PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

Promoting the wise use of land Helping build great communities

APPLICANT: WILLOW CREEK NEWCo., LLC

MINOR USE PERMIT / DRC2013-00028

APRIL 17, 2015

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Vicinity Map

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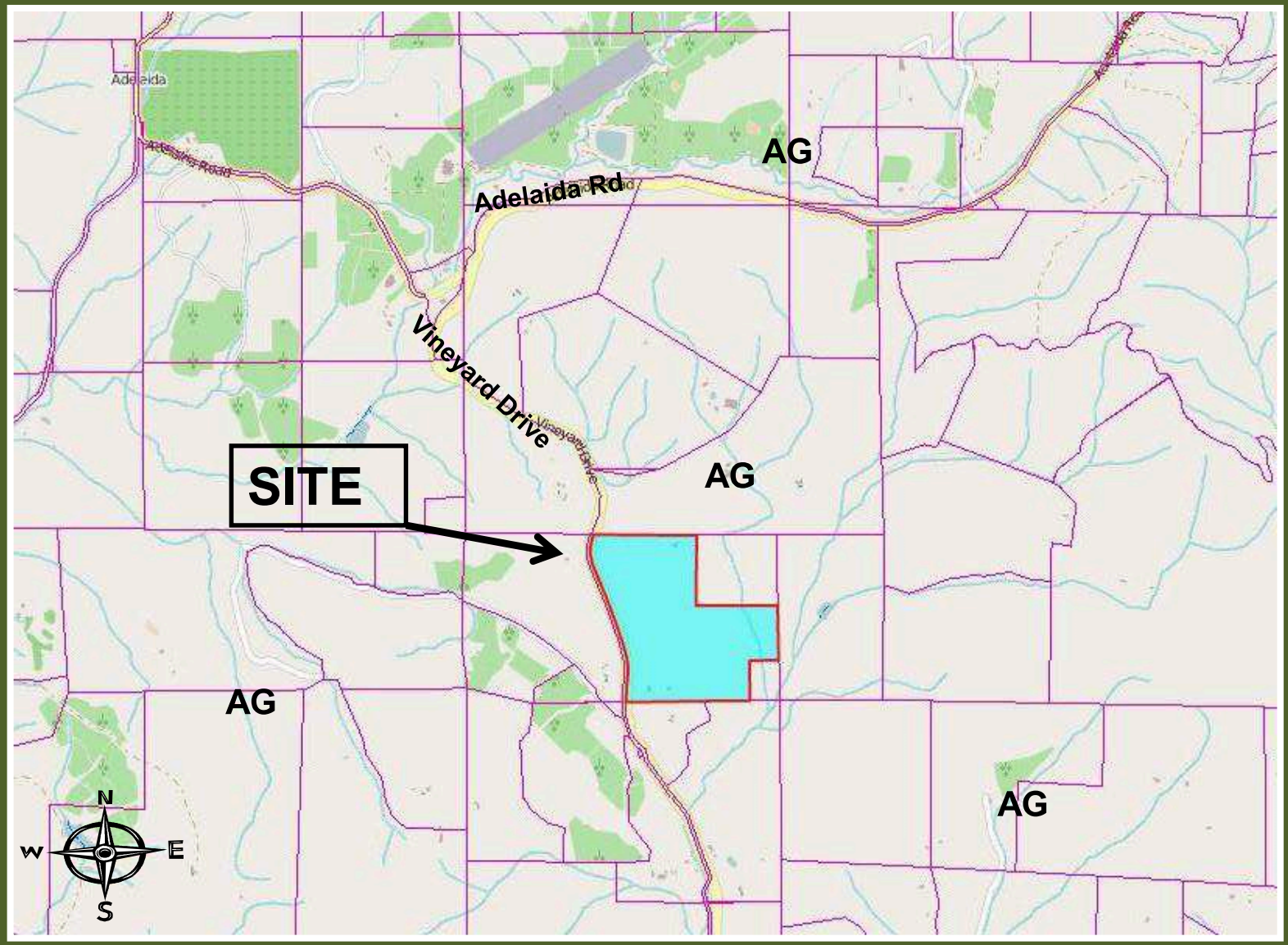
Land Use Category Map



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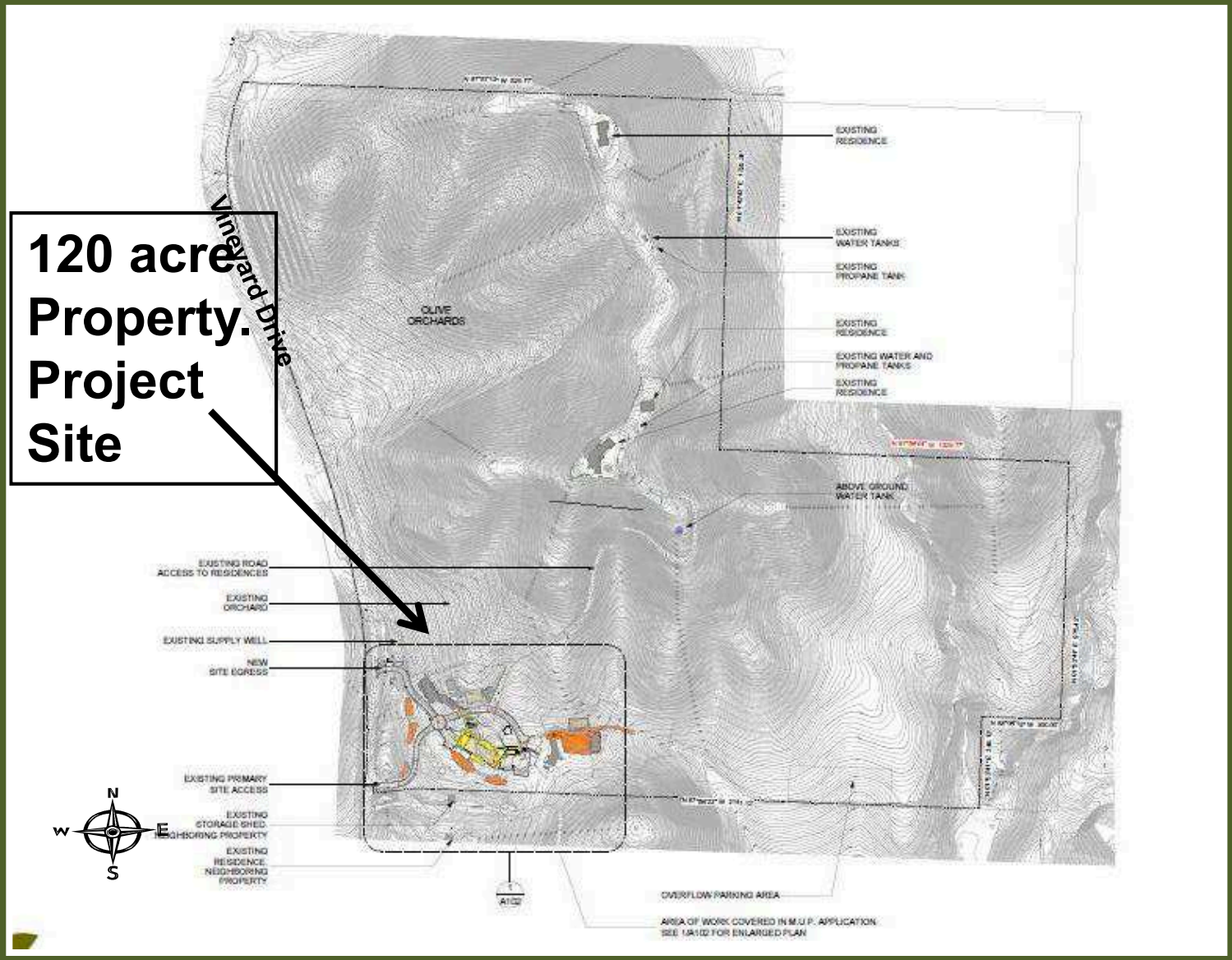
Site Plan



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Project Description

PHASE I	PHASE II	PHASE III
Construction of a 3,000 SF AG Production BLDG	**Demolition of Existing Barn;** **Construction of a 6,820 sf Replacement Barn to Include:**	**Construct of 2,600 SF New Tasting Room Building to include:**
• **25 Temporary Events with up to 200 guests** • **Continued Wine Production of 5,000 Cases** • **Increase from 100 tons to 200 tons of Olive Processing** • **To Allow Off-Site Processing of Olives**	• **3,091 SF Wine Processing and AG Storage Area** • **1,787 SF New Tasting Room/Retail Sales** • **627 SF Storage Room** • **1,325 SF Commercial Kitchen & Restrooms** • **Conversion of the Existing Tasting RM (in Mill Barn) into Offices when the New Tasting is Completed**	• **1,900 SF Tasting Rm / Retail Sales** • **Convert (1,787 SF) Tasting Rm Built in Phase II into Storage** • **460 SF Storage Rm** • **100 SF for Restrooms** • **140 SF Office**

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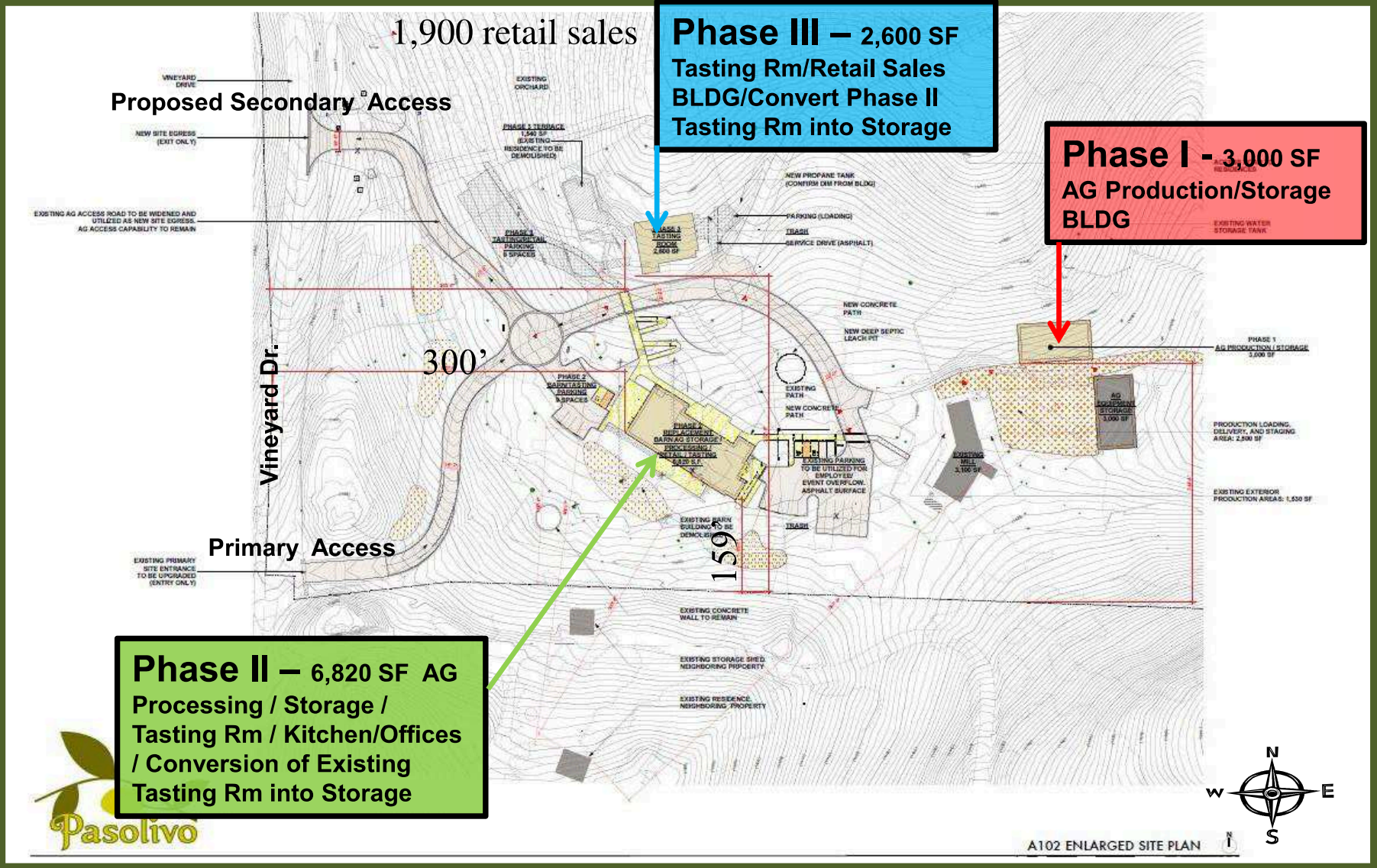

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Aerial

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Noise

Sound levels at the property line do not exceed the County's daytime standard of 65 Lmax; the maximum level for amplified music. The Leq value at the north property line is less than the 45 decibel standard and is not exceeded at the eastern property line.

Northern Property Line-
Distance ~ 2,225 ft
Noise: Lmax 47, Leq 43

Project Site

Eastern Property Line-
Distance ~ 1,750 ft
Noise: Lmax 49, Leq 45

Source Location	Distance to property line	Day/Night Lmax Standard	Day/Night Leq Standard	Predicted Lmax	Predicted Leq
A. Barn interior, doors closed	160	65/60	45/40	68-25=43	64-25=39
A. Barn interior: doors open	160	65/60	45/40	68-15=53	64-15=49
B. South Terrace	135	65/60	45/40	69	65
C. North Terrace	205	65/60	45/40	66-14=52	62-14=48
D. Tasting Room Area	340	65/60	45/40	61	57

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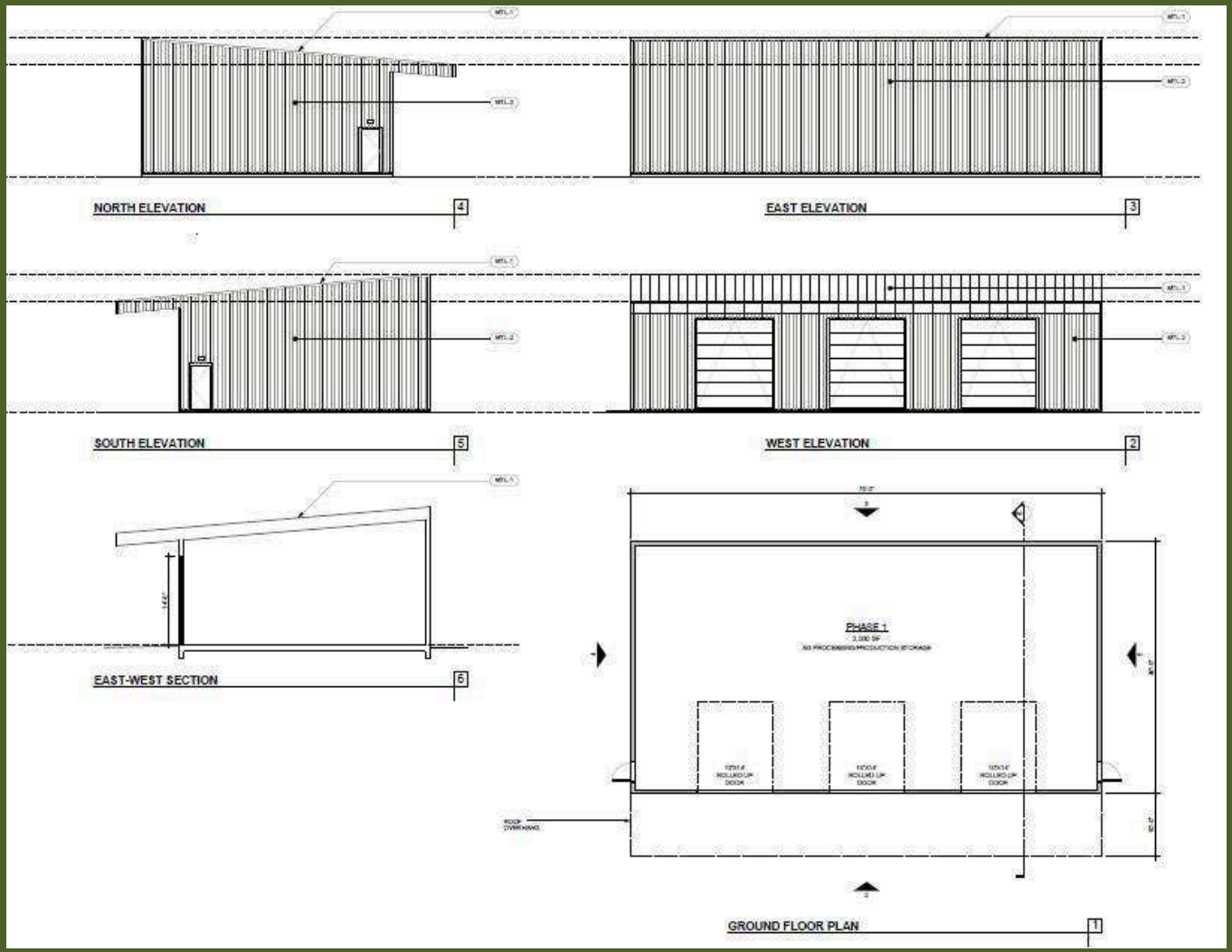
Elevations / AG Processing and Production Storage Barn / Phase I



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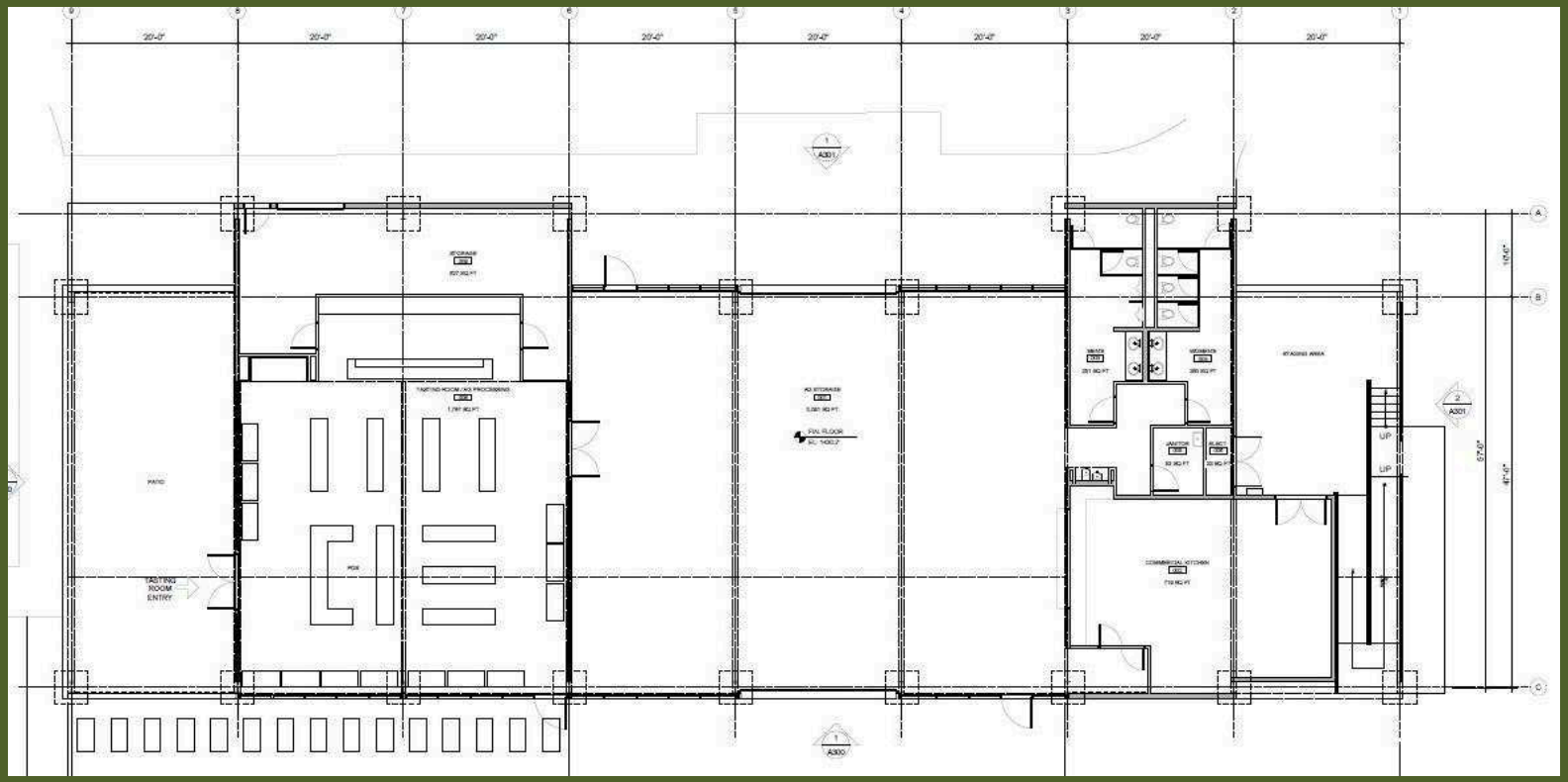
Floor Plans / Barn Phase II



AG Processing, Tasting Rm, Kitchen

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Elevations – Barn Phase II - Elevations

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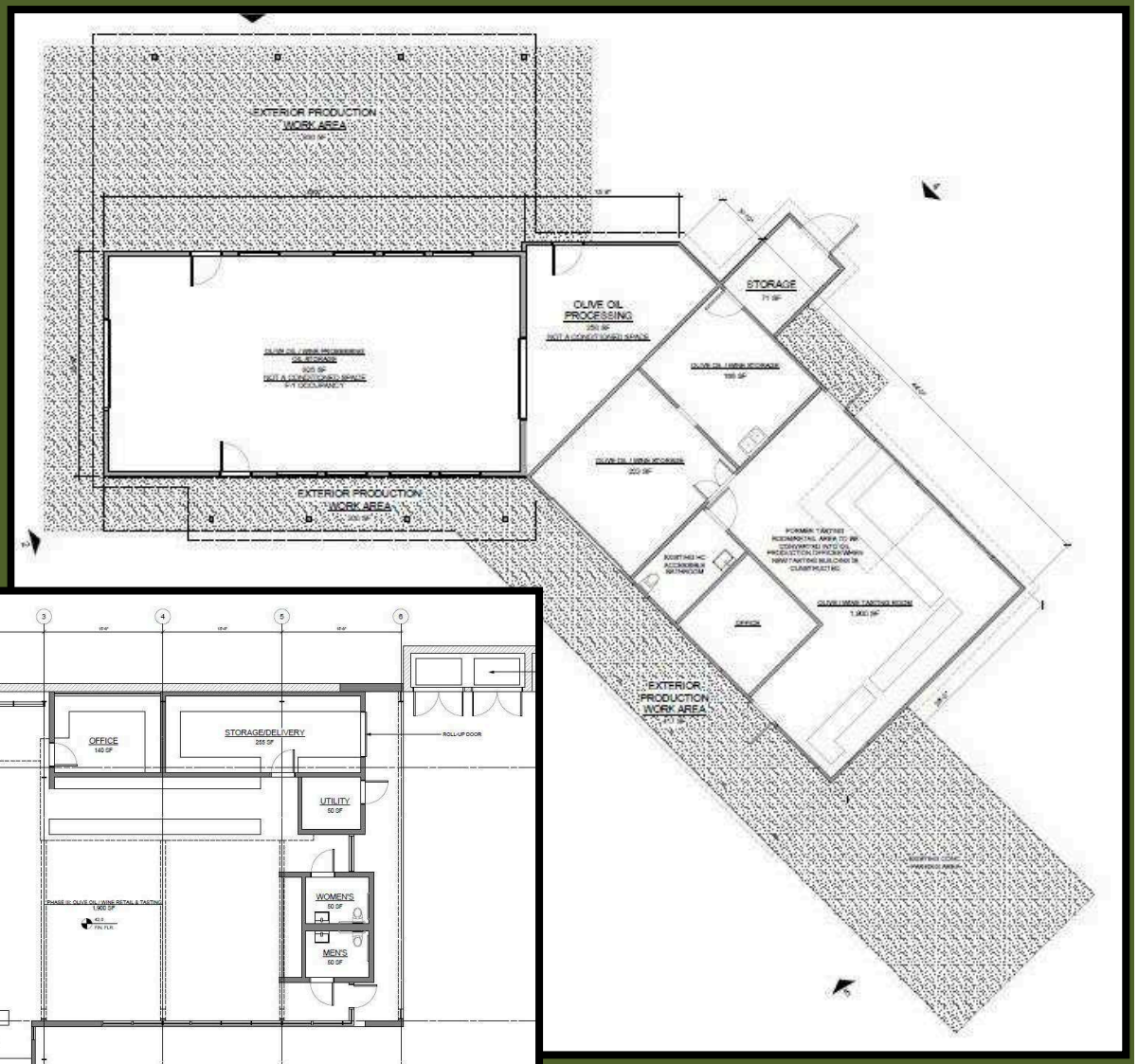
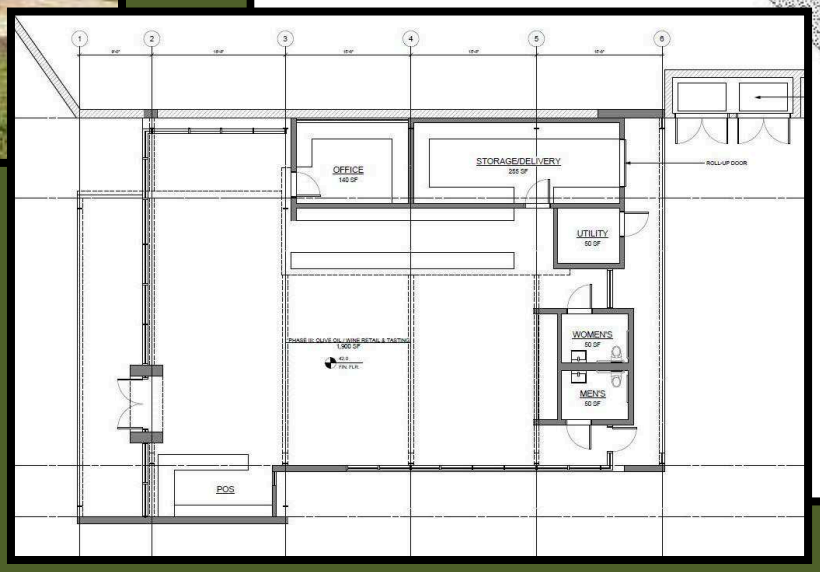
Floor Plans / Existing Mill Building





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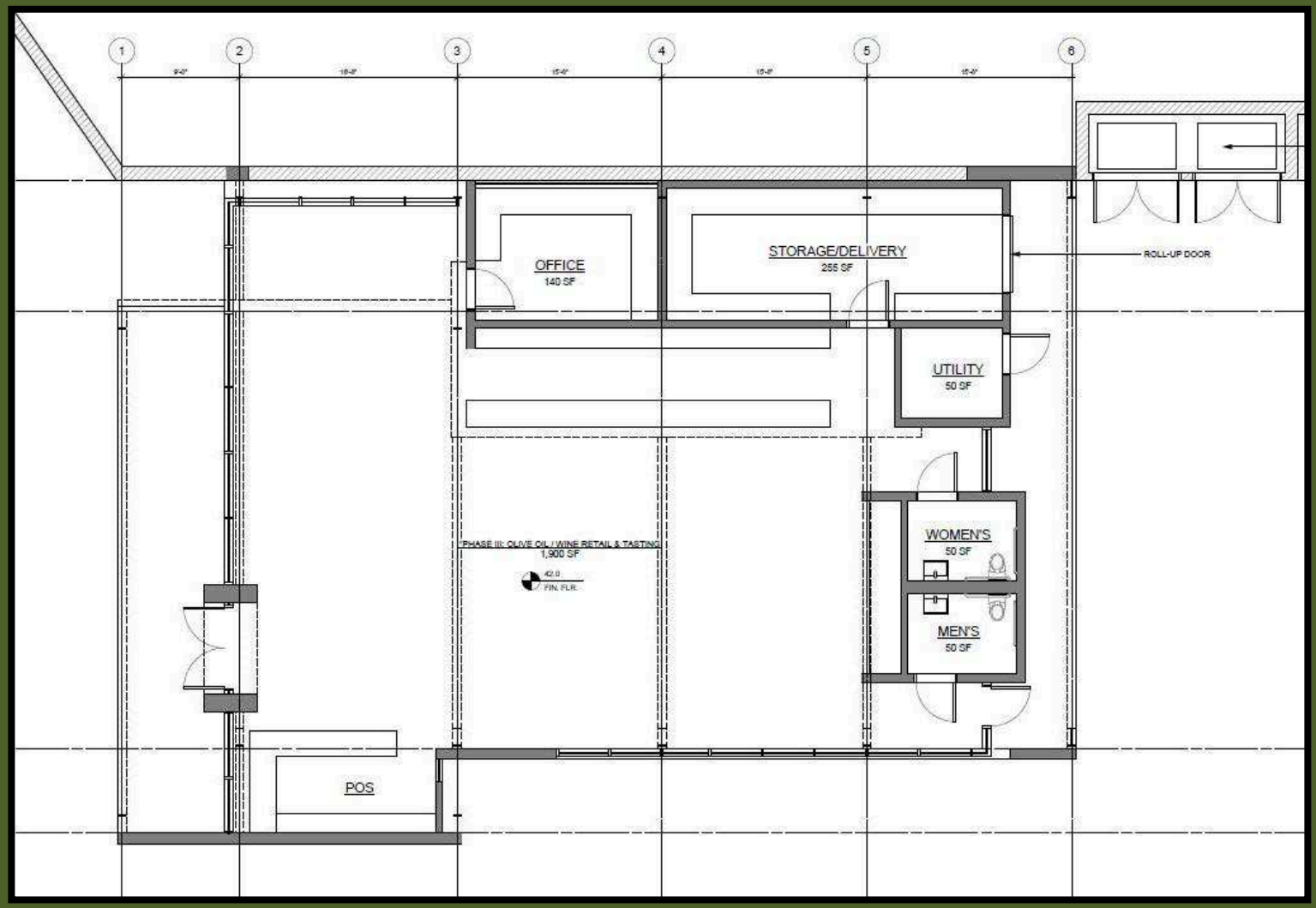
Floor Plans / Tasting and Retail Sales / Phase III



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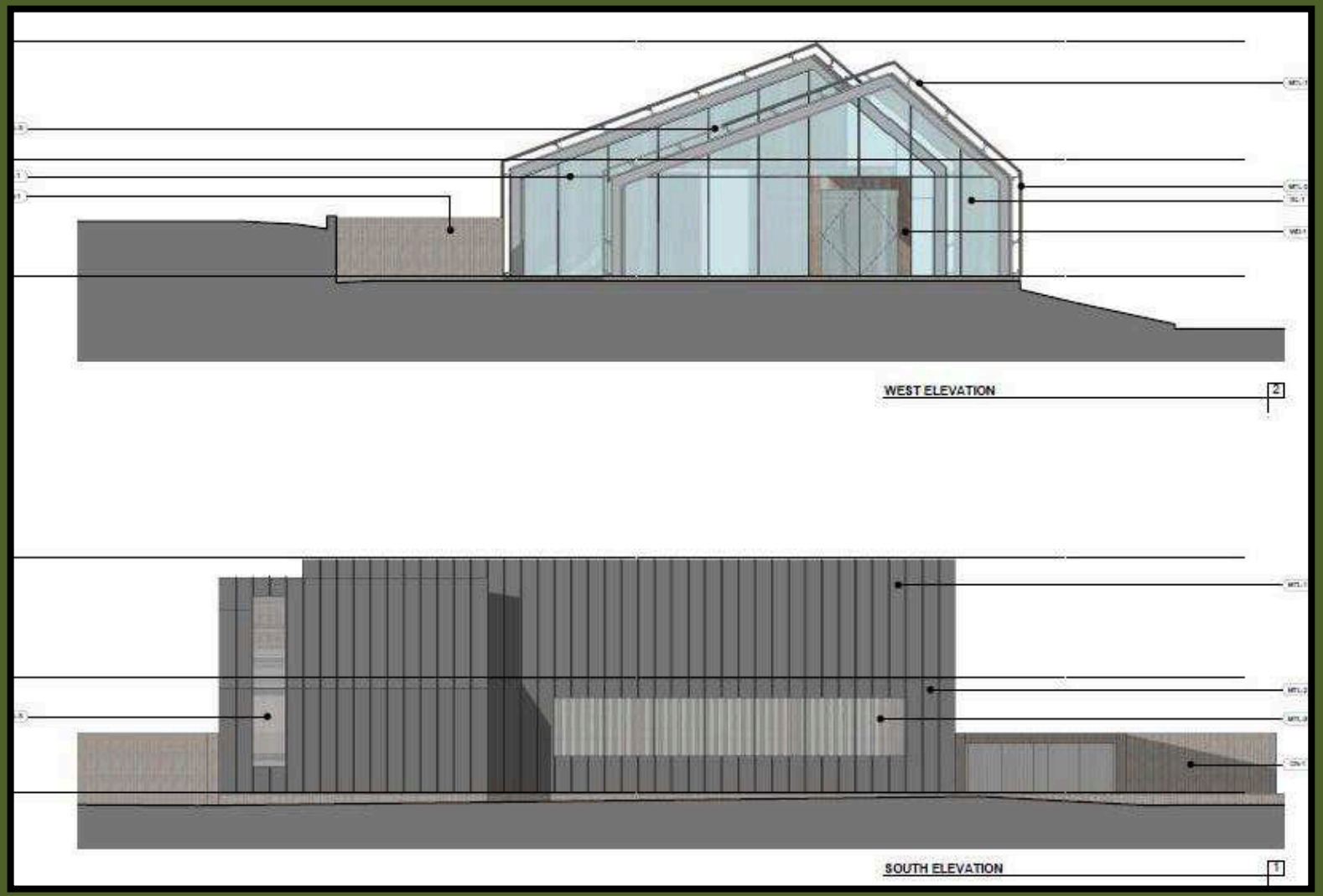
Elevations / Tasting and Retail Sales / Phase III



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Questions?