



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/13/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2013-00111 SANTA MARGARITA RANCH – Proposed minor use permit to allow temporary events consisting of 40 annual events with up to 250 attendees. Site location is 5995 West Pozo Rd, Santa Margarita. APN: 070-095-002

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 Santa Margarita Ranch LLC Daytime Phone 805-438-4655
 Mailing Address 22750 El Camino Real, Santa Margarita CA Zip Code 93453
 Email Address: _____

Applicant Name Margarita Vineyards, LLC Daytime Phone 805-438-4655
 Mailing Address 22750 El Camino Real, Santa Margarita CA Zip Code 93453
 Email Address: _____

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

PROPERTY INFORMATION

Total Size of Site: 544 acres Assessor Parcel Number(s): 070-095-002

Legal Description: _____

Address of the project (if known): 5995 West Pozo Road, Santa Margarita CA

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Property is located off of West Pozo Road, approximately 5 miles south-east of Santa Margarita.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing vineyard and barn.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Minor Use Permit to allow temporary events on the projects site. The event program consists of 40 annual events with up to 250 attendees.

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 Jamie Kirk Date 6-13-14

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): None

Describe existing and future access to the proposed project site: Existing and future access from West Pozo 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? approx 5,500 acres

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

North: Vacant land South: Vacant land
East: Vacant land West: Agriculture- vineyard

For all projects, answer the following:

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

Buildings: 3452 sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

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

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

Number of parking spaces proposed: 100 Height of tallest structure: _____

Number of trees to be removed: 0 Type: _____

Setbacks: Front 2,744 FT Right 2,579 FT Left 780 FT Back 916 FT

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: Please see plans and detailed project description

Total outdoor use area: 4,757 SF 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: 327 acres
Moderate slopes of 10-30%: 217 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- 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: _____
- 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 Existing water supply, no new water supply proposed.

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 Public use- Temporary events
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? Portable restrooms may be desired during events.
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
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 Existing sewage disposal, no new sewage disposal proposed.

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? _____ 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: Mid-State Solid Waste Disposal
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: Atascadero Unified School District
2. Location of nearest police station: Atascadero
3. Location of nearest fire station: Santa Margarita
4. Location of nearest public transit stop: Santa Margarita
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 vineyard and barn.
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. Please see enclosed Project Description

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: Additional noise during temporary events, however will comply to Co Ordinance and will not exceed 65db at property line.
(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. _____ Between 4:00 to 6:00 p.m. _____
- 10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
- 11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No If yes, please describe: _____

Agricultural Information

Only complete this section 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 N/A

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

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

Environmental Information

- 1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Use of existing structure and access, no site disturbance.

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): ED12-158

Other Related Permits

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

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



Detailed Project Description
Minor Use Permit- Temporary Events
Margarita Vineyards, LLC at the Santa Margarita Ranch

Introduction

Margarita Vineyards, LLC in conjunction with the Santa Margarita Ranch, LLC, is seeking a Minor Use Permit from the County of San Luis Obispo to utilize an existing agricultural structure and adjacent outdoor area for Temporary Events. This project description provides a discussion of the proposed project components in addition to the property's background and vision.

Santa Margarita Ranch History

Santa Margarita Ranch currently comprises approximately 14,000 acres and has a long established history of agricultural production, ecological protection, and recreational/ educational activities. The original Rancho was over 17,000 acres and the current ownership includes 9,600 acres of the original "Rancho". This historic Rancho dates back to the founding of Mission San Luis Obispo in 1772, tracing its beginning to 1774. Agricultural, Recreational, and Ecological Tourism respectful of the environment has been one of many adjunct activities that have occurred on this working landscape for more than 200 years.

Historically there have been a variety of agricultural and 'temporary' recreational tourism activities that occur throughout the Santa Margarita Ranch. Some of these activities include, but are not limited to the following: weddings, ranch tours, camping, wine events, private parties, religious ceremonies, etc (refer to attached Baseline Special Events Excerpt from Certified FEIR for Santa Margarita Ranch Ag Cluster Tract 2586).

Property Characteristics and Existing Uses

Project Site:

The proposed project site is located at 5995 West Pozo Road, Santa Margarita, on a 544 acre parcel previously referred to as the Mondavi parcel (APN 070-095-002). The parcel takes access from an existing ag road that intersects with West Pozo Road at a location approximately 5 miles from the community of Santa Margarita. There are approximately 325 acres of vineyards on the 544 acre parcel. Oak woodlands dominate the areas that are not planted in vineyards.



The property is located within the Salinas River Planning Area-Rural Area General Plan designation, is zoned Agriculture. Agriculture is the site's primary use and focus. Surrounding parcels are zoned agriculture and have established agriculture uses.

Existing Uses:

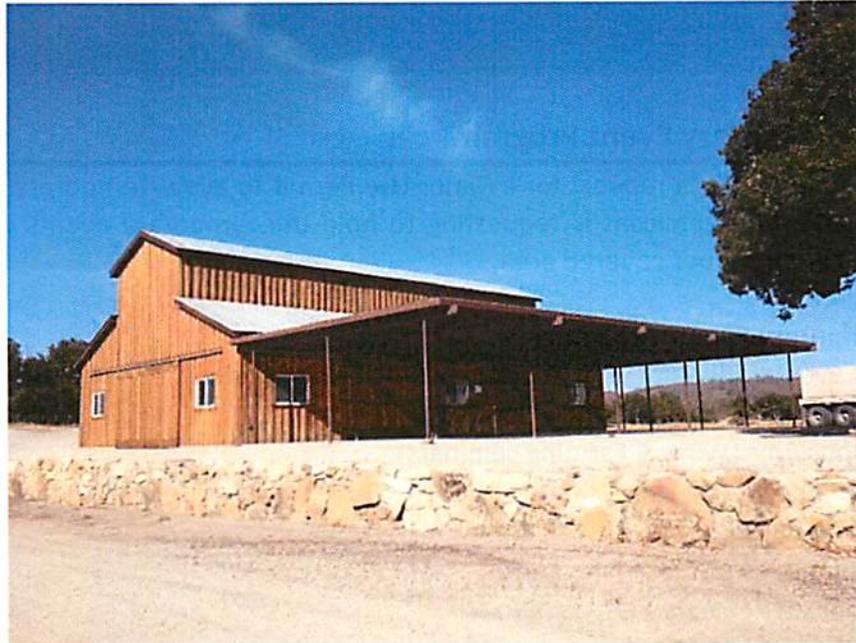
The location where events are planned to occur is in and around an existing barn. The barn consists of 2,552 SF of indoor space, handicap accessible restrooms, and outdoor covered area. There is currently space for 28 conventional parking spaces adjacent to the barn. The barn was built as an ag exempt barn in 2010 (PMT 2009-02117). The bathrooms were added in 2011 under PMT 2010-01005. The barn is setback from property lines at 916 feet to the north, 2,579 feet to the east, 2,744 feet to the south, and 790 feet to the west.



Overall Site



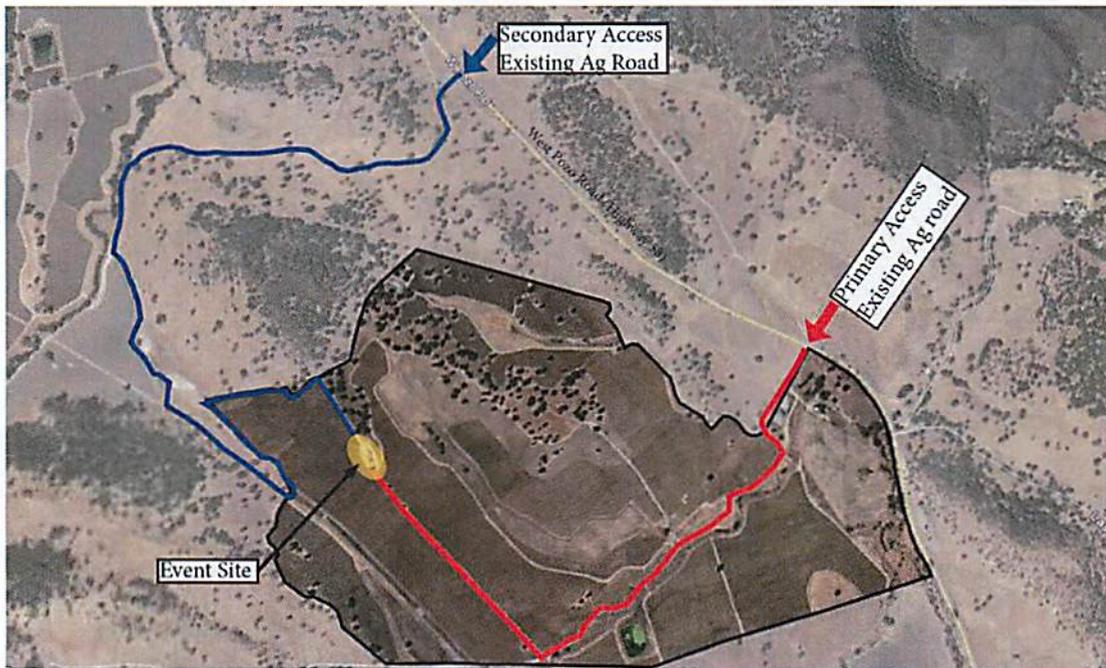
Event Location



Other uses included on the parcel are 325 acres of vineyards, an agricultural shop building (PMT 2003-00114), an irrigation reservoir (RCD Permit), and a single family residence / farm support quarter (PMT 2007-02003 / DRC 2012-00063).

Access:

The primary access to the site is from an existing private ag road off of West Pozo Road. There are additional smaller ag roads that bisect the site, one of which will be used for secondary access to/from the site.



Proposed Temporary Event Program:

The proposed project is a request for a Minor Use Permit to allow Temporary Events on the project site. The applicant is requesting to hold the temporary events within the existing barn and outdoor covered area.

Annual Temporary Events Program:

Total of 40 events annually with a maximum of 250 attendees. Example event types include:

- Symposiums (Wine & Farming seminars)
- Weddings
- Holiday Parties
- Reunions
- Corporate Retreats

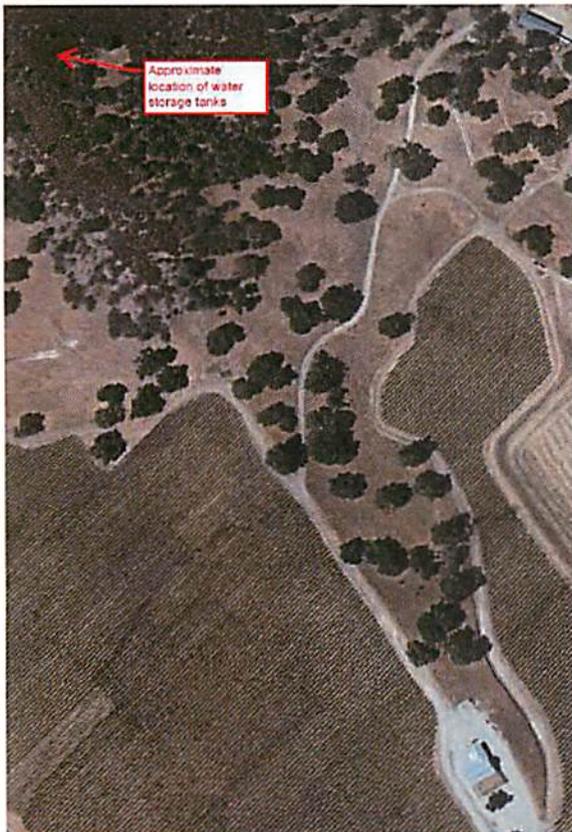
Proposed Temporary Event Areas:

- Enclosed Assembly Area- 2,552 SF
- Outdoor Assembly Area- 2,205 SF
- Event Parking- 40,000 SF
- Total Temporary Event Area 44,757 SF

Environmental Resources:

Biological:

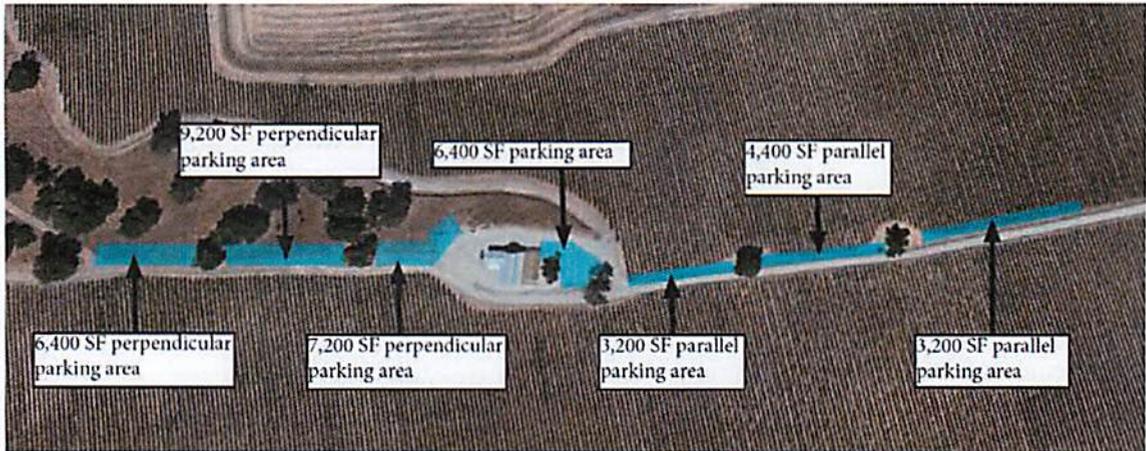
The temporary events will use an existing structure and take access from existing agricultural roads. The site is intensified in vineyards. The only improvements required for the proposed use will be the installation of fire water storage tanks and fire water connection lines. The water tanks will be located on a hill north of the barn. The installation of the tanks will not require the removal of oak trees, however it will require a minimal amount of grading and site disturbance. Impacts to biological resources are expected to be less than significant.



Photos of proposed location of fire water storage tanks.

Parking:

The area immediately adjacent to the barn has enough room for 28 parking spaces, including 6 handicap parking spaces. Additional event parking will be provided parallel and / or perpendicular to the existing agricultural road. A minimum of 40,000 SF of parking area, with less than 10% slope and free of combustible material will be provided to accommodate 100 spaces according to event parking requirements set forth in Section 23.030.610D.2.



250 guests / 2.5 people per vehicle= 100 vehicles
 400 SF per vehicle x 100 vehicles= 40,000 SF total parking area

Fire Safety:

The site is within a designated high fire zone. The existing barn structure proposed to be intermittently utilized for events will be equipped with a commercial fire sprinkler system. Fire water storage in an amount prescribed by a Fire Protection Engineer will be provided on the site. A secondary access connection is provided from the barn location to West Pozo Road.

Noise:

The surrounding parcels to the proposed temporary event site are vineyards or vacant land. The nearest neighbor is well over one (1) mile away from the event site. The event site is sheltered by the existing building and vineyards. Amplified music will mostly be played inside the event building; however the applicant would also like the opportunity to hold amplified music at the outdoor event areas so long as it will be in compliance with the County Noise Ordinance.

Geologic and Flood Hazard:

The site is not designated within a designated GSA or FH zone.

Preservation of Agricultural Lands:

The project is proposing to utilize an existing structure and existing ag roads. The only new construction will be the fire water storage tanks and water lines. The project will not result in the conversion of productive agricultural lands to non-agricultural uses

Water Use:

The project is expected to require up to +/- 85,000 gallons of water annually (.25 afy). This is a gross water figure and the majority of the water (80%) will be discharged into the septic system and therefore recharged to the groundwater. No additional landscaping is proposed.

SPECIAL EVENTS

Attendees	# of events	GPD used per attendee	Total GPD visitor	Total Annual Est. Event Water Use Per Year
250	40	8	80,000	80,000

Staff	# of events	GPD used per employee	Total GPD staff	Total Annual Est. Event Water Use Per Year (Gallons)
12	40	10	4,800	4,800

Total Est. Water Usage for All Events (Gallons Per Year) 84,800

Traffic:

The project will result in a maximum of 110 additional trips up to 40 days a year. Typically the events will be occurring during off peak times (weekends). Pozo Road is operating at an acceptable level of service therefore traffic impacts are expected to be less than significant.

Land Use Ordinance Consistency:

22.30.610 - Temporary Events

Where allowed by Section 22.06.030, temporary events are subject to the standards of this Section. (Swap meets are subject to the standards of Section 22.30.530 - Sales Lots and Swap Meets.)

A. Permit requirements. Minor Use Permit approval, except as follows.

B. Time limit. A temporary event shall be held in a single location for no longer than 12 consecutive days, or four successive weekends, except where a different time limit is established by other applicable provisions of the County Code or through Minor Use Permit approval.

This application is for a Minor Use Permit for Temporary Events. The Temporary Events will fall within the time limit set forth in LUO Section 22.30.610B as stated above.

8830 Morro Road, Atascadero, CA 93422

Phone: 805-461-5765 Fax: 805-462-9466

C. Location. The site of any temporary event other than public events and parades shall be located no closer than 1000 feet to any Residential Single-Family land use category.

The site is surrounded by properties designated as Agriculture.

D. Site design standards. All temporary events are subject to the following standards, regardless of whether a land use permit is required, except where alternate standards are established by Chapters 6.56 or 8.64 of the County Code.

- 1. Access.** Outdoor temporary events shall be provided a minimum of two unobstructed access points, each a minimum of 18 feet wide, from the event site to a publicly maintained road.
- 2. Parking.** Off-street parking shall be provided private events as follows with such parking consisting at 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.
 - a. Seated spectator events.** One parking space for each 12 square feet of seating area.
 - b. Exhibit event.** One parking space for each 75 square feet of exhibit area.
- 3. Fire protection.** Facilities to be provided as required by the County Fire Department.
- 4. Water supply and sanitation.** Facilities to be provided as required by the Health Department.

There are two, existing unobstructed access points to the event site to a publicly maintained road (West Pozo Road). Both existing access points comply with County and Cal Fire access standards for temporary events. The existing parking lot has 28 spaces, including 6 handicap accessible spaces. Overflow parking areas sufficient in size to accommodate 100 additional spaces will be provided for temporary events along the existing access roads. All proposed parking areas are under 10% slope with no combustible material. Proposed fire suppression improvements and other fire protection measures will be evaluated by Cal Fire as part of the MUP review and will be required to be installed for any conversion building permits for commercial (assembly) occupancy. Existing water supply will be evaluated by the Health Department during MUP and building permit review.

Temporary Events Ordinance BOS Interpretation 2009

In October of 2009 the Board of Supervisor's adopted a Resolution with the intent to clarify how temporary events should be evaluated in the agricultural areas. The Board of Supervisor's made the following findings:

1. That the recitals set forth hereinabove are true, correct and valid.
2. The Board of Supervisors makes the following interpretation regarding the application of Section 22.30.610 of the Land Use Ordinance, Title 22 of the County Code:
 - a. That a single Minor Use Permit can authorize multiple temporary events per site and the Review Authority will set a finite time limit for the life of the permit as part the action taken on the permit.
 - b. That Temporary Events are defined as “any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction”. That the use of existing structures temporarily during events, and grading not requiring a grading permit, does not constitute permanent alteration of the site. Also, that the interior remodeling of an existing structure that is limited to that needed to meet building occupancy and ADA requirements without expanding the building footprint, is not permanent alteration of the site.
 - c. That the applicable Review Authority shall continue to make a determination of what constitutes primary agricultural use and allowable secondary and incidental uses on a case by case basis in consultation with the Agriculture Department pursuant to existing Agriculture and Open Space Policy 6.

This proposal is consistent with the Board of Supervisor’s resolution for the Temporary Events Section 22. 30.610 interpretations:

- a. The proposal is a Minor Use Permit requesting 40 temporary events to be held onsite per year. Because of the historical nature and use of the property, it is requested that the land use permit for the temporary events run with the land, with no finite time limit, similar to the 2012 approval of the temporary event permit for the Octagon Barn (DRC 2010-00053 – Condition 52).
- b. Temporary Events are proposed for a limited period of time throughout the year and no *permanent* alteration (grading or construction) of the site is proposed. The applicant is proposing to utilize an existing building and outdoor area for temporary events. The Board of Supervisors provided interpretation of LUO Section 22.30.610 in 2009, recognizing that ag structures could be utilized for temporary events and that certain structural and health and safety upgrades (Building Occupancy, ADA as long as building footprint doesn’t expand) are warranted without categorizing it as a ‘permanent alteration’ of the ag structure and site. In order to ensure these safety measures it was understood that certain fire safety measures and accessibility would be required. The project includes such improvements to the barn and site in order to meet health and safety measures required by the Building and Fire Codes. The proposal will not alter the site, or expand the existing footprint, but will upgrade the existing buildings as required by the Building Code. Upgrades to buildings may include the following: installation of fire sprinklers, provisions for proper sanitary facilities, structural upgrades, installation of fire water storage tanks, and ADA accessibility.
- c. The Review Authority will evaluate this proposal, in conjunction with the Agriculture Department to determine its primary agricultural use onsite and

evaluate, on a case-by-case basis, whether the secondary use proposed is an allowable use in relation to Ag Policy 6. The Temporary Event Program use, is temporary, and therefore, not the permanent primary use of the site. The primary use of the site includes the production and management of vineyards. Temporary events, 40 days out of the year (maximum), will not hinder this agricultural use. The event area is strategically located within an existing development envelope. The vineyard use will continue to remain as the primary use and the temporary events will be a secondary use.

Agriculture Policy Compliance

The proposed project is consistent with surrounding uses. The site's primary use is and will continue to be agricultural - vineyards. All temporary events will be held within the barn and surrounding outdoor area on previously disturbed portions of the 544 acre parcel. Only existing structures and roads will be used for events purposes; with the exception of the fire water storage tanks no new construction or disturbance is proposed. Therefore, the proposed temporary event program will result in no impacts to the existing on site agricultural operations.

The proposed project is consistent with the Land Use Element of the County of San Luis Obispo's General Plan and Agricultural Department policies. Temporary Events are an allowed use in an Agriculture land use category, subject to County of San Luis Obispo Land Use Ordinance Section 22.30.610 as discussed in a previous section.

In addition, the project is consistent with the County's Agriculture Department policies because this project is utilizing existing structures and disturbed area and will not interfere with the ongoing vineyard operations.

Ag Policy 6 - Visitor Serving and Retail Commercial Uses and Facilities

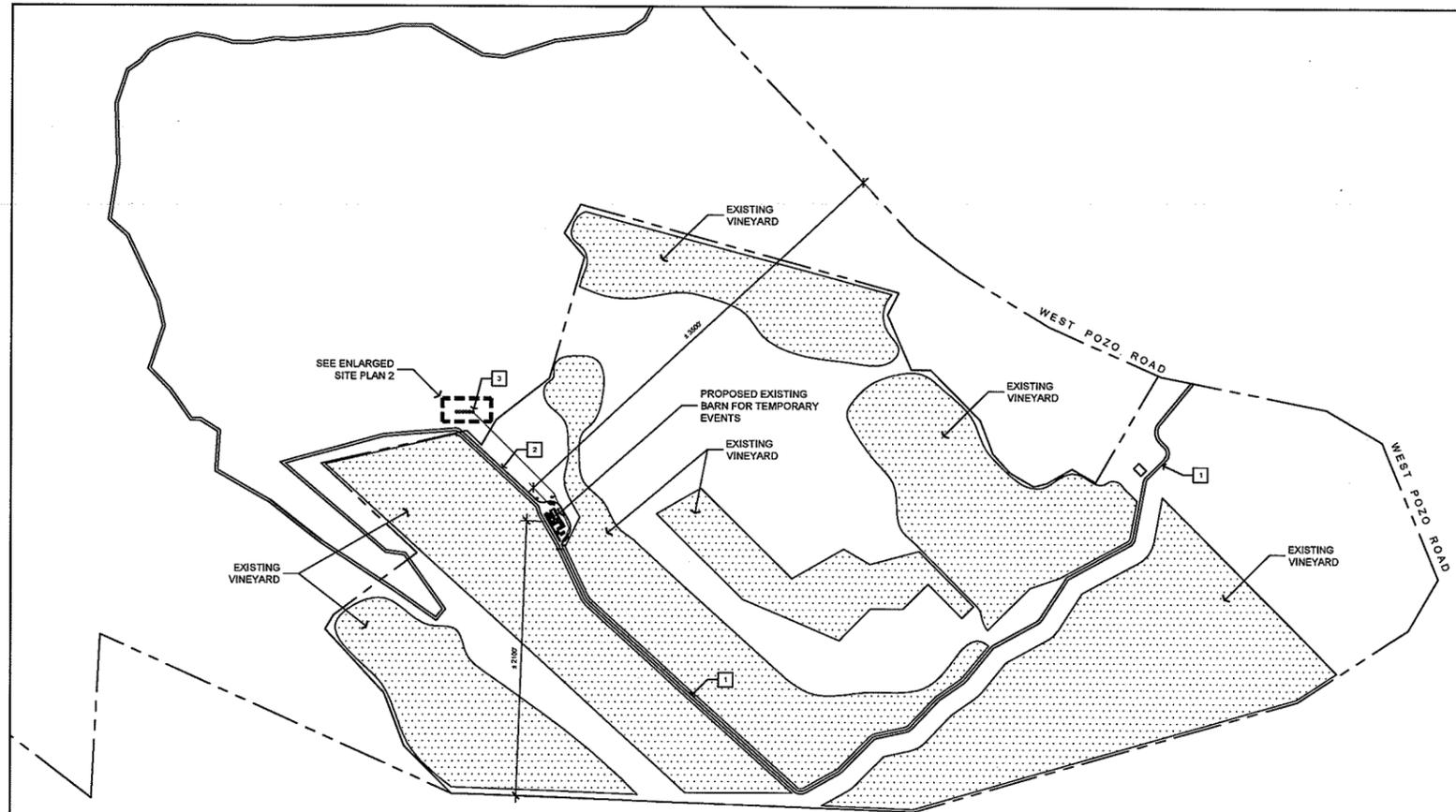
Currently, Ag Policy 6 (AGP6) has been interpreted to govern temporary events on Agriculture lands. The policy allows limited visitor serving uses on ag lands for purposes of benefiting the ag industry. The policy provides a mechanism for visitor serving uses to exist as long as they are clearly incidental and secondary to the primary agriculture use of the site.

The Temporary Event Program, is temporary, and therefore, not the permanent primary use of the site. The primary use of the site includes the production and management of vineyards. Temporary events, 40 days out of the year, will not hinder this agricultural use. The vineyard operation can continue to remain as the primary use and temporary events as a secondary use. In addition, the visitor use area must be incidental to the ag use onsite. The proposed visitor use is clearly incidental to the agricultural uses onsite.

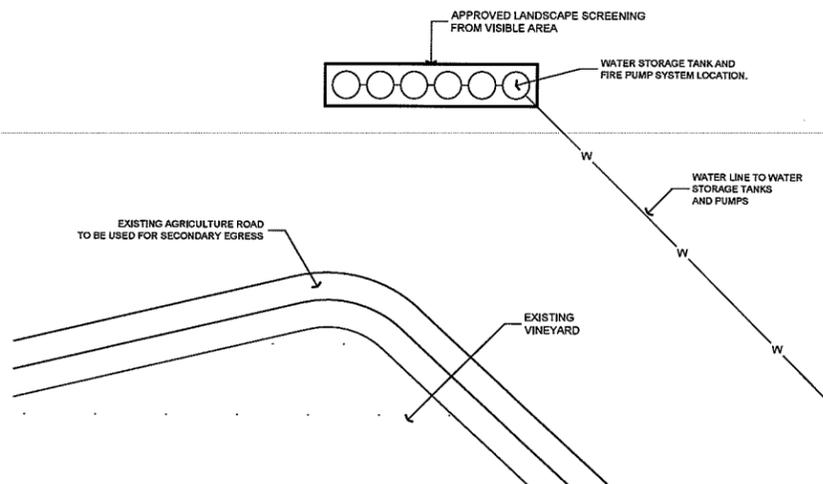
AG Policy 31 - Recreational Use of Agriculture Lands

Ag Policy 31 is an additional ag policy that is referred to when referencing recreational uses on Agriculture land. Temporary Events are defined in Table 2-2 as a Recreational Use therefore it is intuitive that AGP 31 is the primary policy in which to evaluate Temporary Events. AGP 31's intention is to promote recreational uses on privately owned land on a case-by-case basis, where such uses are compatible with the on-site and off-site agriculture and environmental resources.

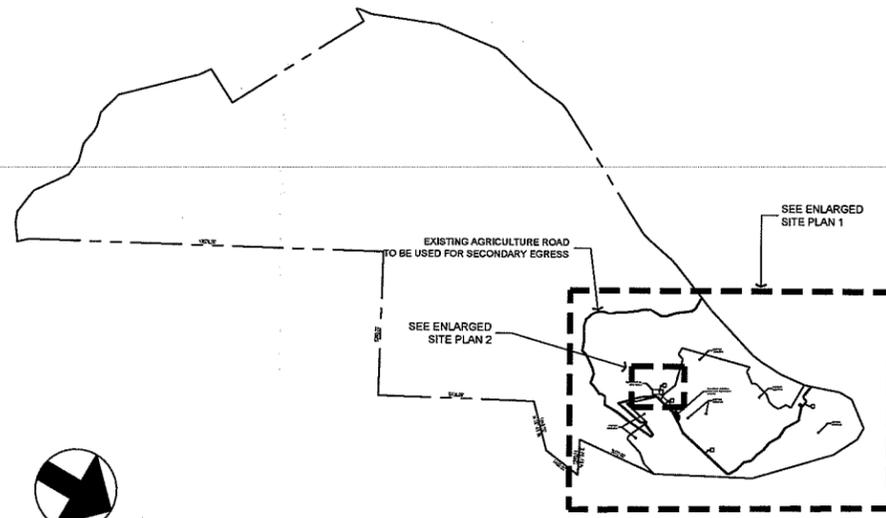
Temporary events on this property will take place in and around an existing structure. The area is nestled amongst agriculture which will provide the opportunity for guests to observe and therefore appreciate rural vineyard production. Environmental resources will be protected since the proposal will not require site disturbance. The limited occurrence of temporary events on this property will be compatible with the on-site agricultural resources and will not result in any conflicts with on or off-site agricultural resources since the adjacent agricultural uses are managed by same ownership.



ENLARGED SITE PLAN 1
SCALE: 1" = 600'-0"



ENLARGED SITE PLAN 2
SCALE: 1" = 60'-0"



OVERALL SITE PLAN
SCALE: 1" = 3000'-0"

SCOPE OF WORK

MINOR USE PERMIT TO ALLOW TEMPORARY EVENTS ON THE PROJECT SITE. THE EVENT PROGRAM CONSISTS OF 40 ANNUAL EVENTS WITH UP TO 250 ATTENDEES.

SHEET INDEX

SHT NO.	DESCRIPTION
A-1	OVERALL SITE PLAN, PROJECT STATISTICS, PROJECT DESCRIPTION, SHEET INDEX, VICINITY MAP, GENERAL NOTES, ACCESSIBILITY NOTES
A-2	FLOOR PLAN
A-3	ELEVATIONS
A-4	EVENT PARKING PLAN

VICINITY MAP



SITE PLAN CALLOUTS

- EXISTING AGRICULTURE ROAD TO BE USED FOR PRIMARY ACCESS.
- EXISTING AGRICULTURE ROAD TO BE USED FOR SECONDARY ACCESS.
- WATER STORAGE TANK AND FIRE PUMP SYSTEM LOCATION.

PROJECT DATA

OWNER: SANTA MARGARITA RANCH, LLC.
5995 POZO ROAD, SANTA MARGARITA, CA 93453

A.P.N.: 070-095-002
PROJECT ADDRESS: 5995 POZO ROAD, SANTA MARGARITA, CA 93453
LOT SIZE: 544 ACRES

PROJECT DESCRIPTION: USE OF EXISTING BARN FOR TEMPORARY EVENTS

PROJECT STATISTICS

OCCUPANCY (CBC CHAPTER 3):
• INDOOR TEMPORARY EVENTS A-2
• OUTDOORS TEMPORARY EVENTS A-5

CONSTRUCTION TYPE: VN

BUILDING HEIGHT: 24'-9" A.F.F.
SPRINKLERED: YES

BUILDING AREA:
• ASSEMBLY AREA: 2552 SF
• CATERER'S PREP AREA: 480 SF
• RESTROOM/STORAGE AREA: 420 SF
TOTAL BUILDING AREA: 3452 SF

OCCUPANCY LOAD CALCULATIONS (PER CBC TABLE 1004.1.1)

INDOOR SPECIAL EVENTS: ASSEMBLY (A-2)

• ASSEMBLY AREA: 2552 SF
• SEATING AREA (NET AREA): 1120 / 7 = 160.00 OR
• ASSEMBLY AREA (NET AREA): 1470 / 7 = 210.00
• STAGING AREA (NET AREA): 600 / 15 = 40.00
• TOTAL OCCUPANCY LOAD (ASSEMBLY): = 250.00

• CATERER'S AREA: 480 / 200 = 2.40

EGRESS REQUIREMENTS (PER UBC T10-A)

INDOOR SPECIAL EVENTS (260.00 > 49): TWO (2) EGRESSES REQ'D

PARKING REQUIREMENTS

PARKING REQUIRED (SLO COUNTY CODE TITLE 22 - SECTION 22.30.610 (D2))
• SEATING AREA FOR 250 OCCUPANTS (2.5 PERSONS / CAR = 100 SPACES)
100 SPACES X 400 SQ. FT. = 40,000 SQ. FT. REQUIRED PARKING AREA

PARKING SPACES PROVIDED
100 SPACES @ 400 SQ. FT. PER SPACE = 40,000 SQ. FT.

RESTROOM REQUIREMENTS

PUBLIC RESTROOM ACCOMMODATIONS SHALL BE PROVIDED VIA PORTABLE RESTROOMS (PORT-A-POTTY). MINIMUM NUMBER OF RESTROOMS SHALL BE BASED ON THE NUMBER GUESTS ANTICIPATED FOR ANY OF THE SPECIAL EVENTS. HANDICAPPED ACCESSIBLE RESTROOMS FOR EACH SEX ARE AVAILABLE WITHIN THE EXISTING BUILDING.

MINIMUM REQUIREMENTS FOR OTHER RESTROOMS SHALL BE AS FOLLOWS:

GUEST #	NO. OF FACILITY REQUIREMENTS		
	TOILETS	URINALS	LAVATORIES
MALE	1: 1-100	1: 1-100	1 PER 40 GUESTS
	2: 101-200	2: 101-200	
	3: 201-400	3: 201-400	
FEMALE	3: 1-50		1 PER 40 GUESTS
	4: 51-100		
	8: 101-200		
	11: 201-400		

STATEMENT OF COMPLIANCE

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE SAN LUIS OBISPO COUNTY ADOPTED CODE AND ORDINANCE REQUIREMENTS INCLUDING BUT NOT LIMITED TO, THE CALIFORNIA STATE ACCESSIBILITY STANDARDS AND I SHALL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED NECESSARY DURING THE CONSTRUCTION PHASE.

KEN M. NAGAHARA, ARCHITECT LIC. NO. C24346 _____ DATE _____



• ARCHITECTURE •
• GRAPHICS •
• DESIGN •
KEN M. NAGAHARA
Principal
Ph. (805) 238-5501
610 10th Street, Suite
A Paso Robles, Ca.
93446 Fax (805)
239-5853

PLAN PREPARED FOR:

OYSTER RIDGE
5995 WEST POZO ROAD
SANTA MARGARITA, CA 93453

REVISION LOG

REV.	DESCRIPTION	DATE

These drawings are the exclusive property of KMN Architect and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of KMN Architect and Ken M. Nagahara is prohibited.

PROJECT NO. 13-002-13
DRAWN BY DJK
DATE: 12/04/13
SHEET TITLE: OYSTER RIDGE REVISED.DWG

OVERALL SITE PLAN



• ARCHITECTURE •
 • GRAPHICS •
 • DESIGN •
 KEN M. NAGAHARA
 Principal
 Ph. (805) 238-5501
 610 10th Street, Suite
 A Paso Robles, Ca.
 93446 Fax (805)
 239-5853

PLAN PREPARED FOR:

OYSTER RIDGE
 5995 WEST POZO ROAD
 SANTA MARGARITA, CA 93453

REVISION LOG

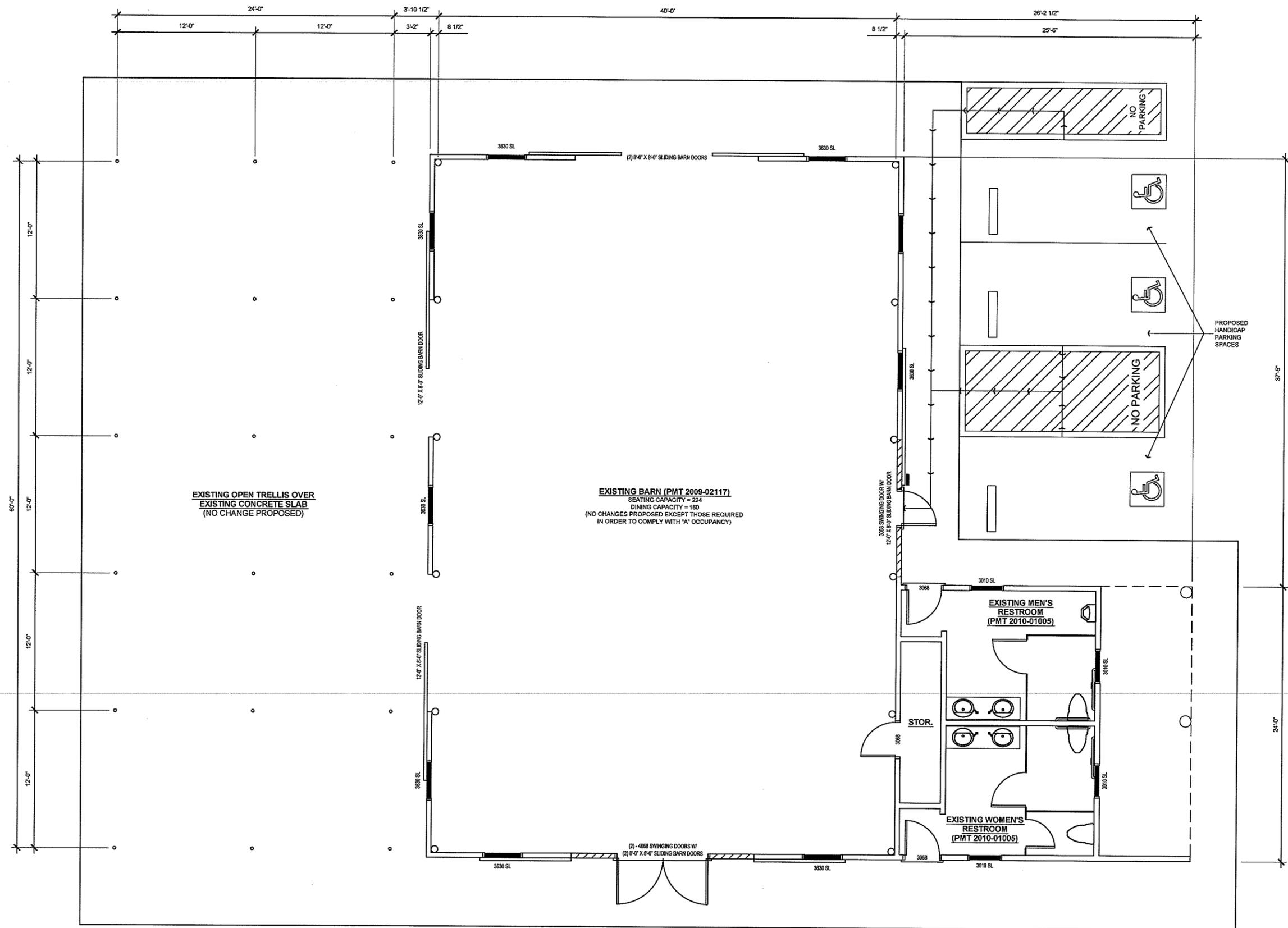
REV.	DESCRIPTION	DATE

These drawings are the exclusive property of KMN Architect and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of KMN Architect and Ken M. Nagahara is prohibited.

PROJECT NO. 13-000-13
 DRAWN BY DJK
 DATE: 12/04/13
 SHEET TITLE: OYSTER RIDGE REVISED.DWG

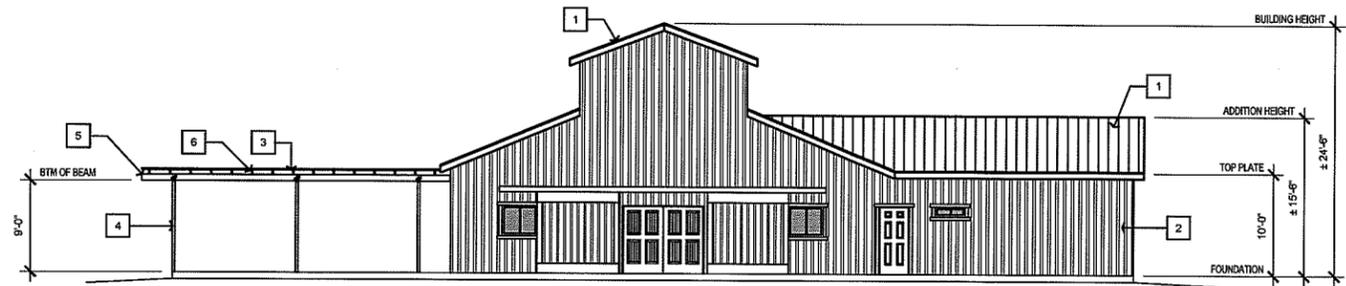
FLOOR PLAN

SHEET NUMBER:
A-2



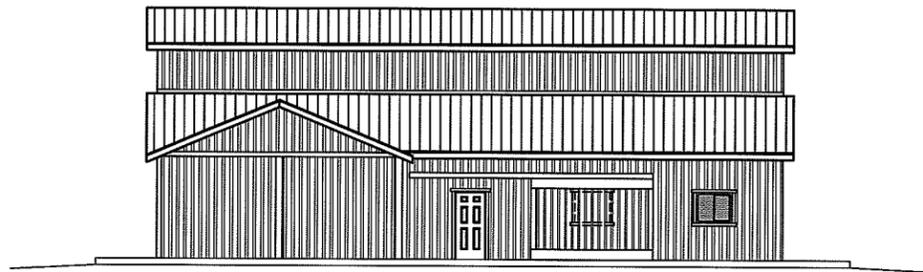
FLOOR PLAN

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



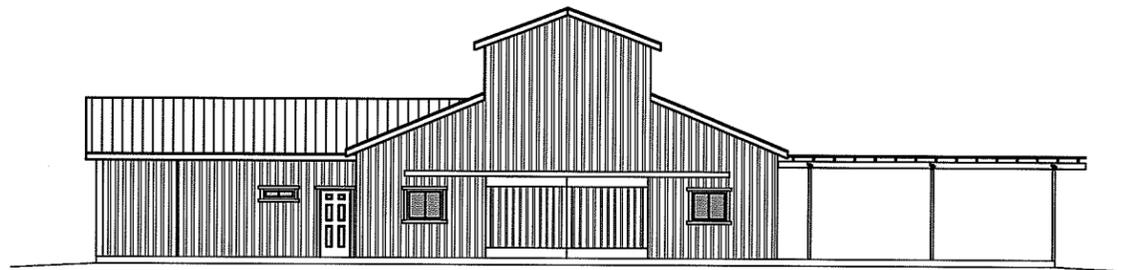
EAST ELEVATION

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



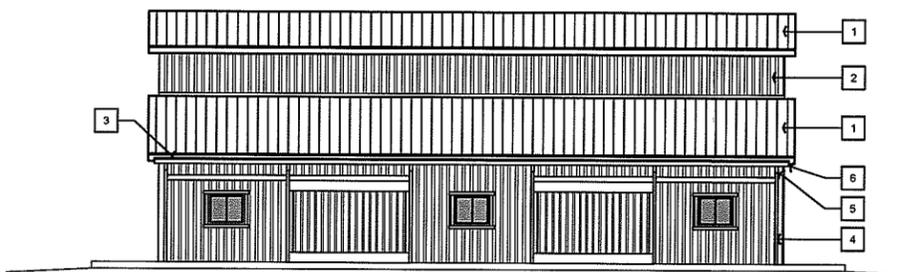
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

- ELEVATION CALLOUTS**
1. EXISTING CORRUGATED METAL ROOFING.
 2. EXISTING 1X12 VERTICAL REDWOOD SIDING WITH 1X4 VERTICAL BATTS.
 3. EXISTING WOOD LATTICE FENCING ON TOP OF TRELLIS RAFTERS
 4. EXISTING EMBEDDED 3" Ø SCHEDULE 40 PIPE COLUMN.
 5. EXISTING 4X8 D.F. #2 TRELLIS BEAMS. (TYP)
 6. EXISTING 2X6 D.F. #2 TRELLIS RAFTERS @ 24" O.C. (TYP)

KMN ARCHITECT
 • ARCHITECTURE •
 • GRAPHICS •
 • DESIGN •
 KEN M. NAGAHARA
 Principal
 Ph. (805) 238-5501
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 A Paso Robles, Ca.
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 239-5853

PLAN PREPARED FOR:
OYSTER RIDGE
 5995 WEST POZO ROAD
 SANTA MARGARITA, CA 93453

REVISION LOG

REV.	DESCRIPTION	DATE

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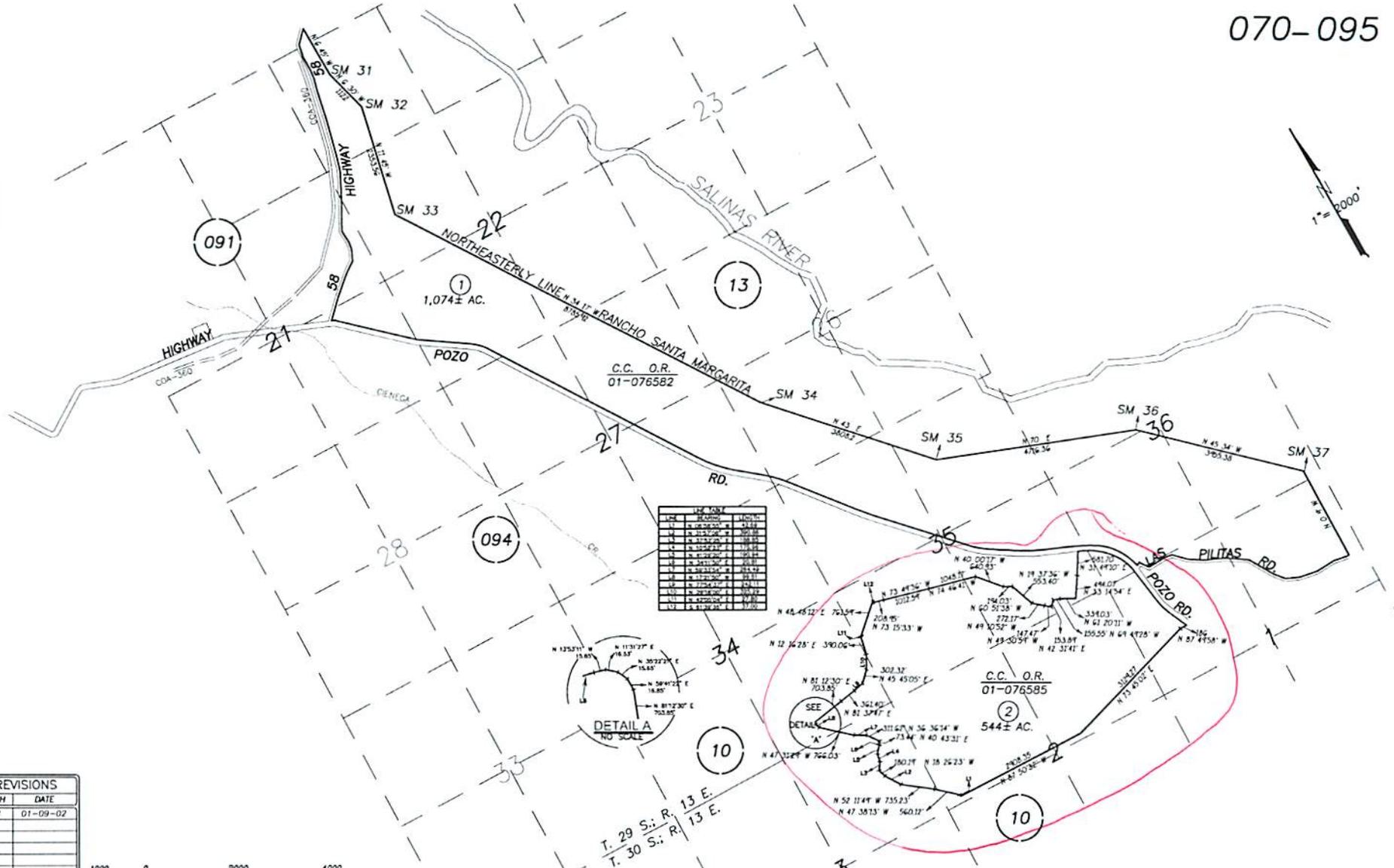
PROJECT NO. 13-0620-13
 DRAWN BY DJK
 DATE: 12/04/13
 SHEET TITLE: OYSTER RIDGE REVISED.DWG

ELEVATIONS

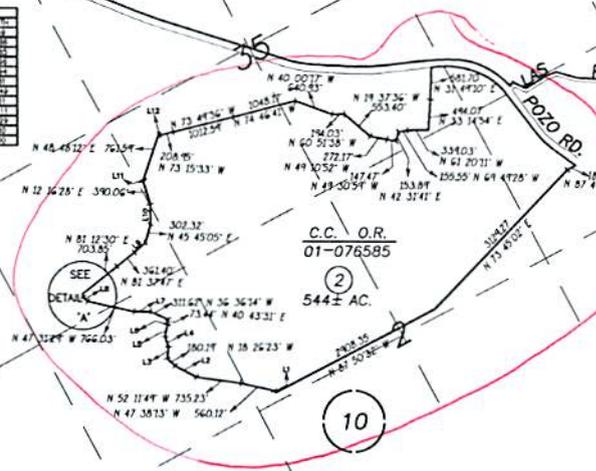
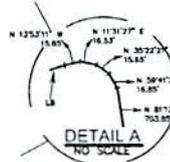
SHEET NUMBER:
A-3



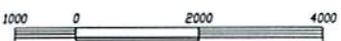
070-091
070-094



LINE	BEARING	DISTANCE
1	N 43° E	3600.7
2	N 20° E	476.36
3	N 45° 34' W	363.33
4	N 41° 01' W	363.33
5	N 41° 01' W	363.33
6	N 41° 01' W	363.33
7	N 41° 01' W	363.33
8	N 41° 01' W	363.33
9	N 41° 01' W	363.33
10	N 41° 01' W	363.33
11	N 41° 01' W	363.33
12	N 41° 01' W	363.33
13	N 41° 01' W	363.33
14	N 41° 01' W	363.33
15	N 41° 01' W	363.33
16	N 41° 01' W	363.33
17	N 41° 01' W	363.33
18	N 41° 01' W	363.33
19	N 41° 01' W	363.33
20	N 41° 01' W	363.33



REVISIONS	
TECH	DATE
GB	01-09-02



GB 01-07-02 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PTN. T. 29 S.; R. 13 E.
PTN. T. 30 S.; R. 13 E.
RANCHO SANTA MARGARITA, R.M. Bk. A , Pg. 42

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 070 PAGE 095





RL

AG

AG

AG

AG

Salinas River Sub Area
Planning Area

North County Planning Area
Planning Area

Las Pilitas Sub Area
Planning Area

Los Padres Sub Area North
Planning Area

FOREST

FOREST

FOREST

0.5 km





Parcel Summary Report For Parcel # 070-095-002

6/13/2014
3:46:01PM

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 SANTA MARGARITA RANCH LLC
22720 EL CAMINO REAL #A1 SANTA MARGARITA CA
93453-

Address Information

<u>Status</u>	<u>Address</u>
P	05995 WE POZO RD RSAL
P	05999 WE POZO RD 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>
COAL00-	264	0006	Salinas Rural	Salinas	AG	FH		Y		

Parcel Information

Status Description

Active T29S R13E PTN SEC 3,34,35 & T30S R13E PTN SEC 2&3

Notes

SANTA MARGARITA RANCH MAY COME IN TO APPLY FOR A SITE PLAN TO CONVERT TWO EXISTING PERMITTED RESIDENCES TO FARM SUPPORT. I HAVE ALL THE PAPERWORK. WE NEED TO CREATE A DRC CASE AND THEY NEED TO PAY THE FEE OF \$2,066.00 - \$111.00 FROM Tax Districts 2012-09404. IF WE CAN'T CREDIT THE AMOUNT WE WILL NEED TO REFUND IT AND THEY WILL NEED TO PAY THE FULL AMOUNT OF \$2,066.00. AG DOES NOT WANT TO REVIEW IT AND WE DON'T NEED CAL FIRE BECAUSE THEY ALREADY ARE PERMITTED. LEAVE THE FILE ON MY DESK. JZB

ATASCADERO

SAN LUIS OBISPO JT(27,40)

SANTA MARGARITA PUBLIC

NO. 05

AREA NO. 21



Parcel Summary Report For Parcel # 070-095-002

6/13/2014
3:46:02PM

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:

COD2011-00046 CLD Primary Parcel

Description:

SIGN VIOLATION

DRC2012-00063 APV Primary Parcel

Description:

CONVERT TO SFR TO FARM SUPPORT QUARTERS

DRC2013-00111 REC Primary Parcel

Description:

MUP TO ALLOW TEMPORARY EVENTS ON THE PROJECT SITE. THE EVENT PROGRAM CONSISTS OF 40 ANNUAL EVENTS WITH UP TO 250 ATTENDEES.

PMT2003-00114 FNL Primary Parcel

Description:

AG STORAGE-ONLY, WITH OFFICE FOR VINEYARD W/GRADING.

PMT2003-00241 FNL Primary Parcel

Description:

CONSTRUCT BRIDGE TO SPAN OVER TROUT CREEK - NO WORK PROPOSED WITHIN THE CREEK- DRIVE PILINGS UNDER SUPERVISION OF SOILS ENGINEER, ADD STRUCTURAL STEEL TO RAILCAR TO CREATE BRIDGE STRUCTURE (SPECIAL PERIODIC WELDING INSPECTION REPORT REQUIRED). WELDING OF PILE CAP, PILINGS TO PILE CAP AND BRIDGE TO PILE CAP REQUIRES FULL TIME SPECIAL INSPECTION. CONSTRUCT ABUTMENTS AND GRADE RAMPS TO BRIDGE.

PMT2007-02003 FNL Primary Parcel

Description:

MH (1440 SF)- C.P. ANCHOR PIER FOUNDATION SYSTEM (SPA 30-9F) (2ND PRIMARY IN AG)

PMT2009-02117 CMP Primary Parcel

Description:

AG EXEMPT BARN FOR EQUIPMENT & AG SUPPLY STORAGE - 3000 SF NO EVENTS/WINETASTING/PUBLIC ALLOWED -SEE PMT2010-00403 FOR SEPTIC SYSTEM FOR BATHROOMS(PMT2010-01005) FOR AG WORKERS ONLY.

PMT2010-00403 FNL Primary Parcel

Description:

WASTEWATER SYSTEM FOR BATHROOM(PMT2010-01005) ATTACHED TO AG EXEMPT BARN (PMT2009-02117), NO EVENTS/WINETASTING/PUBLIC ALLOWED

PMT2010-01005 FNL Primary Parcel

Description:

AS-BUILT PLANS FOR ATTACHED AG-EMPLOYEE BATHROOM. ELECTRICAL RUN BY PORTABLE GENERATOR FOR BATHROOM AND AG EXEMPT BARN (PMT2009-02117) MARGARITA VINEYARDS SEE PMT2010-00403 FOR SEPTIC SYSTEM FOR THESE BATHROOMS ATTACHED TO AG EXEMPT BARN - NO EVENTS/WINETASTING/PUBLIC ALLOWED.



Parcel Summary Report For Parcel # 070-095-002

6/13/2014
3:46:02PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2011-01055 CMP Primary Parcel

Description:

AG EXEMPT BARN (1000 SF)

ZON2012-00404 REC Primary Parcel

Description:

CONVERT TWO EXISTING RESIDENCES TO FARM SUPPORT UNITS

C1976 FNL Related Parcel

Description:

ELECTRIC FOR AG WELL/100 AMP/20 HP #7 WELL

G910006S ISP Related Parcel

Description:

SPECIFIC PLAN SANTA MARGARITA RANCH

G970009W CMP Related Parcel

Description:

DEVELOPEMENT AGREEMENT FOR S MARG RANCH

PMT2002-27905 REC Related Parcel

Description:

TEMPORARY TRAILER

S000110L RDD Related Parcel

Description:

PROP 5 LOT ADJUSTMENT

S030115U APV Related Parcel

Description:

PROP 150 AG CLUSTER SFD'S, WATER SYSTEM PROJECT REVISED APRIL 2004 TO 112 LOTS

S890255C WIT Related Parcel

Description:

PROP 114 CERT OF COMP

S910054P WIT Related Parcel

Description:

SUBDIVISION OF 15 PARCELS

S930109L WIT Related Parcel

Description:

ADJUSTMENT OF 15 PARCELS



Fees Associated With Case #: DRC2013-00111

San Luis Obispo County Department of Planning and Building

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

SANTA MARGARITA RANCH LLC

Fee Type	Date Paid	Dept	Description	Trans Code	Revenue Account Number	Created By	Date	Amount	Due
Second Installment									
L33	6/13/2014		L33-MUP Tier III w/IS		1420000-1000000000-142	PSM	6/13/2014	10,773.00	0.00
X20A	6/13/2014		X20A-PW MUP Appl		-1000000000-201R11I	PSM	6/13/2014	458.00	0.00
X20B	6/13/2014		X20B-Account Transfer Fee		1420000-1000000000-142	PSM	6/13/2014	3.00	0.00
X35B	6/13/2014		X35B-Account Transfer Fee		1420000-1000000000-142	PSM	6/13/2014	3.00	0.00
X36A	6/13/2014		X36A-AG Comm - MUP		1410000-1000000000-141	PSM	6/13/2014	523.00	0.00
X36B	6/13/2014		X36B-Account Transfer Fee		1420000-1000000000-142	PSM	6/13/2014	3.00	0.00
Z17	6/13/2014		Z17-ENV.DOC/CLERK FILING		-5908500000-	PSM	6/13/2014	50.00	0.00
X34A	6/13/2014		X34A-CalFire Rev-CUP/DP/MUP		1400000-1000000000-	NHF	6/13/2014	600.00	0.00
X34B	6/13/2014		X34B-Account Transfer Fee		1420000-1000000000-142	NHF	6/13/2014	3.00	0.00
X60A	6/13/2014		X60A-Health - MUP Review		-1000000000-160R30	NHF	6/13/2014	450.00	0.00
L33			Refund - L33-MUP Tier III w/		1420000-1000000000-142	ACW	6/13/2014	-10,773.00	0.00
X20A			Refund - X20A-PW MUP Appl		-1000000000-201R11I	ACW	6/13/2014	-458.00	0.00
X20B			Refund - X20B-Account Transf		1420000-1000000000-142	ACW	6/13/2014	-3.00	0.00
X35B			Refund - X35B-Account Transf		1420000-1000000000-142	ACW	6/13/2014	-3.00	0.00
X36A			Refund - X36A-AG Comm - MUP		1410000-1000000000-141	ACW	6/13/2014	-523.00	0.00
X36B			Refund - X36B-Account Transf		1420000-1000000000-142	ACW	6/13/2014	-3.00	0.00
Z17			Refund - Z17-ENV.DOC/CLERK F		-5908500000-	ACW	6/13/2014	-50.00	0.00
X34A			Refund - X34A-CalFire Rev-CU		1400000-1000000000-	ACW	6/13/2014	-600.00	0.00
X34B			Refund - X34B-Account Transf		1420000-1000000000-142	ACW	6/13/2014	-3.00	0.00
X60A			Refund - X60A-Health - MUP R		-1000000000-160R30	ACW	6/13/2014	-450.00	0.00
L33	6/13/2014		L33-MUP Tier III w/IS		1420000-1000000000-142	PSM	6/13/2014	10,773.00	0.00

**This statement does not reflect all fees assessed by other agencies such as Road and School fees.
These fees are an estimate only and may be adjusted prior to issuance.**