

A request by George and Catharine Miller for a Conditional Use Permit (CUP) to authorize the construction of a 5,395 square foot (sf) single-family residence, a 1,262 sf attached garage, a 1,145 sf secondary dwelling, a 4,510 sf horse barn as well as other site improvements that will include access driveways, stables, two detention basins, retaining walls, and three septic leach fields. The project will result in an area of disturbance of approximately 4.22 acres and will include 7,250 cubic yards (cy) of cut, 4,000 cy of fill and 3,250 cy of export that will be spread on site. The project will be served by a new well and water storage tank. A new, all-weather access drive will be constructed to CalFire standards that will connect Almond Drive and Venice Drive through the project site and serve both residences. The project site consists of 14.44 acres within the Residential Rural land use category located at 4455 Almond Drive about five miles east of the community of Templeton. The site is within the North County Planning Area and the El Pomar/Estrella Sub-area.