



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 7/22/2016

TO: _____

FROM: Cindy Chambers (805-781-5608 or cchambers@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2016-00003 BROWN – Proposed minor use permit for the construction of a new 10,085 SF winery facility including production, barrel storage, tasting room and covered crush pad. Project location is 4060 Vineyard Drive in Paso Robles.
APN: 039-181-021

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

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Brian Brown Daytime Phone 707-815-7685
 Mailing Address 3998 Shell Beach Rd., Shell Beach, CA Zip Code 93449
 Email Address: 3mikes@gmail.com

Applicant Name Brian Brown Daytime Phone 707-815-7685
 Mailing Address 3998 Shell Beach Rd., Shell Beach, CA Zip Code 93449
 Email Address: 3mikes@gmail.com

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

PROPERTY INFORMATION

Total Size of Site: +/- 10 Acres Assessor Parcel Number(s): 039-181-021

Legal Description: Rho Pr Ptn Lt 153

Address of the project (if known): 4060 Vineyard Dr., 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.: From Hwy 101, take Vineyard Dr Exit, left onto Vineyard Dr., approximately 4.5 miles. Willow Creek Rd. is nearest road.

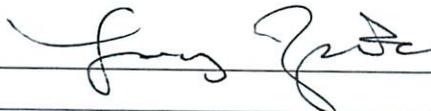
Describe current uses, existing structures, and other improvements and vegetation on the property:

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Construction of a new 10,085 sf Winery Facility including Production, Barrel Storage, tasting room and covered crush pad.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 7/11/14

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): A setback modification is requested please see the attached project description.

Describe existing and future access to the proposed project site: Existing driveway off of Vineyard Drive to remain and improved to meet commercial standards

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: 10,085 sq. feet _____ % Landscaping: _____ sq. feet _____ %

Paving: 4,570 sq. feet _____ % Other (specify) Mechanical 1,000 SF

Total area of all paving and structures: _____ sq. feet acres

Total area of grading or removal of ground cover: 1.86 sq. feet acres

Number of parking spaces proposed: 9 Height of tallest structure: 33'6"

Number of trees to be removed: _____ Type: _____

Setbacks: Front 50 Right 25 Left 25 Back 25

Proposed water source: On-site well Shared well Other Ag & domestic wells

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: 3,535 (Crush pad and covered porch) sq. feet acres

Total floor area of all structures including upper stories: 10,085 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: +/-10 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Canal/ ditch/ connector crosses the southwest corner of the parcel .
- 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: For previously approved residences and barn
- 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: Not likely, residence and mature tree will screen most if not all of proposed structure.

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 Production of wine
 Commercial/Office - Explain _____
 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: _____
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 1 Hours^{11.1} 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? 500+ 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 Sheriff Templeton Sub-station
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:
Residential
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

1. Days of Operation: 7 days a week (Mon-Sun) Hours of Operation: 9-5
2. How many people will this project employ? 2 employees
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: barrel storage and processing
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: _____
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. ⁰⁻² _____ Between 4:00 to 6:00 p.m. ⁰⁻² _____
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: ^{no.} _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): ^{none} _____
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: ^{no} _____

*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): Grading and Building permits to follow the Use 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.)

USE PERMIT

4080 WINERY

PASO ROBLES, CA



Architecture, Planning & Graphics
3592 Sacramento Dr, Suite 140
San Luis Obispo, California 93401
(805) 541-5604 voice

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Project:

4080
WINERY

4080 VINEYARD DRIVE
PASO ROBLES
CA 93465

Client:

BRIAN BROWN

4080 VINEYARD DRIVE
PASO ROBLES
CA 93465
(707) 815 - 7685

Sheet Contents:

TITLE SHEET



Date: 31 MAR 2016

Revised:

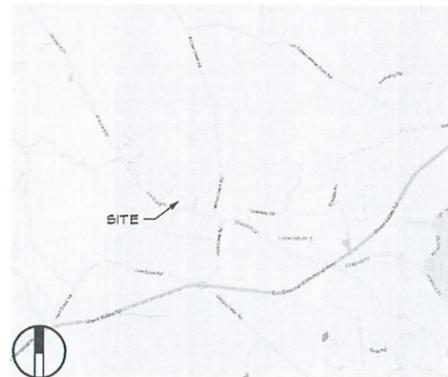
Job No:

1552

Sheet:

T - 1

VICINITY MAP



DIRECTORY

ARCHITECT

STEVEN D. PULTS, AIA & ASSOCIATES, LLP
3592 SACRAMENTO DRIVE, SUITE 140
SAN LUIS OBISPO, CA 93401
(805) 541-5604

SOILS ENGINEER

GEO SOLUTIONS
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
(805) 543-8534

CIVIL ENGINEER - SURVEY

MBS LAND SURVEYS
3563 SUELEDO ST, UNIT G
SAN LUIS OBISPO, CA 93401
(805) 544-8676

CIVIL ENGINEER - GRADING & WASTEWATER

MALLACE GROUP
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
(805) 544-4011

LANDSCAPE ARCHITECT

MALLACE GROUP
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
(805) 544-4011

PROJECT SUMMARY

EXISTING DEVELOPMENT

STRUCTURE	SQFT.	STATUS
Main Residence	2,933	No Change in Use
Main Residence Garage	953	No Change in Use
Secondary Residence	1,210	No Change in Use
Residential Garage	312	No Change in Use
Barn	1,701	No Change in Use
Shed	(46)	Demolish
TOTAL EXISTING	6,911	

PROPOSED DEVELOPMENT

WINERY AREAS	SQFT.	STATUS
PRODUCTION	3,400	New Construction
BARREL	2,917	New Construction
CIRCULATION/STOR.	281	New Construction
BATHROOMS	195	New Construction
TASTING	417	New Construction
TOTAL INTERIOR	6,550	

COVERED CRUSH PAD	2,000	New Construction
COVERED PORCH	1,535	New Construction
TOTAL EXTERIOR	3,535	
TOTAL NEW CONST	10,085	

BUILDING STATISTICS

CONST TYPE:	V-B, SPRINKLERED
OCCUPANCY TYPE:	S-2, F-2, A-2 (B - ACCESSORY)
BUILDING HEIGHT:	MAX ALLOWABLE 35'-0"
	NEW WINERY BUILDING 33'-6"
	(E) PRIMARY RESIDENCE (E) ± 13'-0"
	(E) SECONDARY RESIDENCE (E) ± 12'-0"
	(E) BARN (E) ± 16'-0"

SITE STATISTICS

LEGAL: A PORTION OF LOT 153 OF SUBDIVISION OF RANCHO EL PASO DE ROBLES, IN MAP IN BOOK A, PAGE 164

4080 VINEYARD DRIVE
PASO ROBLES, CA 93465

OWNER:

BRIAN BROWN
4080 VINEYARD DRIVE
PASO ROBLES, CA 93465

ZONING:

A6

APN & PARCEL SIZE:

039-018-021 12.25 ACRES

GRADING VOLUMES

CUT -3,500 CUBIC YARDS
FILL -3,500 CUBIC YARDS

IMPERVIOUS SURFACE

EXISTING IMPERVIOUS SURFACE:
(E) BUILDINGS 6,406 SF
(E) CONC WALKS & DRIVEWAYS 3,630 SF
(E) ASPHALT PAVING 5,612 SF
TOTAL 15,648 SF

PROPOSED NEW IMPERVIOUS SURFACE:
NEW WINERY BUILDING 10,090 SF
NEW MECHANICAL YARD 1,000 SF
NEW CONCRETE PAVING 4,570 SF
TOTAL 15,660 SF

LANDSCAPING

PROPOSED NEW AREA OF LANDSCAPING: 2,499 SF

VINEYARDS

AREA OF ONSITE VINEYARDS: 4.7 ACRES

PARKING REQUIRED:

	AREA (GROSS)	PARKS LOAD	SPACES REQD
TASTING ROOM	400	1/2,000	2
STORAGE (BARREL)	3,150	1/5,000	1
ACTIVE USE (PROC)	5,134	1/2,000	3
TOTAL REQUIRED:			6 SPACES

PARKING SPACE PROVIDED:

STANDARD 7 SPACES
ACCESSIBLE 2 SPACES
TOTAL PROVIDED: 9 SPACES

SHEET INDEX

T - 1 TITLE SHEET

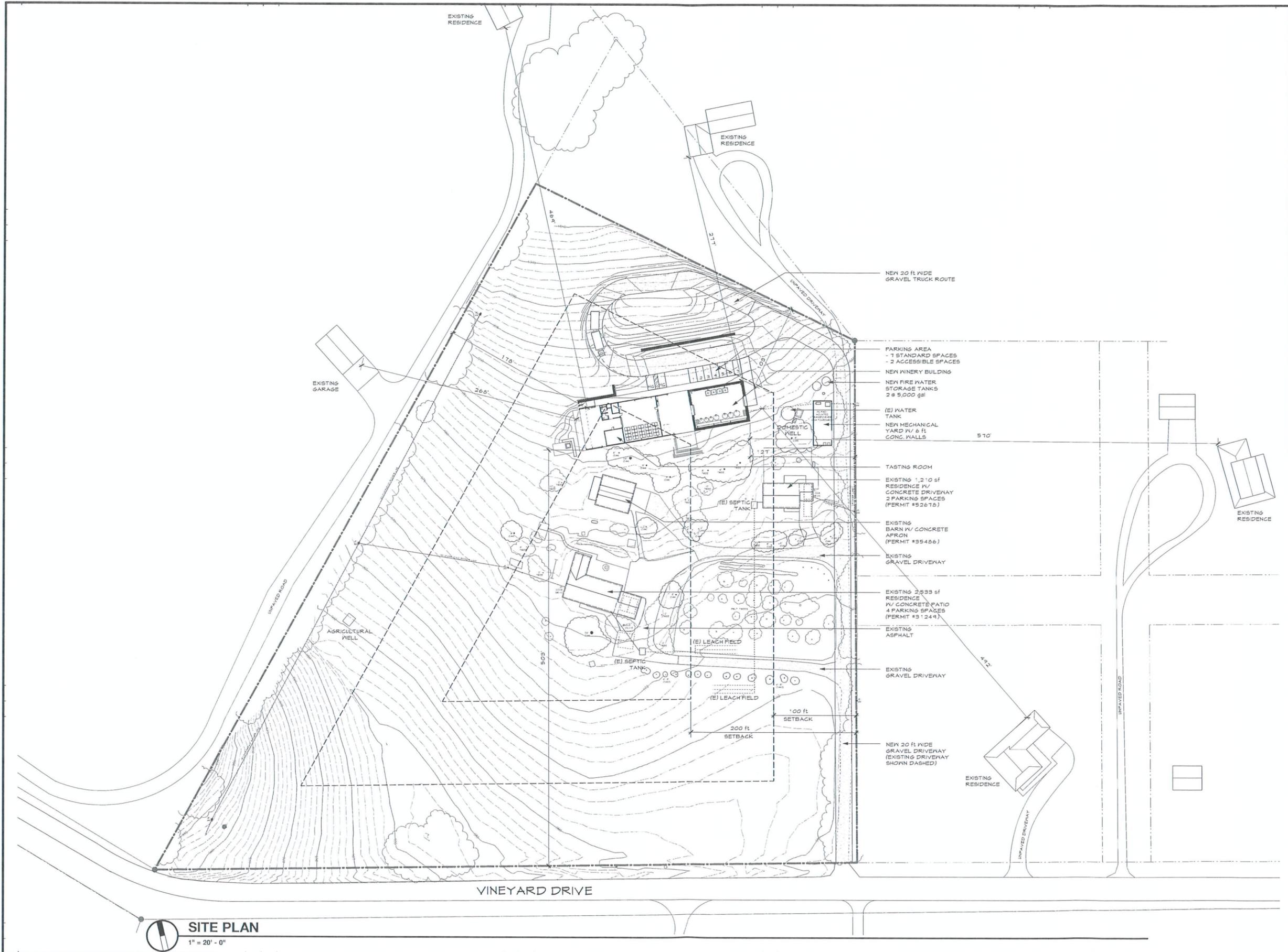
CIVIL

C - 1 SITE PLAN
C - 2 ENTRY SIGN

ARCHITECTURAL

A - 1 FLOOR PLAN
A - 2 EXTERIOR ELEVATIONS
A - 3 SECTIONS

TOTAL 6 SHEETS



SITE PLAN
1" = 20' - 0"

Architecture, Planning & Graphics
3592 Sacramento Dr., Suite 140
San Luis Obispo, California 93401
805.541.5604 voice

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Project:

4080 WINERY

4080 VINEYARD DRIVE
PASO ROBLES
CA 93465

Client:

BRIAN BROWN

4080 VINEYARD DRIVE
PASO ROBLES
CA 93465
(707) 815 - 7685

Sheet Contents:

SITE PLAN

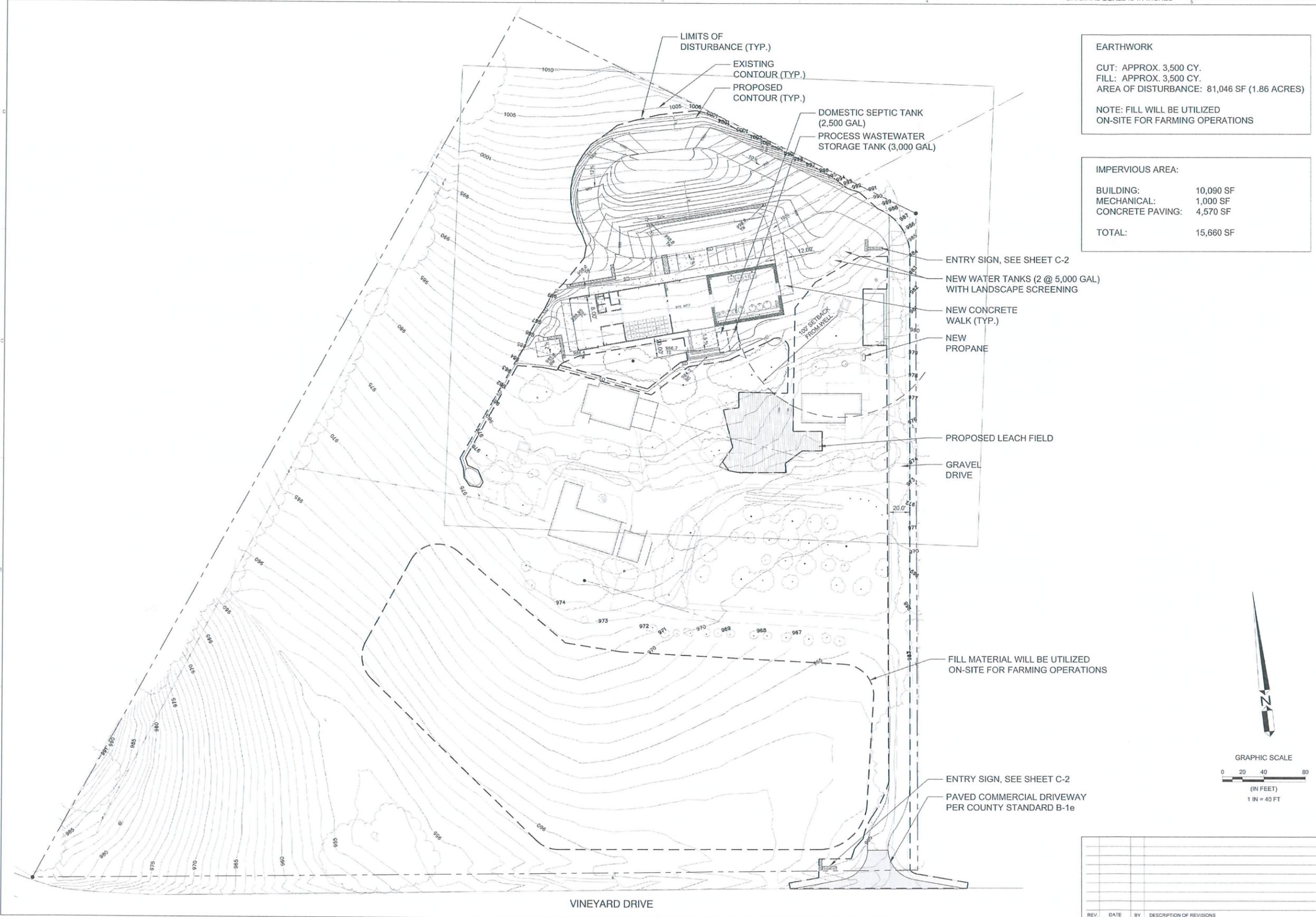


Date: **15 APR 16**

Revised:

Job No: **1552**

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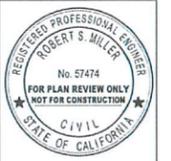


EARTHWORK
 CUT: APPROX. 3,500 CY.
 FILL: APPROX. 3,500 CY.
 AREA OF DISTURBANCE: 81,046 SF (1.86 ACRES)
 NOTE: FILL WILL BE UTILIZED ON-SITE FOR FARMING OPERATIONS

IMPERVIOUS AREA:
 BUILDING: 10,090 SF
 MECHANICAL: 1,000 SF
 CONCRETE PAVING: 4,570 SF
 TOTAL: 15,660 SF



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SIGNATURE _____
 DATE SIGNED _____
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GRADING, UTILITY AND HARDSCAPE PLAN
 4080 VINEYARD DRIVE
 PASO ROBLES, CA

JOB #: 1329-0001
 DESIGNER: RSM
 DRAWN BY: BEK
 DATE: 05/11/2016
DRAWING NO.
 C-1
 1 OF 2 SHEETS

REV.	DATE	BY	DESCRIPTION OF REVISIONS



Architecture, Planning & Graphics
 3592 Sacramento Dr., Suite 140
 San Luis Obispo, California 93401
 805/541-5604 voice

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Sheet Contents:

ELEVATIONS

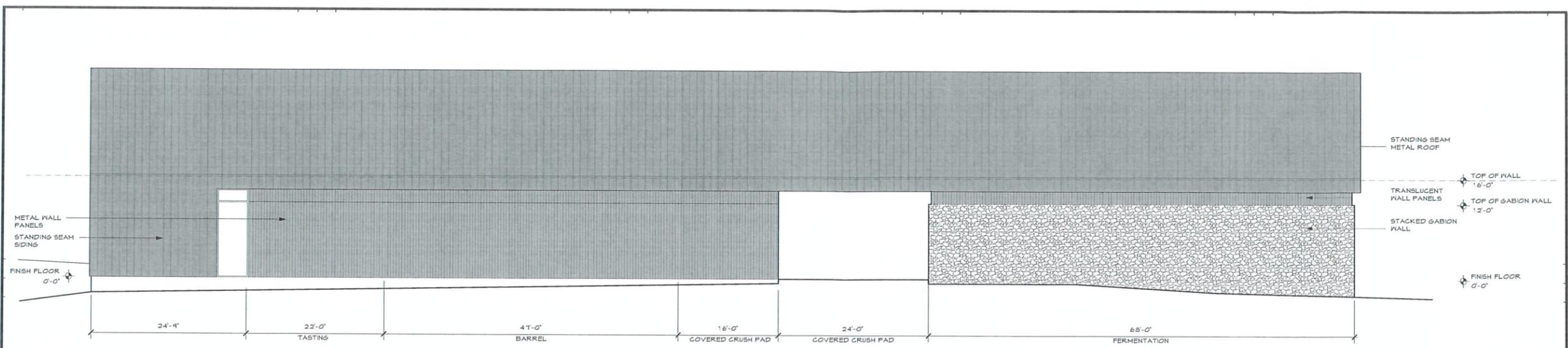


Date: **31 MAR 2016**

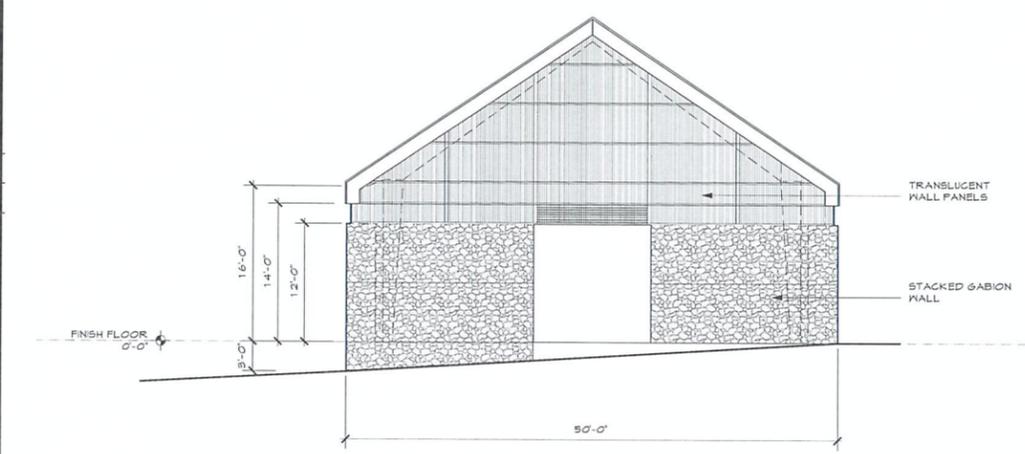
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Job No: **1552**

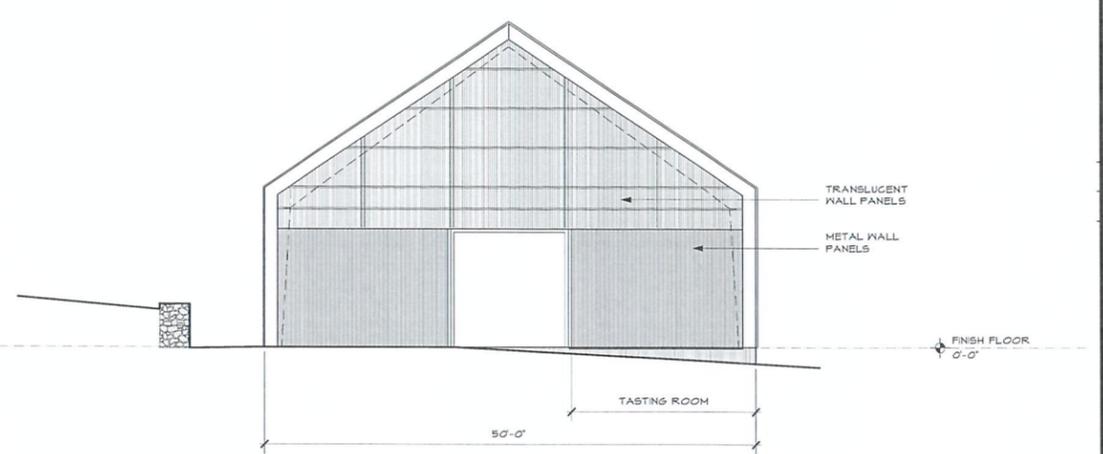
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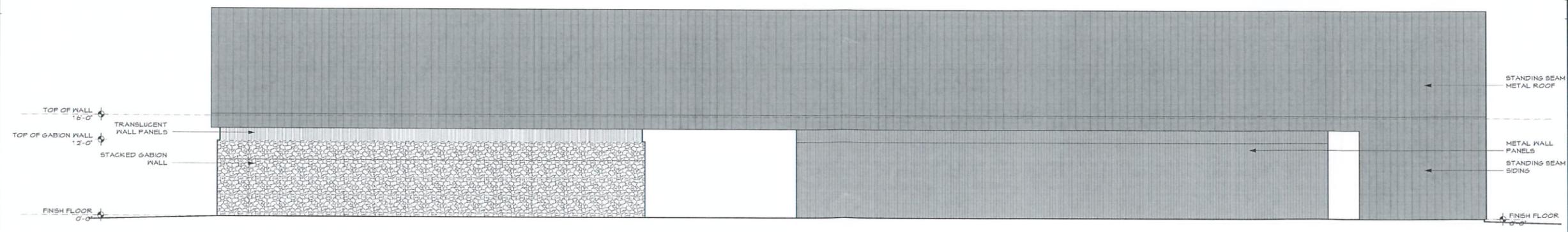
SOUTH ELEVATION
 1/8" = 1' - 0"



EAST ELEVATION
 1/8" = 1' - 0"



WEST ELEVATION
 1/8" = 1' - 0"



NORTH ELEVATION
 1/8" = 1' - 0"

Project:

4080 WINERY

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PASO ROBLES
CA 93465

Client:

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4080 VINEYARD DRIVE
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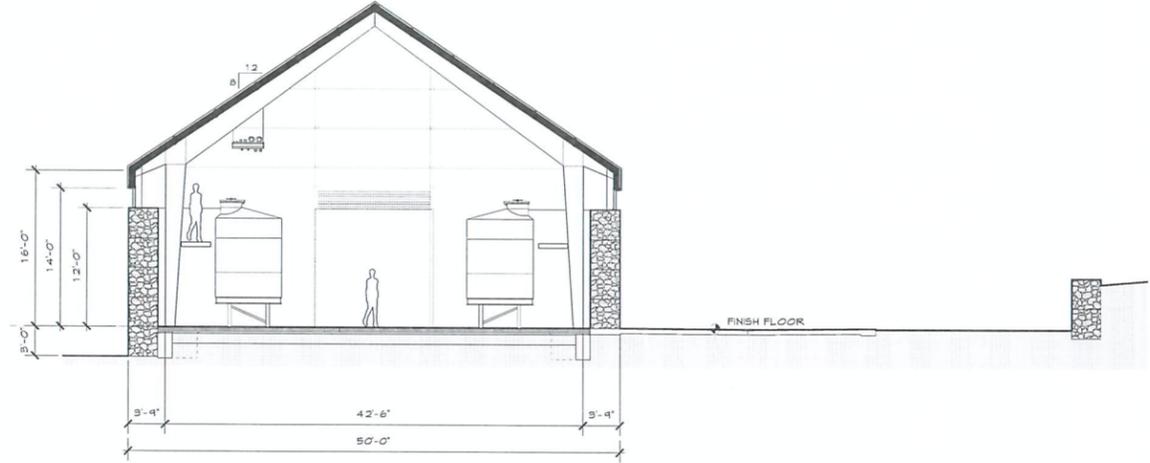
SECTIONS



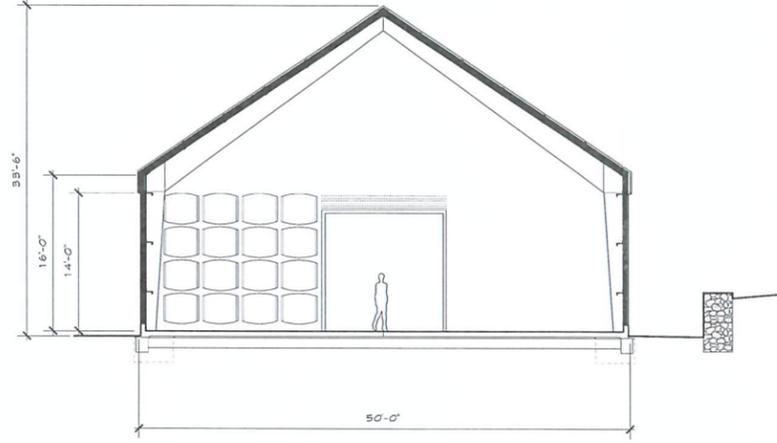
Date: **31 MAR 2016**
Revised:

Job No:
1552

Sheet:
A - 3



SECTION @ FERMENTATION AREA
1/8" = 1' - 0"



SECTION @ BARREL BUILDING
1/8" = 1' - 0"



County Planning Area
Planning Area

Adelata Sub Area
Planning Area

Agriculture
Templeton Advisory Committee

S. 1000 N. RD.

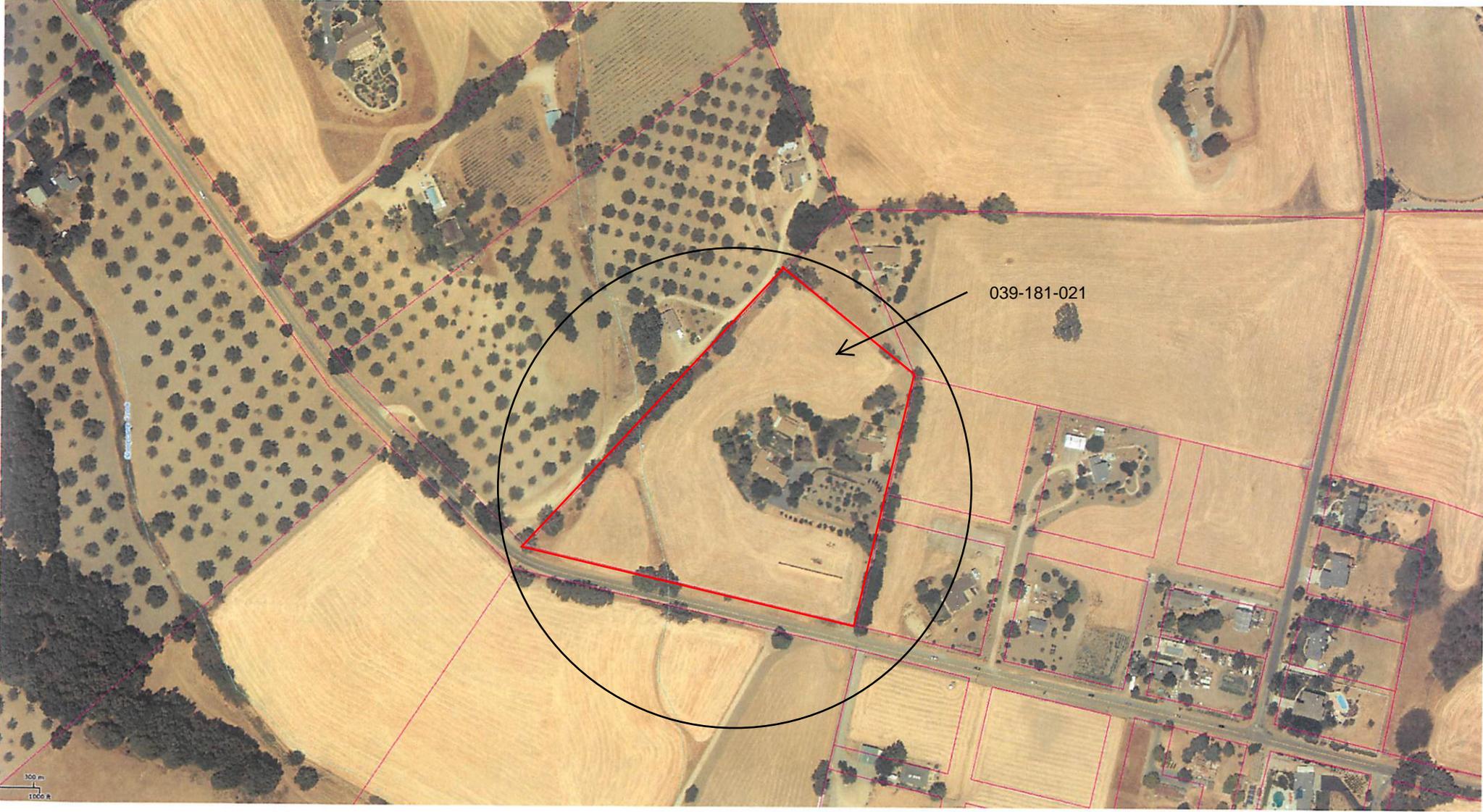
S. 1000 E. RD.

S. 1000 W. RD.

S. 1000 S. RD.

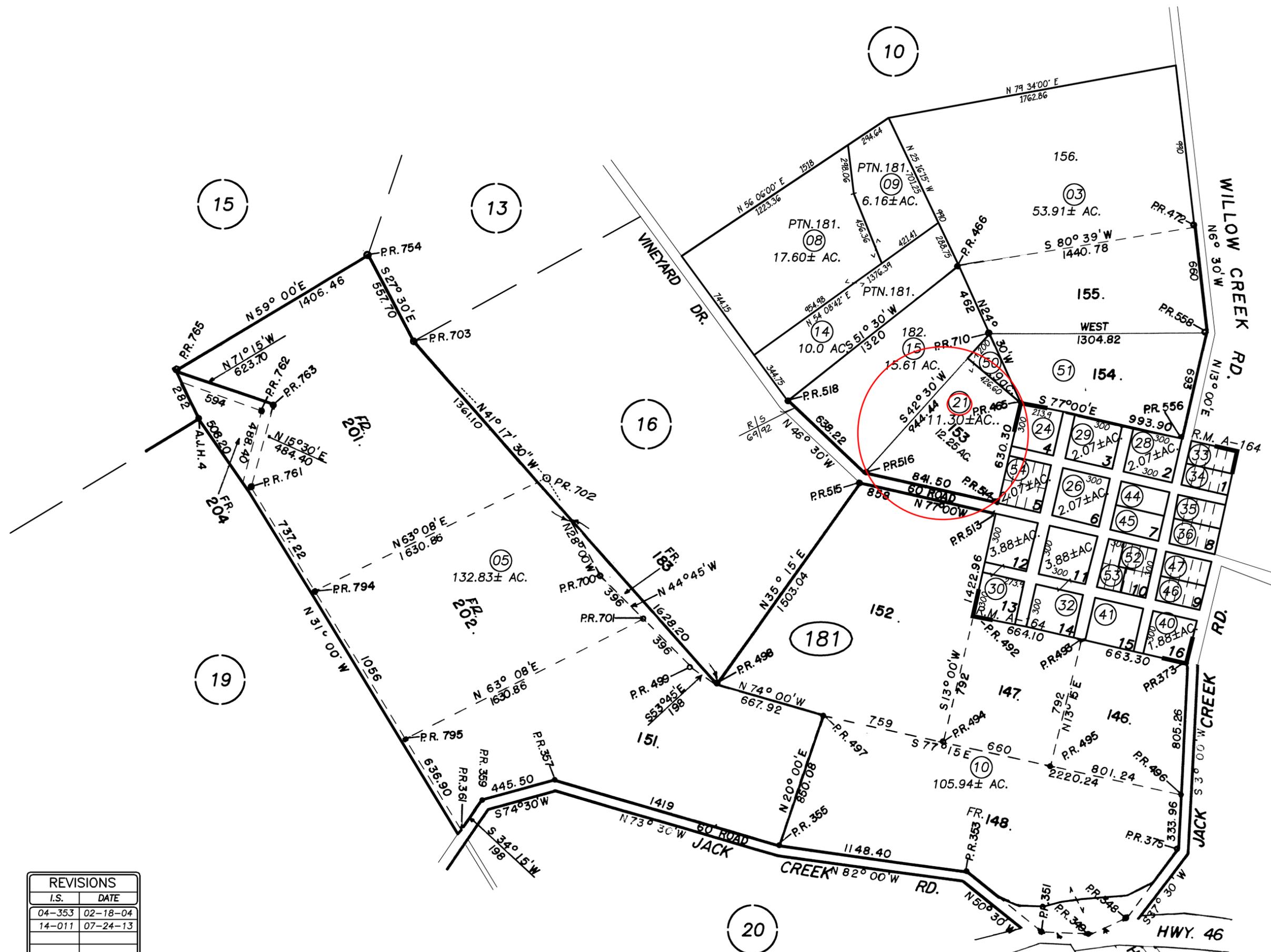
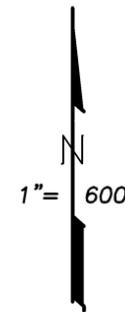
S. 1000 S. RD.

Agriculture

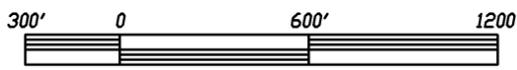


039-181-021

300 m
1000 ft



REVISIONS	
I.S.	DATE
04-353	02-18-04
14-011	07-24-13



LZ 01-30-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Parcel Summary Report For Parcel # 039-181-021

7/22/2016
4:53:20PM

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 BROWN BRIAN M
 3998 SHELL BEACH RD SHELL BEACH CA 93449-1551

OWN BROWN CANDICE L

OWN BROWN DENNIS

OWN BROWN FAMILY TRUST

Address Information

Status **Address**
 P 04060 VINEYARD DR NCADEL

Lot Information:

<u>Tract / Twtnshp</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>
AL77-	06	B	North Cty. Plan	North County P	AG	FH		Y		

Parcel Information

Status **Description**
 Active RHO PR PTN LT 153

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 039-181-021

7/22/2016
4:53:20PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

Case Information

Case Number:

DRC2016-00003

Case Status:

REC

Primary Parcel

Description:

CONSTRUCTION OF A NEW 10,085 SF WINERY FACILITY INCLUDING PRODUCTION, BARREL STORAGE, TASTING ROOM AND COVERED CRUSH PAD.