



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/30/2014

TO: _____

FROM: Morgan Torell (805-781-5113 or mtorell@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00094 CARRASCO – Proposed conditional use permit to add a limited food service facility to an existing winery and tasting room, and relocate an existing barrel storage area to allow the construction of a new 470 sq ft commercial kitchen. Site location is 4889 Dry Creek Rd, Paso Robles. APN: 015-031-075

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

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Joseph Carrasco Daytime Phone 805-712-3714
Mailing Address 4540 Highway 46 E, Paso Robles Zip Code 93446
Email Address: _____

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

Agent Name Kim Johnson, Kirk Consulting Daytime Phone 805-461-5765
Mailing Address 8830 Morro Rd, Atascadero Zip Code 93422
Email Address: kim@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 38.28 Acres Assessor Parcel Number(s): 015-031-075

Legal Description: _____

Address of the project (if known): 4389 Dry Creek Rd

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 46 east, left onto Dry Creek / Jardine Rd property is located on left.

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

Existing single family residence, winery and tasting room.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): _____

Add limited food service facility to existing winery and tasting room. See enclosed project description for further details.

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 Kim Johnson Date 5/7/14

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: Existing access is from Dry Creek Road.

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Residential Suburban- Residential South: Ag- Vineyard
East: Ag- Vineyard West: Ag- Grazing

For all projects, answer the following:

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

Buildings: (E) 4549 sq. feet _____ % Landscaping: _____ sq. feet _____ %

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

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

Total area of grading or removal of ground cover: 0 sq. feet acres

Number of parking spaces proposed: 23 Existing Height of tallest structure: 22.3 (Existing)

Number of trees to be removed: 0 Type: _____

Setbacks: Front 75 ft Right _____ Left _____ Back 100'

Proposed water source: On-site well Shared well Other _____

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

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

Proposed sewage disposal: Individual on-site system Other _____

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

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

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

For commercial/industrial projects answer the following:

Total outdoor use area: 330 SF (existing patio) 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: 20 acres
Moderate slopes of 10-30%: 10 acres
Steep slopes over 30%: 9 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Dry Creek
- 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: Existing winery and single family residence
- 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: Highway 46 east

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 Existing winery and domestic. New commercial kitchen.
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 106 gpd
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 2 existing wells
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? + 100 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

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

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: Paso Robles Waste Disposal
- 3. Where is the waste disposal storage in relation to buildings? rear of building
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

- 1. Name of School District: Paso Robles Unified School District
- 2. Location of nearest police station: Paso Robles
- 3. Location of nearest fire station: Paso Robles
- 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:
Existing winery and residence was built in 2007-2008. Prior to that site was vacant.
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

- 1. Days of Operation: 7 days a week Hours of Operation: 10 am to 6 pm
- 2. How many people will this project employ? 4
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
Shift 7-1: 2 employees, shift 1-6: 2 employees
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: None
- 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. 0 Between 4:00 to 6:00 p.m. 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: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Use of existing facility, therefore there will not be any added impacts to the site.

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): ED01-057

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Public Water supply- Health Department, On-site consumption permit- ABC

(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.)



A California Corporation

**Carrasco Limited Food Serving Facility
Conditional Use Permit
Project Description
4889 Dry Creek Road, Paso Robles**

Project Setting:

The proposed project is located on a 38 acre parcel at 4889 Dry Creek Road, Paso Robles CA (APN 015-031-075). The property is on Dry Creek Road, adjacent to the Highway 46 East/ Jardine Road intersection. The site is in the Agriculture land use category and in the Salinas River Planning Area.

There is an existing residence and winery located on the property. The site is currently being planted with 25 acres of vineyards. A Vested Right determination for the planting of the 25 acres of vineyards was issued on March 21, 2014. The properties on the north side of Dry Creek Road are within the Residential Suburban. Land use designation and larger parcels in the area are within the Agriculture land use designation.

Existing Approved Project:

On March 27, 2003 Conditional Use Permit D000066D was approved authorizing the construction an approximate 12,000 sq.ft. winery consisting of a 5,000 sq.ft. winery building, 3,300 sq.ft. of winery caves, and a 3,600 sq.ft. tasting room. The approval also authorized a limited events program of 12 events per year with a maximum of 75 attendees. The winery was constructed under building permit PMT2005-01768 which was finalized in 2008. The winery and tasting room that were constructed were much smaller than what was approved in the Conditional Use Permit. The winery use areas reflected on the building permit total 2,846 sq.ft. of indoor production area and a 1,703 sq.ft. tasting room. The cave portion of the project was never constructed.

Proposed Project:

The proposed project is a Conditional Use Permit to allow a limited food service facility within the existing winery and tasting room. Components of the proposed project are:

- Permit a limited food service use to allow the preparation, sale and consumption of food and beverages on the premises. Seating areas would be located either within the tasting room or the existing exterior patio.
- Relocate the existing barrel storage area to allow the construction of a new 470 sq.ft. commercial kitchen.

Ordinance Consistency:

Section 22.30.570 allows restaurant and limited food service facility use in Agriculture land use category so long as it is secondary to an existing visitor serving use.

c. A limited food service facility may be established in the Agriculture land use category where there is an existing conforming visitor-serving use (e.g.: winery, riding stable, health resort), and where the use is clearly incidental, related and subordinate in nature and size to the primary operation of the winery as a production facility or to the existing visitor-serving use where the use is not a winery. The limited food service facility shall be within the same structure as the wine tasting facility, or the winery facility where no tasting is proposed, or within the same structure as the visitor serving use where the use is not a winery.

- The proposed site is located in the Agriculture land use category and has an approved winery and tasting room.
- The primary use on site is the wine production, the visitor serving components, including the tasting room and the limited food serving facility are incidental and subordinate to the primary use of the site as a wine production facility. The visitor serving component totals 2,503 sq. ft. and the wine production areas total 3,388 sq.ft.

B. Minimum site area. 6,000 square feet in urban areas; one acre in rural areas.

- The proposed site is located in a rural area and is a total of 38.28 acres, well exceeding the minimum site area for in rural areas.

C. Location and access. In Residential categories, the site of a restaurant shall be located on a collector or arterial; the site of a store selling food or beverages for off-premise consumption shall be located at the intersection of two collectors, arterials or combination of both. Such uses may be sited on local streets in Recreation and Office and Professional categories. The site of a limited food service facility in the Agriculture category shall be located within 5 miles from an urban or village reserve line, and on or within one mile of an arterial or collector.

- The proposed site is in the Agriculture land use category
- The property is bordered on the north and the west by the urban reserve line for the City of Paso Robles.
- The property fronts Jardine Road, a Collector Road.

D. Hours of operation. The conduct of retail business in residential or agricultural areas is limited to the hours between 7:00 a.m. and 9 p.m. daily. A limited food service facility in the Agriculture land use category is restricted to the hours the wine tasting

facility, or the winery facility where no tasting is proposed, or the visitor serving use where the use is not a winery, is open to the public.

- Sale or consumption of food or beverages will occur during regular tasting room hours.

E. Size of accessory restaurant. The size of a limited food service facility in the Agriculture category shall contain no more than 800 square feet of kitchen and dining area, including any outdoor dining area.

- The proposed limited food service facility includes a 470 sq.ft. commercial kitchen and 330 sq.ft outdoor dining patio located adjacent to the existing tasting room, for a total of 800 sq.ft. Depending on weather conditions seating may alternately occur in a 330 sq.ft. portion of the existing tasting room.

Environmental:

Traffic: The proposed use will operate incidentally to the existing winery and tasting room. Therefore a traffic study is not warranted.

Visual: No exterior modifications are proposed to existing building; the exterior will remain the same as it was approved with Conditional Use Permit D000066D.

Biological: The proposed project is to be located in an existing approved winery/tasting room building. There will be no additional site disturbance and therefore will be no biological issues.

Water: The addition of a limited food service to the existing tasting room is estimated to add 3,900 hospitality meals per year. The estimated water demand for the limited food serving facility is approximately 107 gallons per day for a total of 39,000 gallons per year or 0.12 AFY. According to section 22.104.020 of the Salinas River- Areawide Standards for discretionary permits the net new water demand must be offset at a ratio of 2:1. Therefore we are looking to achieve a total water savings of 214 gallons per day or 0.24

The Carrasco family owns additional property outside of San Miguel that also within the Paso Robles Groundwater basin. To achieve the required 2:1 water offset we propose to retrofit water fixtures and remove a pool at the Carrasco property outside of San Miguel. The Carrasco Family owns four pieces of property in Northern Paso Robles / San Miguel area:

3230 Geneso, Paso Robles	015-041-014
2710 Ranchita Canyon Rd, San Miguel	019-071-039
6425 Enchanted Hill Lane, San Miguel	019-071-042
4815 Dry Creek Road, Paso Robles	015-031-075

Approximately half of the required water offset will be achieved by removing an existing pool at the Carrasco property at 6415 Enchanted Hill Lane (APN 019-071-042). The existing pool was typically drained and refilled approximately 3 times a year accounting for approximately 40,392 gallons per year. The evaporative loss from the pool accounted for approximately 10,502 gallons per year. Therefore the total water savings by removing the existing pool is 50,894 gallons per year or 0.16 AFY. Please see Water Offset calculations enclosed for additional info.

The remaining offset will be achieved by retrofitting existing toilets and showers at the four residential properties. A total of six toilets will be retrofitted among the four residential properties and a total of 12 shower heads will be retrofitted among the 4 residential properties. These retrofits will equal approximately 101.6 gallons per day in water savings. That equates to an annual water savings of 0.11 acre feet per year.

In summary the pool will equal 0.16 AFY and the indoor retrofit will equal 0.11 AFY in water savings for a total water savings of 0.27 AFY. The 0.27 AFY of water saving will offset the new water demand of 0.12 AFY by a ratio of 2.25 to 1.

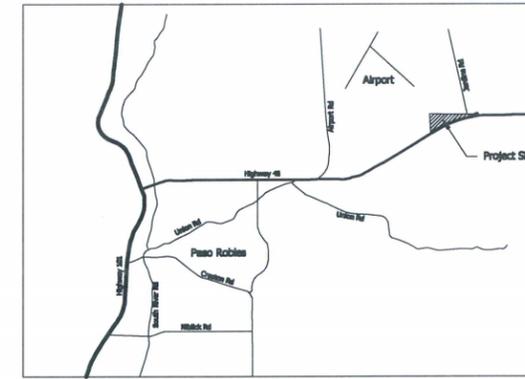
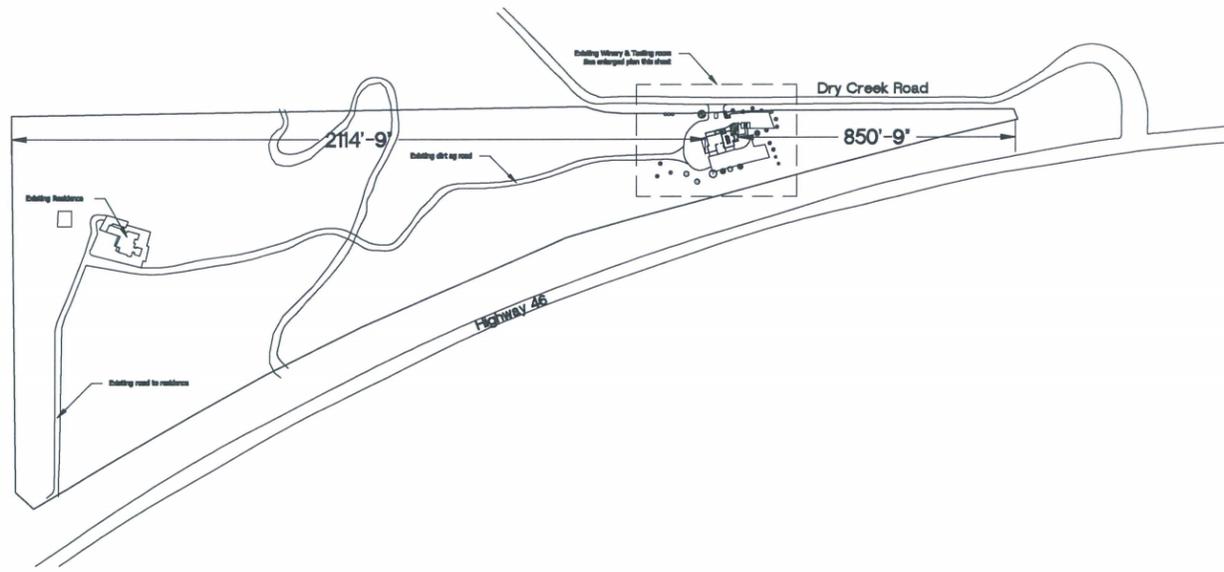
Alternatively, the water offset could be achieved by purchasing water offset credits through the New Development Water Conservation Program.

CEQA:

The proposed project classifies for a Class 3 Categorical Exemption under CEQA. The Class 3 Categorical Exemption allows for the "... installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure." The project will utilize an existing winery and tasting room limiting site disturbance and construction impacts. The addition of the limited food service is a minor change in use from the approved winery and tasting room use. Minor construction will occur for the installation of a 470 SF commercial kitchen.

Airport Review Area:

The original conditional use permit and subsequent building permits were reviewed in regards to conforming to Airport Review Area standards. The existing building currently conforms to Airport Review Area standards for height, non-reflective materials and soundproofing. No new improvements or construction is proposed to the exterior of the building. Proposed commercial kitchen and food service area are proposed within existing facilities. Therefore the proposed project is consistent with Airport Review Area standards.



VACINITY MAP

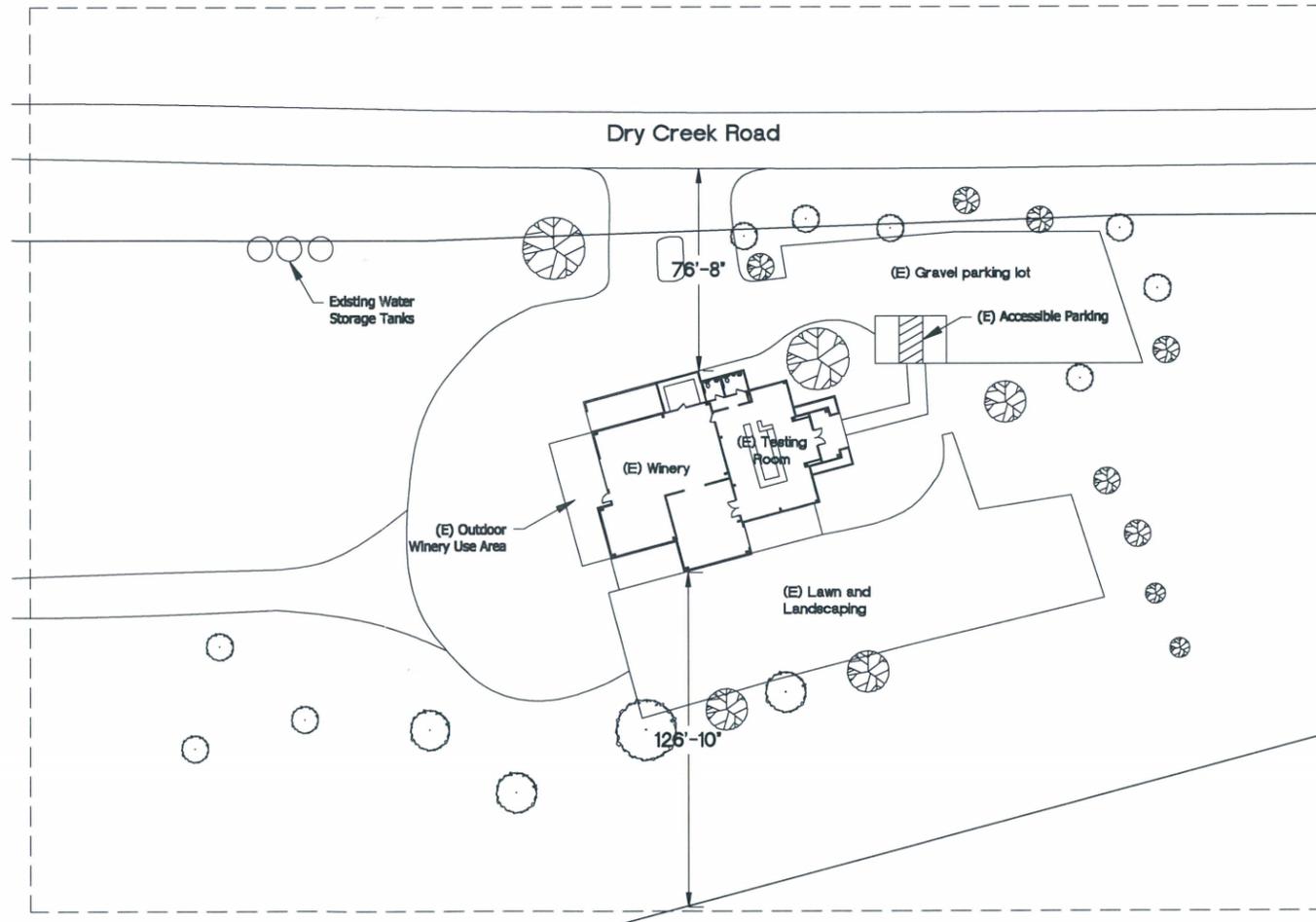
Not to Scale

1 OVERALL SITE PLAN

Scale: 1" = 250'

BUILDING SUMMARY

Commercial Kitchen	470 SF
Cash Good	308 SF
Tasting Room	1,460 SF
Barrel Storage	1,372 SF
Fermentation	513 SF
Office	201 SF
Restrooms	205 SF
Building Total	4,529 SF
Outdoor Storage	309 SF
Curb Pad	685 SF
Outdoor Dining Patio	330 SF
Entry Patio	334 SF
Outdoor Total	1,658 SF



2 WINERY SITE PLAN

Scale: 1" = 30'

Kirk Consulting
 8830 Morro Road
 Atascadero CA, 93422
 Phone: 461-5765
 Fax: 462-9466

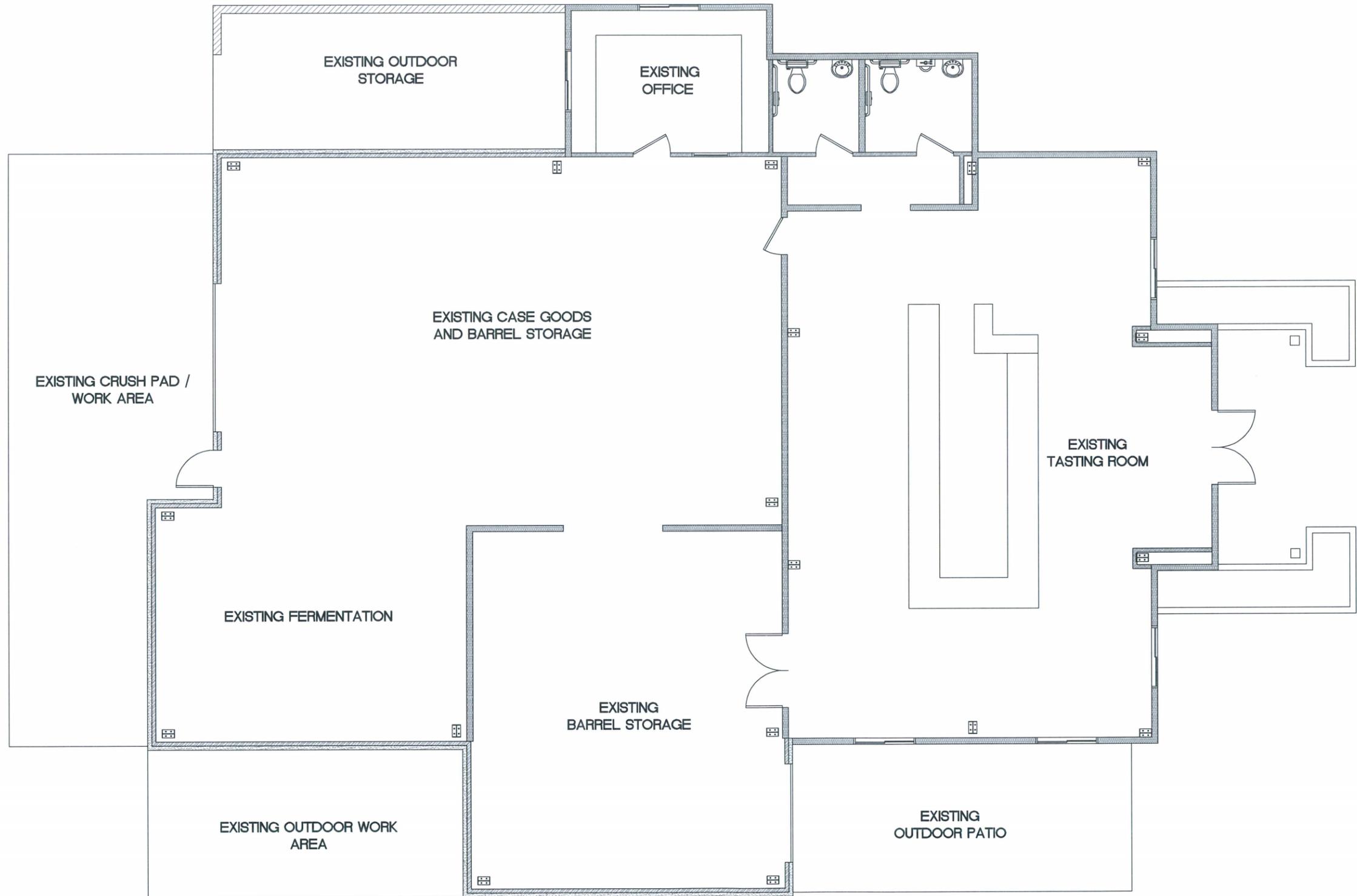
Project
Joseph Carrasco Vineyards
 Joseph Carrasco
 4889 Dry Creek Rd
 Paso Robles CA
 APN 015-031-075

Sheet
SITE PLAN

No.	Revision	Date

Project
Carrasco CUP
 Date
 5/7/2014
 Scale
 As Noted

Sheet
A1.0



Kirk Consulting
 8830 Morro Road
 Atascadero CA, 93422
 Phone: 461-5765
 Fax: 462-9466

Project
**Joseph Carrasco
 Vineyards**
 Joseph Carrasco
 4889 Dry Creek Rd
 Paso Robles CA
 APN 015-031-075

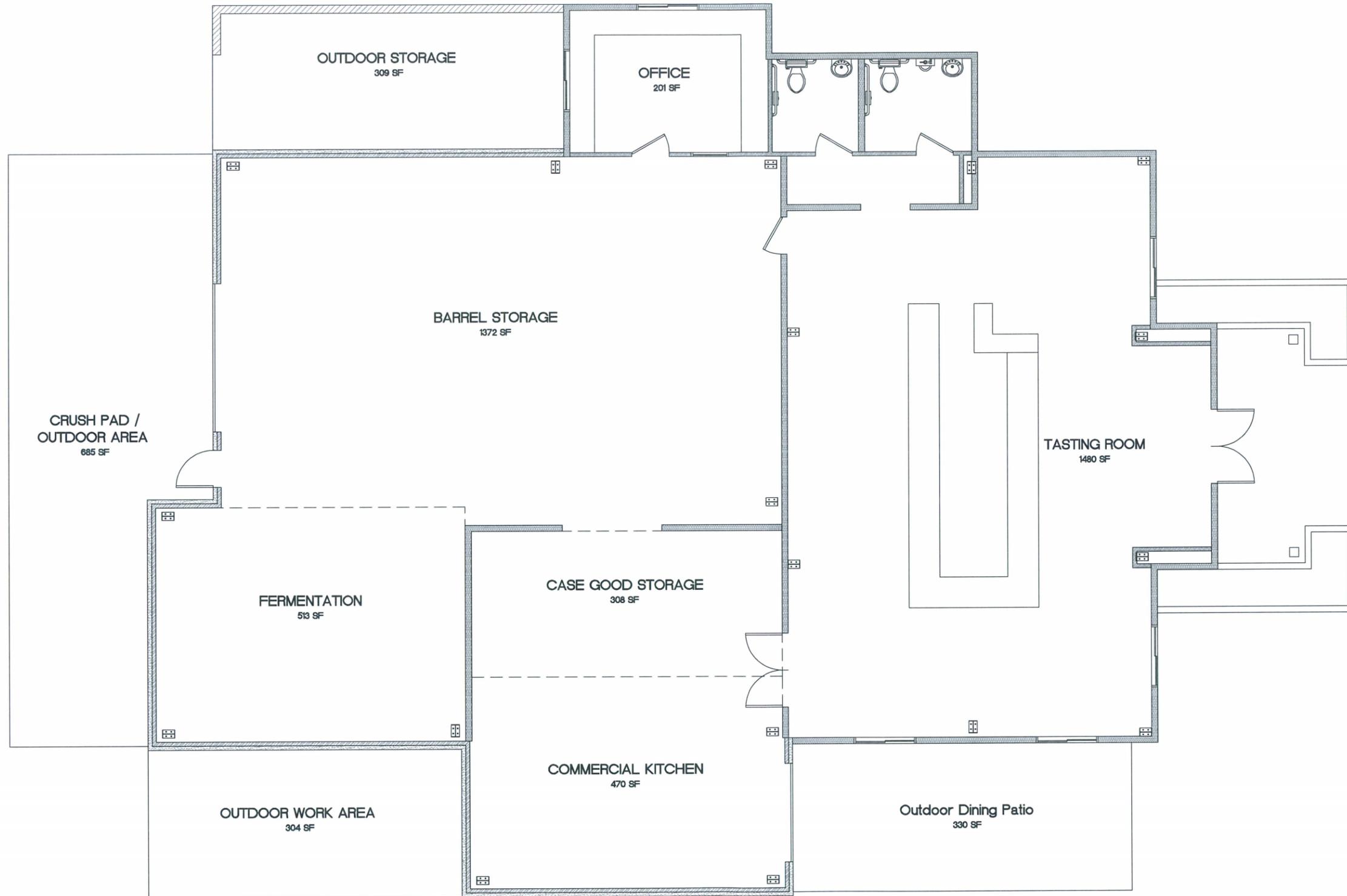
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**EXISTING
 FLOORPLAN**

No.	Revision	Date

Project Carrasco CUP	Sheet A2.0
Date 5/7/2014	
Scale As Noted	

1 FLOORPLAN

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



Kirk Consulting
 8830 Morro Road
 Atascadero CA, 93422
 Phone: 461-5765
 Fax: 462-9466

Project
Joseph Carrasco Vineyards
 Joseph Carrasco
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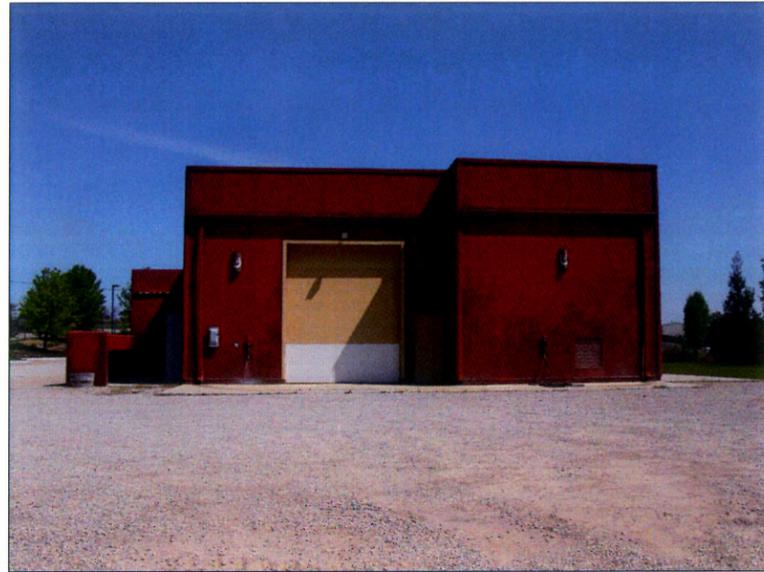
Sheet
PROPOSED FLOORPLAN

No.	Revision	Date

Project Carrasco CUP	Sheet A2.1
Date 5/7/2014	
Scale As Noted	

1 FLOORPLAN

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



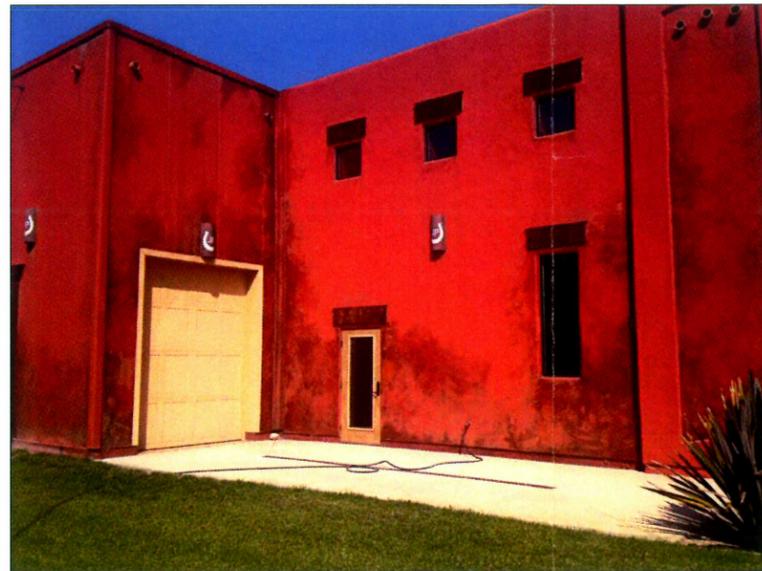
D WEST (REAR) ELEVATION

Not to Scale



B NORTH (SIDE) ELEVATION

Not to Scale



C SOUTH ELEVATION (Proposed Patio Dining Area)

Not to Scale



D SOUTH (SIDE) ELEVATION

Not to Scale



A EAST (FRONT) ELEVATION

Not to Scale

Kirk Consulting

8830 Morro Road
Atascadero CA, 93422
Phone: 461-5765
Fax: 462-9466

Project

Joseph Carrasco
Vineyards
Joseph Carrasco
4889 Dry Creek Rd
Paso Robles CA
APN 015-031-075

Sheet

ELEVATIONS

No.	Revision	Date

Project

Carrasco CUP

Date

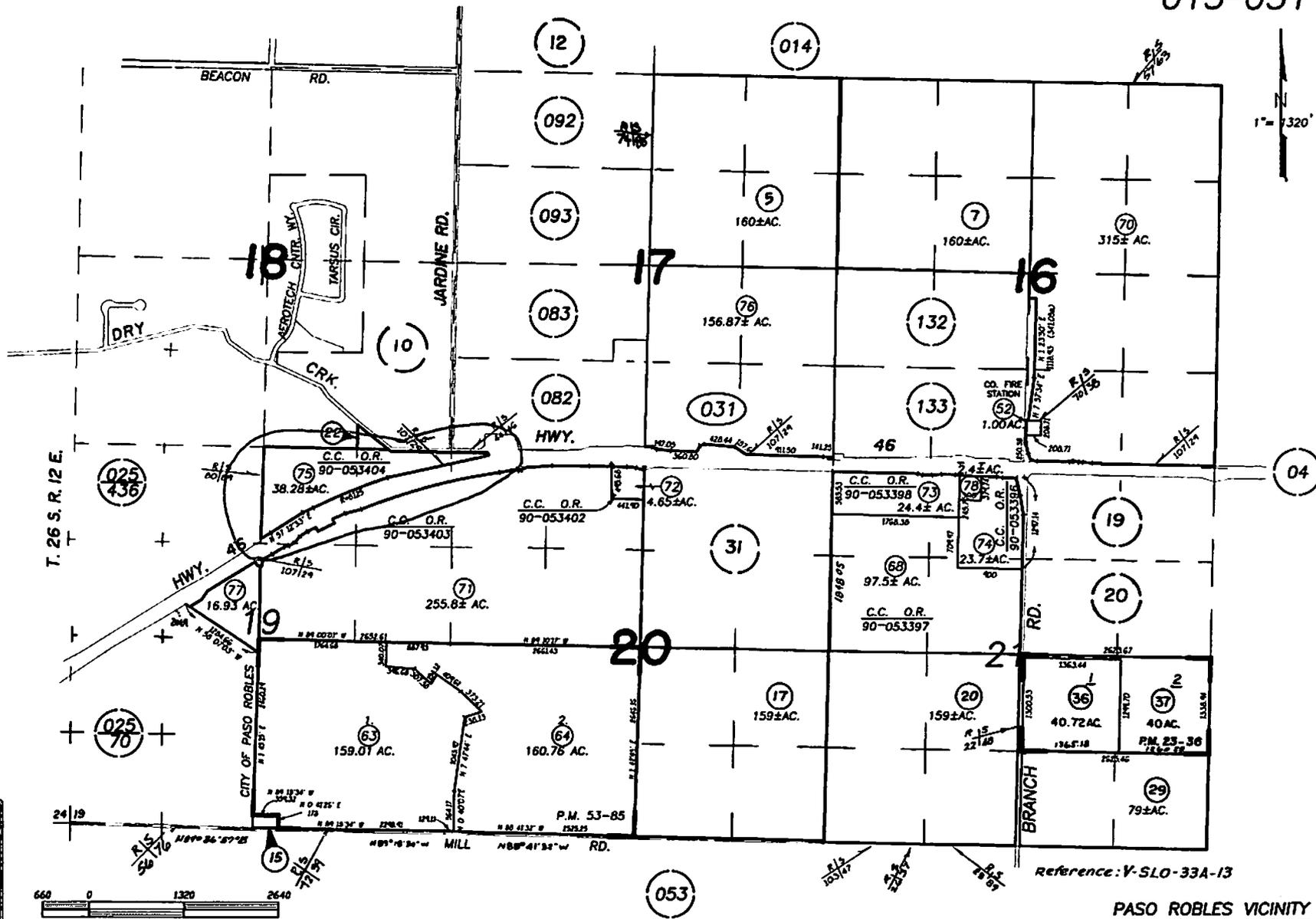
5/7/2014

Scale

As Noted

Sheet

A3.0



REVISIONS	
LS.	DATE
10-086	09-11-02
13-092	02-08-13

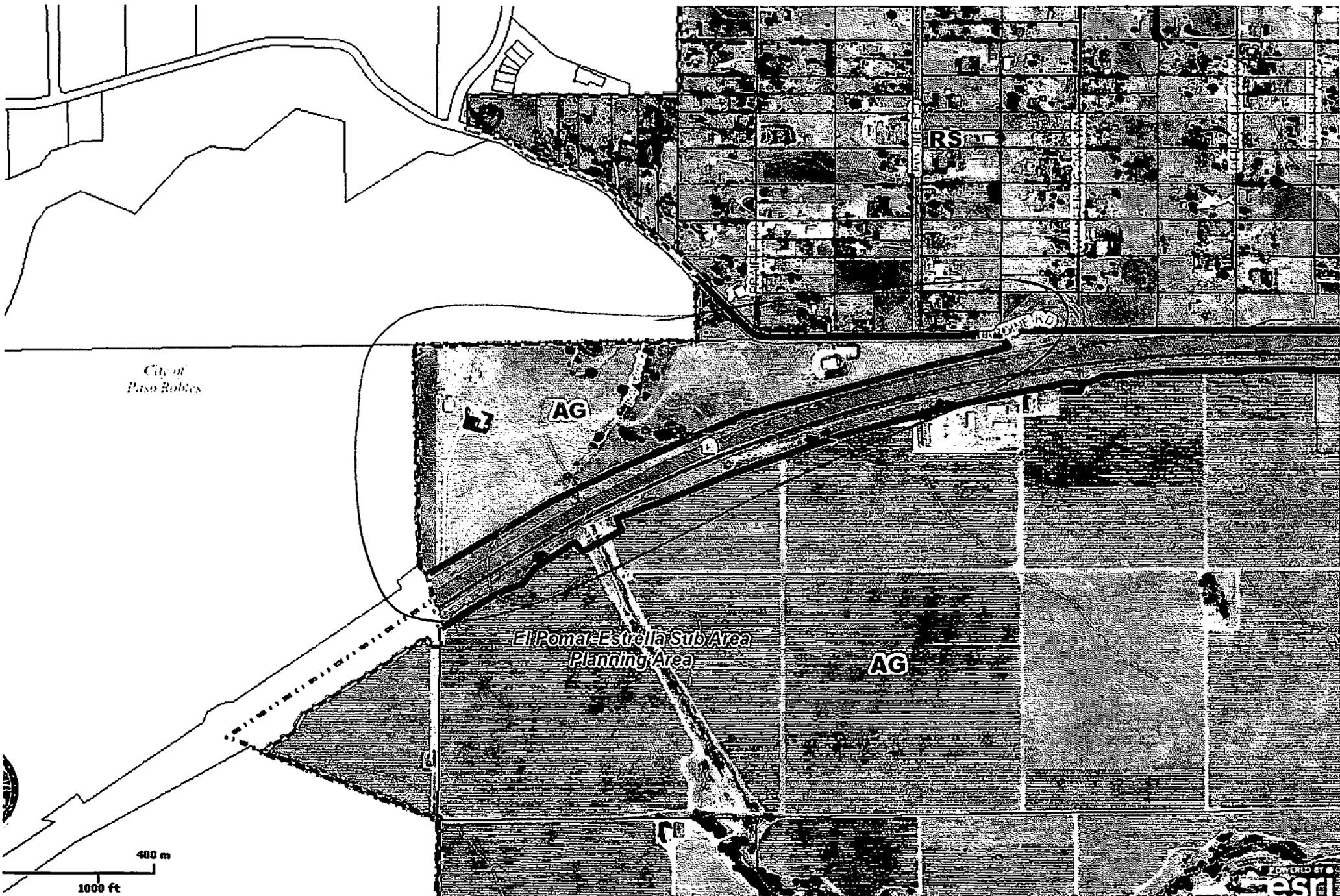
660 0 1320 2640

GP
8-19-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T.26S. ; R.13E. ; SECTIONS 16 TO 21. M.D.B.&M.

Reference: V-SLO-33A-13

PASO ROBLES VICINITY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 015 PAGE 031



City of
Paso Robles

El Pomar-Estrella Sub-Area
Planning Area

1000 ft
400 m

COVERED BY
esri



Parcel Summary Report For Parcel # 015-031-075

5/22/2014
2:42:43PM

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 CARRASCO PROPERTIES LP
4540 HIGHWAY 46 E PASO ROBLES CA 93446-
OWN CARRASCO PROPERTIES LP A CA LTD PTP

Address Information

<u>Status</u>	<u>Address</u>
	04815 DRY CREEK RD RSAL
A	04889 DRY CREEK RD RSAL
A	04550 EA HIGHWAY 46 RSAL
A	04540 EA HIGHWAY 46 RSAL

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>
COAL89-	297	0001			AG	FH	AR	Y	VP	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	T26S R13E PTN SECS 19 20

Notes

PER K. GRIFFIN 4-15-14, THIS PARCEL HAS BEEN APPROVED FOR VESTING FOR NEW VINEYARD INSTALL/WATER. PER CALL FROM OWNER (JOE CORASCO(?) @ 712-3714), CONFIRMED EXISTING SFD ADDRESS 4540 EA HIGHWAY 46 AND NOTIFIED PASO USPS POST MASTER (MIKE MILBY).

Tax Districts

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



Parcel Summary Report For Parcel # 015-031-075

5/22/2014
2:42:43PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PASO ROBLES UNION (SB1537 BLO)

Case Information

Case Number:

Case Status:

COD2003-00431 CLD Primary Parcel

Description:

OCCUPIED TRAVEL TRAILER

COD2013-00138 CLD Primary Parcel

Description:

INVESTIGATION REVIEW: PRGWB URGENCY ORD. VIOLATION

D000066D EX2 Primary Parcel

Description:

WINERY/TASTING W/ATTACHED SFD

DRC2013-00094 REC Primary Parcel

Description:

CUP TO ADD LIMITED FOOD SERVICE FACILITY TO EXISTING WINERY AND TASTING ROOM.

G870026M INA Primary Parcel

Description:

LU CHANGE AG TO CS/DRY FARM TO NON-OPEN

G950004M DEN Primary Parcel

Description:

LUE MAP AMEND TO COMMERCIAL SERVICE

G980022M WIT Primary Parcel

Description:

CHANGE 2.5 AC OF 38.7 AC FROM AG TOCS

PMT2002-10529 EXP Primary Parcel

Description:

EXPIRED - SFD & WINE TASTING FACILITY & GRADING/NO SOILS RPT D.SAWYER-GRADING/K.NAGAHARA,ARCH/PAD CERTIFY ?????

PMT2002-13196 WIT Primary Parcel

Description:

SFD W/ ATTACHED GARAGE & GRADING

PMT2003-02812 WIT Primary Parcel

Description:

WITHDRAWN -SFD W/ ATTACHED GARAGE TO REPLACE PMT 2002-13196.

PMT2004-03672 FNL Primary Parcel

Description:

MINOR GRADING FOR PMT 2003-02812



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2:42:43PM

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PMT2004-03804 FNL Primary Parcel

Description:

SINGLE FAMILY DWELLING (2438 SF) W/ ATT. GARAGE (1090 SF) GRADING PERMIT PMT2004-03672

PMT2005-01768 FNL Primary Parcel

Description:

NEW WINERY AND TASTING ROOM WITH MINOR GRADING AND WASTE WATER SYSTEM (D000066D)

PMT2007-03019 FNL Primary Parcel

Description:

NEW 200 AMP 120/240V METER MAIN & SUBFEED TO COMMUNICATION EQUIPMENT

PMT2011-00720 FNL Primary Parcel

Description:

INSTALL BRAVO GAS FIREPLACE IN WINERY TASTING ROOM

SEP2011-00770 ISS Primary Parcel

Description:

Septic Inspection

S890121C RDD Related Parcel

Description:

PROP 9 CERTS OF COMPLIANCE