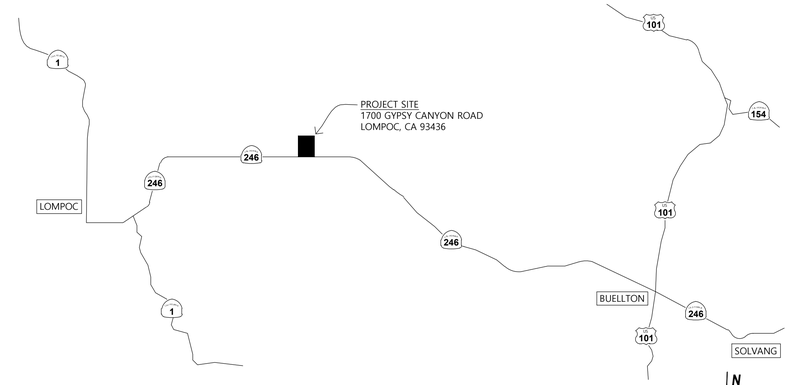
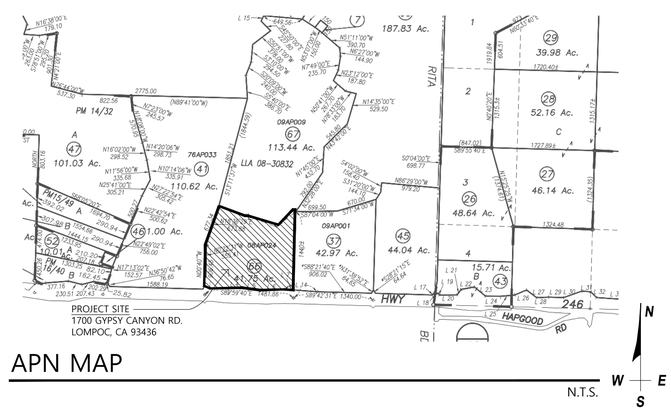
OVERALL SITE PLAN

N.T.S.



VICINITY MAP

N.T.S.



APN MAP

N.T.S.

SITE DATA

PROJECT ADDRESS:	1700 GYPSY CANYON ROAD, LOMPOC, CA 93436
APN NUMBERS:	099-100-066
OWNER:	DANIEL D. KESSLER & ELLEN H. KESSLER, AS JOINT TENANTS 1700 GYPSY CANYON ROAD, LOMPOC CA 93436
ZONING:	AG-II-100
PARCEL SIZE:	41.75 ACRES
PROJECT DESCRIPTION:	MINOR CONDITIONAL USE PERMIT FOR COMMERCIAL GATHERINGS

LIGHTING:
ALL EXTERIOR LIGHTING SHALL BE HOODED AND NO UNOBSTRUCTED BEAM OF EXTERIOR LIGHT SHALL BE DIRECTED TOWARD ANY AREA ZONED OR DEVELOPED RESIDENTIAL.
ADDITIONALLY, ALL OUTSIDE ILLUMINATION FOR AESTHETIC AND DECORATIVE PURPOSES THAT IS NOT FULLY SHIELDED (FULL CUTOFF) SHALL BE PROHIBITED BETWEEN 9:00 PM AND SUNRISE THE FOLLOWING DAY

APAC UNIFORM RULES CONSISTENCY

08AP024
DANIEL D. KESSLER AND ELLEN H. KESSLER, AS JOINT TENANTS ("THE KESSLERS")
1700 GYPSY CANYON ROAD, LOMPOC, CA 93436

UNIFORM RULE 1-2.3.A. COMMERCIAL PRODUCTION & REPORTING REQUIREMENTS.

1. MINIMUM PRODUCTIVE ACREAGE:

PRIME LAND MUST MAINTAIN A MINIMUM OF EITHER 50 PERCENT OF THE PREMISES OR 50 ACRES, WHICHEVER IS LESS, FULLY PLANTED IN COMMERCIAL AGRICULTURAL PRODUCTION.

THE KESSLERS HAVE AN ACTIVE VINEYARD OPERATION WITH APPROXIMATELY 30 ACRES PLANTED, WHICH COMPRISES 71.85% OF THE 41.75 ACRE PARCEL.

2. AVERAGE ANNUAL PRODUCTION VALUE:

THE LAND IS PLANTED WITH FRUIT OR NUT-BEARING TREES, VINES, BUSHES, OR CROPS WHICH HAVE A NON-BEARING PERIOD OF LESS THAN FIVE YEARS AND WHICH WILL NORMALLY RETURN DURING THE COMMERCIAL BEARING PERIOD ON AN ANNUAL BASIS FROM THE PRODUCTION OF UNPROCESSED AGRICULTURAL PLANT PRODUCTION NOT LESS THAN $500 PER GROSS ACRE.

THE KESSLERS ACTIVE VINEYARD OPERATION WITH THE PRODUCTION OF GRAPES FOR WINEMAKING AT NOT LESS THAN $500 PER GROSS ACRE.

THE KESSLERS HAVE A WORKING WATER WELL ON-SITE.

UNIFORM RULE 1-4.1.C.3. PRINCIPAL DWELLING (PERSONAL USE AREA).

3% OF 41.75 ACRES = 1.25 ACRES, SO (2) ACRES GOVERNS.
THE KESSLERS MAINTAIN A 1.25 ACRE PERSONAL USE AREA COMPRISED OF A SINGLE FAMILY DWELLING, GARAGE, PARKING AREA AND LAWN AREA.

UNIFORM RULE 2-11. TEMPORARY FILMING AND SPECIAL EVENTS.

TEMPORARY FILMING ACTIVITIES AND TEMPORARY USES (SPECIAL EVENTS), AS MAY BE PERMITTED BY THE COUNTY, MAY BE CONSIDERED COMPATIBLE ON CONTRACTED LAND IF THE ACTIVITY IS CONSISTENT WITH THE COMPATIBILITY GUIDELINES SET FORTH IN SECTION 2-1 OF THIS RULE AND DOES NOT HINDER OR IMPAIR THE SHORT-TERM OR THE LONG-TERM AGRICULTURAL ACTIVITIES ON THE PREMISES OR ON OTHER PROPERTIES IN THE VICINITY.

THE KESSLERS ARE PROPOSING THAT THE COMMERCIAL GATHERINGS BE HELD IN THE 1.25 ACRE PERSONAL USE AREA, WHICH WILL NOT INTERFERE WITH VINEYARD OPERATIONS.

Jones Land Use Planning, LLC
P.O. BOX 847, LOS OLIVOS, CA 93441 (805) 688-4974

TC DRAFTING & CONSULTING
1130 Mt Whitney Way
Santa Maria, CA 93454
(805) 878-0937
tcdrafting@comcast.net

NO.	DATE:	ISSUED FOR:
	07/25/2022	FOR REVIEW
	10/27/2022	FOR REVIEW
	02/09/2023	OUTDOOR PATIO
	03/08/2023	SITE PLAN UPDATE

KESSLER-HAAK VINEYARDS
1700 GYPSY CANYON RD.
LOMPOC, CA
93436

SHEET NAME:
Project Data, Site Plan & Vicinity Map

PROJECT NO. 22-022
SHEET NO. A-1
SCALE: AS NOTED

3/9/2023 7:06:30 PM

LIGHTING:
ALL EXTERIOR LIGHTING SHALL BE HOODED AND NO UNOBSTRUCTED BEAM OF EXTERIOR LIGHT SHALL BE DIRECTED TOWARD ANY AREA ZONED OR DEVELOPED RESIDENTIAL. ADDITIONALLY, ALL OUTSIDE ILLUMINATION FOR AESTHETIC AND DECORATIVE PURPOSES THAT IS NOT FULLY SHIELDED (FULL CUTOFF) SHALL BE PROHIBITED BETWEEN 9:00 PM AND SUNRISE THE FOLLOWING DAY

ENLARGED SITE PLAN - EVENT LOCATION

1" = 40'-0"

N
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KESSLER-HAAK VINEYARDS
1700 GYPSY CANYON RD.
LOMPOC, CA
93436

SHEET NAME:
ENLARGED EVENT AREA PLAN

PROJECT NO. 22-022
SCALE: AS NOTED
SHEET NO. A-2

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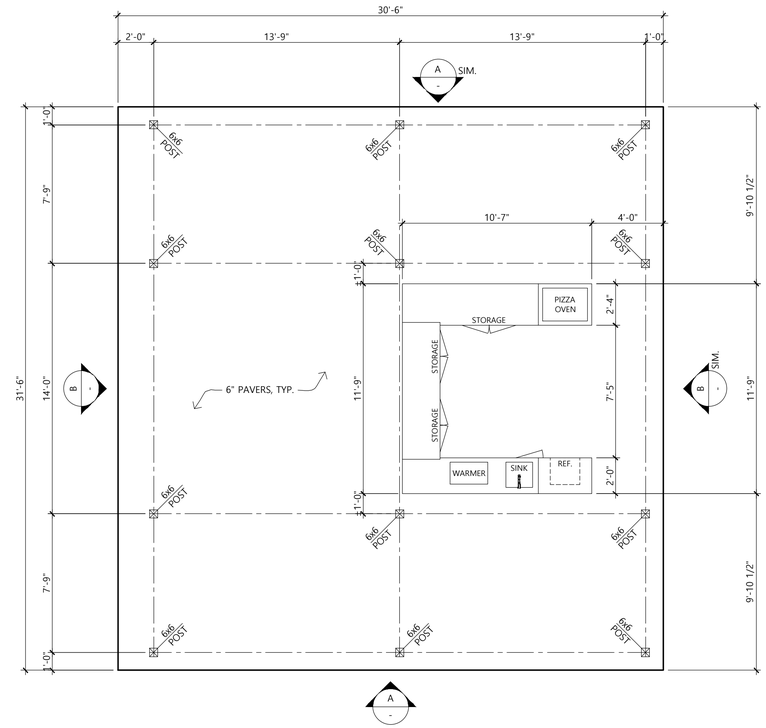
ENLARGED SITE PLAN - OUTDOOR PATIO

1/16" = 1'-0"

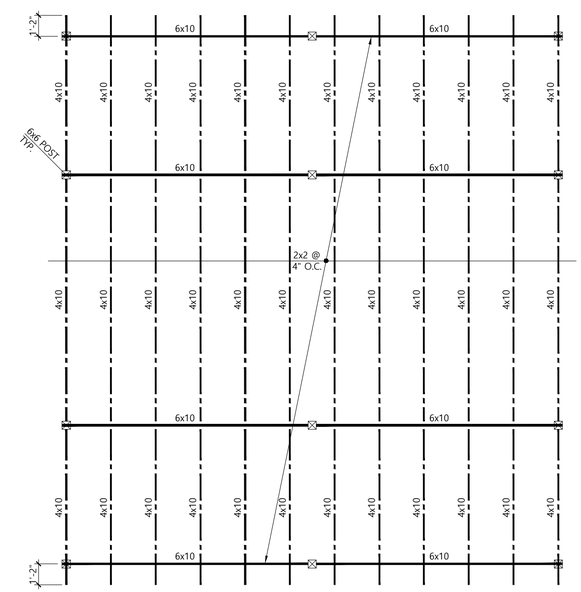
N W E S



OUTDOOR PATIO FLOOR PLAN

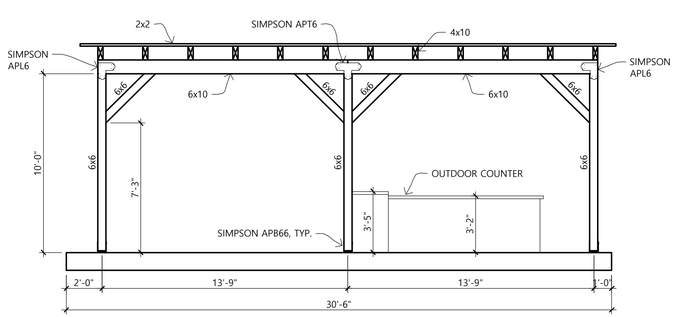
1/4" = 1'-0"

N W E S



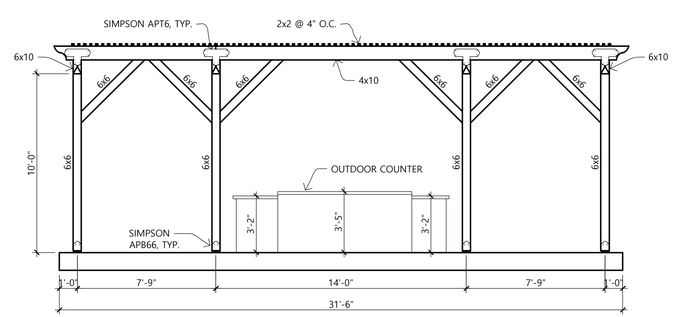
OUTDOOR PATIO ROOF FRAMING PLAN

1/4" = 1'-0"



A OUTDOOR PATIO SIDE ELEVATION

SOUTH ELEVATION (NORTH ELEVATION SIMILAR) 1/4" = 1'-0"



B OUTDOOR PATIO FRONT ELEVATION

WEST ELEVATION (EAST ELEVATION SIMILAR) 1/4" = 1'-0"

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LOMPOC, CA
93436

SHEET NAME:
OUTDOOR PATIO PLANS & ELEVATIONS

PROJECT NO. 22-022

SCALE: AS NOTED

SHEET NO. **A-3**

3/9/2023 7:06:31 PM