

MINUTES
Of the Regular Monthly Meeting
of the
TEMPLETON AREA ADVISORY GROUP
on Tuesday, February 15, 2018

The regular monthly meeting of the Templeton Area Advisory Group was held as noticed in the Board Room of the Templeton Community Services District in Templeton.

1. Call to order

The meeting was called to order by Vice Chair Sarah Maggelet at 7:02 p.m.¹

Cobey agreed to take the minutes of the meeting as acting Secretary in the absence of Delegate Matt Parker.

2. Pledge of allegiance

The Pledge was conducted.

3. Roll call

On the rollcall, Delegates Sarah Maggelet, Bob Bejarano, Larry Stone, Murray Powell, and Chris Cobey, and Alternate Delegates Joel Woodruff and Kim Miramon, answered. Delegates Alice Griselle and Matt Parker did not answer.

With the absence of two Delegates, Alternate Delegates Woodruff and Miramon became eligible to participate in all votes, as well as discussions among the Board members, at this meeting.

4. Agency reports and updates

- Sheriff's Office (Liaison: Commander Keith Scott):
 - No report.
- Templeton Fire and Emergency Services (Liaison: Chief Bill White):
 - No report.

¹ Maggelet left the meeting at 9:00 p.m. By point of order raised then by Bejarano, on Bejarano's motion, seconded by Cobey, and pass unanimously by voice vote, Stone assumed the position of Acting Chair for the remainder of the meeting.

- California Highway Patrol (Liaison: Lieutenant Dan Hart):
 - No report.
- Supervisorial District 1 (Legislative Assistant Vicki Janssen for Supervisor John Peschong):
 - The Board of Supervisors will conduct its annual strategic plan workshop on February 20. The public is welcome and encouraged to attend.
- Supervisorial District 5 (Legislative Assistant Jen Caffee for Supervisor Debbie Arnold):
 - The County is in the process of seeking and selecting candidates for the Directors of the Public Health, Public Works, and Planning Departments. The Board has placed on the June 2018 primary election ballot a proposed tax on the sale of cannabis.
- County Planning Department (Liaison: Kate Shea, Senior Planner):
 - The Department is rolling out the new permit tracking system (LUVView), which is replacing the Department's 15-year-old system (PermitView). LUVView has been nine months in production; is going live tomorrow; additional information is on the web page. The annual training for Community Advisory Council (CAC) members will be held from 8:30 am to 1:30 pm on Friday, May 25, in the Community Room of the San Luis Obispo City Library. Suggestions for training content should be emailed to her, as she is on the team preparing the training. Attendance is not limited just to CAC members. The training will have an emphasis on LUVView. Cobey requested that the training include confirmation that CACs are not covered by Brown Act.
- Templeton Community Services District (Liaison: Director Pam Jardini):
 - The District has been reviewing the impact on water and sewer connection fees of the new state requirements for accessory dwelling units. Accessory dwelling units will now be on the same meter as the main house on the parcel. The existing water buffer policy will remain in effect. District water usage has increased; one day recently the District recorded usage of one million gallons of water.
- Public Works and Transportation (Liaison: Transportation Department Manager Joshua R. Roberts; reporting in Roberts' absence: Transportation Programs Manager Don Spagnolo, P.E.):
 - The scope of the Main Street Overlay Project remains the same: Vineyard Drive to Theater Drive. Construction will begin after the Fourth of July. Project plans are 65% completed, and on completion will be routed for comments. Some restriping has been done. The striping plan has been forwarded to Board members by email attachment. Plans are available

online. Some ideas expressed in a meeting hosted by the Chamber of Commerce have been incorporated into the plan. The plan does not include a lighted crosswalk at 6th Street; there may be a lighted crosswalk at Gibson Road and Main Street. The project engineers are using Caltrans requirements to determine the placement and enhancements of crosswalks.

Dorothy Jennings asked whether TAAG's Circulation Committee has reviewed the current plan. Maggelet said it has not; the committee is comfortable with the plan as it now exists.

Spagnolo added that the plan currently includes a bike lane.

- Templeton Schools (Liaison: Superintendent Joe Koski):
 - No report.
- Templeton Chamber of Commerce (Executive Director Sarah Maggelet):
 - The IMPACT Awards dinner will be held February 24 at the Legion Hall; awards will be presented to individuals and businesses, including Citizen of the Year. Templeton Magazine comes out in mid-April; mailed to every home and business in Templeton. Business Expo upcoming in April. Tour to China October 2. With ending of Maggelet's TAAG term next month, Miramon will provide monthly Chamber of Commerce report to the Board. Maggelet was thanked for her years of service to TAAG.

5. Approval of minutes

The drafts of the minutes for the regular meetings of September, November, and December 2017 were not available for review; the draft minutes for the regular meeting of January 2018 had previously been disseminated for review.

Stone moved, and Bejarano seconded, that the draft January minutes be accepted, and that consideration of the drafts of the other three months be tabled until the next meeting. Motion passed unanimously by voice vote.

Maggelet volunteered to contact the Secretary to ascertain the status of the missing three months of minutes.

6. Treasurer's report

Treasurer Stone previously produced a written report to the Board. One check, for the annual post office box rent, cleared in the last month. The balance in TAAG's checking account is \$1,605.52.

Miramon moved, and Woodruff seconded, that the Treasurer's report be accepted. Motion passed unanimously by voice vote.

7. Public comment

Maggelet invited members of the public to speak on any item not on the meeting agenda. No one present requested recognition to do so.

Ginny Heaton requested that paper copies of the agenda be available at future meetings.

8. Advisory review of project applications

- **AA-1: Review of the Eroica California County-wide vintage bike ride through Templeton on Sunday, April 15, 2018.**

Local resident Wesley Hatakeyma, accompanied by route master Eric Benson, provided information on this event. This is the fourth year of this event in Central California. This year's route has changed to have riders go into downtown Templeton, where 15C, will use as a tour rest stop. The ride (not a race) is expected to have about 500 riders, on vintage bikes in vintage clothing; some riders will be from other countries. Diamond signs will be posted on affected roads at locations shown on distributed maps 72 hours before the commencement of the ride. The affected roadways can expect to see riders at any time from 7 am to 7 pm that day. Businesses will be notified of this event. E-copies of the course map will be sent to TAAG for posting on TAAG's site. There will be two medical personnel on standby. A meeting attendee requested that riders wear light clothing and display light for greater visibility. There was discussion of the requirement that motorists provide a three-foot space when passing cyclists, and the interplay of that requirement with the necessity to stay to the right of double yellow center lines on many roads in the area.

Stone moved, and Woodruff seconded, that TAAG support this proposal. Motion passed unanimously by voice vote.

- **AA-2: PMT2017-00144; Applicant: Moondance Partnership. Proposed Major Grading Permit for access roads and a building pad for a future single-family dwelling at 1835 Santa Rita Road, Templeton.**

Jamie Jones of Kirk Consulting, the applicant's planning consultant, made a presentation explaining the application and the basis for it. The proposed project involves four parcels totaling 504 acres, all within the Williamson Act. Neal Roberts is the vineyard manager. Road A would be for ag use and access to house; Road B would be solely for ag use. The building pad is for a single-family residence. Residential access roads must be 16 feet wide; any grades over 12%

grade must be paved; grades cannot exceed 16%. Ag roads don't have the requirements of residential access roads. Seven culverts to be installed. Total site disturbance: 4.5 acres. CEQA review triggered because some slopes exceed 10%. Resource study completed by Geotech. Engineering, biological assessments, and archeological surveys have been completed. The site's residential building is proceeding through a separate permit process. Grading is expected to start in May/late spring.

Stone asked why a portion of the residence is labeled "farm support." Jones replied that the designation was made at the suggestion of planning staff, as all functions were under one roof. The farm support portion will be used for residential purposes; it provides two extra bedrooms, though no kitchen.

Maggelet observed that the Board was not reviewing the residence – only the grading of the access roads and building pad.

Jones noted that the plan required a streambed alteration agreement.

The application was opened for public comment. Commenters included persons identifying themselves as Donald and Yvonne Printup, Lee Chamberlain, and Dave Leader.

Concern was expressed about congestion during construction on Acorn Spring Road, which was described as wide enough only for one car at a time, and that one lost load or mechanical breakdown of construction equipment would block the road. There is only one other house on Acorn Spring Road.

Jones responded that Acorn Spring Road is a county road which the applicant's agents are entitled to use. She noted that all construction-related vehicles should come and go from the property daily at about the same time; that's the goal of the contractor.

Concerns were raised that it has been difficult to contact the property owner via email with concerns about this project; that the road will be used seven days a week; that there should be a usage contingency plan for possibilities such as fire or a need to evacuate a sick animal.

Jones replied that she will work with the residents on their concerns, and for them to provide her with their contact information; she will work with them on their concerns.

A commenter asked how long would the project be active. Jones replied that she did not know. Commenters said that the road had been blocked by an 18-wheeler; will be anywhere from one to two years to build the house. Commenters said that their wells were 100 to 200 feet deep, but those of the

homeowner were 800 feet deep. Commenters expressed concerns about dust, and reported that they knew of persons who had contracted valley fever.

Concerns were raised about noise from grading and construction crews onsite, citing an example of noise and music on Thanksgiving Day

Concerns were expressed that neighboring properties' wells may be endangered by anticipated additional drawdowns by wells on the subject site.

Dorothy Jennings noted that there was no mention of the Williamson Act in the project application. Glad took major grading permit.

Asked when the next opportunity to offer public comment would be, Jones responded it would be when the environmental report is posted, which would trigger a 30-day comment period. Grading permits are ministerial. The property is covered by the Williamson Act, and will be maintained in agricultural uses.

Yvonne Printup asked at what point can landowners raise their concerns about water use. Supervising Planner Karen Nall said that the parcel's water use is not within the purview of this application, and it is not a County issue. Yvonne Printup asked to learn to whom concerns about water use could be directed. Stone suggested contacting Executive Director Devin Best at the Upper Salinas Las Tablas Resource Conservation District.

Nall noted that the County ag pond ordinance requires extensive water studies, and peer review; the ordinance does not apply to this application. There is an appeal process (request for review) after a CEQA review; however, any review would be limited to water use for the house.

Janssen commented that those concerned might want to come to talk about these water issues at the Board of Supervisors' strategic planning session next week.

A question was raised about the Project Review Committee's recommendation. Cobey said the PRC's recommendation was contained in the written February 11 report to the Board, but that the recommendation there was made on far less information than has been presented so far here this evening.

Jones said that the owner has tried to address neighbors' concerns. This assertion was disputed by at least one commenter.

Maggelet moved, and Cobey seconded, for TAAG to support the application with the feedback of neighbors received at this meeting and with the condition that the applicant work with the neighbors on complaints heard this evening, and that access to and from the property remain open.

Bejarano said that TAAG had become a pawn of the county on this application. Nall commented that TAAG is one of several referral agencies, like the other agencies contacted when an application is received.

Miramón commented that she had been a victim of an ag pond; her well had gone dry.

On the motion, a rollcall vote was taken. Maggelet and Cobey voted in favor, and Stone, Bejarano, Powell, Woodruff, and Miramón voted against. The motion failed on a vote of 2-5.

A discussion then ensued about sending only a letter to the Department, without expressing support or opposition to the application, communicating the concerns expressed by members of the public. Bejarano moved, and Stone seconded, that a letter be sent to the Department conveying the public input received by the Board on this application, including on the issues of traffic, Acorn Spring Road access, noise, the structure to be built, and water use. The motion passed 7-0 on a voice vote.

- **AA-3: DRC2017-00013; Applicant: LuxVino. Proposed Minor Use Permit (MUP) for the utilization of property for outdoor and/or tented temporary events (25 events with up to 200 people annually), at 1800 El Pomar, Templeton.**

Mandi Pickens of ANGLE Land Use Entitlement, presented the application and the basis for it. The MUP if granted would permit 25 events per year, with up to 200 people at each event. All required departments have reviewed the requested MUP. A noise study for both outdoor and indoor events has been conducted. Surrounding neighbors have been notified by the site's owner, and will be supporting application when it is heard in March at the County level. The owners support all the recommended conditions contained in the PRC's February 11 report to the Board. The nearest residence is approximately 1500 feet from the site's property line. If the MUP is granted, the owners will probably be doing events every other weekend.

In response to a question from Stone, Pickens said that she couldn't say whether the applicant would be willing to limit events to a maximum of two per month. The permitted events are expected to be mostly weddings. Stone commented that back-to-back-to-back weddings are the problem events, and that sound carries in open areas. In response to a question from Cobey, Pickens said that the owners live offsite, but just down the road. No written comments have been received by Pickens about the application.

The application was opened for public comments. Yvonne Printup commented that weddings don't often shut down at the designated time of 10 pm, and that law enforcement doesn't have the staff to enforce violations. Maggelet said that violations would be a code enforcement issue; the Sheriff's Office would not respond to violations. Yvonne Printup commented that some people potentially affected by the event don't get the required notifications. Cobey commented that the conditions recommended by the PRC were based on those extensive conditions recommended by TAAG concerning the Vaughn application for events on Peachy Canyon.

Miramón moved, and Stone seconded, that the application be approved with the conditions recommended in the PRC's February 11 report to the Board (which conditions are appended to these Minutes). Nall commented that the Department is considering having the resources for weekend code enforcement.

The motion passed unanimously on a voice vote.

- **AA-4: PMT2016-07218; Applicant: Heart Hill Vineyard LLC. Proposed Major Grading Permit for the construction of five-acre-foot agricultural reservoir at Niner Winery & Vineyard site at 2400 West Highway 46, Paso Robles**

Jamie Jones of Kirk Consulting, with Andy Niner, explained the application and basis for it. The proposed reservoir is outside the boundaries of TAAG, although a portion of the property is within TAAG's boundaries. The County's ag pond ordinance (Ordinance 3345) applies to this application. The purpose of the pond would be to enhance the property's water efficiency program by providing water storage for ag uses. The system would capture and utilize rainfall, including rainfall falling on the reservoir cover, and capture runoff from portions of the property's hardscape. The proposed pond is intended to minimize constant pumping of groundwater. Two of the pond's acre-feet would be coming from surface water collection; only up to three acre-feet would be needed to fill. The pond would be lined and covered. There would be no water loss due to evaporation. Some vineyards with higher water demand have been removed; these vineyards are being replaced with drought-tolerant rootstock.

The project is subject to environmental review, including a hydrogeological analysis prepared by Monsoon Consultants, which was peer-reviewed by GSI Water Solutions. This analysis has been accepted as adequate.

Original proposal allowed 7.5 days to fill from three wells at a rate of 50 gallons per minute (gpm) from each well. The proposal was revised to expand the fill period to 47 days fill at a rate of 8 gpm.

Miramón asked how often it would be necessary to refill the pond. Niner replied that it was tough to say. The pond would be used more as a passthrough than as

storage store. After the heavy rains in January 2017, the property had no capacity to store the rain and runoff that fell after then. Niner would like to avoid pumping all five property wells simultaneously. Miramon observed that pumping drains groundwater, and a possible consequence is that neighboring wells can go dry. She is concerned that there sometimes is no communication with neighbors when pumping occurs; the rate of replenishment is unknown; and it can be unknown when household water from wells will be available again. She commented that the Resnicks' reservoir cost her \$50,000 in cost relating to maintaining the production of her own well. The creation of this ag pond requires withdrawing water from the aquifer and putting it on the surface in a pond, thereby depleting the aquifer.

Jones said that the proposed pond is a small reservoir, and is an alternative to continuous pumping. Under the conservation plan, the grower would not be applying more, but less, water.

Niner commented that if all neighbors objected to this project, he would not proceed with it.

In response to a question by Powell, Niner said that he was confident in his estimate that the drought-tolerant rootstock would require only 0.33 acre-feet (AF) per acre; he was not as sure what the previous vines consumed because of a lack of detailed records by the former property owner. Jones said that the County estimate of the water consumption of older root stock is 1.25 AF. In years 3-6, the rootstocks use more water. The rate of consumption of new rootstocks on neighboring vineyards is 0.25-0.44 AF.

In response to a question by Woodruff, Niner estimate his pond construction costs at \$50,000, plus the cost of the pumping and piping system.

Niner said he would be willing to fill the pond over a longer period at a different time of year as an accommodation.

The consideration of the application was opened for public comment:

Diane Burkhardt complimented the owner for proposing the use of a cover for the pond; a cover will save animals' lives; and the project could lead to more efficient farming. She hadn't seen the hydrogeological study. She lives within two miles of the site. She wondered whether the owner could just do a rainwater holding pond and not pump water from the aquifer Pumping is thwarting a communal resource. Neighbors have had wells gone dry.

Niner offered to meet with her to discuss hydrogeological study.

Neal Heaton stated that water is the issue on this application. Jones responded that the site is not part of Paso basin. Comments were made as to well depth and influence of shale in underground water retention. Neal Heaton challenged the applicant to grow dry farm vines, which wouldn't be drawing down the aquifer at all. He has 20 acres of dry farm grapes planted in 2004; try something sustainable.

Jardini, speaking as a member of the public said that the applicant should be applauded for implementing conservation measures that aren't required. The applicable ordinances don't reward dry farming; we should want to encourage more conservation.

Larry Fluer stated that he had reviewed some of information he had received about the application. The proposed pond is good; allows that saving of runoff when it's available. Reduced pumping rate is good for neighboring wells. Fill rate is the issue; should be one that doesn't subject the aquifer to rapid depletion. His own well is at 500 feet. The application's supporting documentation uses the 2010 building code instead of the 2016 building code. He is concerned about any future owner's attitude on permitted property uses – what kinds of control could there be?

Dorothy Jennings noted that the review period for this application ends March 17.

Yvonne Printup noted that the west side is a very fragile water area, and that excessive pumping of groundwater is of concern to her.

Ginny Heaton asked what would replenish the aquifer if all the rainwater is captured.

Neal Heaton noted that his well was down to 75 feet others were down to 120 feet, and that a lot of 100-foot-deep wells are dry. His well came up to 40 feet after last season. Putting irrigated crops on the west side is not sustainable. Small properties can't keep drilling wells deeper; they will just sell out. Folks don't have the money to drill deeper wells.

Ginny Heaton said that they didn't have runoff with 52 inches of rain last year.

The public comment portion ended.

Cobey expressed appreciation to the applicant for his willingness to consider an alternative and less demanding pumping schedule, and for his conservation methods.

Powell noted that new plantings will take significantly less water.

Woodruff expressed appreciation for the applicant's candor and his conservation efforts. Water hoarding is a concern. Previous people have set a bad example.

Niner noted that the property could shift production to different areas of vineyards when wells go dry.

Woodruff commented that the applicant would be a steward to neighboring landowners.

Niner commented that he is concerned about his neighbors. The industry is challenging. He does not want to put neighbors out of business.

Powell noted that the pond isn't a very big reserve, not even a month's worth of water.

Jones noted that the proposed project is not increasing water demand of property; just the efficiency of the pumping. The existence of a reservoir would allow the property to turn off pumps now and then and allowing recharging of the aquifer; allows an opportunity for better water conservation.

Stone said the application is a galvanizing issue. His concern is the lack of a guarantee that the applicant will perform the project as promised. There is no guarantee that the project will be completed as designed. This project reminds him of the Resnick application for the property on Sleepy Farm Road. Think this will be bad for the applicant's brand, that he could be labeled a water hoarder.

Jones noted that the conditions of approval run with the land.

Stone asked what would happen if the applicant doesn't put cover on the pond.

Stone moved, and Cobey seconded, to approve the application. Cobey and Powell voted aye; Bejarano, Stone, Miramon and Woodruff vote no. The motion failed.

9. Administrative reports and issues

- **AR-1: Discussion of planning liaison role in supporting TAAG.** The Board discussed the Bejarano 1/19/18 email to Shea, that an applicant had avoided both Project Review Committee and full TAAG board review. How do we avoid problem in future? Powell noted that the liaison had written she would only come when projects were on TAAG's agenda. Powell said that the Board always has planning questions. Nall said that Supervisor Perschong has asked that Planning Department staff attend every meeting; a Planning Department liaison will be here at every meeting, although staff would prefer

not to attend if there are no projects on the agenda. Miramon commented that Board members always get planning questions. Powell noted that people have questions that have come up in the public comment portion of the agenda.

The Board then discussed the fact that a hearing was expected the morning after the regular January meeting on the application for which the applicant had never agreed to a PRC of full Board hearing. The applicant never responded to multiple requests from Bejarano to select a date for a PRC hearing; he said that happens 1-2 times a year. Shea suggested the application be agendized even if applicant doesn't respond. Bejarano said that, going forward, PRC will schedule all applications within 90 days. PRC members do not have all available information on an application when it comes to the PRC for consideration. Powell said that Planning should provide applicant a checklist and let them know of the required review by TAAG. Janssen reported that Planning staff did great job in responding day after last TAAG meeting on this situation.

Shea said that TAAG should tell her if there has been no response from an applicant, and vice versa. Bejarano's pending application list and status is very helpful. Already, there have been huge steps taken in the last month to improve the review process. Every staff report on an application will be available online, and will contain TAAG's comments and recommendations. Bejarano requested that every regular meeting agenda contain a continuing education training item.

- **AR-2: Confirmation of Kimberly Miramon as the TAAG representative to the SLO County Accessory Dwelling Unit-Technical Advisory Committee. Update by Kimberly Miramon on the Advisory Committee.** Cobey moved, and Bejarano seconded, that Miramon be designated as TAAG's representative to the SLOC Accessory Dwelling Unit Technical Advisory Committee. Motion passed unanimously on a voice vote.

Miramon reported that the ADUTAG met on February 6. It considered how well the existing ordinance worked from the perspective of the building industry, what is ADU, what should be the density considerations, what is the public understanding of ADU, and what should be the size of an ADU. The next meeting of the group will be in 60 days or so.

- **AR-3: Continued from January Meeting to discuss and possibly take action on the Infrastructure Beautification Grant Program.** This item was dismissed for lack of expressed public interest.

- **AR-4: Report by Kimberly Miramon on the sidewalk discussion for the Main Street Repaving Project.** This item was addressed during the Public Works Department report earlier in the meeting.
- **AR-5: Nomination/Election Committee Report to include discussion of:**
 - 1) **Chief Deputy County Counsel Rita Neal's conclusion that a March 2018 Election is required per the Bylaws,**
 - 2) **accept the candidates as eligible for election,**
 - 3) **Set the time of the election,**
 - 4) **approve the text of the ballot,**
 - 5) **call for candidates for the open alternate seats,**
 - 6) **declare that TAAG will consider alternate delegate applications at the March regular meeting.**

The Board discussed these matters. A motion was made based on the Elections Committee's February 11 report that the Board:

 1. Accepts Murray Powell, Joel Woodruff, Kimberly Miramon, and Larry Fluer as candidates eligible for election to the position of Delegate.
 2. Sets the time of the election as 5:00 to 6:00 p.m. PST on Thursday, March 1, 2018 at the TCSD board room.
 3. Directs that the text of the ballots be as suggested in the Election Committee's February 10 report to the Board.
 4. Calls for applications for appointment to the two anticipated Alternate Delegate vacancies, with applications to be submitted for receipt by Monday, March 5, and for a press release to be issued promptly on this subject.
 5. Declare that Board will consider at its regular meeting on March 15, 2018, all Alternate Delegate applications received.

The motion passed unanimously.

- **AR-6: Discussion of sending a letter to the County for clarification that San Luis Obispo Community Advisory Council members are covered by the County for potential liability claims.** These was extensive discussion of this item among the Board members, and public comment was received from Janssen and Jennings. The matter was tabled to the March meeting.

10. Pending committee referrals & reports

The meeting agenda reflected five pending applications for projects within TAAG's jurisdiction submitted by the County Planning & Building Department for TAAG's review.

11. Reports and announcements from delegates (not on the agenda)

There were no reports or announcements from delegates.

12. Adjournment

Motion by Cobey, seconded by Miramon, to adjourn. The motion passed unanimously, and the meeting was adjourned at 10.55 p.m.

APPENDIX TO MINUTES

Proposed conditions for approval of LuxVino application (AA-3)

1. Temporary Events shall occur no more often than one per week.
2. No more than 25 events up to 200 guests shall be allowed per year. Charitable or nonprofit events shall be included in the 25 allowed events annually due to traffic, noise, light and other impacts.
3. Events shall last no more than one day each. Only one event is allowed at a time.
4. Temporary Events shall start no sooner than 10 a.m. and end by 10 p.m. each day. 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.
5. The property owner 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 at least 30 days prior to each event occurrence. The following information shall be provided:
 - a. A complete listing of all scheduled events including dates, times, number of attendees and a copy of the conditions listed in this document.
 - b. 24-hour contact information for the on-site operator (cell phone), including email 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.
6. 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.

7. The applicant shall designate an on-site manager to monitor noise “Noise Monitor”), parking, and all aspects of the event. The on-site manager shall monitor amplified noise in the following manner:
 - a. For events that include outdoor amplified music, the noise monitor 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 the following prescribed in the County Land Use Ordinance: Noise levels at the project property line shall not exceed an hourly average of 50 dB, with a maximum level of 70 dB, and a maximum impulsive noise level of 65 dB. From 10 p.m. to 7 a.m. (nighttime), noise levels at the property line shall not exceed an hourly average of 45 dB, with a maximum level of 65 dB, and an impulsive noise level of 60 dB.
 - b. The Noise Monitor shall be available by telephone to respond to any noise complaints and take corrective measures to ensure compliance with the County Land Use Ordinance. The applicant and successors in interest shall provide a telephone number to reach the designated noise monitor to the County and any neighbor who requests it. The telephone number provided shall allow the County and/or neighbor to reach the noise monitor during all events.
 - c. The noise level of the music shall be measured 50 feet from the noise source every hour to ensure the noise level 50 feet from the source does not exceed 95 dB. Speaker location and direction shall be determined and adjusted as required on an event by event basis in consultation with the professional disc jockey and the site manager to ensure off-site sound travel is minimized to the extent feasible.
 - d. It is unlawful for any person to use or allow the use of property in violation of the provision of the County’s Title 19 and Title 22 and includes the conditions set forth in the issued Minor Use Permit associated with the application submitted for review before this Advisory Committee. The penalties for violation of this are set forth in Chapter 22.74 of Title (Enforcement). Additional penalties for violation may include revocation of the land use permit. A land use permit including any Zoning Clearance may not be issued if there is an active violation on the site or if 3 substantiated complaints have been received by the Department in any consecutive six-month

period. If substantiated complaints have been received by the Department more than three times in any consecutive six-month period, this shall be grounds for revocation of the Land Use Permit consistent with this Title.

8. Lighting shall be handled as follows:
 - a. Any lighting used during events shall be temporary. No permanent lighting standards shall be allowed in the event area.
 - b. The use of exterior lighting in association with an event or otherwise at the event location shall not extend beyond 10:00 p.m. Use of lighting beyond these hours is acceptable where necessitated for clean up or emergency purposes, provided that the use of lighting is minimized only to what is necessary. All lighting shall be turned off by 11:00 p.m.
 - c. All lighting shall comply with Section 22.10.060 (Exterior Lighting). All lighting shall have minimized intensity. Sources shall be directed away from any road, highway, or adjacent residences.
9. No new wells shall be drilled to supply water for the event venue. Property owner noted that potable water will be provided to guests by individual water bottle or a mobile water dispenser unit.
10. Due to the intensification of uses on the property, incidental camping, as defined by the Land Use Ordinance, is not authorized with this land use permit. If incidental camping is requested it must be evaluated for noise, light, and traffic impacts and noticed to surrounding property owners.
11. No temporary or permanent signage/balloons or other advertisement shall be placed off site associated with the events. Temporary directional signage is allowed to be placed at the entrance driveway the day of the planned event and shall be removed the day of the event by 11:00 pm.
12. The event parking area and driveways/roadways as proposed shall be treated with a dust suppressant or the applicant shall use water trucks to prevent airborne dust from leaving the site. Reclaimed (non-potable) water shall be used.
13. Parking is not allowed on El Pomar or other public roads.
14. The owner shall file an annual report to the County Planning and Building Department identifying the number of events and specifics to ensure compliance with the final Minor Use Permit issued. A noticed public

hearing shall be held if violations exist or if complaints have been received.

15. All conditions of DRC2016-00130 run with the land and shall be strictly adhered to and in an on-going manner for the life of the event venue. Failure to comply with these conditions or 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.
16. No oak trees shall be removed in conjunction with the event venue.
17. The emergency secondary access road should not be used except in the case of an emergency due to the proximity of the roadway to the vineyards of the adjacent property.
18. Prior to the issuance of the Minor Use Permit, and prior to initiation of public events, the property owner shall submit to the County Planning and Building Department a copy of the sample rental agreement for groups making use of the event site with the applicants' business information. The rental agreement shall include the following stipulations in the rental agreement:
 - a. **NOISE:** Disclaimer that outdoor amplified music will not exceed the following prescribed noise standards:
 - i. Be between the hours of 10 a.m. and 10 p.m.
 - ii. Noise levels at the project property line shall not exceed an hourly average of 50 dB, with a maximum level of 70 dB, and a maximum impulsive noise level of 65 dB. From 10 p.m. to 7 a.m. (nighttime), noise levels at the property line shall not exceed an hourly average of 45 dB, with a maximum level of 65 dB, and an impulsive noise level of 60 dB.
 - iii. The rental agreement shall identify an on-site manager to be present during all events who will have a basic sound level meter to verify conformance with standards and to correct problem situations.
 - iv. The noise level of the music shall be measured 50 feet from the noise source every hour to ensure the noise level 50 feet from the source does not exceed 95 dB. Speaker location and direction shall be determined and adjusted as required

in consultation with the professional disc jockey to ensure off-site sound travel is minimized to the extent feasible.

- b. **FACILITY USE:** Set up and clean up shall be between the hours of 8 a.m. and 11 p.m. All guests of events shall be off the premises by 10:30 p.m. After 10 p.m., only the necessary lighting for clean-up shall be used and all lights shall be turned off no later than 11 pm.
- c. **CONDITIONS:** The conditions of the final Minor Use Permit, per application DRC2016-00130, shall be kept on-site during the event and made available for review by County officials.
- d. **SIGNAGE:** There will be no off site temporary or permanent signage/balloons or other advertisement for the event. Temporary directional signage is allowed to be placed at the entrance driveway the day of the planned event and must be removed the day of the event by 11:00 pm.

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