



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/3/2015

TO: _____

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00145 3090 ANDERSON LLC – Proposed minor use permit for a new winery storage building of 17,808 sf, including a barrel room, case storage, flex space, restrooms, administration and a lab. Site location is 3090 Anderson Rd, Templeton.
APN: 040-051-034

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

DRC2014-00145

3090 ANDERSON L

MINOR USE PERMIT

MINOR USE PERMIT FOR NEW 17,500 SF WINERY BUILDING INCLUDING BARREL

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Site Plan
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Tree Permit
- Minor Use Permit
- F
- V
- S
- M

/ AG

... approved land use permit

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Damian Mavis, 3090 Anderson LLC Daytime Phone (805) 781-3133
 Mailing Address P.O. Box 12910, San Luis Obispo, CA Zip Code 93406
 Email Address: dmavis@covelop.net

Applicant Name Damian Mavis, 3090 Anderson LLC Daytime Phone (805) 781-3133
 Mailing Address P.O. Box 12910, San Luis Obispo, CA Zip Code 93406
 Email Address: dmavis@covelop.net

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: +/- 25 Acres Assessor Parcel Number(s): 040-051-034
 Legal Description: PM 20-83 PAR1
 Address of the project (if known): 3090 Anderson Road, Tempeleton, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: West Highway 46 and right on Anderson Road, property on Right. Main access off Anderson Rd

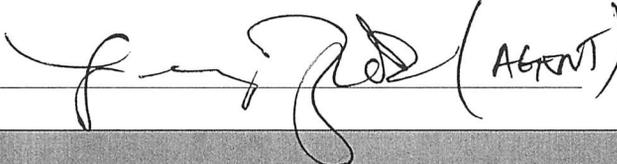
Describe current uses, existing structures, and other improvements and vegetation on the property:
SFD, Olive Grove, Vineyards, wine processing w/tasting room, Wells, Grazing

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): NEW 17,808SQ. FT. WINERY STORAGE BUILDING AERAS INCLUDE BARREL ROOM, CASE STORAGE, FLEX SPACE, RESTROOMS, ADMINISTRATION AND LAB.
OUTDOOR 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  (AGENT) Date 5.21.15

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): Setback modification 70 feet approved in 2001 prior to existing ordinances.

Describe existing and future access to the proposed project site: EXISTING ACCESSES FROM ANDERSON ROAD (MAIN) AND WEST HIGHWAY 46

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 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: 17,808 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: _____ Height of tallest structure: _____
Number of trees to be removed: 0 Type: _____
Setbacks: Front 663' 6" Right 163' 9" Left 1054' Back 70

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: 3,146 sq. feet acres
Total floor area of all structures including upper stories: 17,808 sq. feet

For residential projects, answer the following:

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

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: +/- 25 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ 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: PREVIOUS FOR EXISTING TASTING ROOM, WINERY SFD(S) AND ACCESS
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: HIGHWAY 46 W

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 RESTROOM, LAB & BREAKROOM
 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: Two wells
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ 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

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:

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): Building _____

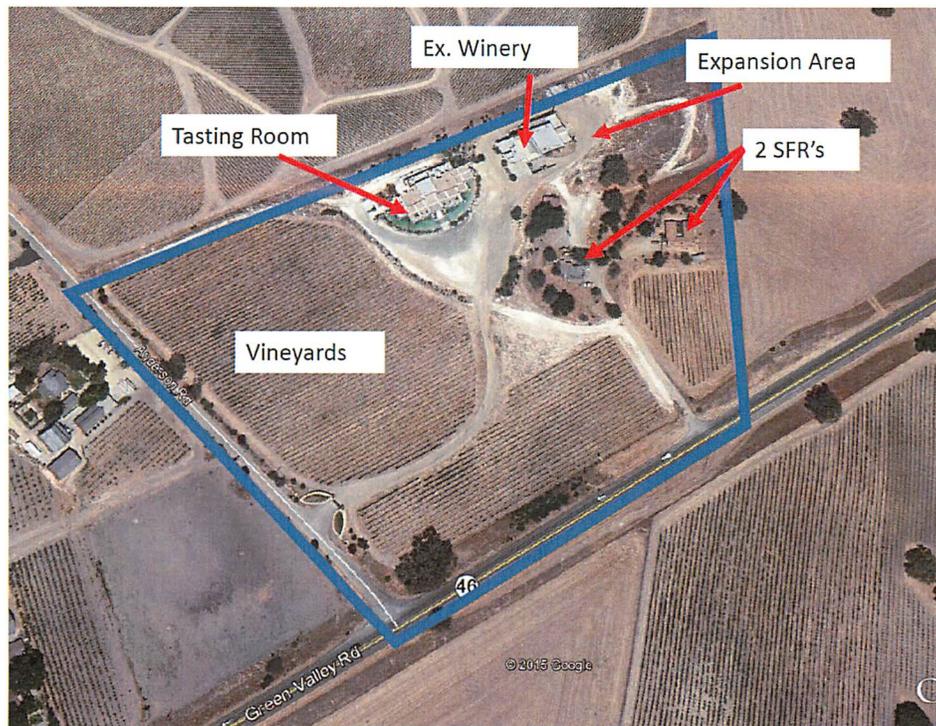
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

TOOTH AND NAIL WINERY MUP
SUPPLEMENTAL DEVELOPMENT STATEMENT
3090 ANDERSON ROAD, TEMPLETON, CA
APN 040-051-034

General Description:

Tooth and Nail Winery is located on a +/-25 acre parcel at 3090 Anderson Road in Templeton. The property was previously known as the Eagle Castle Winery. The site is zoned Agriculture and is located along the Highway 46 West corridor. The main point of entry for the winery facility is located on Anderson Road and a second access used for the residences is located on Highway 46 West. This property is in the North County Planning Area, Adelaida Sub Area. The property is not enrolled in the Williamson Act.

Existing structures on the site include a tasting room/hospitality center, a full production winery, two residences and an equipment shelter. The existing tasting room and winery facility are located along the northeast side of the property line, the residences are located on the east side of the property and the majority of the west and south sides are planted with vines. Neighboring uses include similar winery and agricultural uses.



Existing Winery Operations:

The existing winery facilities were approved by the Planning Commission in September of 2001. The Conditional Use Permit (D000234D) approved a phased project which included visitor-serving facilities and activities (tasting room, events and B&B) and winery production facilities.

Below is a summary of the existing entitlements approved in 2001:

Approved Use

1. This approval authorizes the construction of a new winery facility, tasting room/hospitality center up to 40 temporary events per year. The project will be constructed in three phases as described below.
 - Phase I - 1) a 15,400 sq. ft. winery building with a 2300 square foot outdoor crush area and a 2000 square foot barrel works area; and 2) a 7500 square foot tasting room/hospitality building and associated outdoor areas.
 - Phase II - Conversion of two existing residences to a bed and breakfast facility.
2. The applicant is authorized to hold up to hold 40 temporary events per year. Only one event is allowed at a time. The following events are approved with this permit.
 - 10 events per year at 75 persons per event.
 - 10 events per year at 100 persons per event.
 - 10 events per year at 150 persons per event
 - 10 events per year at 200 persons per event
 - Open House during the event weekends sponsored by the Paso Robles Vintners and Growers Association
 - Events, except for the open house weekends, shall last no more than one day each.
 - Events to occur between 9:00 a.m. and 10:00 p.m.
3. The 7,366 square foot phase 1 processing facility shall be completed and have a certificate of occupancy prior to final building inspection of the tasting room/hospitality center. Within 10 years the remaining 6,034 square feet of phase 1 of the Processing Facility shall be completed.

Building permits for the Hospitality Center and Phase 1 of the wine processing facility were issued in 2002 and finalized in 2011. Other ongoing uses on the site include the approved events program and the use of the two existing residences as residential vacation rentals. Although the Bed and Breakfast use of the residences has been 'vested' building permits to convert the residences to commercial Bed and Breakfast facilities have not been submitted. The existing use permit does not have a wine production limitation. It is estimated that wine production levels have varied over the years from 5,000 cases to 30,000 cases.

Proposed Project:

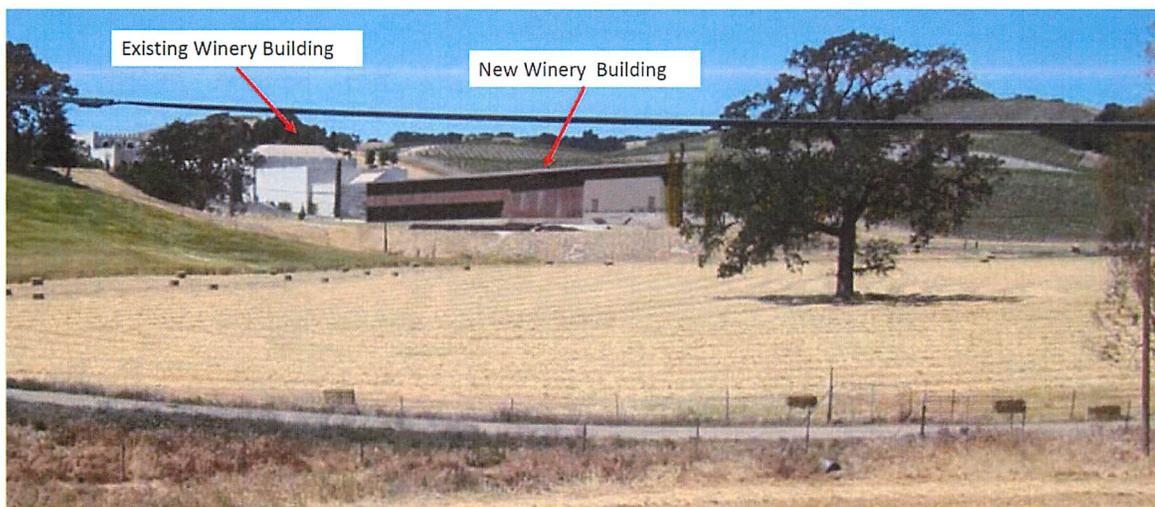
The proposed project will be the construction of a new, 17,808 square-foot agrarian style building for winery storage, which includes barrel and case storage.

Use areas are provided below:

Barrel Storage:	8,375 sq.ft
Case Good Storage:	5,224 sq.ft
Misc Use Area:	4,209 sq.ft
Total:	17,808 sq.ft

The approved phasing plan authorized 7,366 square foot processing area as part of Phase 1 with the remaining square footage (8,034 square feet – note there was a subtraction error in the original use permit square footage numbers) allowed to be constructed within 10 years of the completion of the Phase 1 processing facility

While the currently proposed processing facility is +/- 10,000 sq.ft. larger than the remaining square footage permitted to be constructed under the current use permit, the proposal is consistent the original conditions of approval. The building is proposed to be located within the area identified in Condition 6 of the original conditions of approval (located near the existing production facility, the northeast side of the site) and the building scale (height) is consistent with and actually lower than the roofline of the existing production facility. With the exception of the increase in square footage the proposed project is consistent with the original conditions of approval.



HIGHWAY 46 WEST VIEW

Setbacks:

This project includes a request for a setback modification to allow a 70 foot rear setback. The 2001 CUP was approved prior to the existing ordinance standards which require 100 foot setback. The project meets the current setback modification findings as the project is located on Highway 46 West, an arterial road. Further, the building is located in an area that was anticipated to be developed as it is the area that was designated for wine production uses on existing use permit.

Water:

There are two existing wells on this parcel which currently services the residences and the agricultural operations. The project is located outside the Paso Robles Groundwater Basin.

Waste Water:

The winery is currently enrolled in the RWQCB General Waste Discharge Permit system. A copy of the permit is attached.

Visual Impacts:

The existing structures are visible from Highway 46, however they are consistent with the existing development and the structural development approved under the existing use permit. The existing Tasting Room/Hospitality and Winery building as well as the proposed Winery Storage building all align parallel with the north property line. The east face of the new building, which is visible from Highway 46 will be screened with three California Pepper trees and ten Cypress tree interspersed between. Additionally, the agrarian style provides visual relief because it is consistent with other buildings that are indicative of the rural landscape. The attached viewpoints, VP-1.0 and VP-1.1, demonstrate the view from Highway 46 to the approved building envelope location for the proposed Winery Storage building. Note there is an existing large oak tree that provides natural screening.

Biological Impacts:

Implementation of the project will result in new construction of the proposed winery storage building in the originally approved location. The building area was previously grading with the permit for the Phase 1 wine production facility and does not support any native vegetation.

Answers to Typical Winery Development Application Questions

1. Please describe all stages of wine production that will occur at the proposed facility. Indicate if any stages of production will be performed off-site (such as the crushing of fruit).

There is wine processing currently occurring on the site. Processing activities will continue to include crushing, fermenting, barrel aging, blending, bottling, and case goods storage.

2. What is the estimated annual wine production for the proposed facility? Please indicate estimated cases/year.

There is not a production limit on the existing use permit. Up to 30,000 cases of wine may be produced annually on the site.

3. Based on answers to Question 1 and 2 above, how much truck/equipment traffic will be generated by the winery operations?

The building is intended to accommodate existing wine production. There may be a nominal increase in truck / equipment traffic of up to 1 -2 trips per week.

4. Please describe the quantities of liquid and solid waste generated on-site from winery operations.

Current Waste water production: 1,650 gallons per day peak daily during crush and 900 gallons per day non-crush. Any increase in wine production will require an update to the RWQCB permit.

5. How many employees will be employed by the winery? Please include staff at existing facilities and those required for any planned expansion of operations.

The building is intended to accommodate existing wine production. There may be an increase of up to one to two additional employees associated with this new building.

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

Tooth and Nail Winery has an existing tasting room that is open from 10-6 pm six days a week (closed Tuesday's). Their existing tasting room includes a Health Department approved commercial kitchen. Food pairing currently occurs as part of the wine tasting program.

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

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

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

Fire storage may need to be increased to serve the new building. The exact amount of storage will be determined by early consultation with a Fire Protection Engineer and Cal Fire. Water reservoirs are not part of the application.

9. 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 project currently has an approved Event Program and hosts events. No changes are proposed to the approved Event Program.

Approved Event Program:

2. **The applicant is authorized to hold up to hold 40 temporary events per year. Only one event is allowed at a time. The following events are approved with this permit.**

- **10 events per year at 75 persons per event.**
- **10 events per year at 100 persons per event.**
- **10 events per year at 150 persons per event**
- **10 events per year at 200 persons per event**
- **Open House during the event weekends sponsored by the Paso Robles Vintners and Growers Association**
- **Events, except for the open house weekends, shall last no more than one day each.**
- **Events to occur between 9:00 a.m. and 10:00 p.m.**

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 May 5, 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 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 currently processes and stores 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 within 300 feet off of Highway 46 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 winery is currently enrolled in the RWQCB General Waste Discharge Permit system. A copy of the permit is attached.

- 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 proposed processing building is located 70 feet from the northern property line. A setback modification modifying the rear property setback from 100 feet to 70 feet is required to be approved. The property fronts on an arterial road therefore the modification may be approved. Additionally the building expansion is located in the building footprint that is approved with the existing use permit. The 100 foot property line setback was not in place in 2001 when the existing use permit was approved. The project complies with the required setbacks of more than 200 feet from residences outside the owner's property

(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.

There is sufficient parking on the site to accommodate the four spaces necessary for the new building. A parking plan will be provided if deemed necessary.

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 proposed structure will be screened with California Pepper trees and cypress trees, which effectively screens the part of the building seen from Highway 46 to increase the effectiveness of vegetation screening.

- (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 building is 28-feet 6.5-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 building will remain unchanged and the new building will only be used to store barrel and case good storage.

- (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 project currently has an approved Event Program and hosts events. No changes are proposed to the approved Event Program.

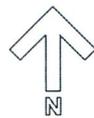
Approved Event Program:

2. **The applicant is authorized to hold up to hold 40 temporary events per year. Only one event is allowed at a time. The following events are approved with this permit.**
 - 10 events per year at 75 persons per event.
 - 10 events per year at 100 persons per event.
 - 10 events per year at 150 persons per event
 - 10 events per year at 200 persons per event
 - Open House during the event weekends sponsored by the Paso Robles Vintners and Growers Association
 - Events, except for the open house weekends, shall last no more than one day each.
 - Events to occur between 9:00 a.m. and 10:00 p.m.



- ① New Barrel & Case Storage
- ② (E) Winery
- ③ (E) Tasting Room
- ④ (E) Residence 1
- ⑤ (E) Residence 2

View Point Location Key Plan



View Point Location

Anderson Rd Winery & Storage
 3090 Anderson Road
 Paso Robles Ca 93446

job no: 10113
 file: v-1.0 View Point Location.dwg
 date/purpose:
 2015-04-27

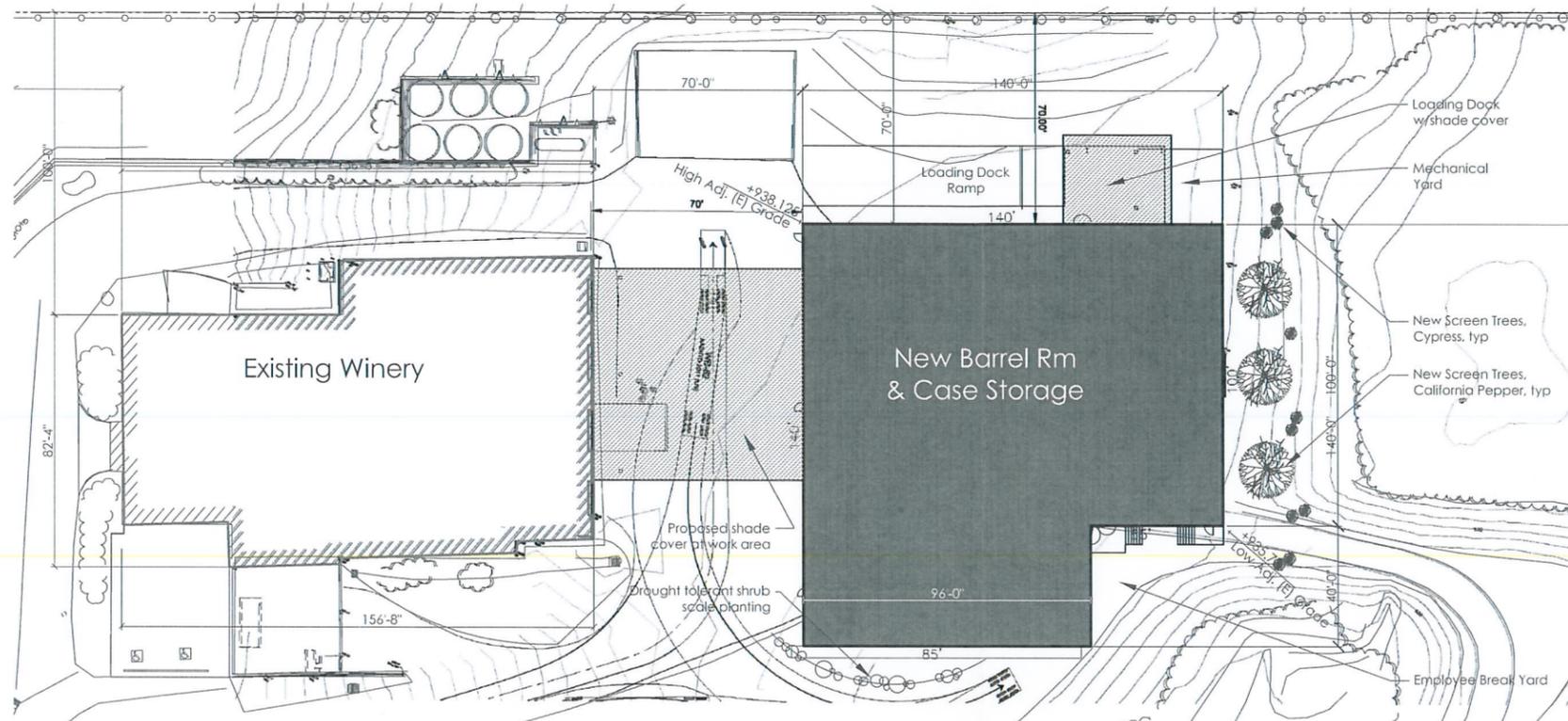
application no:
 - -

VP-1.0
 Sheet No.

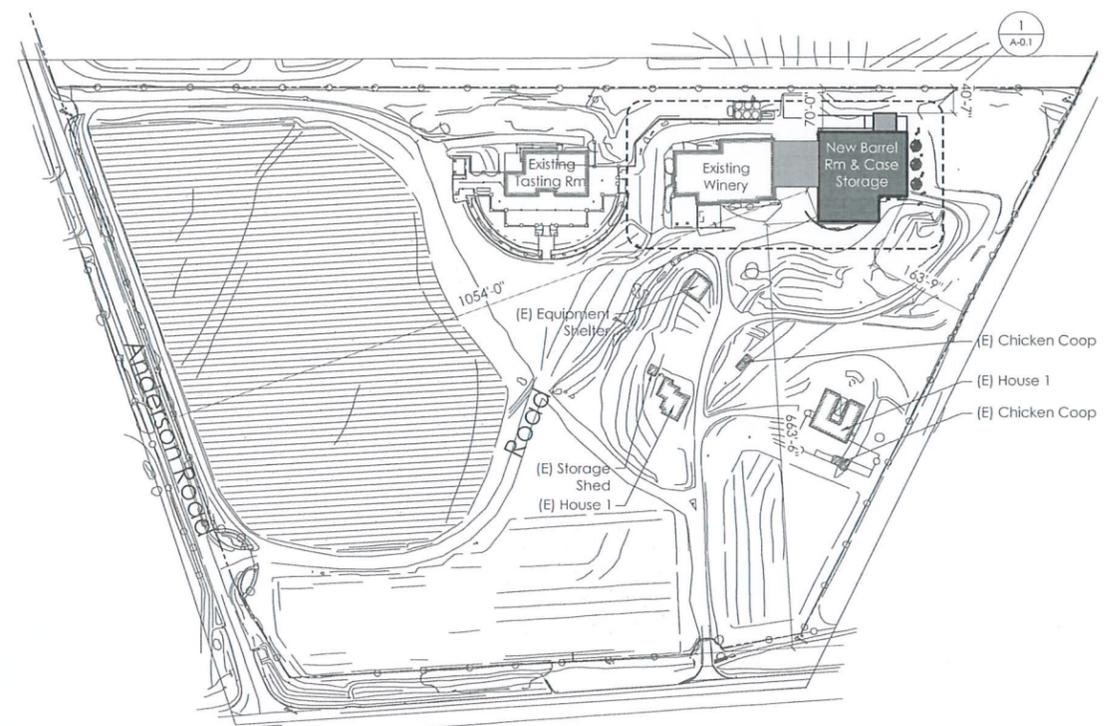


View From Hwy 46 West

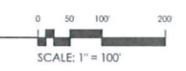
	<p>View Point 1</p>	<p>job no: 10113 file: V4.1 View Point 1.dwg</p>	<p>application no: — —</p>
<p>KEITH HALL ARCHITECT PACIFIC COAST DESIGN CENTER 75 HIGHLAND STREET, SUITE 100 SAN DIEGO, CALIFORNIA 92101 (619) 581-9300 • (619) 581-9304 • www.keithhallarchitect.com</p>	<p>Anderson Rd Winery & Storage 3090 Anderson Road Paso Robles Ca 93446</p>	<p>date/purpose: 2015-04-27</p>	<p>VP-1.1 Sheet No.</p>



1 Proposed Site Plan
1" = 20'



2 Site Key Plan
1" = 100'



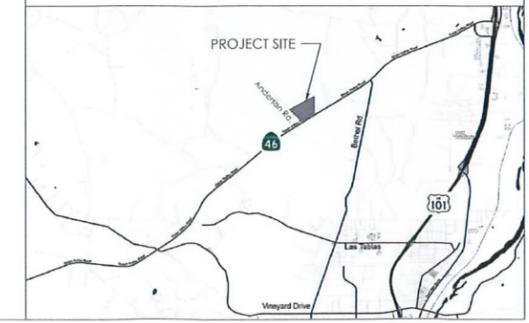
PROJECT DATA

Owner Address: CoVelop, P.O. Box 12910, San Luis Obispo, Ca.
 Apts Zoning Lot Size: 040-051-034, AG, 25 Acres

AREA ANALYSIS

BUILDING	EXISTING AREA 2015			PROPOSED AREA
	Ground Floor	Second Floor	Total Interior	
EXISTING HOSPITALITY	7,663	334	7,997	0
First Story Terrace				6,690
Roof Terraces				4,300
WINERY	13,517		13,517	
Processing Misc Area (Catwalks)	657			1,800
Cash Prod Utility Yards				0
PROPOSED WINERY STORAGE				8,375
Barrel Room				5,324
Case Storage				2,342
Flex Room/Restrooms				1,269
Administration				235
Lab				363
Utility				
TOTALS	21,837	334	21,514	12,870

VICINITY MAP



kh
 KATH HALL ARCHITECT
 architecture planning
 development services
 PACIFIC COAST DESIGN CENTER
 833 S. FIDELITY BLVD. SUITE 100
 PASO ROBLES, CA 93446
 TEL: 805.761.1314 FAX: 805.761.1314
 WWW.KATHHALLARCHITECT.COM

consultants:

 client:
 CoVelop
 P.O. Box 12910
 San Luis Obispo Ca.93406

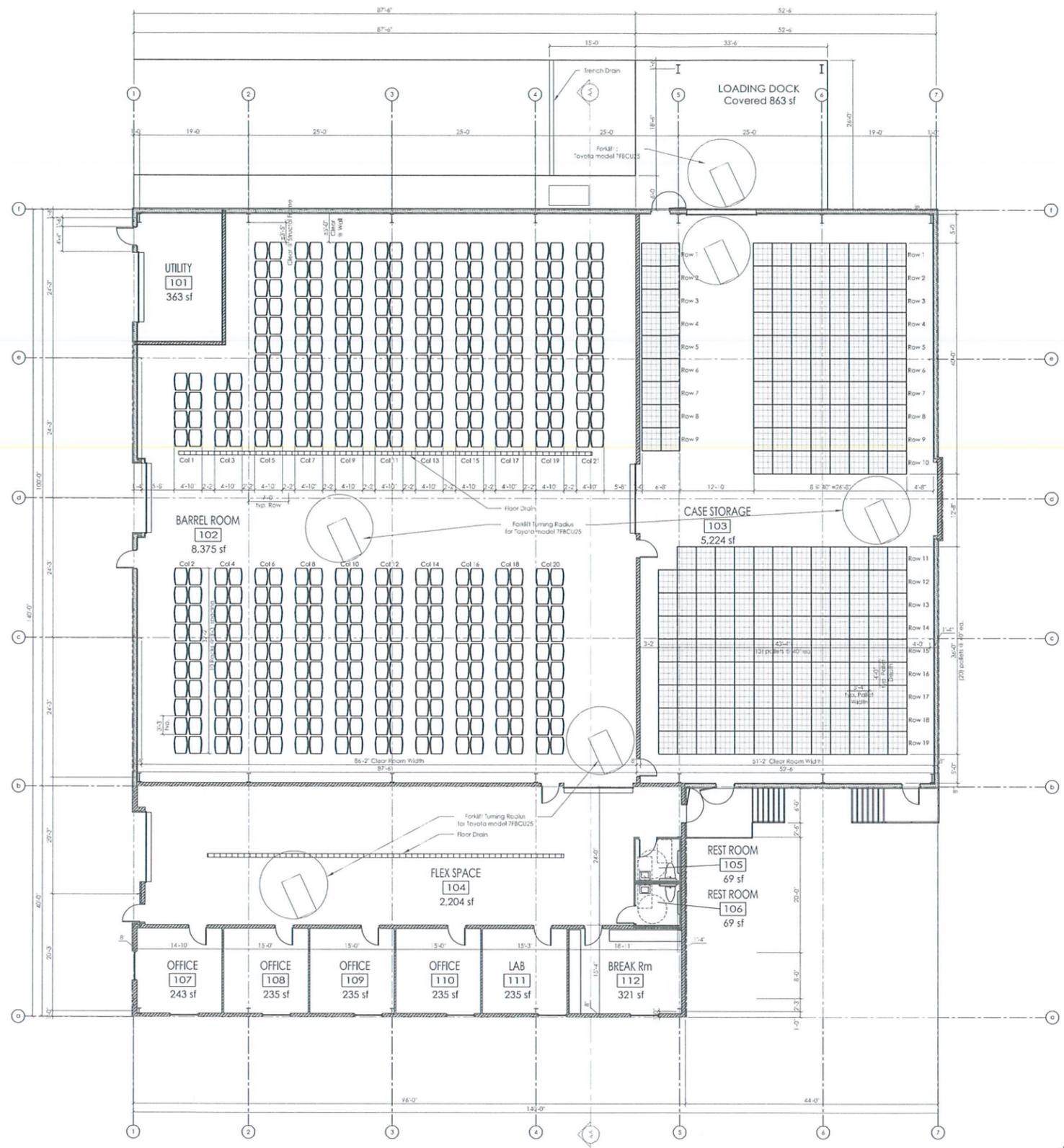
**ANDERSON RD
 WINERY &
 STORAGE**
 3090 Anderson Road
 Paso Robles Ca 93446

date/purpose:
 2015-04-27 Minor Use Permit Submittal
 job no: 10113
 file: a-0.1 site plan.dwg
 application no:
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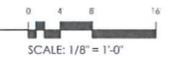
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sheet name:
 Site Plan
 sheet number:
 A-0.1

Reference Notes



1 Conceptual Plan
1/8" = 1'-0"



consultants:

client:

CoVelop
P.O. Box 12910
San Luis Obispo, CA 93406

ANDERSON RD
WINERY &
STORAGE

3090 Anderson Road
Paso Robles Ca 93446

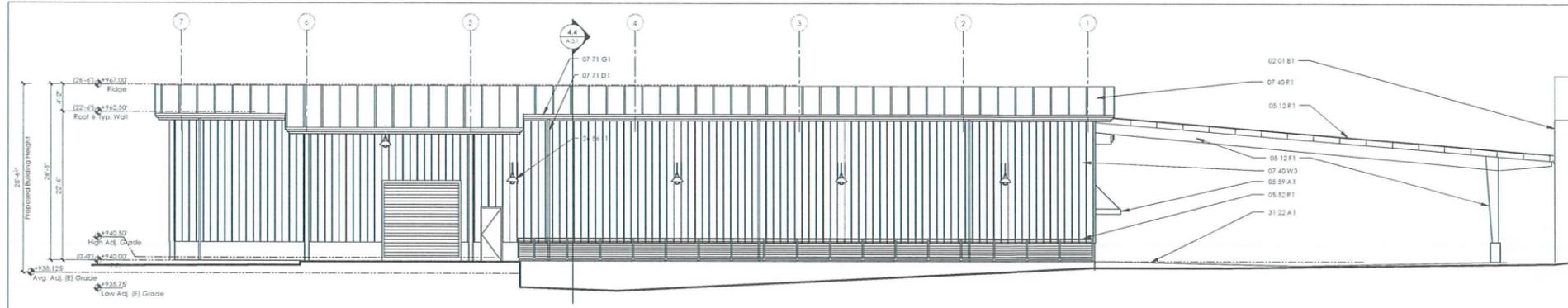
date/purpose:
2015-04-27 Minor Use Permit Submittal

job no: 10113
file: a-1.1 floor plan.dwg
application no:
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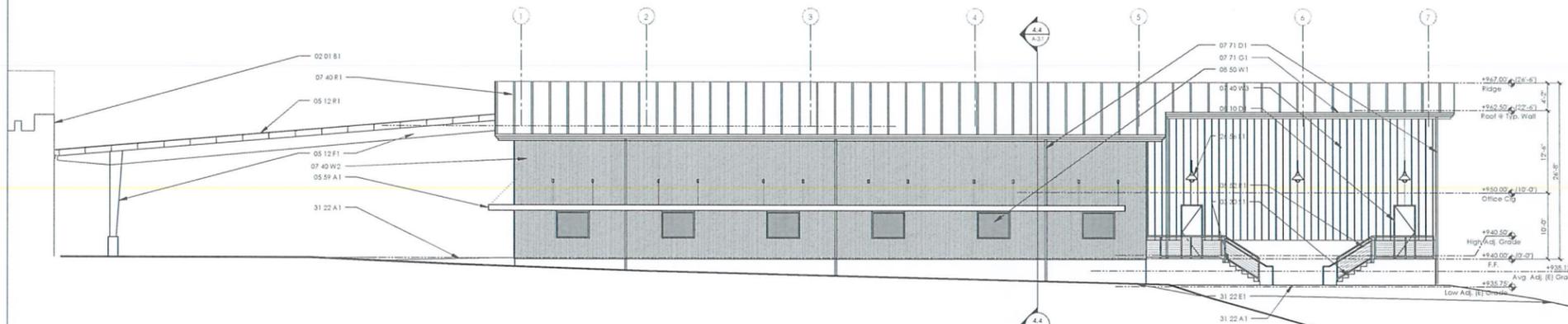
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sheet name:
Floor Plan

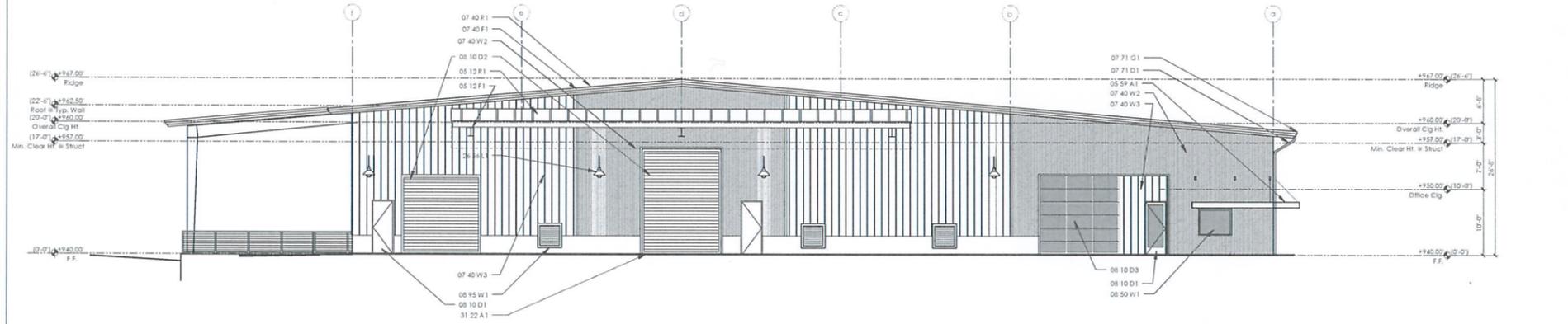
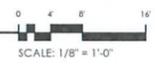
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A-1.1



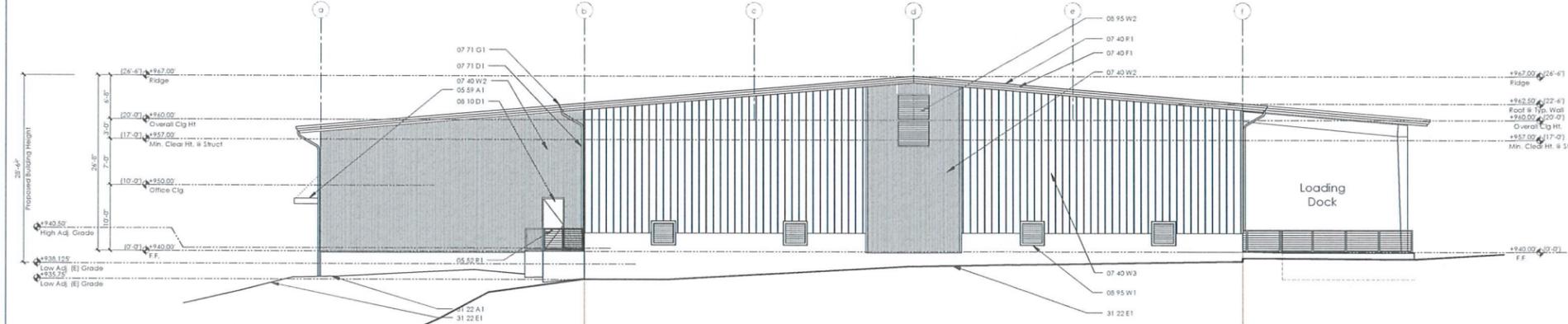
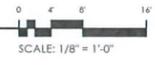
1 Conceptual North Elevation
1/8" = 1'-0"



2 Conceptual South Elevation
1/8" = 1'-0"



3 Conceptual West Elevation
1/8" = 1'-0"



4 Conceptual East Elevation
1/8" = 1'-0"



REFERENCE KEYNOTES

- 00 - PROCEDURE AND CONTRACTING REQUIREMENTS
 THESE NOTES ARE ORGANIZED IN A MASTER LIST FORMAT. NOT ALL NOTES APPEAR ON EVERY PAGE. THE SIX DIGIT ALPHA NUMERIC NUMBER IS BASED ON THE CSI DIVISIONS
- DIVISION 02 - EXISTING CONDITIONS
 02 01 B1 - EXISTING WINERY BUILDING, LOWER LEVEL
- DIVISION 03 - CONCRETE
 03 30 00 - CAST-IN-PLACE CONCRETE
 03 30 51 - CONCRETE STAIR AND LANDING
- DIVISION 05 - METALS
 05 12 00 - STRUCTURAL STEEL FRAMING
 05 12 F1 - STRUCTURAL STEEL FRAME, PAINT PER COLOR SCHEDULE
 05 12 R1 - STEEL FRAMED SHADE CANOPY, PAINT PER COLOR SCHEDULE
 05 52 00 - METAL RAILINGS
 05 52 R1 - METAL TUBE RAILING
 05 59 00 - METAL SPECIALTIES
 05 59 A 1 - METAL AWNING AND ROD SUPPORTS, PAINT PER COLOR SCHEDULE
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION
 07 40 00 - ROOFING AND SIDING PANELS
 07 40 F1 - SHAPED METAL FASCIA, PAINT PER COLOR SCHEDULE
 07 40 R1 - METAL ROOFING PANELS PAINTED PER COLOR SCHEDULE
 07 40 W2 - METAL WALL SIDING, CORRUGATED PROFILE, VERTICAL ORIENTATION, PAINT PER COLOR SCHEDULE
 07 40 W3 - METAL WALL SIDING, HIGH RIB PROFILE WITH BATTEN APPEARANCE, PAINT PER COLOR SCHEDULE
 07 71 00 - ROOF SPECIALTIES
 07 71 D1 - METAL DOWNSPOUT, PAINT PER COLOR SCHEDULE
 07 71 G1 - METAL GUTTER, PAINT PER COLOR SCHEDULE
- DIVISION 08 - OPENINGS
 08 10 00 - DOORS AND FRAMES
 08 10 D1 - METAL DOOR, PAINT PER COLOR SCHEDULE
 08 10 D2 - OVERHEAD DOOR, PAINTED METAL PER COLOR SCHEDULE
 08 10 D3 - GLASS OVERHEAD SECTIONAL DOOR
 08 50 00 - WINDOWS
 08 50 W1 - ALUMINUM WINDOW FINISH PER COLOR SCHEDULE
 08 95 00 - VENTS
 08 95 W1 - LOUVERED VENT WITH FAN FOR FIGHT AIR COOLING AND CO2 EXHAUST, METAL PAINTED PER COLOR SCHEDULE
 08 95 W2 - LOUVERED VENT FOR MAKE UP AIR, METAL PAINTED PER COLOR SCHEDULE
- DIVISION 24 - ELECTRICAL
 24 56 00 - EXTERIOR LIGHTING
 24 56 L1 - METAL FARM STYLE LIGHT FIXTURE, PAINT PER COLOR SCHEDULE. LAMP SHALL BE SHIELDED SUCH THAT THE FIXTURE WILL NOT PROJECT LIGHT UPWARD BEYOND A HORIZONTAL ANGLE
- DIVISION 31 - EARTHWORK
 31 22 00 - GRADING
 31 22 A 1 - FINISH GRADE
 31 22 E 1 - EXISTING GRADE



client:
 CoVelop
 P.O. Box 12910
 San Luis Obispo Ca.93406

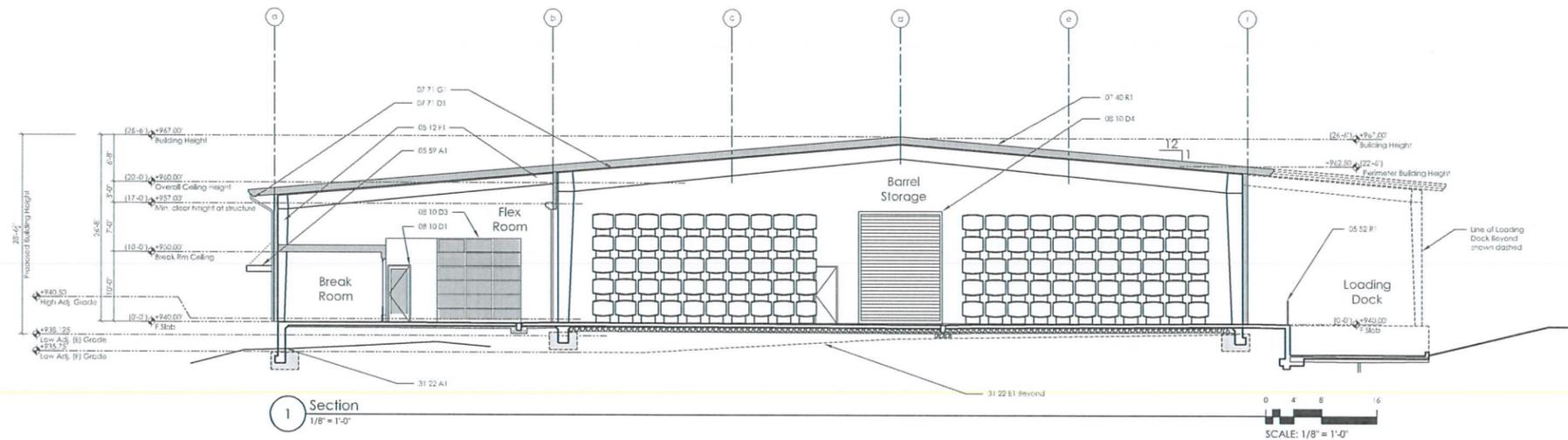
ANDERSON RD
 WINERY &
 STORAGE
 3090 Anderson Road
 Paso Robles Ca 93446

date/purpose:
 2015-04-27 Minor Use Permit Submittal

job no: 10113
 file: a-2.1 building elevations.dwg
 application no:

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sheet name:
 Building Elevations
 sheet number:
 A-2.1



1 Section
1/8" = 1'-0"

REFERENCE KEYNOTES

- DIVISION 05 - METALS
- 05 12 00 - STRUCTURAL STEEL FRAMING
- 05 12 F1 - STRUCTURAL STEEL FRAME, PAINT PER CO. OR SCHEDULE
- 05 52 00 - METAL RAILINGS
- 05 52 R1 - METAL TUBE RAILING
- 05 59 00 - METAL SPECIALTIES
- 05 59 A1 - METAL AWNING AND ROD SUPPORTS, PAINT PER COLOR SCHEDULE
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION
- 07 40 00 - ROOFING AND SIDING PANELS
- 07 40 R1 - METAL ROOFING PANELS PAINTED PER COLOR SCHEDULE
- 07 71 00 - ROOF SPECIALTIES
- 07 71 D1 - METAL DOWNSPOUT, PAINT PER COLOR SCHEDULE
- 07 71 G1 - METAL GUTTER, PAINT PER COLOR SCHEDULE
- DIVISION 08 - OPENINGS
- 08 10 00 - DOORS AND FRAMES
- 08 10 D1 - METAL DOOR, PAINT PER COLOR SCHEDULE
- 08 10 D3 - GLASS OVERHEAD SECTIONAL DOOR
- 08 10 D4 - 16' OVERHEAD DOOR, PAINTED METAL PER COLOR SCHEDULE
- DIVISION 31 - EARTHWORK
- 31 22 00 - GRADING
- 31 22 A1 - FINISH GRADE
- 31 22 E1 - EXISTING GRADE



client:

CoVelop
P.O. Box 12910
San Luis Obispo Ca.93406

ANDERSON RD
WINERY &
STORAGE

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file: a-3.1 building sections.dwg
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sheet name:
Building Sections

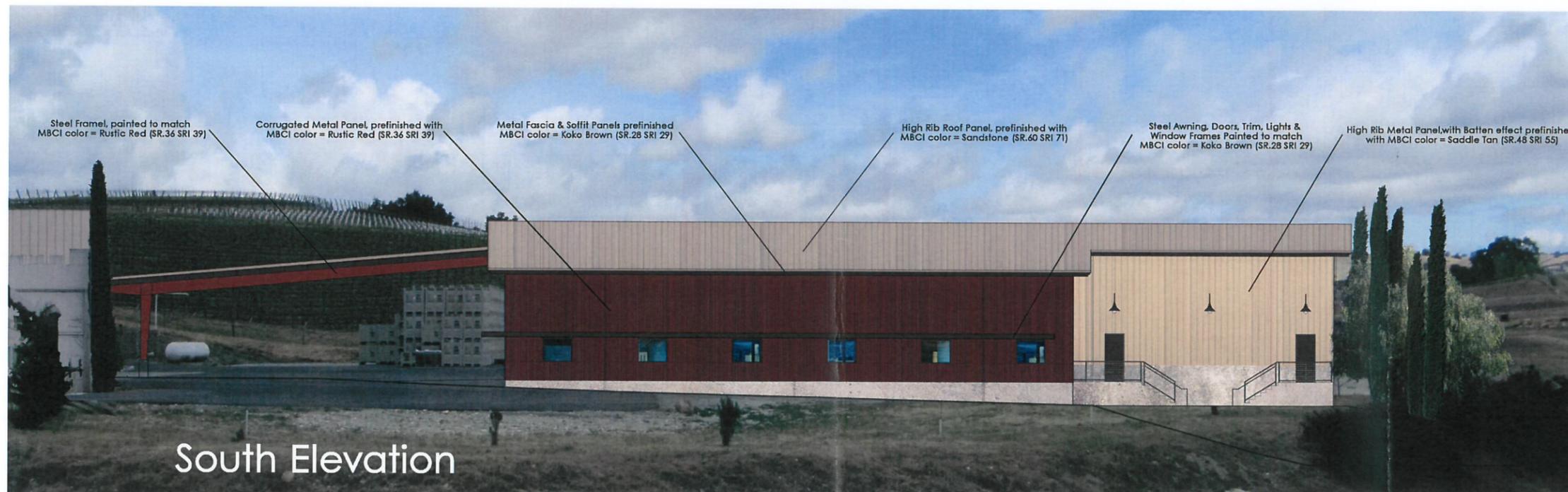
sheet number:
A-3.1



East Elevation



West Elevation



Steel Frame, painted to match
MBCI color = Rustic Red (SR.36 SRI 39)

Corrugated Metal Panel, prefinished with
MBCI color = Rustic Red (SR.36 SRI 39)

Metal Fascia & Soffit Panels prefinished with
MBCI color = Koko Brown (SR.28 SRI 29)

High Rib Roof Panel, prefinished with
MBCI color = Sandstone (SR.60 SRI 71)

Steel Awning, Doors, Trim, Lights &
Window Frames Painted to match
MBCI color = Koko Brown (SR.28 SRI 29)

High Rib Metal Panel, with Batten effect prefinished
with MBCI color = Saddle Tan (SR.48 SRI 55)

South Elevation

khA
KEITH HALL ARCHITECT
architecture planning
development services
PACIFIC COAST DESIGN CENTER
71 WILSON STREET STE 103 SAN LUIS OBISPO CALIFORNIA 95025
TEL: 805.762.1111 FAX: 805.762.1114 www.pacificcoastdesign.com

consultants:

client:

CoVelop
P.O. Box 12910
San Luis Obispo Ca.93406

**ANDERSON RD
WINERY &
STORAGE**
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Paso Robles Ca 93446

date/purpose:
2015-04-27 Minor Use Permit Submittal

job no: 10113
file: e-2.2 colored elev.dwg
application no:

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sheet name:
**Color and
Materials Board**
sheet number:
R-1.1



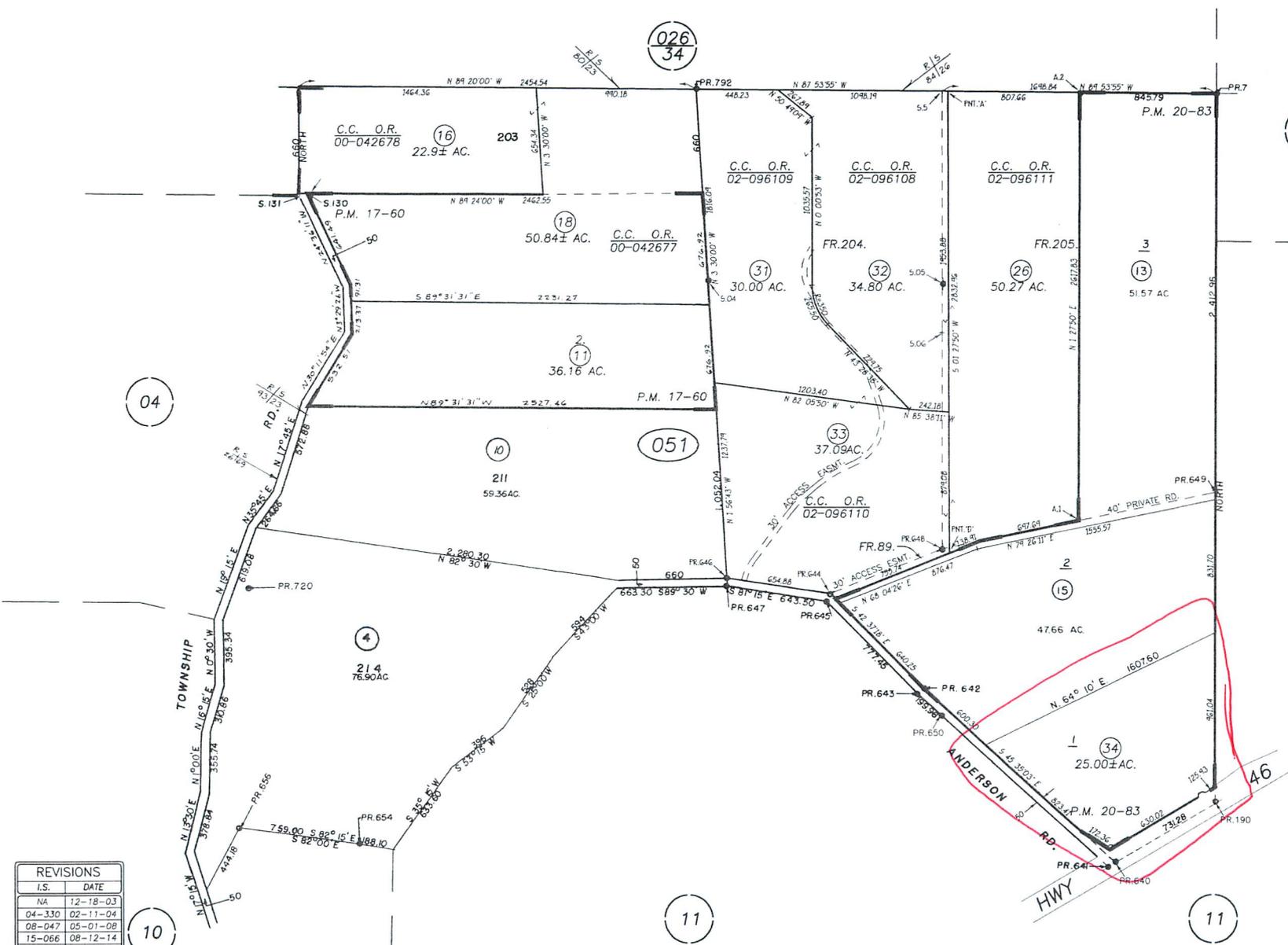
AG

Adelaida Sub Area
Planning Area
North County Planning Area
Planning Area

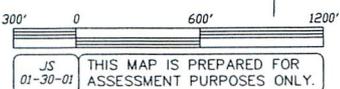
AG

Salinas River Sub Area
Planning Area

AG



REVISIONS	
I.S.	DATE
NA	12-18-03
04-330	02-11-04
08-047	05-01-08
15-066	08-12-14



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Parcel Summary Report For Parcel # 040-051-034

5/26/2015
9:38:43AM

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 3090 ANDERSON LLC
 PO BOX 12910 SLO CA 93406-2910
OWN 3090 ANDERSON LLC A CA LLC

Address Information

<u>Status</u>	<u>Address</u>
P	02070 WE HIGHWAY 46 NCADEL
P	02072 WE HIGHWAY 46 NCADEL
P	03090 ANDERSON RD NCADEL
P	03092 ANDERSON RD NCADEL

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>
CO75-	445	0001			AG			Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 20-83 PAR 1

Notes

PER CALL/EMAIL REQUEST BY KIRK CONSULTING (LEAHA MAGEE), CONFIRMED NEW ADDRESS 2072 WE HIGHWAY 46 FOR EXISTING SFD BUILT IN 1887. ASSOCIATED ADDRESS TO APN, EMAILED VERIFICATION LETTER AND NOTICED. 8/15/14-PCS

Tax Districts

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



Parcel Summary Report For Parcel # 040-051-034

5/26/2015
9:38:43AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

C6115 RPL Primary Parcel

Description:

REPLACED WITH PMT2010-00700 - REFER TO CODE ENF 7-12-10 - ENGD ROUGH GRADNG ONLY,NO UTILITIES OR STORM DRAIN
J.MCCARTHY,RCE/MID COAST:D.JENSEN,RCE/HAS SOIL RPT

C9398 FNL Primary Parcel

Description:

WINERY,SITE RETG WALLS,& FINISH GRADING S.PULTS,ARCH/DANE JENSEN,RCE/DEFER TRUSSES

COD2008-00359 CLD Primary Parcel

Description:

RESTAURANT W/O PERMITS

COD2009-00204 CLD Primary Parcel

Description:

REMODEL OF OLD HOUSE NO PERMIT

COD2009-00686 CLD Primary Parcel

Description:

UNAUTHORIZED FOOD SERVICE IN WINERY SIGN VIOLATIONS

COD2010-00053 CLD Primary Parcel

Description:

C6115, PMT2002-12364 & PMT2006-00630 (GRADING, HOSPITALITY BRIDGE, MOAT, RETAINING WALL & GRADING FOR EVAPORATION
PONE) EXPIRED - PREVIOUS CODE ENF. CASES COD2008-00359, 2009-00204, 2009-00686

D000234D APP Primary Parcel

Description:

WINERY, TASTING ROOM

DRC2014-00145 REC Primary Parcel

Description:

MINOR USE PERMIT FOR NEW 17,500 SF WINERY BUILDING INCLUDING BARREL ROOM, CASE STORAGE, FLEX STORAGE, RESTROOMS,
ADMINISTRATION AND LAB

PMT2002-12364 RPL Primary Parcel

Description:

REPLACED WITH PMT2010-00700 - REFER TO CODE ENF. 7-12-10 - HOSPITALITY BLDG,RETG WALL,BRIDGE,MOAT& FIN GRAD'G
S.PULTS/DANE JENSEN,RCE/DEFER TRUSSES & KIT EQUIP [WE REC'D MARCH 2007, DEFERRED SUBMITTAL FOR HOOD- APPROVED
4-13-07]

PMT2003-02446 RPL Primary Parcel

Description:



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5/26/2015
9:38:43AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

REPLACED WITH PMT2010-00700 - EXPIRED -FIRESPRINKLERS FOR WINERY BUILDING PERMIT C9398/ PLANS REVIEWED BY MASSOUD ARAGHI PE

PMT2005-03781 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR HOSPITALITY BUILDING PMT2002-12364/ LIGHT HAZARD/KITCHEN AREA ORD HAZARD GRP 11/ NFPA 13 SYSTEM 1999/ EDITION.ELECTRICAL FOR FIRE PUMP DONE WITH BUILDING

PMT2006-00630 RPL Primary Parcel

Description:

REPLACED WITH PMT2010-00700 - REFER TO CODE ENF 7-12-10 -GRADING FOR EVAPORATION POND FOR WINERY (C9398;D000234D) MATT WHEELER, RCE

PMT2009-00468 FNL Primary Parcel

Description:

REWIRE KITCHEN OUTLETS - (PER PLANS) INSTALL FIBERGLASS SHOWER/TUB (REPLACEMENT)

PMT2010-00700 FNL Primary Parcel

Description:

PERMIT TO FINAL C6115 (ROUGH GRADING), PMT2006-00630 (GRADING FOR EVAPORATION PONDS) , PMT2002-12364 (HOSPITALITY BUILDING), AND PMT2003-02446 (FIRESPRINKLERS) FOR EAGLE CASTLE WINERY

PMT2014-00325 ISS Primary Parcel

Description:

NON-STRUCTURAL DOOR ALTERATION (7).

PMT2014-00352 ISS Primary Parcel

Description:

EAGLE CASTLE WINERY - DEMO AS-BUILT DECORATIVE CEILING.

PMT2014-00883 FNL Primary Parcel

Description:

REPLACE INTERIOR CEILINGS AND LIGHTING IN EXISTING TASTING & CONFERENCE ROOMS FOR EAGLE CASTLE WINERY (C9398)

PMT2014-00889 FNL Primary Parcel

Description:

ADD PERGOLA (840 SF) WITH GAS HEATERS & PLUMBING FOR IRRIGATION - EAGLE CASTLE WINERY & DISABLED ACCESS COMPLIANCE. SEE UNREASONABLE HARDSHIP FORM & PHOTOS.

PMT2014-01211 ISS Primary Parcel

Description:

TOOTH & NAIL WINERY - (1) WALL MOUNTED SIGN, (1) FREESTANDING SIGN, AND (1) MONUMENT SIGN. ALL SIGNS ON PRIVATE PROPERTY.

ZON2008-00587 APV Primary Parcel

Description:

SERVICE PROF, EVENT PLANNING



Parcel Summary Report For Parcel # 040-051-034

5/26/2015
9:38:43AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2014-00073 APV

Primary Parcel

Description:

VACATION RENTAL

ZON2014-00232 APV

Primary Parcel

Description:

CATERING