



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/212013

TO: _____

FROM: Megan Martin (Elovich)- North County Team/ Development Review

PROJECT DESCRIPTION: DRC2013-00007 HART- Minor use permit for proposed distance modification for a guest house in an existing SFR. 42 acre site located off Sequoia Lane in Templeton. APN: 033-261-005 and 006.

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
 Site Plan Minor Use Permit
 Variance Surface Mining/Reclan
 Curb, Gutter & Sidewalk Waiver

DRC2013-00007

HART PHILLIP W

MINOR USE PERMIT

MUP-DISTANCE MODIFICATION FOR GUEST HOUSE IN EXISTING STRUCTURE.

ELPO/ RELPO

RR

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Phillip and Mary Hart Daytime Phone 714-434-8440
Mailing Address 2314 Westminister Ave. Costa Mesa CA Zip 92627
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: mandi@kirk-consulting.net or jamie@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: +/- 42 acres Assessor Parcel Number(s): 033-261-005, -006

Legal Description: JOHNSON SB LT 8 & LT 9

Address of the project (if known): 510 Sequoia Lane Templeton Ca 93465

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Travel west on El Pomar Rd. and make a right on Indian Oaks Lane

Describe current uses, existing structures, and other improvements and vegetation on the property:
2-sfr, winery and vineyards

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): MUP - Distance Modification for Guesthouse distance to Primary residence

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 *Kim Johnson* Date 8/6/13

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): 510 Sequoia Lane Templeton Ca 93465 identified as Assessor Parcel Number 033-261-005, -006 for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: Minor Use Permit specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.

2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.

3. If prior notice is required for an entry to survey or inspect the property. Please contact:

Print Name: _____

Daytime Telephone Number: _____

4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

Person or entity granting consent:

Print Name: Phillip and Mary Hart

Print Address: 2314 Westminister Ave. Costa Mesa CA

Daytime Telephone Number: 714-434-8440

Signature of landowner:  Date: _____

Authorized agent:

Print Name: Kirk Consulting

Print Address: 8830 Morro Road, Atascadero, CA

Daytime Telephone Number: 239-4502

Signature of authorized agent:  Date: 8/16/13

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): MUP Modification for distance requirement from primary residence to guesthouse

additional site disturbance

Describe existing and future access to the proposed project site: existing access off of Sequoia lane

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: RR

South: RR

East: 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: 640 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: _____ Height of tallest structure: _____

Number of trees to be removed: n/a Type: _____

Setbacks: Front 57'9" Right +300 Left +300 Back +300

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: _____ sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 1

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: +/- 5 acres
Moderate slopes of 10-30%: +/- 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: _____
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: slight view from El Pomar Rd.

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain _____
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 3 wells (14gpm) and one storage tank
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: Integrated Waste Mgmt.
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: Templeton
2. Location of nearest police station: SLO Co. Sheriff Dept., Templeton Office
3. Location of nearest fire station: Cal Fire
4. Location of nearest public transit stop: Main Street, Templeton
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/Winery
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: _____ Hours of Operation: _____
2. How many people will this project employ? _____
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. _____ Between 4:00 to 6:00 p.m. _____
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: _____
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: Use of existing structure for guest house rather than building new.

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): ED 06-368

Other Related Permits

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

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

INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building File No _____

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950 et. seq.)

A project applicant may make a written request to the county, to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Section 65945, 659453, and 659455)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county can not withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, Ca.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code sections 3482.5, and 3482.6 must be satisfied: (1)The agricultural operation must be conducted or maintained for commercial purposes; (2)The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3)The agricultural operation predated the affected use(s) on your property; (4)The agricultural operation has been in existence for more than three years, and (5)The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County, which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioners Office."

HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE - Please verify whether your project is on the Known Hazardous Waste and Substances Sites List pursuant to AB 3750 and if you are within 1/2 mile of certain landfills (see back of sheet)

PLEASE COMPLETE AND SIGN BELOW

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing and (2) Public Notice Distribution requirements and (3) the Right to Farm Disclosure.

AND I acknowledge that I have reviewed the list of Identified Hazardous Waste and Substances Sites List and the landfill disclosure on the back of this form and find the following: (1) The site is not shown on the list of Identified Hazardous Waste and Substances Site; (2) The site is shown on the list dated April 1998, or any later list published by the State Office of Planning and Research and (3) I have read the disclosure statement on landfill operations.

Signature _____

Date 8/6/13

AMBYTH ESTATE
August 2013

**AMBYTH ESTATE
PASO ROBLES, CALIFORNIA
Minor Use Permit- Guesthouse Modification**

SITE

This project is located at 510 Sequoia Lane in Templeton, CA (APNs 033-261-005 & 033-261-006). The parcel is +/- 42 acres and is zoned Residential Rural. The site is located outside of Templeton in the Rural El Pomar- Estrella planning area.

The site is surrounded by rural residential and agriculture zoned property. Property to the west and north is used for grazing and dry farming. Property to the south and west is zoned residential rural and includes single family residences, some with secondary mobile home residences.

EXISTING USE

The site includes a 4,900 SF primary residence, a 2,500 SF winery and an additional residence which a portion of is proposed to be used as a guest house. All structures are clustered next to each other accessed from an existing driveway off of Sequoia Lane. The remainder of the site is planted in dry farmed, sustainable vineyards and supports the wine productivity onsite.

GUEST HOUSE

The location of the proposed guest house will be located on the first floor of an existing two-story Dunn Barn structure. The Dunn Barn was permitted as a two story single family residence, with a residence on the upper floor and garage on the lower floor in 1998 (A4895). The lower level will be upgraded to habitable condition per building code. An as-built permit will be submitted to address code enforcement case COD2012-00427. The proposed guest house is planned to be used by the owner's elderly mother-in-law. The guest house will include a separate entrance and separate kitchenette and restroom facilities.

MODIFICATION REQUEST PROPOSAL

The following information pertains to a Minor Use Permit application to request a modification from the guesthouse distance to the primary residence standards defined in County LUO Section 20.30.410 (2).

- 2. Location. A guesthouse shall not be located more than 50 feet from the principal residence, or as otherwise approved through a Minor Use Permit, and shall not be located within any required setback area (see Section 22.10.140 - Setbacks).**

The County LUO requires a maximum of 50 feet from the primary residence. The Dunn Barn, where the guest house is proposed to be located, is approximately 162 feet from the primary residence which therefore requires a distance modification.

Therefore we request a Minor Use Permit for a distance modification between the primary residence and an existing secondary residence.

AMBYTH ESTATE

August 2013

GUESTHOUSE LUO COMPLIANCE

1. Limitation on use. A guesthouse or home office:

- a. May contain living area, a maximum of two bedrooms and one bathroom. The living area may include a wet bar, limited to a single sink and an under-counter refrigerator that are not located in a separate room;
- b. Shall not be designed to contain or accommodate cooking or laundry facilities, and shall not be used for residential occupancy independent from the principal residence or as a dwelling unit for rental;
- e. Shall not be provided an electric meter separate from the principal residence.

- A. The proposed guest house is an open floor plan with a sleeping area, living room area, and office area. The guest house will also contain closet and one restroom with shower.
- B. No laundry facilities will be located the proposed guest house.
- C. Not applicable
- D. Not applicable
- E. All utilities for proposed guest house connected to existing utilities shared by primary residence.

2. Discussed above- MUP modification request proposal

3. Floor area limitation. The maximum floor area allowed for a guesthouse is 40 percent of the habitable floor area of the main residence, up to a maximum of 600 square feet.

The existing structure is 20' x 32' with 640 SF of potential floor area. The proposed guest house will be limited to 600 SF with 40 SF of storage.



Figure 1: Entrance to first floor guest house.



Figure 2: Guest house restroom



Figure 3: Guest House Interior

NO.	REVISIONS



ARCHITECT:
STEPHEN RUSSELL KING, ARCHITECT
1505 FAIRWAY DRIVE, PASO ROBLES, CA 93446
(805) 239-3391 (PH) (805) 674-0101 (CELL)

OWNER:
PHILIP HART AND MARY MORWOOD HART
510 SEQUOIA LANE
TEMPLETON, CA 93465

SHOP BUILDING CONVERSION OF
LOWER LEVEL TO GUEST HOUSE
Amblyth Estate, Templeton, CA

ENLARGED PARTIAL SITE PLAN.

DRAWN BY:
S. KING

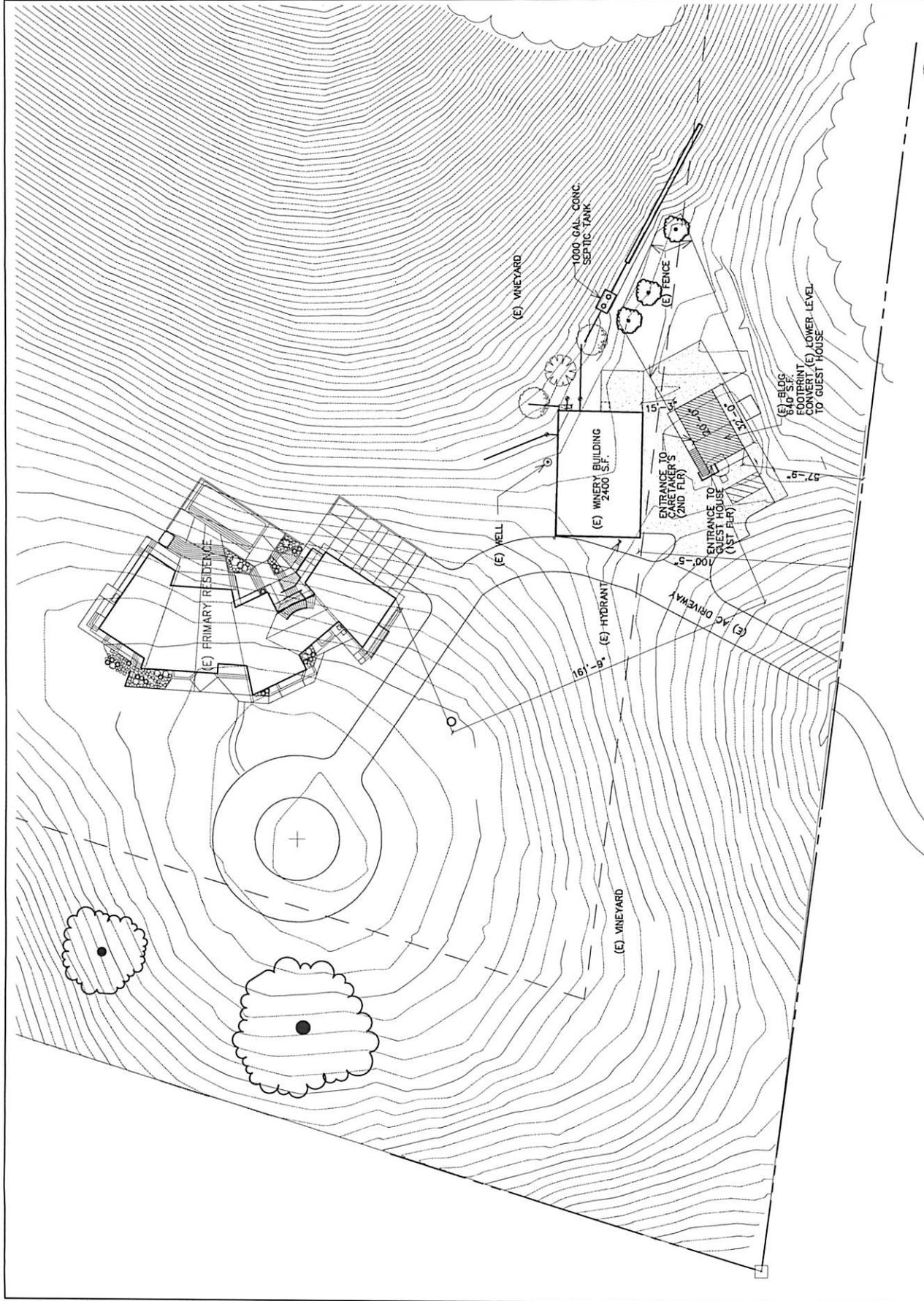
DATE: 06/02/2013

SCALE: 1" = 20'

NAME: 20002_A02.A1.C

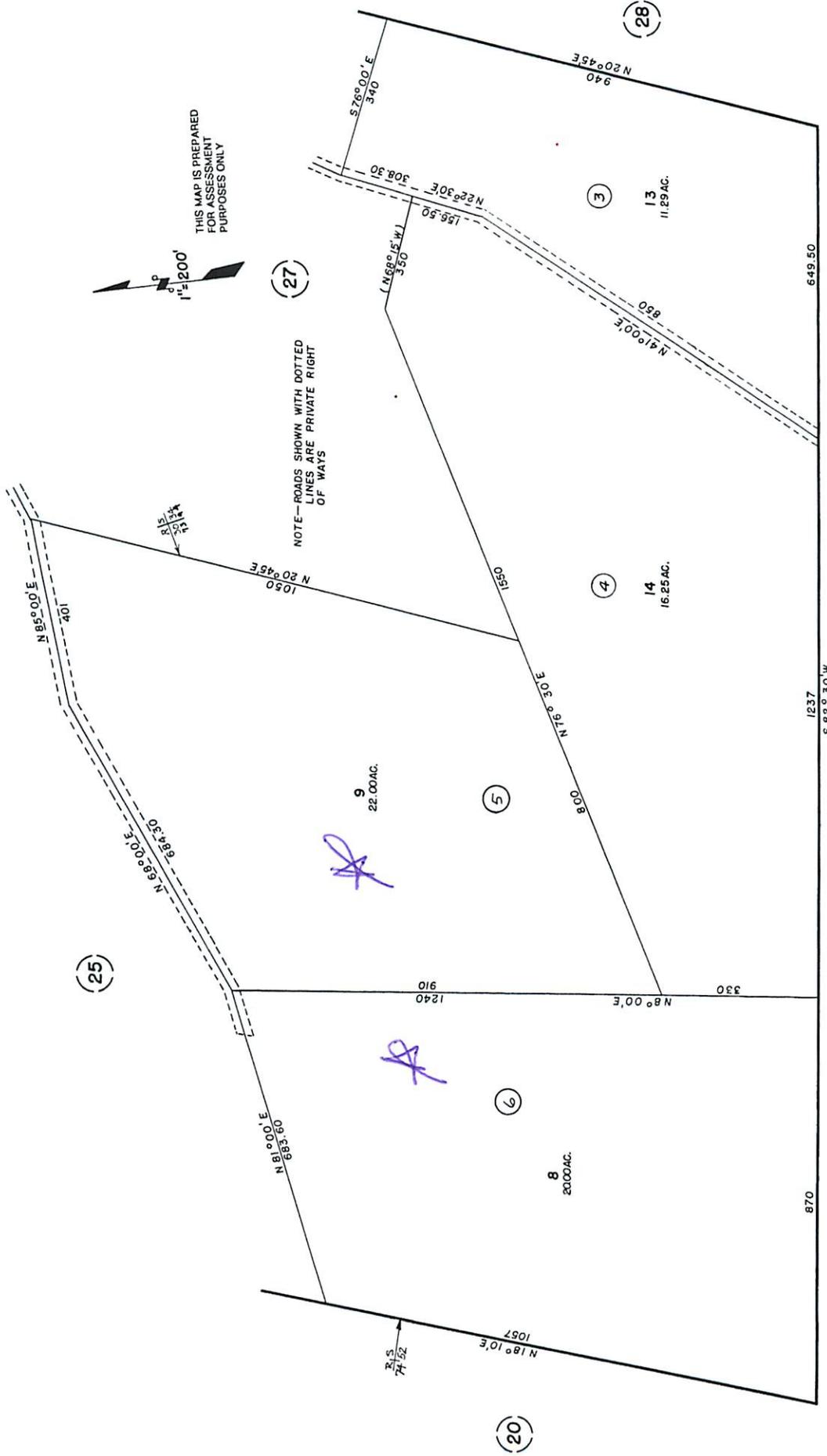
SHEET

A-0.2



1" = 20'-0"

ENLARGED PARTIAL SITE PLAN



JOHNSON'S SUBDIVISION
SAN LUIS OBISPO COUNTY
CALIFORNIA

34
04

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

34
05





Parcel Summary Report For Parcel # 033-261-005

8/8/2013
11:02:00AM

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 HART PHILLIP W
510 SEQUOIA LN TEMPLETON CA 93465-8336

OWN HART FAMILY TRUST

OWN HART MARY P

Address Information

Status Address
P 00000 INDIAN OAKS LN RELPO

Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
JOHNSNSB	0000	0009	Rural El Pomar	El Pomar-Estr	RR			Y	RI	

Parcel Information

Status Description
Active JOHNSON SB LT 9

Notes
ADDRESS 3405 DELETED FROM PARCEL (NO ASSOCIATED STRUCTURE) 9/18/08-PCS

Tax Districts
TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05
AREA NO. 21



Parcel Summary Report For Parcel # 033-261-005

8/8/2013
11:02:01AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

DRC2005-00140

CMP

Primary Parcel

Description:

CUP FOR PLACING A WINERY IN THE RR LAND USE CATEGORY. SMALL WINERY +/- 4,800 SQ FT FOR WINE PROCESSING FERMENTATION, BARREL STORAGE

DRC2013-00007

REC

Primary Parcel

Description:

MUP-DISTANCE MODIFICATION FOR GUEST HOUSE IN EXISTING STRUCTURE.

PMT2008-00268

FNL

Primary Parcel

Description:

FIRE SPRINKLERS FOR WINERY PMT2007-02414/ NFPA 13R 2002 EDITION/ 4 HEAD CALC/ .15 GPM/SQ.FT DENSITY/ NON RATED FIRE PUMP/ 13R SYSTEM APPROVED PER CAL FIRE DUE TO SMALL SIZE OF WINERY.

S970030N

APV

Primary Parcel

Description:

PROP ROAD NAME - INDIAN OAKS LN

ZON2007-00099

APV

Primary Parcel

Description:

OFFICE USE FOR WINERY. NO ONSITE SALES, STORAGE.

PMT2008-00044

FNL

Related Parcel

Description:

WIDEN SEQUOIA LANE AND REDONDO ROAD PER CUP CONDITON OF APPROVAL FOR PROPOSED WINERY (PMT2007-02414)