



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A **REVISED PROJECT REFERRAL**

DATE: 9/9/2016

TO: _____

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)
North County Team / Development Review

REVISED PROJECT DESCRIPTION: DRC2015-00145 STOLLER – Proposed minor use permit for an open air shade structure over existing work area, and a new partially covered deck over existing site utilities. Project location is 2324 Green Valley Road, Paso Robles.
APN: 040-111-024

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

DRC2015-00145

STOLLER CRAIG V

APPLICATION TYPE - CHECK ALL THAT APPLY

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

MINOR USE PERMIT

OPEN AIR SHADE STRUCTURE PLACED
OVER EXISTING WORK AREA

NCADEL/ NCADEL

AG

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name CRAIG STOLLER Daytime Phone (661) 363-8463
Mailing Address PO BOX 391, PASO ROBLES, CA Zip Code 93447
Email Address: craig@sridge.net

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

Agent Name LACEY ZUBAK-KIRK CONSULTING Daytime Phone 805-461-5765
Mailing Address 8830 MORRO ROAD, ATASCADERO, CA Zip Code 93422
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: -15 ACRES Assessor Parcel Number(s): 040-111-024

Legal Description: PM 15/55 PAR 1

Address of the project (if known): 2324 GREEN VALLEY ROAD, PASO ROBLES, CA 93446

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 101 TO HIGHWAY 46 WEST, ON RIGHT HAND SIDE.

Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING WINERY FACILITY APPROVED UNDER D010060P

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): OPEN AIR SHADE STRUCTURE PLACED OVER EXISTING WORK AREA.

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 6/2/14

FOR STAFF USE ONLY

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. SEE ATTACHED PROJECT DESCRIPTION

Describe existing and future access to the proposed project site: EXISTING ACCESS APPROVED UNDER MUP D010060P AND BUILDING PMT2003-01311 FINALED IN 6/27/12

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: AGRICULTURE South: AGRICULTURE
East: AGRICULTURE West: AGRICULTURE

For all projects, answer the following:

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

Buildings: 5464 sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: _____ sq. feet _____% Other (specify) _____
Total area of all paving and structures: 5464 SQFT sq. feet acres
Total area of grading or removal of ground cover: 0 sq. feet acres
Number of parking spaces proposed: 0 Height of tallest structure: 34'
Number of trees to be removed: 0 Type: _____
Setbacks: Front 485 Right 70' Left 350' Back 725'

Proposed water source: On-site well Shared well Other NO ADDITIONAL WATER PROPOSED
 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: 5464 SQ FT. sq. feet acres
Total floor area of all structures including upper stories: 5464 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: 8 acres
Moderate slopes of 10-30%: 8 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: For previous project and access PMT2003-01311 finalized IN 6/27/12
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: Green Valley Rd

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? Zero, no additional water use.
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 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? N/A feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: _____
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: Templeton Unified School District
- 2. Location of nearest police station: SLO County Sheriff Sub-station, Templeton
- 3. Location of nearest fire station: Cal Fire, Ramada Dr., Templeton
- 4. Location of nearest public transit stop: N/A
- 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:
Approved winery and vineyard
- 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: no changes to current operation Hours of Operation: no changes to current operation
- 2. How many people will this project employ? 0
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: None
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. no changes to current operation Between 4:00 to 6:00 p.m. no changes to current operation
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 Permit

(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.)



A California Corporation

SEXTANT WINERY
SUPPLEMENTAL DEVELOPMENT STATEMENT
2324 GREEN VALLEY ROAD, PASO ROBLES, CA 93446
APN 040-111-024 / DRC2015-00145
REVISED SEPTEMBER 2016

General Description:

This project site is a +/- 15 acre parcel located at 2324 Green Valley Road (Highway 46 West) in Paso Robles (APN 040-111-024). This property is in the North County Planning Area, Adelaida Sub Area and zoned Agriculture. The property is not enrolled in the Williamson Act and located outside the Paso Robles Ground Water Basin area.

Existing Winery Operations:

The property has an existing winery facility approved under Minor Use Permit D010060P approved on June 6th 2003. The following was approved for development:

Approved Development

1. This approval authorizes:
 - a. Construction of a winery, tasting room and associated office and storage areas of approximately 25,500 square feet, including:
 - i. Grading and construction of an approximate 18,118 square-foot processing facility.
 - ii. An approximate 3,257 square foot tasting room and office facility.
 - iii. A 16 space parking area.
 - iv. Related site improvements which will result in the disturbance of approximately 77,000 square feet of an approximate 15.42 acre site.
 - v. No special events as defined by Land Use Ordinance Section 22.30.070.
2. Development shall be consistent with the attached site plans, floor plans, elevations and conceptual landscape plan.

A substantial conformance for D010060P was approved on April 6th 2015 approving a Minor (10%) expansion of the processing square footage allowing for total of 12,050 sf for an underground Vault.

The following are Building permits for the approved winery Facility:

- PMT2003-01309 Winery Facility finalized 6/27/12
- PMT2003-01311 Major Grading finalized 6/27/12
- PMT2006-01921 Concrete Water Tank finalized 6/27/12
- PMT2011-00039 Winery Process Wastewater System finalized 5/31/12
- PMT2011-00523 Tenant Improvement finalized 6/27/12
- PMT2011-01246 Winery Fire Sprinkler finalized 6/27/12
- PMT2013-00568 Covered Storage finalized 3/17/14
- PMT2013-01681 Entry gate, walls & Sign under review

Proposal:

This project includes requesting approval of a Minor Use Permit for the construction of a 5,464 sf detached canopy structure over an existing outdoor work area, the enclosure of two existing utility pads to create a new 430 sf electrical/trash enclosure, 165 sf compressor utility shed and a 655 sf partially covered raised deck. The proposed canopy structure area is used during harvest for receiving the fruit, the area is currently fully exposed to the sun, creating a poor environment for staging and processing the harvested fruit. Each of the proposed structures including the deck will be protecting existing valuable equipment from the sun's exposure.

The winery facility's existing point of access is off of Green Valley Road (Highway 46 West), an arterial road, and no changes are proposed. No case production increase is proposed.

Siting:

The proposed canopy structure will be located on the Eastern portion of the property along the east side of the existing facility. The utility sheds are located on the South East corner of the existing facility. These structures will be located within a previous disturbed area on existing pads and are at least 400 feet away from the nearest neighboring residence. The proposed deck is on the East side of the facility and setback 40 feet from the property line.

Figure 1: Existing Structure and Access

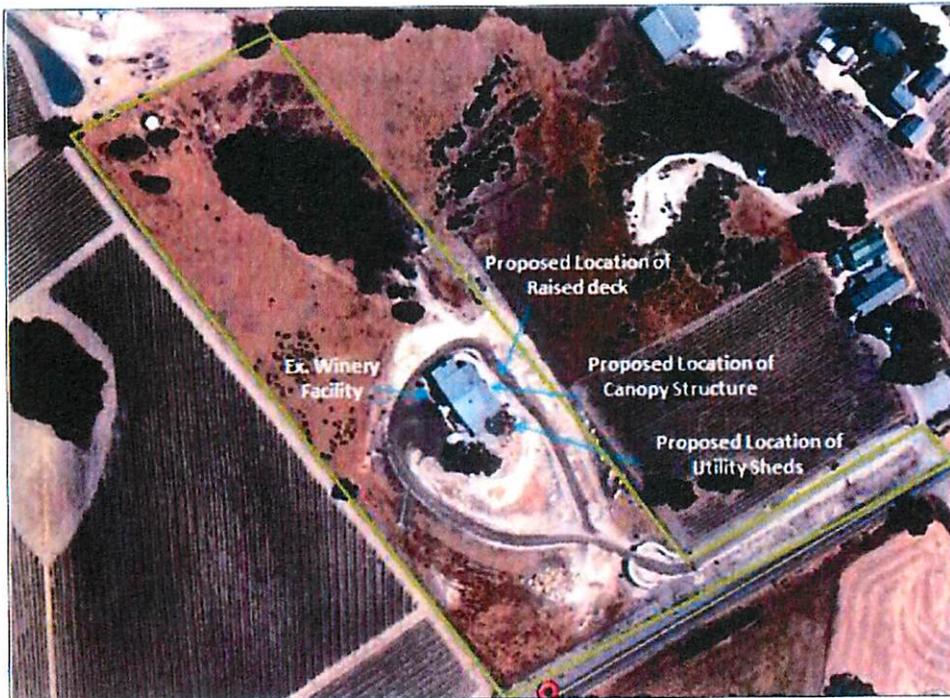
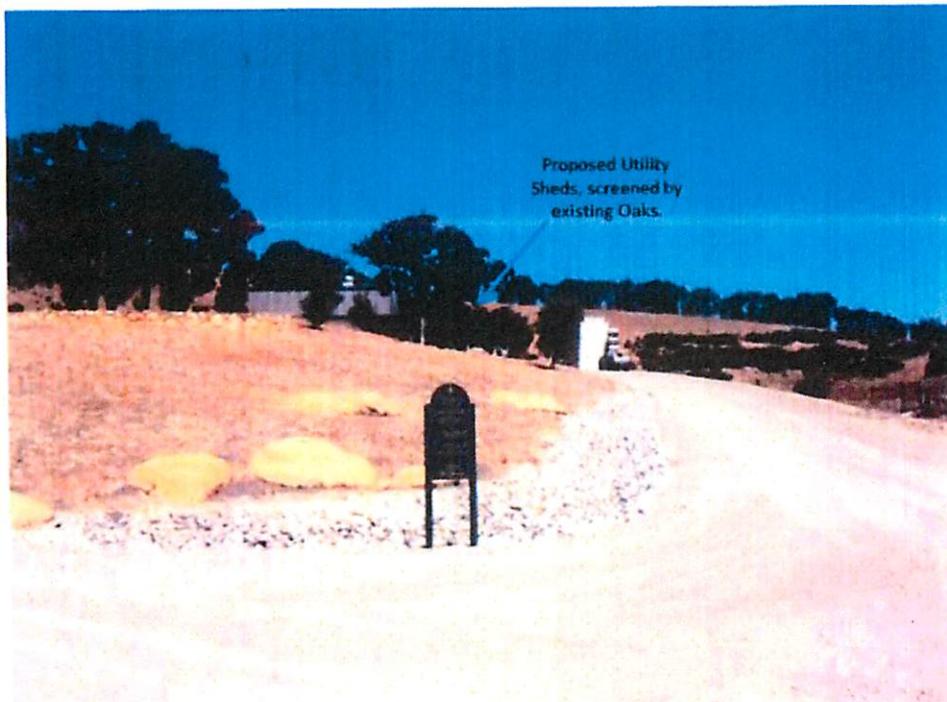
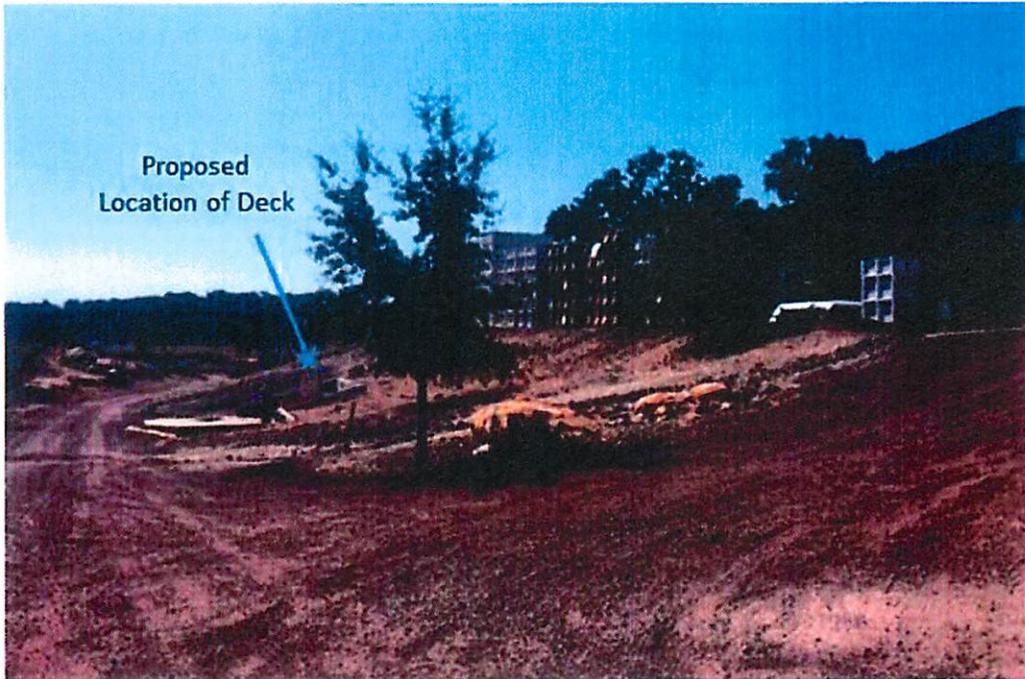


Figure 2: View from Start of Loop on Driveway Access.



8830 Morro Road, Atascadero, CA 93422
Phone: 805-461-5765 Fax: 805-462-9466

Figure 3: Proposed Location of Deck



Setback Modification:

The original Minor Use Permit, D010060P, allowed the reduction of the West side setback providing for a 160 foot setback for a winery with tasting room based on the following finding:

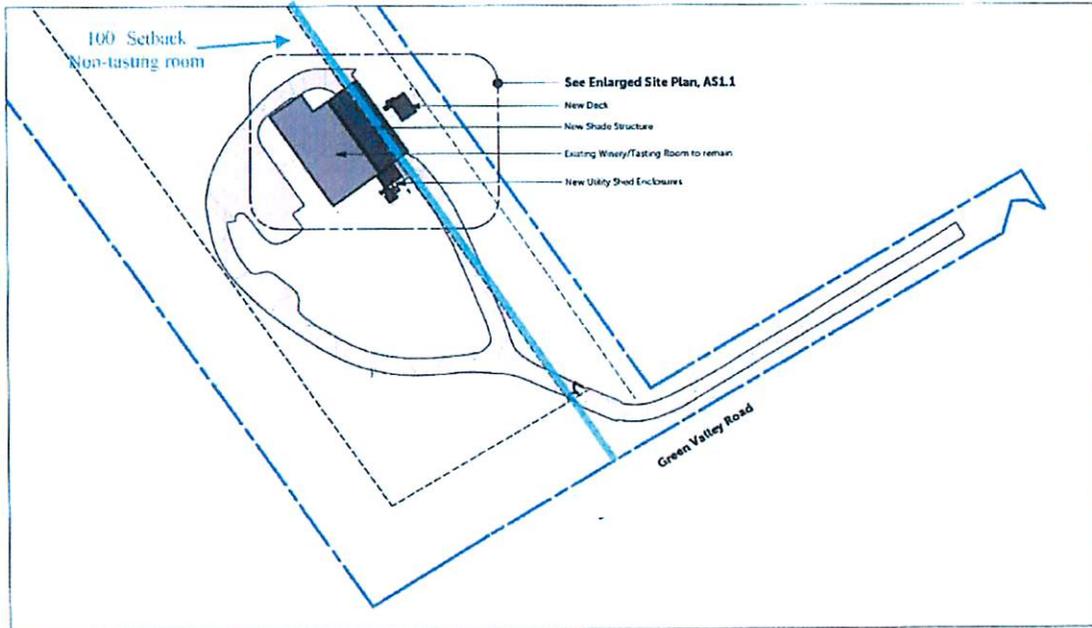
Winery Adjustments

- G. A setback of 160 and 140 feet from the side property lines is justified because the property fronts on Highway 46 an arterial street.

Development of the site is restrained by its narrow shape, average 20% slopes, rocky terrain, and mature oak trees. Modifications to setbacks are required for:

- Canopy: Modification to setback required for a winery with tasting room from previously approved setback of 160 feet to 81 feet to allow the open structure to be located aside the winery facility over existing work area in support of winery operations.
- Deck: Modification of production set back requirement of 100 feet to 41 feet.

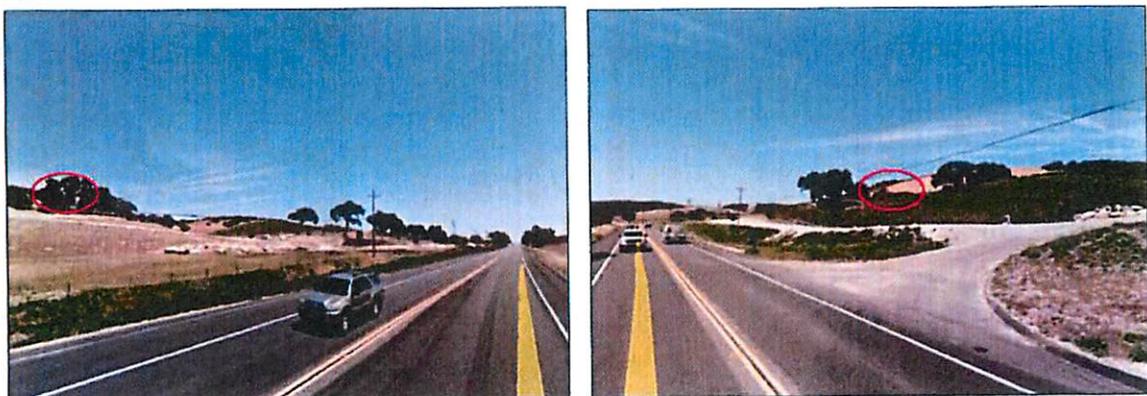
Figure 2: East Setback Modification



Visual:

The proposed shade structure and deck will be located on the Eastern portion of the property along the East side of the existing facility. The narrower portion of the shade structure is south facing minimizing visual impact visible from Green Valley Road. The utility sheds will be located on the South East corner, screened by existing Oak Trees from those traveling on Hwy 46 and those entering the tasting facility. Traveling Westbound, views of the proposed shade structure will be restricted to distant rooftops only, which overlap the existing facilities roof line. Traveling Eastbound, views of the proposed shade structure will be mostly screened by existing large oak trees. The proposed shade structure will not appear in the primary cone of vision for travelers on the road in either direction. The proposed deck cannot be viewed from either direction. Figure 3 demonstrates visibility from both directions on Green Valley Road.

Figure 3: Visual Study from Green Valley Road - Eastbound (Left) Westbound (Right)



Eastbound, taken from western property line

Westbound, taken from existing access

Water:

No new water use is proposed. The project is located outside of the Paso Robles Groundwater Basin.

Waste Water:

The winery is currently enrolled in the RWQCB General Waste Discharge Permit system. No additional waste water will be created with the additional structure.

Biological Impacts:

Implementation of the project will result in new construction of the proposed canopy structure, 2 new utility sheds and a raised deck. The building area for the shade structure and utility sheds was previously graded with the permit for wine production facility PMT2003-01309 and PMT2003-01311. The structures will be located in a previously disturbed area over existing impervious and pervious surfaces that do not support any native vegetation.

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 5/11/16. Please see the attached notice sent to neighbors, 1,000 foot radius mailing list and map.

- (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 intends to support existing processing of 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 Green Valley Road (Highway 46 West) 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 currently 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.

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 includes a request for an exception to the production set back requirement of 200 feet to allow the open canopy structure to be located aside the winery facility over existing work area in support of winery operations. The original Minor Use Permit, D010060P, allowed the reduction of both side setback, with 160 foot west setback and 140 foot east setbacks for a winery with tasting room. It was justified because the property fronts Highway 46 an arterial Street. The required setback fronting to an arterial road (Highway 46 West) is met. Requesting that reductions be applied to setbacks as follows:

- *Canopy: Modification to setback required for a winery with tasting room from previously approved setback of 160 feet to 81 feet to allow the open structure to be located aside the winery facility over existing work area in support of winery operations.*

- Deck: Modification of production set back requirement of 100 feet to 40 feet.

(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. PMT2013-01681 is under review and not associated with the proposed Canopy Structure.

- 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.

No additional parking is required for the proposed Canopy Structure. Existing parking area has 16 spaces, 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.

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/ 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 open air canopy structure has no sides enclosing the structure eliminating any bulky appearance. Existing Oak Trees will screen the utility sheds.

- (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 Canopy structure is 34-feet 0 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 structures will only be used to support existing production operations.

- (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.

No special events are being proposed at this time.

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 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. How much wine will be produced?

Production approved under D010060P will not change with the installation of the covered canopy.

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?

The approved facility accommodates existing wine production, no additional traffic will be generated from the proposed canopy structure which supports existing crush pad.

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.

The construction of the canopy cover, utility sheds and deck will not increase existing Waste Water volumes.

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.)

Current Waste water production: 912 gallons per day peak daily during crush and 278 gallons per day non-crush. Any increase in wine production will require an update to the RWQCB permit. Expansion of production is not proposed.

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

There will not be an increase of employees associated with this new canopy structure as it is intended to support existing operations.

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

The construction of the covered canopy will not alter its operations.

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

The winery currently processes 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?

No reservoirs are proposed at this time.

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?

No special event program is proposed. The applicant currently participates in industry-wide events such as winemaker dinners and/or open houses during the established event weekend. They plan to continue participation at the new proposed winery Facility. Guest parking for these events provided in the open area around the existing winery facility.



Agriculture

*Adelaida Sub Area
Planning Area*

*North County Planning Area
Planning Area*

*Salinas River Sub Area
Planning Area*

Agriculture

Agriculture

99

168

168



North County Planning Area
Planning Area

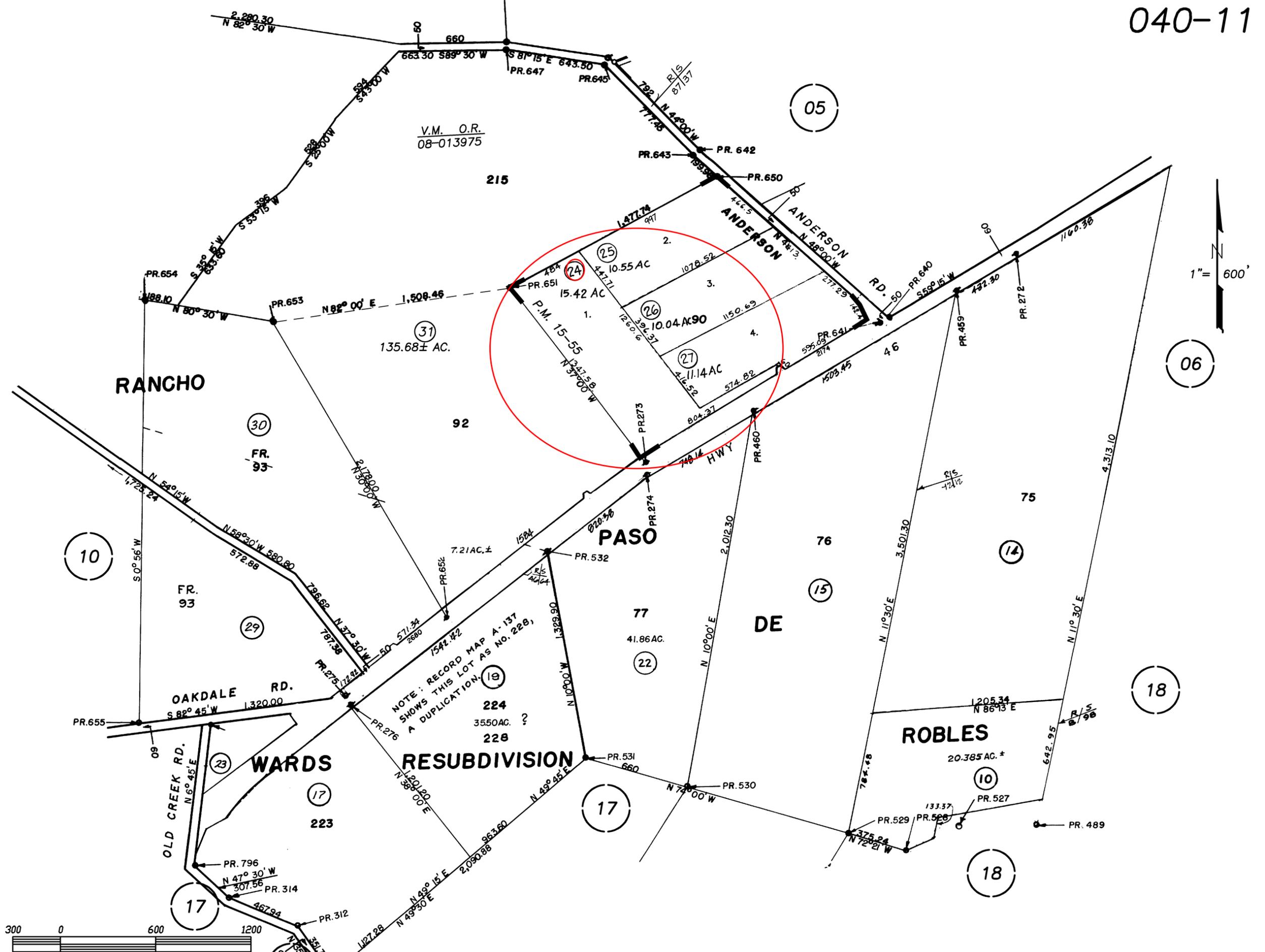
Agriculture

Adelaida Sub Area
Planning Area

040-111-024

Agriculture

Adamsway



NOTE: RECORD MAP A-137
SHOWS THIS LOT AS No. 228,
A DUPLICATION.

REVISIONS	
I.S.	DATE
NA	12-18-03
08-047	05-01-08



ER 12-18-03 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Parcel Summary Report For Parcel # 040-111-024

6/17/2016
4:04:08PM

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 STOLLER CRAIG W
 PO BOX 391 PASO ROBLES CA 93447-0391

OWN STOLLER C & N FAMILY TRUST

OWN STOLLER NANCY J

Address Information

Status **Address**
 P 02324 GREEN VALLEY RD NCADEL

Lot Information:

<u>Tract / Twshp</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>
CO74-	074	0001	North Cty. Plan	North County P	AG			Y		

Parcel Information

Status **Description**
 Active PM 15/55 PAR 1

Notes

ARCHITECT CAME INTO SEE IF WE COULD FIND THE NEW DESIGN OF THE WINERY IN SUBSTANTIAL CONFORMANCE AND HAVE HIM DO A NEW VISUAL ANALYSIS. WE SAID TO BRING IN THE VISUAL ANALYSIS, ADDRESS THE REQUIREMENTS FROM CARR'S VISUAL STUDY AND WE WOULD TRY AND FIND IT IN SUBSTANTIAL CONF. THERE IS A CHANCE WE MAY REQUIRE THE VISUAL STUDY BUT WE WANT TO SEE HOW THE NEW WINERY CONFORMS. THERE IS A SUBST CONFORMITY FEE THAT MUST COME IN WITH THE NEW VISUAL INFORMATION. SWC 10/29/07 DISCUSSED WITH KN

PER FRONT COUNTER REQUEST BY AGENT (STEVE BOYLE), CONFIRMED EXISTING ADDRESS 2324 GREEN VALLEY RD (ADDRESS SHOULD BE WEST HIGHWAY 46), AND ISSUED LETTER FOR ABC VERIFICATION. 3/29/12-PCS

PASO ROBLES JT(27,40) (SB1537)

SAN LUIS OBISPO JT(27,40)

TEMPLETON PUBLIC



Parcel Summary Report For Parcel # 040-111-024

6/17/2016
4:04:08PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 01

AREA NO. 21

PASO ROBLES UNION (SB1537 BLO)

Case Information

Case Number:

Case Status:

COD2006-00205 CLD Primary Parcel

Description:

SIGN VIOLATON

D010060P CMP Primary Parcel

Description:

WINERY WITH TASTING ROOM,
NO SPECIAL EVENTS.

DRC2015-00145 REC Primary Parcel

Description:

OPEN AIR SHADE STRUCTURE PLACED OVER EXISTING WORK AREA

PMT2003-01309 FNL Primary Parcel

Description:

PHASE 1 WINERY: 7,864 SQFT (F-1,S-1) INCLUDING SALES-TASTING ROOM: 1,418 SQFT, COVERED PORCH: 3,698 SQFT, & SITE WALL:4,000 SQ FT & FINISH GRADING FOR WINERY PAD ONLY & GRADING FOR PROCESS WASTE SYSTEM/VARCO PRUDEN METAL BUILDING: FA-240 [NO DEFERRED SUBMITTALS] SEPARATE PERMITS REQ'D CATWALKS, TANKS, RACKING, ETC. ARCHITECT:DUTCH SAWYER -BUENA GEOTECH:N.HALLIN,GE NEEDS ASAP, FINISH GRADING PERMIT, WASTE PROCEESING DESIGN, PRIVATE SEWAGE DISPOSAL SYSTEM, EROSION & SEDIMENTATION CONTROL, & COORDINATED PLANS FOR ACCESSIBILITY. HAS W DID# 5/18/20009 RE-ISSUER PERMIT PER DM - GOOD UNTIL 8/09/2010 - SEE SCANNED DOCUMENTS PMT2003-01309

PMT2003-01311 FNL Primary Parcel

Description:

ENGINEERED GRADING MAJOR FOR WINERY PROJECT. SCOPE: GRADING FOR 2 BLDGS (WINERY & VISITOR CENTER), DRIVEWAYS/ROAD TO WINERY,DSITE RET'G WALL: 3,350 SF, ROUGH GRADING FOR PARKING ONLY AND INSTALL STORM DRAIN SYSTEM. FUTURE PERMIT ARE REQUIRED FOR BOTH BLDGS INCLUDING FINISHED GRADING, FINISH PAVING, CURBS, ALL DISABLED ACESS TO BE REVIEWED.HAS SWPPP/ D. SAYWER, ARCH/ SOILS: BUENA - N.HALLIN,GE. 5/18/2009 NAME CHG & EXTENTION TO 8/9/2010 PER DM SEE SCANNED DOCUMENTS PMT2003-01309

PMT2006-01921 FNL Primary Parcel

Description:

CONCRETE WATER TANK - 36,000 GALLONS - UNDERGROUND - SEE SCANNED DOCMENTS PMT2003-01309

PMT2011-00039 FNL Primary Parcel

Description:

WINERY PROCESS WASTEWATER SYSTEM (SEE PMT2003-01309)



Parcel Summary Report For Parcel # 040-111-024

6/17/2016
4:04:08PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2011-00523 FNL Primary Parcel

Description:

TI TO (E) WINERY (PMT2003-01309). ADD 449 SF TO (E) 2ND FLOOR. ADD A 449 SF 3RD FLR FOR STORAGE ONLY. ADD STAIRS TO 2ND & 3RD FLR STORAGE. (336 SF). 2ND FLR TI (1560 SF) FOR TASTING ROOM. ADD TRELLIS (1800 SF) AND ENTRY FEATURE. ADD HC PARKING SPACE. WUI NR. (D010060P)

PMT2011-01246 FNL Primary Parcel

Description:

FIRE SPRINKLERS FOR WINERY (PMT2003-01309) & PMT2011-00523/ NFPA 13 2010 EDITION ORDINARY HAZARD GROUP 11/ MAXIMUM STORAGE 12'/ CAL FIRE APPROVED THE REDUCED WATER STORAGE TO 36,000 GALLONS WITH AN ADDITIONAL WATER TANK FOR DOMESTIC USE/MONITORING ALARM SYSTEM REQUIRED.

PMT2013-00568 FNL Primary Parcel

Description:

SEXTANT WINERY - ENCLOSURE OF 575 SQ FT COVERED STORAGE TO REFRIGERATED CASE STORAGE (USES FAN TO SUCK COLD AIR OUT OF THE EXISTING BUILDING + ELECTRICAL. ADDITION OF TWO 200 DEGREE UP RIGHT SPRINKLERS UNDERNEATH NEW OVERHEAD DOOR (D010060P)

PMT2013-01681 RVW Primary Parcel

Description:

ENTRY GATE (SOLAR POWERED) & WALLS, INCLUDES WALL MOUNTED SIGN FOR SEXTANT WINERY (NO ELECTRICAL)