



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/21/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00004 MERRILL – Proposed conditional use permit to allow an expanded special event program for up to 25 events per year with 200 guests. Site location is 5036 S El Pomar Rd, Templeton. APN: 033-291-048

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

CONDITIONAL USE PERMIT/

CUP TO EXPAND SPECIAL EVENT PROGRAM FOR UP TO 25 EVENTS WITH 200 NCELPO/ NCELPO

AG

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Dana Merrill Daytime Phone 434-4100
 Mailing Address PO Box 789, Templeton CA Zip Code 93465
 Email Address: dmerrill@mesavineyard.com

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

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

PROPERTY INFORMATION

Total Size of Site: 121.61 Assessor Parcel Number(s): 033-291-004 048

Legal Description: A portion of lot 23, Rancho La Asuncion, as shown on 21 LS 73.

Address of the project (if known): 5036 S. El Pomar Road, Templeton

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Vineyard Drive / Templeton Road to El Pomar Road to South El Pomar Road. Property is on the left side of the road.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing vineyard, winery, tasting room and single family residence.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): _____
Expand special event program for up to 25 events with 200 guests. See detailed project description for more info.

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 7/15/14

FOR STAFF USE ONLY
Reason for Land Use Permit: _____

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: 61 acres
Moderate slopes of 10-30%: 61 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: Existing vineyard, winery, tasting room and 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: _____

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 Existing vineyards
 Commercial/Office - Explain Existing winery/tasting room and proposed special events
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: One ex. ADA restroom
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: Mid-State Solid Waste & Recycling
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: Templeton Unified School District
- 2. Location of nearest police station: Templeton
- 3. Location of nearest fire station: Templeton
- 4. Location of nearest public transit stop: Templeton
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
residence, vineyards, winery and tasting room
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

- 1. Days of Operation: _____ Hours of Operation: _____
- 2. How many people will this project employ? _____
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: Please refer to Acoustic Analysis
 (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. _____ 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

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:
Utilization of existing access roads, parking area and outdoor event area

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): ED07-164

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

Pomar Junction Winery
Expanded Special Events Program
5036 South El Pomar, Templeton CA

Background:

In 2008 Dana Merrill received approval for a Minor Use Permit (DRC2006-00249) for a phased winery project. The original use permit was a phased project approving the following winery uses:

- Phase I- Convert an existing 1,400sf residence to a tasting room/office, convert an existing 4,500sf shop to a winery facility with crush area.
- Phase II- convert two existing shops to 2,700sf of barrel storage and construct waste water treatment facility.
- Phase III included construction of a new 10,440 SF processing facility.

The Minor Use Permit approval included wine processing facility, barrel storage, tasting room and a limited events program for up to 6 special events per year with a maximum of 80 guests.

Project Site:

The project site is located at 5036 South El Pomar Road (APN 033-291-048) approximately 7 miles outside of Templeton. The project site is approximately 122 acres, zoned Agriculture within the El Pomar Planning Area, and is subject to the Paso Robles Groundwater Urgency Ordinance. The site is also under Ag Preserve Contract and is planted with 95 net vine acres of grapes and roughly 5 acres of olives. The site consists of an existing single family residence, tasting room, winery processing facility, agriculture accessory structures, and vineyards.

The winery and tasting room is currently operating, known as Pomar Junction Winery.

Existing Winery Use Areas (Phase I of DRC2006-00249):

Tasting Room-	1,348 SF
Winery Processing-	4,500 SF

Project Summary:

The proposed project includes a Conditional Use Permit to expand the special events program for up to 25 events with up to 200 guests. Currently events are held on the lawn area between the single family residence and the tasting room. This request proposes to continue the events at this location.

Proposed Special Events Program:

Currently the winery is approved for up to 6 special events per year with no more than 80 guests under Minor Use Permit DRC2006-00249. The proposed Conditional Use Permit is to allow up to 25 events per year with up to 200 guests. The winery will also participate in periodic industry-wide events by holding open houses and winemaker dinners during those established event weekends and other events currently allowed by the LUO. The applicant is requesting a modification to the winery noise ordinance for outdoor amplified music after 5 p.m. and will adhere to all county noise standards. The modification request is further discussed below under 'Noise' section of this project description.

Access:

There are two points of access existing onsite which were approved as part of the original winery events program. During events the main tasting room access is closed and the winery access road to the south of the tasting room is used as the primary access. Secondary, emergency, access is to the north of the tasting room back to South El Pomar Road. Please see enclosed site plan for more information.

Parking:

Pomar Junction currently provides an existing event parking area near the winery. A total of 200 guests would be the maximum amount proposed, assuming 2.5 people per vehicle, space shall be provided for a minimum of 80 vehicles. Assuming 400 SF per vehicle, the minimum parking area required would be 32,000 SF. The parking area around the winery is unimproved and will adequately serve event attendees. Accessible parking is also provided adjacent to the event location.

Water:

The property is located within the Paso Robles Groundwater basin and is subject to the SLO County Urgency Water Ordinance (3246). Additionally, the site is subject to the El Pomar- Estrella Planning Area Standards, which states that new development requiring a discretionary permit shall offset the net new water demand at a ratio of 2:1. Special events at Pomar Junction will be catered and utilize temporary portable restrooms. There is an existing ADA restroom that guests may use on a limited basis. It is assumed that 20% of the guests will use the accessible restroom, equating to an additional water use of 4,520 gallons per year. At a 2:1 offset requirement the net new water demand to be offset is 0.03 AFY. To offset the minimal new water use, ten on site irrigated olive trees will be removed, approximately 483 SF of olive trees. Assuming an irrigation regime of 2.5 AFY for olive trees, the water savings equates to approximately 0.03 AFY meeting the required 2:1 water offset.

Noise:

Included in the project is a request to allow outdoor amplified music after 5:00 pm. According to the County Land Use Ordinance (Section 22.30.070i.3) it must be demonstrated that the noise level will not exceed 65 db at all property lines. A noise study was prepared by an acoustical engineer, David Lord of 45dB. The event location is approximately 450 feet from the closest property line. According to the Sound Level Assessment the maximum of 100 dBA at the speakers was attenuated to 65 dBA 250 feet from the noise source at the event location. The conclusion of the study was "The site sound levels for the proposed project do not exceed the County of San Luis Obispo limit of 65 dBA stated in the Land Use Ordinance. Therefore, no noise mitigation for outdoor amplified music is required." (Lord). Further, this information supports the finding required in Section 22.30.070i.3 to allow outdoor amplified music beyond 5 p.m.

Land Use Ordinance Consistency:

Section 22.30.070 of the County Land use Ordinance outline the requirements for Agriculture Processing Uses. Subsection i outlines the requirements specific to special events. Below are the pertinent Land Use Ordinance requirements specifically for special events and a description of how the proposed project is compliant with the requirements.

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.

(1) Permit requirement. Minor Use Permit approval where six or less special events for no more than 80 individuals are proposed, unless a higher level of permit is required by this ordinance for the proposed operations. Conditional Use Permit approval for six or more special events or where there is the possibility that more than 80 individuals may attend.

This request includes a Conditional Use Permit to host up to 25 special events per year with up to 200 guests in attendance. The winery will also participate in periodic industry-wide events by holding open houses and winemaker dinners during those established event weekends and other events currently allowed by the LUO.

(2) Minimum site area. 20 acres. A Minor Use Permit application may be used to waive this standard where the character of the area, access, and the type of special event proposed make a 20 acre minimum site area unnecessary, unless a higher level of permit is required by this ordinance for the proposed facility.

The site is 122 acres conforming to the minimum site area requirement for events.

(3) Limitation on use. Special events are limited to 40 days a year. Any special event proposing outdoor amplified music shall only be allowed from 10 a.m. to 5 p.m. No outside amplified sound shall occur before 10 a.m. or after 5 p.m. The standard relating to amplified music may only be waived or modified where a finding can be made by the Review Authority that the noise at the property line will not exceed 65dB.

Pomar Junction proposes to have up to 25 single day events per year conforming to the limit of up to 40 events per year. Pomar Junction is proposing to have outdoor amplified music after 5:00 pm. David Lord of 45dB.com has prepared an acoustical analysis that demonstrates that the noise level at the property line is below 65 dB. Therefore we request that outdoor amplified music may be permitted beyond 5pm based upon the findings in the Acoustical analysis provided.

(4) Design and operational standards: All special events shall also meet all the applicable standards set forth in Subsection D.2. and the standards set forth in Subsection 22.30.610.D.1 -4 and E, in addition to the specific standards of this Subsection

Existing events, tasting room and future events meet all of the LUO requirements under Ag Processing Uses.

(5) Setbacks. All special events shall conform to the setback standards of Subsection D.2.d.

Winery with tasting, retail sales, or special events are required to be set back a minimum of 200 feet from the property line and 400' from the nearest residence outside of ownership of the applicant. The location of the events and tasting room is beyond 450 feet from the property line, conforming to the LUO setback requirements to nearest property line and residence outside of ownership.

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.

No changes are proposed to the existing winery, winery operations remain the same as approved with DRC2006-00249.

2. How much wine will be produced?

No changes are proposed to the existing winery, winery operations remain the same as approved with DRC2006-00249.

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?

There are no changes proposed to the existing tasting room, therefore tasting room traffic will remain the same.

There are no changes proposed to the existing winery, therefore traffic generated from the winery will remain the same.

Special events are based on 0.4 peak hour trips max permitted attendance. The 200 person events may generate 80 peak hour trips; however, the event operations are not proposing to hold events during the peak hours which would therefore eliminate peak hour trips. The larger events will most likely occur on weekends and not impact peak hour trips. Weeknight activities may occur on a Thursday or Friday, but will commence after 6pm.

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.

No changes are proposed to the existing winery, winery operations remain the same as approved with DRC2006-00249.

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.).

No changes are proposed to the existing winery, winery operations remain the same as approved with DRC2006-00249.

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

No changes are proposed to the existing winery or tasting room.

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

No changes are proposed to the existing tasting room.

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

No changes are proposed to the existing winery, winery operations remain the same as approved with DRC2006-00249

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

No changes are proposed to the existing winery, winery operations remain the same as approved with DRC2006-00249

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

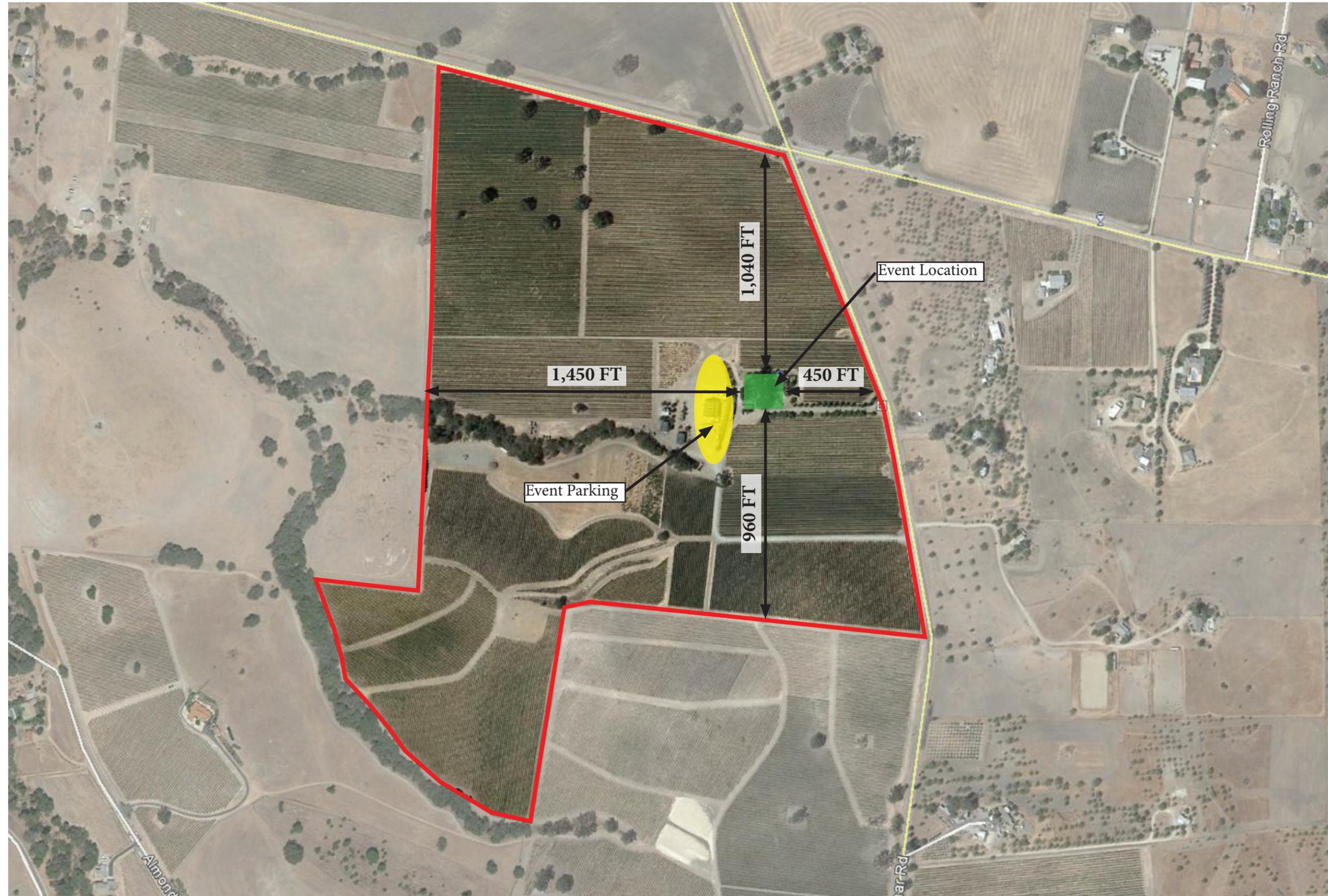
events per year (also, what days & what time of day), how many people, and what types of events. Where will extra parking go?

Pomar Junction currently hosts up to 6 special events per year with a maximum of 80 guests as approved with DRC2006-00249. They are proposing to host up to 25 events with a maximum of 200 guests. . The winery will also participate in periodic industry-wide vents by holding open houses and/or winemaker dinners during established event weekend. The applicant is requesting a modification to the Noise Ordinance for outdoor amplified music after 5 p.m. and will adhere to all county noise standards.

Parking will be provided near the existing winery during events. Please see site plan for the existing event overflow parking area.

Pomar Junction Winery

Temporary Event Permit



Overall Site

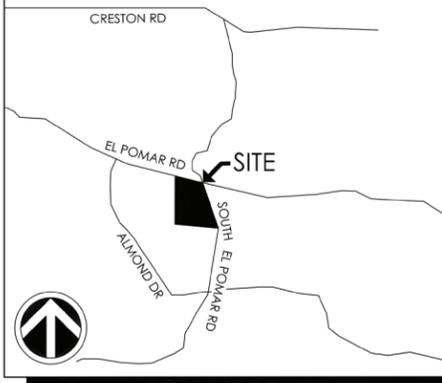
Pomar Junction Winery

Temporary Event Permit



Site Plan

VICINITY MAP
NO SCALE



POMAR JUNCTION WINERY

5036 SOUTH EL POMAR ROAD, TEMPLETON, CALIFORNIA

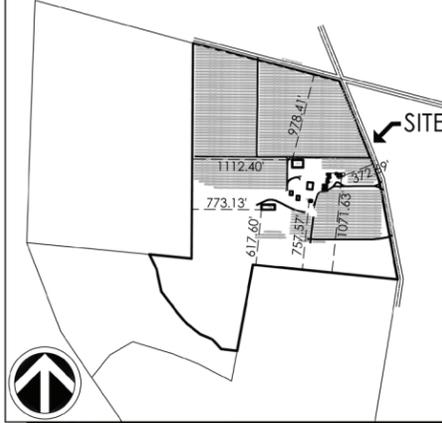


5815 Traffic Way, Suite B • Atascadero, CA 93422
ph 805.461.5560 • fax 805.461.5562
www.geo-west.com

A JOINT VENTURE:



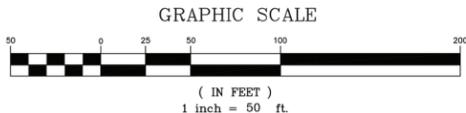
OVERALL SITE



SURVEYOR'S STATEMENT

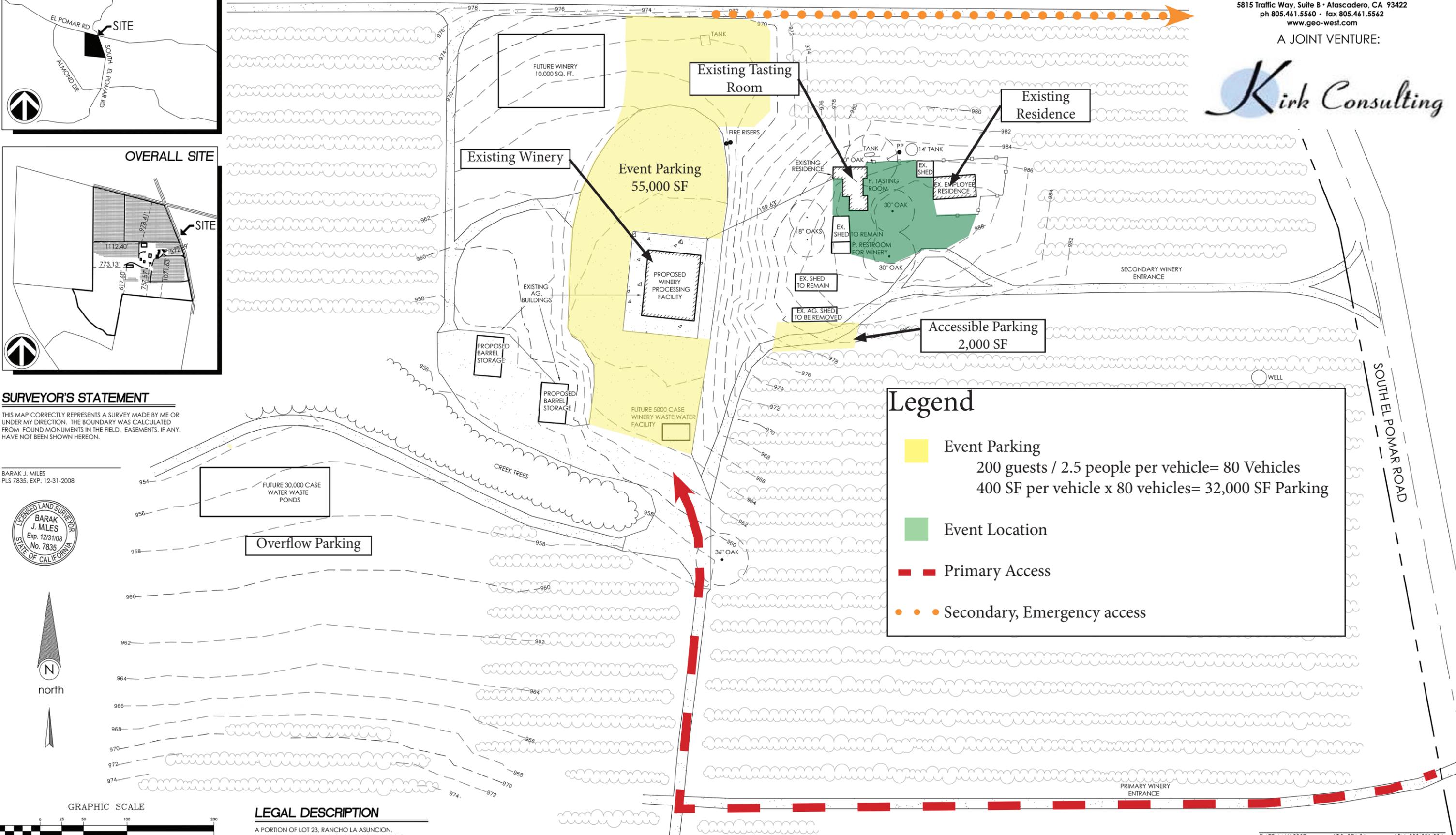
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION. THE BOUNDARY WAS CALCULATED FROM FOUND MONUMENTS IN THE FIELD. EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN HEREON.

BARAK J. MILES
PLS 7835, EXP. 12-31-2008



LEGAL DESCRIPTION

A PORTION OF LOT 23, RANCHO LA ASUNCION,
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
AS SHOWN ON 21 LS 73.

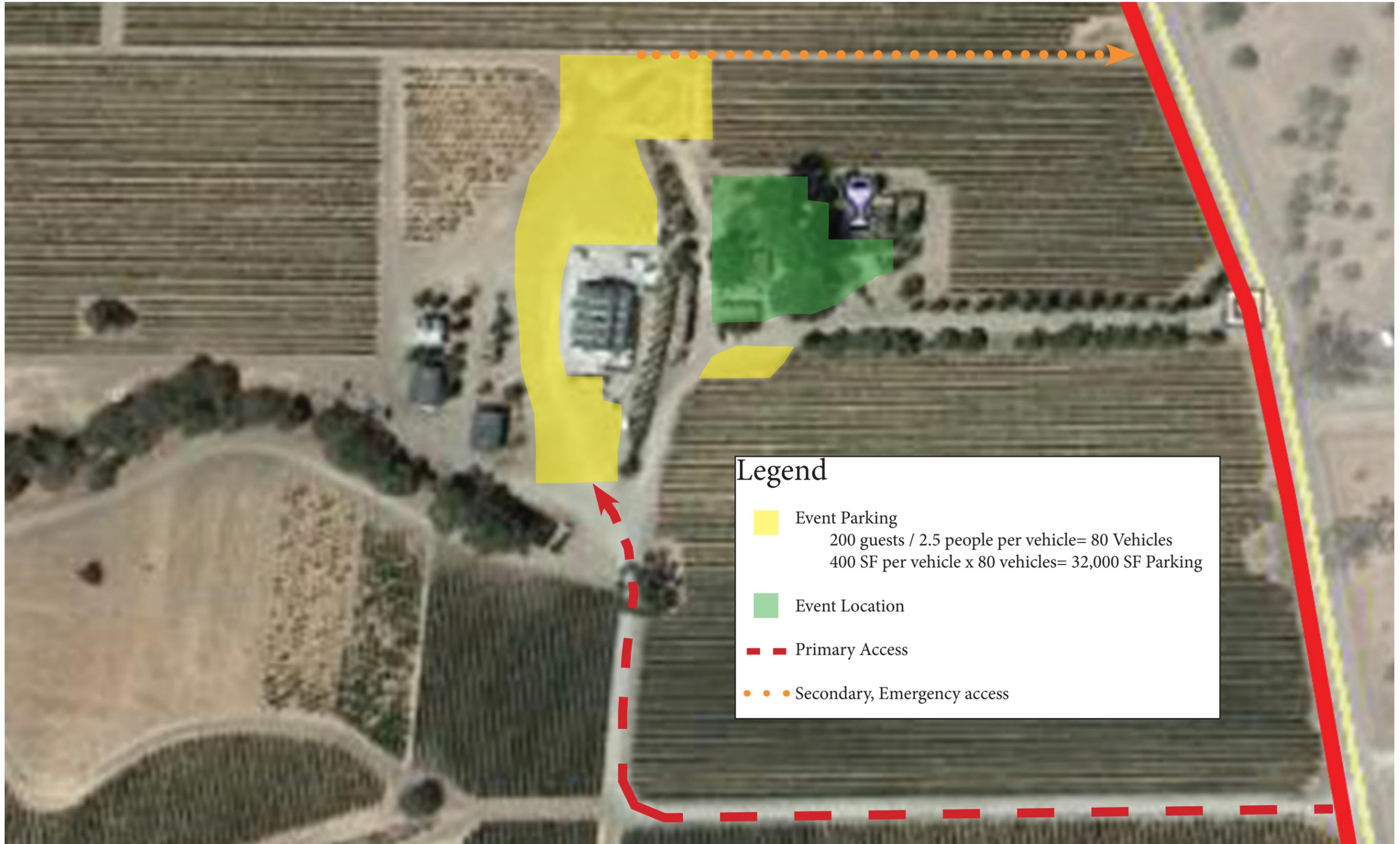


Legend

- Event Parking
200 guests / 2.5 people per vehicle = 80 Vehicles
400 SF per vehicle x 80 vehicles = 32,000 SF Parking
- Event Location
- Primary Access
- Secondary, Emergency access

Pomar Junction Winery

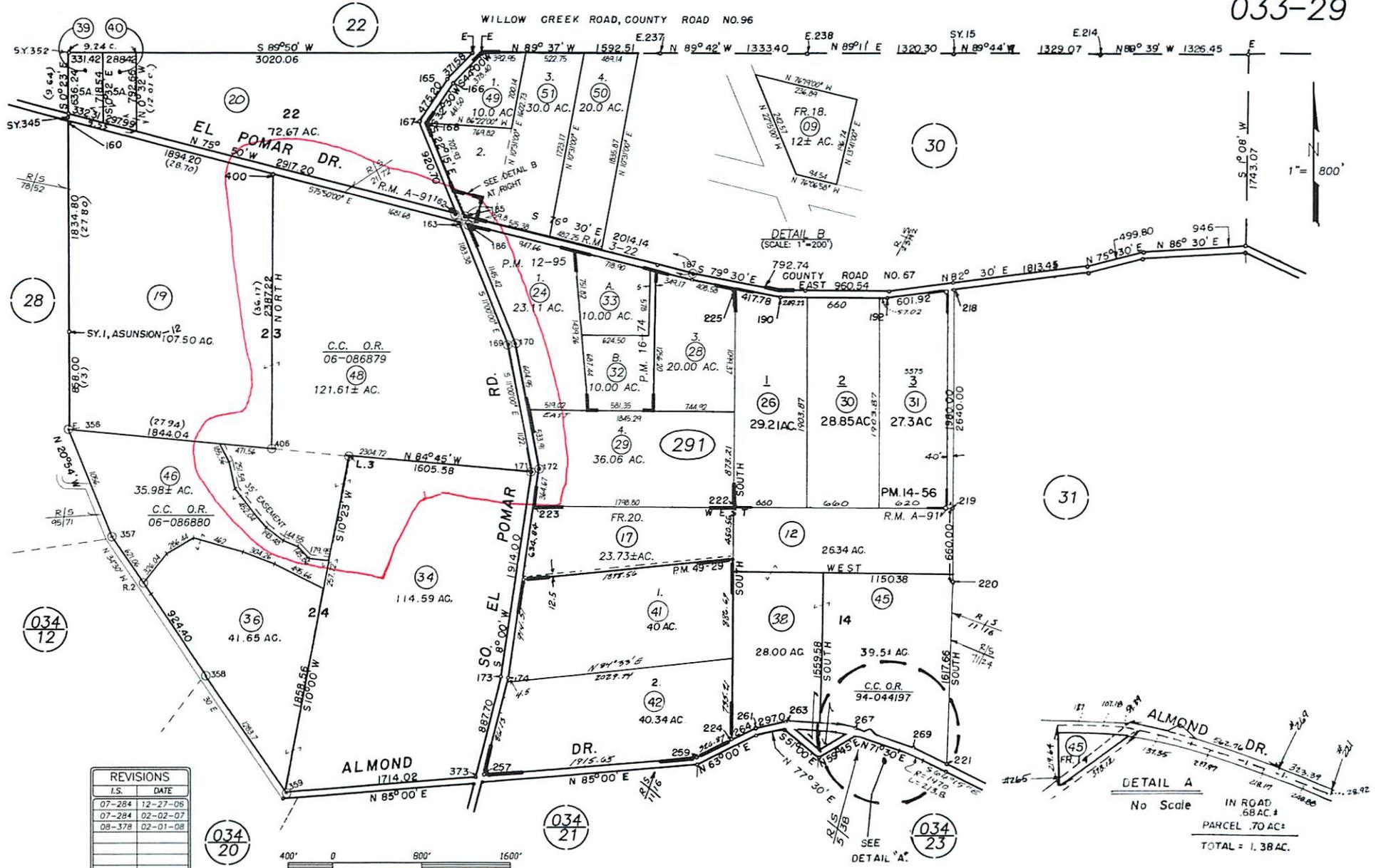
Temporary Event Permit



Pomar Junction Winery

Temporary Event Permit

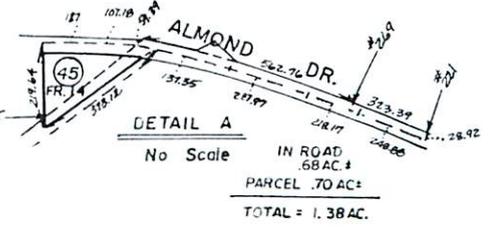




REVISIONS	
I.S.	DATE
07-284	12-27-06
07-284	02-02-07
08-378	02-01-08

400' 0 800' 1600'

GB 09-07-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



ALMOND RIDGE ORCHARDS NO. 5, R.M. Bk. 3 , Pg. 22.
 EUREKA RANCHO (RHO. LA ASUNCIÓN), R.M. Bk. A , Pg. 91.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 033 PAGE 29





Parcel Summary Report For Parcel # 033-291-048

7/18/2014
8:30:47AM

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 MERRILL PROPERTIES LLC
 PO BOX 789 TEMPLETON CA 93465-0789

Address Information

<u>Status</u>	<u>Address</u>
P	05032 SOUTH EL POMAR RD NCELPO
P	05036 SOUTH EL POMAR RD NCELPO
P	04900 SOUTH EL POMAR RD NCELPO

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>
COAL05-	382	0001	North Cty. Plan	North County I	AG			Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO ASUN ETAL PTN LTS 23 & 24

Notes

Tax Districts

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

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 033-291-048

7/18/2014
8:30:48AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

82629 EXP Primary Parcel

Description:

ELECT. & PLUMBING PERMIT FOR AG. EXEMP. BARN

82630 EXP Primary Parcel

Description:

INSTALL ELECT. FOR AG. WELL

A020015A APV Primary Parcel

Description:

ESTABLISH A FARMLAND SECURITY ZONE IN AN EXISTING AGRICULTURAL PRESERVE, RESCIND AN EXISTING LAND CONSERVATION CONTRACT AND SIMULTANEOUSLY APPROVE A FARMLAND SECURITY ZONE CONTRACT

A0541 FNL Primary Parcel

Description:

AG WELL

DRC2006-00249 PTX Primary Parcel

Description:

WINERY IN 3 PHASES. 18,300 SQ FT WINERY.

PHASE 1 CONVERSION OF EXISTING 1400 SF RESIDENCE TO TASTING ROOM AND OFFICE, AND CONVERSION OF EXISTING 4500 SF SHOP TO PROCESSING FACILITY WITH CRUSH AREA, AND CASE PRODUCTION OF 5,000 CASES.

PHASE 2 CONVERSION OF TWO SHOP BLDGS TO 2700 SF BARREL STORAGE, AND CONSTRUCTION OF EXPANDED WASTEWATER TREATMENT FACILITY, AND CASE PRODUCTION OF 15,000 CASES.

PHASE 3 CONSTRUCTION OF NEW 10,440 SF PROCESSING FACILITY, AND CASE PRODUCTION OF 30,000 CASES.

DRC2014-00004 REC Primary Parcel

Description:

CUP TO EXPAND SPECIAL EVENT PROGRAM FOR UP TO 25 EVENTS WITH 200 GUESTS.

PMT2002-19648 WIT Primary Parcel

Description:

CONST SFD DO# B 898

PMT2002-21776 EXP Primary Parcel

Description:

CONST AG EXEMPT BLDG

PMT2005-02800 FNL Primary Parcel

Description:

METAL AG BARN (NO ELECTRICAL OR PLUMBING)

PMT2005-03518 FNL Primary Parcel

Description:

ADD ELEC AND PLUMBING TO EXISTING PERMIT (PMT2005-02800) REVISION 9/22/06 SEPTIC SYSTEM ADDED



Parcel Summary Report For Parcel # 033-291-048

7/18/2014
8:30:48AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2006-02360 FNL Primary Parcel

Description:

NEW 200 AMP SERVICE TO WELL (THREE PHASE, 25 HP PUMP)

PMT2007-02384 CMP Primary Parcel

Description:

AG EXEMPT BARN - 600 SF - NO ELECTRICAL OR PLUMBING

PMT2008-00284 FNL Primary Parcel

Description:

CONVERT EXISTING SFD TO TASTING ROOM (1,348 SF) FOR MESA VINEYARD (DRC2006-00249)

PMT2008-00447 FNL Primary Parcel

Description:

CONVERSION OF METAL BARN (PMT2005-02800) TO WINERY PROCESSING BUILDING (4500 SF) (DRC2006-00249) (N) SEPTIC./ NO MECHANICAL. SPRINKLERS NR PER CDF.

PMT2009-01112 FNL Primary Parcel

Description:

ELECTRICITY FOR AG WELL - 200 AMP 3 PHASE

PMT2011-00173 FNL Primary Parcel

Description:

REPLACE 100 AMP METER WITH 200 AMP METER

PMT2011-01091 FNL Primary Parcel

Description:

ELECTRICAL UPGRADE - FROM 100 AMP TO 200 AMP SINGLE PHASE COMMERCIAL PANEL

PMT2011-02086 FNL Primary Parcel

Description:

GRID TIED PHOTOVOLTAIC SYSTEM, MOUNTED ON ROOF OF AG EXEMPT BARNS (3)

SEP2011-00298 ISS Primary Parcel

Description:

Septic Inspection

ZON2013-00514 APV Primary Parcel

Description:

VACATION RENTAL

AGP2006-00002 REC Related Parcel

Description:

ALTER & EXPAND THE BOUNDARIES OF AN AGRICULTURAL PRESERVE & FARMLAND SECURITY ZONE TO ADD LAND TO FARMLAND SECURITY ZONE CONTRACT

SUB2005-00131 RDD Related Parcel

Description:



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REQUEST BY LAWRENCE SCHNABEL FOR A LOT LINE ADJUSTMENT (COAL 05-00382) TO ADJUST THE LOT LINES BETWEEN TWO PARCELS OF 57.59 ACRES AND 103.94 ACRES. THE ADJUSTMENT WILL RESULT IN TWO PARCELS 40.09 AND 121.54 ACRES. THE PROJECT WILL NOT RESULT IN THE CREATION OF ANY ADDITIONAL PARCELS. THE PROPOSED PROJECT IS WITHIN THE AGRICULTURE LAND USE CATEGORY AND IS LOCATED ON THE SOUTH SIDE OF EL POMAR DRIVE APPROXIMATELY 6 MILES EAST OF TEMPLETON. THE SITE IS IN THE EL POMAR PLANNING AREA.