



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/3/2015

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

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

**PROJECT DESCRIPTION:** DRC2014-00144 BACKER – Proposed minor use permit to construct a new building of 984 sf for a tasting room, commercial kitchen, office and restroom; convert current tasting room of 700 sf to additional production area; and host six special events annually for up to 80 people (no amplified music after 5 pm). Site location is 8790 E Highway 41, Creston. APN: 035-111-022

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

DRC2014-00144

BACKER, JOHN &

MINOR USE PERMIT

NEW 984 SQ FT TASTING ROOM BUILDING AND CONVERSION OF CURRENT 700 SQ FT NCELPO/ NCELPO

### APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Site Plan
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Tree Permit
- Minor Use Permit
- Plc
- Va
- Su
- Modification to approved land use permit

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

Landowner Name John & Jill Backer Daytime Phone (805) 400-7322  
 Mailing Address 8790 E Highway 41, Creston, CA Zip Code 93432  
 Email Address: jbacker@augustridge.com

Applicant Name John & Jill Backer Daytime Phone (805) 400-7322  
 Mailing Address 8790 E Highway 41, Creston, CA Zip Code 93432  
 Email Address: jbacker@augustridge.com

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

### PROPERTY INFORMATION

Total Size of Site: +/- 32 acres Assessor Parcel Number(s): 035-111-040 (pulls up under 035-111-022)  
 Legal Description: COAL06-0390001Ptn. of parcel in voluntary merger recorded October 31, 2005 as Doc. No. 2005091598 associated with LLA  
 Address of the project (if known): 8790 Highway 41, Creston, CA 93432  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 41 East towards Creston. Approximately 1 mile after Cripple Creek Road on the North Side of Highway 41

Describe current uses, existing structures, and other improvements and vegetation on the property:  
SFD, Olive Grove, Vineyards, wine processing w/tasting room, Wells, Grazing

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): NEW 984 SQ. FT. TASTING ROOM BUILDING AND CONVERSION OF CURRENT 700 SQ. FT. TASTING ROOM TO ADDITIONAL PRODUCTION AREA. PROPOSED 6 EVENTS WITH UP TO 80 PEOPLE ANNUALLY. WITH NO AMPLIFIED MUSIC PAST 5PM

### 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 *John Backer* Date 8 MAY 2015

**FOR STAFF USE ONLY**  
 Reason for Land Use Permit: \_\_\_\_\_

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

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

**Type of project:**  Commercial  Industrial  Residential  Recreational  Other

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

Describe existing and future access to the proposed project site: EXISTING ACCESSES FROM HIGHWAY 41

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

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

North: AG - SOME RR South: AG  
East: AG West: AG

**For all projects, answer the following:**

Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: 984 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: 4- additional Height of tallest structure: 20' 6"  
Number of trees to be removed: \_\_\_\_\_ Type: \_\_\_\_\_  
Setbacks: Front 270' Right +/-1,500' Left 286' Back 417'

**Proposed water source:**  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

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

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

**For commercial/industrial projects answer the following:**

Total outdoor use area: 769  sq. feet  acres  
Total floor area of all structures including upper stories: 984 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:**

- 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: 18 acres  
Moderate slopes of 10-30%: 15 acres  
Steep slopes over 30%: 0 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: PREVIOUS FOR PRODUCTION BUILDING, SFD AND ACCESS
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: HIGHWAY 41 E

**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 WINERY PROCESSING / DOMESTIC  
 Commercial/Office - Explain TASTNG ROOM  
 Industrial – Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: ONE WELL
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 <sup>21</sup> \_\_\_\_\_ Hours <sup>120</sup> \_\_\_\_\_ 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? WINERY PROCESS RELATED
- 2. Name of Solid Waste Disposal Company: \_\_\_\_\_
- 3. Where is the waste disposal storage in relation to buildings? BEHIND BUILDING
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?  
 Yes    No

**Community Service Information**

- 1. Name of School District: ATASCADERO
- 2. Location of nearest police station: ATASCADERO
- 3. Location of nearest fire station: CRESTON
- 4. Location of nearest public transit stop: ATASCADERO
- 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:  
AGRICULTURAL / RESIDENTIAL
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?    Yes    No  
 If yes, please describe: \_\_\_\_\_
- 3. Has an archaeological surface survey been done for the project site?    Yes    No  
 If yes, please include two copies of the report with the application.

**Commercial/Industrial Project Information**

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

- 1. Days of Operation: 7 days   Hours of Operation: 10-5
- 2. How many people will this project employ? 4
- 3. Will employees work in shifts?    Yes    No  
 If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
- 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: Wine process waste pomace and process waste water.
- 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.  
2006, new access was added 430 east of existing driveway as per Caltrans standards

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 5-10
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees  Yes  No  
If yes, please specify what you are proposing: \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  
 Yes  No If yes, please describe: \_\_\_\_\_

**Agricultural Information**

**Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.**

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

**Special Project Information**

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

**Energy Conservation Information**

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

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

**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
Re-use of winery waste (pomace) as fertilizer, and winery wastewater for irrigation and dust control. Development is minimal and located within previously disturbed 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: San Joaquin Kit Fox habitat area
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): ED associated with previously approved MUP DRC2005-00270

**Other Related Permits**

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

(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.)



AUGUST RIDGE VINEYARD MUP AMENDMENT  
SUPPLEMENTAL DEVELOPMENT STATEMENT  
8790 HIGHWAY 41, CRESTON  
APN 035-111-010

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**General Description:**

August Ridge Vineyard is a +/-32 acre parcel located at 8790 Highway 41 East, in Creston, CA, currently owned by John and Jill Backer. The site is zoned Agriculture and is located within the Paso Robles Groundwater Basin area. Mr. and Mrs. Backer live in the existing residence on the west side of the property near the existing permitted winery facility which includes production area, case storage and a small tasting room. The main point of the entrance for the residence and winery is located on Highway 41 where an existing unpaved road, which complies with Cal Fire requirements, provides access to the vineyards, winery facility building and residence. The property is planted with vineyards, fruit trees and an olive orchard. On the southwest corner of the property is one well that services the residence and the agriculture operations beside the olive orchard.

**Existing Winery Operations:**

August Ridge Vineyard's winery and tasting room was entitled with Minor Use Permit (DRC2005-000270) and has been operating since 2007. The following uses were permitted with the original Minor Use Permit:

1. The project approval includes the following:
  - a. Conversion of an existing 1,750 square foot agricultural barn into a 1,640 square foot winery with a 110 square foot tasting room.
  - b. Wine case production of approximately 3,000 cases per year.
  - c. The project will result in the disturbance of approximately 25,000 square feet for the development of a new access road off Highway 41 East.
  - d. The project approval does not authorize special events other than wine industry events and unadvertised events for no more than 50 people.

The winery is entitled to produce up to 3,000 cases per year under the original MUP. August Ridge has plans to expand their production and direct marketing exposure of their wine to their customers through a new tasting room and special events.

**Proposed Project:**

The proposed project will be the construction of a new, 984 square-foot agrarian style building to house a new tasting room, commercial kitchen, office and restroom. The existing 700 square foot tasting room, located in the winery, will be converted to additional production and barrel storage once the new tasting room building is constructed. Ultimate case production is proposed for up to 10,000 cases annually. The application also includes the request to host six special events with up to 80 people annually. The events will not have outdoor amplified music after 5pm. Secondary access is provided and has been reviewed by Cal Fire Inspector Clint Bullard. This project requires fire safety upgrades in order to comply with current Cal Fire standards; replacing a 5,000 gallon tank with a 10,000 gallon tin tank, new fire riser, heat detection tied into the existing building and updating the Knox box.

**Siting:**

The new tasting building is proposed to be located within a disturbed area, immediately southwest of the existing winery, shown where the red SUV is located in the photo below. Minimal impacts will occur to this area as the area is already improved, flat and is within the existing building envelope.



**Visual:**

The existing structures are visible from Highway 41; however they are surrounded by an olive orchard along the south sides, fruit trees to the north and Ray wood Ash trees at the Northwest corner of the building. The new tasting room building will be located adjacent to the existing winery. Existing landscaping screens and softens the appearance of the structures from Highway 41. Additionally, the agrarian style of the existing and proposed buildings provide visual relief because it is consistent with other buildings that are indicative of the rural landscape.

Water:

There is one existing well on this parcel which currently services the residences and the agricultural operations. The project is located in the Paso Robles Groundwater Basin and is currently subject to the Urgency Ordinance that was adopted by the San Luis Obispo County Board of Supervisors in 2013. As such a 1:1 offset is required which will require the removal of 1,250 square feet existing lawn. The project will be able to mitigate their new water use with on-site reductions in the current water use (i.e. off-sets).

Waste Water:

Wastewater is currently treated and land applied under provisions of the Regional Water Quality Control Board (RWQCB) winery wastewater waiver. The increase in case production (ultimate 10,000 cases), will also fall under the parameters of the current RWQCB winery wastewater waiver (updated NOI will be required).

Biological Impacts:

Implementation of the project will result in new construction of the proposed tasting room building. However the tasting room is sited to be located in a previously disturbed area, associated with the previous land use permit and subsequent building permits. The previous entitlement had a San Joaquin Kit Fox habitat evaluation form was prepared which mitigated impacts at a ratio of 1:1. It would be assumed that a biologist would conduct a preconstruction survey prior to construction.

## **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.

There will be on-site: Crushing, fermenting, barrel aging, blending, bottling, and case goods storage.

2. How much wine will be produced?

Up to 10,000 cases of wine are estimated to be produced from on and off site vineyards.

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?

Traffic related to the processing of 10,000 cases of wine is expected to have up to 10 trips during harvest. Other winery related trips in the off season will be 5-10 weekday average daily trips. The tasting room will be generating the same amount as with existing tasting room as it is being relocated.

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.

A reclamation waste water system was installed under the original entitlement. All waste will go into a holding tank where the solids will settle and the liquids will be treated and used as irrigation and dust control. Ultimate case production at 10,000 cases will fall under a winery wastewater waiver with RWQCB.

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.)

Ultimate case production at 10,000 cases will generate an estimated 806 gpd during peak production and 556 gpd on average. Wastewater will be treated and re-used onsite for vineyard irrigation and dust control. The winery wastewater system is approved by RWQCB and currently has a waiver from the Winery Discharge Permit Requirements.

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

Currently the two owners manage the winery and daily. With the expansion there will be four additional employees, in total 6 employees.

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

Food pairing may occur as normal operation of the tasting room. A commercial kitchen is proposed which will require a food facility permit through the Environmental Health Department.

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

The winery will process grapes from on-site vineyards, as well as other area vineyards.

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

Fire suppression will need to be upgraded. Water reservoirs are not part of the application. Wastewater is treated in a holding tank and then land applied.

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?

The applicant currently participates in industry-wide events such as winemaker dinners and/or open houses during the established event weekend. Guest parking for these events provided east of the existing Olive Orchard with access from the existing road which is the main point of entrance. With the expansion we are proposing to hold six events with up to 80 people annually. There will be unimproved overflow parking provided for these events near the main entrance as well as secondary access.

## Ordinance Evaluation of the Winery

Below is a detailed evaluation of how the project is consistent with LUO requirements provided in LUO Section 22.30.070.D

**22.30.070 - Ag Processing Uses:** Agricultural processing activities as defined by the Land Use Element, including but not limited to wineries, packing and processing plants and fertilizer plants, are allowable subject to the following:

**A. Permit requirements.** Table 2-2 requires a Conditional Use Permit for Ag Processing Facilities within the Rural Residential Land Use Category.

**B. Application content.**

**(1) Public Notice.**

**(a) Prior to application submittal.** The applicant shall submit evidence that the neighboring property owners and the applicable advisory group were notified of the request prior to the submission of the land use permit to the county. This notice shall be provided by the applicant sending a letter using the form provided by the Department of Planning and Building. The letter shall be mailed or delivered at least 10 days prior to application submittal to the applicable advisory group and to all owners of real property as shown on the latest equalized assessment roll within 1,000 feet of the subject site.

*A notice was sent to the neighbors on April 22, 2015. Please see attached notice sent to neighbors and 1,000 foot radius mailing list.*

**(b) Public hearing notice.** Public notice shall be provided to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed AG processing site and to all property owners fronting any local roads that serve the facility back to an arterial or collector, instead of in the manner normally required for public hearings by Section 22.70.060. Public notice may be required to be provided to properties greater than 1,000 feet away for certain applications at the discretion of the Director of Planning and Building.

**2. Description of Use.** Applications for agricultural processing uses are to include a description of all processes and equipment proposed for use on the site, and a description of measures proposed to minimize the off-site effects of dust, odor or noise generated by the proposed

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Lacey@kirk-consulting.net

operation. Such information is to be provided in addition to that specified in Article 6 (Land Use and Development Permit Procedures), in order to evaluate the conformity of a proposed use with the standards of Article 3 (Site Planning and General Project Design Standards).

*Noise levels will abide by County standards.*

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

*Subsection is not applicable.*

**D. Standards for specific uses.**

1. **Fertilizer plants.** The following are minimum requirements to enable consideration of a specific proposal. Greater separation between fertilizer plants and other uses may be required through land use permit approval.
  - (a) **Location:** No closer than one-half mile from any residential category located within an urban or village reserve line; and no closer than 400 feet to any residence outside the ownership of the applicant.
  - (b) **Setbacks:** 200 feet from each property line.
2. **Wineries.** For the purposes of this section, a winery is defined as an agricultural processing facility used for the processing (fermentation when combined with any of the following: crushing, barrel aging, blending, and bottling) of juices into wine or the re-fermenting of still wine into sparkling wine. This definition does not include the storage of case goods in the absence of processing (included under Warehousing).

*This proposal is considered a winery because it intends to process and store wine on site.*

- a. **Access location.** The principal access driveway to a winery with public tours, tasting, retail sales or special events held in compliance with subsection D.2.i. is to be located on or within one mile of an arterial or collector.

*The principal access driveway is located on Highway 41 which is a designated arterial road.*

- b. **Solid waste disposal.** Pomace may be used as fertilizer or soil amendment, provided that such use or other disposal shall occur in accordance with applicable Health Department standards.

*The winery will utilize pomace as a soil amendment.*

- c. **Liquid waste disposal.** Standards will be set, where applicable, through Regional Water Quality Control Board discharge requirements developed pursuant to Section 22.10.180 (Water Quality).

*The original entitlement obtained a permit from the RWQCB and currently qualifies for a waiver from the individual permit requirements. This allowance will be updated with case production expansion through RWQCB.*

- d. **Setbacks.**

- (1) **Rural areas.** All winery structures and outdoor use areas shall be a minimum of 100 feet from each property line and no closer than 200 feet to any existing residence outside of the ownership of the applicant. Where a winery has public tours, tasting, retail sales, or special events (in compliance with subsection D.2.i.), the setback shall be increased to 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant. These setbacks can be modified through Minor Use Permit approval when Conditional Use Permit is not otherwise required by Subsection A. Approval may be granted only after the Review Authority first determines that the request satisfies any of the following findings: (1) there is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III); (2) the property fronts an arterial or collector street; (3) the setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation or (4) is a legally constructed existing structure that was built prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.

*The project meets all of the required setbacks of 200 feet to the property line and is more than 400 feet from residences outside the owner's property; therefore it meets minimum setback requirements for a winery, with tasting, in a rural area.*

**(2) Urban and village areas.** As required by Section 22.10.140 et seq.

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

*All signage will comply with Section 22.20 requirements*

**f. Parking.** Parking shall be provided in compliance with Section 22.18. (Parking and Loading Standards) Parking lot construction standards shall be provided in compliance with Section 22.18.060. The parking shall be located and/or landscaped so it is screened from public roads where topography or existing on-site vegetation (including vineyards) does not provide for adequate screening. No parking shall be allowed within any adjoining road right-of-way.

*Current parking area has 6 spaces and one handicapped space is which meets the parking requirements described in Chapter 22.18.060 of the LUO. All parking spaces are screened by a combination of existing vineyards and ornamental landscaping/trees. The handicapped space will be relocated to the south side of the proposed project next to two additional standard spaces placed on a new concrete pad.*

**g. Design standards.**

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

*The exterior design is Agrarian and will comply with agricultural/residential design standards suggested in the Land Use Ordinance*

**(2) Screening.** Any portion of the winery structures that are visible from public roads shall be screened where necessary to ensure the rural character of the area is unchanged unless screening is not practical, feasible

or necessary due to existing topographic conditions or existing on-site vegetation (including vineyards). The screening may include such measures as landscape or existing vegetative screening, existing topography, and/or arrangement of the structures on the site to minimize bulky appearance. Any tank located outside of structures shall be screened 100 percent from public roads.

*The existing facility and proposed structure will continue to be screened by the existing olive orchard, fruit trees, and Ash trees effectively screen the majority of the building to increase the effectiveness of vegetation screening; the existing building is set approximately two and a half feet below the top of the ridgeline to the south.*

- (3) Height.** The maximum height of any structure associated with a winery facility shall be 35 feet. The height may be increase to 45 feet where a pitched roof of greater than 4 in 12 is proposed and at least 50 percent of the structure is at 35 feet in height or less.

*The maximum building height for the proposed winery is 20-feet 6-inches, consistent with the height requirements provided in the LUO.*

- (4) Lighting.** All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed operated in a manner that would throw light, either reflected or directly, in an upward direction.

*Prior to issuance of building permits, the applicant will submit an exterior lighting proposal to the Planning Department. The lighting plan will conform to this section of the Land Use Ordinance.*

- h. Tasting rooms.** Tasting rooms shall be clearly incidental, related and subordinate to the primary operation of the winery as a production facility.
- (1) Permit requirement.** Minor Use Permit approval. Tasting rooms shall also meet all the standards for wineries set forth in Subsection D.2., in addition to the specific standards of this Subsection.

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

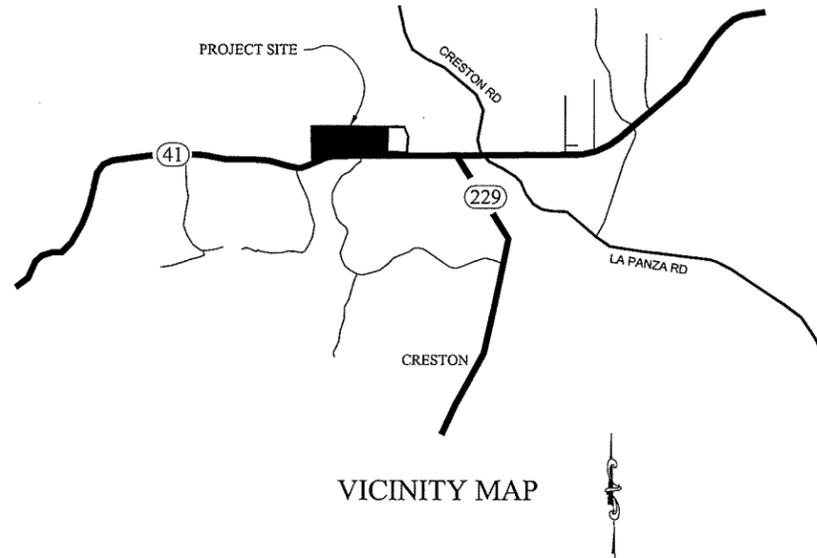
*The existing tasting area is small and located within the winery facility and will be converted to production and case storage when the proposed structure is built which will house the new tasting room.*

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

*The proposal includes a special event program with six events with no more than 80 guests. All special events will abide by the county winery noise ordinance section and will not have outdoor amplified music before 10am and after 5pm during these events.*

# AUGUST RIDGE TASTING ROOM

**8790 EAST HIGHWAY 41  
CRESTON, CA 93432**



### PROJECT AREAS

SITE AREA:	32.32 ACRES
EXISTING BARN:	1,800 S.F.
(E) TASTING ROOM TO CONVERT TO PRODUCTION:	700 S.F.
(E) PRODUCTION / BARREL STORAGE:	1,100 S.F.
NEW TOTAL AREA OF PRODUCTION / BARREL STORAGE:	1,800 S.F.
NEW TASTING ROOM BUILDING:	984 S.F.
NEW OUTDOOR PATIO:	769 S.F.

### PROJECT DATA

SCOPE OF WORK:	CONVERSION OF (E) TASTING ROOM AREA IN BARN TO ADDITIONAL BARREL STORAGE / PRODUCTION AREA AND CONSTRUCTION OF A NEW TASTING ROOM BUILDING.
APN:	035-111-022
ADDRESS:	8790 EAST HIGHWAY 41 CRESTON, CA 93432
ZONING:	AGRICULTURAL
CBC CONSTRUCTION TYPE:	TYPE VB
CBC OCCUPANCY:	B
SPRINKLERS?:	NO
NO. OF STORIES:	1
BUILDING HEIGHT:	20'-6"

### DIRECTORY

OWNERS:  
JOHN AND JILL BACKER  
8790 EAST HIGHWAY 41  
CRESTON, CA 93432

DESIGNER:  
DON LOVE  
11313 CUERVO WAY  
ATASCADERO, CA 93422  
209-535-1907

### SHEET INDEX

T.0	PROJECT DATA
A1.1	SITE PLANS
A2.1	TASTING ROOM FLOOR PLAN
A2.2	EXISTING BARN FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS

PROJECT  
AUGUST RIDGE  
TASTING  
ROOM  
8790 EAST HW 41  
CRESTON  
CALIFORNIA 93432

DRAWN BY  
DON LOVE

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DATES  
04/13/15 MUP

SIGNATURE  
*Don Love*

SHEET TITLE  
**PROJECT  
DATA**

SHEET #  
**T.0**

PROJECT  
 AUGUST RIDGE  
**TASTING ROOM**  
 8790 EAST HW 41  
 CRESTON  
 CALIFORNIA 93432

DRAWN BY  
 DON LOVE

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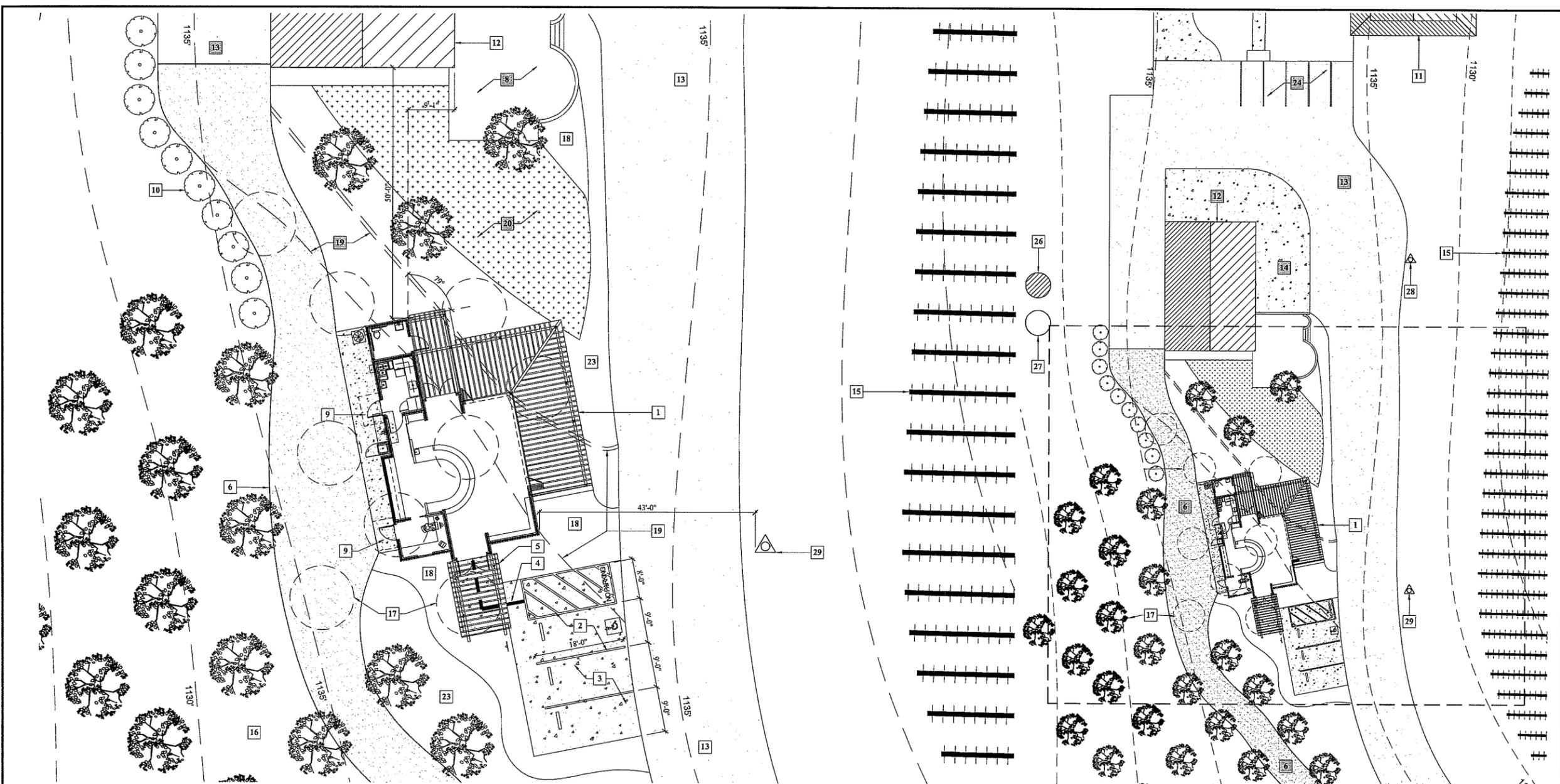
DATES  
 04/13/15 MUP

SIGNATURE  
*Don Love*

SHEET TITLE

**SITE PLANS**

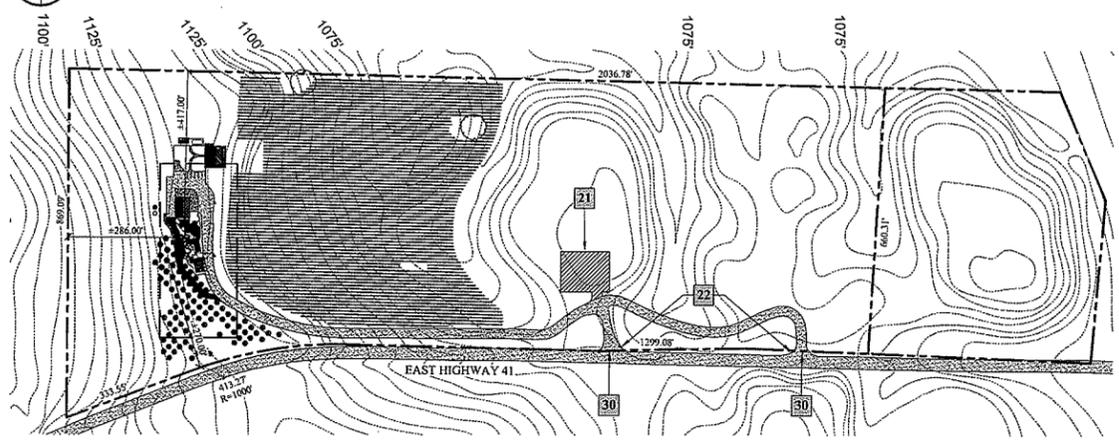
SHEET #  
**A1.1**



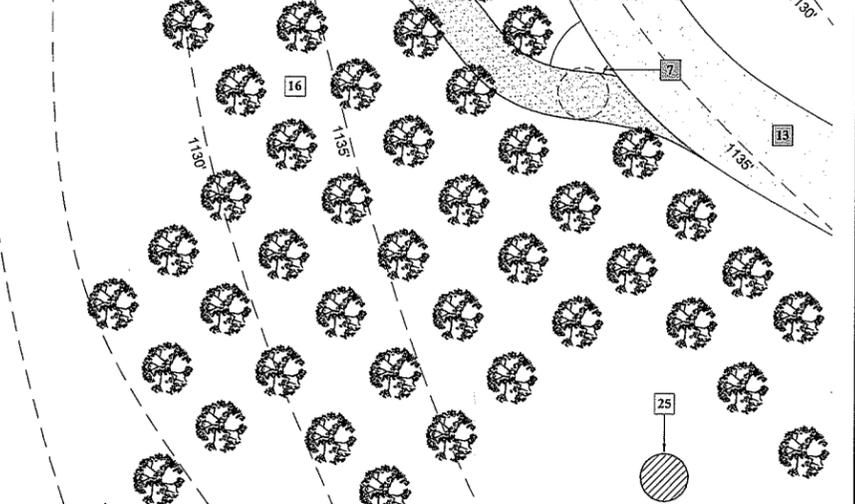
**ENLARGED SITE PLAN**  
 SCALE: 1" = 10'-0"

**KEYNOTES:**

1. PROPOSED TASTING ROOM.
2. (N) VAN ACCESSIBLE PARKING SPACE AND SIGN.
3. (C) (N) STANDARD PARKING SPACES.
4. ACCESSIBLE PATH OF TRAVEL TO TASTING ROOM; MAX. SLOPE 5% IN DIRECTION OF TRAVEL; MAX. CROSS SLOPE 2% IN ANY DIRECTION.
5. (N) ENTRY PERGOLA.
6. (N) 12' WIDE PRIVATE ONE-WAY COMPACTED DIRT DRIVEWAY.
7. (N) "DO NOT ENTER" SIGN.
8. (E) PATIO TO REMAIN.
9. LEVEL CONCRETE LANDING.
10. (N) CYPRESS WINDBREAK.
11. (E) RESIDENCE NOT A PART.
12. SEE SHEET A2.2 FOR EXISTING BARN FLOOR PLAN.
13. (E) COMPACTED DIRT DRIVEWAY.
14. (E) CONCRETE PAD.
15. (E) VINEYARD.
16. (E) OLIVE TREE GROVE.
17. (E) OLIVE TREE TO BE RELOCATED; TYP. OF 10.
18. PLANTER.
19. (E) PRIVATE ACCESS DRIVEWAY TO BE ABANDONED.
20. 1,250 S.F. OF (E) TURF TO BE REMOVED AND REPLACED WITH PERMEABLE DECOMPOSED GRANITE.
21. OVERFLOW EVENT PARKING; 32 VEHICLES x 400 S.F. = 12,800 S.F.
22. PRIMARY & SECONDARY SITE ACCESS. SECONDARY VEHICLE GATE TO REMAIN UNLOCKED DURING EVENTS.
23. GRAVEL.
24. EXISTING PARKING AREA.
25. (E) 5,000 GALLON POLYCARBONATE WATER STORAGE TANK TO BE REPLACED WITH A 10,000 GALLON STEEL WATER STORAGE TANK.
26. RELOCATE REPLACED POLY. WATER STORAGE TANK AS SHOWN AND CONNECT AS ADDITIONAL RECLAMATION STORAGE TANK.
27. (E) POLY. RECLAMATION STORAGE TANK TO REMAIN & PROTECT.
28. (E) 4" FIRE RISER TO REMAIN.
29. (N) 4" FIRE RISER TO SERVE TASTING ROOM, CONNECT TO (E) LATERAL.
30. (E) KNOX BOX AT VEHICLE GATE TO BE UPGRADED TO MEET CURRENT CALFIRE STANDARDS.



**OVERALL SITE PLAN**  
 SCALE: 1" = 200'-0"



**SITE AREA PLAN**  
 SCALE: 1" = 20'-0"

DRAWN BY  
 DON LOVE

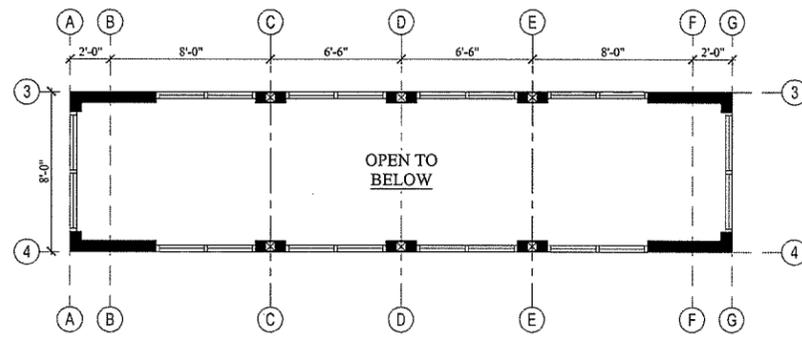
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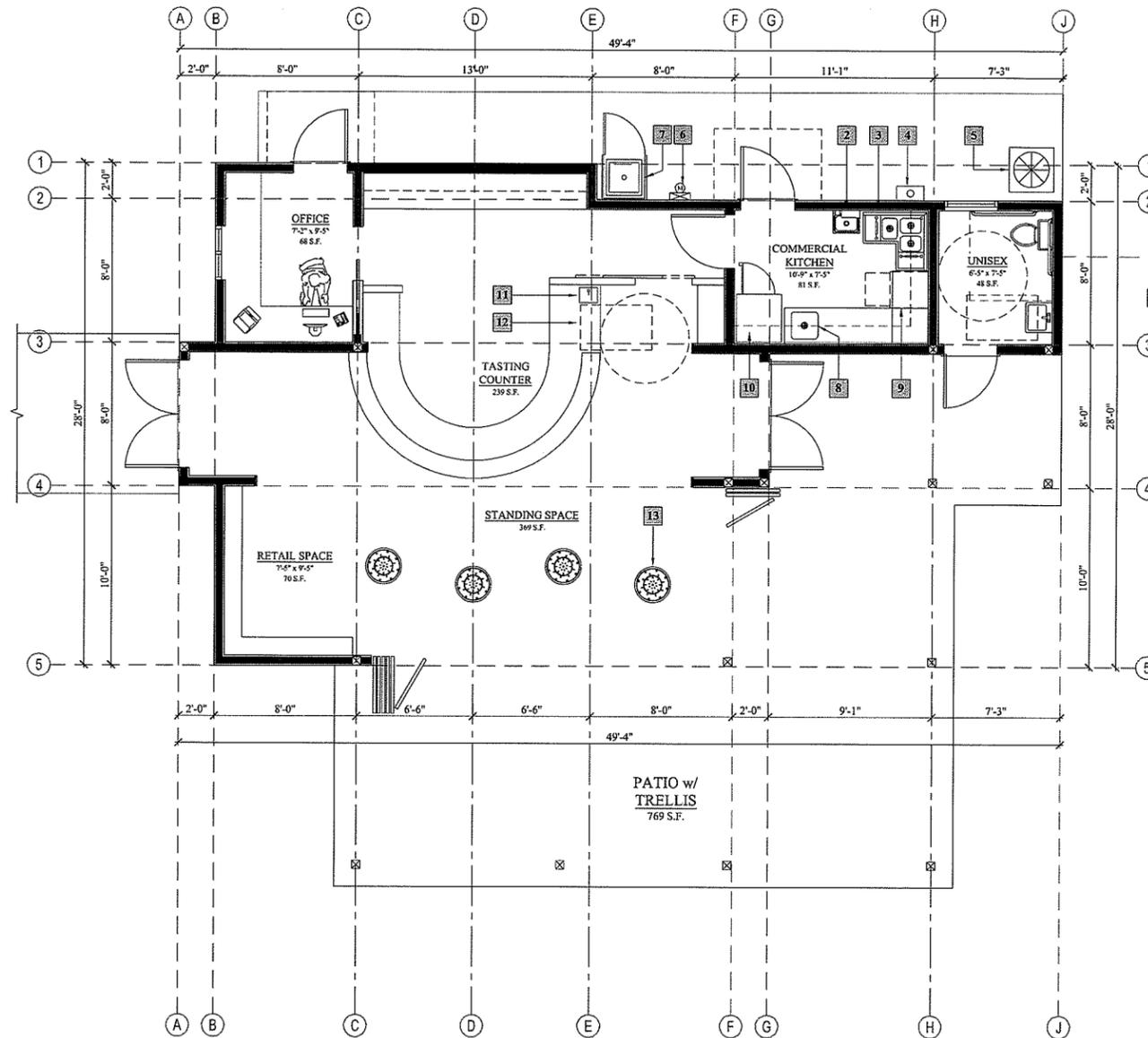
SIGNATURE  
*Don Love*

SHEET TITLE  
**TASTING ROOM FLOOR PLAN**

SHEET #  
**A2.1**



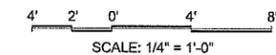
**CLERESTORY PLAN**  
 SCALE: 1/4" = 1'-0"



**FLOOR PLAN** 984 s.f.  
 SCALE: 1/4" = 1'-0"  
 NORTH

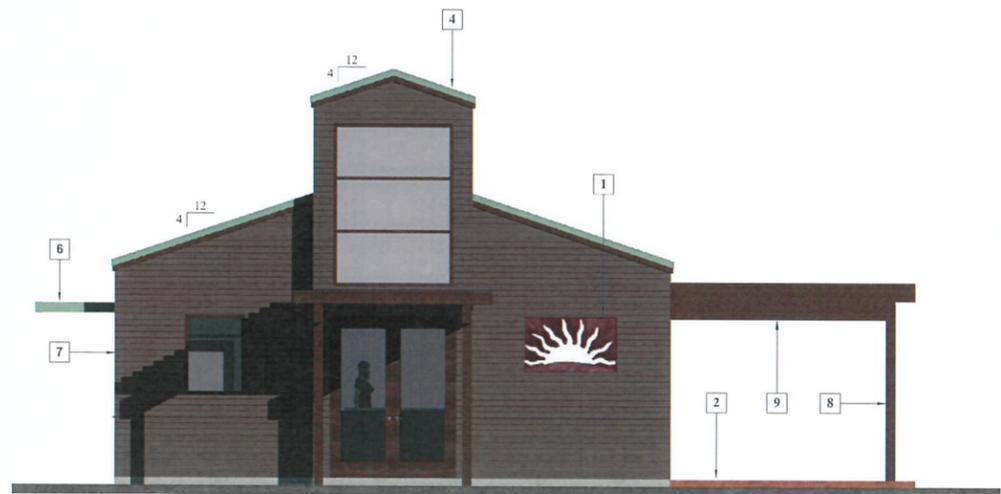
**FLOOR PLAN NOTES**

1. (E) HEAT DETECTORS TO BE INTERCONNECTED WITH (N) TASTING ROOM HEAT DETECTION SYSTEM. PROVIDE UNDERGROUND CONDUIT AS REQUIRED.
2. HAND WASH SINK WITH SPLASH GUARD.
3. 3 COMPARTMENT WAREWASH SINK.
4. EXTERIOR TANKLESS WATER HEATER.
5. HVAC CONDENSING UNIT.
6. (N) ELECTRIC PANEL & METER.
7. STAINLESS STEEL EXTERIOR MOP SINK CABINET.
8. FOOD PREP SINK AND COUNTER.
9. UNDERCOUNTER COMMERCIAL DISHWASHER.
10. COMMERCIAL REFRIGERATOR.
11. WATER STATION.
12. ACCESSIBLE TASTING COUNTER.
13. BAR TABLES.

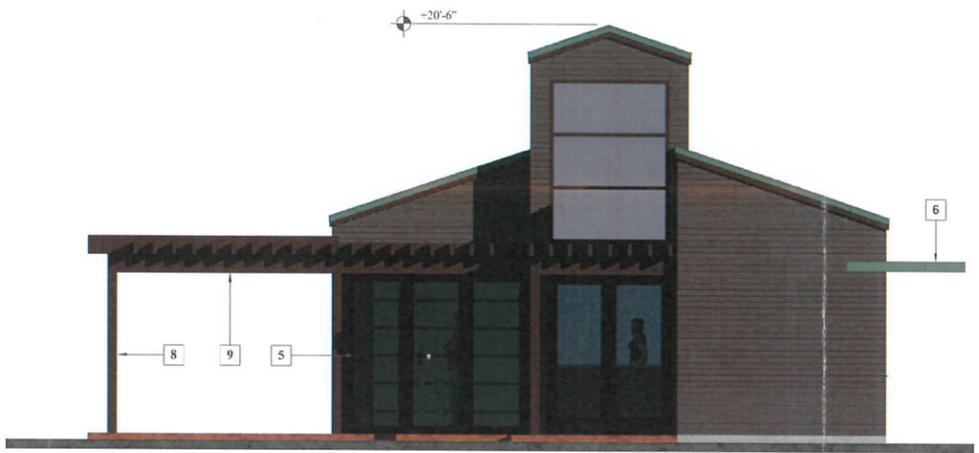




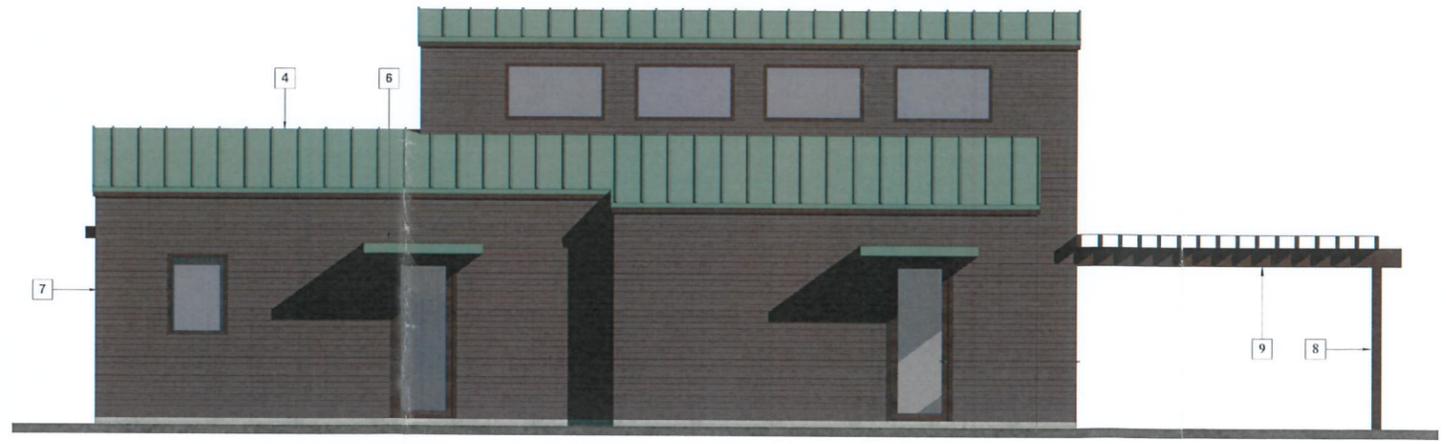
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

- NOTES:
1. CORE-10 STEEL BACK-LIT LOGO CUTOUT.
  2. CONCRETE PATIO.
  3. OPERABLE CLERESTORY WINDOWS.
  4. STANDING SEAM METAL ROOF.
  5. SLIDING PANORAMIC DOOR.
  6. ALUMINUM AWNING.
  7. FIBER CEMENT LAP SIDING.
  8. 6x6 POST.
  9. OPEN TRELLIS.

PROJECT  
 AUGUST RIDGE  
**TASTING ROOM**  
 8790 EAST HW 41  
 CRESTON  
 CALIFORNIA 93432

DRAWN BY  
 DON LOVE

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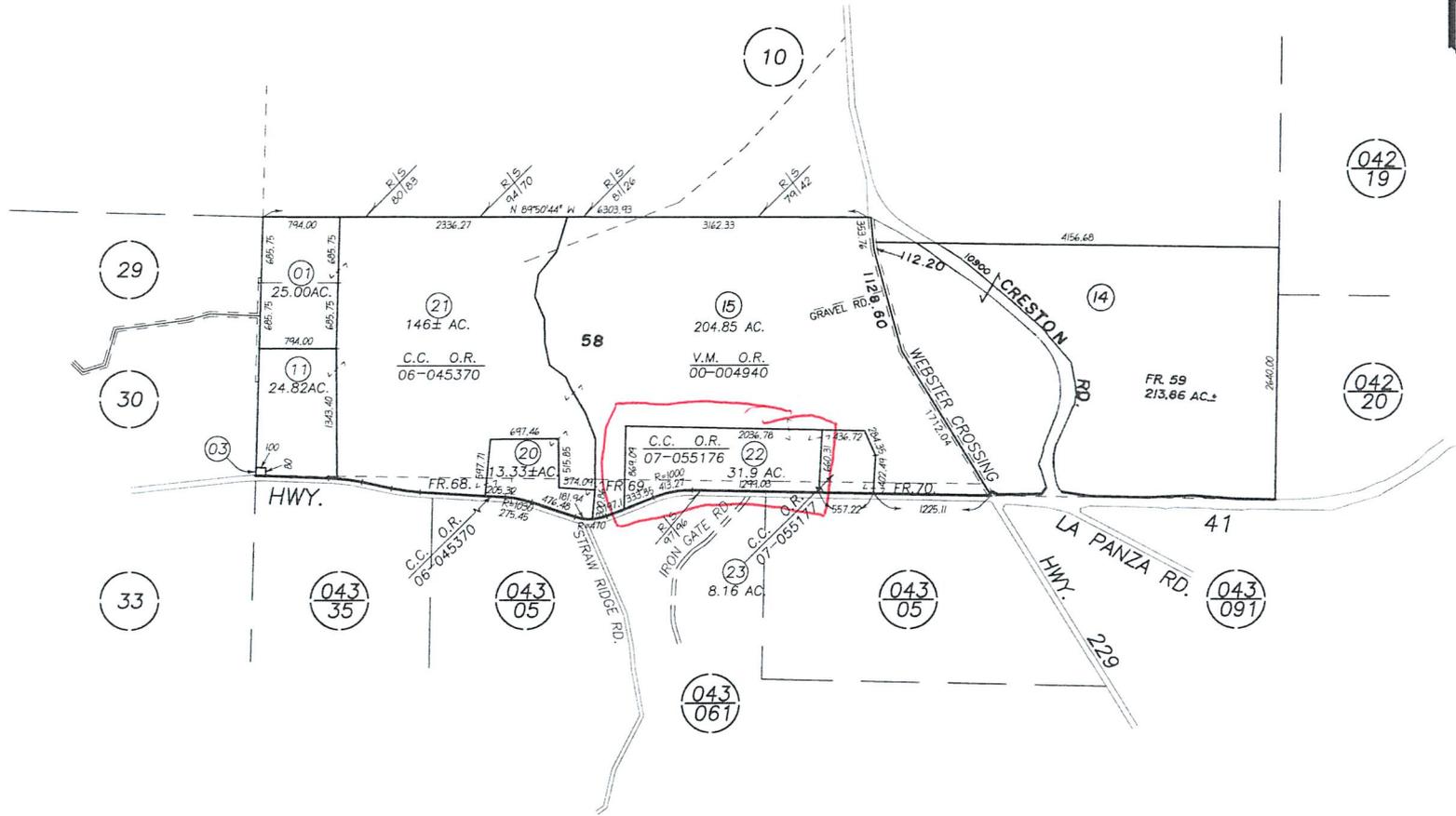
DATES  
 04/13/15 MUP

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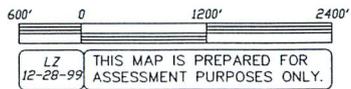
SHEET TITLE  
**EXTERIOR ELEVATIONS**

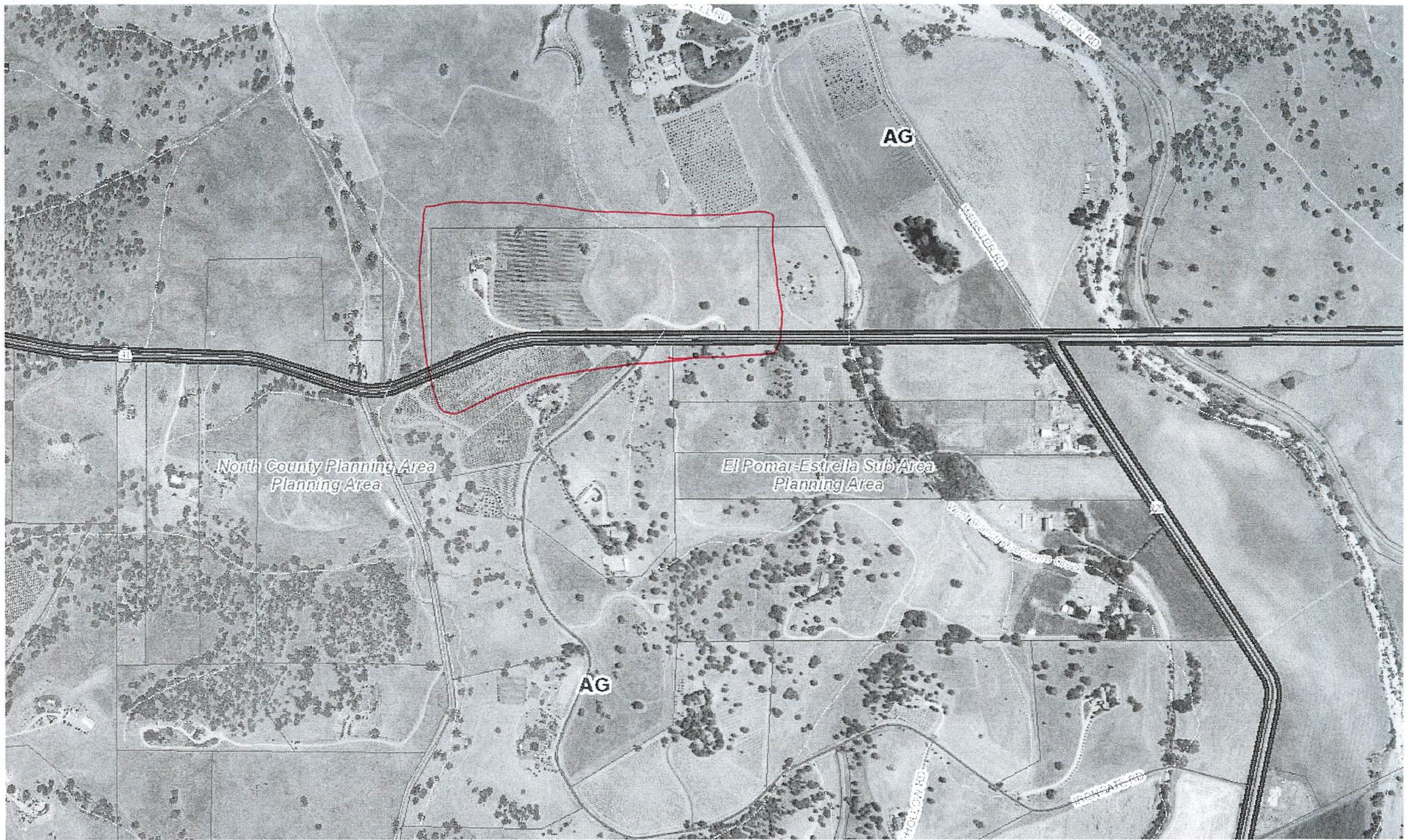
SHEET #  
**A3.1**

4' 2' 0' 4' 8'  
 SCALE: 1/4" = 1'-0"



REVISIONS	
I.S.	DATE
06-322	04-11-06
07-154	08-31-06
08-247	11-08-07





North County Planning Area  
Planning Area

El Pomar-Estrella Sub Area  
Planning Area

AG

AG

HARTLEY RD

HARTLEY RD

HARTLEY RD

WINDY HOLLOW RD

WINDY HOLLOW RD

WINDY HOLLOW RD



# Parcel Summary Report For Parcel # 035-111-022

5/21/2015  
2:38:31PM

## 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    BACKER JOHN A  
          PO BOX 451    CRESTON CA 93432-0451  
OWN    BACKER JILL C

### Address Information

Status            Address  
P                    00000 EA HIGHWAY 41    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>
COAL06-	039	0001	North Cty. Plan	North County I AG				Y		

### Parcel Information

Status    Description  
Active    RHO HR HRO & ADJ LDS PTN    LTS 58 & 69

### Notes

#### Tax Districts

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

### Case Information

Case Number:            Case Status:



# Parcel Summary Report For Parcel # 035-111-022

5/21/2015  
2:38:31PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

DRC2005-00270      CMP              Primary Parcel

**Description:**

NEW WINERY WITH TASTING IN EXISTING AG BUILDING

DRC2014-00144      REC              Primary Parcel

**Description:**

NEW 984 SQ FT TASTING ROOM BUILDING AND CONVERSION OF CURRENT 700 SQ FT TASTING ROOM TO ADDITIONAL PRODUCTION AREA. PROPOSED 6 EVENTS WITH UP TO 80 PEOPLE ANNUALLY. WITH NO AMPLIFIED MUSIC PAST 5 PM

PMT2005-02059      CMP              Primary Parcel

**Description:**

AG EXEMPT BUILDING - 1750 SF

PMT2005-03065      WIT              Primary Parcel

**Description:**

WIT - ADD PLUMBING TO AN AG EXEMP BLDG (PMT2005-02059)

PMT2006-00597      FNL              Primary Parcel

**Description:**

ELECTRIC FOR AG EXEMPT BARN (PMT2005-02059)

PMT2007-00018      FNL              Primary Parcel

**Description:**

CONVERSION OF EXISTING AG BARN TO WINERY W/TASTING AND ASSOCIATED IMPROVEMENTS - TI FOR WINERY PMT 2007-00019 W/MINOR GRADING (EXISTING AG BARN PERMIT 2005-02059)

PMT2007-00019      FNL              Primary Parcel

**Description:**

TI FOR COMMERCIAL WINERY - PMT 2007-00018 (CONVERT EXISTING AG EXEMPT BARN TO COMMERCIAL WINERY BUILDING)

PMT2007-00893      FNL              Primary Parcel

**Description:**

AMMENDMENT TO PMT2007-00018- MINOR GRADING TO CHANGE DRIVEWAY APPROACH - HAS SWPPP

PRE2004-00177      REC              Primary Parcel

**Description:**

40 ACRES.

PRE2005-00127      REC              Primary Parcel

**Description:**

202.10 ACRES

SUB2005-00068      RDD              Primary Parcel

**Description:**

PROP 2 TO 1 MERGER

SUB2005-00225      RDD              Primary Parcel

**Description:**



## Parcel Summary Report For Parcel # 035-111-022

5/21/2015  
2:38:31PM

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

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOT LINE ADJUSTMENT (COAL 06-0039) TO ADJUST THE LOT LINES BETWEEN TWO PARCELS OF 2.09 ACRES AND 37.98 ACRES. THE ADJUSTMENT WILL RESULT IN TWO PARCELS OF 31.91 ACRES AND 8.16 ACRES EACH. THE PROJECT WILL NOT RESULT IN THE CREATION OF ANY ADDITIONAL PARCELS. THE PROPOSED PROJECT IS WITHIN THE AGRICULTURAL LAND USE CATEGORY AND IS LOCATED ON THE NORTH SIDE OF HIGHWAY 41, AT 8790 E. HIGHWAY 41 AND IS APPROXIMATELY 1 MILE NORTHWEST FROM THE TOWN OF CRESTON. THE SITE IS IN THE EL POMAR/ESTRELLA) PLANNING AREA.