



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/31/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00118 DRAKE – Proposed minor use permit for a winery with tasting room and barrel storage. Site location is 470 Buckley Rd, San Luis Obispo. APN: 076-371-004

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

MINOR USE PERMIT
WINERY WITH TASTING ROOM, WINE
BARREL STORAGE
SLOSLO/ SLOSLO
AG AR FH

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Steve Drake Daytime Phone 805 431 4400
 Mailing Address 470 Buckley Rd, SLO, CA Zip Code 93401
 Email Address: _____

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

Agent Name Ernie Kim Architect Daytime Phone 805 441 3128
 Mailing Address 1326 Chorro St SLO, CA Zip Code 93401
 Email Address: ernie@erniekim.com

PROPERTY INFORMATION

Total Size of Site: +/- 52 Acres Assessor Parcel Number(s): 076-371-004

Legal Description: _____

Address of the project (if known): 470 ~~Drake~~ Buckley Rd, SLO, CA 93401

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Broad St south, Buckley Rd west

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

Farm, Horse Facility

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Tasting Room, Wine Barrel Storage

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 Steve Drake

Date 1/20/15

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): None

Describe existing and future access to the proposed project site: Existing 26' wide all weather road (No need access proposed)

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

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

North: Ag
East: Ag

South: Ag
West: Ag

For all projects, answer the following:

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

Buildings: _____ sq. feet 5 % Landscaping: _____ sq. feet 10 %

Paving: _____ sq. feet 10 % Other (specify) _____

Total area of all paving and structures: _____ 15% sq. feet acres

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

Number of parking spaces proposed: 3 (1) HC Height of tallest structure: 22'

Number of trees to be removed: 0 Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

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: CDF 820

For commercial/industrial projects answer the following:

Total outdoor use area: _____ 1000 SF sq. feet acres

Total floor area of all structures including upper stories: _____ 15,000 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: 4-50 acres
Moderate slopes of 10-30%: 0 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: existing stock pond
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: _____

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 Horse & Tasting (New)
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? +/- 600 gallons
4. How many service connections will be required? None, existing to be used
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
} existing
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? +/- 400 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? +/- 1000 gallons 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? existing septic
- 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: San Luis Coastal Unified
- 2. Location of nearest police station: _____
- 3. Location of nearest fire station: SW Airport CDF
- 4. Location of nearest public transit stop: _____
- 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:
Ac/Farm
- 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.

New Tasting Rm

- 1. Days of Operation: Thurs - Sunday Hours of Operation: 11am - 6pm
- 2. How many people will this project employ? 2-03
- 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: _____
- 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. 10-15
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): 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 *: _____

*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): MUP, Building Permits

(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.)

Drake Farms

Typical Winery Development Application Questions

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

Please account for the following elements of production: Crushing, fermenting, barrel aging, blending, bottling, and case goods storage).

RESPONSE: PRODUCTION WILL BE LIMITED TO WINE BLENDING, AGING, STORAGE, AND BOTTLING

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

RESPONSE: +/- 1000 CASE YR

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

Please indicate the estimated number of trucks per day accessing the facility. 1 VISIT

Please provide estimates of peak traffic periods, daily, seasonally.

Please provide estimates of auto traffic related to tasting room operations.

RESPONSE: 30-40 DAILY

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

RESPONSE: Describe quantities of grape pomace generated during crushing, and plans for pomace disposal. CRUSHING TO BE PERFORMED BY LOCAL CRUSHER
Describe quantities of liquid waste disposal that will occur which will be accommodated by on-site waste treatment facilities (Note: Volumes greater than 2,500 G.P.D. require approval by the State Regional Water Quality Control Board). +/- 200 GAL / DAY

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

RESPONSE: 2-3

6. Will the winery facility operate a tasting room? If so, what will be the estimated hours of operation, and seasons of operation? Will the tasting room engage in the sale of food items to visitors? If so, please explain. What are the dimensions (in sq. ft.) of the proposed food service area?

RESPONSE: 11-6pm THURS - SUNDAY - NO FOOD PROPOSED

(Note: The County Land Use Ordinance requires that the food service facilities located in the Agriculture use category, be included within the same structure as the tasting room, and must not be larger than 800 sq. ft. Also, food sales require a permit from the County Health Dept.).

Typical Winery Development Application Questions

Page 2

7. Will the winery process grapes grown in on-site vineyards? If so, please describe the size of the on-site vineyards and the acres of different varietal grown. Will the winery purchase grapes from other growers within and outside of San Luis Obispo County? Please estimate amounts (tonnage) which will be purchased.

RESPONSE: GRAPES TO BE PURCHASED

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

RESPONSE: NO, EXISTING IRRIGATION, WASTE WATER & FIRE SAFETY IN PLACE

9. Are any indoor or outdoor special events planned for the winery location (parties, weddings, concerts, etc?). NO

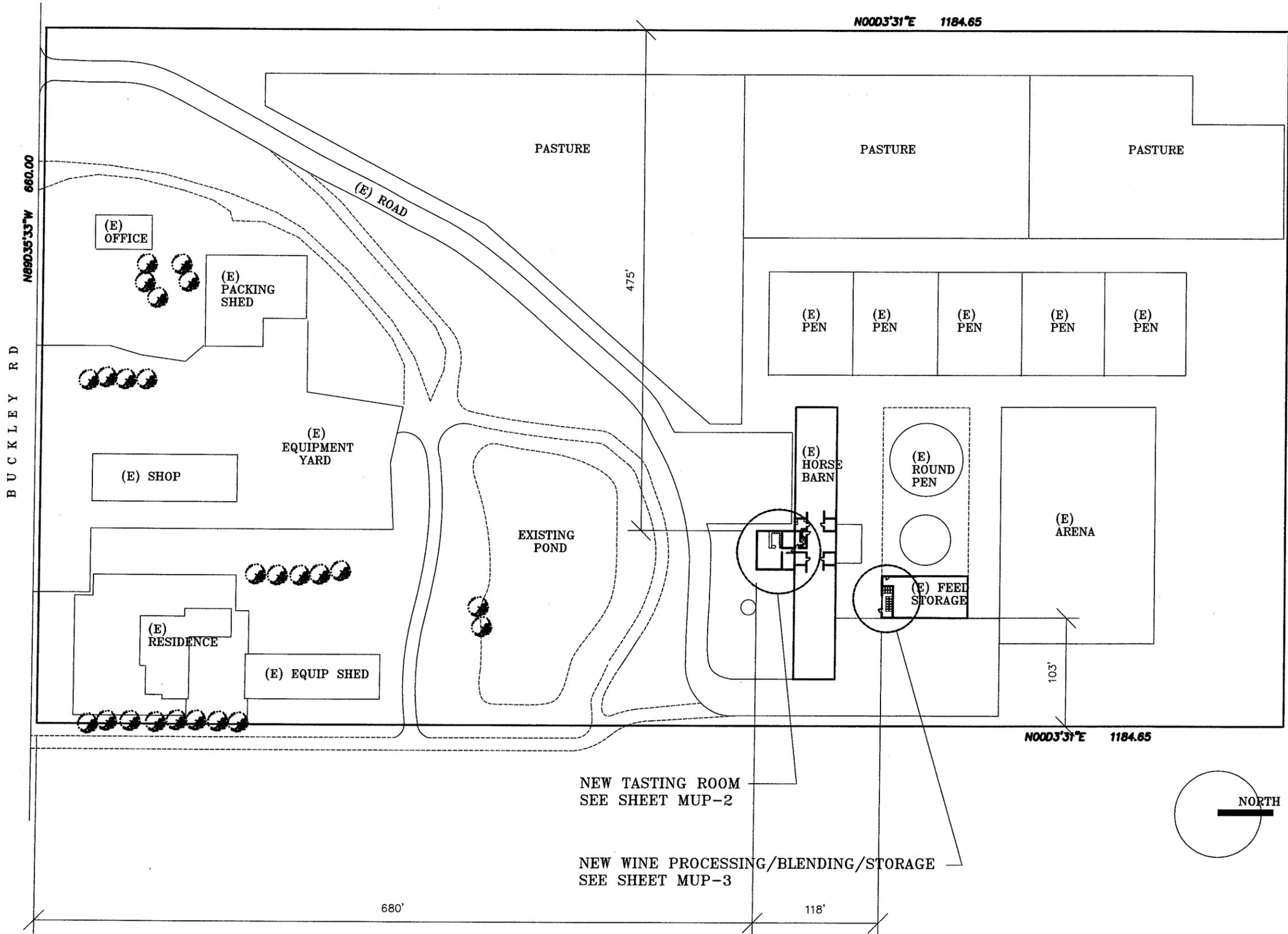
How many special events are proposed each year? NONE

How many guests will attend these planned events? NONE

Are there any plans for outdoor amplified music? NO

RESPONSE:

(Note: If you have any questions regarding regulations pertaining to the construction and operation of wineries, tasting rooms, bed and breakfast facilities, please contact the San Luis Obispo County Department of Planning Building).



DRAKE FARMS WINERY - OVERALL SITE PLAN

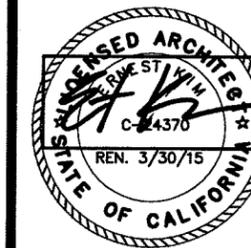
1" = 100'-0"

ERNIE KIM ARCHITECT

1326 CHORRO STREET
SAN LUIS OBISPO CA 93401

805.545.0676 TEL 805.545.7620 FAX

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



Drake Farms Winery

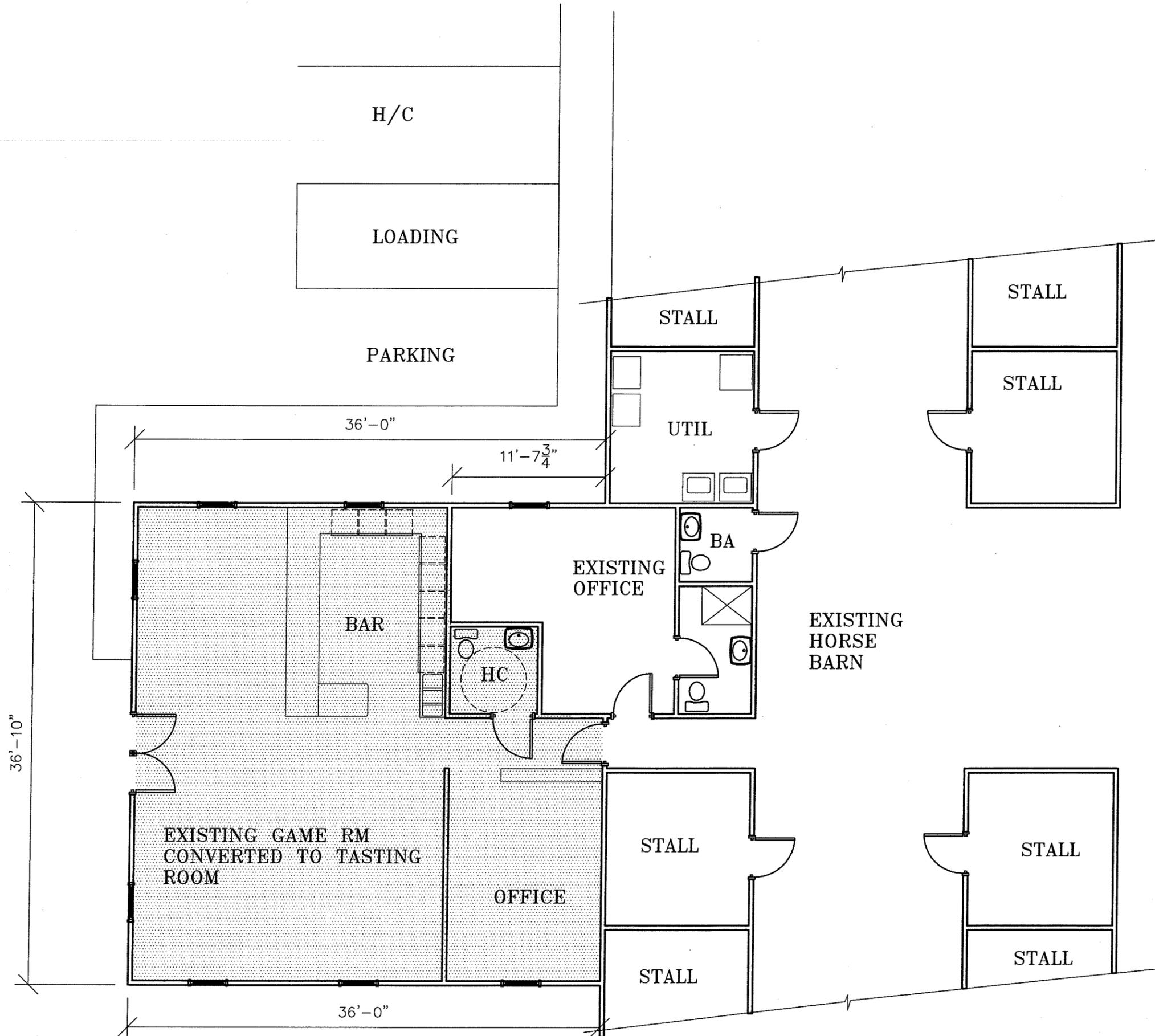
470 Buckley Rd
County of San Luis Obispo, CA
APN:076-371-004

REVISIONS:

NO.	DATE	TYPE
1	1/15/15	SUBMITTAL

SHEET

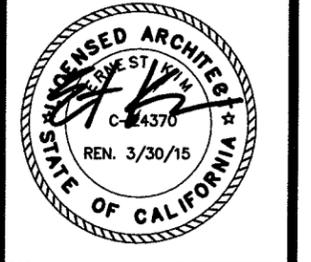
MUP-1



DRAKE FARMS WINERY - TASTING ROOM FLOOR PLAN 1" = 8'-0"

ERNIE KIM ARCHITECT
 1326 CHORRO STREET
 SAN LUIS OBISPO CA 93401
 805.545.0676 TEL 805.545.7620 FAX

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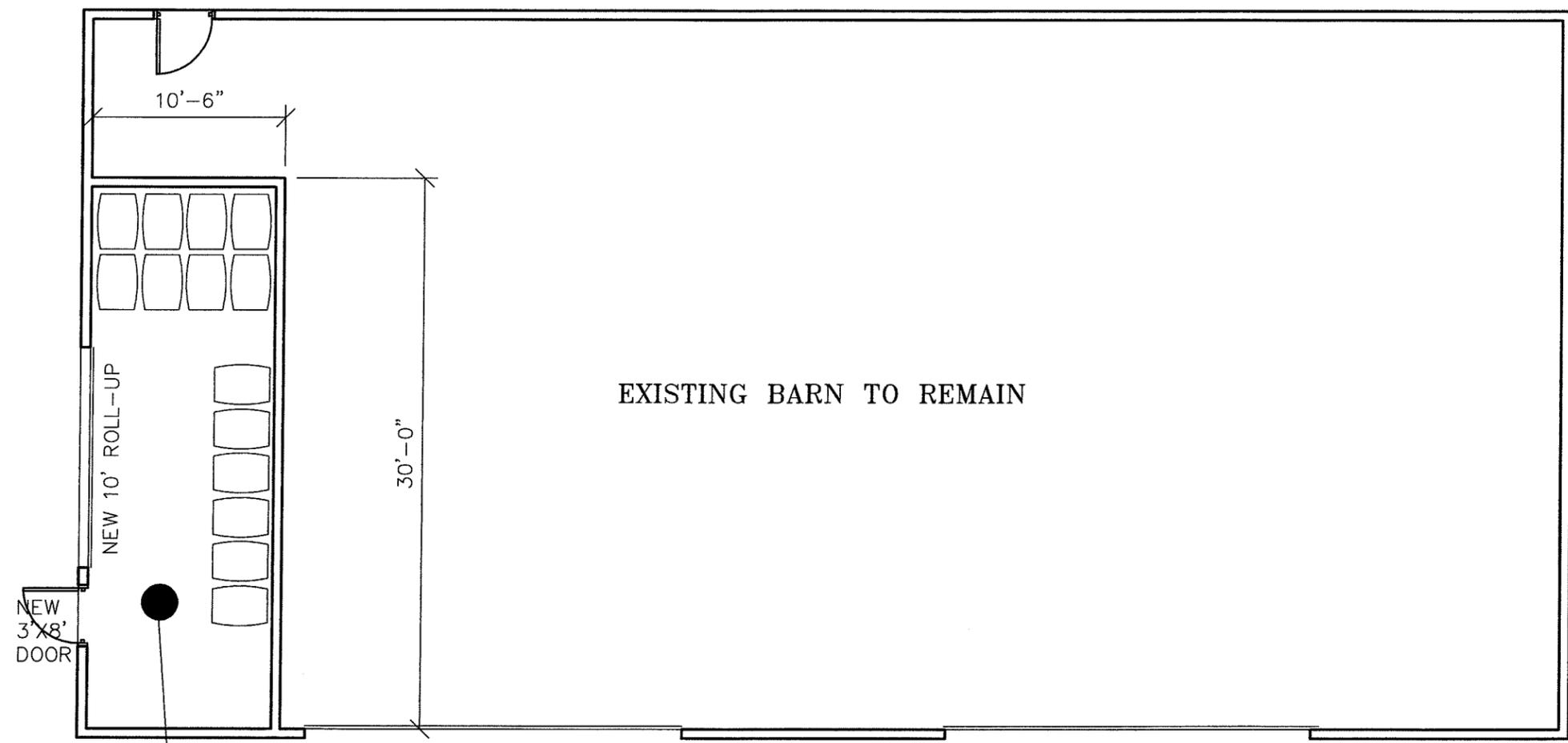


Drake Farms Winery
 470 Buckley Rd
 County of San Luis Obispo, CA
 APN: 076-371-004

REVISIONS:

NO.	DATE	TYPE
1	1/15/15	SUBMITTAL

SHEET
 MUP-2



PORION OF EXISTING
BARN TO BE CONVERTED
TO WINE BLENDING
AND STORAGE

EXISTING BARN TO REMAIN

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION HEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS REMAIN WITH THE ARCHITECT. WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



ERNIE KIM ARCHITECT

1326 CHORRO STREET
SAN LUIS OBISPO CA 93401

805.545.0676 TEL 805.545.7620 FAX

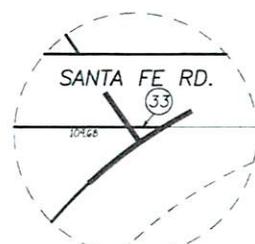
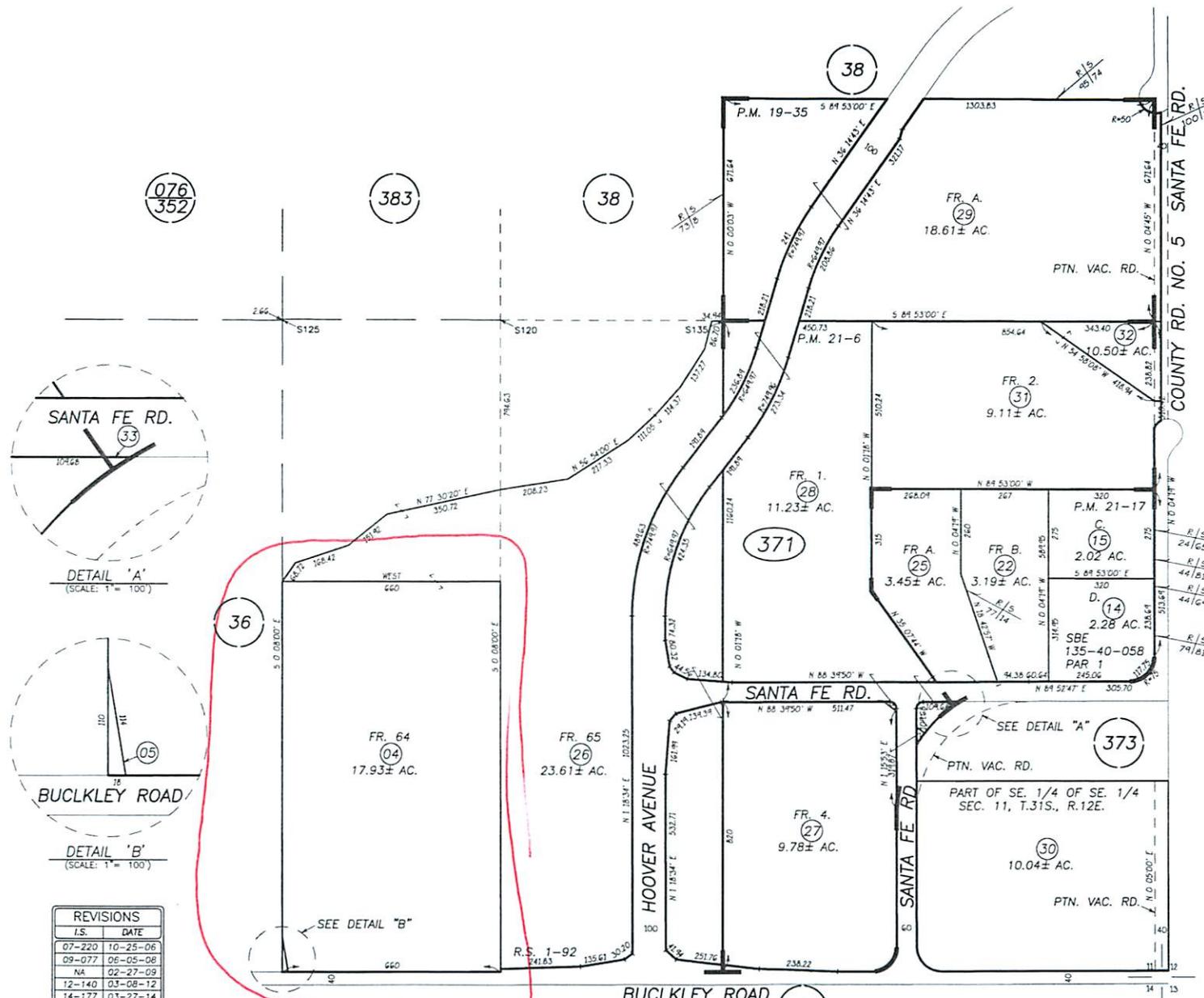
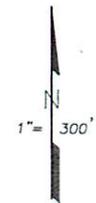
Drake Farms Winery

470 Buckley Rd
County of San Luis Obispo, CA
APN:076-371-004

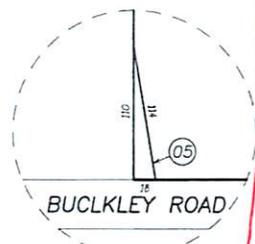
REVISIONS:

NO.	DATE	TYPE
1	1/15/15	SUBMITTAL

SHEET
MUP-3



DETAIL "A"
(SCALE: 1" = 100')



DETAIL "B"
(SCALE: 1" = 100')

REVISIONS	
I.S.	DATE
07-220	10-25-06
09-077	06-05-08
NA	02-27-09
12-140	03-08-12
14-177	03-27-14



JS
03-08-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

SAN LUIS OBISPO SUBURBAN TRACT, R.S. Bk. 1, Pg. 92.
T. 31S.; R. 12E.; SECTION 11. M.D.B.M.

SAN LUIS OBISPO VICINITY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 076 PAGE 371

City of San Luis Obispo

San Luis Obispo Sub Area North
Planning Area

San Luis Obispo Planning Area
Planning Area

AG

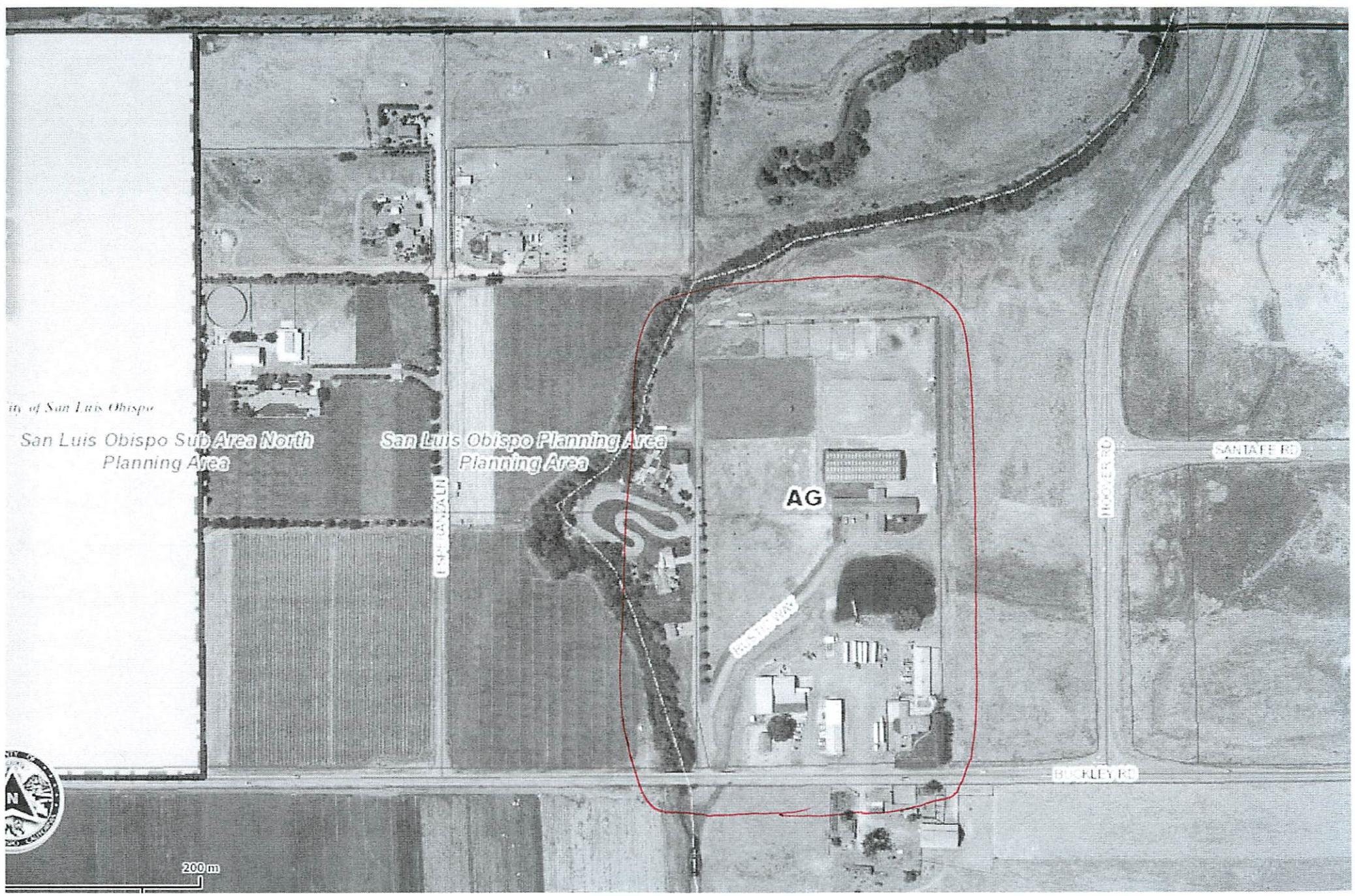
BUCKLEY RD

DOUGLASS RD

SANTA FE RD

BUCKLEY RD

200m





Parcel Summary Report For Parcel # 076-371-004

3/27/2015
3:19:33PM

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 DRAKE JOHN W
 PO BOX 5410 SLO CA 93403-5410

OWN DRAKE ALBERTA B

OWN DRAKE LIVING TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	00470 BUCKLEY RD SLOSLO
P	00490 BUCKLEY RD SLOSLO

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
SLOSUBTR	0000	64P	SLO Planning A	San Luis Obis	AG	AR	FH	Y	L2	D82102801

Parcel Information

<u>Status</u>	<u>Description</u>
Active	SLO SUB TR PTN 64

Notes

Tax Districts

SAN LUIS COASTAL
 SAN LUIS OBISPO JT(27,40)
 COUNTY-ZONE NO. 09
 SAN LUIS
 NO. 03



Parcel Summary Report For Parcel # 076-371-004

3/27/2015
3:19:33PM

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:

Case Status:

62403 FNL Primary Parcel

Description:

ADD/ALT SINGLE FAMILY DWELLING

72452 FNL Primary Parcel

Description:

CONSTR DETACHED AG BARN AT SFD

73448 FNL Primary Parcel

Description:

INSTALL 200A ELECTRICAL SERVICE TO AG BARN

84288 FNL Primary Parcel

Description:

CONST SFD DO# B910

85211 FNL Primary Parcel

Description:

EXTERIOR SIDING FOR BARN

A5202 FNL Primary Parcel

Description:

SWIMMING POOL AND SPA

C7853 FNL Primary Parcel

Description:

CONVERT ELECTRICAL FROM OVERHEAD TO UNDERGROUND FOR SFD

DRC2014-00118 REC Primary Parcel

Description:

WINERY WITH TASTING ROOM, WINE BARREL STORAGE

PMT2004-02673 FNL Primary Parcel

Description:

PLACEMENT OF TOP SOIL FROM COSTCO SITE TO AG LAND (DRAKE FARMS) FOR AG USE. B.TARTAGLIA,RCE (SEE RWQCB E-MAIL, THIS IS EXEMPT FROM SWPPP)

PMT2005-01535 FNL Primary Parcel

Description:

HORSE BARN PRIVATE USE ONLY - 12,680 SF WITH ELECTRICAL AND PLUMBING - GRADING PERMIT ISSUED - PMT 2004-02673



Parcel Summary Report For Parcel # 076-371-004

3/27/2015
3:19:33PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2005-02031 FNL Primary Parcel

Description:

POLE BARN TO COVER FEED STORAGE AND HORSE ARENA (16,000 SF) OPEN ON 3 SIDES WITH ELECTRICAL

PMT2007-00069 FNL Primary Parcel

Description:

INSTALL 400 AMP MANUAL TRANSFER SWITCH

ZON2012-00236 APV Primary Parcel

Description:

EQUIPMENT REPAIR

A7076 FNL Related Parcel

Description:

AG BLDG-POLE BARN