



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/28/2013

TO: \_\_\_\_\_

FROM: Rob Fitzroy- North County/ Development Review

PROJECT DESCRIPTION: DRC2013-00009 VINA ROBLES- Conditional use permit for a proposed 75,868 sf winery facility. (Previously submitted as DRC2007-00200, which expired) 45 acre project site located off Union Road in Paso Robles. APN: 026-211-033.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Name

\_\_\_\_\_ Phone

ELPO/ RELPO  
AG AR

# GENERAL APPLICATION

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

## APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Zoning Clearance
- Site Plan
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Variance
- Surface Mining/Reclamation Plan
- Curb, Gutter & Sidewalk Waiver
- Other

## APPLICANT INFORMATION *Check box for contact person assigned to this project*

Landowner Name Vina Robles Winery Daytime Phone (805) 227-4812  
 Mailing Address P.O. Box 699 Paso Robles CA Zip 93447  
 Email Address: h.michel@vinarobles.com

Applicant Name Same as above Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name Kirk Consulting Daytime Phone 461-5765  
 Mailing Address 8830 Morro Rd, Atascadero, CA Zip 93422  
 Email Address: jamie@kirk-consulting.net or mandi@kirk-consulting.net

## PROPERTY INFORMATION

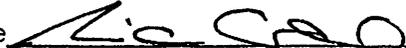
Total Size of Site: +/-45 acres Assessor Parcel Number(s): 026-211-033  
 Legal Description: Parcel B of Parcel Map CO 79-155; recorded County of SLO bk 29 pg 75  
 Address of the project (if known): southeast of Priska Rd/Union Rd intersection  
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101 north, east on HWY 46East, right onto Union Rd, right on Priska Rd  
 Describe current uses, existing structures, and other improvements and vegetation on the property: Agriculture buildings for ag equipment vineyard support for adjacent vineyards

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): The SAME as approved DRC2007-00200  
75,868sf wine processing facility: to incl. admin space, kitchen, barrel & case good storage, lab, press & crush bay, restrooms, employee break & locker rm access, parking, drainage basin & water/wastewater storage-

## LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 8-9-13

## FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  
 Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): None

Describe existing and future access to the proposed project site: Access from Priska Rd.

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site?: \_\_\_\_\_

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AG/Union Rd/residential South: Ag/undeveloped  
East: AG/ agricultural uses West: City of Paso/Barney Schwartz/Chandler Rd

### For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %

Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_ Outdoor Crush Pad

Total area of all paving and structures: \_\_\_\_\_  sq. feet  acres

Total area of grading or removal of ground cover: \_\_\_\_\_  sq. feet  acres

Number of parking spaces proposed: 29 + ADA Height of tallest structure: 33'

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 196' Right 100'+ Left 131' Back 100'+

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes  No If yes, please submit copy  No

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System -List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes  No If yes, please submit copy  No

Fire Agency: - List the agency responsible for fire protection: Cal Fire

### For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

### For residential projects, answer the following:

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer **ALL** of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

**Your site plan will also need to show the information requested here**

1. Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: \_\_\_\_\_ acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area  Yes  No  
If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
6. Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
8. Is a railroad or highway within 300 feet of your project site?  Yes  No
9. Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: from Pozo Rd

**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well       Shared well       Community water system
2. What is the proposed use of the water?  
 Residential       Agricultural: explain wine processing  
 Commercial/Office: explain tasting room/administrative  
 Industrial: explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
 Yes       No      If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes       No      If yes please attach \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements?  
Bacteriological?  Yes       No      Chemical?  Yes       No  
Physical?  Yes       No      Water analysis report submitted?  Yes       No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter       Water Quality Analysis       OK      or       Problems  
 Will Serve Letter       Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ GPM  
 Surrounding Well Logs       Hydrologic Study       Other \_\_\_\_\_

***Please attach any letters or documents to verify that water is available for the proposed project.***

**Sewage Disposal Information**

***If an on-site (individual) subsurface sewage disposal system will be used:***

1. Has an engineered percolation test been accomplished?  
 Yes       No      If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? +1000 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes       No
4. Has a piezometer test been completed?  Yes       No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes       No      Winery production with small tasting room  
*(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

***If a community sewage disposal system is to be used:***

1. Is this project to be connected to an existing sewer line?  
 Yes       No      Distance to nearest sewer line: \_\_\_\_\_  
Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?       Yes       No

**Solid Waste Information**

1. What type of solid waste will be generated by the project?  Domestic  Industrial  
 Agricultural  Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: Mid- State Solid Waste and Recycling
3. Where is the waste disposal storage in relation to buildings? side/rear of buildings
4. Does your project design include an area for collecting recyclable materials and/or composting materials?  Yes  No

**Community Service Information**

1. Name of School District: Paso Robles Unified School District
2. Location of nearest police station: City of Paso Robles Police Station
3. Location of nearest fire station: Cal Fire - Meridian Station- Branch
4. Location of nearest public transit stop: n/a
5. Are services (grocery / other shopping) within walking distance of the project?  Yes  No  
If yes, what is the distance? \_\_\_\_\_ feet / miles

**Historic and Archeological Information**

1. Please describe the historic use of the property: vineyards
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?  Yes  No  
If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site?  Yes  No  
If yes, please include **two** copies of the report with the application.

**Commercial/Industrial Project Information**

*Only complete this section if you are proposing a commercial or industrial project or zoning change.*

1. Days of Operation: 7 days a week Hours of Operation: 7am-7pm
2. How many people will this project employ? +/-16
3. Will employees work in shifts?  Yes  No  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?  
 Yes  No  
If yes, please explain: with odor control
5. Will this project increase the noise level in the immediate vicinity?  Yes  No  
If yes, please explain: \_\_\_\_\_  
*(If loud equipment is proposed, please submit manufacturers estimate on noise output)*
6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site?  Yes  No  
 If yes, please describe in detail: \_\_\_\_\_
8. Has a traffic study been prepared?  Yes  No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.  
 Between 7:00 - 9:00 a.m. 2 Between 4:00 to 6:00 p.m. 4
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?  
 Yes  No If yes, please specify what you are proposing \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No  
 If yes, please describe \_\_\_\_\_

**Agricultural Information**

*Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.*

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

**Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): \_\_\_\_\_
2. Will the development occur in phases?  Yes  No  
 If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No  
 If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
 If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project\*: \_\_\_\_\_

\* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project: Access will utilize existing driveway, building site is located setback from oak trees and creek.  
\_\_\_\_\_
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
If yes, please list: \_\_\_\_\_
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No  
If yes, please describe and provide "ED" number(s): ED10-122 sfd/grading on Property east :

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): ATF, ABC, RWQCB  
\_\_\_\_\_

*(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)*

## HAZARDOUS MATERIALS QUESTIONNAIRE

State law prohibits a city or a county from issuing Certificate Of Occupancy if a business will handle hazardous materials unless the business has met or is meeting the requirements of a Business Plan for Emergency Response with the County of San Luis Obispo, Environmental Health Services.

For new facilities handling acutely hazardous materials above specified threshold quantities, California Health and Safety Code, Chapter 6.95 requires the submittal of a risk management plan prior to operating.

To determine whether your business is subject to these requirements, please read and complete this questionnaire.

If the answer to any of the questions below is yes, applicant must contact Environmental Health Services at 216 Sierra Way, San Luis Obispo, CA 93406. Telephone (805) 781-5544.

Business Name Vina Robles Winery	Contact Person Hans Michel	Telephone number 227-4812	
Mailing Address P.O. Box 699	City Paso Robles	State Ca	Zip 93447
Site Address 3075 Union Rd.	City Paso Robles	CA	Zip 93447

YES NO

1. ( ) (✓) Will your business activity generate hazardous waste in any quantity?
2. ( ) (✓) Will your business use, handle, store hazardous materials in quantities equal to or greater than 55 gallons, 500 pounds, or 200 cubic feet of compressed gas?
3. ( ) (✓) Will your business use, handle, store carcinogens or human reproductive toxins in any amount?
4. ( ) (✓) Will your business use, handle, store acutely or extremely hazardous materials?
5. ( ) (✓) Will your business use an existing or install an underground storage tank for hazardous substances or waste?

Briefly describe the nature of the business activity or process:

Winery production.

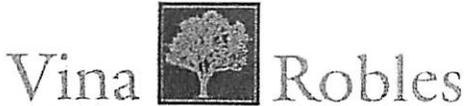
Print name of owner or authorized agent

Signature of owner or authorized agent

*LEAHA MAKEE*      *Kirk Consulting Agent*      *Authorized*

Title  
*8/13/13*

I declare under penalty of perjury that to the best of my knowledge and belief the responses made herein are true and correct.



P.O. Box 699  
Paso Robles, CA 93447  
phone: 1-805-227-4812  
fax: 1-805-227-4816  
www.vinarobles.com

December 13, 2012

Subject: **Vina Robles Winery (Re-activation of Previously Approved Conditional Use Permit)**

Dear Neighbor:

We will soon be submitting a Conditional Use Permit application to the San Luis Obispo County Department of Planning and Building in order to **reactivate** our expired Conditional Use Permit (DRC2007-00200) that was originally approved on June 24, 2010.

Our approved winery project was never built and we unfortunately missed the opportunity to request a time extension; therefore we are essentially filing a new Conditional Use Permit (CUP), in order to 'reactivate' the original approved CUP. This letter's intention is to inform you of this request we are making to the County. We want to start with the construction planning early 2013 in order to begin the actual construction with a planned completion in 2015.

Our winery site is located at the southeast corner of Union Road and Priska Drive, east of Barney Schwartz Park (APN 026-211-033) and the City of Paso Robles. It is a 45 acre site, zoned Agriculture within the County of San Luis Obispo's jurisdiction. Less than a quarter of the site is planned to accommodate a 75,868sf winery processing addition in order to produce a maximum of 100,000 cases annually. The project does not propose public tasting at this location nor special events, other than currently allowed by the County Land Use Ordinance. There will be no changes to the already approved CUP.

Please find a copy of the previously approved plan set, which we still plan to build out. In the meantime, please let us know if you have any questions regarding our project, we welcome your calls at (805) 227-4812 or emails at [h.michel@vinarobles.com](mailto:h.michel@vinarobles.com). If you have questions about the county winery ordinance or the permit process, please contact our winery planner, Jamie Kirk of Kirk Consulting at (805) 461-5765.

Sincerely,

Vina Robles Winery  
Hans – R. Michel, President

**PLANNING COMMISSION  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA**

**Thursday, June 24, 2010**

**PRESENT:** Commissioners Bruce White, Dan O'Grady, Eugene Mehlschau, and  
Chairperson Caryn Christianson

**ABSENT:** Commissioner Anne Wyatt

**PC RESOLUTION NO. 2010-010  
RESOLUTION RELATIVE TO THE GRANTING  
OF A CONDITIONAL USE PERMIT**

**WHEREAS, the County Planning Commission of the County of San Luis Obispo, State of California, did, on the 24<sup>th</sup> day of June, 2010, grant a Conditional Use Permit to VINA ROBLES, INC. to allow the construction of a 75,868 square-foot wine processing facility. Case production is anticipated to be 100,000 cases annually. The project does not include any proposed public wine tasting or special events. The project will result in the disturbance of approximately 9.87 acres on a 45-acre parcel. The site is within the Agriculture land use category and is located on the southeast portion of the intersection of Priska Road and Union Road, immediately east of the City of Paso Robles. Also approved was the Environmental Document prepared for the item. 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 Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 28, 2010 for this project. Mitigation measures are proposed to address: aesthetics, agricultural resources, air quality, biological resources, geology and soils, population/housing, public services/utilities, transportation/circulation, wastewater, water, and land use are included as conditions of approval. Assessor Parcel Number: 026-211-033 in the in the El Pomar/Estrella Planning Area. County File Number: DRC2007-00200. Supervisorial District # 1.**

WHEREAS, the Planning Commission, after considering the facts relating to such application, approves this Permit based on the Findings listed in Exhibit A.

WHEREAS, the Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Conditions listed in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 24<sup>th</sup> day of June, 2010, does hereby grant the aforesaid Permit No. DRC2007-00200 .

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 22.64.060 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 months (6) or conditions have not been complied with, such Permit approval shall become void.

On motion of Commissioner White, seconded by Commissioner Mehlschau, and on the following roll call vote, to-wit:

AYES: Commissioners White, Mehlschau, O'Grady, and Christianson

NOES: None

ABSENT: Chairperson Wyatt

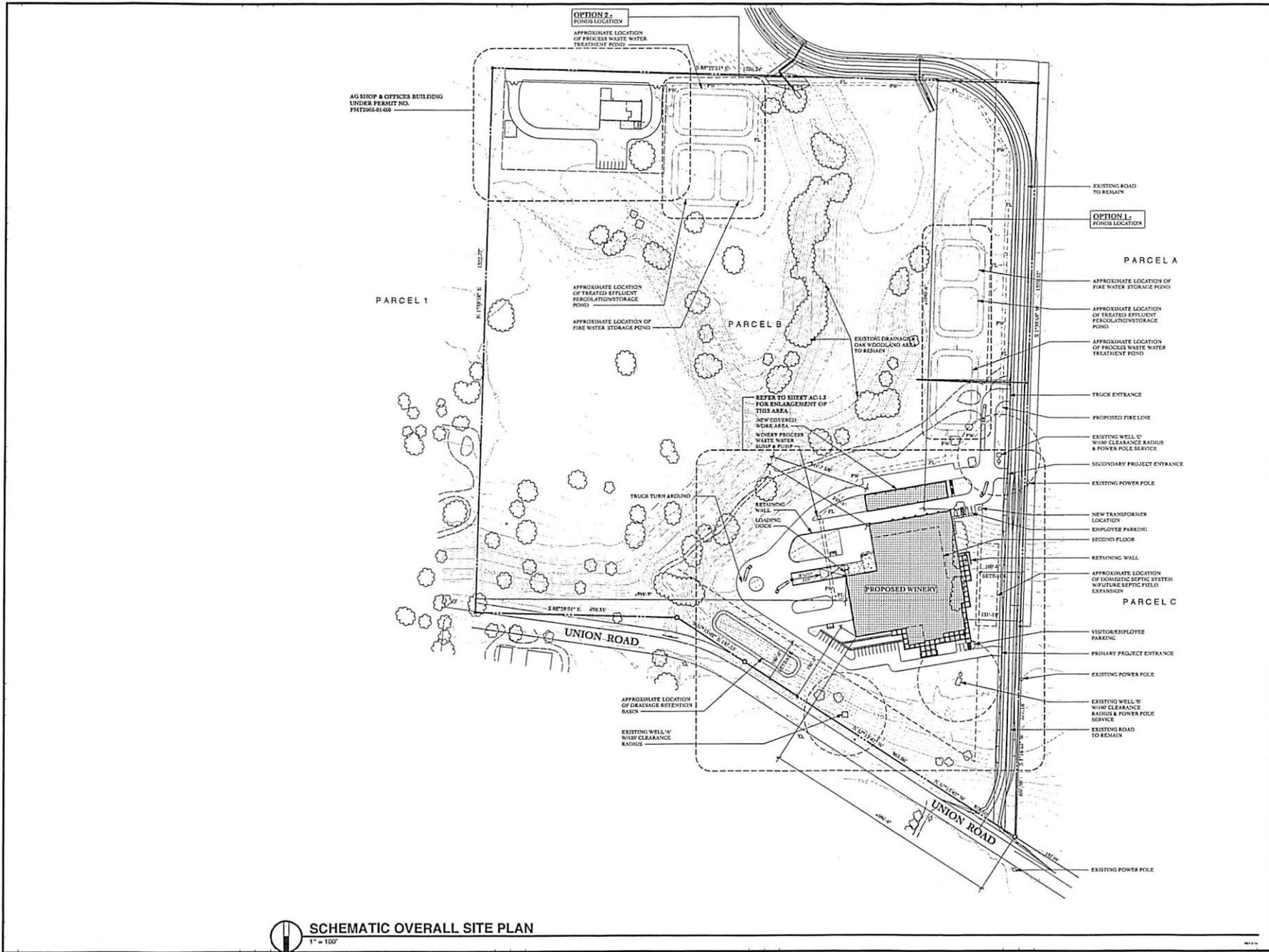
the foregoing resolution is hereby adopted.

/s/ Carlyn Christianson  
Vice Chairperson of the Planning Commission

ATTEST:

/s/ Ramona Hedges  
Secretary, Planning Commission





Project:  
**VINA ROBLES UNION ROAD WINERY**

UNION ROAD SITE  
 PASO ROBLES, CA

Client:  
**VINA ROBLES, INC.**

3000 PLEASANT RD  
 SAN MIGUEL  
 CA 93451  
 (559) 227-4812

Sheet Contents:  
**SCHEMATIC OVERALL SITE PLAN**

Date:  
 20 JUNE 09

Revised:  
 19 JAN 10

Job No.:

Sheet:  
**AC-1.1**

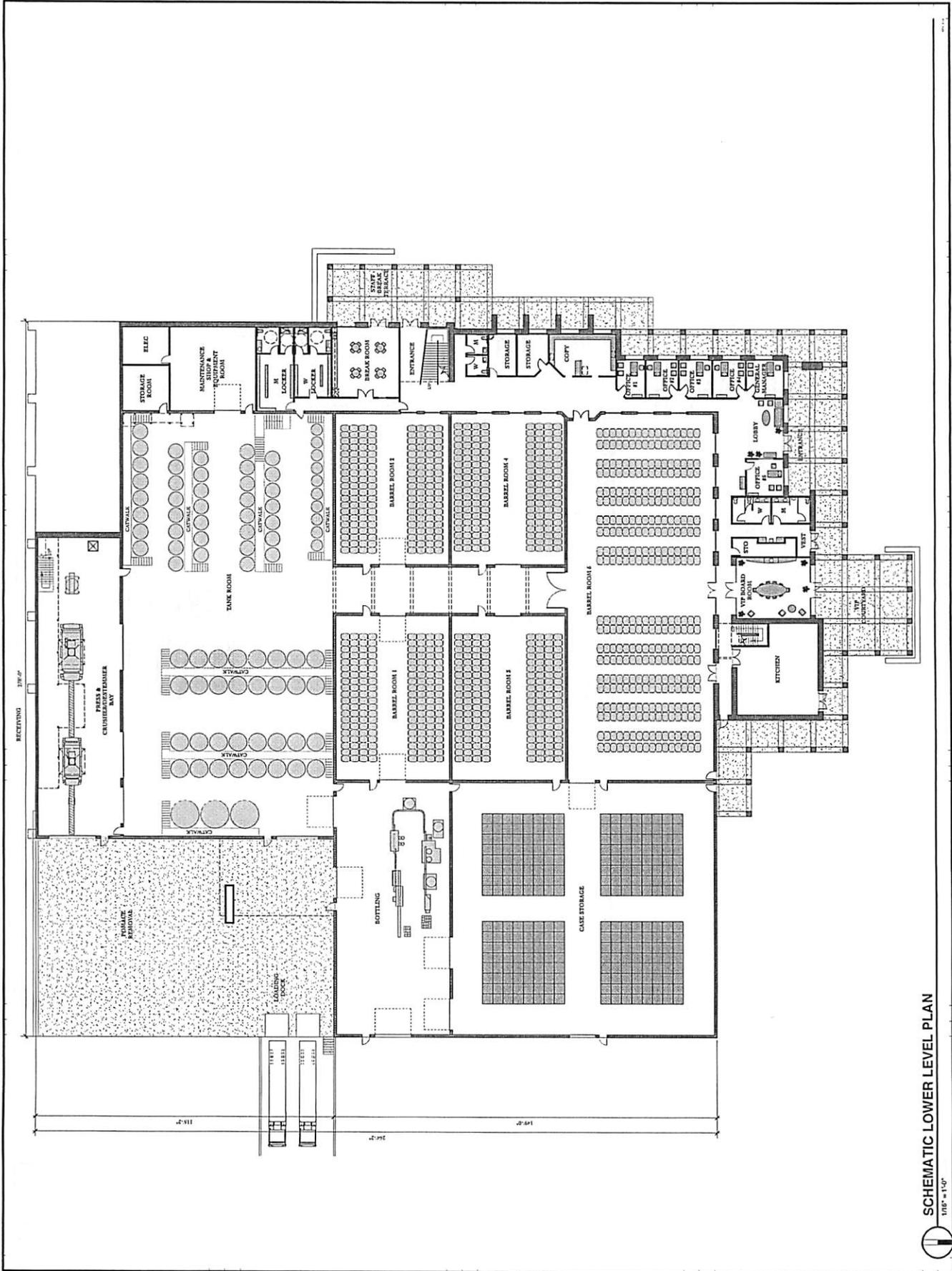
No. of:

**SCHEMATIC OVERALL SITE PLAN**  
 1" = 100'

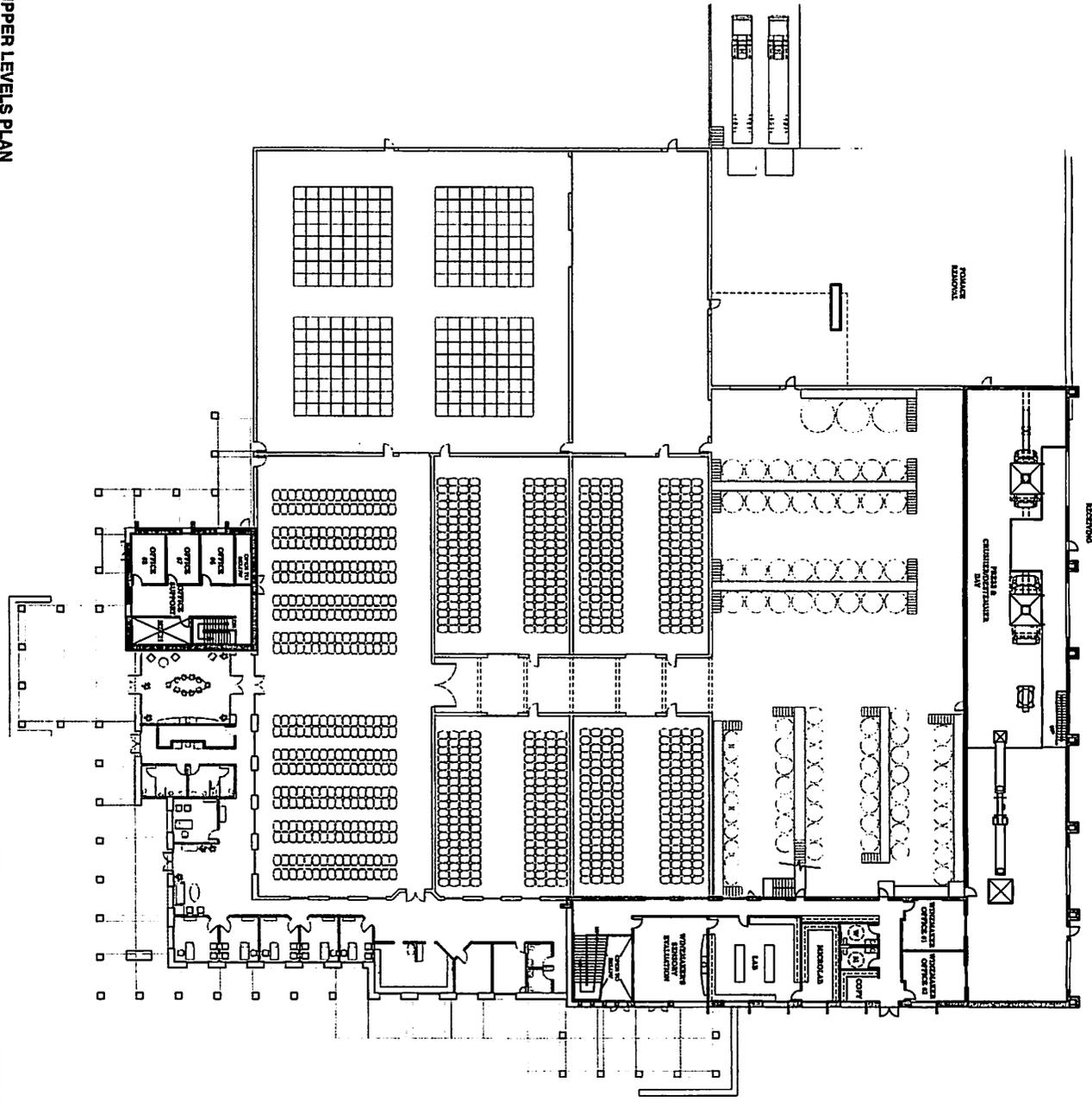


Project: **VINA ROBLES UNION ROAD WINERY**  
 Location: **UNION ROAD SITE PASO ROBLES, CA**  
 Client: **VINA ROBLES, INC.**  
 Address: **3000 PLEASANT RD SAN JOAQUIN, CA 95128**  
 Phone: **(509) 237-4812**  
 Sheet Count: **SCHEDULES LOWER LEVEL PLAN**  
 Date: **20 JUNE 09**  
 Job No.:  
 Scale:

**A-1.1**



**SCHEDULES LOWER LEVEL PLAN**  
1/8" = 1'-0"



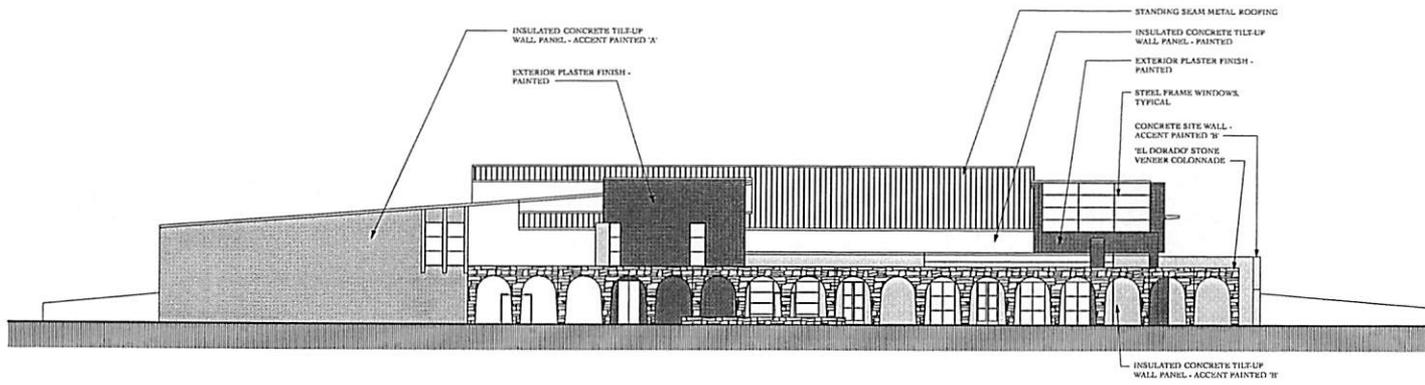
Date: 30 June 09  
 Author:

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 SCHEMATIC  
 UPPER LEVELS  
 PLAN

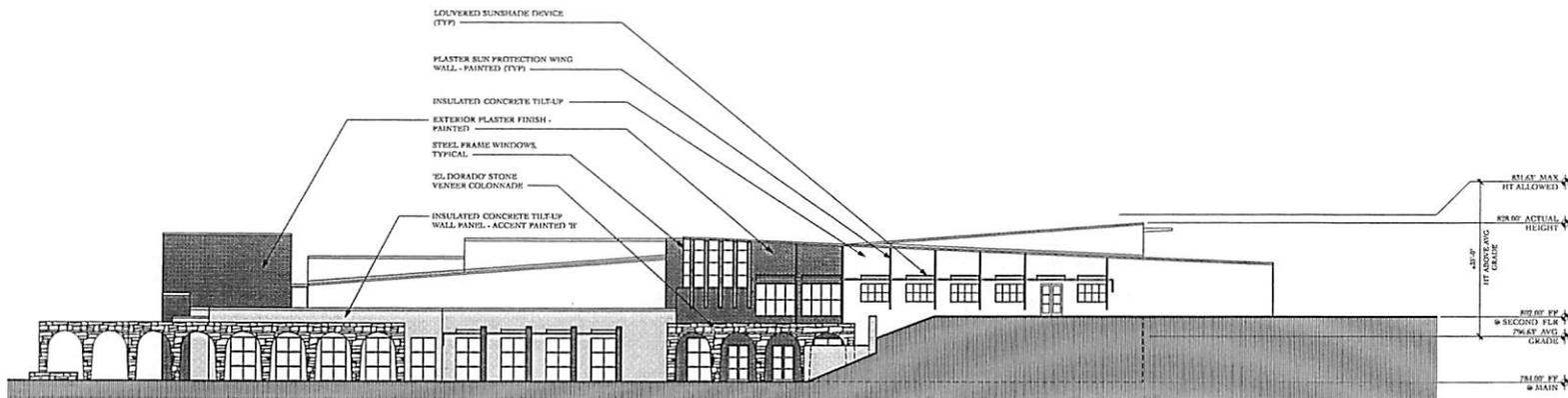
3000 N. GASKART RD  
 SAN JOSE, CA 95131  
 (408) 277-4412

Client:  
 VINA ROBLES, INC.  
 1400 ROAD 877E  
 PASEO ROBLES, CA

Project:  
 VINA ROBLES  
 UNION ROAD  
 WINERY



NORTH



WEST

Project:  
**VINA ROBLES  
 UNION ROAD  
 WINERY**

UNION ROAD SITE  
 PASO ROBLES, CA

Client:  
**VINA ROBLES, INC.**

3000 PLEASANT RD  
 SAN MIGUEL  
 CA 93451  
 (559) 227-4812

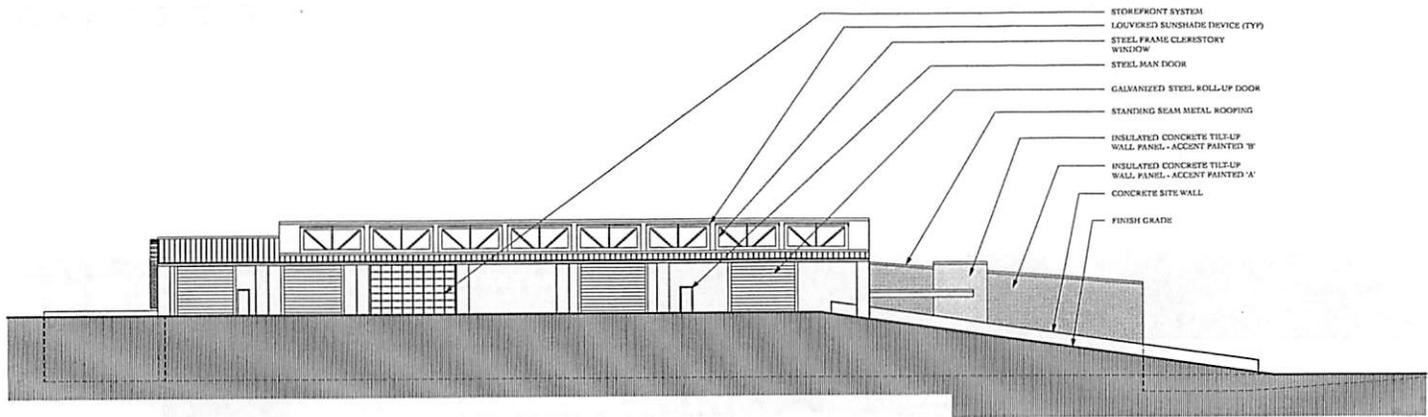
Sheet Contents:  
 SCHEMATIC  
 EXTERIOR ELEVATIONS -  
 NORTH & WEST

Date:  
 20 JUNE 08

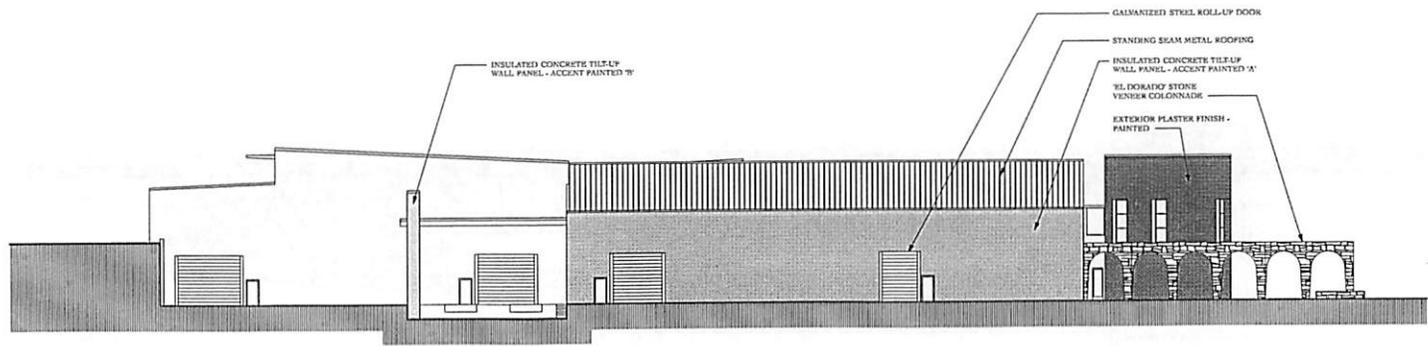
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Sheet:

**A-3.1**  
 No. of



SOUTH



EAST

Project:

VINA ROBLES  
UNION ROAD  
WINERY

UNION ROAD SITE  
PASO ROBLES, CA

Client:

VINA ROBLES, INC.

3000 PLEASANT RD  
SAN MIGUEL  
CA 93451  
(559) 227 - 4812

Sheet Contents:

SCHEMATIC  
EXTERIOR ELEVATIONS  
SOUTH & EAST

Date:

20 JUNE 08

Revised:

Job No:

Sheet:

A-3.2

No. of

SCHEMATIC EXTERIOR ELEVATIONS

1/16" = 1'-0"

OWNER	APN	ADDRESS_1	CITY	STATE	ZIP
Jonatkim Enterprises	025-371-002	627 S MANCHESTER AVE	ANAHEIM	CA	92802
Randal Redberg	026-441-013	2115 KIT FOX LN	PASO ROBLES	CA	93446
Vina Robles	026-211-033	PO BOX 699	PASO ROBLES	CA	93447
	026-211-034	PO BOX 2030	PASO ROBLES	CA	93447
Norman Bridge	026-441-011	1319 SPRING ST	PASO ROBLES	CA	93446
City of Paso Robles	025-371-018	1000 SPRING ST	PASO ROBLES	CA	93446
Lois Chaplin	026-211-035	PO BOX 1689	PASO ROBLES	CA	93447
Darren Mitchell	026-211-040	2525 MITCHELL RANCH WAY	PASO ROBLES	CA	93446
Dennis Bradshaw Trust	026-211-042	PO BOX 2021	PASO ROBLES	CA	93447
Mark J Amaral	026-441-007	3325 UNION RD	PASO ROBLES	CA	93446
Phillip Nolan Family Trust	025-371-015	504 FIRST ST #A	PASO ROBLES	CA	93446
Branch Development Holdings LLC	025-371-014	PO BOX 4640	PASO ROBLES	CA	93447
Jonatkim Enterprises	025-371-007	627 S MANCHESTER AVE	ANAHEIM	CA	92802



Project: **VINA ROBLES UNION ROAD WINERY**

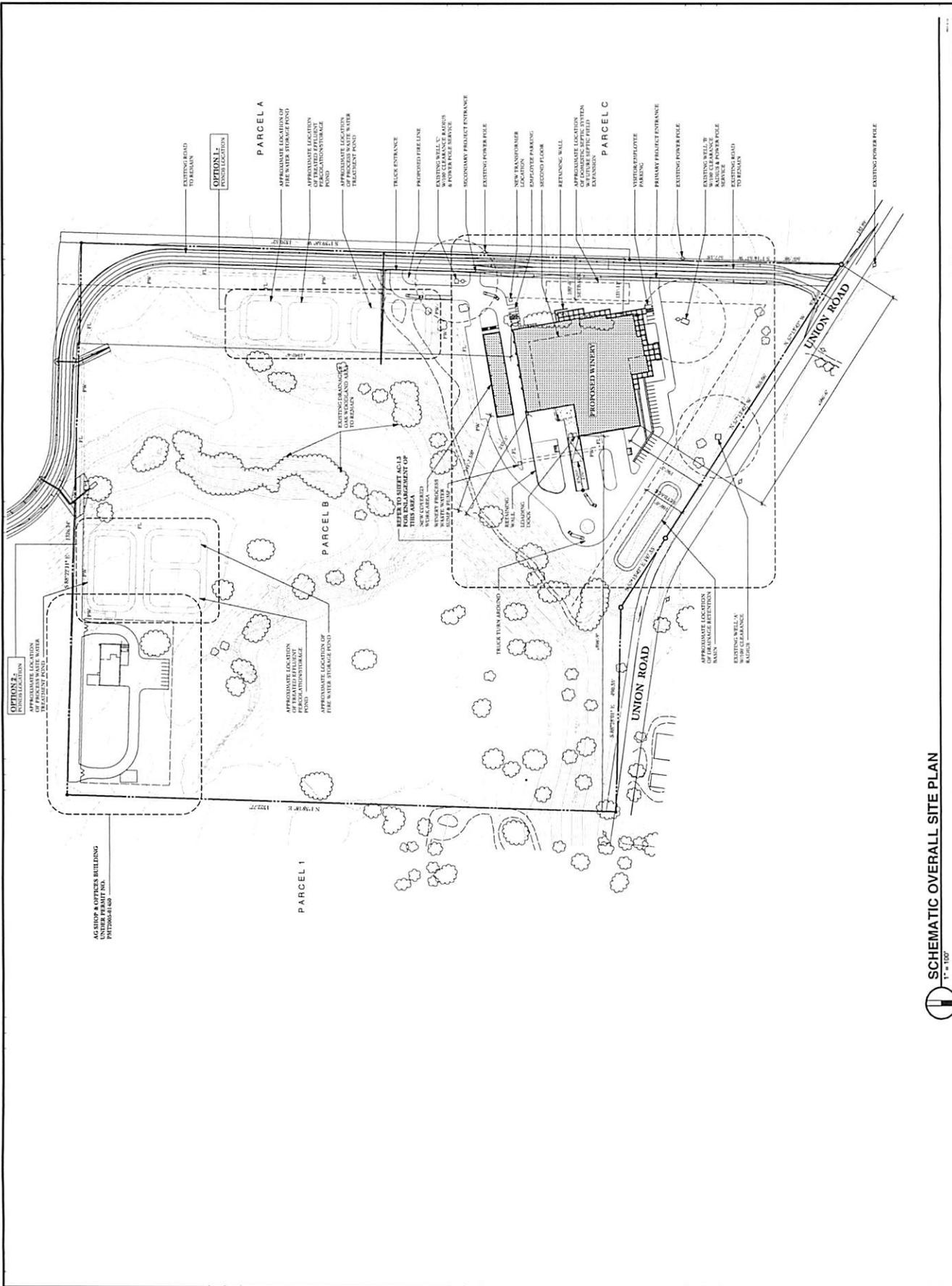
Client: **VINA ROBLES, INC.**

3000 PLACENTIA RD  
SAN JOAQUIN  
CA 95831  
(559) 227-4812

Sheet Content: **SCHEMATIC OVERALL SITE PLAN**

Date: 20 JUNE 08  
Revised: 15 JAN 10

Sheet: **AC-1.1**



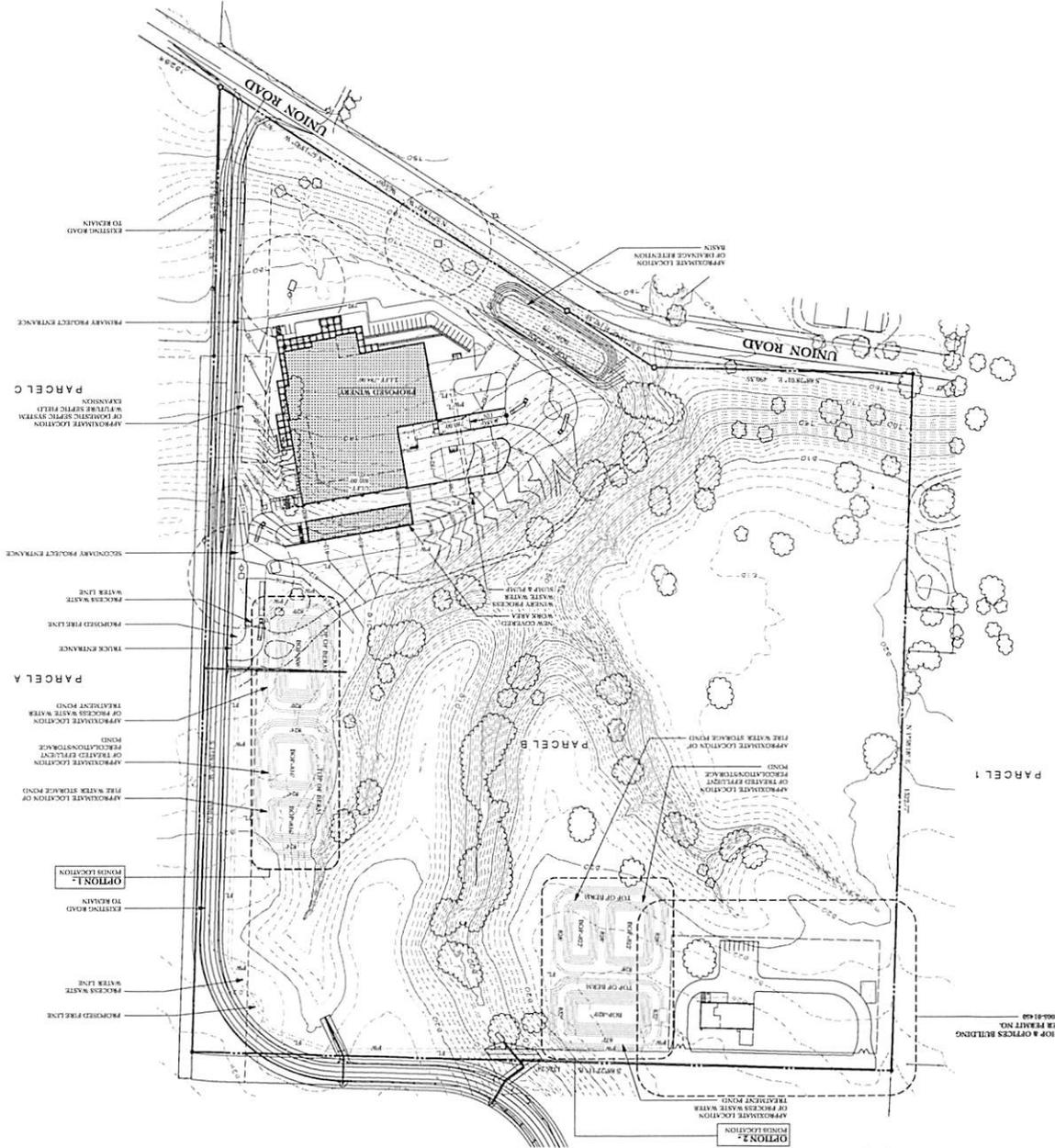
**SCHEMATIC OVERALL SITE PLAN**  
1" = 100'



1" = 100'  
SCHEMATIC SITE/GRADING PLAN

NO EXPORT OR EXPORT FROM SITE  
PROPOSED FILL  
EXISTING CLINIC YARDS  
GRADING QUANTITIES INCLUDE STORAGE AND TREATMENT PONDS  
GRADING QUANTITIES

AVERAGE GRADE  
2  
694.5 2/12  
266.62



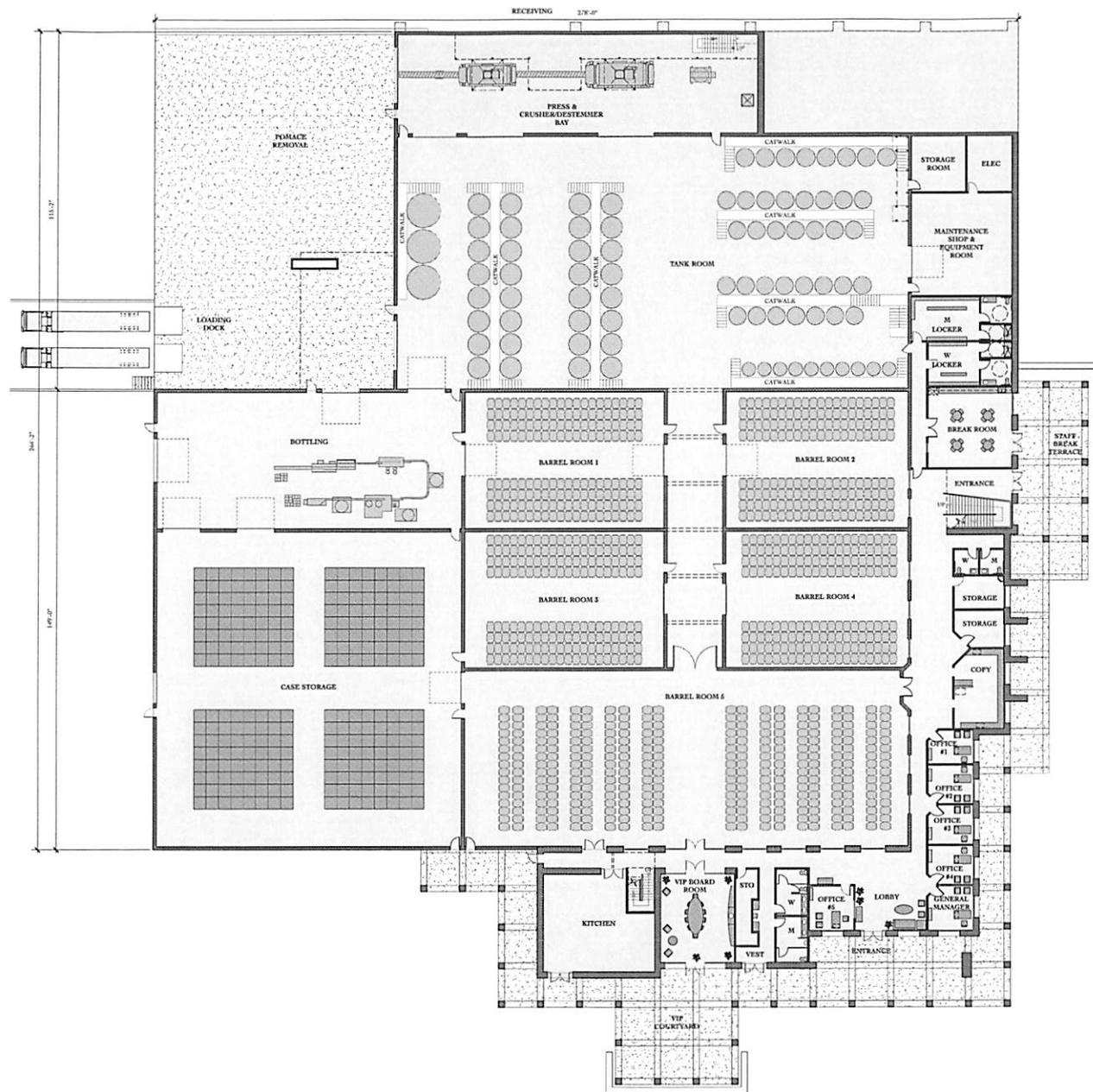
AC-1.2

Sheet No.:  
Date: 20 JAN 08  
15 JAN 10

Client:  
VINA ROBLES, INC.  
3000 PHILIPPIAN RD.  
SAN RAFAEL  
CA 94515  
(559) 227-4812

Project:  
VINA ROBLES  
UNION ROAD  
WINERY

Sheet Content:  
SCHEMATIC  
SITE/GRADING PLAN



Project:

VINA ROBLES  
UNION ROAD  
WINERY

UNION ROAD SITE  
PASO ROBLES, CA

Client:

VINA ROBLES, INC.

3000 PLEASANT RD  
SAN MIGUEL  
CA 93451  
(559) 227-4812

Sheet Contents:

SCHEMATIC  
LOWER LEVEL  
PLAN

Date:

20 JUNE 08

Revised:

Job No.:

Sheet:

A-1.1

No. of:



SCHEMATIC LOWER LEVEL PLAN

1/8" = 1'-0"

Project: **VINA ROBLES UNION ROAD WINERY**  
 JACOBO ROAD SITE  
 PASO ROBLES, CA

Client: **VINA ROBLES, INC.**  
 3000 PLEASANT RD  
 PASO ROBLES, CA 94241  
 (505) 227-4812

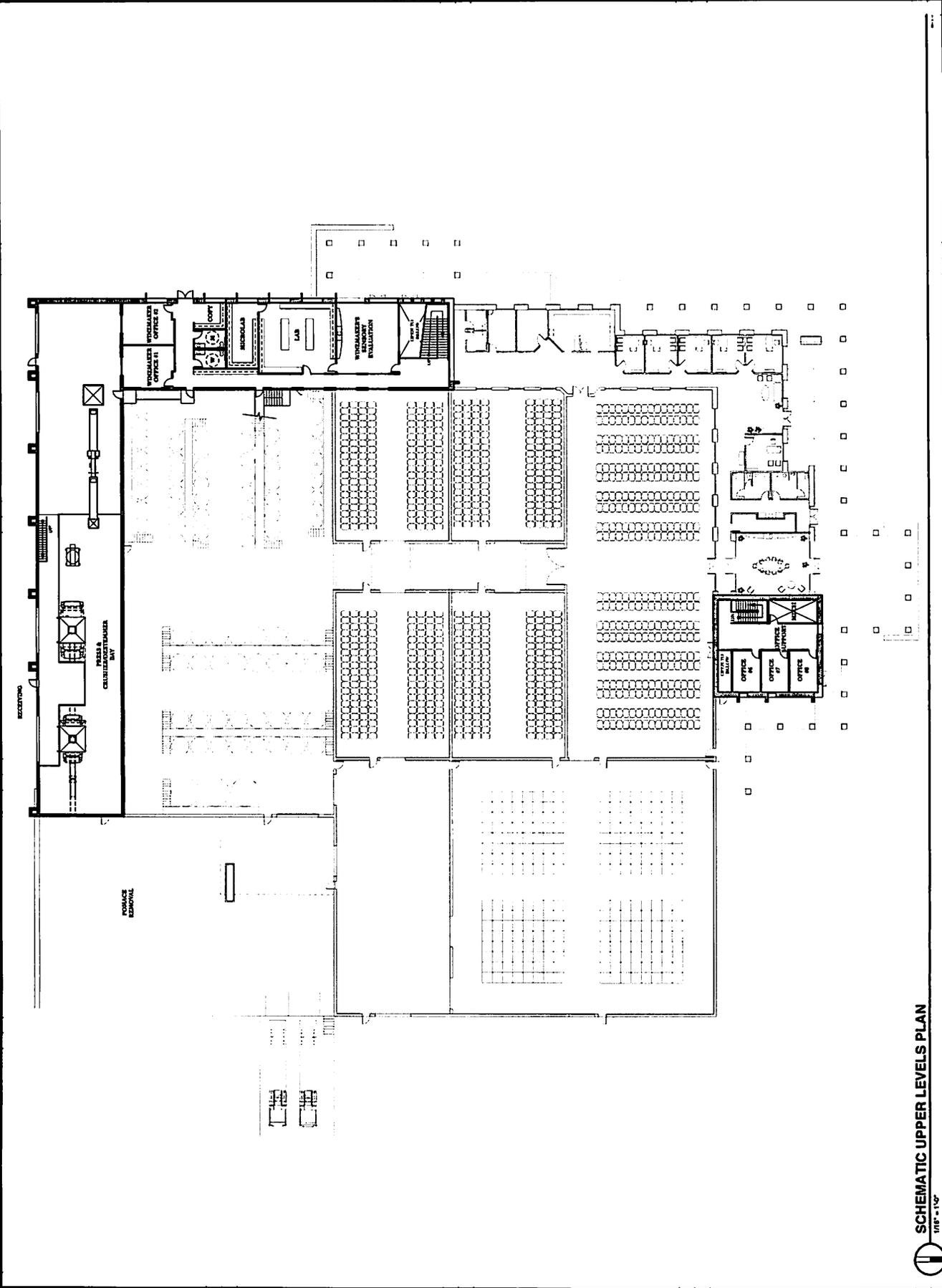
Sheet Name: **SCHEMATIC UPPER LEVELS PLAN**

Date: **30 JUNE 09**

Drawn: \_\_\_\_\_

Scale: \_\_\_\_\_

Sheet: **A-1.2** of \_\_\_\_\_



**SCHEMATIC UPPER LEVELS PLAN**  
 1/8" = 1'-0"

Project: **VINA ROBLES  
UNION ROAD  
WINERY**

ARCHITECT:  
MORNINGSTAR  
PASADENA, CA

Client:  
**VINA ROBLES, INC.**

3000 PLEASANT RD  
SAN MICHAEL  
CA 95051  
(550) 227-4812

Sheet Content:  
**SCHEMATIC  
EXTERIOR ELEVATIONS -  
NORTH & WEST**

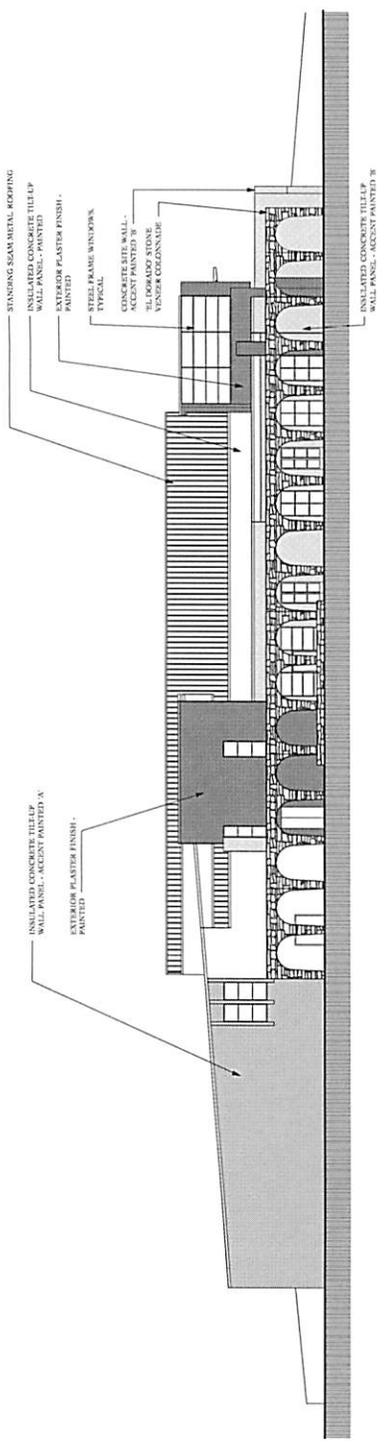
Date: **20 JUNE 09**

Revised:

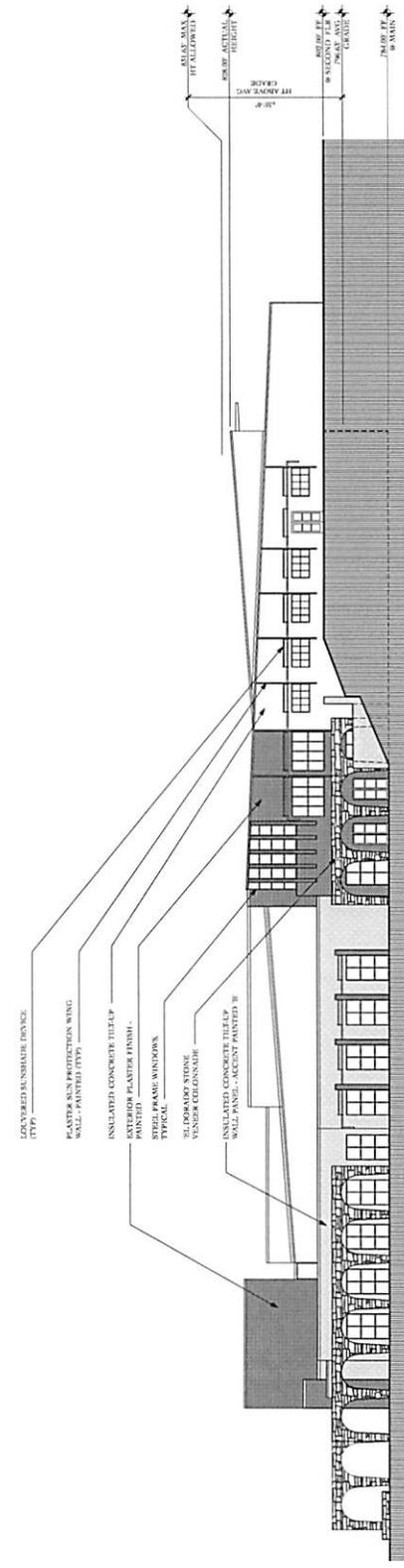
Job No:

Sheet:

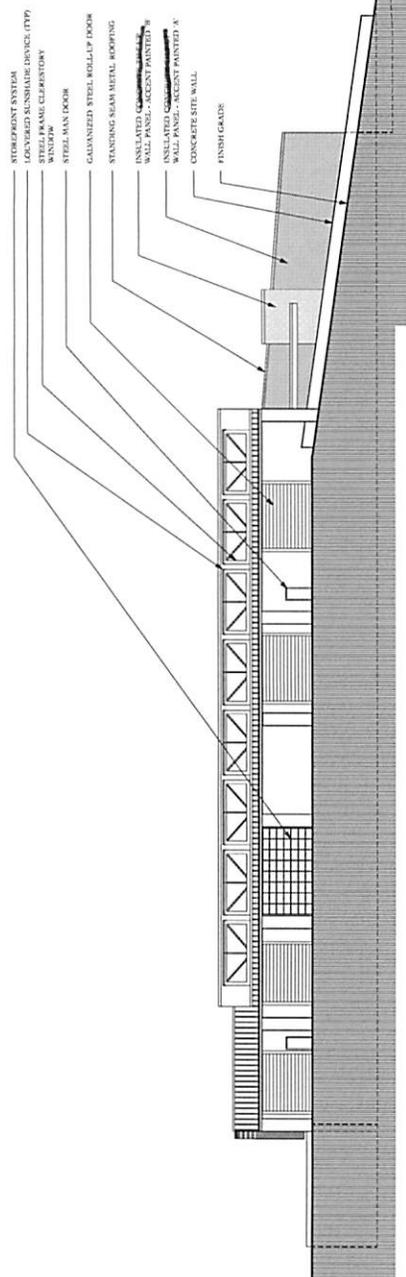
**A-3.1**  
of



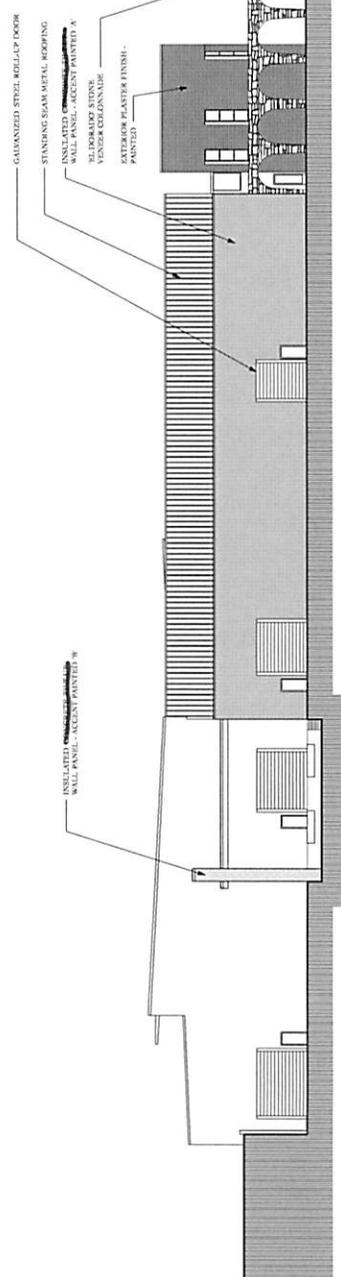
NORTH



WEST



SOUTH



EAST

Project: VINA ROBLES UNION ROAD WINERY

ARCHITECT: PANDOROBLES, GA

Client: VINA ROBLES, INC.

3000 PLEASANT RD  
SAN JOHNS  
GA 30145  
(509) 227-4812

Sheet Count: SCHEMATIC EXTERIOR ELEVATIONS SOUTH & EAST

REV: 20 JUNE 09  
Approved:

Job No:

Sheet:

A-3.2  
of







# Parcel Summary Report For Parcel # 026-211-033

8/15/2013  
1:22:36PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role    Name and Address

OWN VINA ROBLES INC A CA CORP  
PO BOX 699 PASO ROBLES CA 93447-0699  
OWN VINA ROBLES A CA CORP

### Address Information

Status            Address  
P                    01150 PRISKA DR RSAL

### Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CO79-	155	B	Rural El Pomar	El Pomar-Estr	AG	AR		Y		

### Parcel Information

Status    Description  
Active    T26S R12E PTN SEC 25

### Notes

#### Tax Districts

PASO ROBLES JT(27,40) (SB1537)  
SAN LUIS OBISPO JT(27,40)  
PASO ROBLES PUBLIC  
NO. 01  
AREA NO. 21  
PASO ROBLES UNION (SB1537 BLO)



## Parcel Summary Report For Parcel # 026-211-033

8/15/2013  
1:22:36PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

#### Case Information

**Case Number:**

**Case Status:**

93207 FNL Primary Parcel

**Description:**

INSTALL ELECTRICAL TO AG WELL W/1-1/2HP PUMP

CCM2011-00014 CMP Primary Parcel

**Description:**

KIT FOX, LANDSCAPING

D000357D EXP Primary Parcel

**Description:**

WINERY

DRC2007-00200 APV Primary Parcel

**Description:**

TO ALLOW THE CONSTRUCTION OF A 75,868 SQUARE-FOOT WINE PROCESSING FACILITY. CASE PRODUCTION IS ANTICIPATED TO BE 100,000 CASES ANNUALLY. THE PROJECT IS NOT PROPOSING ANY PUBLIC WINE TASTING OR ANY SPECIAL EVENTS. THE PROJECT WILL RESULT IN THE DISTURBANCE OF APPROXIMATELY 9.87 ACRES ON A 45-ACRE PARCEL.

DRC2013-00009 REC Primary Parcel

**Description:**

WINERY

PMT2005-01450 FNL Primary Parcel

**Description:**

AG SHOP (3259 SF) WITH ATTACHED ACCESSORY OFFICE(1539 SF) MINOR GRADING WITH THIS PERMIT - NO WINERY ON-SITE. NO OPEN FLAME OR WELDING PER ARCH. AFTER ISSUE CHANGE TO FA APPROVED MTL BLDG BY CBC FA-322.

PMT2010-01741 FNL Primary Parcel

**Description:**

AG BUILDING 2,250 SF (NOT FOR PROCESSING) - CBC STEEL BUILDING IS AN LA CITY APPROVED TYPE 1 FABRICATOR (NO. 1436)