



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/20/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00037 TURLEY – Proposed conditional use permit for a winery in an existing building (no tasting, no events, no intensification of use or new development). Site location is 2815 Ridge Rd, Templeton. APN: 039-371-001

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/

CONDITIONAL USE PERMIT FOR WINERY.
NO TASTING, NO EVENTS, NOT
NCSAL/ NCSAL
RR

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 Harvy Turley / Turley Wine Cellars Daytime Phone 707 963-0940
 Mailing Address 3358 ST. Helena Hwy N. St. Helena, CA Zip Code 94574
 Email Address: Harvy@TurleyWineCellars

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

Agent Name JIM DUMMIT Daytime Phone 805 541-3226
 Mailing Address 3100 JOHNSON AVE, SLO, CA 93401 Zip Code 93401
 Email Address: jdummit@charter.net

PROPERTY INFORMATION

Total Size of Site: 9.66 AC Assessor Parcel Number(s): 039-371-001

Legal Description: OAK RG ORCH 50 PTH LT 54

Address of the project (if known): 2815 RIDGE 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.: WEST ON VINEYARD @ HWY 101 - SOUTH (LEFT) ON SANATA RITA TO RIDGE ROAD SOUTH (LEFT) TO SITE

Describe current uses, existing structures, and other improvements and vegetation on the property: VINEYARD W/ WINERY BLDG, RESIDENC (SFR), MOBILE HOME W/ STORAGE BDRN

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): TIER II CUP FOR WINERY USE (NO TASTING, NO EVENTS, NO INTENSIFICATION OF USE OR NEW DEVELOPMENT)

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 _____

Date 10/9/14

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
AG PROCESSING

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): TIER II CUP FOR WINERY USE

Describe existing and future access to the proposed project site: VINEYARD (WEST) @ HWY 101 TO SANTA RITA RD (SOUTH-LEFT) TO RIDGE ROAD (SOUTH-LEFT) TO 2815 RIDGE RD.

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

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

North: RESIDENTIAL RURAL South: RR
East: RR West: RR

For all projects, answer the following:

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

Buildings: 10,850 sq. feet 3 % Landscaping: 3,000 sq. feet 1 %
Paving: OG 21,210 sq. feet 5 % Other (specify) PATIO'S = 2,995 SF = 1%
Total area of all paving and structures: 13,845 sq. feet acres
Total area of grading or removal of ground cover: 0 sq. feet acres
Number of parking spaces proposed: _____ Height of tallest structure: 18'
Number of trees to be removed: 0 Type: _____
Setbacks: Front 25' Right 20' Left 30' Back 20'

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) SEE PUMP TEST REPORT

Proposed sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: 1-9 AC. sq. feet acres
Total floor area of all structures including upper stories: 10,850 sq. feet 1 STORY BLDGS + CELLARS

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 9 acres
Moderate slopes of 10-30%: old acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: (E) BLDG SITES & ROADS
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: VISIBLE FROM RIDGE RD. & RUMBLEBEE RD

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 (2) RES. + VINEYARD + VINEYARD (DRY FARMER)
 Commercial/Office - Explain _____
 Industrial - Explain _____
NON IRRIGATED CROP
3. What is the expected daily water demand associated with the project? 1500 GALS / DAY
4. How many service connections will be required? NONE
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: WELL & STG. TANK, BOOSTER PUMPS
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. SEE ATTACHED PUMP TEST
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' MIN. 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: NA
- 3. Where is the waste disposal storage in relation to buildings? NA
- 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
- 2. Location of nearest police station: TEMPLETON (SHERIFF)
- 3. Location of nearest fire station: CDF RAMADA STATION, PASO ROBLES
- 4. Location of nearest public transit stop: TEMPLETON (C HOSPITAL)
- 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:
WINERY & VINEYARD STARTING ~ 1920'S
- 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. WINERY & VINEYARD ONLY, NO TASTING OR EVENTS PROPOSED

(AG-PROCESSING)

- 1. Days of Operation: M - F Hours of Operation: 8^{AM} - 5^{PM}
- 2. How many people will this project employ? 5-10
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: NONE
BIO DEGRADABLE PLANT
- 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: VARIES BY SEASON - MINIMAL 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: NONE

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): NONE
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 *: DRY LAND FARMING

*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.

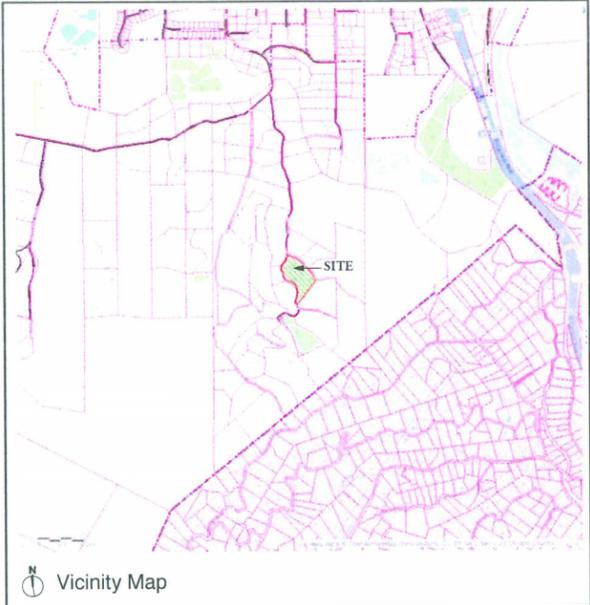
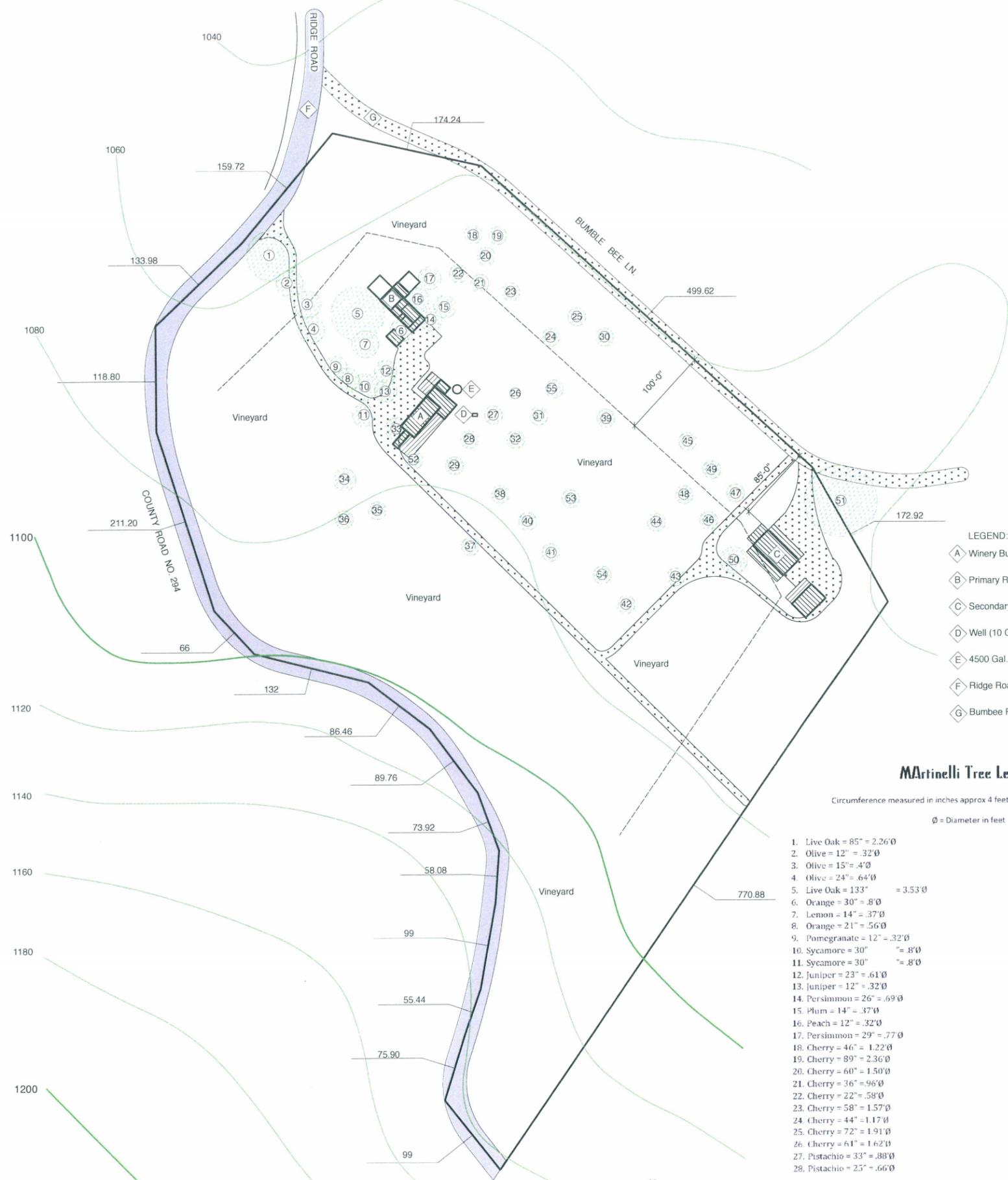
Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
NO INTENSIFICATION OF USE, NO TASTING ROOM, NO EVENTS,
DRY LAND FARM - NO IRRIGATED CROPS.
NO NEW DEVELOPMENT PROPOSED

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): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): ABC LICENSE & TTB (TAX TRADE BUREAU)
- (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.)



Project Summary:

Owner: Turley Wine Cellars
3358 St. Helena Hwy. N.
St. Helena, Ca. 94574

Project Address: 2815 Ridge Road
Templeton, Ca. 93465

Description: Oak Ridge Orch
SB PTN 54

Apn: 039-371-001

Zoning: RR -Rural Residential

Gross Area: 9.66 Ac

Building Areas (includes Cellars):
Winery Bldg. = 2835 SF
Primary Bldg. = 3048 SF
Secondary Dwelling = 2120 SF
Total Building Area = 10,850 SF
% of Total Site = 3% of Total Site

Patios (open/covered) = 2995 SF
% of Total Site = 1% of Total Site

Roads(D.G.) = 21,210 SF
= 5% of Total Site

Landscaping = 3,000 SF
% of Total Site = 1% of Total Site

Parking Analysis:
Winery- active use 1:2000 = 1 Space
Winery- storage use 1:5000 = 1 Space

Primary Residence - 2 per Dwelling = 2 Spaces
Secondary Dwelling - 2 per Dwelling = 2 Spaces

Total Parking Spaces Required = 6 Spaces

Sheet Index:
A.1 Title Sheet & Site Plan
A.2 Floor Plans & Elevation Photos



REVISIONS

JIM DUMMIT ENTERPRISES
3100 JOHNSON AVE
SAN LUIS OBISPO, CA. 93401
805.541.3226
jdem1@charter.net

CLIENT:
Turley Wine Cellars

PROJECT:
Martinelli Vineyard Winery Use
2815 Ridge Road
Templeton, Ca.

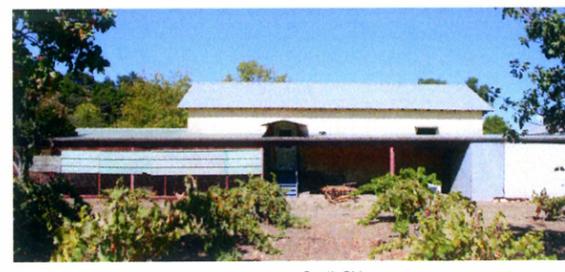
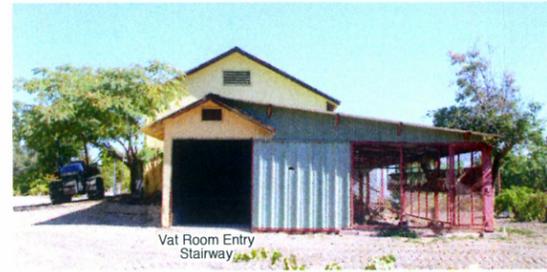
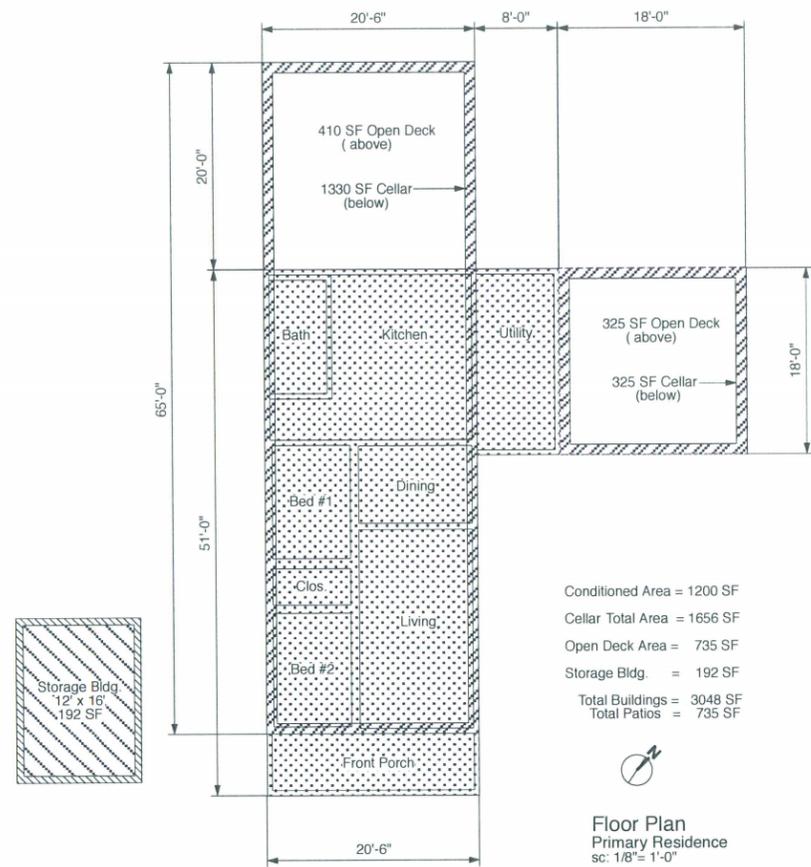
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Site Plan

JOB NO.:
Martinelli Site 1.1

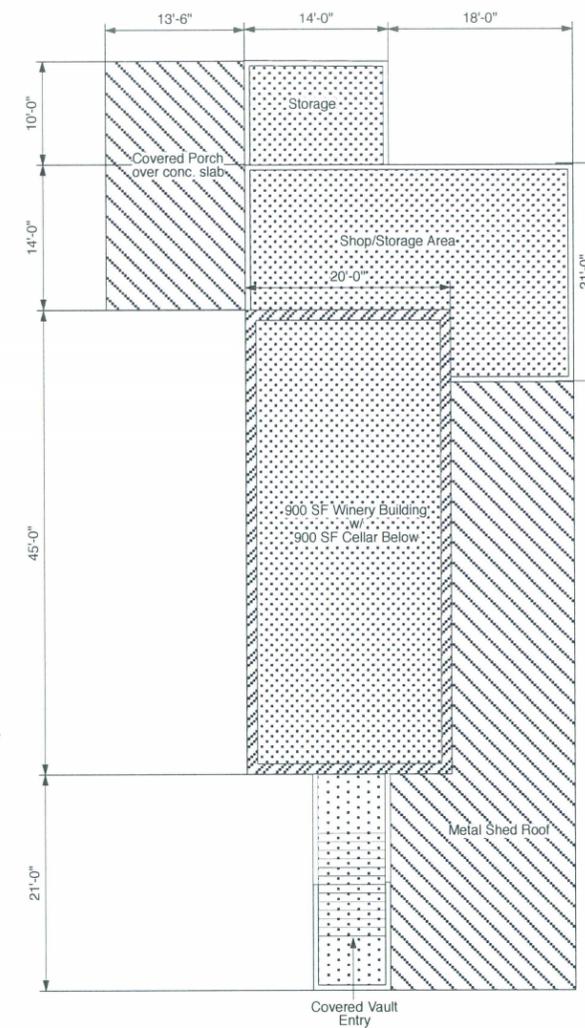
DATE:
10/14/14

APPROVED:

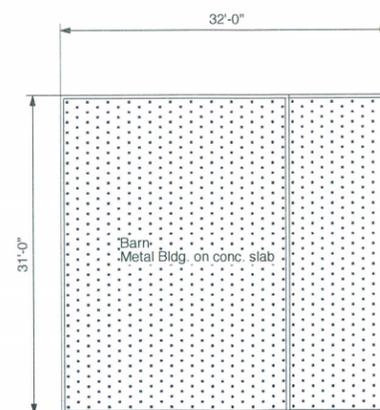
SHEET
A.1
OF 2 SHEETS



- Winery Bldg. Area = 900 SF
- Cellar (Vat Room) = 900 SF
- Vat Entry = 160 SF
- Storage/Shop Area = 675 SF
- Total Bldg. = 2635 SF
- Covered Porch Area = 325 SF
- Metal Shed Roof Area = 835 SF
- Total Patio Cover = 1160 SF



Entry - Primary Residence



MobileHome Front side

REVISIONS

JIM DUMMIT ENTERPRISES
 3100 JOHNSON AVE
 SAN LUIS OBISPO, CA. 93401
 805.541.3226
 jdummit@charter.net

CLIENT:
 Turley Wine Cellars

PROJECT:
 Martineili Vineyard Winery Use
 2815 Ridge Road
 Templeton, Ca

SHEET TITLE:
Floor Plans & Elevations

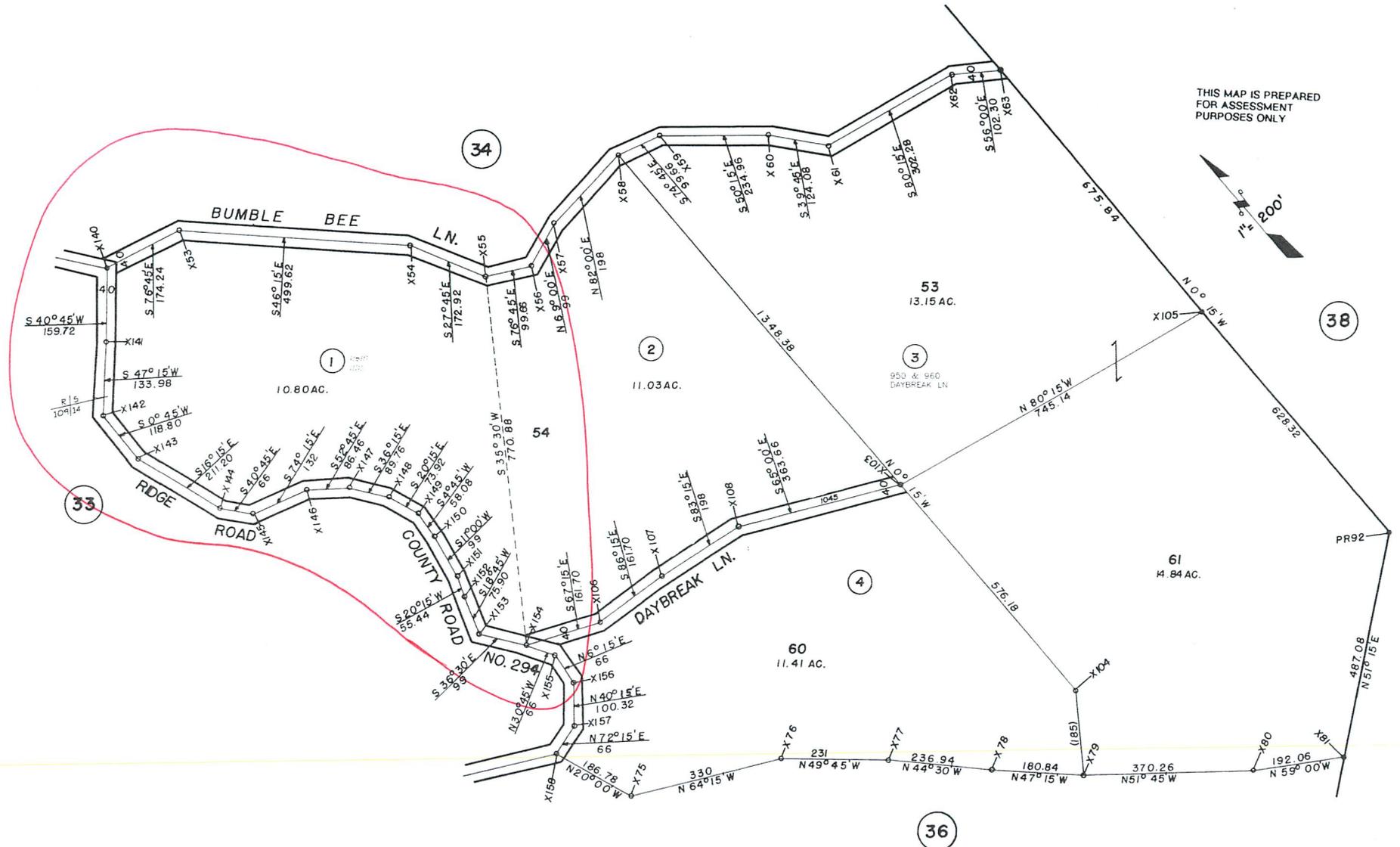
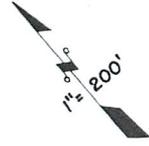
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 Martineili Site 1.1

DATE:
 10/14/14

APPROVED:

SHEET
A.2
 OF 2 SHEET

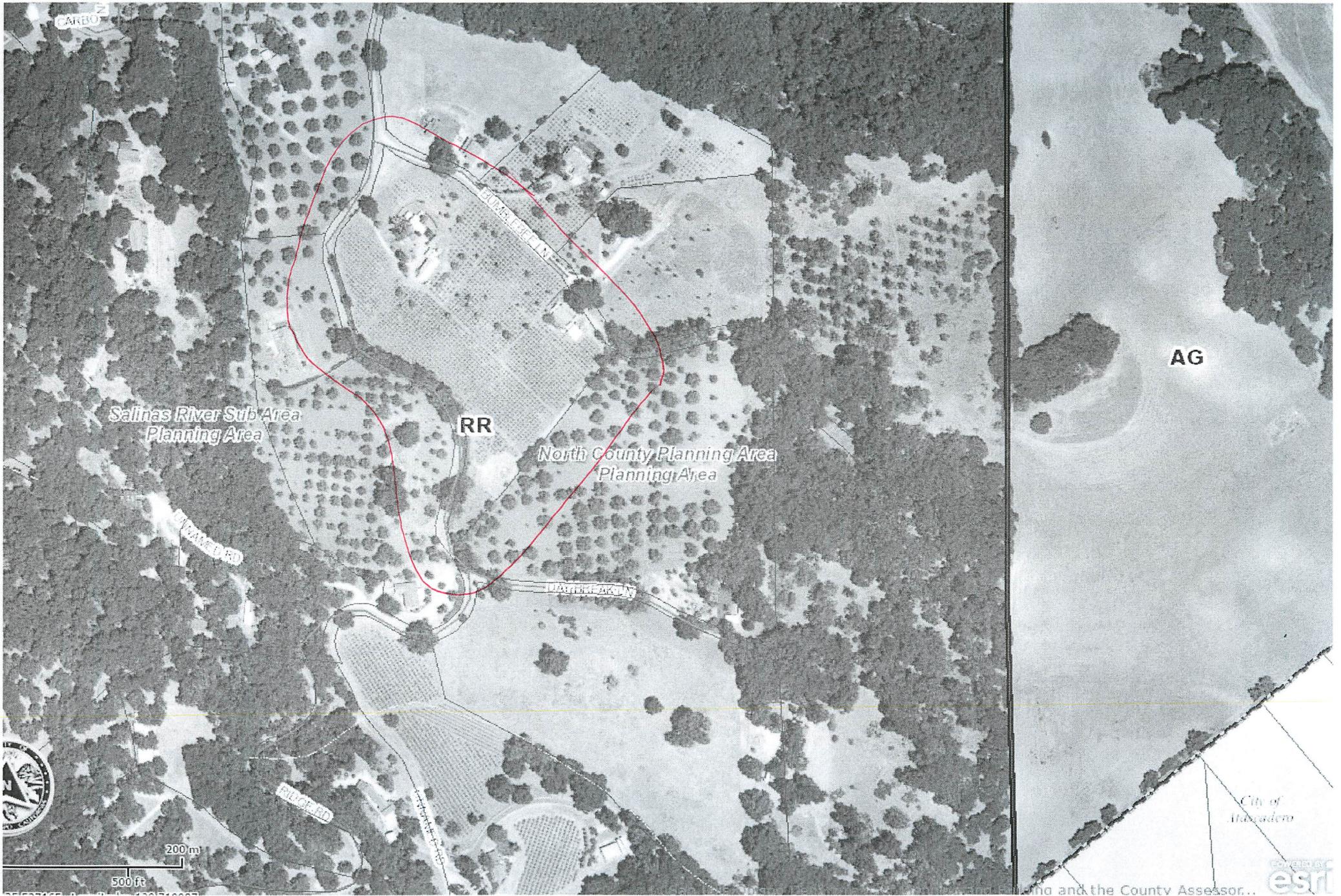
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY



REV. 1/7/65
5-15-87

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES

OAK RIDGE ORCHARDS
SAN LUIS OBISPO COUNTY
CALIFORNIA



CARBO

Salinas River Sub Area
Planning Area

RR

North County Planning Area
Planning Area

AG

SUNSET RD

HAGGINS RD

RIDGE RD

City of
Hollister



500 ft

200 m

powered by
esri

who and the County Assessor...



Parcel Summary Report For Parcel # 039-371-001

10/17/2014
1:52:27PM

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 TURLEY CHRISTINA
 3358 SAINT HELENA HWY N SAINT HELENA CA 94574-

OWN TURLEY NELL

OWN TURLEY SAVANNAH

OWN TURLEY WHITNEY

Address Information

<u>Status</u>	<u>Address</u>
P	02815 RIDGE RD NCSAL
P	01112 BUMBLEBEE LN NCSAL

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>
OAKRGOSB	0000	54P	North Cty. Plan	North County I RR				Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	OAK RG ORCH SB PTN LT 54

Notes
 LEGAL PARCEL PER RECORDED DOCUMENT 1217 OR 726 (1962).

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



Parcel Summary Report For Parcel # 039-371-001

10/17/2014
1:52:27PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 05

AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2014-00037

REC

Primary Parcel

Description:

CONDITIONAL USE PERMIT FOR WINERY. NO TASTING, NO EVENTS, NOT INTENSIFICATION OF USE OR NEW DEVELOPMENT.

PMT2012-00424

FNL

Primary Parcel

Description:

UPGRADE ELECTRIC PANEL - 100 AMP TO 200 AMP - TO SERVE SFD