 portion envelope of the 22 acre site. This portion has been developed with a residences, detached garage and barns in the past. It is currently developed with one residence, garage and barn. The remainder of the site is intensified in vineyards and will remain that way. The winery buildings will be clustered within this existing 1.5 acre building envelope and will preserve the scenery consistent with the area plan.

Airport Review

The site is located in the Airport Review Area, in the S-1b Aviation Safety Area. The Airport Land Use Plan (ALUP) states that ag processing is an allowed use in this location; therefore this proposal is consistent with ALUP policies.

	Airport Noise Exposure (dB CNEL)			Aviation Safety Area				
	More than 60	55 to 60	Less than 55	RPZ	S-1a	S-1b	S-1c	S-2
Agricultural Uses								
Agricultural processing	A	A	A	P	NR5	NR6	NR7	NR8

Answers To Typical Winery Development Application Questions

- 1. Please describe all the stages of wine production that will be done on-site or off-site.**

On-Site: Crushing, fermenting, barrel aging, blending, bottling, and case goods storage

- 2. How much wine will be produced?**

Initial production will be for up to 10,000 cases with an ultimate production for up to 15,000 cases.

- 3. Based on your answers to No. 1 & 2 above, how much truck/equipment traffic will the winery generate? What are the peak times of the year for this traffic? Peak times of day? Any ideas about how much traffic the tasting room itself may generate?**

Weekday average daily trips related to the tasting/production facility are expected to be less than 10 traffic trips a week. There may be up to 3 additional trips that would be related to harvest/crush activities.

- 4. Describe the volume of waste disposal you will be handling on-site (liquid and solid waste/pomace). Describe this for both the existing winery and the expansion phases.**

Pomace will be spread over the vineyard. A commercial collector will carry the garbage away.

- 5. Describe the quantities of waste disposal that will occur on a typical day at the peak of production season. (Over 2,500 G.P.D. requires state Regional Water Quality Control Board approval.)**

At an initial production of 10,000 cases annually, the winery will generate up to 806 gallons of wastewater per day during peak crush with a 556 case per year production. With ultimate production at 15,000 cases 1,208 gallons per day at peak production. The winery process water system will most likely require a small winery wastewater waiver from RWQCB since it is under the 2,500 gallons per day threshold.

6. How many employees will the winery employ (both existing winery and expansion phases.)

The winery will initially have 4-6 employees and possibly up to 10 upon expansion which will oversee the winery and Ag. operations.

7. Will the tasting room sell food (food sales require Health Dept. permit).

N/A

8. Will the winery process grapes from other sites or rely on grapes grown on the site and adjacent parcels?

The winery will process from on and off site grapes. There are approximately +/- 15-20 acres planted of vineyards planted onsite.

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

The project will not require the construction of water reservoirs. There are existing wells that currently serve the vineyards on site. Fire suppression storage for the commercial winery use will be provided in accordance with Cal Fire requirements.

10. Do you plan to lease out the winery or tasting room facilities for any public events (parties, weddings), or to have ticket-paying concerts on-site? If yes, then how many events per year (also, what days & what time of day), how many people, and what types of events. Where will extra parking go?

This facility is proposing to hold six winery special events per year, with no more than 80 guests at each event. The winery will also participate in other wine industry and other related events as currently allowed by the County Land Use Ordinance. No outdoor amplified music beyond 5pm is proposed. Overflow parking areas are shown on the site plan.

Winery Project Ordinance Analysis

22.30.070 - Ag Processing Uses: Agricultural processing activities as defined by the Land Use Element, including but not limited to wineries, packing and processing plants and fertilizer plants, are allowable subject to the following:

A. Permit requirements. Minor Use Permit approval, unless Section 22.08.030, (Project Based Permit Requirements) or Subsection D. would otherwise require Conditional Use Permit approval.

B. Application content.

(1) Public Notice.

(a) Prior to application submittal. The applicant shall submit evidence that the neighboring property owners and the applicable advisory group were notified of the request prior to the submission of the land use permit to the county. This notice shall be provided by the applicant sending a letter using the form provided by the Department of Planning and Building. The letter shall be mailed or delivered at least 10 days prior to application submittal to the applicable advisory group and to all owners of real property as shown on the latest equalized assessment roll within 1,000 feet of the subject site.

Neighbor Notice with labels are attached

(b) Public hearing notice. Public notice shall be provided to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed ag processing site and to all property owners fronting any local roads that serve the facility back to an arterial or collector, instead of in the manner normally required for public hearings by Section 22.70.060. Public notice may be required to be provided to properties greater than 1,000 feet away for certain applications at the discretion of the Director of Planning and Building.

2. **Description of Use.** Applications for agricultural processing uses are to include a description of all processes and equipment proposed for use on the site, and a description of measures proposed to minimize the off-site effects of dust, odor or noise generated by the proposed operation. Such information is to be provided in addition to that specified in Article 6 (Land Use and Development Permit Procedures), in order to evaluate the conformity of a proposed use with the standards of Article 3 (Site Planning and General Project Design Standards).

See Attached Project Description.

- C. **Minimum site area.** No minimum required unless subsection D would otherwise require a minimum site area.

Subsection is not applicable.

D. Standards for specific uses.

1. **Fertilizer plants.** The following are minimum requirements to enable consideration of a specific proposal. Greater separation between fertilizer plants and other uses may be required through land use permit approval.
 - (a) **Location:** No closer than one-half mile from any residential category located within an urban or village reserve line; and no closer than 400 feet to any residence outside the ownership of the applicant.
 - (b) **Setbacks:** 200 feet from each property line.
2. **Wineries.** For the purposes of this section, a winery is defined as an agricultural processing facility used for the processing (fermentation when combined with any of the following: crushing, barrel aging, blending, and bottling) of juices into wine or the re-fermenting of still wine into sparkling wine. This definition does not include the storage of case goods in the absence of processing (included under Warehousing).

The proposed winery will include on-site crushing, barrel aging, blending, and bottling

a. **Access location.** The principal access driveway to a winery with public tours, tasting, retail sales or special events held in compliance with subsection D.2.i. is to be located on or within one mile of an arterial or collector.

There are two existing driveways located on Biddle Ranch Road, a collector road.

b. **Solid waste disposal.** Pomace may be used as fertilizer or soil amendment, provided that such use or other disposal shall occur in accordance with applicable Health Department standards.

Pomace (i.e. as a soil amendment) will be used as a fertilizer and soils amendment other solid waste will be removed from the project site.

c. **Liquid waste disposal.** Standards will be set, where applicable, through Regional Water Quality Control Board discharge requirements developed pursuant to Section 22.10.180 (Water Quality).

Ultimate production is expecting to yield 1,208 gpm/day with a 15,000 case production. The project will obtain a waiver from RWQCB.

d. **Setbacks.**

(1) **Rural areas.** All winery structures and outdoor use areas shall be a minimum of 100 feet from each property line and no closer than 200 feet to any *existing* residence outside of the ownership of the applicant. Where a winery has public tours, tasting, retail sales, or special events (in compliance with subsection D.2.i.), the setback shall be increased to 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant. These setbacks can be modified through Minor Use Permit approval when Conditional Use Permit is not otherwise required by Subsection A. Approval may be granted only after the Review Authority first determines that the request satisfies any of the following findings: (1) there is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III); (2) the property fronts an arterial or collector street; (3) the setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation or (4) is a legally constructed existing structure that was built prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.

A setback modification is being requested for the winery/tasting room building at Phase I. Winery production and storage buildings have a setback requirement of 100' from property line and wineries with a tasting room require a 200' setback from the property line. Since this building is 160' feet from the easterly property line, and houses a tasting room, a setback modification is requested. Should the building be pushed further west to meet the setback, it would impact existing vineyards. These vineyards are established on Class I soils and the project is proposed as such to keep development clustered in order to preserve existing agriculture. A finding can be made for the requested setback modification since the project, if designed to meet the 200' setback at side property line, would impact existing vineyards on Class I soils. The winery/tasting building is beyond the 400' setback to the nearest residence outside of this property. (the winery building is +1760' from the nearest residence outside of this property's ownership).

(2) Urban and village areas. As required by Section 22.10.140 et seq.

e. Signing. As provided by Section 22.20 (Signs) of this title.

Signage will be in conformance with Section 22.04.300 of the Land Use Ordinance.

f. Parking. Parking shall be provided in compliance with Section 22.18. (Parking and Loading Standards) Parking lot construction standards shall be provided in compliance with Section 22.18.060. The parking shall be located and/or landscaped so it is screened from public roads where topography or existing on-site vegetation (including vineyards) does not provide for adequate screening. No parking shall be allowed within any adjoining road right-of-way.

There will be a total of 6-10 on-site parking spaces (incl. HC) provided. Additional overflow parking areas are proposed along the lengths of the driveway and near the winery buildings.

g. Design standards.

(1) Exterior. In the Agriculture, Rural Lands or Residential Rural land use categories, all structures associated with the winery (including production facilities) shall have an exterior design style that is agricultural or residential in nature using non-reflective siding and roofing materials. Structures shall not use an exterior design style typically associated with large industrial facilities unless the facility is proposed in the Commercial Service or Industrial land use categories.

The exterior of the winery building is indicative of a rustic barn or farmhouse which includes architectural elements such as: wrap around porch, metal roofing, rustic wooden siding, stone accents, wooden doors and soft and neutral colors.

(2) **Screening.** Any portion of the winery structures that are visible from public roads shall be screened where necessary to ensure the rural character of the area is unchanged unless screening is not practical, feasible or necessary due to existing topographic conditions or existing on-site vegetation (including vineyards). The screening may include such measures as landscape or existing vegetative screening, existing topography, and/or arrangement of the structures on the site to minimize bulky appearance. Any tank located outside of structures shall be screened 100 percent from public roads.

The proposed structure will be seen from Biddle Ranch Rd and Hwy 227; however, existing vineyards will provide softening of the building in addition to the proposed landscape plan which includes native drought tolerant species. The landscape plan includes a buffer between the parking area and Biddle Ranch Rd.

(3) **Height.** The maximum height of any structure associated with a winery facility shall be 35 feet. The height may be increase to 45 feet where a pitched roof of greater than 4 in 12 is proposed and at least 50 percent of the structure is at 35 feet in height or less.

The winery building height does not exceed 35 feet and is approximately 27' tall.

(4) **Lighting.** All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed operated in a manner that would throw light, either reflected or directly, in an upward direction.

Exterior lighting fixtures will be downshielded and will meet this section of the Land Use Ordinance.

h. Tasting rooms. Tasting rooms shall be clearly incidental, related and subordinate to the primary operation of the winery as a production facility.

(1) **Permit requirement.** Minor Use Permit approval. Tasting rooms shall also meet all the standards for wineries set forth in Subsection D.2., in addition to the specific standards of this Subsection.

(2) **Location.** The tasting room shall be located within or no more than 200 feet from the winery facilities. This standard may be waived where site constraints, on-site access, visual concerns, grading or other environmental issues can be better addressed through an increased distance. A Minor Use Permit application may be used to modify this standard where an existing structure built prior to 1980 is being used as the tasting facility.

(3) **Number of tasting rooms allowed.** One tasting room is allowed for each winery. If more than one winery share production facilities or more than one winery is located on a site, only one tasting room is allowed. More than one winery facility may share a tasting room.

A +/-600sf tasting room is proposed available to the public within the winery structure. The tasting processing facility and tasting room are proposed in the same building; therefore meeting the tasting room location requirement.

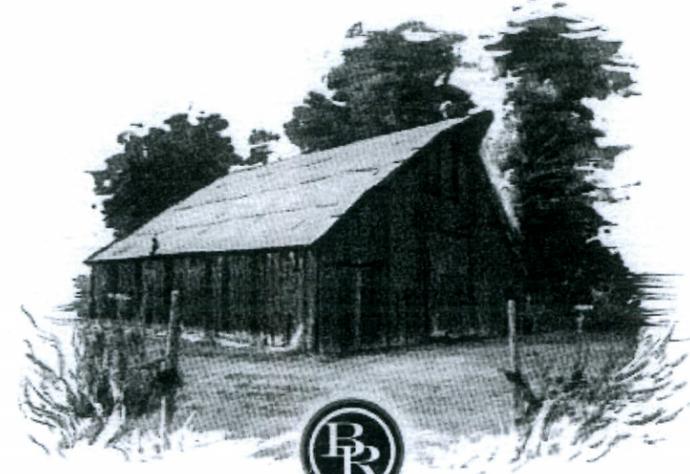
(i) **Special events.** For the purposes of this section special events are defined as any of the following events when there is the possibility that 50 people or more individuals will attend: concerts (with or without amplified sound), weddings, advertised events (including fund raising,

but not including industry-wide events), and advertised winemaker dinners open to the general public. Does not include normal patronage of the tasting room or non-advertised events.

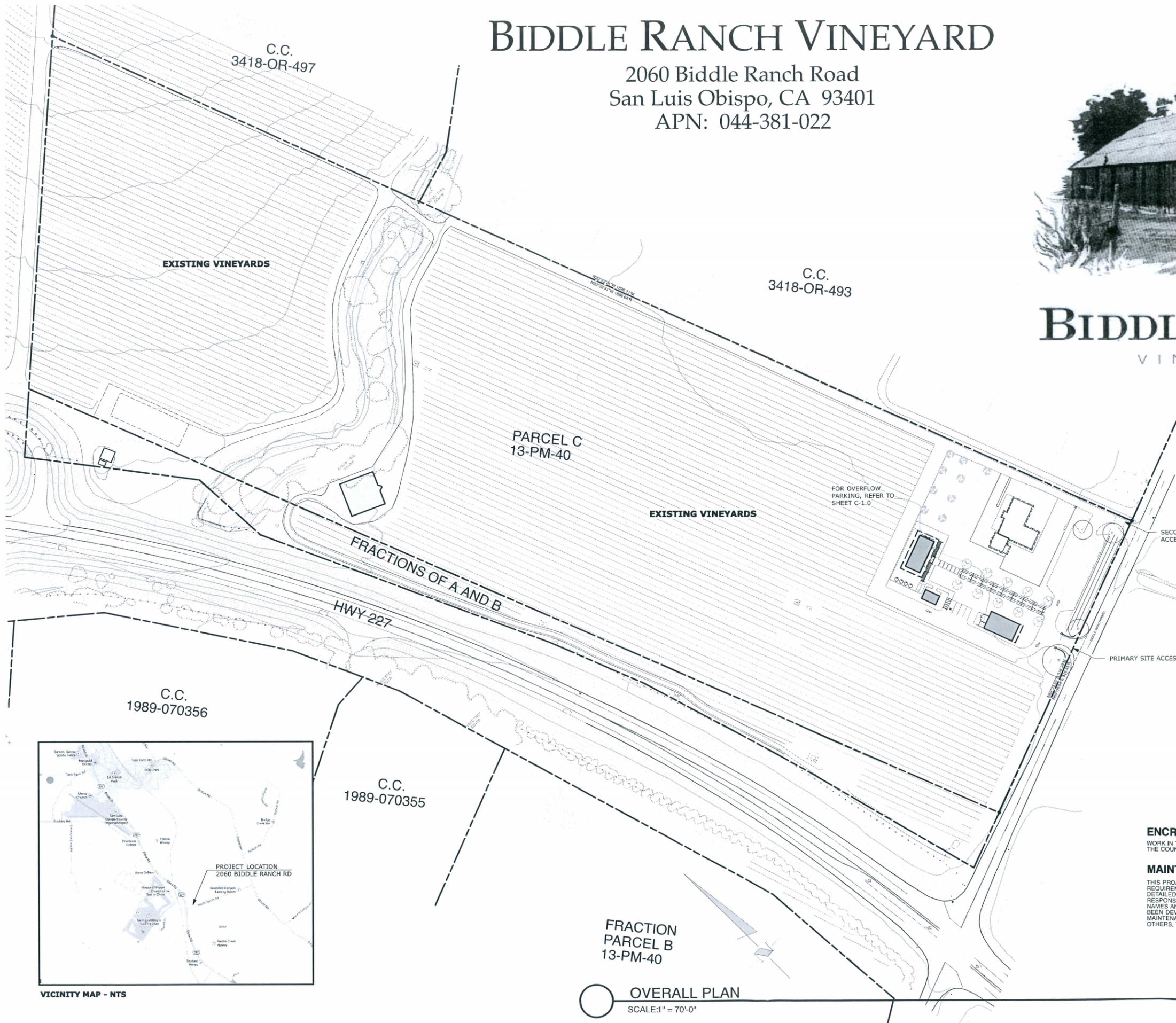
This facility is proposing to hold six winery special events per year, with no more than 80 guests at each event. No outdoor amplified music beyond 5pm is proposed. The winery will participate in other wine industry and other related events as currently allowed by the County Land Use Ordinance. Proposed overflow parking areas are noted on the site plan.

BIDDLE RANCH VINEYARD

2060 Biddle Ranch Road
 San Luis Obispo, CA 93401
 APN: 044-381-022



BIDDLE RANCH VINEYARD

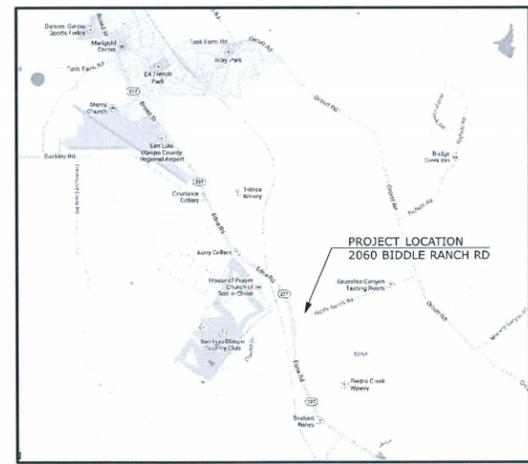


PROJECT DESCRIPTION:
 PHASED WINERY DEVELOPMENT AND SPECIAL EVENT PROGRAM. PROPOSED DEVELOPMENT INCLUDES A NEW PROCESSING AND TASTING ROOM BUILDING AND FUTURE BARREL STORAGE AND ADMINISTRATIVE BUILDING.

- SHEET INDEX**
- T-1.0 TITLE SHEET / OVERVIEW
 - C-1.0 SITE PLAN
 - A-1.0 TASTING / PRODUCTION FLOOR PLAN
 - A-1.1 FUTURE PRODUCTION / OFFICE FLOOR PLAN
 - A-9.0 TASTING / PRODUCTION ELEVATIONS
 - A-9.1 TASTING / PRODUCTION ELEVATIONS
 - A-9.2 FUTURE PRODUCTION / OFFICE ELEVATIONS

ENCROACHMENT PERMIT
 WORK IN THE PUBLIC RIGHT OF WAY REQUIRES AN "ENCROACHMENT PERMIT" FROM THE COUNTY PUBLIC WORKS DEPARTMENT.

MAINTENANCE STATEMENT
 THIS PROJECT DOES NOT ADDRESS ANY SHORT OR LONG TERM MAINTENANCE REQUIREMENTS FOR THE MATERIALS, FINISHES, AND/OR SURFACES SPECIFIED, DETAILED AND INDICATED IN THESE DRAWINGS AND SPECIFICATIONS. IT IS THE RESPONSIBILITY OF OTHERS TO EITHER PROVIDE THIS INFORMATION, OR PROVIDE THE NAMES AND RESOURCES FOR THIS ISSUE. FURTHERMORE, THESE PLANS HAVE NOT BEEN DEVELOPED TO ADDRESS ANY PRIORITY, OR DETERMINATION, OF ANY MAINTENANCE PROGRAM OR PROCESS, OTHER THAN THE INFORMATION SUPPLIED BY OTHERS, THE OWNER AND THEIR AGENTS.



VICINITY MAP - NTS

FRACTION
 PARCEL B
 13-PM-40

OVERALL PLAN
 SCALE: 1" = 70'-0"

KEVIN BATES ARCHITECT
 C33034
 1004 Magnolia Drive
 Arroyo Grande, CA 93420
 805.235.5378

NOT FOR CONSTRUCTION
 12/20/2013
 STATE OF CALIFORNIA

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BOCCE COURT CELLARS, LLC
 2060 Biddle Ranch Road
 San Luis Obispo, CA 93401

Biddle Ranch Vineyards
 2060 Biddle Ranch Road
 San Luis Obispo, CA 93401
 APN: 044-381-022

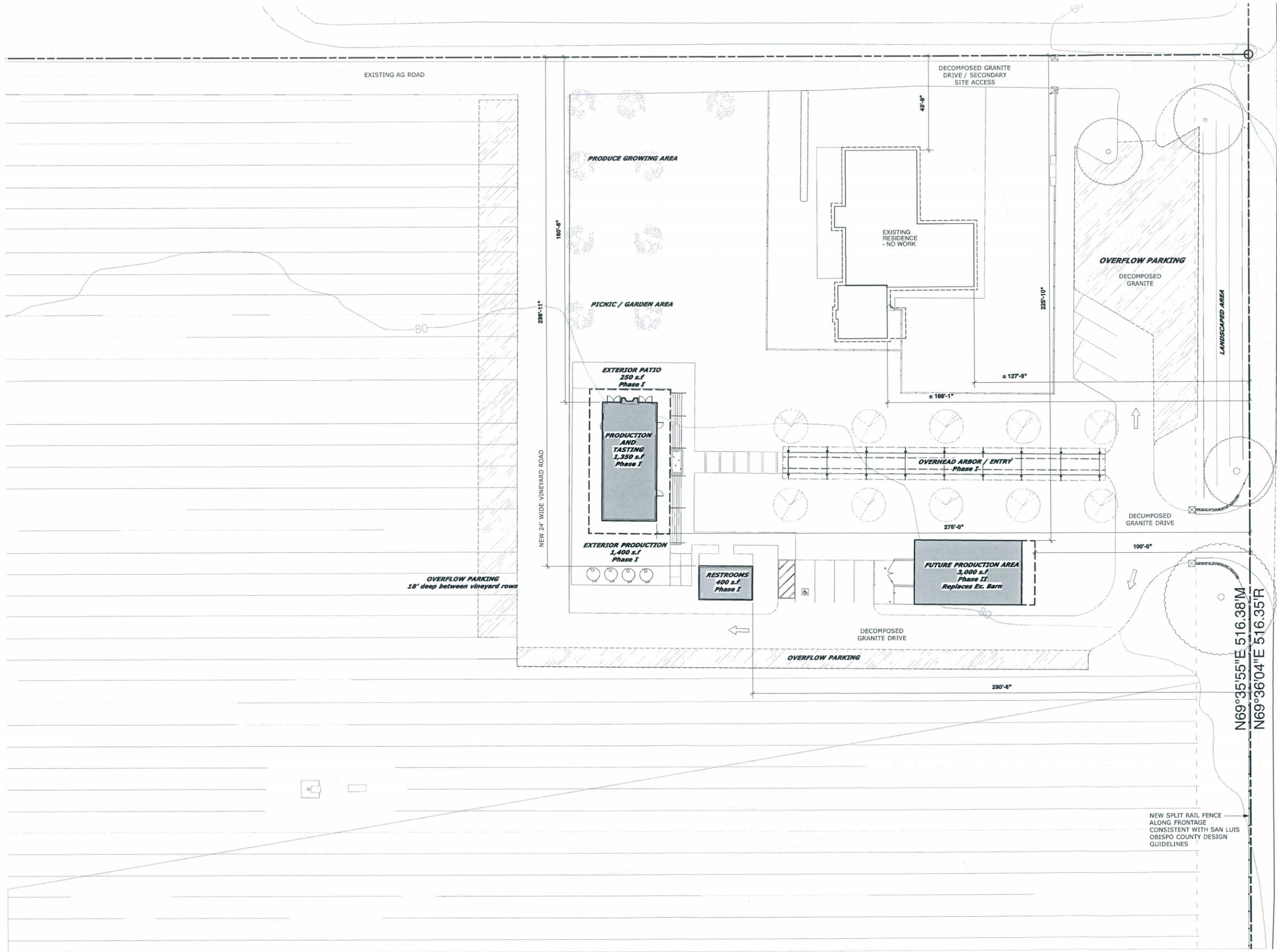
TITLE SHEET

CONSULTANTS

DEC 20, 2013
 SUBMITTAL

T-1.0

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SITE PLAN - PRELIMINARY PHASING PLAN
SCALE: 1" = 20'-0"

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805.235.6378

LICENSED ARCHITECT
NOT FOR CONSTRUCTION
03/2015
OF CALIFORNIA

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Biddle Ranch Vineyards
2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN: 044-381-022

PRELIMINARY SITE PLAN

CONSULTANTS:

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SHP SUBMITTAL

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San Luis Obispo, CA 93401
APN: 044-381-022

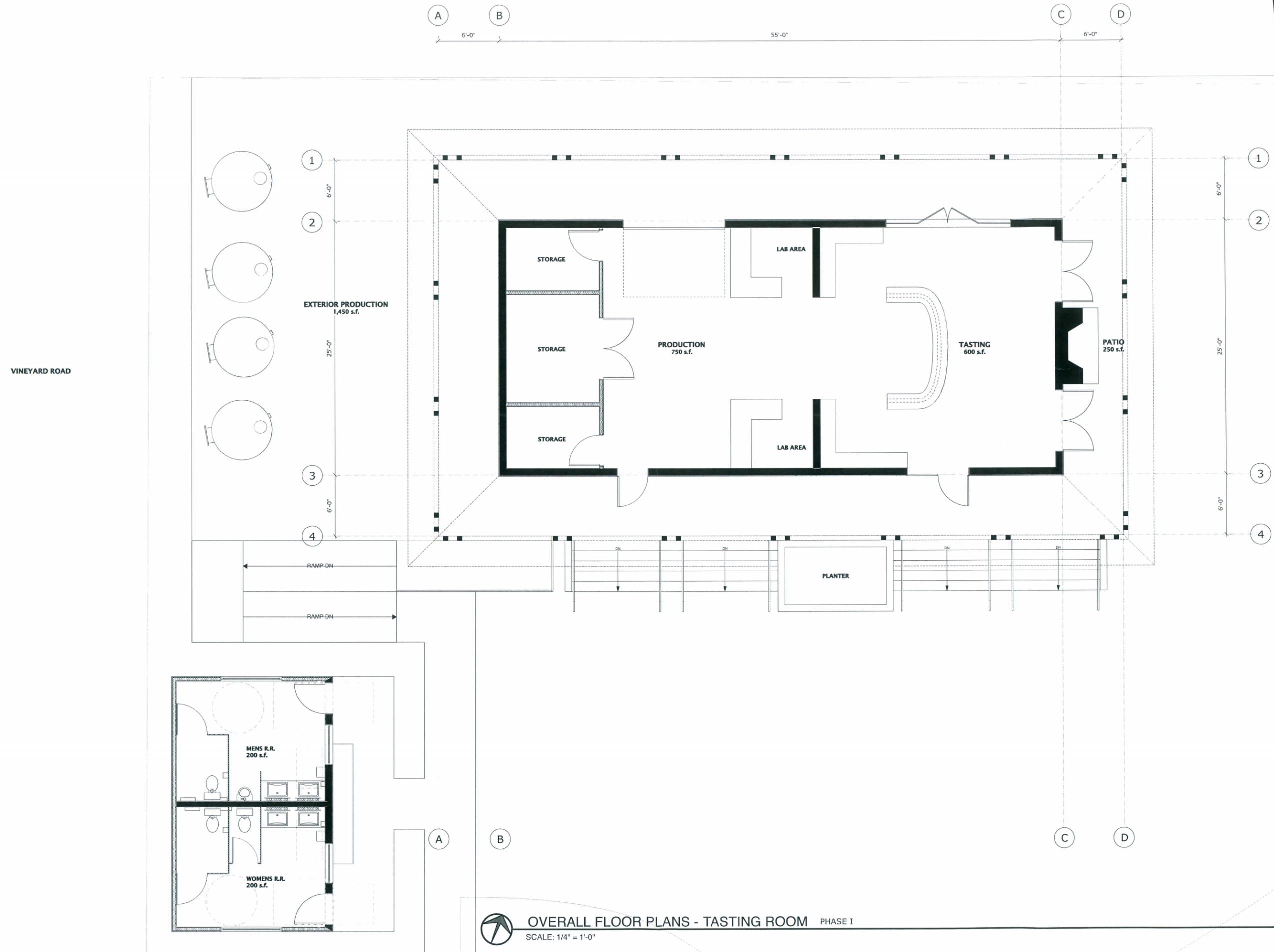
TASTING ROOM
FLOOR PLAN
PHASE I

CONSULTANTS:

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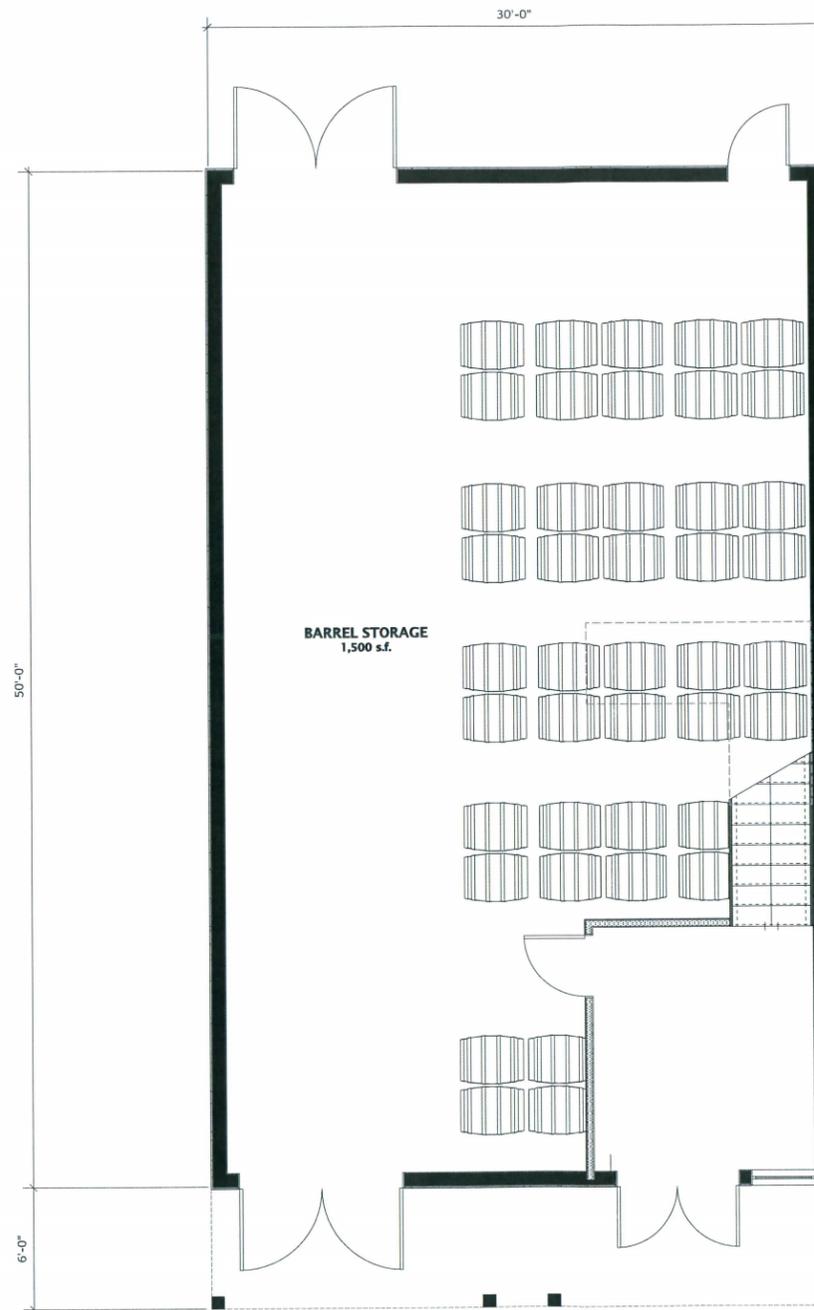
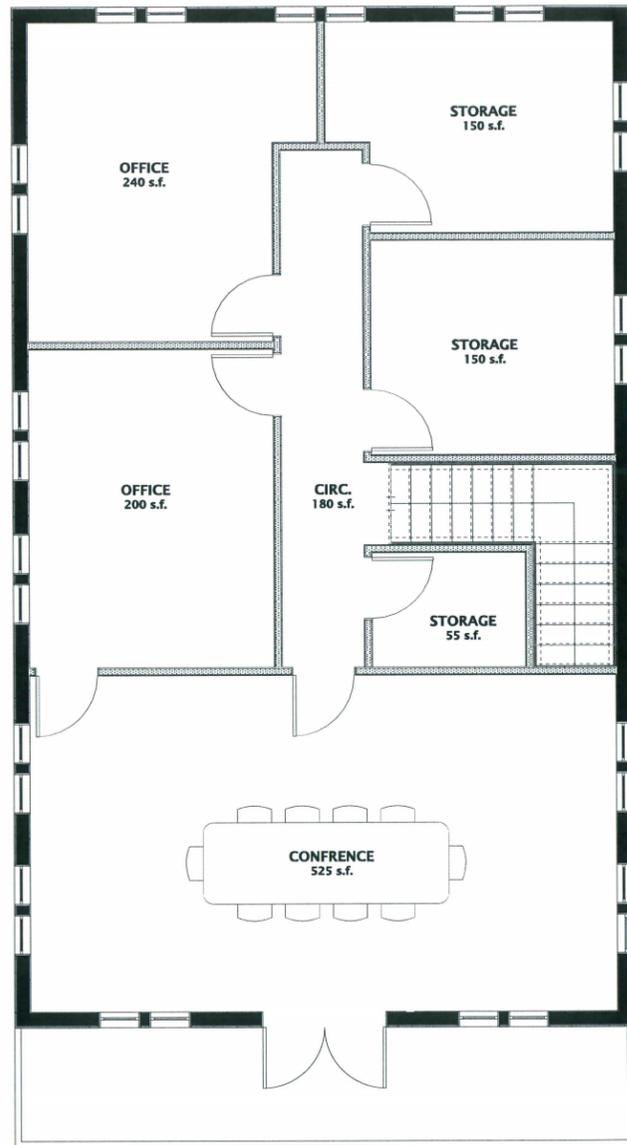
DEC 20, 2013
REV SUBMITTED

A-1.0



OVERALL FLOOR PLANS - TASTING ROOM PHASE I

SCALE: 1/4" = 1'-0"



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 KEVIN BATES
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 12/30/2013
 STATE OF CALIFORNIA

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Biddle Ranch Vineyards
 2060 Biddle Ranch Road
 San Luis Obispo, CA 93401
 APN: 044-381-022

STORAGE ROOM FLOOR PLANS
 PHASE II

CONSULTANTS:

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2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN: 044-381-022

EXTERIOR ELEVATIONS
PHASE I

CONSULTANTS:

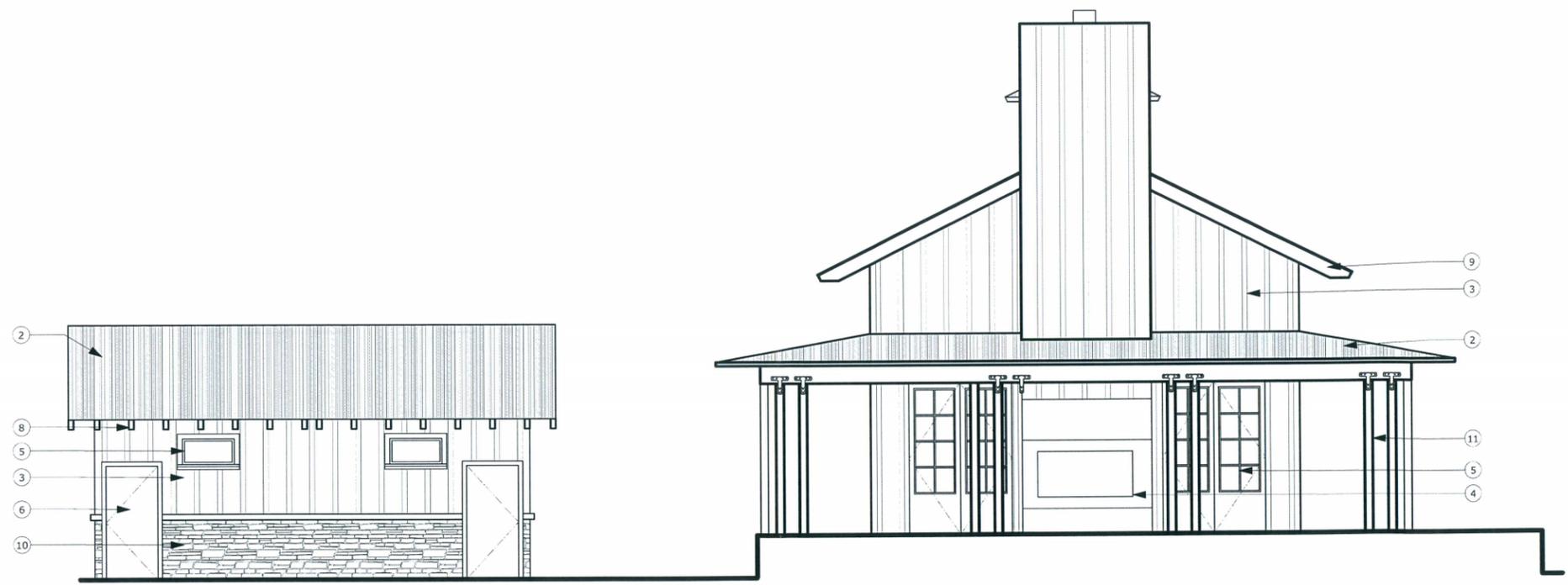
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DEC 20, 2013
MID SUBMITTAL

A-9.0

ELEVATION REFERENCE NOTES

- ① STANDING SEAM METAL ROOF
- ② CORRUGATED METAL ROOF
- ③ BOARD AND BATT EXTERIOR SIDING
- ④ EXTERIOR FIRE PLACE
- ⑤ WINDOW
- ⑥ DOOR
- ⑦ WINERY EQUIPMENT
- ⑧ EXPOSED RAFTER TAILS
- ⑨ FASCIA BOARD
- ⑩ STONE
- ⑪ WOOD COLUMN



TOP OF ROOF
@ TASTING

TOP OF ROOF
@ R.R.

25'-6"
14'-11"



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EXTERIOR ELEVATIONS
PHASE I

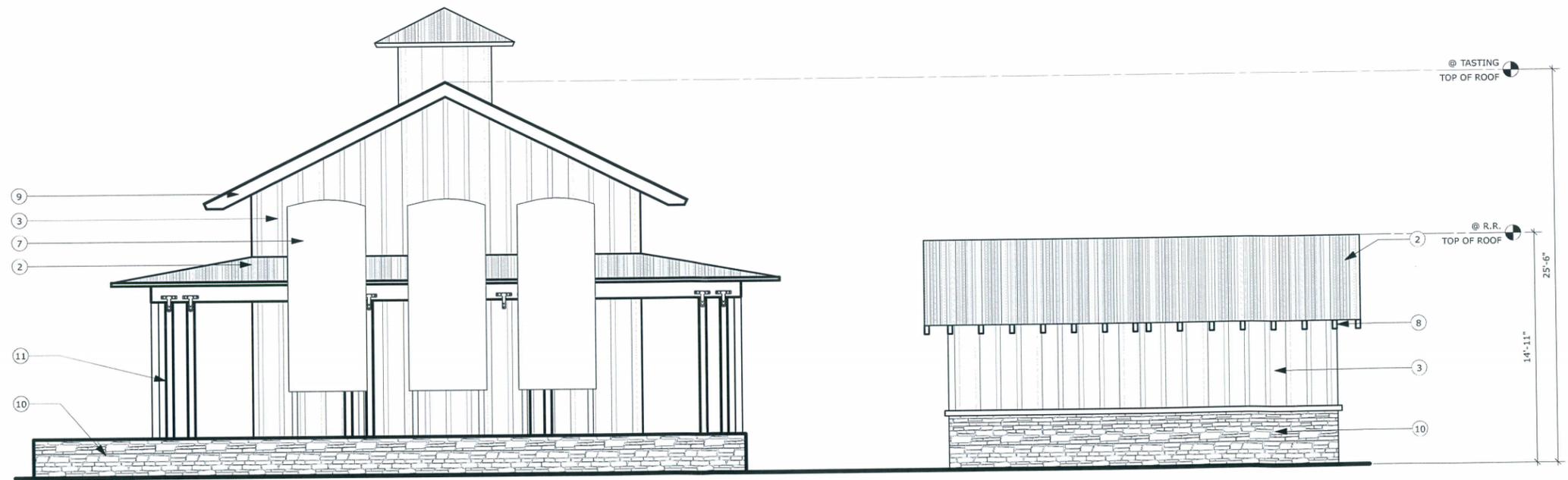
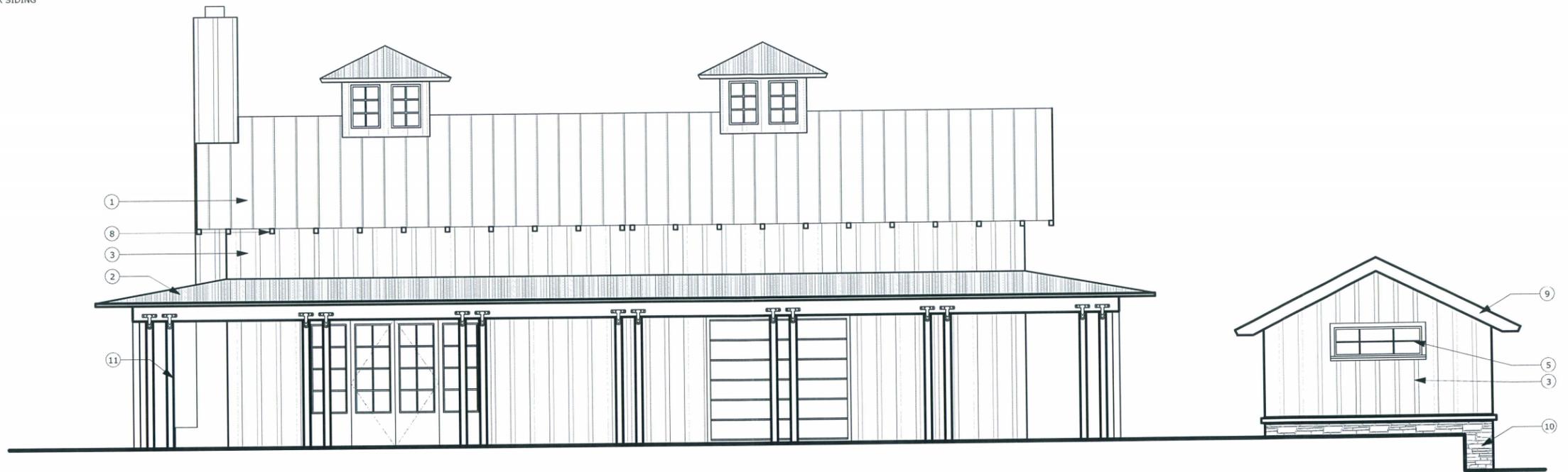
CONSULTANTS:

DEC 20, 2013
REVISED

A-9.1

ELEVATION REFERENCE NOTES

- ① STANDING SEAM METAL ROOF
- ② CORRUGATED METAL ROOF
- ③ BOARD AND BATT EXTERIOR SIDING
- ④ EXTERIOR FIRE PLACE
- ⑤ WINDOW
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- ⑧ EXPOSED RAFTER TAILS
- ⑨ FASCIA BOARD
- ⑩ STONE
- ⑪ WOOD COLUMN



EXTERIOR ELEVATIONS - TASTING ROOM PHASE I - WINERY / TASTING BUILDING

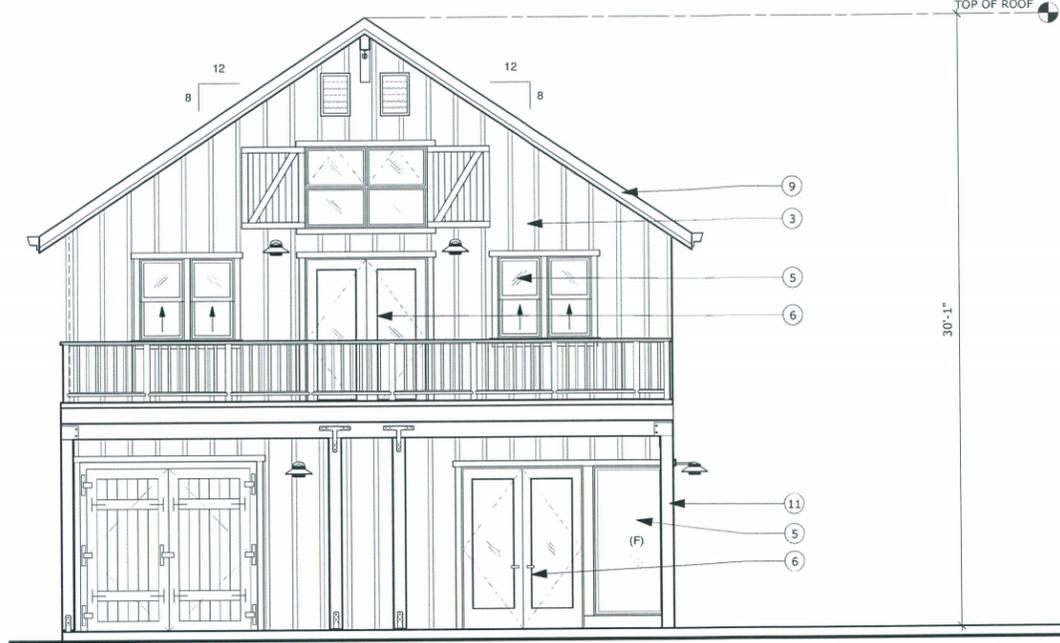
SCALE: 1/4" = 1'-0"

ELEVATION REFERENCE NOTES

- ① STANDING SEAM METAL ROOF
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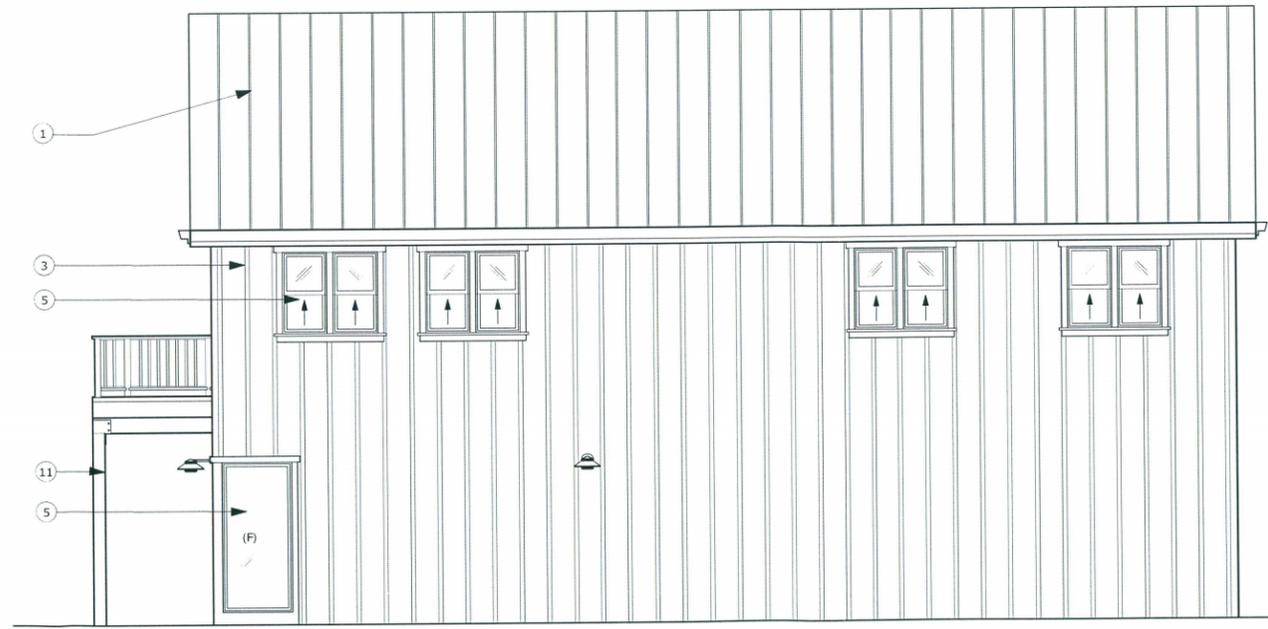
○ Rear Elevation



○ Front Elevation



○ Left Elevation



○ Right Elevation

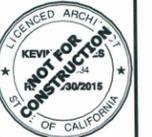


EXTERIOR ELEVATIONS - FUTURE BARREL STORAGE AND ADMIN. BUILDING PHASE II

SCALE: 1/4" = 1'-0"

KEVIN BATES
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San Luis Obispo, CA 93401

Biddle Ranch Vineyards
2060 Biddle Ranch Road
San Luis Obispo, CA 93401
APN: 044-381-022

EXTERIOR ELEVATIONS
PHASE II

CONSULTANTS:

	△
	△
	△
	△
	△

DEC 20, 2013
UP SUBMITTAL

A-9.2

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RS

PF

REC

Los Ranchos Edna MRL
Los Ranchos Edna VFL

RS

San Luis Obispo
Planning Area

AG

MIDDLE RANCHO

RSF

RR

200 m

500 ft





Parcel Summary Report For Parcel # 044-381-022

2/4/2014
9:41:23AM

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 BOCCE COURT CELLARS LLC A CA LLC
200 S 13TH ST STE 208 GROVER BEACH CA 93433-2263

Address Information

Status Address
02060 BIDDLE RANCH RD RSLO

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>
CO73-	417	C	San Luis Obisp	San Luis Obis	AG	AR		Y		

Parcel Information

Status Description
Active PM 13-40 PCL C

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 04
AREA NO. 21

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 044-381-022

2/4/2014
9:41:23AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

86480 FNL Primary Parcel

Description:

PORCH COVER

92513 FNL Primary Parcel

Description:

INSTAL TWO WIND MACHINES

92514 FNL Primary Parcel

Description:

INSTAL TWO WIND MACHINES

A7318 FNL Primary Parcel

Description:

ADD 476SQFT FAMILY ROOM

DRC2013-00068 REC Primary Parcel

Description:

MUP FOR PHASED CONSTRUCTION OF NEW WINERY BUILDING WITH TASTING ROOM(BUILDOUT 4,750 SQ FT INDOOR AND 1,400 SQ FT OUTDOOR WINERY); LIMITED SPECIAL EVENT PROGRAM.

PMT2005-00263 FNL Primary Parcel

Description:

INSTALLATION OF NEW ELECTRICAL PANEL FOR WELL (10 HP)

PMT2009-00807 FNL Primary Parcel

Description:

LEACH REPAIR

PRE2011-00042 REC Primary Parcel

Description:

20 ACRES

ZON2013-00184 APV Primary Parcel

Description:

VACATION RENTAL