



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/11/2013

TO: \_\_\_\_\_

FROM: Rob Fitzroy - North County Team/ Development Review

PROJECT DESCRIPTION: DRC2013-00014 STOLLER- Minor use permit for a proposed 13,525 sf winery processing facility and 15,000 annual case production. 114.59 acre site located off South El Pomar Road in Paso Robles. APN: 033-291-034.

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

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Emergency Permit                        | <input type="checkbox"/> Tree Permit                 | <input type="checkbox"/> Plot Plan                                | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Site Plan                               | <input checked="" type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance                                 | <input type="checkbox"/> Other            |
| <input type="checkbox"/> Conditional Use Permit/Development Plan |  | <input type="checkbox"/> Surface Mining/Reclamation Plan          |   |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver          |  | <input type="checkbox"/> Modification to approved land use permit |   |

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Craig Stoller Daytime Phone (661) 332-0718  
Mailing Address PO Box 391, Paso Robles CA Zip Code 93447  
Email Address: \_\_\_\_\_

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

## PROPERTY INFORMATION

Total Size of Site: 114.59 acres Assessor Parcel Number(s): 033-291-034  
Legal Description: Certificate of Compliance C79-0020, Parcel #2 recorded May 15, 1979 in Volume 2154 Page 544-545 of Official Records  
Address of the project (if known): \_\_\_\_\_  
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: South El Pomar Road and Almond Drive

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Vineyards

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): \_\_\_\_\_  
Please see enclosed detailed project description.

## LEGAL DECLARATION

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

Property owner signature *Mir Johnson*

Date 8/23/13

## 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): \_\_\_\_\_ identified as Assessor Parcel Number 033-291-034 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: Craig Stoller

Daytime Telephone Number: 661-332-0718

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

### Person or entity granting consent:

Print Name: Stoller C & N Family Trust

Print Address: PO Box 391 Paso Robles, CA 93447

Daytime Telephone Number: 661-332-0718

Signature of landowner: \_\_\_\_\_

Date: 08/21/13

### Authorized agent:

Print Name: Kirk Consulting

Print Address: 8830 Morro Rd. Atascadero, CA 93422

Daytime Telephone Number: 461-5765 fax: 462-9466

Signature of authorized agent: \_\_\_\_\_

Date: 8/23/13

# 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): \_\_\_\_\_

Describe existing and future access to the proposed project site: Existing and future access from \_\_\_\_\_  
South El Pomar 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: Agriculture & Single Family Residence South: Residential Rural  
East: Agriculture & Single Family Residence West: Agriculture & Single Family Residence

### For all projects, answer the following:

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

Buildings: 13525 sq. feet \_\_\_\_\_% Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_%  
Paving: 8085 sq. feet \_\_\_\_\_% Other (specify) \_\_\_\_\_

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

Total area of grading or removal of ground cover: 2.5 acres  sq. feet  acres

Number of parking spaces proposed: 9 Height of tallest structure: 25'

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front +100' Right +100' Left +100' Back +100'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

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

### For commercial/industrial projects answer the following:

Total outdoor use area: 8,085 sq feet  sq. feet  acres

Total floor area of all structures including upper stories: 8,565 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:**

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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: 79 acres  
Moderate slopes of 10-30%: 35 acres  
Steep slopes over 30%: 0 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: South El Pomar and Almond Drive, screening implemented.

**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain Vineyard  
 Commercial/Office - Explain Winery operations  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 0.644 AFY (winery), total 2.96 AFY
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: Existing on-site 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 \_\_\_\_\_ G.P.M.  
 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: \_\_\_\_\_
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 Unified School District
2. Location of nearest police station: Templeton (Sherrif)
3. Location of nearest fire station: Templeton (Cal Fire)
4. Location of nearest public transit stop: 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:  
Vineyard
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: Monday thru Friday Hours of Operation: 8:00 am to 5:00 pm
2. How many people will this project employ? 4 to 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, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 10 to 15 Between 4:00 to 6:00 p.m. 10 to 15
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees  Yes  No  
If yes, please specify what you are proposing: \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  
 Yes  No If yes, please describe: \_\_\_\_\_

**Agricultural Information**

**Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.**

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

**Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): \_\_\_\_\_
2. Will the development occur in phases?  Yes  No  
If yes describe: Phase 1- tank and fermentation building with caretakers unit Phase 2- barrel storage building.
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): ED08-084

**Other Related Permits**

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

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



Detailed Project Description  
Sextant Winery  
Re-Activation of DRC2007-00164  
Templeton, CA

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**Background**

In April 2009, Craig Stoller was granted approval for a Minor Use Permit (DRC2007-00164), which involved a 13,525 SF winery processing facility and 15,000 annual case production. Since then, the Minor Use Permit has expired since the first year time extension wasn't filed and the project was never granted vesting. The owners still wish to build this facility and produce wine. In order to do so they are filing a new Minor Use Permit to essentially 're-activate' their original approval. All components of their original MUP approval will be the same for this proposal. The contents of the project description below are the same as the approved MUP and will discuss and summarize information from the previous approved plans and environmental document (Mitigated Negative Declaration ED08-084).

**Site Location**

The project is located on a +/- 114 acre parcel (APN 033-291-034) off of South El Pomar Road intersecting Almond Drive, east of Templeton. The property is zoned agriculture.

**Proposed Project Summary (Approved Project with DRC2007-00164)**

**Legal:** The parcel was legally created by deed at a time when that was a legal method of creating lots. Certificate of Compliance C79-0020, Parcel #2 was recorded on May 15, 1979 in Volume 2154 Page 544-545 of Official Records.

**Zoning:** Agriculture

**APN:** 033-291-034

**Site:** 114.59 Acres

**Site disturbance:** Approximately 2.5 acres

**Building:**

Phase 1

Tank room	3,335 SF
Fermentation room	1,400 SF
Office / Lab	625 SF
Caretakers Unit	970 SF

Phase 2- Construction to be completed by 2020 would include an additional 7,175 SF building that would include:

Barrel storage room 4,700 SF  
Two additional storage rooms 2,475 SF

Outdoor Areas:

Covered breezeway / Crush pad 8,085 SF  
Deck 480 SF

**Parking:**

Required

1 per 2,000 active= 6.7  
1 per 5,000 storage= 1.4  
Total required= 9

Proposed

Accessible 1  
Standard 8  
Total parking proposed- 9

**Building Height:** Allowed- 35' above average natural grade  
Proposed- 25' above average natural grade

**Total Winery Use Areas:**

13,525 SF of building area  
8,085 SF of outdoor processing area

**Ultimate Annual Case Production:** 15,000 cases

Events:

No special events are proposed other than events that are currently allowed by the LUO and are exempt from the 'special event' definition, Section 22.30.070i.

Production

The proposed project is production based and is intended to include all aspects of wine making to be conducted on-site, including harvest, crushing, fermentation, barrel aging, blending, bottling, and case storage. The proposed facility is will ultimately produce 15,000 cases per year of wine from grapes on site. RBZ Vineyard LLC owns and manages multiple properties throughout San Luis Obispo County.

Structure Siting

The proposed winery facility is situated along El Pomar Road about 300 yards north of Almond Drive, with access from El Pomar Road. The proposed location was chosen to reduce any grape removal and excessive grading.

Waste Water Flow

The winery will use two wastewater systems, one for domestic waste and one for process waste. The project site has sufficient area, percolation rate, and sufficient distance between leach lines and wells. There is no concern of effluent day lighting due to depth of bedrock or steep slopes.

### Water

There is an existing well on the property with three 10,000 gallon storage tanks. A water storage pond is proposed for fire protection storage. The project proposes two wastewater systems, one for domestic and a separate system for process waste water.

### Visual Impacts

The potential for project visual impacts were discussed in the Mitigated Negative Declaration ED08-084. The project will be the same as the previously approved project (DRC2007-00164), which will likely result in the same environmental determination and conditions of approval as was done with DRC2007-00164/ ED08-084.

The proposed structure is approximately 25' tall and is located on a relatively flat lower area away from ridge tops, therefore the building will not silhouette. The previously approved winery facility prepared a visual simulation from public views (El Pomar Road). The result of the evaluation concluded for mitigated impact of the change to the visual character of the area and glare or night lighting affecting the surrounding area. The project was and will be conditioned (since the same project is proposed) to provide shielded lights, landscape screening, and exterior colors and materials consistent with County guidelines all which will be reviewed by County Planning and Building prior to building permit issuance.

### Biological Impacts

The potential for project biological impacts were discussed in the Mitigated Negative Declaration ED08-084. The project will be the same as the previously approved project (DRC2007-00164), which will likely result in the same environmental determination and conditions of approval as was done with DRC2007-00164/ ED08-084.

The site is located in the Valley Oak woodland habitat area. The project would impact one oak tree located adjacent to the proposed parking lot. The impact will be mitigated by a replacement ratio of 2:1.

### 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.

The following activities are proposed to occur on-site: Crushing, fermenting, barrel aging, blending, bottling, and case goods storage. The applicant plans to produce wine from on-site grapes.

2. How much wine will be produced?

Ultimate production is planned for 15,000 cases per year.

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?

It is estimated that there will be 1 to 3 truck deliveries per day. Crush being the peak time is estimated to receive up to two truck deliveries per harvest. No public traffic will occur since special events and tasting room are not proposed.

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.

Winery process wastewater will be treated onsite in a dedicated wastewater system. A separate waste water system will treat domestic wastewater. A commercial collector will carry garbage away. The winery will generate a small amount of additional domestic waste.

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 projects water usage is estimated to be:

Indoor-	0.168 AFY
Winery (production uses) -	0.644 AFY
Outdoor landscaping-	0.15 AFY
Agriculture-	2.0
Total Use-	2.96 AFY

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

+/-6

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

No tasting room proposed

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

The winery will process grapes from on site.

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

The project includes a fire water storage pond for fire suppression.

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 application does not include a special event program. The winery will have the opportunity to participate in industry and other related events that aren't defined as 'special events', which are currently allowed by the LUO (Section 22.30.070i).

### **Ordinance Evaluation of the Winery**

Below is a detailed evaluation of how the project is consistent with LUO requirements.

**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 required 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.

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.**

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 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.

*The facility does not include a tasting room or special events. The site will be accessed from South El Pomar 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.

*The winery will utilize pomace as a 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).

*Winery waste disposal for this winery will be in compliance with the Regional Water Quality Control Board requirements.*

**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.

*No modifications are requested. All setbacks from the winery meet the 100' setback requirement (Front: 100 feet, Side (East): 100+feet, Side (West): 100+ feet and Rear: 100+ feet).*

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

*N/A no additional 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.

*The proposed winery has an ample amount of flat area that can accommodate required parking spaces (including one handicap parking stalls). One parking space is required per 2,000 SF of active building area, and one per 5,000 SF of storage. A total of 9 parking spaces is required. Eight standard parking spaces and one accessible parking space, or a total of 9 parking spaces is proposed.*

- 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 winery has been designed in an agrarian style with a contemporary twist. Dark muted exterior colors will be used to reduce contrast and reflectivity. Landscaping will be planted around the building to help the winery blend into the natural setting and to mask the size of the building.*

- (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.

*Landscape screening will be provided to filter views of the winery development from El Pomar Road. This proposal will not diminish the existing surrounding scenery since the surrounding uses are primarily agricultural (wineries).*

- (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 tallest portion of the winery building will be 25'. This does not exceed the required allowed maximum height of 35'-0".*

- (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.

*Lighting will comply with LUO standard and will be conditioned to provide lighting that is dark, shielded and down lit for mitigation of potential visual impacts.*

- 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.

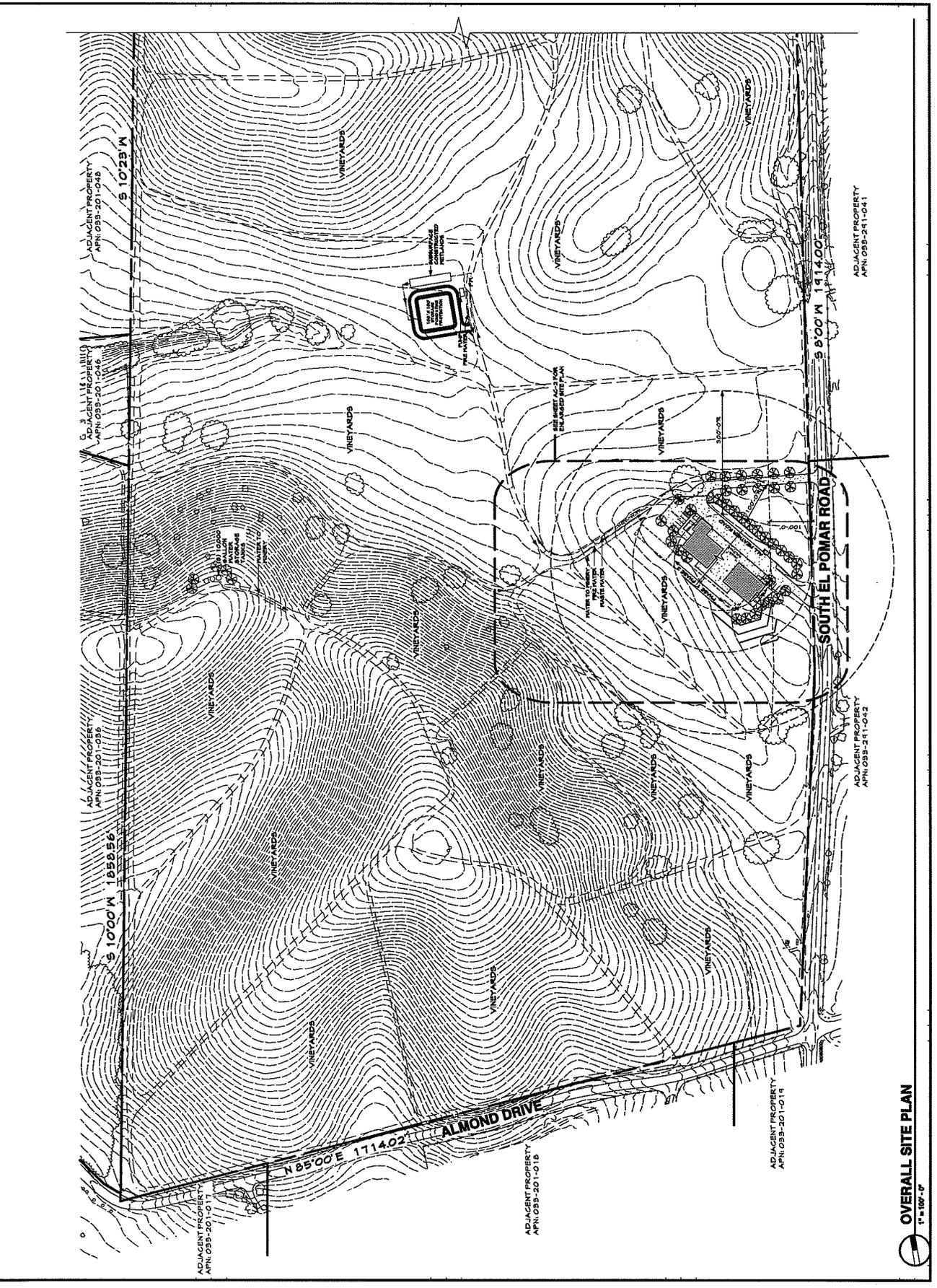
- (3) **Number of tasting rooms allowed.** One tasting room is allowed for each winery. If more than one winery share production facilities or more than one winery is located on a site, only one tasting room is allowed. More than one winery facility may share a tasting room.

*The proposed winery operation does not propose a tasting room.*

- (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 winery proposal does not propose a special event program. The winery will still participate in industry events and other related events not defined as a 'special event' as allowed per LUO (Section 22.30.070i).*





**OVERALL SITE PLAN**  
 1" = 100'-0"



Architectural Planning & Graphics  
 10000 Wilshire Blvd., Suite 200  
 Los Angeles, California 90024  
 (818) 451-1571  
 (818) 451-1572 Fax  
 www.puitts.com  
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 and Affirmative Action Employer. Minorities and women are encouraged to apply.  
 Steve D. Puitts, AIA & Associates, LLP

**STOLLER PRODUCTION WINERY**

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CIVIL CODE

**CRAIG STOLLER**

P.O. BOX 381  
 PASO ROBLES  
 CA 94647  
 (805) 833-9483

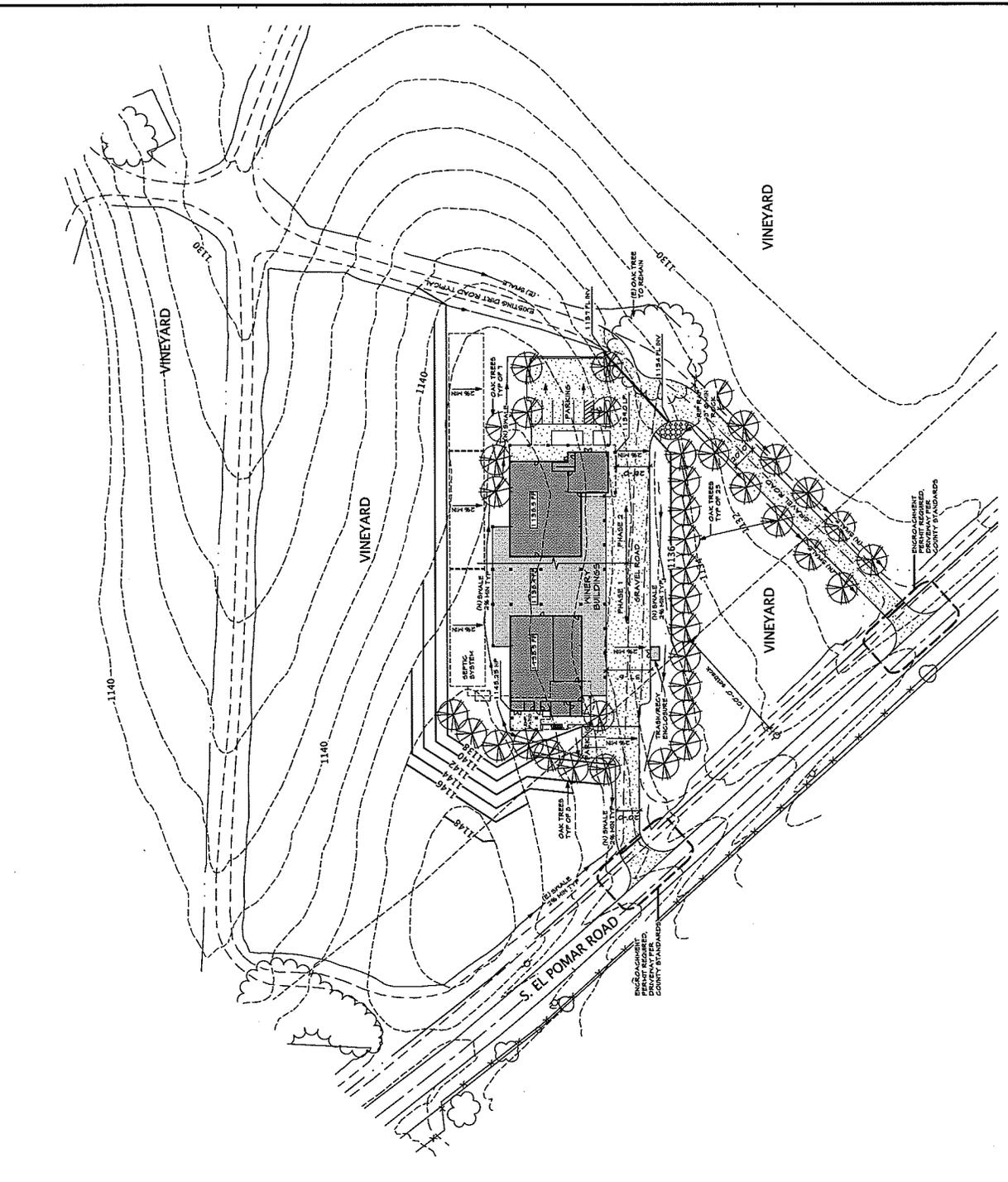
**SITING PLAN**



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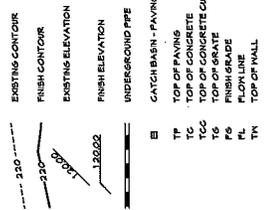
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**GRADING NOTES**

- The Designer/Contractor shall be responsible for field verifying all elevations and slopes and for providing the necessary information to the contractor.
- All grading and preparation, and all work shall conform to the San Luis Obispo County Standards, Chapter 35 of the CBC.
- This site engineer or civil engineer shall submit a final report to the field inspector stating the grading work performed is substantial and in accordance with the approved plans and to support the intended structures.
- All excess material from grading operations shall be disposed to an acceptable location, or a typed statement locating the disposal site within the County limits shall be submitted.
- Minimum 2% drainage for 5'-0" minimum away from building foundations in all directions.
- Minimum slope around 1:1, as all cases for areas. All slopes 4:1 or greater shall be protected by approved erosion control.

**GRADING LEGEND**









**STOLLER PRODUCTION WINERY**  
 4. 81. POMAR RD.  
 TEMPLETON  
 CA 94668  
 Client:  
 Architect:  
 Project:  
 Phase: 2nd Architectural Set

**STOLLER PRODUCTION WINERY**

4. 81. POMAR RD.  
 TEMPLETON  
 CA 94668

CRAIG STOLLER

P.O. BOX 381  
 PALO VERDES  
 CA 95047  
 (909) 553-9483

View Control: PERSPECTIVES

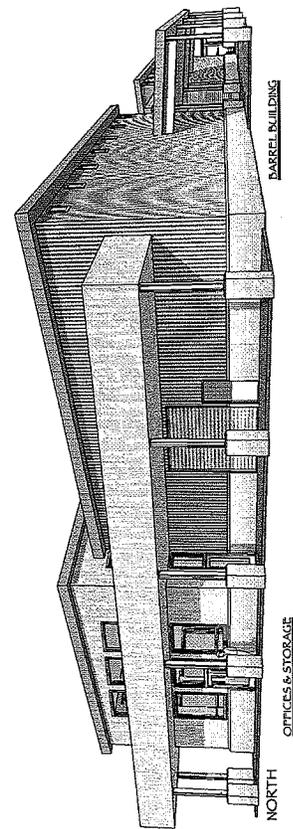
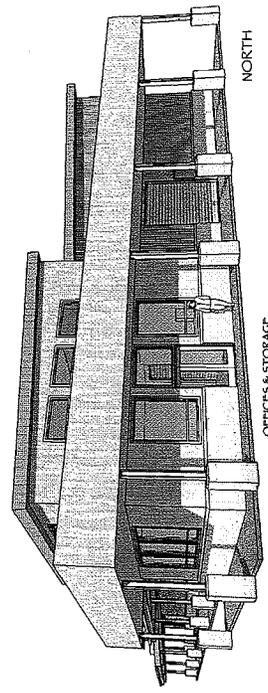
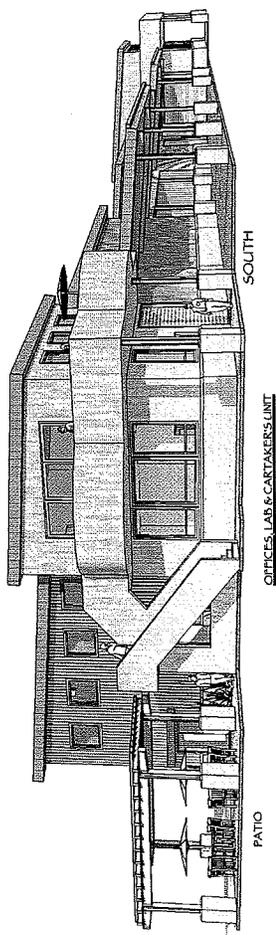
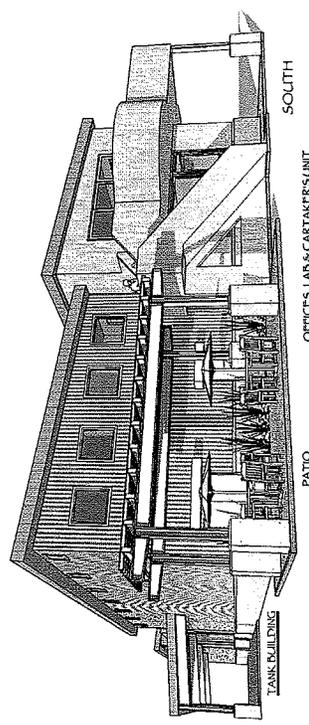


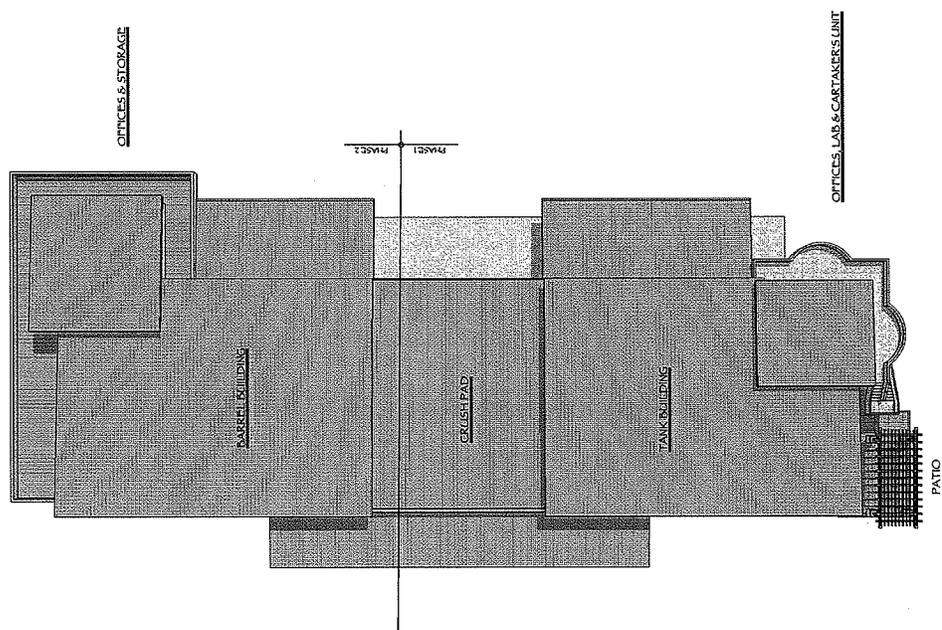
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1/1/90





**ROOF PLAN**  
 1/8" = 1'-0"







# Parcel Summary Report For Parcel # 033-291-034

San Luis Obispo County Department of Planning and Building  
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

## People Information

<u>Role</u>	<u>Name and Address</u>
OWN	STOLLER CRAIG W PO BOX 391 PASO ROBLES CA 93447-0391
OWN	STOLLER C & N FAMILY TRUST
OWN	STOLLER NANCY

## Address Information

<u>Status</u>	<u>Address</u>
P	00000 SO EL POMAR & ALMOND DR RELPO

## Lot Information:

<u>Tract/ Twtnshp</u>	<u>Block/ Range</u>	<u>Section</u>	<u>Community</u>	<u>Plan/Area</u>	<u>Lot 1:</u>	<u>Lot 2:</u>	<u>Lot 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
APV.C79-	020	0002	Rural El Pomar	El Pomar-Estr				N		
RHOASUN	0000	24P	Rural El Pomar	El Pomar-Estr	AG			Y		

## Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO ASUN ETAL PTN LT 24

## Notes

Tax Districts  
 TEMPLETON  
 SAN LUIS OBISPO JT(27,40)  
 TEMPLETON PUBLIC



NO. 05

AREA NO. 21

**Case Information**

**Case Number:** **Case Status:**

A020014A REC Primary Parcel

**Description:**

ENTER INTO A LAND CONSERVATION CONTRACT IN AN EXISTING AGRICULTURAL PRESERVE (EL POMAR #1)

DRC2007-00164 APV Primary Parcel

**Description:**

REQUEST BY CRAIG STOLLER FOR A MINOR USE PERMIT TO ALLOW FOR A 13,525 SQUARE FOOT (S.F.) PRODUCTION WINERY THAT WOULD BE CONSTRUCTED IN TWO PHASES. PHASE 1 CONSTRUCTION WOULD INCLUDE: TANK ROOM (3,335 S.F.), A FERMENTATION ROOM (1,400 S.F.), AND OFFICE/LAB (625 S.F.), A CARETAKERS UNIT (970 S.F.). PHASE 2 CONSTRUCTION TO BE COMPLETED BY PRIOR TO 2020 WOULD INCLUDE: A BARREL STORAGE ROOM (4,700 SF), AND A STORAGE ROOM (1,225 S.F.). AREAS OUTSIDE OF THE WINERY BUILDING WOULD INCLUDE A CRUSH PAD (8,085 S.F.) AND A DECK (480 S.F.). MAXIMUM WINE PRODUCTION WITH BUILD OUT WOULD BE 15,000 CASES. THE PROJECT DOES NOT INCLUDE PUBLIC TASTING AND SPECIAL EVENTS. THE PROJECT WILL RESULT IN THE APPROXIMATE DISTURBANCE OF 2.5 ACRES OF THE 114 ACRE PARCEL.

DRC2013-00014 REC Primary Parcel

**Description:**

MINOR USE PERMIT TO ALLOW FOR A 13,525 SQUARE FOOT (S.F.) PRODUCTION WINERY THAT WOULD BE CONSTRUCTED IN TWO PHASES. PHASE 1 CONSTRUCTION WOULD INCLUDE: TANK ROOM (3,335 S.F.), A FERMENTATION ROOM (1,400 S.F.), AND OFFICE/LAB (625 S.F.), A CARETAKERS UNIT (970 S.F.). PHASE 2 CONSTRUCTION TO BE COMPLETED BY PRIOR TO 2020 WOULD INCLUDE: A BARREL STORAGE ROOM (4,700 SF), AND A STORAGE ROOM (1,225 S.F.). AREAS OUTSIDE OF THE WINERY BUILDING WOULD INCLUDE A CRUSH PAD (8,085 S.F.) AND A DECK (480 S.F.). MAXIMUM WINE PRODUCTION WITH BUILD OUT WOULD BE 15,000 CASES. THE PROJECT DOES NOT INCLUDE PUBLIC TASTING AND SPECIAL EVENTS. THE PROJECT WILL RESULT IN THE APPROXIMATE DISTURBANCE OF 2.5 ACRES OF THE 114 ACRE PARCEL.

PMT2012-00274 ISS Primary Parcel

**Description:**

ELECTRICAL PERMIT - 3 PHASE, 100 AMP/480 VOLT

PMT2013-00095 REC Primary Parcel

**Description:**

AS BUILT MAJOR GRADING FOR AGRICULTURAL POND FOR TEMPORARY WATER STORAGE FOR DRIP IRRIGATION FOR SEXTANT WINES VINEYARDS \*\*\*REAL TIME BILLING\*\*\*

S780059C RDD Related Parcel

**Description:**

PROP 10 CERT OF COMP

**Parcel Summary Report For Parcel # 033-291-034**

**San Luis Obispo County Department of Planning and Building**

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600