



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/29/2013

TO: _____

FROM: Holly Phipps, Development Review

PROJECT DESCRIPTION: DRC2012-00079 LOCK- Conditional Use Permit for the reconsideration of DRC2005-00086 to amend the condition limiting tasting by appointment only, 3 days a week to public tasting 4 days a week, Thursday through Sunday. 28.83 acre site located off Kiler Canyon Road in Paso Robles. APN: 026-472-009.

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 File No _____

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 Pam and Steve Lock Daytime Phone 805-238-4998
Mailing Address 1520 Kiler Canyon Rd. Paso Robles CA 934 Zip 93446
Email Address: _____

Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip _____
Email Address: _____

Agent Name Kirk Consulting Daytime Phone 461-5765
Mailing Address 8830 Morro Road, Atascadero, CA Zip 93422
Email Address: _____@_____

PROPERTY INFORMATION

Total Size of Site: 28.83 acres Assessor Parcel Number(s): 026-472-009

Legal Description: P/M 8-67 LT 15

Address of the project (if known): 1520 Kiler Cyn Rd. Paso Robles, CA 93446

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 101 North to Hwy 46 West. Turn on Arbor Rd. on the North side of Hwy 46. Arbor Rd. innersects at Kiler Cyn. Turn right at Kiler Cyn

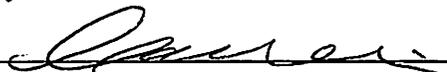
Describe current uses, existing structures, and other improvements and vegetation on the property:
(E) Winery Buildings (2), Water Storage, Pumhouse, Accessory Bldg., planted vineyards (22ac), well, gate

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Reconsideration of DRC2005-00086 to amend the condition limiting tasting by appointment only, three days a week to public tasting four days a week, Thursday -- Sunday. See project description attached.

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 3-18-13

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): Tasting Room open to public
additional site disturbance _____

Describe existing and future access to the proposed project site: _____
Existing and proposed access from Kiler Cyn Rd.

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/RR South: AG
East: AG West: RR

For all projects answer the following:

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

Buildings: 4880 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: 8 (E) & 1 (ADA) Height of tallest structure: 24'

Number of trees to be removed: N/A Type: N/A

Setbacks: Front +530 Right +500 Left +350 Back +630

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: 2,400sf sq. feet acres

Total floor area of all structures including upper stories: 4,880 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: +/- 3 acres
Moderate slopes of 10-30%: +/- 25 acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Kiler Cyn Rd, but screened w/ landscape per condition of DRC2005-00086

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 Tasting Room
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Individual 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? +100 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: Individual on-site system
3. Where is the waste disposal storage in relation to buildings? Rear
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: Paso Robles Unified School District
2. Location of nearest police station: Paso Robles Police Station
3. Location of nearest fire station: Paso Robles Fire Station
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: Residential and Agricultural (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: 7 days/winery; 4 days TR Hours of Operation: 10-6pm-TR
2. How many people will this project employ? 2-4
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
During crush only
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. 2 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: 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: NO

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*: _____

* 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: _____

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): associated with DRC2005-00086

Other Related Permits

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

(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)

Ecluse Winery / Lock Vineyard
February 2013

Enclosed are the following to complete the reconsideration application for a Conditional Use Permit for Ecluse Winery.

- Project Description
- Answers To Typical Winery Questions
- Winery Ordinance Evaluation
- General Permit Application
- Consent of Landowner
- Land Use Permit Application
- Right to Farm Disclosure
- Hazardous Waste Site Form
- Site Plan, Preliminary Grading & Drainage Plan (fifteen 24" x 36" and one 8.5" x 11")
- Floor Plans & Elevations for Winery & Tasting Room (fifteen 24" x 36" & one 8.5" x 11")
- 1,000' Radius Mailing List and Copy of Neighbor Notice

ECLUSE WINES / LOCK VINEYARD
Reconsideration of Approved CUP- DRC2005-00086
1520 KILER CANYON ROAD
PASO ROBLES, CALIFORNIA

GENERAL DESCRIPTION

Ecluse Wines/Lock Vineyard has an approved and operating winery onsite. In 2007, they received approval of their Conditional Use Permit to establish a 8,200sf winery and tasting room (tasting by appointment only):

- 4,768 wine processing building
- 3,440sf barrel and tank storage building
- Wine tasting by appointment only, restricted to three days a week and no more than 3 visits per day (Conditions #2,#3)
- Limitation of processing off-site grapes to 15 tons per year (Condition #5)

Although the CUP approved construction of a 8,200 sf winery, only 4,880 sf of winery related structures were actually constructed.

Proposal:

This proposal is for a reconsideration of the project's approved development limitations on wine tasting, off-site grape processing and also a production increase request. The following changes are proposed as part of the reconsideration proposal:

- Conditions #2 & #3:
 - Modify Tasting Room Operation- Wine tasting available to the public (Thursday-Sunday)
- Condition #5:
 - Remove the imitation of processing off-site grapes to 15 tons per year
- Not Addressed in a Specific Condition
 - Increase case production from 5,000 cases to 10,000 cases annually

Property and Existing Use

This project is located at 1520 Kiler Canyon Road, just east of the intersection of Arbor Road and Kiler Canyon Road, on the Westside of Paso Robles. The property is owned by Pam and Steve Lock and is the existing location of Lock Vineyard / Ecluse Wines. There is a single family dwelling on the northwest side of the proposed winery that is owned by Pam and Steve Lock. Currently twenty-two of the twenty-eight acres are planted in vines. The site is occupied by a single family residence, mobile home, barn, accessory buildings and vineyards. The property has had an operating and permitted winery onsite. There are two 2,440sf barrel storage and ag processing buildings (PMT2007-01692, PMT2007-01002), each accompanied by a 1,200sf covered porch. The operation currently provides wine tasting by appointment in a limited area (+/- 800 sf) located within the barrel room.

Purpose

The tasting room has operated successfully for the past five years holding tasting by appointment only, 3 days a week (Fridays, Saturdays, and Sundays). Unfortunately, the current restrictions on tasting appointments pose it difficult for the owner's to market their agricultural product (i.e. wine).

The applicants are requesting a modification from the approved project to increase the numbers of days that the tasting room is operational, from 3 days to 4 days, and allow the tasting room to be open

to the public, rather than by appointment only. The applicants are requesting to have their tasting room operation open Thursday –Sunday from 10-6pm without appointment restrictions.

This small revision to their tasting operation is vital to their business and the marketing of their agricultural product. Direct to consumer marketing is extremely important to a small boutique winery. Small boutique wineries are presented with more difficult challenges as Regional and National wholesale companies are purchasing larger wineries and the smaller wineries no longer have distribution channels and are therefore left to market and sell their wines to retailers on their own. Because small wineries, such as Ecluse, do not have an in house 'sales team' they rely on their tasting room as the means to develop and maintain the consumer relationships and to market and sell their wine. The modification to the tasting room operation is significant from a business stand point. The ability to have their tasting room open to the public will provide an avenue to increase wine sales and wine club members, which will ultimately provide the financial security that has been so difficult in the past years with the limitations placed on their approved land use permit. The Lock Winery and tasting room is situated amongst multiple wineries, most of which have operating tasting rooms open to the public, 7 days a week. This immediate and surrounding competition presents a hardship.

The reason the tasting room operation incurred conditions that limited the number of days and appointments is because the tasting room does not meet the tasting room access locational requirements. The County LUO requires wineries with tasting rooms be located within one mile of collector or arterial road. Section 22.30.020.d of the LUO contains a provision that allows modification to the special use standards set forth in Article 4 of Title 22. This provision allows a standard to be waived if it can be proven to be unnecessary or ineffective and the project meets all other development standards contained in the LUO. These findings were made with the 2007 approval.

The intent of this location standard is to limit large amounts of traffic in outlying areas. The concern in the past for winery related traffic has been associated with larger tasting rooms and special event traffic, not small boutique size tasting rooms. The existing tasting area is +/- 800 sf and the project is not approved for special events. The tasting room would result in 2 peak hour trips.

The concerns related to the roads that provide access to wineries with public traffic are typically that the tasting rooms may be located on roads that are not through roads, located in an areas that are not developed with similar visitor serving uses, located on non- county maintained roads, and/or roads that are not designed to accommodate higher levels of traffic.

The site has direct access onto Kiler Canyon Road which is an easily traveled paved County Maintained Road. Further the site is located in close proximity to the Arbor Road / Kiler Canyon Road intersection. Arbor Road is also a County maintained road and provides access to Highway 46 west. The project site is located within reasonable distance to Paso Robles, which is a high tourist destination area for wineries and already accommodates tourist oriented traffic for this type of venue and located in an area that is developed with similar visitor-serving uses.

In order to modify the locational standard the approving body must make a finding that the standard is unnecessary or ineffective. These findings have already been made, however the findings can be augmented for the following reasons:

1. The traffic associated with the tasting room is nominal (2 pht) – Because the full wine production square footage approved by the Planning Commission was not built-out, the peak hour traffic trips generated by the current proposal is actually less than the project that was approved by the Planning Commission.
 - a. Peak Hour Trips with Previous Approval: 8 peak hour trips
 - b. Peak Hour Trips Associated with Current Proposal: 6 peak hour trips

2. The existing road system is designed to accommodate the small amount of additional traffic that may be generated by this small tasting room
3. The site has frontage on a County Maintained Road
4. There are similar uses in the area; therefore this project will share traffic that is already in the area
5. The site is not located on a dead end road

Winery Case Production-Off-site Grapes

The original winery approval included a limitation on the amount of off-site vineyard tonnage that could be brought onto the site. Condition #5 states that '*The processing of off-site grapes shall be limited to 15 tons per year*'. This proposal is requesting that this condition be omitted.

Currently the Locks are producing between 4,000-5,000 cases of wine annually. The majority of their wines are produced using fruit from the 22 acres of vineyards planted on their property. Their on-site vineyards include Rhone, and Bordeaux varietals. In addition to producing wine from their on-site grapes, they also produce wine using other varietals, including, but not limited to, Viognier, Roussanne, Grenache Blanc, Merlot, and Cab Franc. Because they do not grow these other varietals on site, they must import these grapes from other area vineyards. Currently, the majority of their off-site grapes are sourced from a vineyard across the street on a neighboring property.

In order to increase the case production to 10,000 cases annually in the future, the ability to increase the importation of off-site grapes would be necessary. Their current vineyard on average produces 66 tons of grapes which is equal to +/- 4,200 cases. In order to increase production to a maximum of 10,000 cases annually, an additional 81 tons of grapes would be required to be brought onto the site (this is in addition to the 15 tons currently allowed by the previous use permit).

A typical 24-foot flatbed truck can carry about 24 large harvest bins, double stacked which is about 8-10 tons of fruit. Increasing case production and removing the restriction to allow off-site grapes would result in approximately 8 - 10 additional traffic trips per year.

It should also be noted that the removal of this restriction will support the local economy and other local vineyard producers. It will allow a market for local fruit to be sold in the local area instead of being transported out of the County, which is a benefit to local farmers. Further it will allow the value-added product (wine) to be produced and sold in our County, which will allow the County to capture the sales tax benefit of the retail transaction associated with the sale of the wine.

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.

There is existing wine processing on-site: Crushing, fermenting, barrel aging, blending, bottling, and case goods storage. This application will include additional area to be used for barrel storage.

2. How much wine will be produced?

Up to 10,000 cases of wine are estimated to be produced on site.

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?

There are only a few trips during harvest related to the processing operation since grapes are utilized mostly from onsite vineyards. The tasting room is proposed to be open to the public four days a week and expected to generate up to 2 peak hour trips.

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 is spread over vineyard. A commercial collector will carry garbage away. The winery is currently permitted to process 5,000 cases annually. The proposal includes an increase in production to 10,000 cases annually. This increase will still allow for the waste to be treated and land applied and will qualify for a winery wastewater waiver from the Regional Water Quality Control Board.

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.)

The winery, at ultimate production (peak) will generate 806 gallons per day. Winery wastewater will continue to qualify for a winery wastewater waiver from the Regional Water Quality Control Board.

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

The winery will employ up to 2 additional people.

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

No.

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

The winery processes grapes from on site and other area vineyards.

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

Water storage will be provided in accordance with Cal Fire requirements.

9. 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?

No special events are requested.

Ordinance Evaluation of the Winery

Below is a detailed evaluation of how the project is consistent with LUO requirements and a justification for an exception to the locational requirements provided in LUO Section 22.30.070.D

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.** Conditional Use Permit required, for access location inconsistencies, under section 22. 30.070.

- 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.

Please see attached notice sent to neighbors and 1,000 foot radius mailing list.
 - (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.

Please see attached 1,000 foot radius mailing list.
 - 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).

There is existing ag processing, including fermentation, which occurs in in both existing winery structures. Noise levels intend to meet County standards.

- 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).

This proposal involves an existing winery, which is considered a winery because it processes and store wine on site, within the two (2) permitted agricultural processing facilities.

- 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.

The winery was granted a tasting room access location modification with the original Conditional Use Permit.

- 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.

The winery will continue to utilize pomace as soil amendment.

- 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).

The project will be required to obtain a winery wastewater waiver from the 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.

□

The existing permitted winery buildings are over 400 ft. in all directions to the property line and from residences outside the owner's property; therefore it meets minimum setback requirements for a winery, with tasting, in a rural area.

- (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.

N/A no signage proposed at this time.

- 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 are between 8-10 existing parking spaces for the winery structures. They are screened by vegetation (pine trees) or are located behind 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.

There are agrarian style winery structures that are permitted and onsite. Exterior features include metal wall panel siding, accented with wood posts and aluminum window panels and doors.

- (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 winery structures are currently screened by existing vineyards, oak and pine trees and shrubs.

- (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.

Both existing winery structures are permitted and under the 35'-0" maximum height limitation.

- (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.

The exterior lighting has been approved by Planning with previous use permit and conforms with 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.

There is currently one tasting room (by appointment only, 3 days a week) located in a 768sf room within Building B. Building B is within 200 feet of the winery facilities.

- (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.

Ecluse Wines is not proposing to hold special events.



TOMAS-LANG
ARCHITECTS

P.O. Box 1894
441 East 1000th St
P.O. Box 1894
P.O. Box 1894
P.O. Box 1894

Lock Vineyard
EXISTING
WINERY
DEVELOPMENT

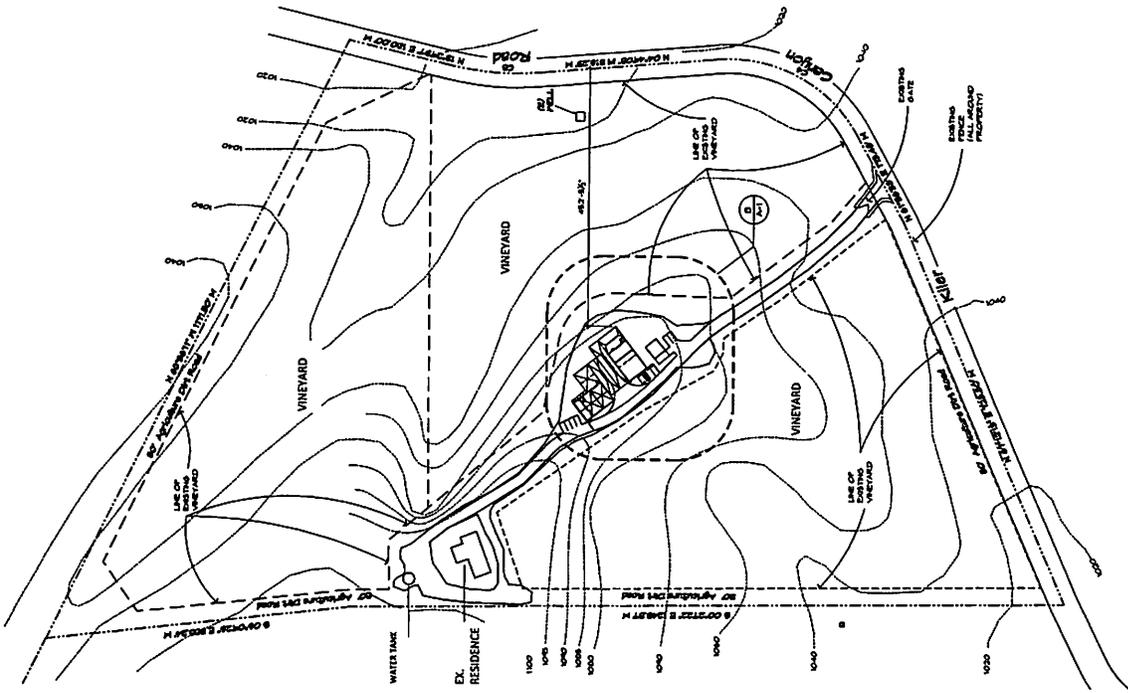
Project Address
1520 Deer Canyon Road
Paso Robles
California

Client
Brent & Jean Lee
1520 Deer Canyon Road
Paso Robles
California

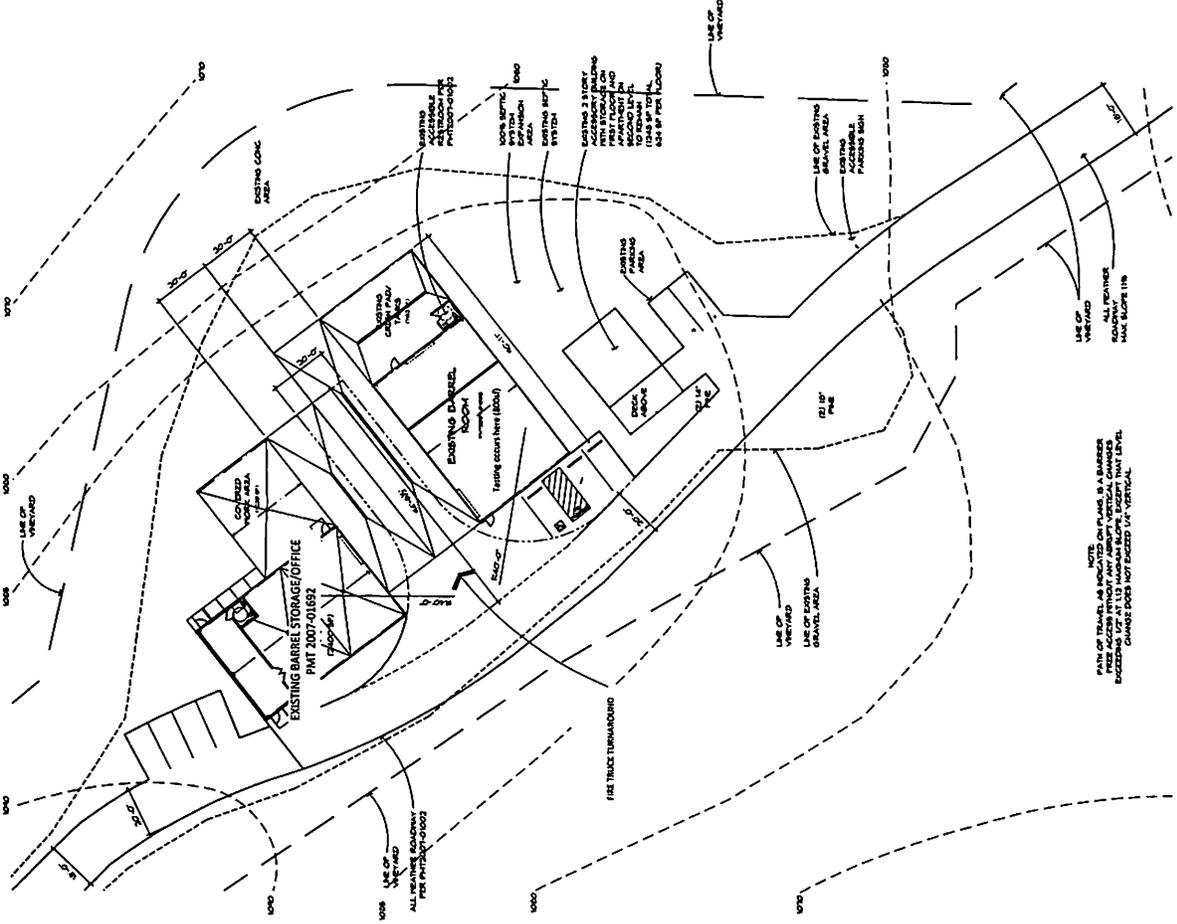
PROJ. NO. 09081
DATE: 25 DEC 2007
SCALE: AS NOTED
REV: 1
CUT: 2, 3000
APP. NO. 2010

OVERALL SITE
PLAN
PUSHED
SITE PLAN

A-1



Overall Site Plan
SCALE 1" = 100'-0"



Enlarged Site Plan
SCALE 1" = 20'-0"

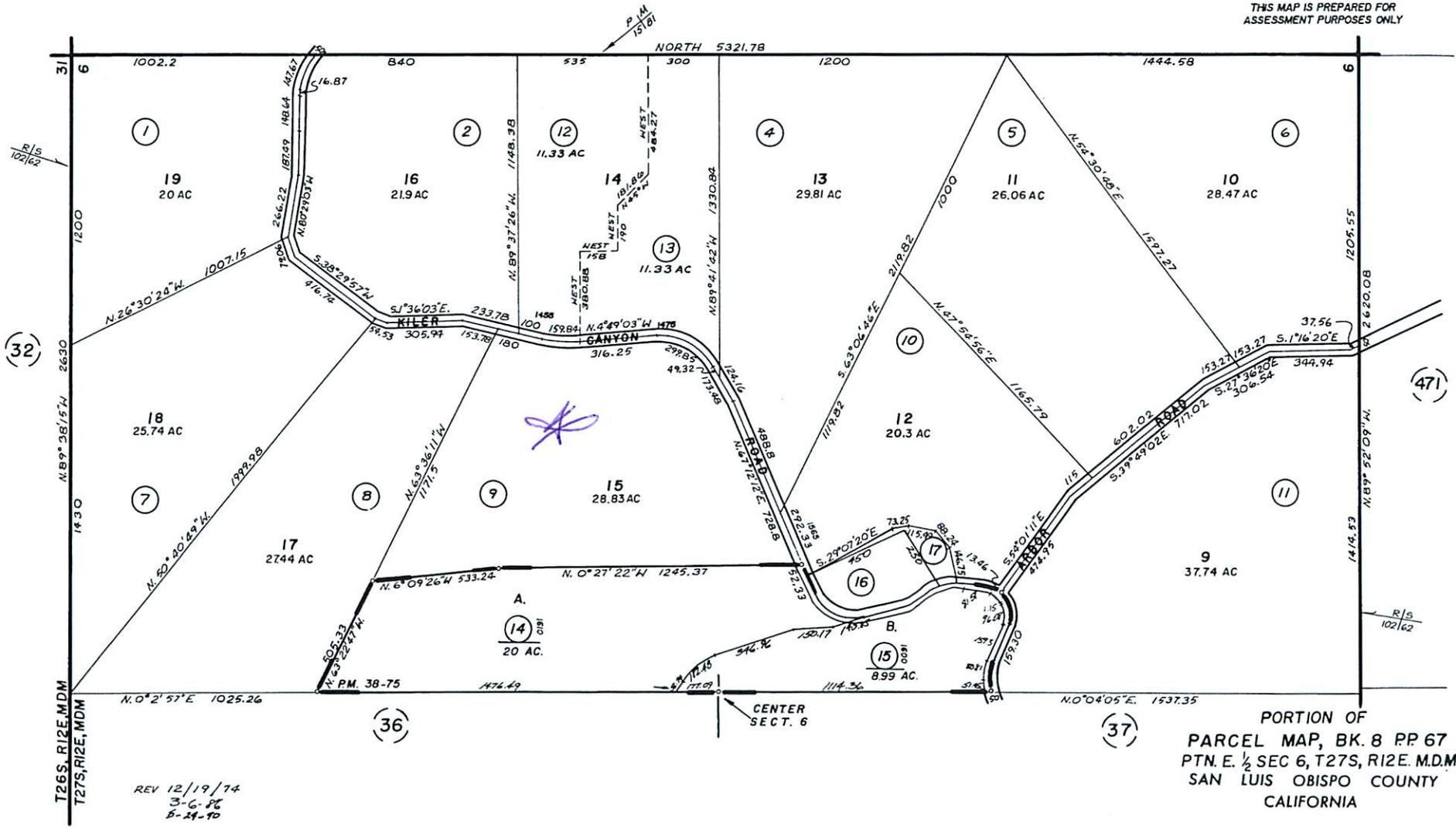
NOTE:
PATH OF TRAILS AS INDICATED ON PLANS IS A BARBER
FREE ACCESS TRAILWAY. ANY ADJUSTMENTS TO THE
EXISTING TRAILWAY SHALL BE MADE TO MAINTAIN
SLOPE DOES NOT EXCEED 1/4" VERTICAL.

BK 18

(21)

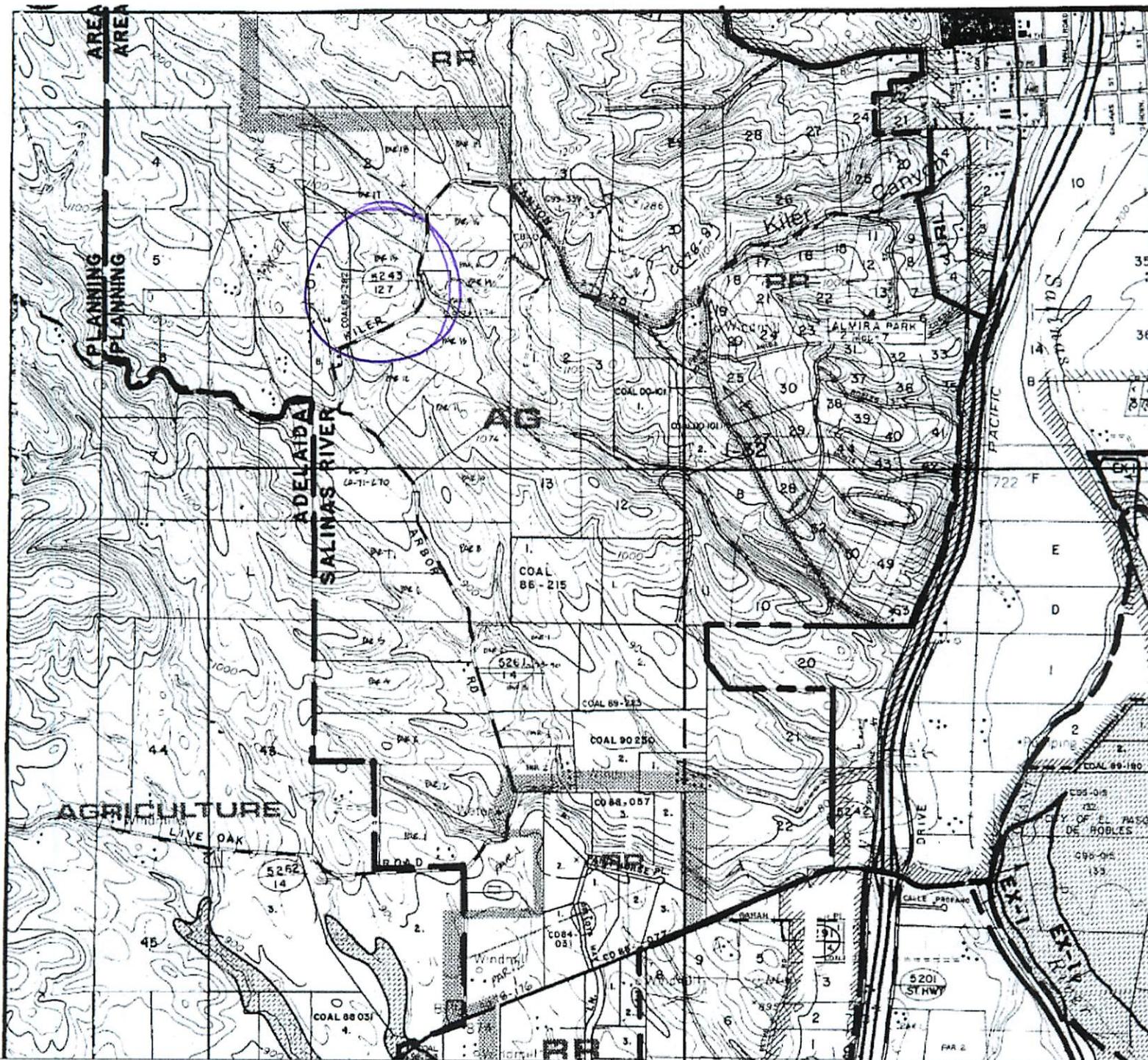


THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY



REV 12/19/74
3-C-86
B-24-70

PORTION OF
PARCEL MAP, BK. 8 PP 67
PTN. E 1/2 SEC 6, T27S, R12E, M.D.M.
SAN LUIS OBISPO COUNTY
CALIFORNIA







Google earth

Google earth





Parcel Summary Report For Parcel # 026-472-009

3/29/2013
11:21:00AM

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 LOCK AGRICULTURAL VENTURES LLC
1520 KILER CANYON RD PASO ROBLES CA 93446-3703

Address Information

Status Address

P 01520 KILER CANYON RD RSAL

Lot Information:

<u>Tract / Twncshp</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>
CO71-	270	0015	Salinas Rural	Salinas	AG			Y		R80091001

Parcel Information

Status Description

Active P/M 8-67 LT 15

Notes

Tax Districts

PASO ROBLES JT(27,40) (SB1537) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
PASO ROBLES PUBLIC CEMETERY
NO. 01 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:

Case Status:



Parcel Summary Report For Parcel # 026-472-009

3/29/2013
11:21:01AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

70631 FNL Primary Parcel

Description:

88460 FNL Primary Parcel

Description:

INSTALL PERM FOUNDATION FOR EXIST MH 70631

A000028A AGC Primary Parcel

Description:

AG PRESERVE CONTRACT

A2091 FNL Primary Parcel

Description:

ELECTRIC METER FOR AG WELL/15 HP/100 AMP

A2175 FNL Primary Parcel

Description:

RELOCATE MOBILE HOME W/NEW SEPTIC & FOUNDATION

DRC2005-00086 CMP Primary Parcel

Description:

WINERY WITH WINE TASTING REQUEST TO MODIFY DISTANCE REQUIREMENT OF TASTING ROOM TO COLLECTOR OR ARTERIAL

DRC2012-00079 REC Primary Parcel

Description:

CONDITIONAL USE PERMIT TO MODIFY CONDITIONS OF APPROVAL ON DRC205-00086.

PMT2004-00057 FNL Primary Parcel

Description:

SFD 2443 W/ATT GARAGE 834 CVP 474 BREEZEWAY 250 (REPLACES 1660 S.F. MOBILE HOME PERMIT A2175) & TEMPORARY TRAILER

PMT2007-01002 FNL Primary Parcel

Description:

BARREL STORAGE AND AG PROCESSING BUILDING FOR LOCK VINEYARD (2,440 SF) WITH COVERED PORCH AREA FOR CRUSH PAD (1,200 SF) AND MINOR GRADING - NOTE: METAL BUILDING IS BY AN APPROVED FABRICATOR

PMT2007-01692 FNL Primary Parcel

Description:

BARREL STORAGE AND AG PROCESSING BUILDING FOR LOCK VINEYARD (2,440 SF) W/COVERED PORCH AREA FOR CRUSH PAD (1,200 SF) - NOTE: METAL BUILDING IS BY AN APPROVED FABRICATOR; REQUEST FOR APPLICATION EXTENSION 11/20/2009 - RE: WUI REQUIREMENTS: ENTIRE BUILDING IS IGNITION-RESISTANT CONSTRUCTION WITH NO ATTIC - NO PLAN CHANGES REQUIRED - CR 2/10/10.

PMT2012-01039 ISS Primary Parcel

Description:

ENCLOSE COVERED PATIO TO EXPAND LIVING ROOM (304 SF) , ADDITION OF COVERED PORCH (400 SF)



Parcel Summary Report For Parcel # 026-472-009

3/29/2013
11:21:01AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2011-00589

APV

Primary Parcel

Description:

VACATION RENTAL OUTSIDE OF COASTAL ZONE.