

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, April 17, 2015**

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Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by **Matt Janssen, Hearing Officer**.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

Matt Janssen, Hearing Officer: opens meeting.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

Paul Martinez, Caltrans: states is available for questions on item 5 - Caltrans.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. Hearing to consider a request by **BLACKS HATCHERY & TURKEY FARMS INC**, for a Minor Use Permit (DRC2014-00083) to allow the construction and operation of an unmanned wireless communications facility consisting of one (1) panel antenna with two (2) remote radio units (RRUs), one (1) raycap, one (1) equipment cabinet, and one (1) GPS antenna. The panel antenna will be mounted at a height of 22' above ground level and the GPS antenna will be mounted on eaves at a height of 18' above ground level, on an existing motel building at the Castle Inn. A 7' x 5'6" equipment license area will be located on the east side of the site and will store one (1) new prefabricated equipment cabinet on a new concrete pad. The proposed project is within the Recreation land use category and is located at 6620 Moonstone Beach Drive, approximately 0.6 miles southeast of Moonstone Beach Drive and CA Highway 1 intersection. The site is in the Cambria Sub Area of the North Coast Planning Area. Also to be considered is the approval of the environmental document. A Class 3 Categorical Exemption was issued for this project.

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County File Number: DRC2014-00083
Supervisory District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 022-371-010
Date Accepted: March 2, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by BLACKS HATCHERY & TURKEY FARMS INC, for a Minor Use Permit (DRC2014-00083) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 24 in Exhibit B. (Document Number: 2015-028_PDH)

4. Hearing to consider a request by **BRADLEY & GINA ZANE** for a Minor Use Permit / Coastal Development Permit (DRC2014-00063) to allow for the residential addition of 132 square feet to an existing sunroom, and the redesign of an existing 121 square foot second story deck into a 171 square foot roof deck constructed above the existing sunroom and proposed addition. The proposed sunroom addition and upper deck redesign would be attached to the rear of the existing single family residence and will result in the disturbance of approximately 200 square feet of a 7,000 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1737 Berwick Drive, in the community of Cambria. The site is in the North Coastal planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2014-00063
Supervisory District: 2
Project Manager: Cody Scheel

Assessor Parcel Number: 023-143-040
Date Accepted: March 5, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by BRADLEY & GINA ZANE for a Minor Use Permit / Coastal Development Permit (DRC2014-00063) is granted based on the Findings A. through N. in Exhibit A and subject to the Conditions 1 through 26 in Exhibit B. (Document Number: 2015-029_PDH)

5. Hearing to consider a request by **CALTRANS** to amend a previously approved Minor Use Permit/Coastal Development Permit (D010029P) to accommodate the demolition of two single family residences authorized under D010029P, and to recognize the development of the relocated State Route 1 and associated improvements as approved by the California Coastal Commission (CDP 3-13-012). The project is located at 255 and 270 Via Piedras Blancas, on the east side of State Route 1, approximately two miles north of Piedras Blancas, approximately 8 miles north of the community of San Simeon, in the North Coast Planning Area. The potential environmental impacts associated with relocation of State Route 1 as approved by CDP 3-13-012 was addressed by a previously certified EIR (SCH# 2008031059). In accordance with the standards set forth in Public Resources Code Section 21166, the Environmental Coordinator finds that there is no substantial evidence that the project may have a significant effect on the environment beyond that documented and fully mitigated by the previously certified FEIR and no subsequent or supplemental CEQA compliance document is required.

County File Number: DRC2014-00082
Supervisory District: 2
Project Manager: Steve McMasters

Assessor Parcel Number(s): 011-231-013 & 014
Date Accepted: March 2, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by CALTRANS to amend a previously approved Minor Use Permit/Coastal Development Permit

(D010029P/DRC2014-00082) is granted based on the Findings A. through I. in Exhibit A and subject to the Revised Conditions 1 through 3 in Exhibit B. (Document Number: 2015-030_PDH)

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HEARING ITEMS

6. Hearing to consider a request by **WILLOW CREEK NEWCO. LLC** for a Minor Use Permit to allow for the phased expansion of an existing agricultural processing facility (olive oil and wine). Construction is proposed to include demolition and replacement of an existing 6,946 square foot (sf) barn and two new buildings (2,600 sf and 3,000 sf) that will include processing areas, tasting room, retail sales, commercial kitchen, office, and storage. The project also includes a request for 25 temporary events annually with no more than 200 guests per event and to allow for the processing of off-site olives. The applicant is requesting modifications to ordinance standards to allow adjustments to the required setbacks, and an increase to the limits of retail sales area. The project will result in the disturbance of 3.5 acres on a 120 acre parcel. The project is located on east Vineyard Road, 1 mile south of Adelaida Road (at 8530 Vineyard Drive), 7 miles west of the community of Templeton, in the Adelaida Sub planning area of the North County Planning Area. A Mitigated Negative Declaration was issued on November 26, 2014.

County File Number: DRC2013-00028
Supervisorial District: 1
Project Manager: Holly Phipps

Assessor Parcel Number: 014-331-073
Date Accepted: April 22, 2014
Recommendation: Approval

Bill Robeson, County Staff: presents proposed project reviewing project history and the revisions to Conditions.

Matt Janssen: requests clarification if there is a limit to the adjustments to the standards of the ordinance with Mr. Robeson responding.

Discussion on how the existing structure was permitted, and if it wanted to be permitted as a Bed and Breakfast or a Vacation Rental is this allowed.

Matt Janssen: reviews all correspondences received into the record.

Jamie Kirk, Agent: reviews the proposed project via power point. Speaks to the previous hearings and Williamson Act. Also, reviews requested revisions.

Allison Norton, Lawyer for the Webster Family: reviews reasons to deny the proposed project.

Claudia Webster, neighbor: speaks to concerns with the removal of the barn.

Alec Webster, neighbor: discusses reasons to deny project.

Colleen Runyon, neighbor: discusses concerns with the proposed project.

Ronald Jolliffe, neighbor: states no notification regarding hearing was received and discusses concerns with proposed project.

Jack Hanauer, neighbor: speaks to reasons to deny proposed project.

Ty Green, Applicant Repressive: discusses the reference to the lawsuit filed to the County.

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Jamie Kirk, Agent: responses to comments made by neighbors.

Bill Robeson: County Staff: responds to comments made by neighbors.

Matt Janssen, Hearing Officer: requests Glenn Marshall, Public Works to speak to the evaluation of the proposed project by Public Works with Mr. Marshall responding.

Whitney McDonald, County Counsel: responds Hearing Officer's question regarding to if there were any grounds to not taking action today.

Bill Robeson, County Staff: clarifies the allowed Events, discusses Condition of Approval #29.

Matt Janssen: Hearing Officer: questions the rehearsal dinner times and if it is considered an "event day" with Karen Nall, County Staff, responding.

Bill Robeson, County Staff: suggests many options to revise the condition.

David Dubbink, Noise Consultant: discusses the noise study report/study.

Matt Janssen, Hearing Officer: requests clarification on the process to completing a noise study with Mr. Dubbink responding.

Whitney McDonald, County Counsel: speaks to the concern regarding lack of data supplied in the noise study.

Matt Janssen, Hearing Officer: requests clarification on the season(s) these events may take place with Jamie Kirk responding.

Jamie Kirk, Agent: discusses the "rehearsals" and offers suggests to revise condition.

Matt Janssen, Hearing Officer: discusses the amplified music and allowed time; life of permit - 15 years with Ms. Kirk responding.

Matt Janssen, Hearing Officer: questions the barn and the reasoning it has to be removed with Jamie Kirk responding.

Andy Alcer, Architect: supplies testimony regarding the location of the barn.

Allison Norton, Lawyer for the Webster Family: responds to comments made by applicant.

Matt Janssen, Hearing Officer: discusses the conditions and reviews condition changes with Bill Robeson, Planning Staff.

Clarifies the revisions to Temporary Events: Condition 30; Events: Condition 1 & Condition 1b - changing from 25 to 20 events, Condition 1c -changing from 15 years to 10 years. Also, states concern with the number of setbacks and the removal of the barn.

Bill Robeson, County Staff: requests clarification if there are any changes to Condition 31 with Whitney McDonald, County Counsel: suggests revised language for condition 31.

Jamie Kirk, Agent: states concern with the revision to the 10 years versions 15 years.

Matt Janssen, Hearing Officer: clarifies the appeal process to the Board of Supervisors.

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Thereafter, on motion of the hearing officer, the request by WILLOW CREEK NEWCO. LLC for a Minor Use Permit (DRC2013-00028) is granted based on the revised Findings A. through I. in Exhibit A and subject to the revised Conditions 1 through 44 in Exhibit B, revised Condition 1 changing 25 to "20 temporary events"; Condition 1b to read "Up to 20 one day Temporary Events with no more than 200 guests (upon completion of secondary access) as defined by the Temporary Event standards in Section 22.30.60 of the Land Use Ordinance;" Condition 1c to read "This authorization for Temporary Events, once vested, shall remain valid for a period of 10 years from its effective date;" Condition 30 to read "Temporary Events shall start no sooner than 10 a.m. and end by 10 p.m. each day. Amplified music must stop by 9:00p.m. Facility set up and clean up shall be allowed between the hours of 8 a.m. to 11 p.m. All guests of an Event shall be off the property by 10:30 p.m." and Condition 31 to read "Temporary Events shall last no more than one day each; however, rehearsals may occur the day prior and are not considered an event. Rehearsals shall not include amplified music, and shall be minor in nature and shall be limited to 50 persons maximum." Adopted.

ADJOURNMENT

Next Scheduled Meeting: May 1, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Planning Department Hearings

Minutes will be approved at the June 5, 2015 Planning Department Hearings Meeting.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

April 22, 2015

Kirk Consulting
Attn: Mandi Pickens
8830 Morro Road
Atascadero, CA 93422

Willow Creek Newco, LLC
940 S. Coast Dr. #260
Costa Mesa, CA 92626

NOTICE OF FINAL COUNTY ACTION

HEARING DATE: April 17, 2015

SUBJECT: **WILLOW CREEK NEWCO, LLC.**
County File Number: DRC2013-00028
DOCUMENT NUMBER: 2015-031_PDH

LOCATED WITHIN COASTAL ZONE: NO

The above-referenced application was approved by the Hearing Officer, subject to the approved Findings and Conditions, which are attached for your records.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twenty-four (24) months from the date of this approval or such other time period as may be designated through conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 22.64.070 of the Land Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six (6) months or conditions have not been complied with, such Permit approval shall become void.

Pursuant to County Land Use Ordinance Section 22.70.050, you have the right to appeal this decision to the Board of Supervisors up to 14 calendar days after the date of the action, in writing, to the Department of Planning and Building. The appeal fee is \$850.00 and must accompany your appeal form. If you have any questions regarding this matter, please contact me at (805) 781-5718.

Sincerely,

NICOLE RETANA, SECRETARY
PLANNING DEPARTMENT HEARINGS

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EXHIBIT A – FINDINGS

DRC2013-00028 / WILLOW CREEK

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 26, 2014 for this project. Mitigation measures are proposed to address aesthetics, biological resources, geology and soils, hazards/hazardous materials, public services/utilities and water/hydrology and are included as conditions of approval.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed expansion of the existing agricultural process facility and retail sales does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the expansion of the existing agricultural process facility and retail sales is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Vineyard Drive, a collector road constructed to a level able to handle any additional traffic associated with the project

Winery Modifications

- G. A setback modification (Section 22.30.070.D.d.1) that requires a winery with public tasting room to be located no closer than 400 feet to an existing residence outside the ownership of the applicant to allow 307 feet during Phase II is justified because the project is located on a collector road. A modification is not required upon completion of Phase III (the detached tasting room would be located 486 feet from the nearest residence). Implementation of the reduced setback would not result in any significant impacts. A modification that requires a tasting room during Phase II (Replacement Barn) to be located greater than 200 feet from the property line to allow 93 feet side setback is justified because the property fronts a collector road (Vineyard Drive). Implementation of the reduced setback would not result in any significant impacts.

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Design Modification

- H. A modification from the Design standards (Section 22.30.075.B.1) to allow 1,900 sf of retail sales area is justified because the applicant is increasing olive production is located on a collector road, and the use is incidental to the primary use. Implementation of the modification to the design standards would not result in any significant impacts.

Agricultural Retail Sales Setback Modification

- I. A modification from the setbacks that requires Agricultural Retail Sales (Section 22.30.057.B.4) to be located no closer than 400 feet to an existing residence outside the ownership of the applicant to allow 307 feet is justified because the project is located on Vineyard Drive, a collector road. Implementation of the reduced setback would not result in any significant impacts (Replacement Barn Phase II).

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EXHIBIT B - CONDITIONS OF APPROVAL

DRC2013-00028 / WILLOW CREEK

Approved Development

1. This approval authorizes the phased expansion of an existing agricultural processing facility (olive oil and wine). Construction is proposed to include demolition and replacement of an existing 6,820 square foot (sf) barn and two new buildings (2,600 sf and 3,000 sf) that will include processing areas, tasting room, retail sales, commercial kitchen, office, and storage. The project also includes a request for 20 temporary events annually with no more than 200 guests per event and to allow for the processing of off-site olives. The project will result in the disturbance of approximately 3.5 acres on a 120 acre parcel.

Phase I

- a. Construction of a 3,000 sf commercial agricultural production and storage building (for wine and/or olives);
- b. Up to 20 one day Temporary Events with no more than 200 guests (upon completion of secondary access) as defined by the Temporary Event standards in Section 22.30.60 of the Land Use Ordinance;
- c. This authorization for Temporary Events, once vested, shall remain valid for a period of 10 years from its effective date;
- d. Continuation of annual wine production of 5,000 cases and an annual production of 200 tons of olives for processing;
- e. The winery may participate in periodic industry-wide events as allowed by the Land Use Ordinance;
- f. Processing of off-site olives

Phase II

- g. Demolition of an existing agricultural barn;
- h. Construction of a 6,820 sf building (Replacement Barn) to include:
 - 1) 3,091 sf wine processing and ag storage area;
 - 2) 1,787 sf tasting room;
 - 3) 627 sf storage room;
 - 4) 1,315 sf commercial kitchen, and restrooms;
 - 5) Access, parking, and utility improvements;
 - 6) Conversion of the existing tasting room (in Mill Barn) into offices upon completion of new tasting room;;

Phase III

- i. The construction of a 2,600 sf building to include:
 - 1) 1,900 sf tasting and retail room;
 - 2) 460 sf storage room;
 - 3) 140 sf office;
 - 4) 100 sf for restrooms;
 - 5) 1,540 sf outdoor terrace;
 - 6) Convert existing tasting room in barn (from Phase II) into storage;
- j. A wavier modification from the Design standards (Section 22.30.075.B.1) to allow 1,900 sf of retail sales area;

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- k. A waiver modification from the setbacks that requires Agricultural Retail Sales (Section 22.30.057.B.4) to be located no closer than 400 feet to an existing residences outside the ownership of the applicant to allow 307 feet.
- l. A waiver setback modification (Section 22.30.070.D.d.1) that requires a winery tasting room to be located no closer than 400 feet to an existing residence outside the ownership of the applicant to allow 307 feet during Phase II. A modification is not required upon completion of Phase III (the detached tasting room would be located 486 feet from the nearest residence).

Conditions to be completed prior to issuance of a construction permit

Fees

2. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Biological Resources

3. **BR-1 Prior to issuance of construction and/or grading permits**, the applicant shall clearly show all oak trees within 50 feet of grading activities on the grading plans. In addition to showing the limits of grading, the grading plans shall also designate which oak trees are to be removed and which oak trees will be impacted by grading activities occurring within the root zone (one and one half times the dripline). Oak trees within 50 feet of grading activities, which are not designated for removal, shall be fenced and flagged for protection prior to permit issuance. Fencing shall be clearly shown on the grading plans to be located at the root zone for trees not designated for removal. For impacted trees, where grading activities will occur within the root zone, fencing may be placed at the limits of grading activities. Any tree removal associated with CDF/County Fire vegetative clearance/modification requirements shall also be considered on the plans.
4. **BR-2 Prior to issuance of construction and/or grading permit**, the applicant shall provide a tree replacement plan for review and approval by the Environmental Coordinator. The replacement plan shall demonstrate compliance with the following measures:
 - a. **Number of Trees** – The tree replacement plan shall provide for the replacement, in kind, of removed oak trees at a 4:1 ratio. Additionally, the tree replacement plan shall provide for the planting, in kind, at a 2:1 ratio for oak trees designated for impact but not removal.
 - i. Show replacement, in kind, of removed oaks at a 4:1 ratio (13 removed: 52 replaced) with 1 gallon saplings.
 - ii. Show replacement, in kind, of impacted oaks at a 2:1 ratio (25 impacted: 50 planted) with 1 gallon saplings.
 - iii. A total of 94 oak shall be planted, show replacement of 10 coast live oaks and 84 valley oaks.
 - b. **Location/Density** – The location shall be clearly shown on the plans. Trees shall be planted at no greater a density than the average density in the existing oak woodland area on the site. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).
 - c. **Species** – Trees shall be of the same species of the trees proposed for impact or removal. The species shall be clearly specified on the plans.
 - d. **Size** – Replacement oak trees shall be from either vertical tubes or deep, one-gallon container sizes.
 - e. **Planting** – Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or

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areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

- f. Maintenance – Newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding of at least a three foot radius out from the planting, and adequate watering (e.g., drip-irrigation system). Hand removal of weeds shall be kept up on a regular basis at least once in late spring (April) and once in early winter (December).
 - g. Irrigation/Watering – Irrigation details shall be clearly shown on the plans. Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period.
5. **BR-3 Prior to commencement of any tree removal**, to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County Environmental Division, possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the county.

Bats

6. **BR-13 Prior to issuance of construction and/or grading permit for the appropriate phase**, to ensure the project does not adversely affect bats, the following measures shall be implemented:
- a. All trees and structures will be surveyed by a qualified biologist at least one week prior to branch trimming, tree removal, demolition or maintenance to a structure. This is consistent with the measures prescribed for nesting birds. If a bat is discovered, it will be allowed to leave the area or structure on its own without further disturbance. If a day roost is discovered, exclusion methods may be employed September 1 through March 1. Exclusion methods must ensure that no bats are harmed or trapped in the process and that the biologist is present during the process. Once the bat(s) has left the work area, exclusion methods such as covering the cavity with netting or sealing it with concrete may be feasible, but will require approval and oversight by the project biologist. If a day roost is discovered, no exclusion methods shall be employed and no disturbance shall be allowed March through August.

Health Department

7. **Prior to issuance of a construction permit** for the appropriate phase, the applicant shall obtain the appropriate Health Department permits. The Health Department will require at a minimum the following information:
- a. A Hazardous Materials Questionnaire.
 - b. If plan review for a cross connection determines that a device is necessary, then an annual device test shall be provided.
 - c. The applicant shall require a health permit to function as a commercial kitchen. The applicant shall submit kitchen plans for review and approval by the Environmental Health Department.
 - d. If water is made available to 25 or more employees at any one time, or to members of the public, then the applicant shall be required to have public water supply system.
 - e. The applicant shall submit a site plan showing the location of water wells and the distance from wastewater systems.

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- f. **(W-1) Prior to holding any temporary events**, the applicant shall contact the Environmental Health Department to verify water supply adequacy and potability as for the proposed project. The applicant shall contact the Environmental Health Department to determine if an annual permit will be required for the water supply at this facility.

Conditions required to be completed at the time of application for construction permits

Access

8. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

Drainage

9. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
10. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

Site Development

11. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations, preliminary grading plan and landscape plan.

Services

12. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Fire Safety

13. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CAL FIRE/County Fire Department for this proposed project and dated August 26, 2014.

Agricultural

14. **AG-1 At the time of application for construction permits**, submit a revised site plan to the Department of Planning and Building for review and approval. The revised plan shall indicated the following and development shall be consistent with the revised and approved plan.
 - a. Event overflow parking shall be located at least 100 feet from the southern property line to reduce impacts to adjacent agricultural operation.

Visual

15. **V-1 At the time of application for construction permits**, submit a revised lighting plan to the Department of Planning and Building for review and approval. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
 - a. No up-lighting of any oak trees and signs.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use**Access**

16. **Prior to occupancy or final inspection**, the Vineyard Drive primary driveway approach shall be constructed in accordance with County Public Improvement Standard B-1e. The secondary access driveway is to be constructed to a B-1 Standard. All driveway approaches constructed on County roads shall require an encroachment permit.
17. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

Waste Water Discharge Permit

18. Prior to final inspection of Phase I, the applicant shall submit documentation of a Waste Water Discharge permit, or waiver for the olive processing and winery processing issued by the Regional Water Quality Control Board.

CAL FIRE

19. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CAL FIRE of all required fire/life safety measures.

Planning and Building Inspection

20. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Oak Trees

21. **BR-4 Once trees have been planted**, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating how and when the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.
22. **BR-5 Prior to final inspections or occupancy, whichever occurs first**, replacement trees shall be installed or bonded for in compliance with the approved tree replacement plan. If bonded for, installation shall be completed within 60 days of bonding.
23. **BR-6 Prior to final inspections, or prior to release of bonding (if applicable)**, the applicant shall have completed the following as it relates to weed removal around newly planted vegetation: 1) no herbicides shall have been used; 2) either installation of a securely staked "weed mat" (covering at least a three-foot radius from center of plant), or hand removal of weeds (covering at least a 3' radius from center of plant) shall be completed for each new plant. Use of weed-free mulch (at least 3 inches deep) with regular replenishment may be substituted for the weed-mat.

On-going conditions of approval (valid for the life of the project)**Time Frames**

24. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

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25. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

Access

26. In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

Storm Water Control

27. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Noise

28. **N-1** During Temporary events that include amplified music, the owners shall monitor noise levels, on an hourly basis, with a sound level meter at the property lines to ensure that the noise levels do not exceed those prescribed in the County Land Use Ordinance.
- a. Replacement Barn (doors open) – meets the County noise standards for day and nighttime events with the following mitigation:
 - i. South doors shall be closed
 - ii. North doors can remain open
 - b. Outside, North of Barn- referred to as North Outdoor Terrace – meets County noise standards for day and nighttime events with mitigation.
 - i. Sound system – speakers shall be against north facing building façade and directed to the north
 - c. Tasting Terrace – meets County daytime standards with mitigation
 - i. Orient sound system to the north.

Events

29. **N-2** The applicant shall provide notification to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed site, through an email or letter. If a letter is used, it shall be delivered within 30 days prior to but not less than 3 days before each event occurrence. The following information shall be provided:
- a. A complete listing of all scheduled events including dates, times and number of attendees;
 - b. 24-hour contact information for the on-site operator (cell phone), including e-mail and phone number, to be used to notify the operator of issues with the operation;
 - c. Contact information for County Code Enforcement to be used if members of the public have complaints about the operation;
 - d. Any identified problems shall be responded to and addressed as soon as possible.

As an alternative to providing the annual listing of the events in a letter, a website may be used. If a web-site is used, notification shall first be provided by mail and contain the website address, the 24 hour local contact information and the approved number of events and attendee numbers. The website shall be maintained and kept current at all times.

30. Temporary Events shall start no sooner than 10 a.m. and end by 10 p.m. each day. Amplified music must stop by 9:00p.m. Facility set up and clean up shall be allowed between the hours of 8 a.m. to 11 p.m. All guests of an Event shall be off the property by 10:30 p.m.

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31. Temporary Events shall last no more than one day each; however, rehearsals may occur the day prior and are not considered an event. Rehearsals shall not include amplified music, and shall be minor in nature and shall be limited to 50 persons maximum.

Developmental Burning

32. The APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5912).

Recycling

33. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

Gate

34. Any gate constructed on a driveway where off-site grapes are delivered and/or product is exported from the site shall be setback a minimum of 75-feet from the nearest edge of traveled way of any road open to public traffic. All gates must conform to CAL FIRE requirements.

Outdoor Storage

35. Long term outdoor winery storage areas shall be screened by solid fencing or landscaping and shall not be higher than the associated solid fence screening or landscaping, unless the storage area is not visible from any public road or adjacent properties.

Pomace

36. Solid vegetable waste from the winery (pomace) and olive facility (pomace) shall be removed from the site to an approved composting/green waste facility or composted on the site and used as a soil amendment. In no case shall pomace be treated, stored, or disposed of in a manner that could result in runoff into any surface stream.
37. Any water tanks associated with the project shall be a neutral, non-contrasting color, and landscape screening shall be provided so that the water tanks are not visible from any public road.
38. **BR-7** To guarantee the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, **on an annual basis**, for no less than seven years. Based on the submittal of the initial planting letter, the first report shall be submitted to the County Environmental Coordinator **one year after the initial planting** and thereafter **on an annual basis** until the monitor, in consultation with the County, has determined that the initially-required vegetation is successfully established. Additional monitoring will be necessary if initially-required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation and approved by the Environmental Coordinator.
39. **BR-8** The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep

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summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

40. **BR-9** Smaller trees (smaller than 5 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.
41. **BR-10** All oak trees identified to remain shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).
42. **BR-11** Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within the fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.
43. **BR-12** To minimize impacts to the sensitive oak woodland understory habitat (e.g. maritime chaparral, coastal scrub), the applicant agrees to the following during construction/ tract improvements and for the life of the project:
 - a. All native vegetation removal shall be shown on all applicable grading/ construction plans, and reviewed/ approved by the County (Planning and Building Dept.) before any work begins.
 - b. Vegetation removal of native habitat shall be limited to what is shown on the county-approved grading/construction plans.
 - c. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CDF/County Fire. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).

Commercial Kitchen

44. This approval does not allow the commercial kitchen to function as a restaurant (limited food service facility). The commercial kitchen is established as a secondary use to support the agricultural processing facility (olive oil and wine) and other permitted events and not function as a stand-alone restaurant where made to order meals are served.