SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/22/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00065 NICHOLS – Proposed conditional use permit to construct a 3,360 sf building for wine production and a tasting room.
Site location is 1543 Los Berros Rd, Arroyo Grande. APN: 091-053-010

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

DRC2014-00065 NICHOLS LOGAN \

CONDITIONAL USE PERMIT/

WINERY TASTING ROOM AND FARM STAND - NO SPECIAL EVENTS OR INDUSTRY WIDE SCSC/ SCSC

RR

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
- ☐ Amendment to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

☑ Landowner Name Logan Nichols Daytime Phone (805) 431-0227
Mailing Address 2018 Los Berros Rd. Arroyo Grande, CA Zip Code 93420
Email Address: PeacockCellars@gmail.com

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

☐ Agent Name None Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 6.6 acres Assessor Parcel Number(s): 091-053-010
Legal Description: Parcel 4, CO 67-54 (2-PM-47), City of Arroyo Grande, County of San Luis Obispo, State of California
Address of the project (if known): 1543 Los Berros Rd. Arroyo Grande, CA 93420
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 San Luis Obispo take Highway 101 South. Exit at Los Berros Road, turn right and travel 1 mile to 1543 Los Berros Road.
Describe current uses, existing structures, and other improvements and vegetation on the property:
Bare cultivated soil, no structures, electrical panel, well, water storage tanks

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 3360 Ft^2 building for wine production and tasting room.

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 12-17-14

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): Setback waiver due to property dimensions

Describe existing and future access to the proposed project site: Existing - 20' wide driveway from Los Berros Rd. No future changes necessary

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: Home on Rural Residential South: Hillside with Native Trees
East: Row Crop Agriculture West: Home on Rural Residential with Horses

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 3360 sq. feet 1.16 % Landscaping: 0 sq. feet _____ %
Paving: 0 sq. feet _____ % Other (specify) Agriculture 163,350 sq. ft
Total area of all paving and structures: 4875 ☑ sq. feet ☐ acres
Total area of grading or removal of ground cover: 0 ☐ sq. feet ☐ acres
Number of parking spaces proposed: 20 Height of tallest structure: Aprox. 23'
Number of trees to be removed: 0 Type: _____
Setbacks: Front 590' Right 103' Left 168' Back 235'

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 SLO County

For commercial/industrial projects answer the following:
Total outdoor use area: 8000 inclusive of parking ☑ sq. feet ☐ acres
Total floor area of all structures including upper stories: 3360 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: 6.6 acres
   Moderate slopes of 10-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☑ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☑ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☑ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☑ No
   If yes, please explain: _____
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: Los Berros 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 See Attached Report
   ☑ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? See Attached Report
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
   ☑ Yes ☐ No If yes, please describe: Well & Storage Tank Pump
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 4 Hours 15 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? Aprox. 350 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: South County Sanitation
3. Where is the waste disposal storage in relation to buildings? Outisde to the South
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: Lucia Mar Unified
2. Location of nearest police station: Sheriff Dept. Oceano
3. Location of nearest fire station: CDF Nipomo
4. Location of nearest public transit stop: Intersection of Los Berros Rd. and HWY 101
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:
   Row crop vegetable production
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: Wednesday-Sunday Hours of Operation: 11am-5pm
2. How many people will this project employ? 2 full-time, 2 part-time
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: N/A
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 Between 4:00 to 6:00 p.m. 5-7
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: There are no restrictions on crop productivity of this land.

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): N/A
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 proposed winery building will be heavily insulated.

*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:
   See Attached Report

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): Applicable Winery Licenses

   (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.)

1543 Los Berros Road. Arroyo Grande, Application for Conditional Use Permit

PROPERTY OWNERS

Logan Nichols, Jessica Nichols

CONDITIONAL USE PERMIT PROPOSAL

Requesting a Conditional Use Permit to allow for agricultural production, agricultural sales, agricultural processing, and a wine tasting room. NO special events, or industry wide events, will be conducted on this property.

Agricultural Production:

This property was used for row crop vegetable farming for the past 18 years. We are proposing to install 2.70 acres of wine grapes, .22 acres of orchard, and .85 acre of seasonal vegetable production.

Agricultural Sales:

Peacock Farms currently sells produce in six local farmers markets and six southern California farmers markets. We would enjoy the opportunity for our customers to buy our fresh local produce from this property. Customers would have the opportunity to pull into the property, park, and shop from displays of produce on the patio in front of the proposed Ag processing building.

Agricultural Processing (Winery):

Peacock Cellars was established four years ago and currently processes grapes at Central Coast Wine Services in Santa Maria. Annual production is currently at 2000 cases a year. Our goal is to move the production facility closer to home and to grow the winery to 2500 cases a year. We are proposing to build a 3360 square foot building that would house our winery production (crush, press, barrel storage, blending, bottling, and case storage) and tasting room.

Wine Tasting Room:

Approximately 500 square feet of the 3360 square foot building will be dedicated to our tasting room for customers to enter, taste and purchase our wines. Bathrooms for our customers and an office for administrative needs will also be included into the floor plan of the structure. Anticipated hours and days of operation are as follows: Wednesday-Sunday 11am-5pm, closed on Mondays and Tuesdays.

Concerns and Mitigations:

A pre-application meeting regarding our proposed project was held on July 30, 2014. At this meeting we discussed normal concerns with projects like this. I have listed these concerns below and how they will be mitigated.

1) Dust

The driveway and parking area will be thoroughly covered with course gravel, completely eliminating dust pollution from vehicle traffic.

2) Noise Pollution

The proposed uses do not generate noise levels that would be detectable beyond property lines. Special events, and the music associated with them, are not being proposed for this project.

3) Traffic

This project has a good combination of very few trips and a very busy collector street. As stated in my winery development report, the trips during the busiest time of year for sales and production combined are under 20/day. This would have no impact on Los Berros Rd because of its current high volume of traffic. In addition to low traffic volume in and out of the winery, the favorable orientation of the property allows for vast sight distances of approximately 1000ft in both directions on Los Berros Rd.

4) Botanical/Biological Habitat

The project site has no natural habitats for plant or animal species. There are no creeks, streams, ponds, drainage ditches or native weeds on the property. The entire parcel was farmed in vegetable row crops for the past 18 years decimating all native plant species and potential animal habitat.

5) Events

Special events, including "industry wide" events, will not be held on this property.

6) Set Backs

The tasting room portion of this permit requires set backs of 200 ft to property lines and 400 ft to the nearest residence. This piece of property is long and narrow making it impossible to satisfy these requirements. A waiver is needed to allow for a slight variance in the set back

standards. I have placed the building off center to the east for two reasons. The first reason is that it allows for the largest set back from the nearest residence (human inhabitance). The second reason being the property to the east is a large row crop field with no residences near the property line. In other words, we are placing the building away from people and towards open space. With the building in this location the set back to the neighbor's house is approximately 340 ft. By doing this it pushes the building towards the property line to the east leaving 103 ft to the property line. The wavier would be for 340 ft to the nearest residence and 100 ft to the nearest property line.

7) Archeological Concerns

The prior land use has eliminated the archeological concerns on this property. Year after year of constant ripping, disking, tilling and bed formation has pulverized the soil, leaving no chance for the existence of artifacts of any kind.

8) Drainage

This particular property has a very subtle downhill slope (.25% - .5%) towards the back (south end) of the property. This low area against the southern property line provides a perfect natural drain for all operations on the property. Vineyards, orchards, parking lot and winery drain gently down to this low area. In addition to being a low spot for rain water this land is fertile ground and will be utilized for our summer vegetable production. In lieu of an engineered drainage plan we have included the detention basin on our plot plan, labeled the buildings downspouts, and have noted where those downspouts drain into this basin.

9) Health Agency Water Quality Standards

A water analysis was not submitted with this land use application because our customers will not be given the water that comes from the well on site. Imported filtered water will be provided for customer consumption in the tasting room.

10) Water Use

It was brought to our attention at the pre-application meeting that new water usage needed to offset the old use by a ratio of 1 to 1. The old land use makes this ratio easy to obtain. For 18 years this parcel has been farmed in vegetable row crops year round. Broccoli, cauliflower, and bok choy were the crops planted and require massive volumes of water to grow. The previous farmer used overhead sprinklers to irrigate these crops. Overhead sprinklers require large volumes of water and only put 25% of that water in the root zone of the targeted plant. The rest of the water lands in between rows and on roads were it is useless to the crop being

grown. I would estimate that the old land use would have used over 10 million gallons of water per year to grow vegetables. Here is the math behind that number:

100 gals/minute/acre X 6 acres X 360 minute irrigations X 50 irrigations/year = 10,800,000 gallons/year

<u>The proposed new land use has 4 different water uses; Vineyard, Orchard, Seasonal Garden, and Wine Grape Processing:</u>

1) Vineyard:

We are proposing 2.70 acres of wine grapes and .22 acres of apple orchard. Both of these crops use pressure compensating, ultra efficient, Netafim micro emitters. These emitters release water at the rate of ½ gallon per hour and put the water directly into the root zone of the plant. Grapes and apples do not require irrigation in the winter and to obtain a higher quality product we water very little in the late summer months that lead up to harvest. Water needed to grow 2.70 acres of wine grapes would be approximately 300,000 gallons annually:

5 gallons/week/plant X 2740 plants X 24 weeks of irrigation = 328,800 gallons/year

2) Apple Orchard:

The apple orchard would need approximately 27,000 gallons of water per year:

10 gallons/week/tree X 90 trees X 30 weeks of irrigation = 27,000 gallons

3) Seasonal Vegetable Garden:

Our .85 acre seasonal vegetable garden will consist of squash, pumpkins, watermelons, tomatoes and beans. All irrigation will be done with low flow emitters or low flow t-tape. Estimated water usage for this one acre would be less than 100,000 gallons/year:

1000 emitter locations X .5 gallons per hour X 8 hours/week X 24 weeks of irrigation = 96,000 gallons of water/year

4) Wine Grape Processing:

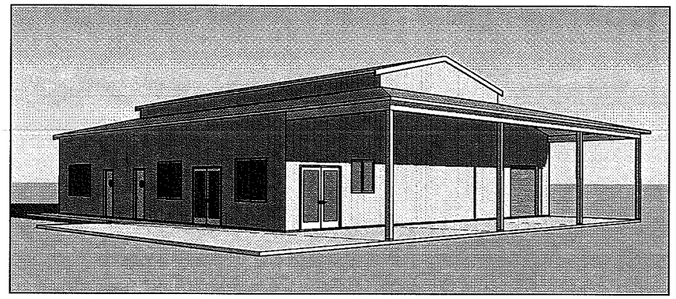
Our wine making techniques are very efficient with regards to water. High pressure/ low flow washers use very little water to clean fermenters and equipment. Barrels are treated with steam before and after rinsing which drastically reduces water use as well. During the two months of harvest season, water use would be approximately 2000 gallons/week. Water use in the off season would be approximately 500 gallons/week:

Harvest Water = 2000 gallons/week X 8 weeks = 16,000 gallons/year

Off Season Water = 500 gallons/week X 44 weeks = 22,000 gallons/year

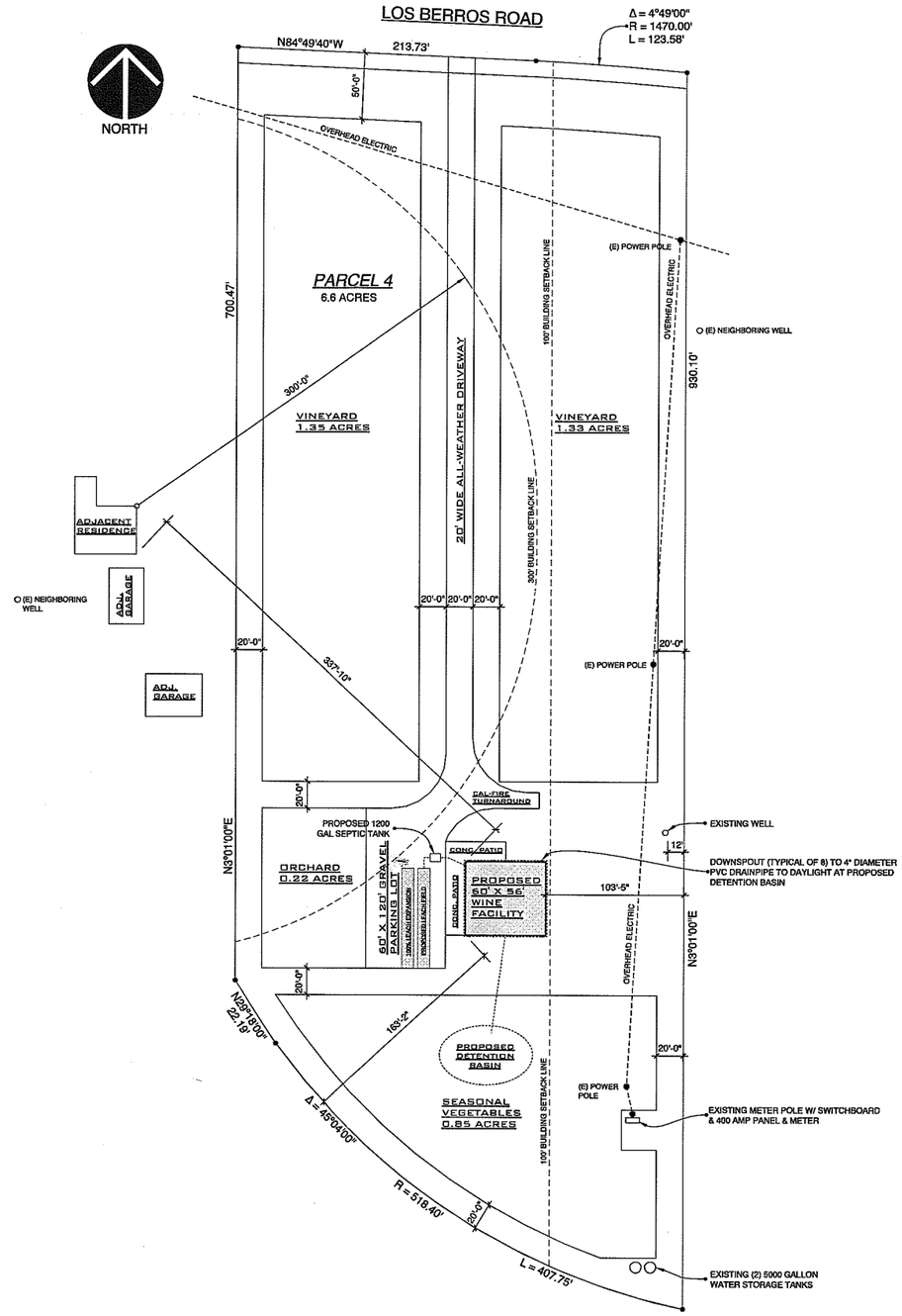
Total winery water needed per year = 38,000 gallons

Total new annual water usage for the property would be approximately 489,800 gallons. When compared to the old water consumption of 10,800,000 gallons it is clear that the one to one ration will be easily achieved.



PROPOSED WINE PROCESSING FACILITY

NO SCALE



PROPOSED SITE PLAN

SCALE: 1" = 50'-0"

PROJECT DIRECTORY

PROPERTY OWNER: LOGAN NICHOLS
2018 LOS BERROS ROAD
ARROYO GRANDE, CA 93420
#(805) 431-0227

PROJECT APPLICANT: LOGAN NICHOLS
2018 LOS BERROS ROAD
ARROYO GRANDE, CA 93420
#(805) 431-0227

PROJECT DATA

PROJECT ADDRESS: 1543 LOS BERROS ROAD
ARROYO GRANDE, CA 93420

LEGAL DESCRIPTION: PARCEL 4, CO 67-54 (2-PM-47), CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

A.P.N.: 091 - 053 - 010

LOT SIZE: 6.6 ACRES - 287,496 SF

ZONING: RR (RESIDENTIAL RURAL)

PROJECT DESCRIPTION: PROPOSED NEW WINE PROCESSING FACILITY AND TASTING ROOM

PROJECT STATISTICS

WINE PROCESSING FACILITY:

FLOOR AREA: 3360 SF
PATIO AREA: 1515 SF

VINEYARDS, ETC: 163,350 SF (3.75 ACRES)

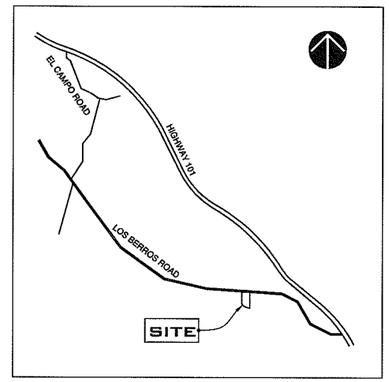
BUILDING HEIGHTS:

WINE PROCESSING FACILITY: ±23'-0" A.F.G.

SHEET INDEX

NO. DESCRIPTION

T-1 PROPOSED SITE PLAN, VICINITY MAP, PROJECT DATA, PROJECT STATISTICS, SHEET INDEX
A-1 PROPOSED FLOOR PLAN
A-2 NORTH & WEST EXTERIOR ELEVATIONS
A-3 SOUTH & EAST EXTERIOR ELEVATIONS



VICINITY MAP

NO SCALE

REVISIONS

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THE CLIENT'S USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

Jed Joyce
Design & Construction
PO Box 1154
Templeton, CA 93465
#805-835-9853
www.JedJoyce.com
CA License #954102

PROPOSED WINE PROCESSING FACILITY & TASTING ROOM FOR:

LOGAN NICHOLS

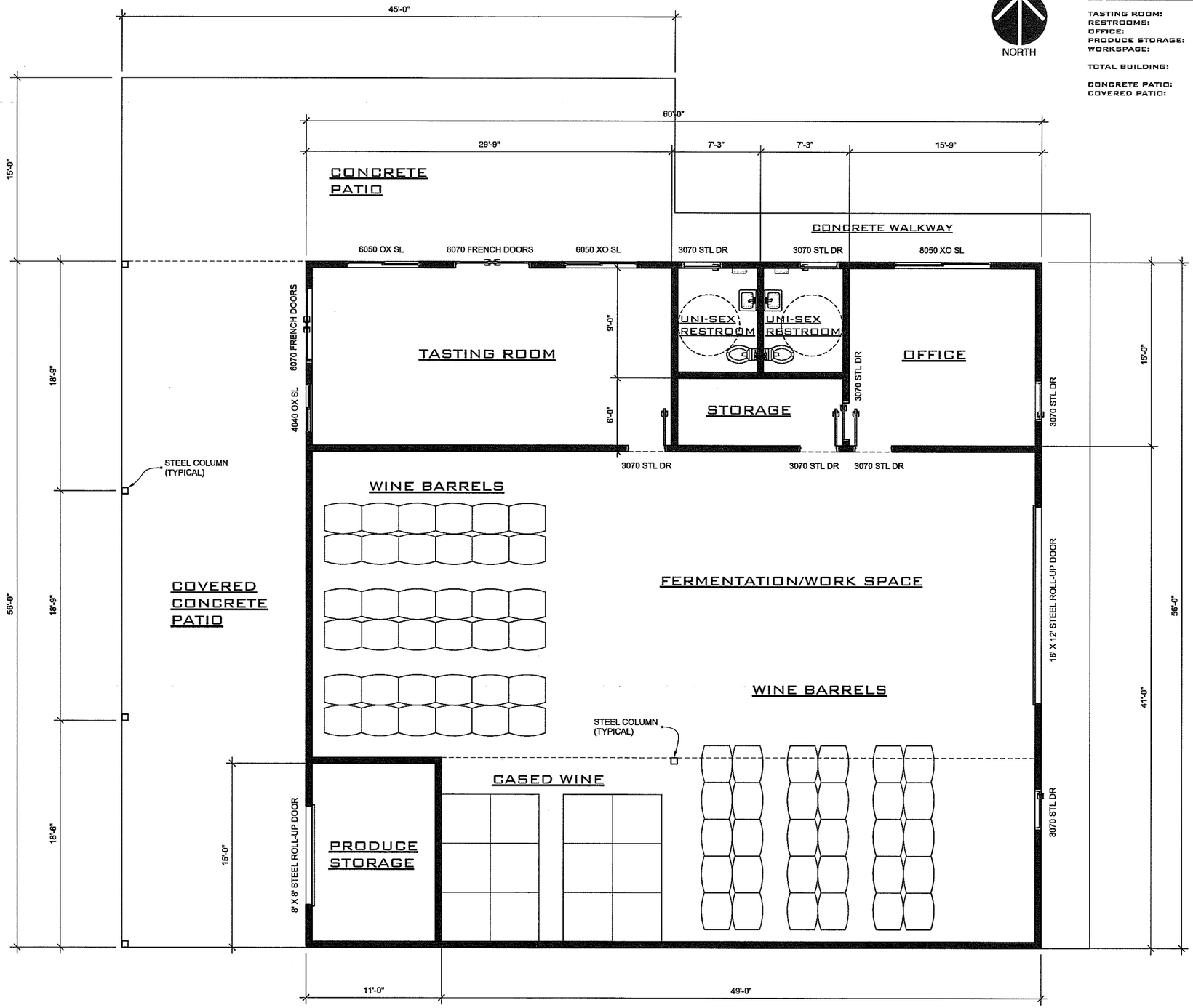
1543 LOS BERROS ROAD
ARROYO GRANDE, CA 93420

PROPOSED SITE PLAN

DRAWN: JED
CHECKED: N/A
DATE: 12/16/2014
SCALE: AS NOTED
JOB #: 1433

T-1

1 OF 4 SHEETS



PROPOSED FLOOR PLAN

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

NORTH

SQUARE FOOTAGES

TASTING ROOM:	446 SF
RESTROOMS:	130 SF
OFFICE:	236 SF
PRODUCE STORAGE:	165 SF
WORKSPACE:	2547 SF
TOTAL BUILDING:	3360 SF
CONCRETE PATIO:	675 SF
COVERED PATIO:	840 SF

REVISIONS

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PROPOSED WINE PROCESSING FACILITY & TASTING ROOM FOR:

LOGAN NICHOLS

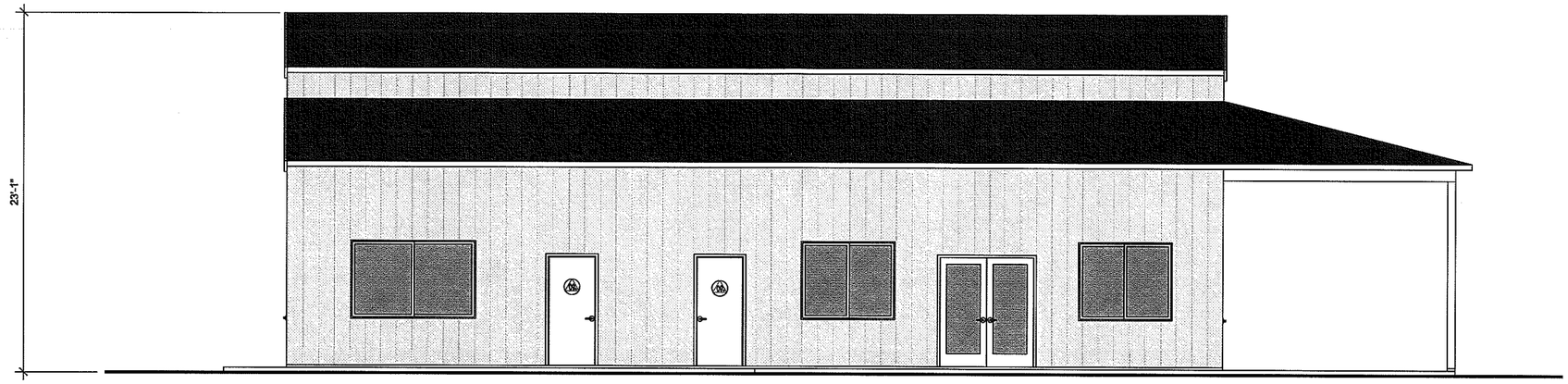
1543 LOS BERROS ROAD
ARROYO GRANDE, CA 93420

PROPOSED FLOOR PLAN

DRAWN	JED
CHECKED	N/A
DATE	12/16/2014
SCALE	AS NOTED
JOB #	1433

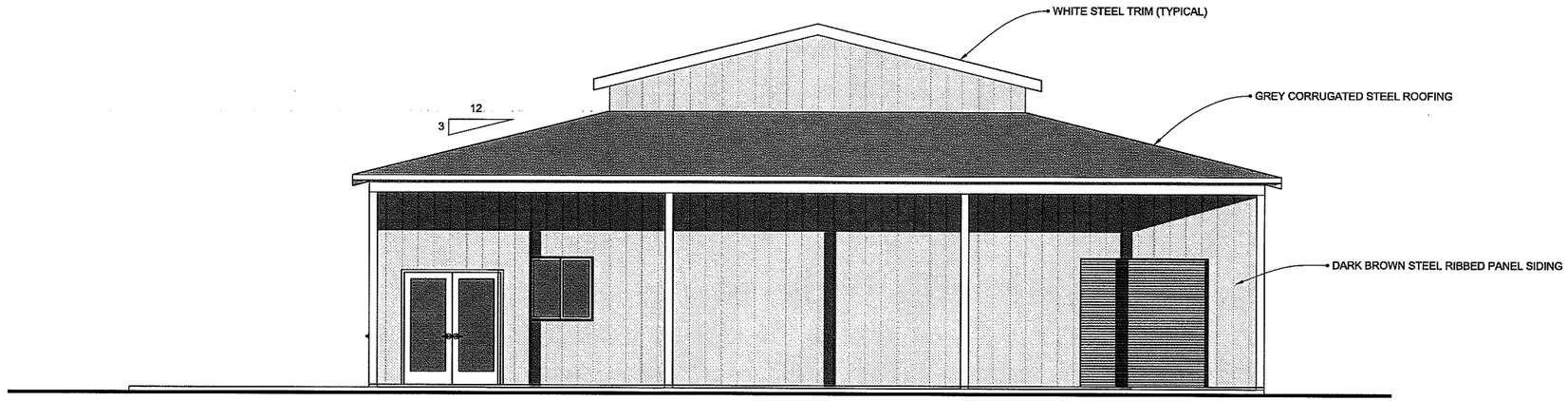
A-1

1 OF 4 SHEETS



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

REVISIONS

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THE CLIENT'S USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

Jed Joyce
Design & Construction
PO Box 1164
Templeton, CA 93465
CA License #954102
#805-835-9853
www.jedjoyce.com

PROPOSED WINE PROCESSING FACILITY & TASTING ROOM FOR:

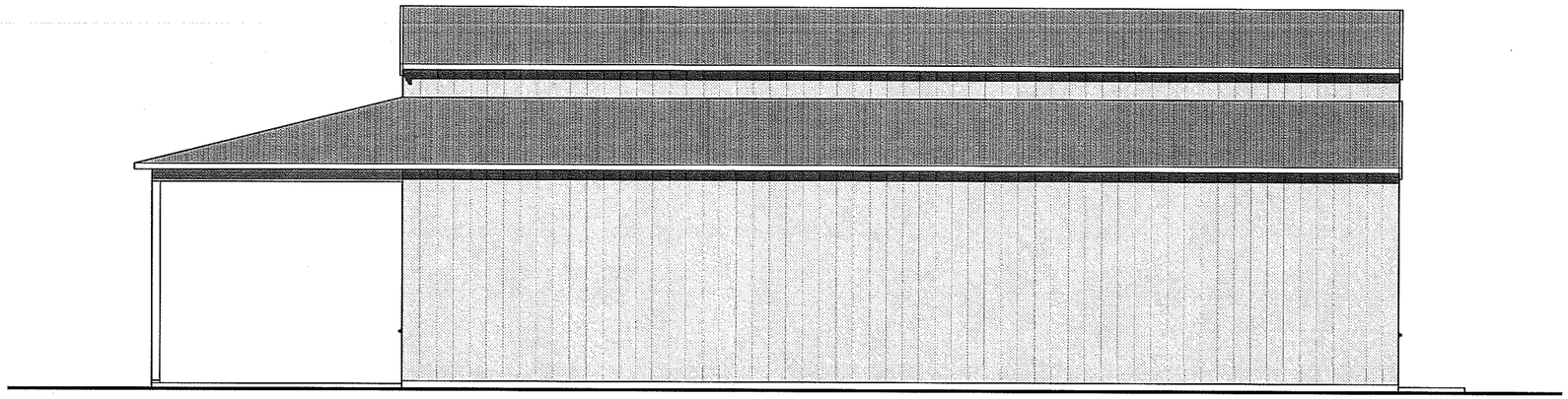
LOGAN NICHOLS

1543 LOS BERROS ROAD
ARROYO GRANDE, CA 93420

PROPOSED NORTH & WEST ELEVATIONS

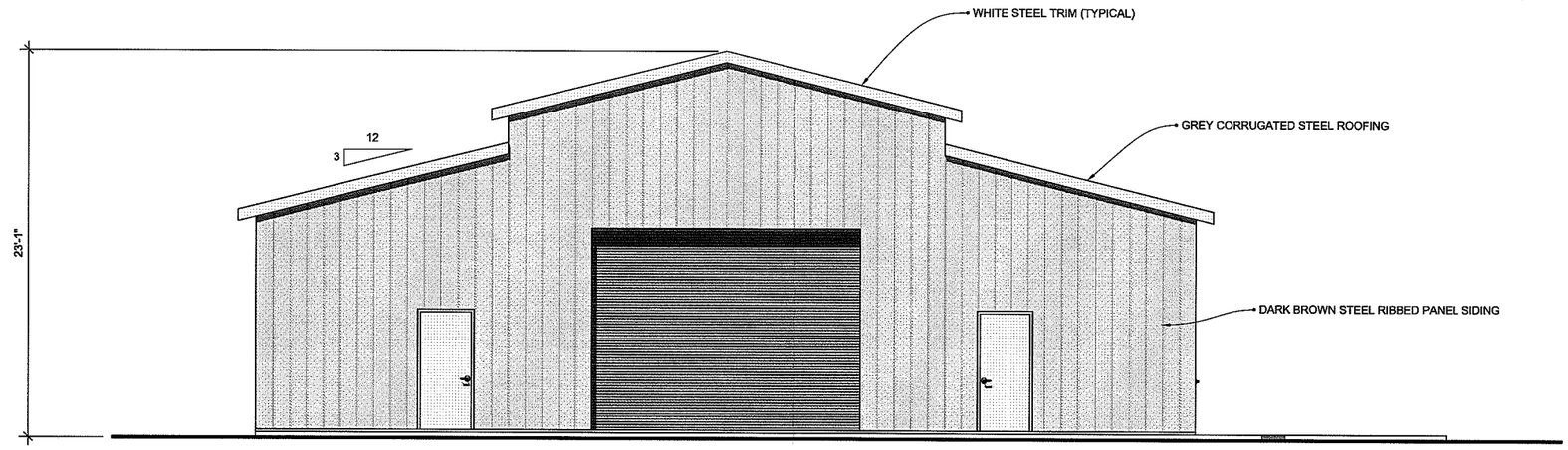
DRAWN	JED
CHECKED	N/A
DATE	12/16/2014
SCALE	AS NOTED
JOB #	1433

A-2



PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

REVISIONS

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PROPOSED WINE PROCESSING FACILITY & TASTING ROOM FOR:

LOGAN NICHOLS

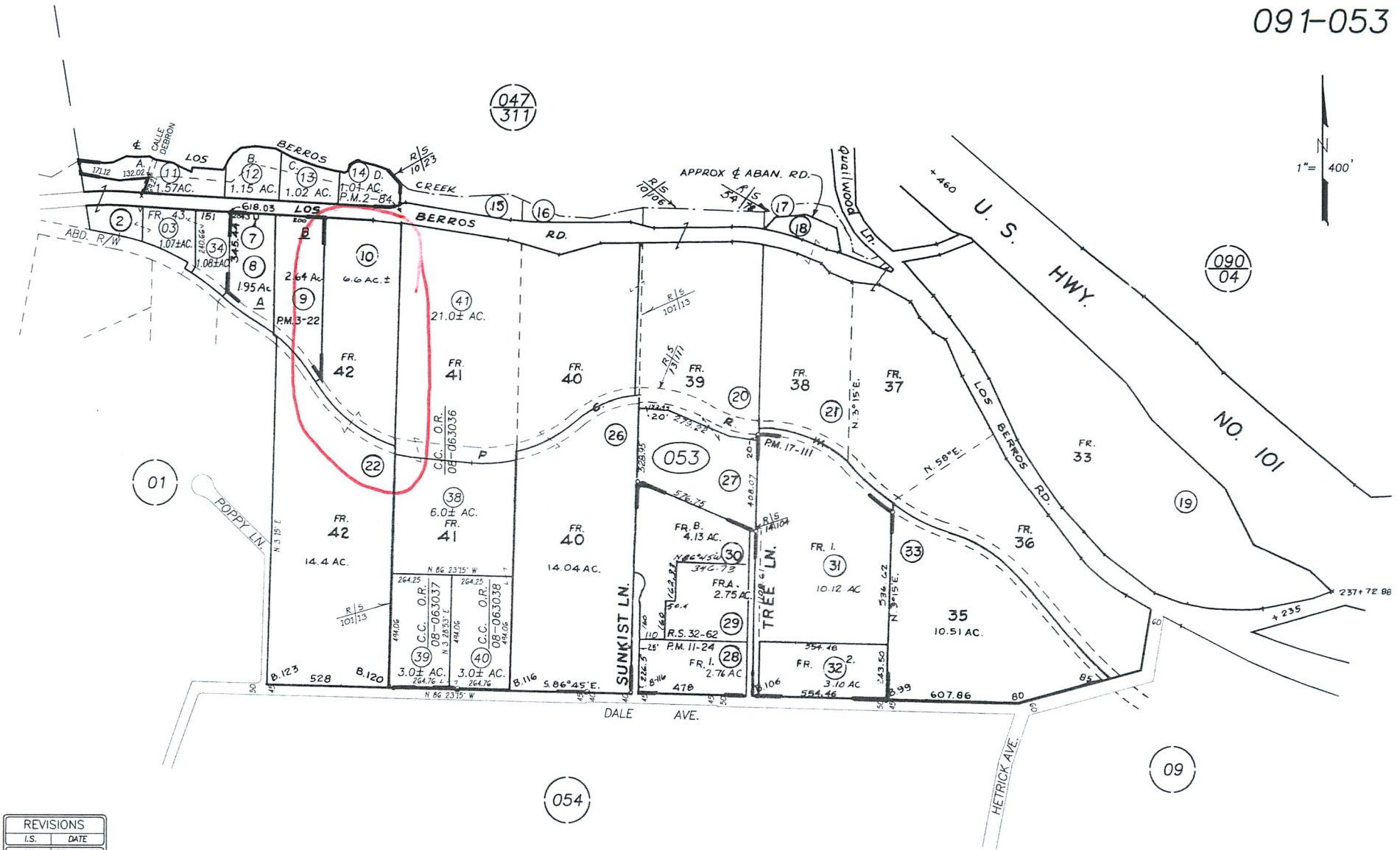
1543 LOS BERROS ROAD
ARROYO GRANDE, CA 93420

PROPOSED SOUTH & EAST ELEVATIONS

DRAWN	JED
CHECKED	N/A
DATE	12/16/2014
SCALE	AS NOTED
JOB #	1433

A-3

091-053



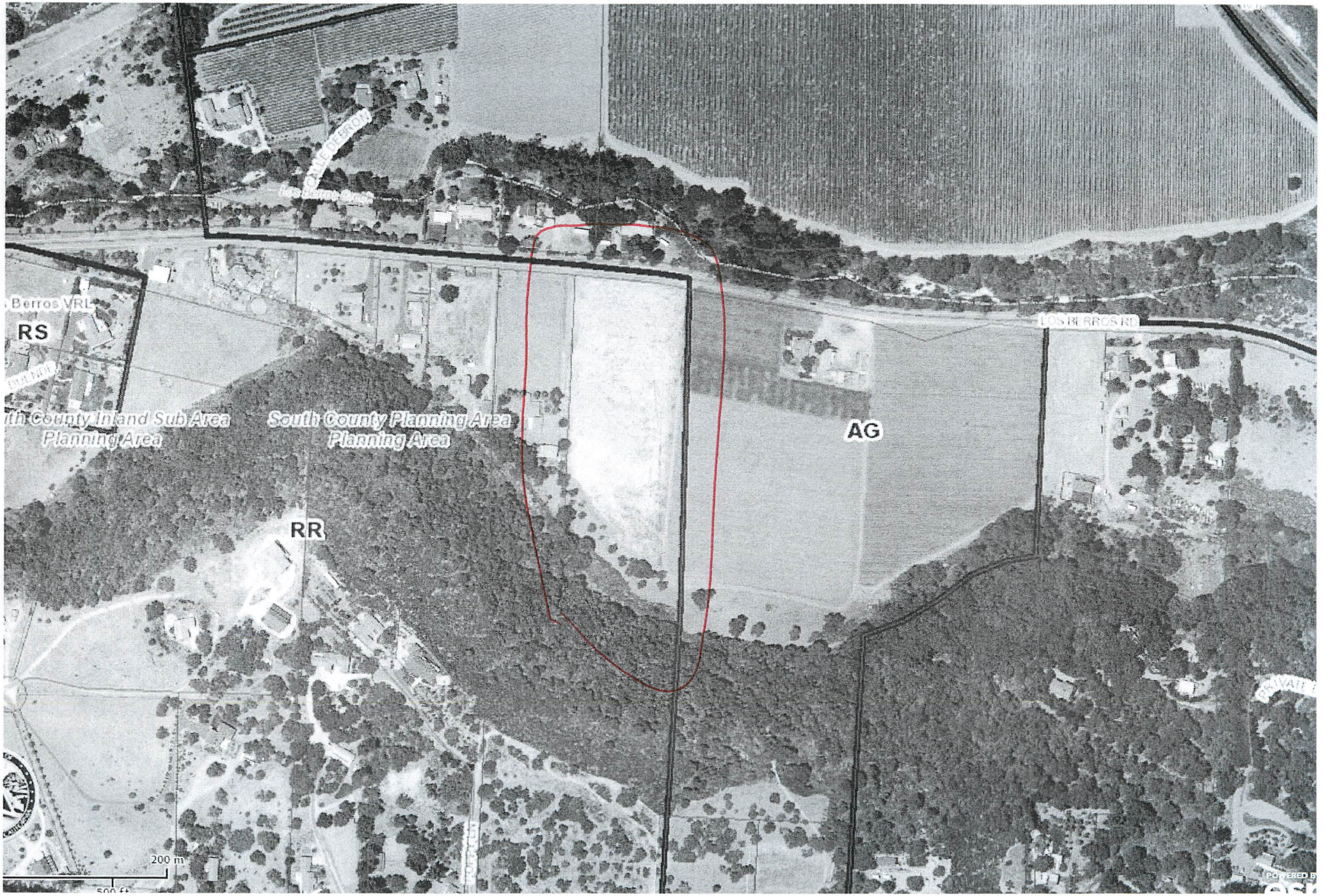
REVISIONS	
I.S.	DATE
NA	09-14-03
04-109	09-15-03
09-218	12-11-08
09-296	02-27-09

200' 0 400' 800'

GB 09-15-03 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

LOS BERROS TRACT OF THE RANCHO NIPOMO, R.M. Bk. A , Pg. 141.

LOS BERROS
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 091 PAGE 053


Los Berros Rd
RS
Los Berros Rd
South County Inland Sub Area
Planning Area
South County Planning Area
Planning Area
AG
RR
200 m

Parcel Summary Report For Parcel # 091-053-010

12/17/2014
4:15:13PM

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	NICHOLS LOGAN W
	2018 LOS BERROS RD ARROYO GRANDE CA 93420-5647
OWN	NICHOLS FAMILY TRUST
OWN	PEACOCK-NICHOLS JESSICA D

Address Information

Status	Address
	01543 LOS BERROS RD SCSC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CO67-	054	0004	South Cty. Plan	South County I	RR	FH		Y		

Parcel Information

Status	Description
Active	PM2/47 PAR 4 & PTN ABDN PCRR

Notes
THIS PROPERTY CAN HAVE 400 AMP ELECTRICAL PERMIT FOR AG USE WELL ETC. SWC/KBN 8/20/14

Tax Districts
LUCIA MAR
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
SAN LUIS
NO. 04
ARROYO GRANDE

Parcel Summary Report For Parcel # 091-053-010

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

COASTAL SAN LUIS

Case Information

Case Number:	Case Status:	
COD2010-00523	CLD	Primary Parcel

Description:
COMPLAINT THAT THIS SITE IS IMPORPERLY GRADED (AG) AND NOW FLOODS ADJACENT PROPERTY

DRC2014-00065	REC	Primary Parcel

Description:
WINERY TASTING ROOM AND FARM STAND - NO SPECIAL EVENTS OR INDUSTRY WIDE EVENTS

PMT2014-00861	ISS	Primary Parcel

Description:
REPLACEMENT ELECTRIC METER - 400 AMP - 3 PHASE - 240V - SERVING WELL

PRE2007-00046	REC	Primary Parcel

Description:
FOR THE ELDERLY

PRE2014-00002	MET	Primary Parcel

Description:
PROPOSED PRODUCE SALES, WINE PRODUCTION, AND WINE TASTING/SALES IN 3000 SF MULTI USE BUILDING, PLUS 1000 SF AG STORAGE BARN