



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 8/24/2016

TO: _____

FROM: James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2016-00008 ALBAN REVA – Proposed minor use permit for the addition of one additional farm support unit on the parcel to support equestrian boarding, horse rescue, and riding school operations; and the addition of one Single Family Residence. Project location is 8575 Orcutt Road, Arroyo Grande. APN(s): 047-081-057, 061, 063

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 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

DRC2016-00008

ALBAN REVA M

MINOR USE PERMIT

ADD ONE ADDITIONAL FARM SUPPORT UNIT
ON THE PARCEL TO SUPPORT EQUESTRIAN
SCSLB/ SCSLB

RL

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Reva Alban Trust - John Alban Daytime Phone (805)546-0305
 Mailing Address 8575 Orcutt Road, Arroyo Grande, CA Zip Code 93420
 Email Address: john@albanvineyards.com

Applicant Name same as above Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Rachel Kovesdi - Kovesdi Consulting Daytime Phone (805)471-2948
 Mailing Address 3940-7 Broad Street, #139, San Luis Obispo Zip Code 93401
 Email Address: Rachel@KovesdiConsulting.com

PROPERTY INFORMATION

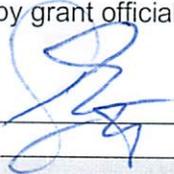
Total Size of Site: approx. 233 acres Assessor Parcel Number(s): 047-081-057.062.063 ⁰⁶¹
 Legal Description: PTN, Lot 1, PM 71-64; Lot 33, Tract 2408-1
 Address of the project (if known): 8575 Orcutt Road, Arroyo Grande, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Ranch on Orcutt Road; Lot 33 off Mission Springs Road
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Vineyard, winery/tasting room, equestrian facilities, farm support quarters; grasses, chapparal, oaks

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Please see attached Project Description

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 8/11/16

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): N/A

Describe existing and future access to the proposed project site: Orcutt Road, Mission Springs Road

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? approx. 60 acres

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Varian Ranch Ag cluster South: Monte Sereno Ag Cluster
East: SLOCO Lopez Treatment Facility West: Rural Lands, residential

For all projects, answer the following:

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

Buildings: 3,000 sq. feet <1 % Landscaping: _____ sq. feet <1 %
Paving: _____ sq. feet <1 % Other (specify) _____
Total area of all paving and structures: _____ sq. feet acres
Total area of grading or removal of ground cover: 1.0 sq. feet acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: 3 Type: Oaks
Setbacks: Front 400 ft Right >500 ft Left >500 ft Back >500 ft

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/County Fire

For commercial/industrial projects answer the following: N/A

Total outdoor use area: _____ sq. feet acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: 1 new Number of bedrooms per unit: 3
Total floor area of all structures including upper stories, but not garages and carports: 3000 sf
Total of area of the lot(s) minus building footprint and parking spaces: X sf approx. 57 acres

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? 300 GPD
- 4. How many service connections will be required? 1 new
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Existing shared well
- 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? Records on file at CO Env. Health
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 / _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

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

Sewage Disposal Information

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

- 1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
- 2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
- 3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
- 4. Has a piezometer test been completed?
 Yes No If 'Yes', please attach.
- 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: N/A

- 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? _____ GPD
- 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 Sanitary Services
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: Lucia Mar Unified
2. Location of nearest police station: Arroyo Grande
3. Location of nearest fire station: SLOCO Airport
4. Location of nearest public transit stop: Arroyo Grande
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
 Yes No

Historic and Archeological Information

1. Please describe the historic use of the property: agriculture
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 N/A

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

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
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. _____ Between 4:00 to 6:00 p.m. _____

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: None

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: Recorded Open Space Easement on Lot 33 - copy attached.

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:
Limit oak tree removal, LID grading and storm water management
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): Tract 2408 - S990344U

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project



Kovesdi Consulting
Land Use & Environment
A CALIFORNIA CORPORATION
"Building Legacies"

Alban Ranch Minor Use Permit
Project Description and Supplemental Developer's Statement

Background

Since 1989, the Alban Ranch has developed and operated a vineyard and winery, and sheep grazing operation dedicated to good stewardship of the land. Alban Vineyards introduced Viognier, Grenache Noir and Roussanne grapes into San Luis Obispo County, founded Hospice du Rhone, and is widely acknowledged for having brought international recognition to the Central Coast as the "Rhône Zone", one of the most economically significant developments in the local wine trade over the last forty years. Over the past three decades, all of the improvements pursued by the Alban Ranch have been targeted to the enhancement and sustainability of the winery and vineyard operations.

More recently, the ranch has been augmented with an equestrian facility that provides boarding, horse rescue, and expert riding instruction. Wine Country Equine Boarding and Sanctuary (WCEBS) was founded in August of 2012 and is a non-profit 501C(3) that rescues and retrains horses on the brink of euthanasia. Race horses that can no longer produce are all too often abandoned or placed in tragically neglectful conditions due to the substantial expense associated with maintaining horses. The economic downturn of 2008 saw numerous 'pet' horses abandoned as well. WCEBS balances rescue efforts with high end horse boarding and training facilities to achieve a sustainable non-profit effort for rescue and placement of distressed animals. The operation has been recognized and commended by many local equestrians, veterinarians, and Animal Control officials in SLO and Santa Barbara Counties.

Two single family residences exist on the property, and the main ranch currently has entitlements for four farm support units to support the agricultural operations associated with the vineyard and winery, with one farm support unit per 20 acres planted. (Farm support units approved through permits D920042P, D000108S, DRC2004-00244.) The Alban Ranch is currently working with County Environmental Health and State Water Resources Board staff to form a small water company to serve the water needs of both vineyard and equestrian operations on all Alban Ranch parcels, including the Vineyard (main) Ranch parcel and Lot 33.

Minor Use Permit Objectives

Objective 1 – to obtain Minor Use Permit authorization for one additional Farm Support Unit on the Alban Vineyard (main Ranch) parcel to support equestrian boarding, horse rescue and riding school operations.

Justification:

- Currently 16 horses boarded on-site, with a total planned capacity of up to 24 horses, with full-time Horse Manager.
- Riding and jumping academy with arena, training ring, and miles of cross-country riding trails, conducted by full-time professional instructor.
- Equestrian facilities are maintained by Alban Ranch maintenance staff, housed in existing Farm Support Units, with additional staff coming to the Ranch daily from Santa Maria and other locations.
- Additional staff are currently required, with more needed for expanding the equestrian boarding, training and rescue operations.
- By adding a Farm Support Quarters to this operation, WCEBS will be able to further its efforts with additional on site staff.
- Conforms to SLO County LUO Standard for Farm Support Quarters (22.30.480): One unit per 15 brood mares, or one unit per 30 horse boarding stalls, or one unit per riding school or exhibition facility.

Objective 2 – to obtain Minor Use Permit authorization for development of one Single Family Residence on Lot 33 of Tract 2408.

Justification:

- Single family residence designed to avoid impacts:
 - One Story
 - Metal Roof with rainwater catchment
 - Fire Plan including non-combustible exterior and details, 4" PVC minimum waterline to 2-1/2 wharf head hydrant within 150 feet of structure, access per 16-foot County standard driveway located along existing ranch road alignment
 - Landscape Plan including non-invasive, drought-tolerant native species
 - Utility Plan tying into existing facilities
 - No earthquake fault zones in the area according to Alquist/Priolo mapping.
- Primary Access via Mission Springs off Lopez Drive through existing recorded easement, with continued participation in Mission Springs Road maintenance.
- Secondary/Emergency Access via Cattle Run Lane from Verde Canyon from Corbett Canyon Road.
- Open Space Agreement, recorded in February, 2005, allows for certain compatible uses permitted by County LUO Section 22.22.150J3 (old Section 22.04.037J(3) through a

Minor Use Permit process. (Please see easement recorded as Instrument No. 2005-012647, attached.)

Supplemental Developer's Statement

Alban Vineyards agrees to the following conditions discussed in conjunction with SLO County Planning and Building, Agricultural Commissioner's Office, Public Works, Environmental Health, and CDF/Cal Fire staff:

- Prior to building permit approval for single family residence on Lot 33, submit a deed restriction proposed for recordation to limit single family residential development on Lot 33 (APN 047-081-057) in perpetuity to one single family residence and allowed agricultural uses. (Please see attached draft deed restriction.)
- Prior to occupancy of the single family residence on Lot 33, conversion and reassignment of one of the existing two primary residences on the Alban Main Ranch (APN 047-081-061, 063) to a Farm Support Unit, with standard County requirements and restrictions to apply. A deed restriction shall be recorded on the main Alban Ranch (APN 047-081-061, 063) reducing overall single family residential density by one unit.
- Prior to building permit approval for single family residence on Lot 33, driveway Plan and Profile to be submitted to County Public Works and CDF/Cal Fire meeting all Fire and County Engineering standards.
- Prior to building permit approval for single family residence on Lot 33, site plan and arborist report to be submitted showing development envelope limiting oak tree removal and impacts.
- Prior to building permit approval for single family residence on Lot 33, biological report to be submitted analyzing impacts to Pismo Clarkia habitat.
- Prior to building permit approval for single family residence on Lot 33, archaeology review to be submitted analyzing impacts to archaeological and cultural resources.
- Prior to building permit approval for single family residence on Lot 33, visual analysis to be submitted showing no visual impacts from Orcutt Road or Lopez Drive and compliance with all Highway Design Standards.
- Prior to occupancy of the single family residence on Lot 33, water supply and fire protection systems meeting all CDF/Cal Fire requirements to be constructed and operational.

ALBAN RANCH

Site Plan Minor Use Permit
8575 Orcutt Road
Arroyo Grande, CA 93420

Legend:

- Ranch Perimeter Boundry
- Interior Parcel Lines
- Primary Residential Unit
- Farm Support Unit
- ▨ Ranch Headquarters
- ▨ Horse Facility

Ranch Headquarters:
2.5 Acres
Winery
Office (former FSU)
Tasting Room per MUP
Farm Shop AG Bldg

Farm Gate 8586 Orcutt Road

Horse Rescue and Boarding
20 Acres
24 Horse facility
Riding Arena

FSU2

FSU1

Parcel 1 of COAL-06-014
APN 047-081-61&62

North

100'-0"

500'-0"

1000'-0"

FSU3-Permit Pending

APN-047-081-063
175 AC
AG and Rural Lands

APN-047-081-62
15.2 Acres
Rural Lands

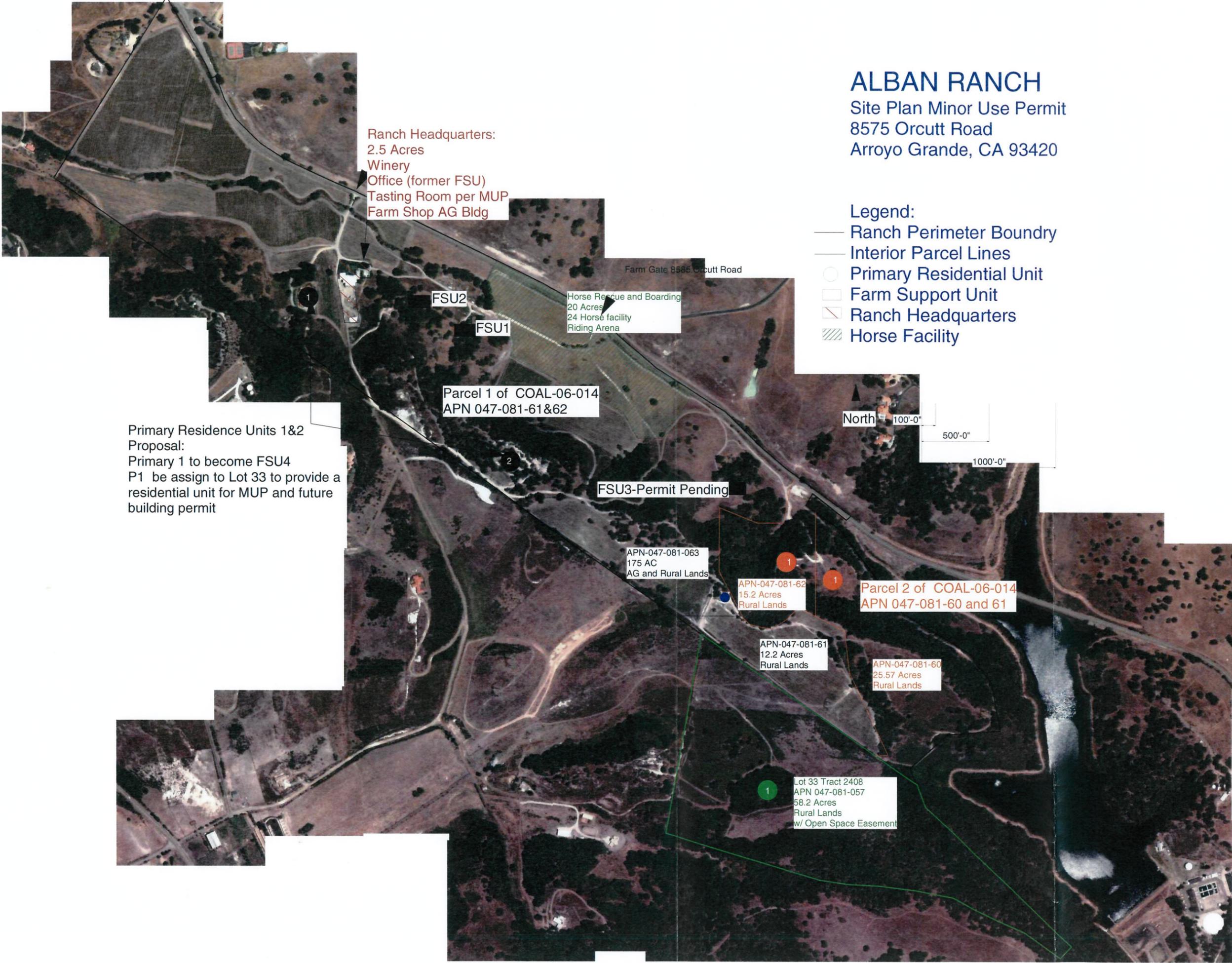
Parcel 2 of COAL-06-014
APN 047-081-60 and 61

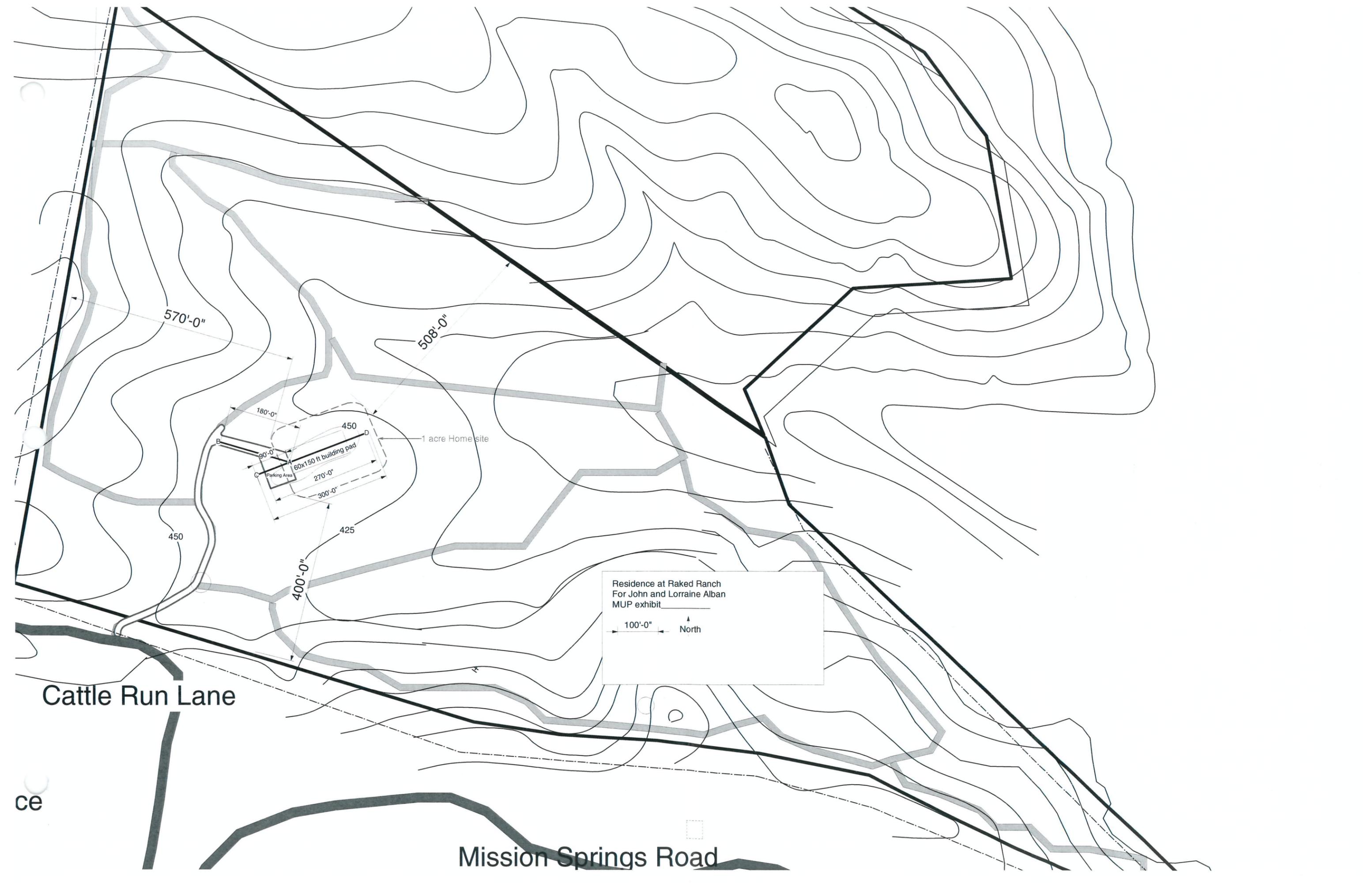
APN-047-081-61
12.2 Acres
Rural Lands

APN-047-081-60
25.57 Acres
Rural Lands

Lot 33 Tract 2408
APN 047-081-057
58.2 Acres
Rural Lands
w/ Open Space Easement

Primary Residence Units 1&2
Proposal:
Primary 1 to become FSU4
P1 be assign to Lot 33 to provide a
residential unit for MUP and future
building permit





570'-0"

508'-0"

180'-0"

90'-0"

270'-0"

300'-0"

1 acre Home site

450

425

400'-0"

Residence at Raked Ranch
For John and Lorraine Alban
MUP exhibit

100'-0"

North

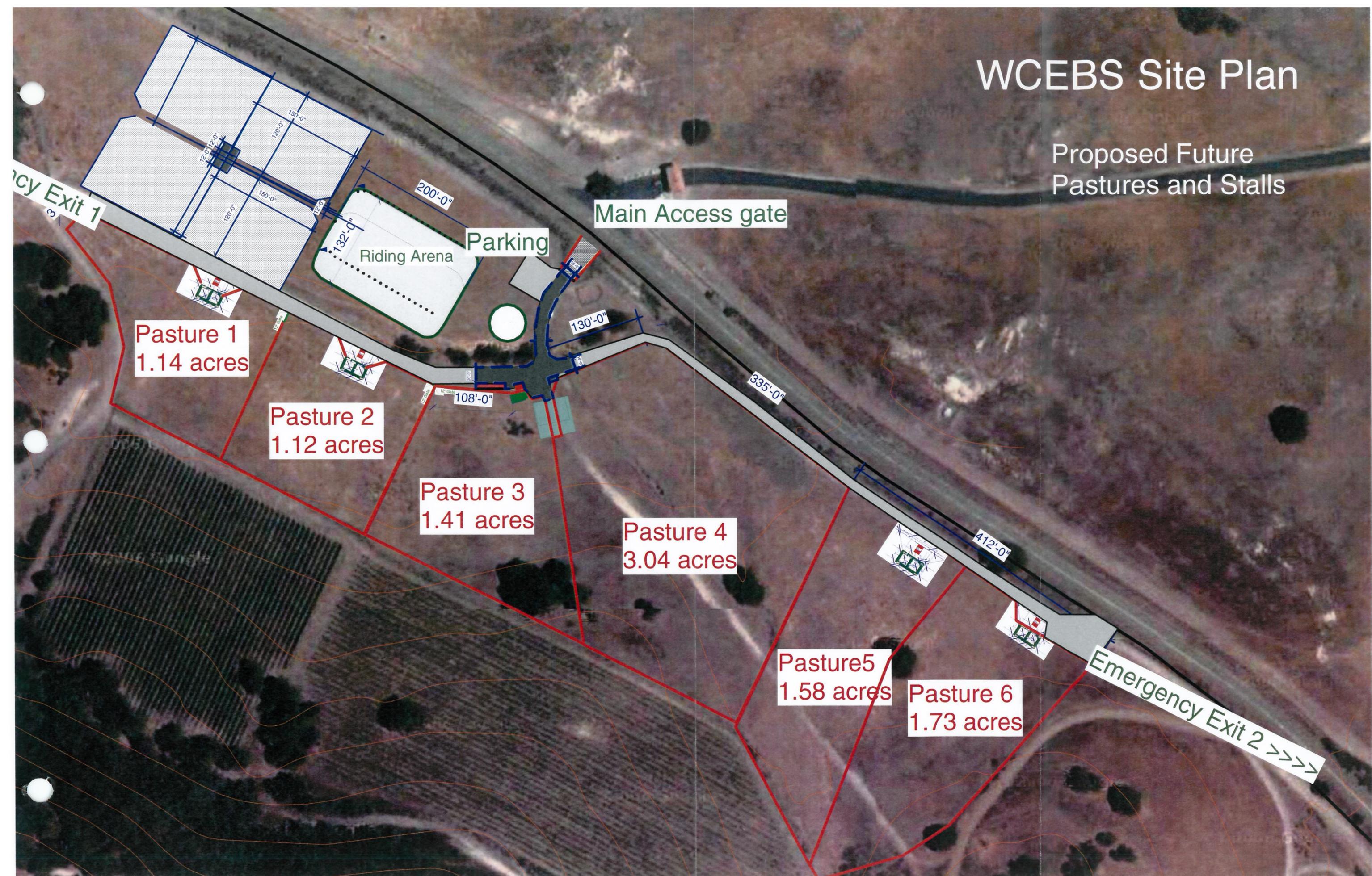
Cattle Run Lane

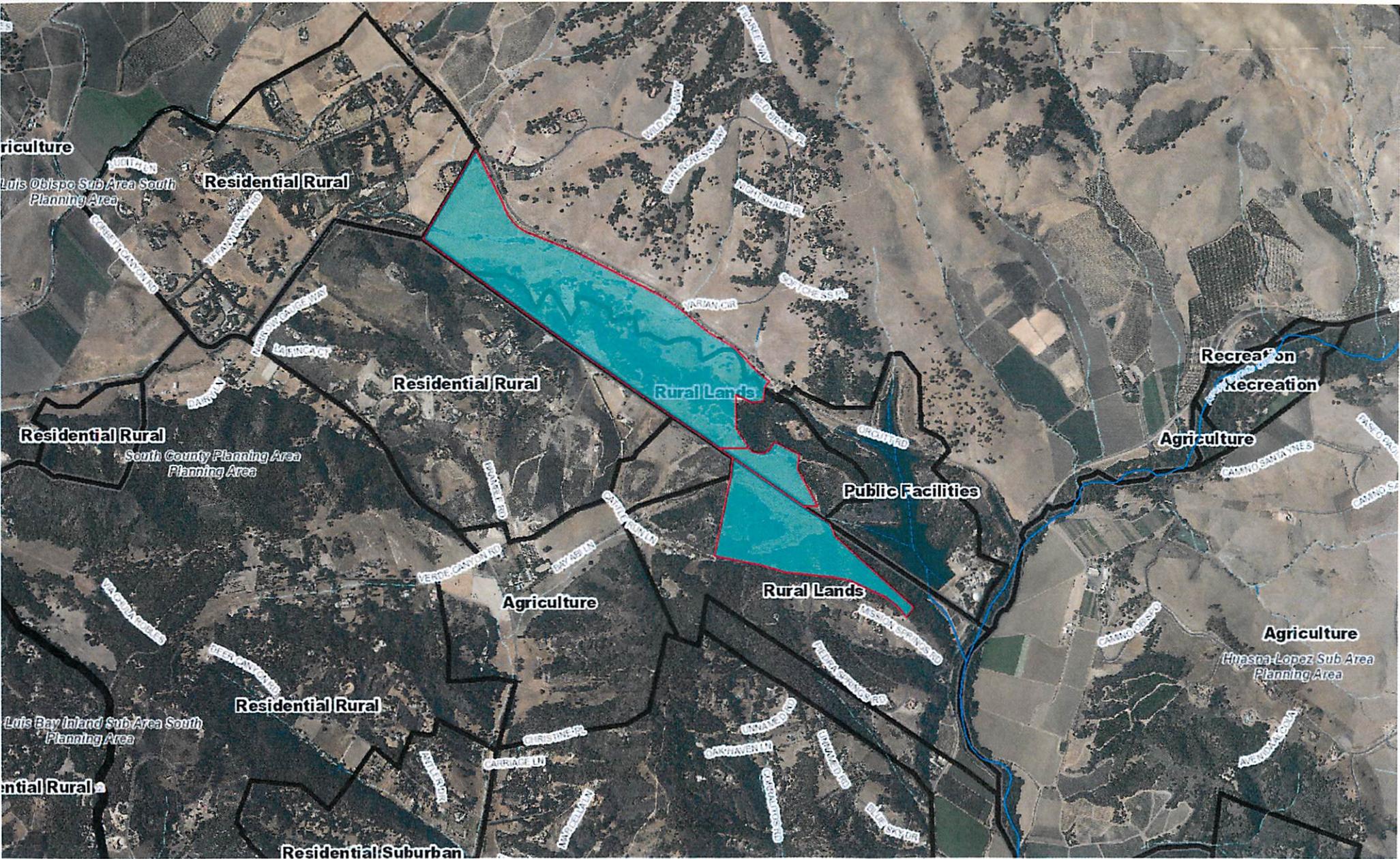
Mission Springs Road

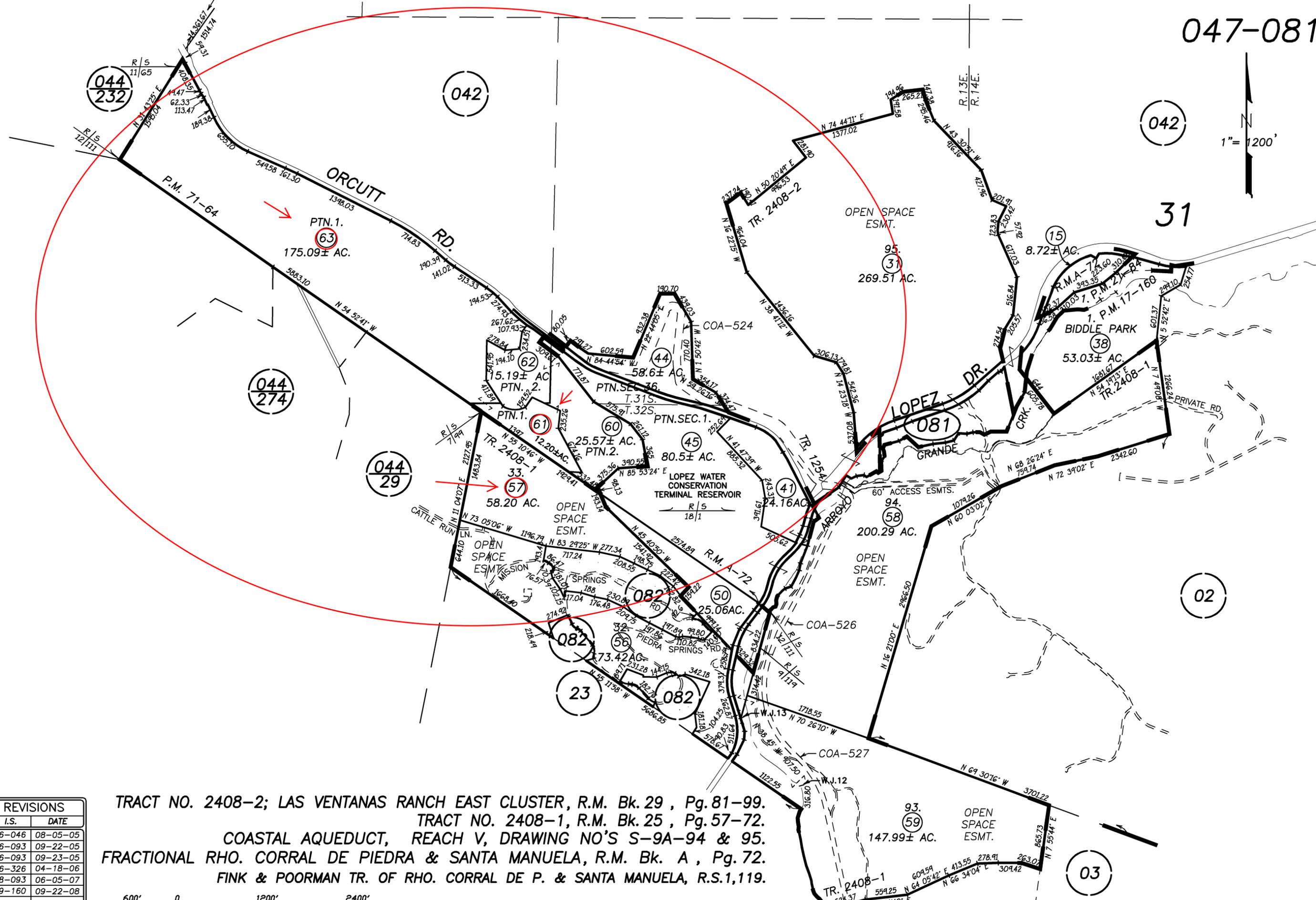
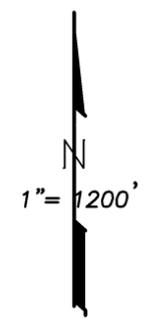
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WCEBS Site Plan

Proposed Future Pastures and Stalls







TRACT NO. 2408-2; LAS VENTANAS RANCH EAST CLUSTER, R.M. Bk. 29 , Pg. 81-99.
 TRACT NO. 2408-1, R.M. Bk. 25 , Pg. 57-72.
 COASTAL AQUEDUCT, REACH V, DRAWING NO'S S-9A-94 & 95.
 FRACTIONAL RHO. CORRAL DE PIEDRA & SANTA MANUELA, R.M. Bk. A , Pg. 72.
 FINK & POORMAN TR. OF RHO. CORRAL DE P. & SANTA MANUELA, R.S.1,119.

REVISIONS	
I.S.	DATE
06-046	08-05-05
06-093	09-22-05
06-093	09-23-05
06-326	04-18-06
08-093	06-05-07
09-160	09-22-08



LZ 12-09-98 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Parcel Summary Report For Parcel # 047-081-057

8/24/2016
10:54:52AM

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 ALBAN REVA M
8575 ORCUTT RD ARROYO GRANDE CA 93420-6942
OWN ALBAN J & L FAMILY CHILDRENS TRUST

Address Information

Status **Address**
P 08575 ORCUTT RD

Lot Information:

<u>Tract / Twncshp</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>
2408 U1	0000	0033	South Cty. Plan	South County P	RL			Y	SC	

Parcel Information

Status **Description**
Active TR 2408-1 LT 33

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
COASTAL SAN LUIS
COUNTY-ZONE NO. 03
SAN LUIS
NO. 04
AREA NO. 21



Parcel Summary Report For Parcel # 047-081-057

8/24/2016
10:54:52AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

DRC2016-00008 REC Primary Parcel

Description:

ADD ONE ADDITIONAL FARM SUPPORT UNIT ON THE PARCEL TO SUPPORT EQUESTRIAN BOARDING, HORSE RESCUE AND RIDING SCHOOL OPERATIONS.

PMT2005-00652 FNL Primary Parcel

Description:

ELECTRICAL FOR ENTRY GATE, WELLS & WATER FILTRATION SYSTEM (TRACT 2408)

PMT2014-03332 FNL Primary Parcel

Description:

SINGLE PHASE, 200 AMP ELECTRIC EXTENSION FOR VINEYARD IRRIGATION. 1 HP PUMP.

PRE2015-00071 MET Primary Parcel

Description:

RELOCATE PORTION OF OPEN SPACE, MODIFY OPEN SPACE EASEMENT TO REFLECT CHANGE. PERMIT FOR ONE PRIMARY RESIDENCE AND ONE FARM SUPPPORT UNIT

D990392D PTX Related Parcel

Description:

AG CLUSTER W/OUT SUBDIVISION ALSO SEE ASSOC TR 2408 (S990344T)

PMT2005-00222 FNL Related Parcel

Description:

RETAINING WALLS, STRUCTURAL COLUMNS & GATES FOR ENTRY TO TR 2408

PMT2005-00597 FNL Related Parcel

Description:

METAL UTILITY BUILDING FOR WATER FILTRATION EQUIPMENT (12' X 25')

PMT2005-00684 FNL Related Parcel

Description:

MAIL KIOSK W/ELECTRICAL APPROVED UNDER 2005-00692

S030084N RDD Related Parcel

Description:

PROP ROAD NAMES (TRACT 2408 PHASE 1) MISSION SPRINGS RD / PIEDRA SPRINGS RD AND EXT OF CATTLE RUN RD

S990344U RDD Related Parcel

Description:

PROP AG CLUSTER SUBDIVISION OF 84 UNITS



Parcel Summary Report For Parcel # 047-081-057

8/24/2016
10:54:52AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2003-00130

APV

Related Parcel

Description:

RECONSIDERATION OF CONDITION OF APPROVAL #3B FOR VESTING TENTATIVE TRACT MAP 2408