



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/6/2014

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

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

**PROJECT DESCRIPTION:** DRC2013-00051 HALTER RANCH – Proposed conditional use permit for hospitality expansion/special event program. Modification for second tasting room, farm stand, commercial kitchen and museum (all within existing structures). Existing winery operation to remain as entitled. Site location is 8910 Adelaida Rd, Paso Robles. APN(s): 014-331-006, -032, -062, -063; and 014-311-047, -048 and -049.

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

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

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

Landowner Name Halter Properties, LLC      Daytime Phone 805-226-9455  
 Mailing Address 8910 Adelaida Rd. Paso Robles, CA      Zip Code 93446  
 Email Address: \_\_\_\_\_

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

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

### PROPERTY INFORMATION

Total Size of Site: +/- 952 acres      Assessor Parcel Number(s): 014-331-006,032,062,063 & 014-311-047,-049

Legal Description: \_\_\_\_\_

Address of the project (if known): 8910 Adelaida Rd. Paso Robles, CA 93446

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: East of intersection of Adelaida and Vineyard Drive in Paso Robles

Describe current uses, existing structures, and other improvements and vegetation on the property:  
winery processing/ tasting room, vineyards, dry farming, SFR, barns

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Hospitality Expansion-Special Event Program, Modification for second tasting room, Farmstand, Commercial kitchen & Museum-all w/in existing structures-existing winery operation to remain as entitled

### 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 *[Signature]*      Date 12-23-13

**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): n/a

Describe existing and future access to the proposed project site: Project will utilize the existing tasting room access at 8910 Adelaida 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 South: AG  
East: AG 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: 10,168 (existing) sq. feet \_\_\_\_\_ % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %

Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 10,168 use of existing structures  sq. feet  acres

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

Number of parking spaces proposed: existing Height of tallest structure: +/-30'

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

Setbacks: Front +200' Right +200' Left +200' Back +200'

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: \_\_\_\_\_  sq. feet  acres

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

### For residential projects, answer the following:

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer ALL of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: +/- 476 acres  
Moderate slopes of 10-30%: +/-286 acres  
Steep slopes over 30%: +/-190 acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: creek-no site disturbance proposed, no impact
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: associated with approved winery permits
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: \_\_\_\_\_

**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 domestic-tasting \_\_\_\_\_  
 Industrial – Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? none
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: well and water storage tanks
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? +300 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?     Yes     No  
Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

**Solid Waste Information**

- 1. What type of solid waste will be generated by the project?  
 Domestic     Industrial     Agricultural     Other, please explain? \_\_\_\_\_
- 2. Name of Solid Waste Disposal Company: Paso Robles Waste
- 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 Joint Unified School District
- 2. Location of nearest police station: City of Paso Robles Police Station
- 3. Location of nearest fire station: Cal Fire- or Paso Robles Fire Station
- 4. Location of nearest public transit stop: Paso Robles
- 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:  
grazing, vineyards, 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: historic structures-report attached
- 3. Has an archaeological surface survey been done for the project site?     Yes     No  
 If yes, please include two copies of the report with the application.

**Commercial/Industrial Project Information**

***Only complete this section if you are proposing a commercial or industrial project or zoning change.***

- 1. Days of Operation: 7 days    Hours of Operation: 8:00am-6:00pm
- 2. How many people will this project employ? 1-3
- 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: will be compliant with noise ordinance  
 (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. 1 Between 4:00 to 6:00 p.m. 6-10
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: in ag production, sustainable vineyards

**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: \_\_\_\_\_  
only those approved with DRC2005-00234
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 access and existing structures

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): assoc. with DRC2003-00102; DRC2005-00234, D010255P

**Other Related Permits**

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

(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.)



## HALTER RANCH Hospitality Expansion

### Setting and Existing Operation

Halter Ranch is located at 8910 Adelaida Road in Paso Robles. The site is zoned Agriculture within the Adelaida Planning Area and enrolled in Williamson Act. The site is over 800 acres and occupied by a winery, tasting room and a historic residence. This estate winery currently produces wine from their sustainable vineyard; which was initiated in 1996 and has since been expanded to its present 280 acres. The winery has been operating on this site since the early 2000's.

### Land Use Permit History:

In August 2002, Minor Use Permit D010225P was approved on the Halter Ranch property located at 8910 Adelaida Road. The approval was for a winery including a 3,000 square foot wine processing facility, several storage buildings, and a 2,000 square foot covered crush pad.

In April 2004, a subsequent Minor Use Permit DRC 2003-00102 was approved. The project approval for this Minor Use Permit included the conversion of an existing 560 square foot storage building to a tasting room, a +/- 500 square foot addition to the existing storage building for administrative and storage areas and a special events program. The 2004 use permit approved a total of 1,060 square feet for the tasting room/admin area, 560 square feet of which is constructed today.

In June 2007, Conditional Use Permit DRC 2005-00234 was approved by the Planning Commission. The project approval included a three phased winery project with the construction of +/- 60,000 square feet of processing / wine storage area and 7,500 square feet of hospitality area.

The winery approved under Minor Use Permit D010225P and 560 square feet of the 1,060 square foot tasting room /administration area approved under DRC2003-00102 are currently operating on the site. In 2010 an additional CUP, DRC2010-00005 was filed to modify the existing tasting room. This included a 805sf addition to the tasting room. This brought the total tasting room building to 1,989sf.

The most recent Conditional Use Permit DRC2010-00005 recognized continued use of the previous winery approvals along with an expansion of the existing tasting room. The information below provides the current entitlement and operation at Halter Ranch.

### **Approved Development**

1. This approval authorizes an 805 square-foot addition to an approved wine tasting room with site disturbance of approximately 1,715 sq ft. This permit does not authorize food sales. Total building area authorized is 1,989 square feet to include the following:
  - Tasting room - 1,185 square feet
  - Storage areas - 595 square feet
  - Office area – 209 square feet
  
2. The continuation of the existing winery, tasting room and 6 special events with no more than 80 attendees is allowed as previously authorized under D010225P, DRC2003-00102 and the construction of a three-phased winery project (authorized under DRC2005-00234) consisting of the following:
  - Phase I - currently vested: construction of a 29,780 square foot winery/processing facility with an additional 5,900 square feet of exterior use space including a crush pad, barrel working and staging areas (35,680 total square feet total), 14,500 square feet of caves, conversion of a 3,000 square foot existing winery to storage and 1,900 square feet of exterior space to receiving (4,900 square feet total), removal of two existing structures (totaling 2,500 square feet); and construction of access roads, a covered bridge, wastewater treatment facilities, and related improvements.
  - Phase II - to be vested by 2012 plus time extensions pursuant to Land Use Ordinance Section 22.64.070: construction of a tasting room consisting of 6,500 square feet of interior area and 1,000 square feet of exterior area (7,500 square feet total).
  - Phase III - to be vested by 2014 plus time extensions pursuant to Land Use Ordinance Section 22.64.070: construction of an additional 9,700 square feet of caves.
  - Special Events consisting of six annual events with up to 80 guests.

As of December 2013, Halter Ranch has the following buildings operating:

- Original Tasting Room – 1,989sf (D010225P, DRC2003-00102)
- Conversion of Original Winery to Case Good Storage-3,000sf with 1,900sf covered receiving (D010225P)
- Wine Processing and Storage Facility –Phase II (DRC2005-00234)

Phase II (tasting room) and III (caves) have not been constructed. Phase II-tasting room is expected to be completed by 2016.

### **Proposal**

Halter Ranch is in the process of expanding their production facilities. The increase in Halter Ranch's wine production has drawn an increased interest for their product. Therefore, Halter Ranch is seeing the demand for direct marketing of their product.

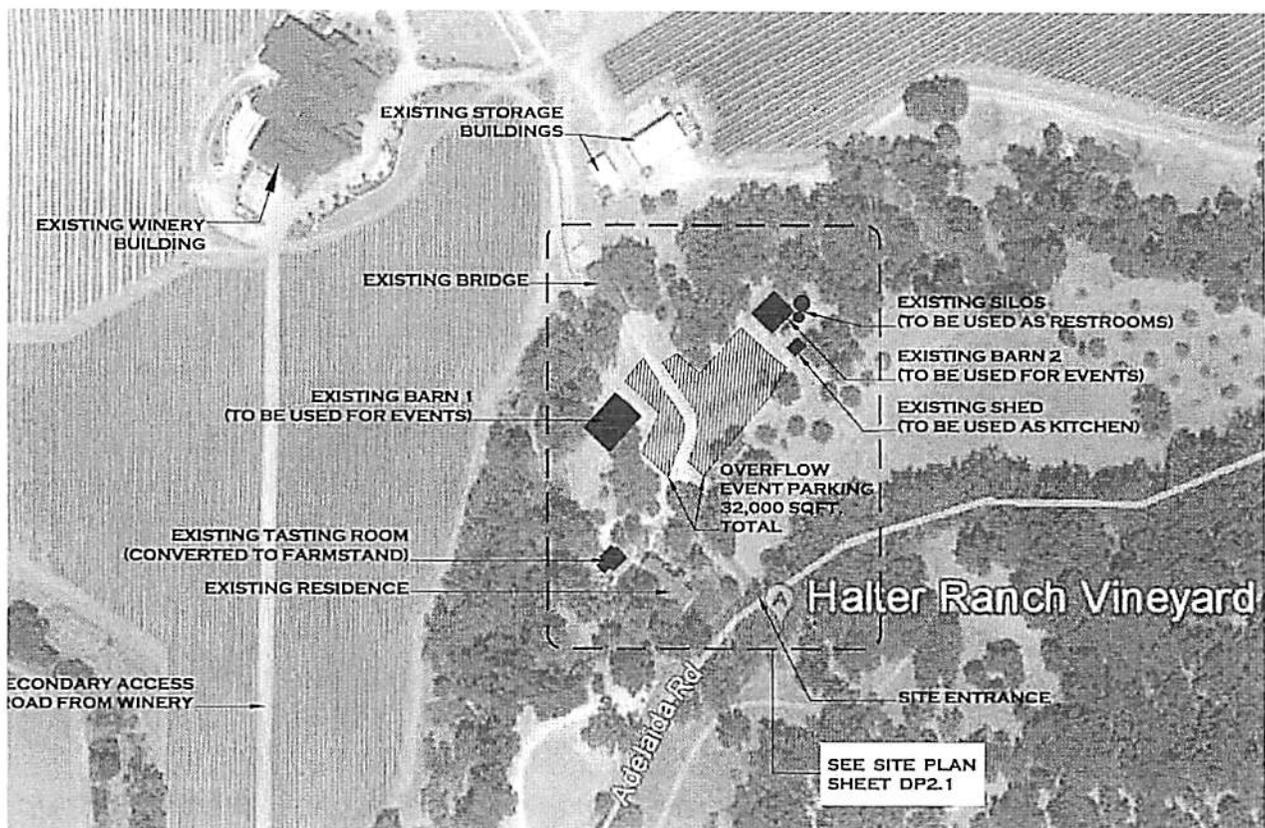
This proposal includes a Conditional Use Permit for hospitality services, which includes a limited special event program, secondary tasting room, farm store (permanent farmstand), small museum and restrooms all within existing structures onsite. A modification request is required for a secondary tasting room.

Existing Structures to be Utilized for Winery Hospitality-Total 10,168sf

- Barn 1- Large Barn (Winery Events): 5,372sf
- Barn 2-Grain Barn (Winery Events): 2,519sf
- Commercial & Ag Processing Kitchen (Conversion of Old Wine Press Building): 480sf
- Silo-Men's Restroom: 249sf
- Silo-Women's Restroom: 562sf
  
- Existing Tasting Room to be utilized as a Farm store and Limited Tasting Room (Wine Club Member Pick Up); 986sf

No site disturbance is proposed as the project includes adaptive reuse of existing structures.

Case Production will remain consistent with what the current facility can facilitate and will retain its ability to process 40,000 cases annually. The operation currently holds a winery wastewater production permit with Regional Water Quality Control Board and will update this permit when it is prepared for expansion.

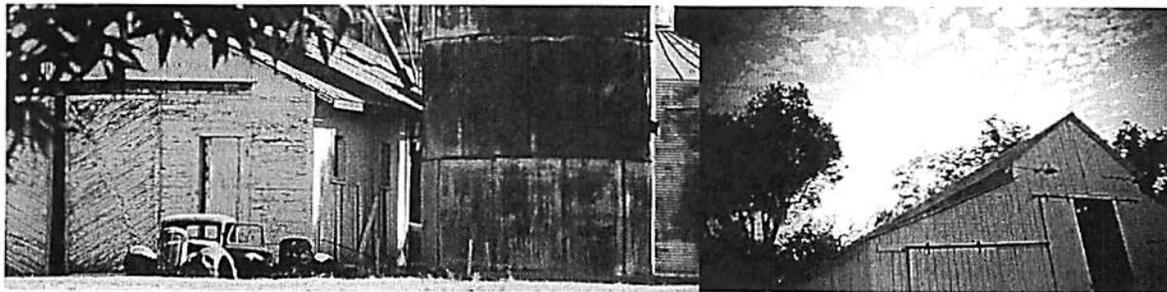
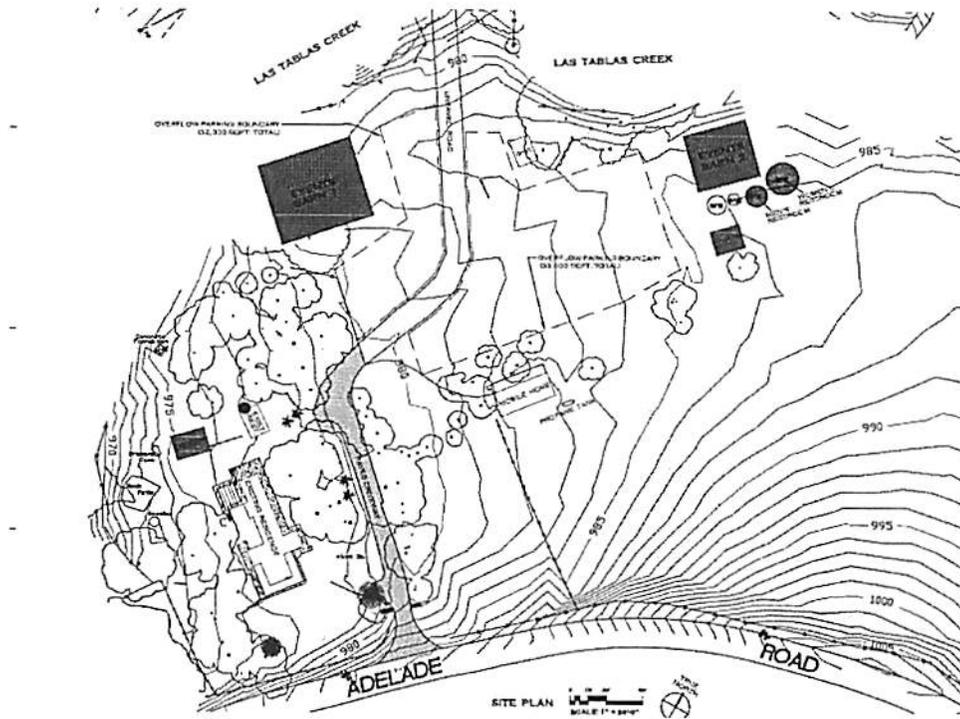


Relevant LUO Compliance

1. Winery-Tasting Room and Special Events (LUO Section 22.30.070)
2. Ag Retail Sales - Permanent Farm Stand (LUO Section 22.30.075)
  - a. Modification to sales area devoted to prepackaged food available for sale
3. Museum (LUO Section 22.30.250)

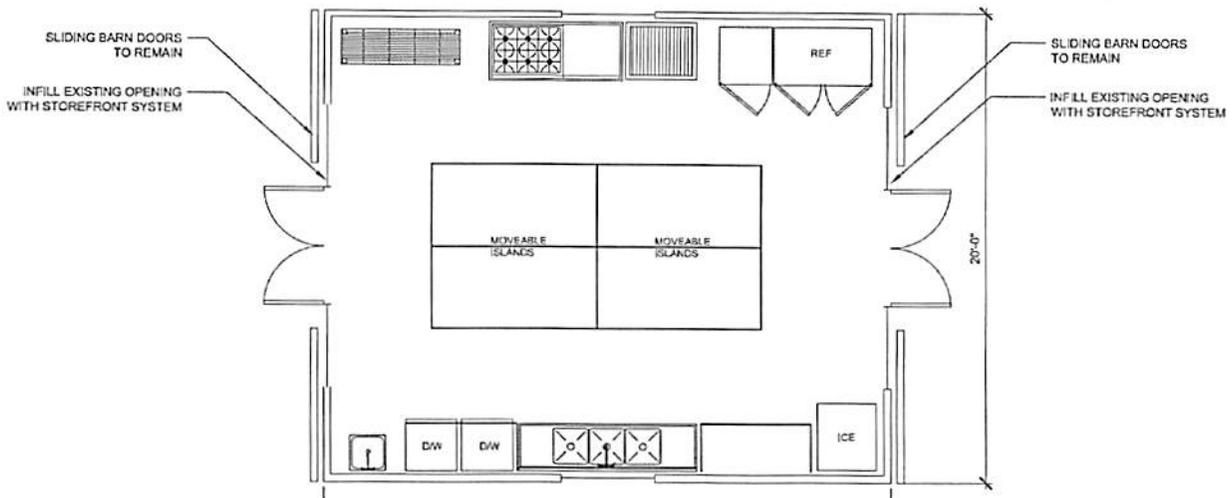
*Special Event Program:*

Halter Ranch is proposing a limited special event program to include 25 annual events with no more than 200 attendees. LUO Section 22.30.070i includes a discretionary permit with up to 40 annual special events with a Conditional Use Permit. Halter Ranch will also continue to participate in periodic industry-wide events by holding open houses and/or winemaker dinners during those established event weekends as currently allowed by the Winery LUO Standards. Events will not include outdoor amplified music beyond 5pm. The majority of the events will occur inside the barns. Secondary access for emergency services and overflow parking is existing and is referenced on the overall site plan.



*Commercial and Ag Processing Kitchen:*

The ag processing kitchen is proposed to be located within the old wine press room (480sf). The primary function of the kitchen is to process food and beverage products from the onsite garden and other properties in the area under the same ownership. A majority of the products will be packaged and placed for sale in the farmstand. The kitchen will also serve a commercial function and will allow preparation of food for events, caterer support, and other food services associated with support of the tasting room and events.



*Modification Request- Second Tasting Room*

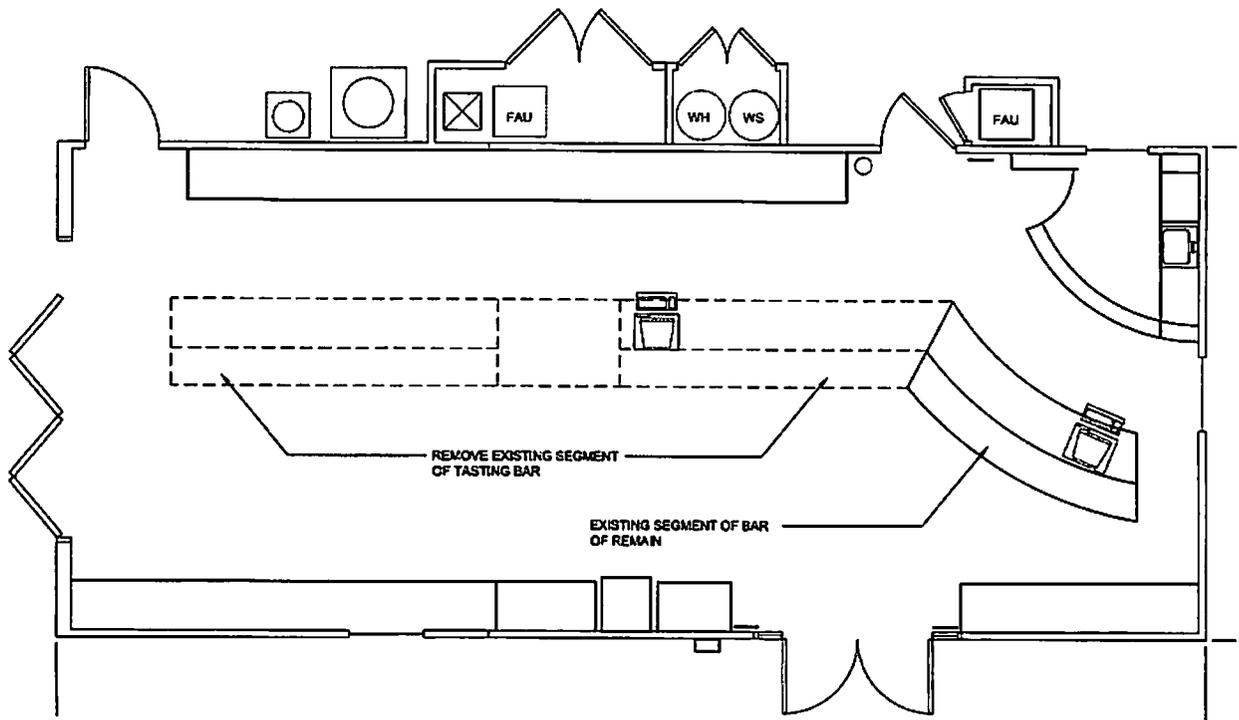
Section 22.30.070H.3 limits the number of tasting rooms permitted with a winery. A winery is limited to one tasting room per winery. Section 22.30.020.d of the LUO contains a provision that allows modification to the special use standards set forth in Article 4 of Title 22. This provision allows a standard 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.

- (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.

Halter Ranch is requesting a modification of this requirement in order to provide a secondary tasting room. The secondary tasting room will essentially consist of retaining a small portion of

the existing tasting room for limited tasting. A large portion of the existing tasting bar is proposed for removal and a small portion will remain in order to service a small amount of wine club members.

The concept of a second tasting room would provide for a convenience to wine club members who wish to sample the wine they included in their membership shipment and also provide shipment pick up and ordering services. The second tasting room would not be available for the general public. The general public will continue to utilize the main tasting room, up near the winery, for wine tasting.



### **Farmstand-Ag Retail Sales:**

#### **A. Limitation on use.**

2. **Farm Stand.** Farm Stands allowed under this section are defined as a structure or portion thereof, where at least 50 percent of the floor area of the stand is dedicated to selling fruits, vegetables, flowers, shell eggs, nuts, raw fiber or honey that is grown or produced by the operator and the stand is located on the site where the products offered for sale are grown or produced or the sale of prepackaged non-potentially hazardous food, including olive oil, from a state approved source grown or produced on-site. The remaining 50 percent of the floor area of the stand may be used for the selling of fruits, vegetables, flowers, shell eggs, nuts, raw fiber or honey that is grown off site. The sale of prepackaged non-potentially hazardous food from a state approved source not grown or produced on site and other non-food ancillary items is limited to 50 square feet of storage and sales area and may include bottled water and soft drinks. Food preparation is prohibited except for food sampling or tasting.

The farm stand is requesting a modification from the pre-packaged (not grown or produced onsite) and other non-food ancillary items 50sf sales and storage area limitation. Please see modification discussion below.

**B. Design Standards.**

1. **Sales Area Limitation.** The floor area of the structure, portion of a structure and/or any outdoor display area shall be limited to a total of 500 square feet unless otherwise authorized by Minor Use Permit approval.

The farmstand will be located in the existing 920sf tasting room. The request to exceed the sales area limitation is included with this Conditional Use Permit application.

2. **Use of Structures.** Agricultural Retail Sales located in a structure shall be permitted as required by applicable building codes.

The existing structure may require a building permit (tenant improvements) to convert it portions of the tasting room to a farm stand.

3. **Location.** The principal access driveway to a site with a Field Stand or Farm Stand in a residential land use category shall be located on or within one mile of an arterial or collector. The driveway approach shall conform with current county standards for construction and sight distance.

N/A farmstand is in an Agriculture and use category.

4. **Setbacks.** Agricultural Retail Sales shall be located a minimum of 50 feet from the front property line, 30 feet from side and rear property lines, but no closer than 400 feet to any existing residence outside the ownership of the applicant. If it is not possible to maintain 400 feet from a residence outside of the ownership of the applicant, the setback can be modified through a Minor Use Permit.

The farm stand exceeds all setback requirements.

5. **Parking.** One parking space is required per 250 square feet of structure or outdoor display area. Parking shall be provided as follows, with such parking consisting at a minimum of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material, on areas of the site that are not Class I soils as defined by the Natural Resource Conservation Service (NRCS), and outside of the public road right-of-way. Parking areas shall be located in an off-street area accessed by a driveway which conforms to local fire agency standards. The parking area shall be surfaced with crushed rock, Class II aggregate base or similar semi-permanent all weather surface.

The farm stand will require 3-4 parking spaces. Parking can be accommodated at the existing tasting room parking area.

6. **Discontinued agricultural use.** In the event that the agricultural use that justified the Agricultural Retail Sales is discontinued for more than one growing season in consultation with Agriculture Department, all use of the site for Agricultural Retail Sales shall be terminated.

This requirement will be an understood project condition.

- E. **Exceptions.** A Conditional Use Permit may be used to modify the limitation on use and the site design standards as set forth in Subsections A. and B.

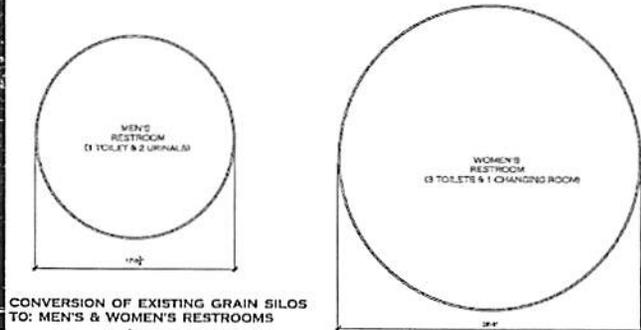
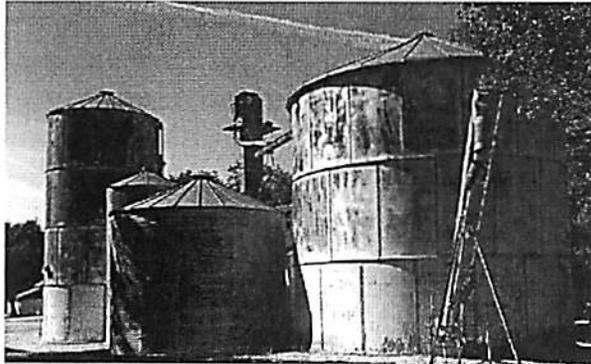
The requirements mentioned above can be modified through a Conditional Use Permit. This Conditional Use Permit requests a modification of the amount of sales area that can be devoted to pre-packaged food, not grown or produced onsite (Section 22.30.075 A.2). The limitations state that only 50sf may be devoted to storage and sales of pre-packaged non-potentially hazardous food from a state approved source not grown or produced onsite and other non-food ancillary items. The modification request includes the ability to provide up to 920sf of area devoted to pre-packaged food not grown or produced onsite. The modification will allow the retail component to be operational with products on the shelves year round, as well as provide a retail outlet to market local agricultural and food producers.

The farm 'store' will provide a limited retail outlet in an area that is heavily traveled by visitors and underserved when it comes to convenience food and beverage retail sales. The farm 'store' will be in a location where wine tasters or other visitors can stop in and purchase goods such as fresh in seasoned fresh fruits and vegetables, locally made bread, cheeses, meats etc. It will provide a market to basically pack or restock your picnic basket or stock up for your nights stay at one of the many vacation rental properties in the rural area. It is located at the intersection of two collector roads. It will eliminate unnecessary trips into town by locals and visitors alike.



### Silos

The two silos will be converted and brought up to current building code in order to provide restroom facilities. Separate men's restrooms will be provided in one silo and a women's in the other.



### Museum

A small museum is proposed to occupy portions of the grain barn. The purpose of this museum is to showcase the property's rich agrarian history and memorabilia in exhibition displays and kiosks within the barn. This concept will provide visitor education and interaction with our region's agrarian history.

Limitations on Use. Museums are allowed on the Agriculture zoned properties only where the facility displays items which are primarily agricultural, local historical, ecological or environmental interest.

#### 22.30.250 - Libraries and Museums

- A. **Limitation on use.** In the Agriculture or Rural Lands land use categories, libraries and museums are allowable only where the facility displays items primarily of agricultural, local historical, ecological, or environmental interest.

*The display will provide photography, agricultural equipment, awards, and other memorabilia relevant to the site's agricultural and local history.*

- B. **Limitation on project area.** In the Agriculture land use category, no development shall occur on prime agricultural soils, and the total area of site disturbance shall not exceed two percent of the gross site area or one acre, whichever is greater.

*The museum proposal does not involve new construction; therefore site disturbance is not proposed. The museum is proposed to be located in portions of an existing grain barn.*

- C. **Access and circulation.** Direct access shall be provided from a county-maintained road, unless otherwise approved through a Minor Use Permit or Conditional Use Permit. The project shall not result in an adverse impact to the circulation system.

*The museum structure can be accessed from the primary entrance off of Adelaida Rd, a county maintained road.*

- D. Setbacks.** In the Agriculture, Rural Lands and Residential Rural land use categories, all structures shall be set back a minimum of 50 feet from all property lines and a minimum of 100 feet from a dwelling on any other property.

*The structure in which the museum is planned to be located exceeds the setback standard.*

- E. Retail sales.** In the Agriculture, Rural Lands, Residential Rural, Office and Professional, and Public Facilities land use categories, libraries and museums may include the incidental retail sales of books, gifts, souvenirs, and other items only if they are related to the items being exhibited.

*The museum may have a very small limited amount of retail provided, which will display items listed above (books, souvenirs, etc related to items being showcased).*

### **Findings**

- F. Required findings.** A land use permit may be approved only where the Review Authority makes the following findings in addition to those required in Sections 22.62.060.C.4:
1. The use will not adversely affect or conflict with surrounding agricultural lands and uses and will not adversely affect water supplies for existing or expanded agricultural uses; and
  2. The project will be designed and developed in a manner that protects environmentally sensitive resources.

*These findings can be made since the museum use will be located within an existing structure. It is a small space utilized to showcase a limited amount of artifacts of the site and local history. This small indoor area will not interfere with existing ag operations. The use of an existing building will also protect any potential to impact environmental resources.*

### **Lighting:**

Lighting will comply with LUO standards. A specific notation is made on the landscape plan for lighting to be shielded, downward facing and non-reflective.

### **Water:**

Water use related to hospitality expansion:

Special Events (9.24 gallons/pp)= 0.14 ac/ft per year

Tasting Room conversion to farmstand will be a reduction in water use. This will supplement the water use utilized for the commercial kitchen.

## **Land Use and Zoning Applicable Regulations:**

### **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 already has entitlement for wine production and no changes are requested.

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

Case Production will remain the same up to 40,000 cases/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?**

The tasting room (second, for members) is expected to generate up to 10 additional trips per day on a busy weekend. Peak traffic associated with the tasting room is expected to occur between the hours of 12:00 pm and 4:00 pm, which are considered "non-peak" hours.

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

Pomace will be spread throughout the vineyard. A commercial collector will carry garbage away. The winery will generate a small amount of additional domestic waste. A septic tank with leach field expansion area will be required for the new restrooms and kitchen services.

- 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 has entitlement to produce up to 40,000 cases annually and will require to compliance with the discharge requirements set forth by the Regional Water Quality Control Board as case production increases to its maximum permitted production.

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

There are currently five tasting room employees. The second tasting room will retain 2-3 employees. The remainder will transfer up to the new, main tasting room.

7. **Will the tasting room sell food (food sales require Health Dept. permit).**  
Yes, the project includes a farmstand. In addition the project also includes a commercial kitchen. Consultation with Environmental Health Dept. will be required.

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

This is an estate winery- production already occurs from onsite grapes.

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

The conversion of existing structures will require a commercial fire sprinkler system. Water storage amounts will be required by a fire protection engineer.

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?**

A limited special event program is proposed for 25 events with no more than 200 attendees in addition to those events already allowed by the LUO. A maximum 200 person event would require 32,000sf of parking area per Section 22.30.610 (200 persons/2.5 persons per vehicle \* 400sf per vehicle = 32,000sf of parking area required). Event overflow parking areas are provided near winery production buildings and are identified on the overall site plan.

### **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.** 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.

- 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).

*Refer to project description*

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

*Subsection is not applicable.*

- D. **Standards for specific uses.**

- 1. **Fertilizer plants.** The following are minimum requirements to enable consideration of a specific proposal. Greater separation between fertilizer plants and other uses may be required through land use permit approval.

(a) **Location:** No closer than one-half mile from any residential category located within an urban or village reserve line; and no closer than 400 feet to any residence outside the ownership of the applicant.

(b) **Setbacks:** 200 feet from each property line.

2. **Wineries.** For the purposes of this section, a winery is defined as an agricultural processing facility used for the processing (fermentation when combined with any of the following: crushing, barrel aging, blending, and bottling) of juices into wine or the re-fermenting of still wine into sparkling wine. This definition does not include the storage of case goods in the absence of processing (included under Warehousing).

*The winery already includes crushing, fermentation, 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 site will be accessed from Adelaida Rd a collector road. This access currently serves an existing winery and tasting room. Any future improvements to the driveway will be in conformance with Cal Fire and County Public Works standards.*

- 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 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 (land application) for this winery will be in compliance with the Regional Water Quality Control Board.*

- 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.

□

*Project meets required setbacks. Refer to front sheet of plans*

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

*None proposed*

**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.

*Existing parking near the existing tasting room will provide stalls for the farmstand and second tasting room. Additional overflow parking accommodations are provided onsite.*

**g. Design standards.**

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

*The exterior of the historic winery buildings will remain agricultural and consistent with existing winery development.*

- (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 existing structures to be used for events are not visible from Adelaida Road. The existing tasting room (future farmstand and second tasting room) is visible from Adelaida Rd but is screened with landscape.*

- (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 existing structure's roof line are all under 35'.*

- (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 standards. A specific notation is made on the landscape plan for lighting to be shielded, downward facing non reflective and dark colors.*

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

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

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

*A second tasting area will be located within the existing tasting room 920sf and will share this space with the farmstand. A small area will include a service counter where wine club members can pick up shipments, place orders and taste wine. This small area will maintain the secondary and incidental requirement.*

- (i) **Special events.** For the purposes of this section special events are defined as any of the following events when there is the possibility that 50 people or more individuals will attend: concerts (with or without amplified sound), weddings, advertised events (including fund raising, but not including industry-wide events), and advertised winemaker dinners open to the general public. Does not include normal patronage of the tasting room or non-advertised events.

*A limited special event program is proposed in addition those events currently allowed by the LUO. The proposed special event program includes up to 25 annual special events with no more than 200 attendees.*

**Ag and Open Space Element Consistency**

**AGP 6**

*Allow limited visitor serving uses and incidental retail uses and facilities in the agricultural areas that are beneficial to the agricultural industry and farm operators and are compatible with the long term agricultural use of the land. Such uses shall be clearly incidental and secondary to the primary agricultural use of the site....."*

The tasting room and the Special Event Program are consistent with AGP 6 as they are secondary and incidental to the Primary use of the site for agriculture.

*The income that is generated by wine sales at the tasting room and special events is essential to the continued success at Halter Ranch. Revenue generation is a key component to ensure the property remains in a productive agriculture use. In addition to preserving the existing agricultural use of the property, a successful tasting room and special event program can generate enough revenue to allow the winery to pursue future agricultural intensification on other agricultural properties in the neighboring area and the Paso Robles wine region. Wine Tasting Rooms and Limited Special Events Programs are clearly consistent with Agricultural Policy 6 (ACP 6), which states the following:*

**AGP6: Visitor Serving and Retail Commercial Use and Facilities.**

- a. Allow limited visitor serving and incidental retail use and facilities in agricultural areas that are beneficial to the agricultural industry and farm operators and are compatible with long-term agricultural use of the land. Such uses shall be clearly incidental and secondary to the primary agricultural use of the site and shall comply with the performance standards in the LUO.**
- b. Locate the visitor serving and incidental retail use off of productive agricultural lands unless there are no other feasible locations. Locate new structures where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses.**

*As stated in the Ag and Open Space element, this policy recognizes the need for farmers and ranchers to diversify their on-site activities from production through the marketing of their agricultural products. The on-site promotion and marketing of local agricultural products is vital to the County's agri-tourism efforts and winery related tourism is a major revenue generator and employer in San Luis Obispo County.*

**AGP 18**

**AGP18: Location of Improvements.**

- a. Locate new buildings, access roads, and structures so as to protect agricultural land.**

**Discussion:** This policy is intended to ensure that new facilities will be sited so that the most productive agricultural land will be kept available for agricultural production. On such land, allowable uses should generally be limited to those that are most directly related to agricultural production. Such limitations are found in existing inland LUE planning area standards that limit uses in the Arroyo Grande, Nipomo and Oso Flaco Valleys.

*The proposal includes the conversation of existing structures. The surrounding agriculture and production facilities will not be hindered.*

**AGP 24**

**AGP24: Conversion of Agricultural Land.**

- a. **Discourage the conversion of agricultural lands to non-agricultural uses through the following actions:**
1. **Work in cooperation with the incorporated cities, service districts, school districts, the County Department of Agriculture, the Agricultural Liaison Board, Farm Bureau, and affected community advisory groups to establish urban service and urban reserve lines and village reserve lines that will protect agricultural land and will stabilize agriculture at the urban fringe.**
  2. **Establish clear criteria in this plan and the Land Use Element for changing the designation of land from Agriculture to non-agricultural designations.**
  3. **Avoid land redesignation (rezoning) that would create new rural residential development outside the urban and village reserve lines.**
  4. **Avoid locating new public facilities outside urban and village reserve lines unless they serve a rural function or there is no feasible alternative location within the urban and village reserve lines.**

*The intent of Ag Policy 24 is to protect agricultural lands from conversion to non-agricultural uses through avenues of subdivision, land use redesignation and public facilities. The proposal will utilize existing structures. The proposal does not change the zoning, propose any subdivisions, or propose a public facility that is non-agricultural related. The project is consistent with Ag 24 Policy because the project is related to agricultural, will not hinder the current ag processing/production and Agriculture zoning onsite.*

# EXISTING STRUCTURE IMPROVEMENTS HALTER RANCH PASO ROBLES, CA



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EXISTING STRUCTURE IMPROVEMENTS  
HALTER RANCH  
VINEYARDS  
8910 ADELAIDA ROAD  
PASO ROBLES, CA

TITLE SHEET

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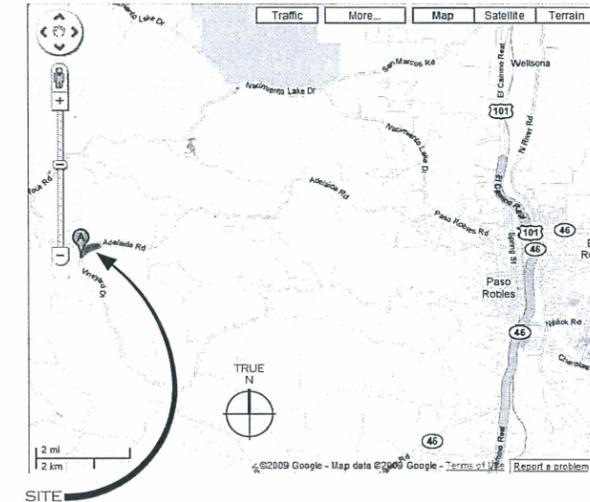
REVISIONS

JOB NUMBER 13446	SHEET NUMBER DP1
DATE 12.03.13	
APPL. NO.	

## PROJECT DESCRIPTION

HALTER RANCH OPERATIONAL EXPANSION INCLUDES THE REDISTRIBUTION OF WINERY USES WITHIN EXISTING STRUCTURES TO BE UTILIZED FOR SPECIAL EVENTS, SUPPORT FACILITIES (RESTROOMS AND COMMERCIAL KITCHEN) AND FARMSTAND WITH SECOND TASTING ROOM.

## VICINITY MAP



## SITE SUMMARY

LEGAL DESCRIPTION: 8910 ADELAIDA RD  
PASO ROBLES, CA 93446

APN: 014-331-062, 014-331-032

LOCAL ZONING: AG - AGRICULTURE

ADJACENT USE: NORTH AGRICULTURAL/VINEYARD  
SOUTH AGRICULTURAL/VINEYARD  
EAST AGRICULTURAL/VINEYARD  
WEST AGRICULTURAL/VINEYARD

PROPOSED USE: CONVERSION OF 2 BARN TO EVENTS SPACE,  
CONVERSION OF SHED TO COMMERCIAL KITCHEN,  
CONVERSION OF 2 GRAIN SILOS TO RESTROOMS,  
CONVERSION OF EXISTING TASTING ROOM INTO FARM STAND & 2ND TASTING ROOM

GROSS LOT AREA: 800 +/- ACRES

PARKING REQUIREMENTS:  
• VEHICLE SPACES REQ'D (BASED ON EVENTS PERMIT OF 200 MAX. PEOPLE):  
32,000 SQFT. OF OVERFLOW EVENT PARKING

• PARKING PROVIDED:  
32,000 SQFT. OF OVERFLOW EVENT PARKING

## BUILDING SUMMARY

(FOR MORE DETAIL REFER TO SHEET A0.02)

PROPOSED USE: SEE SITE SUMMARY

EXISTING USE: EMPTY BARN, EMPTY SHED, EMPTY SILOS, EXISTING TASTING ROOM

CONSTRUCTION TYPE: TYPE VB, FIRE SPRINKLERED (DESIGN BY OTHERS)

NUMBER OF STORIES: 1 STORY

BUILDING HGT CALCS: MAX. ALLOWABLE BLDG. HEIGHT 35' ZONING GOVERNS  
HIGH NATURAL GRADE ELEVATION VARIES  
LOW NATURAL GRADE ELEVATION VARIES  
DIFFERENCE VARIES  
AVERAGE ELEVATION VARIES  
PLUS MAX. HGT. 35'  
MAX. BLDG. ELEVATION ALLOWED VARIES  
ACTUAL BLDG. HEIGHT ELEVATION VARIES, ALL STRUCTURES ARE EXISTING

OCCUPANCY GROUP(S): A-2, M

BUILDING AREA: (ALL EXISTING)

BARN 1:	5,372	SQ.FT.
BARN 2:	2,519	SQ.FT.
KITCHEN:	480	SQ.FT.
SILO - MENS:	249	SQ.FT.
SILO - WOMENS:	582	SQ.FT.
FARM STAND / TASTING:	986	SQ.FT.

TOTAL EXISTING BUILDING AREA: 10,188 SQ.FT.

## DIRECTORY

OWNER: HALTER PROPERTIES, LLC  
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PASO ROBLES, CA 93446  
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REP: LESLIE WYSS  
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COUNTY SHERIFF  
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UNDERGROUND SERVICES  
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PACIFIC GAS & ELECTRIC  
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THE GAS COMPANY  
750 INDUSTRIAL WAY  
SAN LUIS OBISPO, CA 93401  
800-427-2000

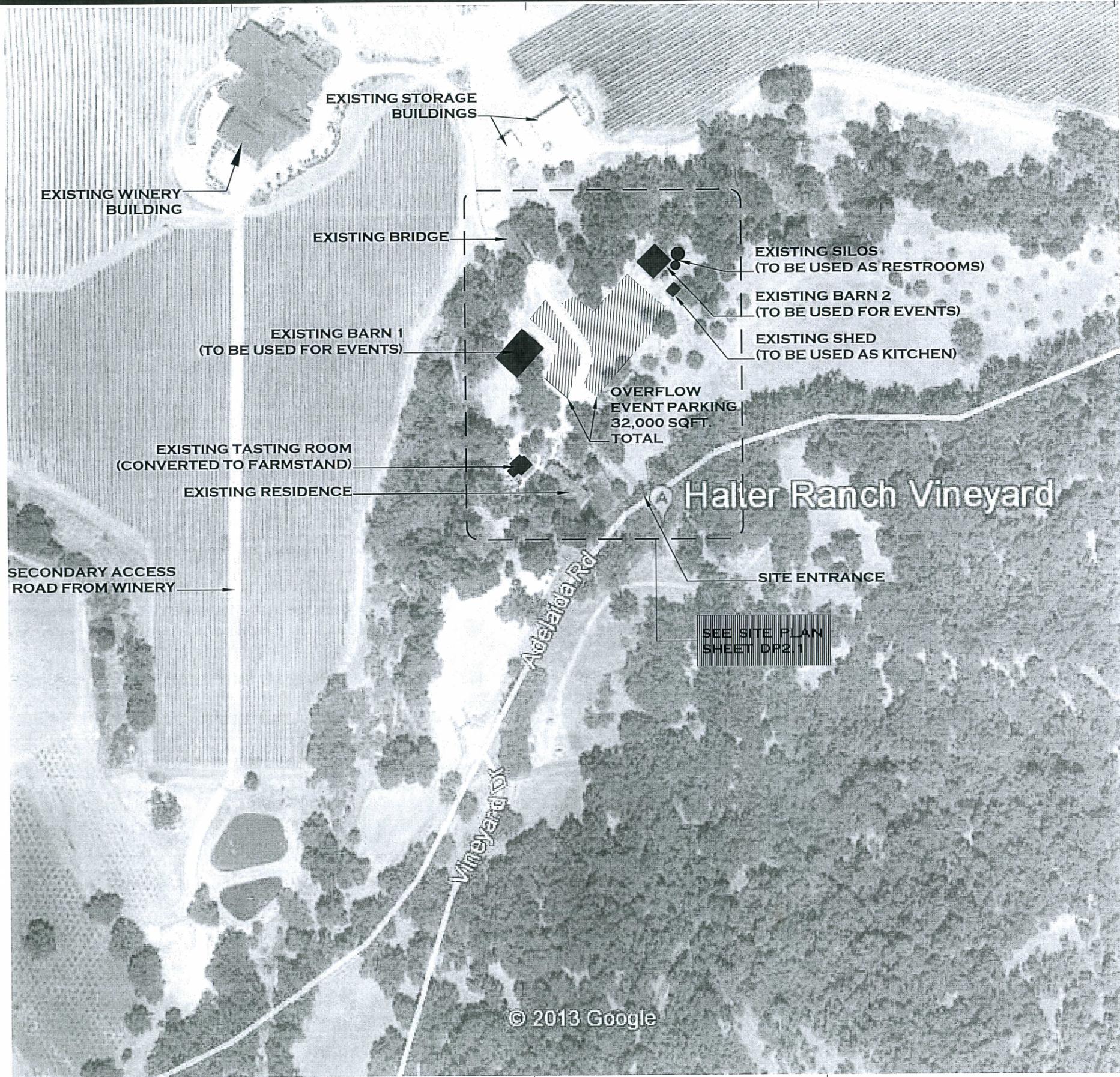
PACIFIC BELL TELEPHONE  
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## SHEET INDEX

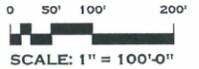
DP1 ARCHITECTURAL TITLE SHEET  
DP2 OVERALL SITE PLAN  
DP2.1 SITE PLAN  
DP3 FLOOR PLANS  
DP3.1 FLOOR PLAN  
DP4 EXISTING STRUCTURES PICTURES

TOTAL: 6 SHEETS

DRC2013-00051 HALTER REAL ES  
CONDITIONAL USE PERMIT/  
WINERY MODIFICATION - SPECIAL  
EVENTS, FARM STAND, SECOND TASTING  
ADEL/ RADEL  
AG H



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**OVERALL SITE PLAN**



**MW ARCHITECTS**



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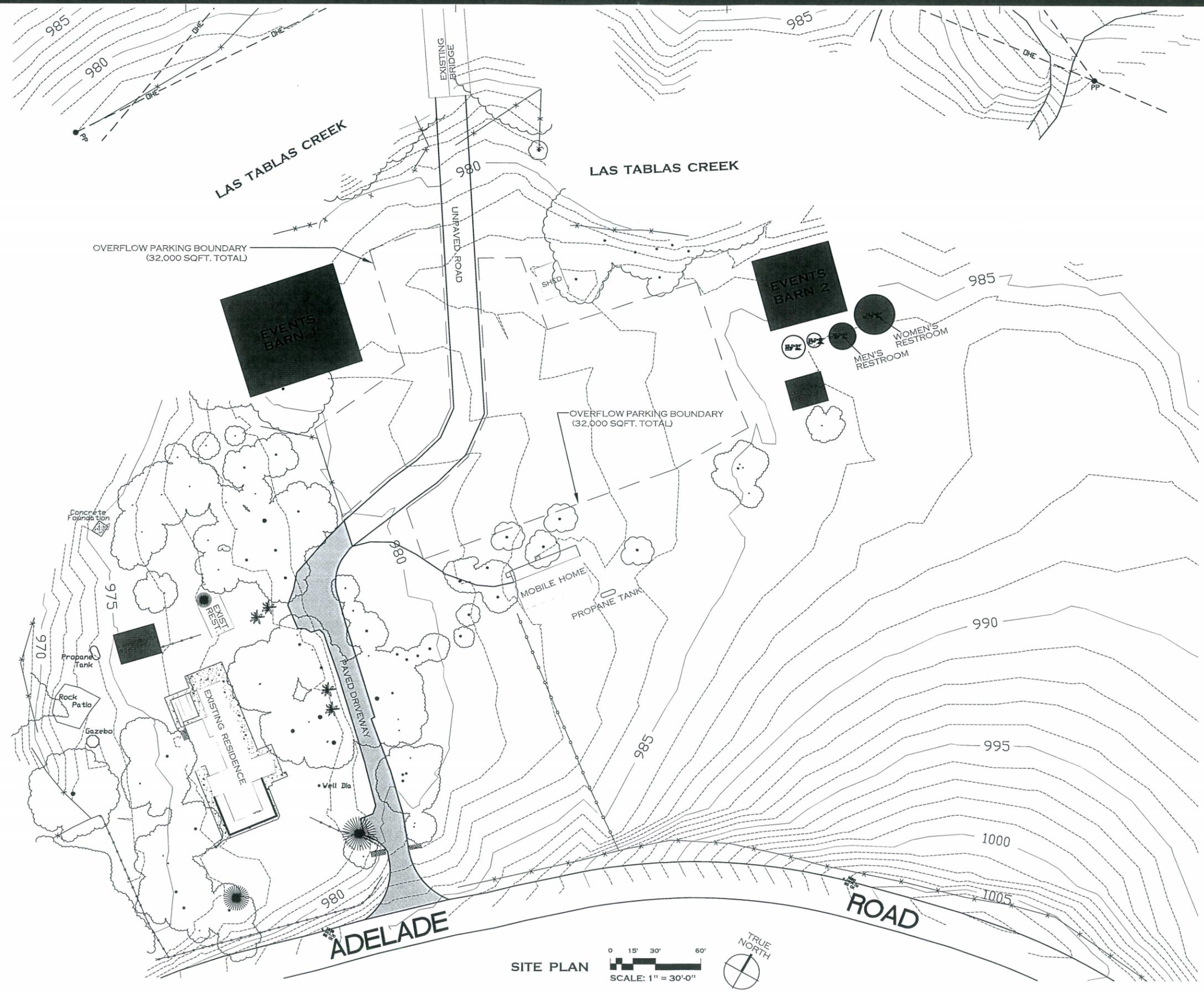
JOB TITLE:  
 EXISTING STRUCTURE IMPROVEMENTS  
**HALTER RANCH VINEYARDS**  
 8910 ADELAIIDA ROAD  
 PASO ROBLES, CA

SHEET TITLE:  
**OVERALL SITE PLAN**

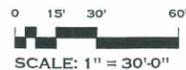
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REVISIONS	

JOB NUMBER 13446	SHEET NUMBER <b>DP2</b>
DATE 12.03.13	
APPL. NO.:	



SITE PLAN



MW ARCHITECTS



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EMAIL: MW@MWA.BZ

EXISTING STRUCTURE IMPROVEMENTS  
**HALTER RANCH VINEYARDS**  
8910 ADELAIDA ROAD  
PASO ROBLES, CA

JOB TITLE

**SITE PLAN**

SHEET TITLE

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REVISIONS

JOB NUMBER  
13446  
DATE  
12.03.13  
APPL. NO.

SHEET NUMBER  
**DP2.1**



ARCHITECTS:  
 MICHAEL C. PEACHEY  
 WAYNE R. STUART  
 228 PRADO ROAD, SUITE G  
 SAN LUIS OBISPO, CA 93401  
 TEL: (805) 544-4334  
 FAX: (805) 544-4330  
 E-MAIL: MWA@MWA.BZ

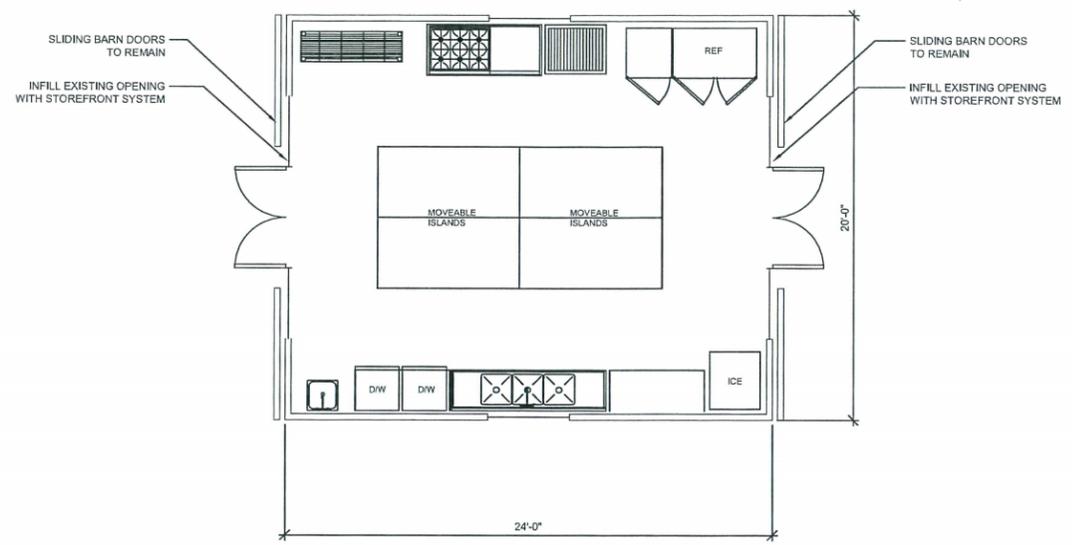
JOB TITLE  
 EXISTING STRUCTURE IMPROVEMENTS  
**HALTER RANCH  
 VINEYARDS**  
 8910 ADELAIDA ROAD  
 PASO ROBLES, CA

SHEET TITLE  
**FLOOR PLANS**

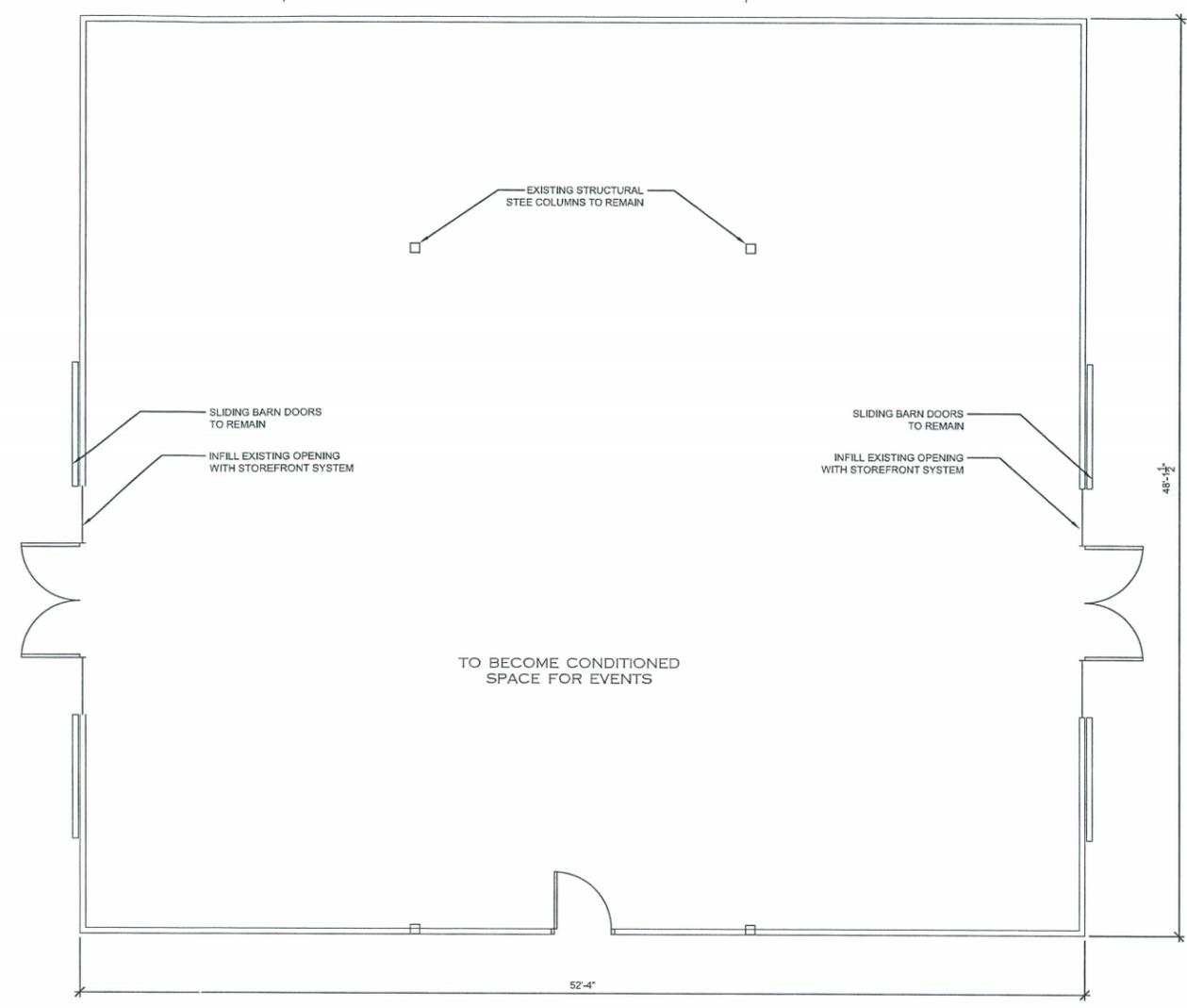
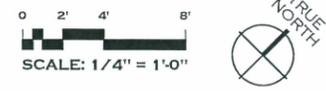
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REVISIONS

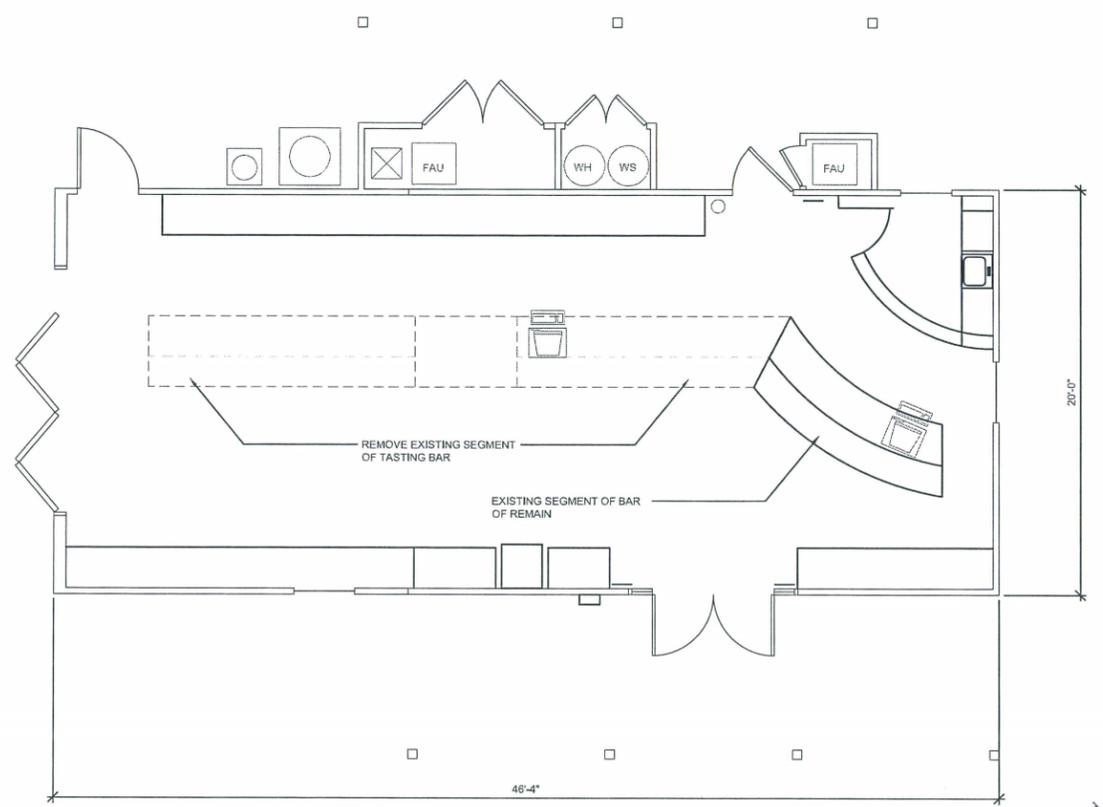
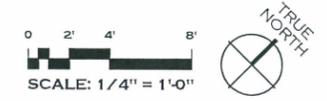
JOB NUMBER 13446	SHEET NUMBER
DATE 12.03.13	<b>DP3</b>
APPL. NO.	



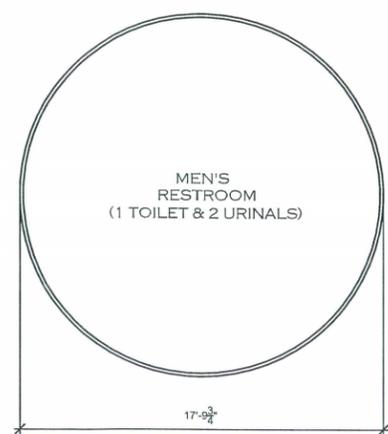
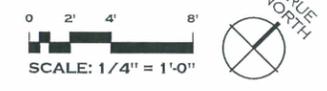
**CONVERSION OF WINE PRESS ROOM TO:  
 COMMERCIAL / AG PROCESSING KITCHEN**



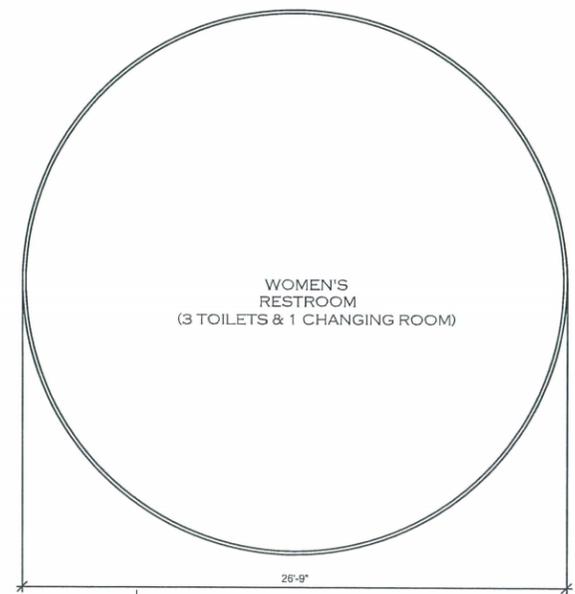
**CONVERSION OF EXISTING GRAIN BARN TO:  
 CONDITIONED EVENTS BARN #2 & SMALL SITE MUSEUM**

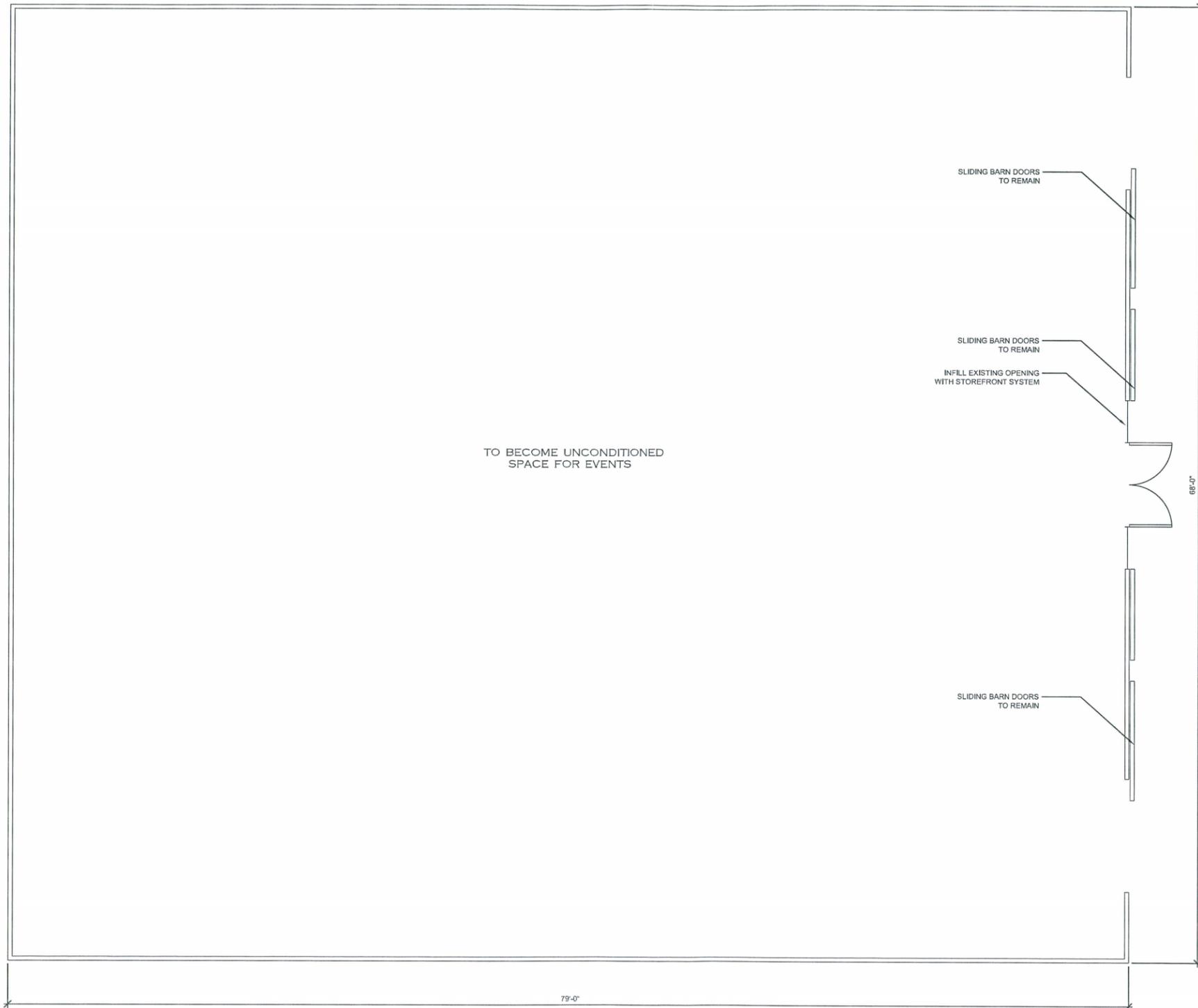


**CONVERSION OF EXISTING TASTING ROOM TO:  
 FARMSTAND & SECOND TASTING ROOM**



**CONVERSION OF EXISTING GRAIN SILOS  
 TO: MEN'S & WOMEN'S RESTROOMS**





TO BECOME UNCONDITIONED  
SPACE FOR EVENTS

SLIDING BARN DOORS  
TO REMAIN

SLIDING BARN DOORS  
TO REMAIN

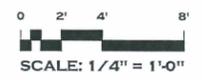
INFILL EXISTING OPENING  
WITH STOREFRONT SYSTEM

SLIDING BARN DOORS  
TO REMAIN

79'-0"

66'-0"

**CONVERSION OF EXISTING LARGE BARN TO:  
UNCONDITIONED EVENTS BARN #1**



ARCHITECTS:  
MICHAEL C. PEACHEY  
WAYNE R. STUART  
225 PRADO ROAD, SUITE C  
SAN LUIS OBISPO, CA 93401  
TEL: (805) 544-4334  
FAX: (805) 544-4330  
EMAIL: MWA@MWA.BZ

JOB TITLE  
**EXISTING STRUCTURE IMPROVEMENTS  
HALTER RANCH  
VINEYARDS**  
8910 ADELAIDA ROAD  
PASO ROBLES, CA

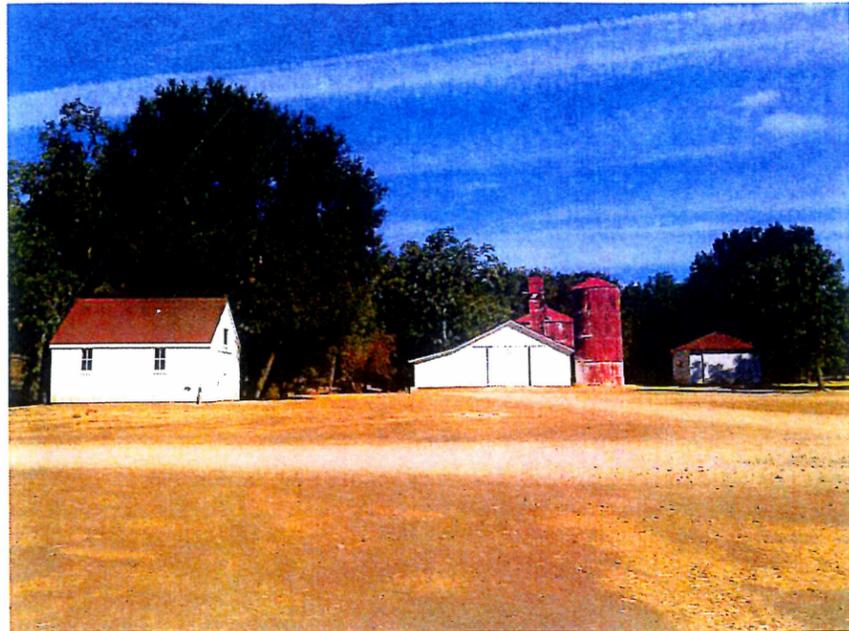
**FLOOR PLAN**

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REVISIONS

NO.	DATE	DESCRIPTION

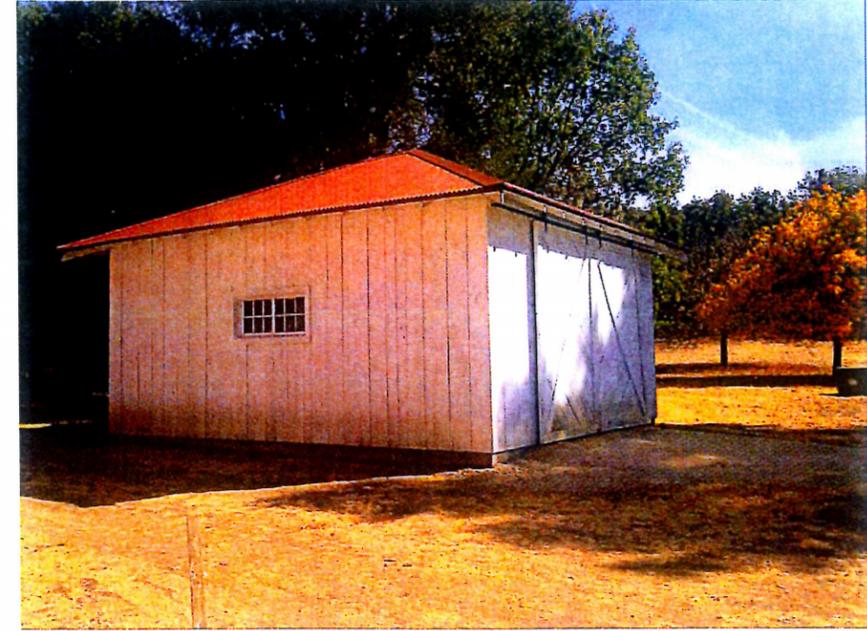
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DATE 12.03.13	
APPL. NO. -	



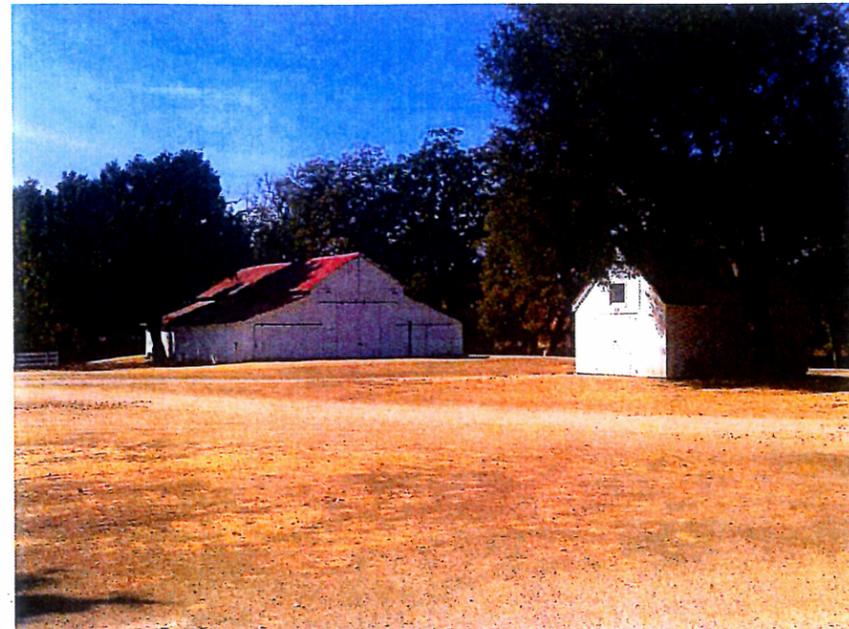
EAST VIEW - EXISTING SHED TO REMAIN, EVENTS BARN #2, SILOS, & KITCHEN



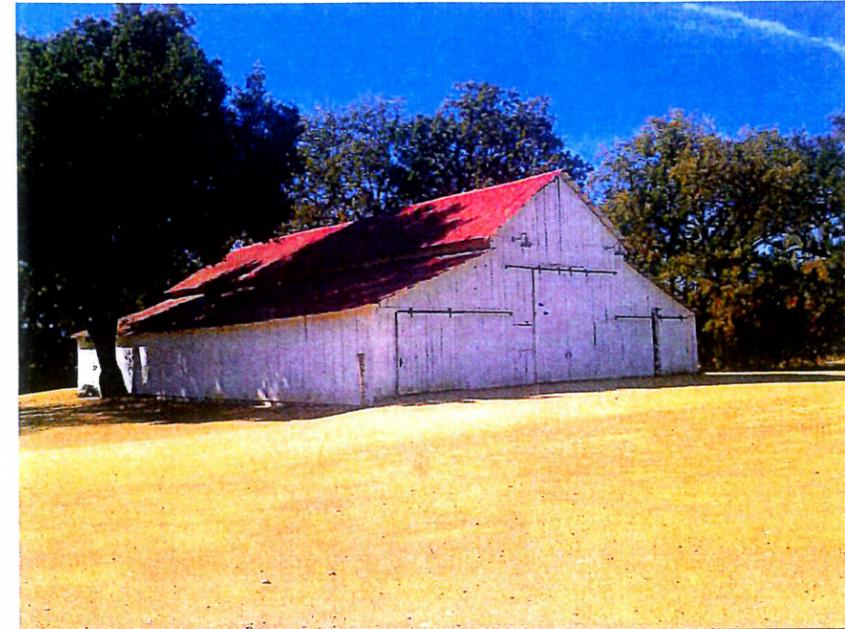
EAST VIEW - EVENTS BARN #2, SILOS, & KITCHEN



KITCHEN BUILDING



WEST VIEW - EVENTS BARN #1 & EXISTING SHED TO REMAIN



WEST VIEW - EVENTS BARN #1



WEST VIEW - SILOS TO BECOME RESTROOMS

EXISTING STRUCTURES



ARCHITECTS:  
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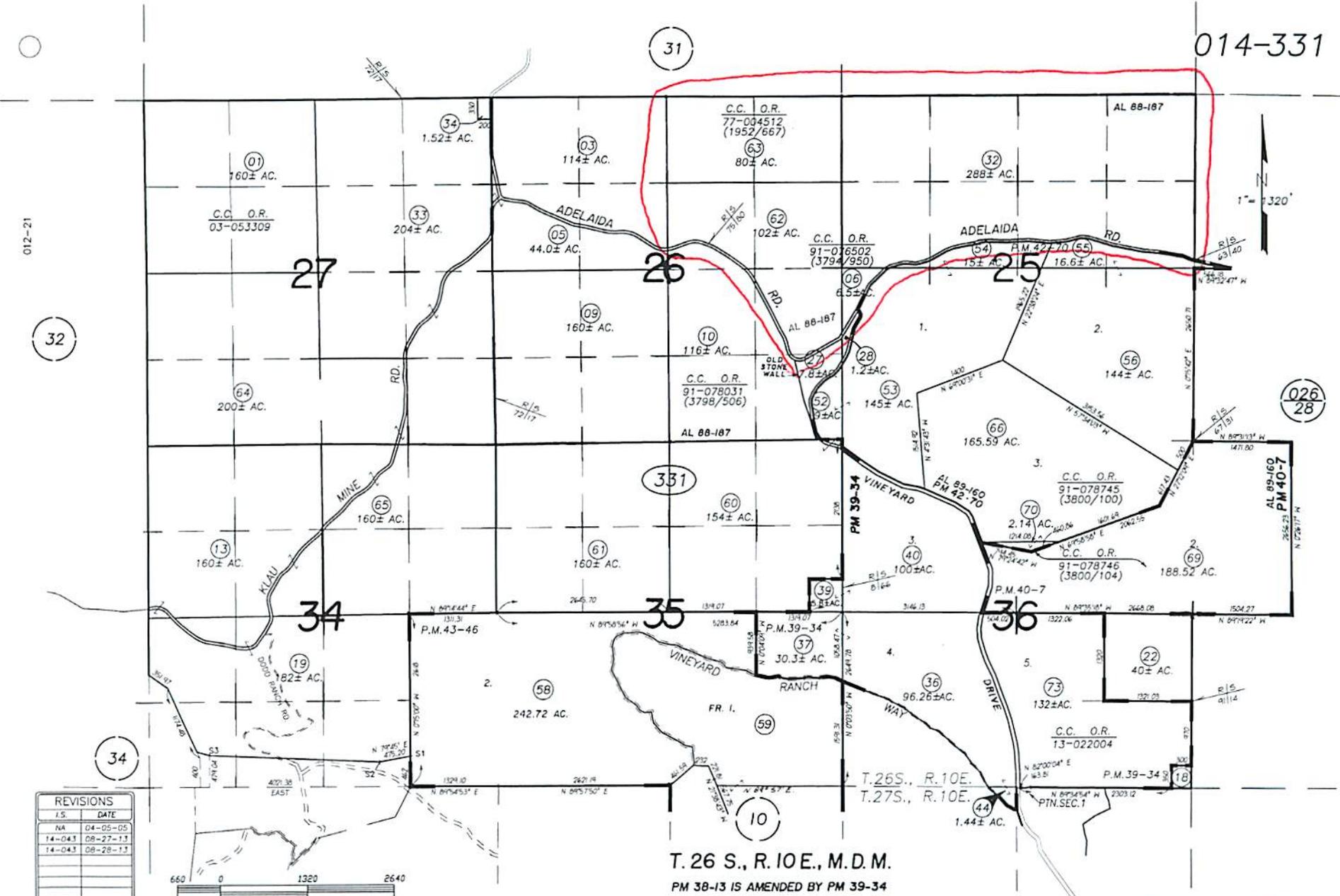
JOB TITLE  
EXISTING STRUCTURE IMPROVEMENTS  
HALTER RANCH  
VINEYARDS  
8910 ADELAIDA ROAD  
PASO ROBLES, CA

SHEET TITLE  
EXISTING STRUCTURES

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REVISIONS

JOB NUMBER 13446	SHEET NUMBER DP4
DATE 12.03.13	
APPL. NO.	



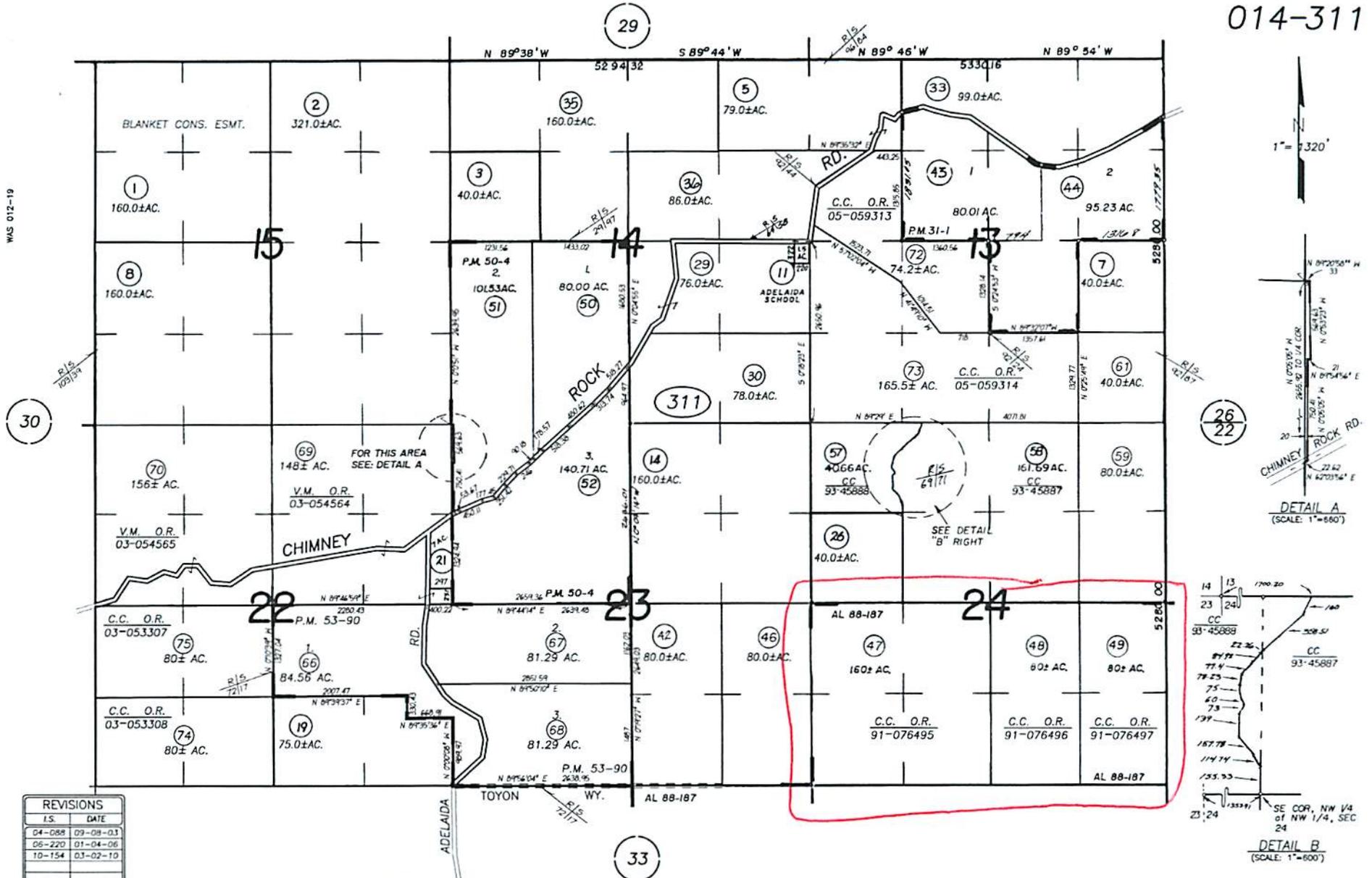
REVISIONS	
I.S.	DATE
NA	04-05-05
T4-043	08-27-13
T4-043	08-28-13

660 0 1320 2640

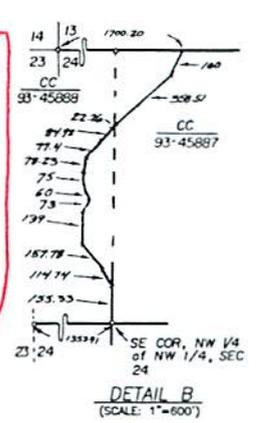
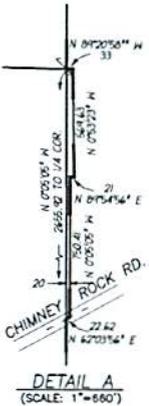
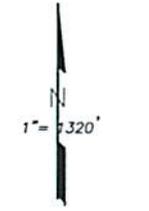
JS  
07-18-00

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T. 26 S., R. 10 E., M. D. M.  
 PM 38-13 IS AMENDED BY PM 39-34  
 AL 88-187, VOL. 3794, PG. 950 & VOL. 3798, PG. 506.  
 AL 89-160, O.R. VOL. 3800, PGS. 100-104.



WAS 012-19



REVISIONS	
LS.	DATE
D4-088	09-08-03
D5-220	01-04-06
10-154	03-02-10



JAW  
2-13-98  
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

AL 88-187, O.R. VOL. 3794, Pgs. 915, 920 & 925; Doc. No's. 1991-076495 to 076497. T.26S. ; R.10E. ; SECTIONS 13-15 & 22-24, M.D.B. & M.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 014 PAGE 311

Basemap

PF

Adelaida  
Planning Area

AG



0.5 km

0.5 mi

Latitude: 35.643650 Longitude: -120.840207

COVERED BY  
esri

Department of ... County Assessor



# Parcel Summary Report For Parcel # 014-311-047

12/23/2013  
4:23:58PM

## 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    HALTER REAL ESTATE LLC  
8910 ADELAIDA RD PASO ROBLES CA 93446-9785  
OWN    HALTER REAL ESTATE LLC A CA LLC

### Address Information

Status            Address  
P                    08910 ADELAIDA RD RADEL

### 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>
COAL88-	187	0001	Rural Adelaida	Adelaida	AG			Y		

### Parcel Information

Status    Description  
Active    T26S R10E SEC 24 SW 1/4

### Notes

#### Tax Districts

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



# Parcel Summary Report For Parcel # 014-311-047

12/23/2013  
4:23:58PM

## 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:**

PMT2007-01283 FNL Primary Parcel

**Description:**

PHASE 1 - ENGINEERED ROUGH GRADING FOR 3 BUILDINGS, SITE WALLS, UNDERGROUND UTILITIES ONLY, WASTEWATER PONDS, AND SHOTCRETE SHORING WALLS. (DRC2005-00234) WDID# 340C350246. SEE 07-01351 FOR CAVE. WASTEWATER FACILITY NIC & UNDER WINERY PERMIT. SITE ACCESSIBILITY TO BE REVIEWED UNDER BLDG PERMITS. SEE PHASE 2 FOR FINISH GRADING FOR WHATEVER WAS NOT DONE IN PHASE 1 AND 4 TREATMENT PONDS & LINERS & POND UTILITIES INCLUDED IN PMT2010-01733.

PMT2007-01284 FNL Primary Parcel

**Description:**

COVERED BRIDGE WITH SIDE WALKWAY (2073 SF), ABUTMENTS (MAJOR GRADING PMT2007-01283) (DRC2005-00234)

PMT2007-01285 FNL Primary Parcel

**Description:**

213,000 GALLON BOLTED STEEL WATER TANK (DRC2005-00234)

PMT2010-01733 FNL Primary Parcel

**Description:**

PHASE 2 (SUPPLEMENTAL PERMIT FOR PHASING) - SEE ORIGINAL PLANS UNDER PMT2007-01283) - FINISH AND ROUGH GRADING AND UTILITIES FOR WHATEVER WAS NOT DONE IN PHASE 1 (SEE DOCUMENTS FOR SCANNED SCOPE OF WORK), (UNDER DRC2005-00234) WDID# 340C350246. SEE 07-01351 FOR CAVE. WASTEWATER FACILITY NIC & UNDER WINERY PERMIT. SITE ACCESSIBILITY TO BE REVIEWED UNDER BLDG PERMITS.

PMT2010-02079 FNL Primary Parcel

**Description:**

REVISE OCCUPANCY OF 2ND FLOOR STORAGE TO ADMINISTRATIVE SPACE (1234 SF) CONFERENCE ROOM, WINE CLUB MEETING ROOM, WINERY OPERATIONS VIEWING. ADD 2ND EXIT STAIRWAY. NO MAJOR STRUCTURAL CHANGES. (SHELL BUILDING - PMT2008-01337)

DRC2010-00005 EX1 Related Parcel

**Description:**

A REQUEST BY HALTER PROPERTIES, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF AN 805 SQUARE FOOT ADDITION TO THE PREVIOUSLY APPROVED 1,184 SQUARE FOOT TASTING ROOM.

DRC2013-00051 REC Related Parcel

**Description:**

WINERY MODIFICATION - SPECIAL EVENTS, FARM STAND, SECOND TASTING ROOM

PMT2007-01351 FNL Related Parcel

**Description:**



## Parcel Summary Report For Parcel # 014-311-047

12/23/2013  
4:23:58PM

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

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

22,173 ( REDUCED TO 20,260 12/11) SF WINE CAVE FOR BARREL STORAGE/W LAB & LIBRARY (REMOVED 12/11).W FIRESPRINKLERS NFPA 13 2002(2010) EDITION ORD. HAZ GR 1, COMMODITY CLASS 2, MAX. 8' HIGH STORAGE. GRAVITY SYSTEM /SEPTIC UNDER R GRADING 07-01283. SITE ACCESSIBILITY UNDER WINERY PERMIT. EXCAVATION AMOUNT FROM CAVE & SHORING WALLS INCLUDED WITH SEPARATE GRADING PERMIT (PMT2007-01283) WDID # 340C350246 ELEVATOR NIC FIRE ALARM SYSTEM REQ'D. HC RESTROOMS NIC.; REQUEST FOR APPLICATION EXTENSION DATED 11/23/2009; AFTER ISSUE PLAN REVIEW 12/22/11 TO REMOVE ELEVATOR, & WINE LIBRARY. REDUCED SF APPROX 2000SF, ADDED FOOTINGS TO SUPPORT CAVE WALLS, MODIFIED VENTILATION.

PMT2008-01337 FNL Related Parcel

**Description:**

SHELL BUILDING (30,945 SF) INCLUDING CONCRETE MEZZANINE CATWALKS (5000 SF) & CANOPIES (5677 SF) & PRECISE GRADING, ELEVATOR NIC, HALTER RANCH WINERY (DRC2005-00234) (GRADING PMT2007-01283). NO MECH, LIMITED P & E. CONDUIT RUNS ONLY. NO LIGHTING. GENERATOR NIC. WASTE DISPOSAL UNDER WINERY TI. UNDER 06 FIRE PLAN REQ'S. PV SYSTEM NIC. WDID# 340C65024. SSC C. (FIRESPRINKLERS PMT2009-00273)

PMT2008-02325 FNL Related Parcel

**Description:**

TENANT IMPROVEMENT FOR PMT2008-01337 INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, EXITING, INTERIOR PARTITIONS, ELEVATOR ( REMOVED 12/11). POND ROUGH & FINAL GRADING UNDER 07-01283 - HALTER RANCH WINERY (DRC2005-00234) (GRADING PMT2007-01283). WASTE WATER TREATMENT PONDS, INCLUDING LIFT STATION PUMPS, PRETREATMENT FACILITY & LINERS REMOVED FROM TI & INCLUDED W/ ROUGH GRADING 07-01283. REMOVE SHTS CU201, CU401, CU501, CU502, CU601 7 ICLUDE WITH R GRADING. 3/31/10.

PMT2010-02052 FNL Related Parcel

**Description:**

PHASE 1 OF PMT2008-01337 & PMT2008-02325 - THIS PERMIT ALLOWS THE FINALING OF A PORTION ( PHASE 1) OF THE ORIGINAL SHELL AND T.I. PERMITS. PHASE ONE IS THE PROCESSING PORTION OF THE STRUCTURE AND PHASE TWO IS THE ADMINISTRATION PORTION.

S760002C RDD Related Parcel

**Description:**

PROP 14 CERT OF COMP



# Parcel Summary Report For Parcel # 014-311-049

12/23/2013  
4:24:15PM

## 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    HALTER REAL ESTATE LLC  
8910 ADELAIDA RD PASO ROBLES CA 93446-9785  
OWN    HALTER REAL ESTATE LLC A CA LLC

### Address Information

Status            Address  
P                    00000 ADELAIDA RD RADEL

### Lot Information:

<u>Tract / Twtnshp</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>
COAL88-	187	0003	Rural Adelaida	Adelaida	AG			Y		

### Parcel Information

Status    Description  
Active    T26S R10E SEC 24 E 1/2 SE 1/4

### Notes

#### Tax Districts

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



## Parcel Summary Report For Parcel # 014-311-049

12/23/2013  
4:24:15PM

### 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:

DRC2010-00005

EX1

Related Parcel

##### Description:

A REQUEST BY HALTER PROPERTIES, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF AN 805 SQUARE FOOT ADDITION TO THE PREVIOUSLY APPROVED 1,184 SQUARE FOOT TASTING ROOM.

DRC2013-00051

REC

Related Parcel

##### Description:

WINERY MODIFICATION - SPECIAL EVENTS, FARM STAND, SECOND TASTING ROOM

PMT2007-01283

FNL

Related Parcel

##### Description:

PHASE 1 - ENGINEERED ROUGH GRADING FOR 3 BUILDINGS, SITE WALLS, UNDERGROUND UTILITIES ONLY, WASTEWATER PONDS, AND SHOTCRETE SHORING WALLS. (DRC2005-00234) WDID# 340C350246. SEE 07-01351 FOR CAVE. WASTEWATER FACILITY NIC & UNDER WINERY PERMIT. SITE ACCESSIBILITY TO BE REVIEWED UNDER BLDG PERMITS. SEE PHASE 2 FOR FINISH GRADING FOR WHATEVER WAS NOT DONE IN PHASE 1 AND 4 TREATMENT PONDS & LINERS & POND UTILITIES INCLUDED IN PMT2010-01733.

PMT2007-01284

FNL

Related Parcel

##### Description:

COVERED BRIDGE WITH SIDE WALKWAY (2073 SF), ABUTMENTS (MAJOR GRADING PMT2007-01283) (DRC2005-00234)

PMT2007-01285

FNL

Related Parcel

##### Description:

213,000 GALLON BOLTED STEEL WATER TANK (DRC2005-00234)

PMT2007-01351

FNL

Related Parcel

##### Description:

22,173 (REDUCED TO 20,260 12/11) SF WINE CAVE FOR BARREL STORAGE/W LAB & LIBRARY (REMOVED 12/11). W FIRESPRINKLERS NFPA 13 2002(2010) EDITION ORD. HAZ GR 1, COMMODITY CLASS 2, MAX. 8' HIGH STORAGE. GRAVITY SYSTEM /SEPTIC UNDER R GRADING 07-01283. SITE ACCESSIBILITY UNDER WINERY PERMIT. EXCAVATION AMOUNT FROM CAVE & SHORING WALLS INCLUDED WITH SEPARATE GRADING PERMIT (PMT2007-01283) WDID # 340C350246 ELEVATOR NIC FIRE ALARM SYSTEM REQ'D. HC RESTROOMS NIC.; REQUEST FOR APPLICATION EXTENSION DATED 11/23/2009; AFTER ISSUE PLAN REVIEW 12/22/11 TO REMOVE ELEVATOR, & WINE LIBRARY. REDUCED SF APPROX 2000SF, ADDED FOOTINGS TO SUPPORT CAVE WALLS, MODIFIED VENTILATION.

PMT2008-01337

FNL

Related Parcel

##### Description:

SHELL BUILDING (30,945 SF) INCLUDING CONCRETE MEZZANINE CATWALKS (5000 SF) & CANOPIES (5677 SF) & PRECISE GRADING, ELEVATOR NIC, HALTER RANCH WINERY (DRC2005-00234) (GRADING PMT2007-01283). NO MECH, LIMITED P & E. CONDUIT RUNS ONLY. NO LIGHTING. GENERATOR NIC. WASTE DISPOSAL UNDER WINERY TI. UNDER 06 FIRE PLAN REQ'S. PV SYSTEM NIC. WDID# 340C65024. SSC C. (FIRESPRINKLERS PMT2009-00273)

PMT2008-02325

FNL

Related Parcel

##### Description:



# Parcel Summary Report For Parcel # 014-311-049

12/23/2013  
4:24:15PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

TENANT IMPROVEMENT FOR PMT2008-01337 INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, EXITING, INTERIOR PARTITIONS, ELEVATOR ( REMOVED 12/11). POND ROUGH & FINAL GRADING UNDER 07-01283 - HALTER RANCH WINERY (DRC2005-00234) (GRADING PMT2007-01283). WASTE WATER TREATMENT PONDS, INCLUDING LIFT STATION PUMPS, PRETREATMENT FACILITY & LINERS REMOVED FROM TI & INCLUDED W/ ROUGH GRADING 07-01283. REMOVE SHTS CU201, CU401, CU501, CU502, CU601 7 ICLUDE WITH R GRADING. 3/31/10.

PMT2010-01733 FNL Related Parcel

**Description:**

PHASE 2 (SUPPLEMENTAL PERMIT FOR PHASING) - SEE ORIGINAL PLANS UNDER PMT2007-01283) - FINISH AND ROUGH GRADING AND UTILITIES FOR WHATEVER WAS NOT DONE IN PHASE 1 (SEE DOCUMENTS FOR SCANNED SCOPE OF WORK), (UNDER DRC2005-00234) WDID# 340C350246. SEE 07-01351 FOR CAVE. WASTEWATER FACILITY NIC & UNDER WINERY PERMIT. SITE ACCESSIBILITY TO BE REVIEWED UNDER BLDG PERMITS.

PMT2010-02052 FNL Related Parcel

**Description:**

PHASE 1 OF PMT2008-01337 & PMT2008-02325 - THIS PERMIT ALLOWS THE FINALING OF A PORTION ( PHASE 1) OF THE ORIGINAL SHELL AND T.I. PERMITS. PHASE ONE IS THE PROCESSING PORTION OF THE STRUCTURE AND PHASE TWO IS THE ADMINISTRATION PORTION.

PMT2010-02079 FNL Related Parcel

**Description:**

REVISE OCCUPANCY OF 2ND FLOOR STORAGE TO ADMINISTRATIVE SPACE (1234 SF) CONFERENCE ROOM, WINE CLUB MEETING ROOM, WINERY OPERATIONS VIEWING. ADD 2ND EXIT STAIRWAY. NO MAJOR STRUCTURAL CHANGES. (SHELL BUILDING - PMT2008-01337)

S760002C RDD Related Parcel

**Description:**

PROP 14 CERT OF COMP



# Parcel Summary Report For Parcel # 014-331-006

12/23/2013  
4:24:42PM

## 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 HALTER REAL ESTATE LLC  
8910 ADELAIDA RD PASO ROBLES CA 93446-8798  
OWN HALTER REAL ESTATE LLC A CA LLC

### Address Information

**Status**            **Address**  
P            08910 ADELAIDA RD RADEL  
P            09010 ADELAIDA RD RADEL  
P            08850 ADELAIDA RD RADEL  
P            08920 ADELAIDA RD RADEL

### Lot Information:

<u>Tract / Twshp</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>
COAL88-	187	9P	Rural Adelaida	Adelaida	AG			Y	L3	

### Parcel Information

**Status**    **Description**  
Active    T26S R10E PTN SEC 25

### Notes

### Tax Districts

TEMPLETON  
SAN LUIS OBISPO JT(27,40)  
NO. 01  
AREA NO. 21



# Parcel Summary Report For Parcel # 014-331-006

12/23/2013  
4:24:43PM

## 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:**

96475 FNL Primary Parcel

**Description:**

REROOF

C5400 FNL Primary Parcel

**Description:**

ADDITION & REMODEL SFD

C5835 FNL Primary Parcel

**Description:**

ELECTRIC FOR AG EXEMPT BARN (40 X 50)

C6787 FNL Primary Parcel

**Description:**

FIRESPRINKLERS FOR SFD PIPING CPVC SPRINKLERS CENTRAL ROC

C7504 FNL Primary Parcel

**Description:**

DEMO GEENHOUSE/850 SQ. FEET DEMO GREENHOUSE ADJACENT TO 002

C7505 FNL Primary Parcel

**Description:**

CHANGE OF USE OF S-5 TO F-1/FOR RESTROOMS SEE 003 & WASTE FOR WINERY/PRIOR TO C OF O NEED RESTROOMS

C7506 FNL Primary Parcel

**Description:**

CHANGE OF USE OF S-5 TO S-1/FOR RESTROOMS SEE 003 & WASTE FOR WINERY/PRIOR TO C OF O NEED RESTROOMS

C8574 FNL Primary Parcel

**Description:**

NEW MODULAR OFFICE W/ DISABLED ACCESS RESTROOMS SERVING FUTURE F-1 SEE 001 (300FT RULE TO TOILETS)

C8823 FNL Primary Parcel

**Description:**

METAL CANOPY, FOUNDATION & SLAB/MIKE PEACHEY, ARCH ICBO# FA-240/NO SPRINKLERS

C8824 FNL Primary Parcel

**Description:**

FEMENTATION TANKS 4 @ 1200 GAL. & 3 @ 1000 GAL. M.PEACHEY, ARCH

COD2013-00237 REC Primary Parcel

**Description:**

EXP PERMIT #PMT2010-01884



# Parcel Summary Report For Parcel # 014-331-006

12/23/2013  
4:24:43PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

D010225P APP Primary Parcel

**Description:**

WINERY AND TASTING ROOM

D010265V ERR Primary Parcel

**Description:**

CHURCH

DRC2003-00102 CMP Primary Parcel

**Description:**

MINOR USE PERMIT TO ALLOW FOR THE CONVERSION OF AN EXISTING 560 SQUARE FOOT STORAGE BUILDING TO A WINE TASTING FACILITY AND THE ADDITION OF 500 SQUARE FEET ONTO THE EXISTING BUILDING. THE PROPOSED WINE TASTING FACILITY WOULD BE LOCATED ON AN SITE WITH AN EXISTING SMALL WINE PROCESSING OPERATION THAT PRODUCES 5,000 CASES OF WINE. THE APPLICANT IS REQUESTING A MODIFICATION OF THE ORDINANCE REQUIREMENT THAT THE WINE TASTING ROOM BE LOCATED WITHIN OR NO MORE THAN 200 FEET FROM THE WINERY FACILITY. THE TASTING ROOM IS LOCATED IN AN EXISTING STORAGE BUILDING THAT WAS CONSTRUCTED PRIOR TO 1980. THE APPLICANT IS REQUESTING SIX SPECIAL EVENTS PER YEAR WITH A MAXIMUM OF 80 ATTENDEES IN ADDITION TO THE ALLOWED INDUSTRY-WIDE EVENTS. TOTAL SITE DISTURBANCE WILL BE APPROXIMATELY 2,000 SQUARE FEET.

DRC2005-00234 PTX Primary Parcel

**Description:**

WINERY AND TASTING

DRC2010-00005 EX1 Primary Parcel

**Description:**

A REQUEST BY HALTER PROPERTIES, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF AN 805 SQUARE FOOT ADDITION TO THE PREVIOUSLY APPROVED 1,184 SQUARE FOOT TASTING ROOM.

DRC2013-00051 REC Primary Parcel

**Description:**

WINERY MODIFICATION - SPECIAL EVENTS, FARM STAND, SECOND TASTING ROOM

PMT2002-11647 WIT Primary Parcel

**Description:**

AG EXEMPT BARN (40 X 50)

PMT2002-11648 EXP Primary Parcel

**Description:**

AG EXEMPT BARNS (40 X 50) AND (2) LEAN-TOS

PMT2002-11649 WIT Primary Parcel

**Description:**

AG EXEMPT BARN (10 X 20)

PMT2002-23596 EXP Primary Parcel

**Description:**

AG EXEMPT BUILDING



# Parcel Summary Report For Parcel # 014-331-006

12/23/2013  
4:24:43PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2004-01971 FNL Primary Parcel

**Description:**

CONVERT EXISTING STRUCTURE TO WINE TASTING ROOM 560 SQFT

PMT2004-01972 FNL Primary Parcel

**Description:**

CONVERT EXISTING BUILDING INTO COMMERCIAL RESTROOMS

PMT2009-01006 FNL Primary Parcel

**Description:**

DOWN SIZING PROJECT TO 348SF TASTING RM ADDITION TO (E) TASTING RM (2004-01971). RELOCATE TRELLIS 380 SF. REMODEL EXISTING RESTRMS TO MEET ADA REQ'S. REROOF ENTIRE STRUCTURE. WUI NR. PRIOR SCOPE TO ADD 1411 SF (ADD WINE TASTING 468 SF TO (E) WINE TASTING ROOM 594 SF, ADD OFFICE 104 SF, REFRIGERATED STORAGE 200 SF, BREAK RM 88 SF, PACKING AREA 183 SF & MISC STORAGE) & ADD 231 SF OF COV PATIO.

PMT2010-01884 EXP Primary Parcel

**Description:**

2 ENTRY GATES - W/ ELECTRICAL. ONE GATE WITH WELDED STEEL OVERHEAD STRUCTURE AND CONCRETE BLOCK SITE WALLS 4.5' 30' SETBACK/ GATE FOR TRUCK ACCESS 75' SETBACK AND GRADING FOR DRIVEWAY FOR REALLY LONG LIMOS

PRE2004-00113 REC Primary Parcel

**Description:**

NEW TASTING ROOM. 300 ACRES. AG ZONING. RACHEL DUMAS-239-4502.

PRE2005-00128 REC Primary Parcel

**Description:**

PHASING PLAN. OWNER-HANSJOERG WYSS. 300 ACRES. EXISTING WINERY, BARN AND SFERS ON SITE.

ZON2013-00302 APV Primary Parcel

**Description:**

VACATION RENTAL

PMT2007-01283 FNL Related Parcel

**Description:**

PHASE 1 - ENGINEERED ROUGH GRADING FOR 3 BUILDINGS, SITE WALLS, UNDERGROUND UTILITIES ONLY, WASTEWATER PONDS, AND SHOTCRETE SHORING WALLS. (DRC2005-00234) WID# 340C350246. SEE 07-01351 FOR CAVE. WASTEWATER FACILITY NIC & UNDER WINERY PERMIT. SITE ACCESSIBILITY TO BE REVIEWED UNDER BLDG PERMITS. SEE PHASE 2 FOR FINISH GRADING FOR WHATEVER WAS NOT DONE IN PHASE 1 AND 4 TREATMENT PONDS & LINERS & POND UTILITIES INCLUDED IN PMT2010-01733.

PMT2007-01284 FNL Related Parcel

**Description:**

COVERED BRIDGE WITH SIDE WALKWAY (2073 SF), ABUTMENTS (MAJOR GRADING PMT2007-01283) (DRC2005-00234)

PMT2007-01285 FNL Related Parcel

**Description:**

213,000 GALLON BOLTED STEEL WATER TANK (DRC2005-00234)



# Parcel Summary Report For Parcel # 014-331-006

12/23/2013  
4:24:43PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2007-01351 FNL Related Parcel

**Description:**

22,173 ( REDUCED TO 20,260 12/11) SF WINE CAVE FOR BARREL STORAGE/W LAB & LIBRARY (REMOVED 12/11).W FIRESPRINKLERS NFPA 13 2002(2010) EDITION ORD. HAZ GR 1, COMMODITY CLASS 2, MAX. 8' HIGH STORAGE. GRAVITY SYSTEM /SEPTIC UNDER R GRADING 07-01283. SITE ACCESSIBILITY UNDER WINERY PERMIT. EXCAVATION AMOUNT FROM CAVE & SHORING WALLS INCLUDED WITH SEPARATE GRADING PERMIT (PMT2007-01283) WDIID # 340C350246 ELEVATOR NIC FIRE ALARM SYSTEM REQ'D. HC RESTROOMS NIC.; REQUEST FOR APPLICATION EXTENSION DATED 11/23/2009; AFTER ISSUE PLAN REVIEW 12/22/11 TO REMOVE ELEVATOR, & WINE LIBRARY. REDUCED SF APPROX 2000SF, ADDED FOOTINGS TO SUPPORT CAVE WALLS, MODIFIED VENTILATION.

PMT2008-01337 FNL Related Parcel

**Description:**

SHELL BUILDING (30,945 SF) INCLUDING CONCRETE MEZZANINE CATWALKS (5000 SF) & CANOPIES (5677 SF) & PRECISE GRADING, ELEVATOR NIC, HALTER RANCH WINERY (DRC2005-00234) (GRADING PMT2007-01283). NO MECH, LIMITED P & E. CONDUIT RUNS ONLY. NO LIGHTING. GENERATOR NIC. WASTE DISPOSAL UNDER WINERY TI. UNDER 06 FIRE PLAN REQ'S. PV SYSTEM NIC. WDIID# 340C65024. SSC C. (FIRESPRINKLERS PMT2009-00273)

PMT2008-02325 FNL Related Parcel

**Description:**

TENANT IMPROVEMENT FOR PMT2008-01337 INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, EXITING, INTERIOR PARTITIONS, ELEVATOR ( REMOVED 12/11). POND ROUGH & FINAL GRADING UNDER 07-01283 - HALTER RANCH WINERY (DRC2005-00234) (GRADING PMT2007-01283). WASTE WATER TREATMENT PONDS, INCLUDING LIFT STATION PUMPS, PRETREATMENT FACILITY & LINERS REMOVED FROM TI & INCLUDED W/ ROUGH GRADING 07-01283. REMOVE SHTS CU201, CU401, CU501, CU502, CU601 7 ICLUDE WITH R GRADING. 3/31/10.

PMT2010-01733 FNL Related Parcel

**Description:**

PHASE 2 (SUPPLEMENTAL PERMIT FOR PHASING) - SEE ORIGINAL PLANS UNDER PMT2007-01283) - FINISH AND ROUGH GRADING AND UTILITIES FOR WHATEVER WAS NOT DONE IN PHASE 1 (SEE DOCUMENTS FOR SCANNED SCOPE OF WORK), (UNDER DRC2005-00234) WDIID# 340C350246. SEE 07-01351 FOR CAVE. WASTEWATER FACILITY NIC & UNDER WINERY PERMIT. SITE ACCESSIBILITY TO BE REVIEWED UNDER BLDG PERMITS.

PMT2010-02052 FNL Related Parcel

**Description:**

PHASE 1 OF PMT2008-01337 & PMT2008-02325 - THIS PERMIT ALLOWS THE FINALING OF A PORTION ( PHASE 1) OF THE ORIGINAL SHELL AND T.I. PERMITS. PHASE ONE IS THE PROCESSING PORTION OF THE STRUCTURE AND PHASE TWO IS THE ADMINISTRATION PORTION.

PMT2010-02079 FNL Related Parcel

**Description:**

REVISE OCCUPANCY OF 2ND FLOOR STORAGE TO ADMINISTRATIVE SPACE (1234 SF) CONFERENCE ROOM, WINE CLUB MEETING ROOM, WINERY OPERATIONS VIEWING. ADD 2ND EXIT STAIRWAY. NO MAJOR STRUCTURAL CHANGES. (SHELL BUILDING - PMT2008-01337)

S760002C RDD Related Parcel

**Description:**

PROP 14 CERT OF COMP



# Parcel Summary Report For Parcel # 014-331-032

12/23/2013  
4:24:57PM

## 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    HALTER REAL ESTATE LLC  
8910 ADELAIDA RD PASO ROBLES CA 93446-9785  
OWN    HALTER REAL ESTATE LLC A CA LLC

### Address Information

Status            Address  
P                    08910 ADELAIDA RD RADEL

### Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL88-	187	9P	Rural Adelaida	Adelaida	AG	H		Y	L3 / VP	E920964L

### Parcel Information

Status    Description  
Active    T26S R10E PTN SEC 25

### Notes

#### Tax Districts

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



# Parcel Summary Report For Parcel # 014-331-032

12/23/2013  
4:24:58PM

## 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:**

72718 FNL Primary Parcel

**Description:**

CONST NEW AIRPLANE HANGER (PRIVATE)

91798 FNL Primary Parcel

**Description:**

ELECT. FOR AG. UTILITY BUILDING

C1804 FNL Primary Parcel

**Description:**

ELECTRIC METER FOR AG/WELL 100AMP/15HP

C5600 FNL Primary Parcel

**Description:**

ELEC FOR IRRIGATION PUMP FROM POND-200 AMP 1 HP

PMT2002-25092 EXP Primary Parcel

**Description:**

AG. EXEMPT PLASTIC COVERED GREENHOUSE 960SQ FT

PMT2006-00502 FNL Primary Parcel

**Description:**

BARN STABILIZATION - \$50,000 RCC

PMT2009-00273 FNL Primary Parcel

**Description:**

FIRE SPRINKLERS FOR SHELL BUILDING PMT2008-01337 AND TI PMT2008-02325 NFPA 13 2002 EDITION/ ORDINARY HAZARD GP 2 FOR FEMENTATION/ PRESS AREA, BARREL WORKING AND BARREL CANOPY AREAS/ LIGHT HAZARD ADMINISTRATION/ OFFICES AND RESTROOMS/ GRAVITY FLOW FROM EXISTING WATER TANK

PMT2011-01052 WIT Primary Parcel

**Description:**

WITHDRAWN APPLICATION - BARN RESTORATION - NEW EXTERIOR ENCLOSURE FOR EXISTING WINE CASE STORAGE BUILDING (3,000 SF) AND TWO ADJACENT CONCRETE PADS (5,950 SF OF NEW ENCLOSURE) - FOR HALTER RANCH VINEYARD - (DRC2005-00234) (FIRESPRINKLERS - PMT2011-01487)

PMT2011-01487 RVW Primary Parcel

**Description:**

WITHDRAWN BY CONTRACTOR --FIRE SPRINKLERS FOR BARN REMODEL TO A WINE CASE STORAGE BUILDING (PMT2011-01052) NFPA 13 2010 EDITION ORDINARY HAZARD GROUP II/ COMMODITY CLASS II WINE STORAGE MAX. HEIGHT 20' EXISTING WATER SYSTEM 213,000 GALLONS TANK PMT2007-01285 GRAVITY WATER PRESSURE

PMT2011-02132 WIT Primary Parcel

**Description:**

REPLACED WITH PMT2012-00439 - WITHDRAWN - GRAIN BARN RESTORATION (2521 SF)



# Parcel Summary Report For Parcel # 014-331-032

12/23/2013  
4:24:58PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2011-02133 WIT Primary Parcel

**Description:**

REPLACED WITH PMT2012-00439 - WITHDRAWN - GRAIN SILOS (4) FOUNDATION REPAIR

PMT2011-02134 WIT Primary Parcel

**Description:**

REPLACED WITH PMT2012-00439 - WITHDRAWN - BARN / SHED (480 SF) FOUNDATION REPAIR

PMT2012-00439 CMP Primary Parcel

**Description:**

AG EXEMPT 4 STRUCTURES - GRAIN BARN (2521 SF), 4 GRAIN SILOS (TOTAL SQUARE FEET: 1026 SF); BARN/SHED (480 SF), SHED (363 SF)

PMT2012-02129 FNL Primary Parcel

**Description:**

3 PHASE ELECTRICAL TO BOOSTER PUMP

PMT2013-00393 WIT Primary Parcel

**Description:**

WITHDRAWN - 8/22/2013 CONVERT AG EXEMPT BARN (SILO #3) TO EMPLOYEE RESTROOM (261 SF) & ADD CONVERT GRAIN BARN (2521 SF) TO ASSEMBLY BUILDING (PMT2012-00439-AG EXEMPT BARNS)

SEP2011-00798 ISS Primary Parcel

**Description:**

Septic Inspection

C6787 FNL Related Parcel

**Description:**

FIRESPRINKLERS FOR SFD PIPING CPVC SPRINKLERS CENTRAL ROC

DRC2010-00005 EX1 Related Parcel

**Description:**

A REQUEST BY HALTER PROPERTIES, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF AN 805 SQUARE FOOT ADDITION TO THE PREVIOUSLY APPROVED 1,184 SQUARE FOOT TASTING ROOM.

DRC2013-00051 REC Related Parcel

**Description:**

WINERY MODIFICATION - SPECIAL EVENTS, FARM STAND, SECOND TASTING ROOM

PMT2002-11647 WIT Related Parcel

**Description:**

AG EXEMPT BARN (40 X 50)

PMT2002-11648 EXP Related Parcel

**Description:**

AG EXEMPT BARNS (40 X 50) AND (2) LEAN-TOS

PMT2002-11649 WIT Related Parcel

**Description:**

AG EXEMPT BARN (10 X 20)



## Parcel Summary Report For Parcel # 014-331-032

12/23/2013  
4:24:58PM

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

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2002-23596 EXP Related Parcel

**Description:**

AG EXEMPT BUILDING

PMT2007-01283 FNL Related Parcel

**Description:**

PHASE 1 - ENGINEERED ROUGH GRADING FOR 3 BUILDINGS, SITE WALLS, UNDERGROUND UTILITIES ONLY, WASTEWATER PONDS, AND SHOTCRETE SHORING WALLS. (DRC2005-00234) WDID# 340C350246. SEE 07-01351 FOR CAVE. WASTEWATER FACILITY NIC & UNDER WINERY PERMIT. SITE ACCESSIBILITY TO BE REVIEWED UNDER BLDG PERMITS. SEE PHASE 2 FOR FINISH GRADING FOR WHATEVER WAS NOT DONE IN PHASE 1 AND 4 TREATMENT PONDS & LINERS & POND UTILITIES INCLUDED IN PMT2010-01733.

PMT2007-01284 FNL Related Parcel

**Description:**

COVERED BRIDGE WITH SIDE WALKWAY (2073 SF), ABUTMENTS (MAJOR GRADING PMT2007-01283) (DRC2005-00234)

PMT2007-01285 FNL Related Parcel

**Description:**

213,000 GALLON BOLTED STEEL WATER TANK (DRC2005-00234)

PMT2007-01351 FNL Related Parcel

**Description:**

22,173 (REDUCED TO 20,260 12/11) SF WINE CAVE FOR BARREL STORAGE/W LAB & LIBRARY (REMOVED 12/11). W FIRESPRINKLERS NFPA 13 2002(2010) EDITION ORD. HAZ GR 1, COMMODITY CLASS 2, MAX. 8' HIGH STORAGE. GRAVITY SYSTEM /SEPTIC UNDER R GRADING 07-01283. SITE ACCESSIBILITY UNDER WINERY PERMIT. EXCAVATION AMOUNT FROM CAVE & SHORING WALLS INCLUDED WITH SEPARATE GRADING PERMIT (PMT2007-01283) WDID # 340C350246 ELEVATOR NIC FIRE ALARM SYSTEM REQ'D. HC RESTROOMS NIC.; REQUEST FOR APPLICATION EXTENSION DATED 11/23/2009; AFTER ISSUE PLAN REVIEW 12/22/11 TO REMOVE ELEVATOR, & WINE LIBRARY. REDUCED SF APPROX 2000SF, ADDED FOOTINGS TO SUPPORT CAVE WALLS, MODIFIED VENTILATION.

PMT2008-01337 FNL Related Parcel

**Description:**

SHELL BUILDING (30,945 SF) INCLUDING CONCRETE MEZZANINE CATWALKS (5000 SF) & CANOPIES (5677 SF) & PRECISE GRADING, ELEVATOR NIC, HALTER RANCH WINERY (DRC2005-00234) (GRADING PMT2007-01283). NO MECH, LIMITED P & E. CONDUIT RUNS ONLY. NO LIGHTING. GENERATOR NIC. WASTE DISPOSAL UNDER WINERY TI. UNDER 06 FIRE PLAN REQ'S. PV SYSTEM NIC. WDID# 340C65024. SSC C. (FIRESPRINKLERS PMT2009-00273)

PMT2008-02325 FNL Related Parcel

**Description:**

TENANT IMPROVEMENT FOR PMT2008-01337 INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, EXITING, INTERIOR PARTITIONS, ELEVATOR (REMOVED 12/11), POND ROUGH & FINAL GRADING UNDER 07-01283 - HALTER RANCH WINERY (DRC2005-00234) (GRADING PMT2007-01283). WASTE WATER TREATMENT PONDS, INCLUDING LIFT STATION PUMPS, PRETREATMENT FACILITY & LINERS REMOVED FROM TI & INCLUDED W/ ROUGH GRADING 07-01283. REMOVE SHTS CU201, CU401, CU501, CU502, CU601 7 ICLUDE WITH R GRADING. 3/31/10.

PMT2010-01733 FNL Related Parcel

**Description:**



## Parcel Summary Report For Parcel # 014-331-032

12/23/2013  
4:24:58PM

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

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PHASE 2 (SUPPLEMENTAL PERMIT FOR PHASING) - SEE ORIGINAL PLANS UNDER PMT2007-01283) - FINISH AND ROUGH GRADING AND UTILITIES FOR WHATEVER WAS NOT DONE IN PHASE 1 (SEE DOCUMENTS FOR SCANNED SCOPE OF WORK), (UNDER DRC2005-00234) WDDID# 340C350246. SEE 07-01351 FOR CAVE. WASTEWATER FACILITY NIC & UNDER WINERY PERMIT. SITE ACCESSIBILITY TO BE REVIEWED UNDER BLDG PERMITS.

PMT2010-01884 EXP Related Parcel

**Description:**

2 ENTRY GATES - W/ ELECTRICAL. ONE GATE WITH WELDED STEEL OVERHEAD STRUCTURE AND CONCRETE BLOCK SITE WALLS 4.5' 30' SETBACK/ GATE FOR TRUCK ACCESS 75' SETBACK AND GRADING FOR DRIVEWAY FOR REALLY LONG LIMOS

PMT2010-02052 FNL Related Parcel

**Description:**

PHASE 1 OF PMT2008-01337 & PMT2008-02325 - THIS PERMIT ALLOWS THE FINALING OF A PORTION ( PHASE 1) OF THE ORIGINAL SHELL AND T.I. PERMITS. PHASE ONE IS THE PROCESSING PORTION OF THE STRUCTURE AND PHASE TWO IS THE ADMINISTRATION PORTION.

PMT2010-02079 FNL Related Parcel

**Description:**

REVISE OCCUPANCY OF 2ND FLOOR STORAGE TO ADMINISTRATIVE SPACE (1234 SF) CONFERENCE ROOM, WINE CLUB MEETING ROOM, WINERY OPERATIONS VIEWING. ADD 2ND EXIT STAIRWAY. NO MAJOR STRUCTURAL CHANGES. (SHELL BUILDING - PMT2008-01337)

S760002C RDD Related Parcel

**Description:**

PROP 14 CERT OF COMP



# Parcel Summary Report For Parcel # 014-331-062

12/23/2013  
4:25:17PM

## 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    HALTER REAL ESTATE LLC  
8910 ADELAIDA RD PASO ROBLES CA 93446-9785  
OWN    HALTER REAL ESTATE LLC A CA LLC

### Address Information

Status            Address  
P                    08910 ADELAIDA RD RADEL

### Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL88-	187	9P	Rural Adelaida	Adelaida	AG			Y	L3	

### Parcel Information

Status    Description  
Active    T26S R10E PTN SEC 26

### Notes

#### Tax Districts

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



# Parcel Summary Report For Parcel # 014-331-062

12/23/2013  
4:25:17PM

## 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:**

97896 FNL Primary Parcel

**Description:**

ELECT. FOR AG. WELL

C1803 FNL Primary Parcel

**Description:**

ELECTRIC FOR AG WEL/40 HP/100 AMP

PMT2007-01351 FNL Primary Parcel

**Description:**

22,173 ( REDUCED TO 20,260 12/11) SF WINE CAVE FOR BARREL STORAGE/W LAB & LIBRARY (REMOVED 12/11).W FIRESPRINKLERS NFPA 13 2002(2010) EDITION ORD. HAZ GR 1, COMMODITY CLASS 2, MAX. 8' HIGH STORAGE. GRAVITY SYSTEM /SEPTIC UNDER R GRADING 07-01283. SITE ACCESSIBILITY UNDER WINERY PERMIT. EXCAVATION AMOUNT FROM CAVE & SHORING WALLS INCLUDED WITH SEPARATE GRADING PERMIT (PMT2007-01283) WDID # 340C350246 ELEVATOR NIC FIRE ALARM SYSTEM REQ'D. HC RESTROOMS NIC.; REQUEST FOR APPLICATION EXTENSION DATED 11/23/2009; AFTER ISSUE PLAN REVIEW 12/22/11 TO REMOVE ELEVATOR, & WINE LIBRARY. REDUCED SF APPROX 2000SF, ADDED FOOTINGS TO SUPPORT CAVE WALLS, MODIFIED VENTILATION.

PMT2008-01337 FNL Primary Parcel

**Description:**

SHELL BUILDING (30,945 SF) INCLUDING CONCRETE MEZZANINE CATWALKS (5000 SF) & CANOPIES (5677 SF) & PRECISE GRADING, ELEVATOR NIC, HALTER RANCH WINERY (DRC2005-00234) (GRADING PMT2007-01283). NO MECH, LIMITED P & E. CONDUIT RUNS ONLY. NO LIGHTING. GENERATOR NIC. WASTE DISPOSAL UNDER WINERY TI. UNDER 06 FIRE PLAN REQ'S. PV SYSTEM NIC. WDID# 3 40C65024. SSC C. (FIRESPRINKLERS PMT2009-00273)

PMT2008-02325 FNL Primary Parcel

**Description:**

TENANT IMPROVEMENT FOR PMT2008-01337 INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, EXITING, INTERIOR PARTITIONS, ELEVATOR ( REMOVED 12/11). POND ROUGH & FINAL GRADING UNDER 07-01283 - HALTER RANCH WINERY (DRC2005-00234) (GRADING PMT2007-01283). WASTE WATER TREATMENT PONDS, INCLUDING LIFT STATION PUMPS, PRETREATMENT FACILITY & LINERS REMOVED FROM TI & INCLUDED W/ ROUGH GRADING 07-01283. REMOVE SHTS CU201, CU401, CU501, CU502, CU601 7 ICLUDE WITH R GRADING. 3/31/10.

PMT2010-02052 FNL Primary Parcel

**Description:**

PHASE 1 OF PMT2008-01337 & PMT2008-02325 - THIS PERMIT ALLOWS THE FINALING OF A PORTION ( PHASE 1) OF THE ORIGINAL SHELL AND T.I. PERMITS. PHASE ONE IS THE PROCESSING PORTION OF THE STRUCTURE AND PHASE TWO IS THE ADMINISTRATION PORTION.

PMT2011-00022 REC Primary Parcel

**Description:**

COVERED PORCH - 100 SF



# Parcel Summary Report For Parcel # 014-331-062

12/23/2013  
4:25:17PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2013-01539 REC Primary Parcel

**Description:**

MAJOR GRADING FOR WINE TASTING BUILDING (PMT2013-01540)

PMT2013-01540 REC Primary Parcel

**Description:**

WINE TASTING BUILDING (MAJOR GRADING - PMT2013-01539)

DRC2010-00005 EX1 Related Parcel

**Description:**

A REQUEST BY HALTER PROPERTIES, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF AN 805 SQUARE FOOT ADDITION TO THE PREVIOUSLY APPROVED 1,184 SQUARE FOOT TASTING ROOM.

DRC2013-00051 REC Related Parcel

**Description:**

WINERY MODIFICATION - SPECIAL EVENTS, FARM STAND, SECOND TASTING ROOM

PMT2002-11647 WIT Related Parcel

**Description:**

AG EXEMPT BARN (40 X 50)

PMT2002-11648 EXP Related Parcel

**Description:**

AG EXEMPT BARN (40 X 50) AND (2) LEAN-TOS

PMT2002-11649 WIT Related Parcel

**Description:**

AG EXEMPT BARN (10 X 20)

PMT2002-23596 EXP Related Parcel

**Description:**

AG EXEMPT BUILDING

PMT2007-01283 FNL Related Parcel

**Description:**

PHASE 1 - ENGINEERED ROUGH GRADING FOR 3 BUILDINGS, SITE WALLS, UNDERGROUND UTILITIES ONLY, WASTEWATER PONDS, AND SHOTCRETE SHORING WALLS. (DRC2005-00234) WDID# 340C350246. SEE 07-01351 FOR CAVE. WASTEWATER FACILITY NIC & UNDER WINERY PERMIT. SITE ACCESSIBILITY TO BE REVIEWED UNDER BLDG PERMITS. SEE PHASE 2 FOR FINISH GRADING FOR WHATEVER WAS NOT DONE IN PHASE 1 AND 4 TREATMENT PONDS & LINERS & POND UTILITIES INCLUDED IN PMT2010-01733.

PMT2007-01284 FNL Related Parcel

**Description:**

COVERED BRIDGE WITH SIDE WALKWAY (2073 SF), ABUTMENTS (MAJOR GRADING PMT2007-01283) (DRC2005-00234)

PMT2007-01285 FNL Related Parcel

**Description:**

213,000 GALLON BOLTED STEEL WATER TANK (DRC2005-00234)



## Parcel Summary Report For Parcel # 014-331-062

12/23/2013  
4:25:17PM

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

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2009-00273 FNL Related Parcel

**Description:**

FIRE SPRINKLERS FOR SHELL BUILDING PMT2008-01337 AND TI PMT2008-02325 NFPA 13 2002 EDITION/ ORDINARY HAZARD GP 2 FOR FEMENTATION/ PRESS AREA, BARREL WORKING AND BARREL CANOPY AREAS/ LIGHT HAZARD ADMINISTRATION/ OFFICES AND RESTROOMS/ GRAVITY FLOW FROM EXISTING WATER TANK

PMT2010-01733 FNL Related Parcel

**Description:**

PHASE 2 (SUPPLEMENTAL PERMIT FOR PHASING) - SEE ORIGINAL PLANS UNDER PMT2007-01283) - FINISH AND ROUGH GRADING AND UTILITIES FOR WHATEVER WAS NOT DONE IN PHASE 1 (SEE DOCUMENTS FOR SCANNED SCOPE OF WORK), (UNDER DRC2005-00234) WDD# 340C350246. SEE 07-01351 FOR CAVE. WASTEWATER FACILITY NIC & UNDER WINERY PERMIT. SITE ACCESSIBILITY TO BE REVIEWED UNDER BLDG PERMITS.

PMT2010-02079 FNL Related Parcel

**Description:**

REVISE OCCUPANCY OF 2ND FLOOR STORAGE TO ADMINISTRATIVE SPACE (1234 SF) CONFERENCE ROOM, WINE CLUB MEETING ROOM, WINERY OPERATIONS VIEWING. ADD 2ND EXIT STAIRWAY. NO MAJOR STRUCTURAL CHANGES. (SHELL BUILDING - PMT2008-01337)

S760002C RDD Related Parcel

**Description:**

PROP 14 CERT OF COMP



# Parcel Summary Report For Parcel # 014-331-063

12/23/2013  
4:25:33PM

## 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    HALTER REAL ESTATE LLC  
8910 ADELAIDA RD PASO ROBLES CA 93446-8798  
OWN    HALTER REAL ESTATE LLC A CA LLC

### Address Information

<u>Status</u>	<u>Address</u>
P	09420 TOYON WY RADEL
P	09420 ADELAIDA RD RADEL

### Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL88-	187	0008	Rural Adelaida	Adelaida	AG			Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	T26S R10E PTN SEC 26

### Notes

#### Tax Districts

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



# Parcel Summary Report For Parcel # 014-331-063

12/23/2013  
4:25:33PM

## 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:**

71103 FNL Primary Parcel

**Description:**

INSTALL WATER STORAGE TANK

71137 FNL Primary Parcel

**Description:**

SINGLE FAMILY DWELLING

72465 FNL Primary Parcel

**Description:**

CONST GARAGE/GUEST HOUSE (REPLACES APP #B881703)

73510 FNL Primary Parcel

**Description:**

INSTALL ELECT SERVICE TO AIRPLANE HANGER

82939 FNL Primary Parcel

**Description:**

CONST SWIMMING POOL AND SPA

85538 FNL Primary Parcel

**Description:**

INSTALL 100A UG ELECT W/3HP PUMP TO AG WELL

ZON2013-00304 APV Primary Parcel

**Description:**

VACATION RENTAL

DRC2010-00005 EX1 Related Parcel

**Description:**

A REQUEST BY HALTER PROPERTIES, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF AN 805 SQUARE FOOT ADDITION TO THE PREVIOUSLY APPROVED 1,184 SQUARE FOOT TASTING ROOM.

DRC2013-00051 REC Related Parcel

**Description:**

WINERY MODIFICATION - SPECIAL EVENTS, FARM STAND, SECOND TASTING ROOM

PMT2007-01283 FNL Related Parcel

**Description:**

PHASE 1 - ENGINEERED ROUGH GRADING FOR 3 BUILDINGS, SITE WALLS, UNDERGROUND UTILITIES ONLY, WASTEWATER PONDS, AND SHOTCRETE SHORING WALLS. (DRC2005-00234) WDID# 340C350246. SEE 07-01351 FOR CAVE. WASTEWATER FACILITY NIC & UNDER WINERY PERMIT. SITE ACCESSIBILITY TO BE REVIEWED UNDER BLDG PERMITS. SEE PHASE 2 FOR FINISH GRADING FOR WHATEVER WAS NOT DONE IN PHASE 1 AND 4 TREATMENT PONDS & LINERS & POND UTILITIES INCLUDED IN PMT2010-01733.



## Parcel Summary Report For Parcel # 014-331-063

12/23/2013  
4:25:33PM

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

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2007-01284 FNL Related Parcel

**Description:**

COVERED BRIDGE WITH SIDE WALKWAY (2073 SF) , ABUTMENTS (MAJOR GRADING PMT2007-01283) (DRC2005-00234)

PMT2007-01285 FNL Related Parcel

**Description:**

213,000 GALLON BOLTED STEEL WATER TANK (DRC2005-00234)

PMT2007-01351 FNL Related Parcel

**Description:**

22,173 ( REDUCED TO 20,260 12/11) SF WINE CAVE FOR BARREL STORAGE/W LAB & LIBRARY (REMOVED 12/11).W FIRESPRINKLERS NFPA 13 2002(2010) EDITION ORD. HAZ GR 1, COMMODITY CLASS 2, MAX. 8' HIGH STORAGE. GRAVITY SYSTEM /SEPTIC UNDER R GRADING 07-01283. SITE ACCESSIBILITY UNDER WINERY PERMIT. EXCAVATION AMOUNT FROM CAVE & SHORING WALLS INCLUDED WITH SEPARATE GRADING PERMIT (PMT2007-01283) W DID # 340C350246 ELEVATOR NIC FIRE ALARM SYSTEM REQ'D. HC RESTROOMS NIC.; REQUEST FOR APPLICATION EXTENSION DATED 11/23/2009; AFTER ISSUE PLAN REVIEW 12/22/11 TO REMOVE ELEVATOR, & WINE LIBRARY. REDUCED SF APPROX 2000SF, ADDED FOOTINGS TO SUPPORT CAVE WALLS, MODIFIED VENTILATION.

PMT2008-01337 FNL Related Parcel

**Description:**

SHELL BUILDING (30,945 SF) INCLUDING CONCRETE MEZZANINE CATWALKS (5000 SF) & CANOPIES (5677 SF) & PRECISE GRADING, ELEVATOR NIC, HALTER RANCH WINERY (DRC2005-00234) (GRADING PMT2007-01283). NO MECH, LIMITED P & E. CONDUIT RUNS ONLY. NO LIGHTING. GENERATOR NIC. WASTE DISPOSAL UNDER WINERY TI. UNDER 06 FIRE PLAN REQ'S. PV SYSTEM NIC. W DID# 340C65024. SSC C. (FIRESPRINKLERS PMT2009-00273)

PMT2008-02325 FNL Related Parcel

**Description:**

TENANT IMPROVEMENT FOR PMT2008-01337 INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, EXITING, INTERIOR PARTITIONS, ELEVATOR ( REMOVED 12/11). POND ROUGH & FINAL GRADING UNDER 07-01283 - HALTER RANCH WINERY (DRC2005-00234) (GRADING PMT2007-01283). WASTE WATER TREATMENT PONDS, INCLUDING LIFT STATION PUMPS, PRETREATMENT FACILITY & LINERS REMOVED FROM TI & INCLUDED W/ ROUGH GRADING 07-01283. REMOVE SHTS CU201, CU401, CU501, CU502, CU601 7 ICLUDE WITH R GRADING. 3/31/10.

PMT2010-01733 FNL Related Parcel

**Description:**

PHASE 2 (SUPPLEMENTAL PERMIT FOR PHASING) - SEE ORIGINAL PLANS UNDER PMT2007-01283) - FINISH AND ROUGH GRADING AND UTILITIES FOR WHATEVER WAS NOT DONE IN PHASE 1 (SEE DOCUMENTS FOR SCANNED SCOPE OF WORK), (UNDER DRC2005-00234) W DID# 340C350246. SEE 07-01351 FOR CAVE. WASTEWATER FACILITY NIC & UNDER WINERY PERMIT. SITE ACCESSIBILITY TO BE REVIEWED UNDER BLDG PERMITS.

PMT2010-02052 FNL Related Parcel

**Description:**

PHASE 1 OF PMT2008-01337 & PMT2008-02325 - THIS PERMIT ALLOWS THE FINALING OF A PORTION ( PHASE 1) OF THE ORIGINAL SHELL AND T.I. PERMITS. PHASE ONE IS THE PROCESSING PORTION OF THE STRUCTURE AND PHASE TWO IS THE ADMINISTRATION PORTION.



## Parcel Summary Report For Parcel # 014-331-063

12/23/2013  
4:25:33PM

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

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2010-02079

FNL

Related Parcel

**Description:**

REVISE OCCUPANCY OF 2ND FLOOR STORAGE TO ADMINISTRATIVE SPACE (1234 SF) CONFERENCE ROOM, WINE CLUB MEETING ROOM, WINERY OPERATIONS VIEWING. ADD 2ND EXIT STAIRWAY. NO MAJOR STRUCTURAL CHANGES. (SHELL BUILDING - PMT2008-01337)

S760002C

RDD

Related Parcel

**Description:**

PROP 14 CERT OF COMP