SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/18/2013

TO: _____

FROM: Holly Phipps (805-781-1162 or hphipps@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00049 ADELAIDA CELLARS – Proposed conditional use permit for phased winery expansion and reconfiguration of existing winery uses onsite, increase case production and limited special event program. Site location is 5805 Adelaida Rd, Paso Robles. APN(s): 026-283-005, -006, and -011.

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

DRC2013-00049 KMBG LLC A CO L

CONDITIONAL USE PERMIT/

REQUEST FOR A CONDITIONAL USE PERMIT FOR THE EXPANSION AND ADEL/ RADEL HAP

AG

GENERAL APPLICATI

San Luis Obispo County Department of Planning and

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 Stoneway Properties Daytime Phone 239-8980
Mailing Address 5805 Adelaida Rd, Paso Robles, CA Zip 93446
Email Address: _____

☐ Applicant Name Adelaida Cellars 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; mandi@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: +/-530 acres Assessor Parcel Number(s): 026-283-001 thru 026-283-017
Legal Description: lots 1-17, T.26S; R.11E Sections 20, 21, 28 & 29 County of SLO maps bk 26, pg 283
Address of the project (if known): 5805 Adelaida Rd, Paso Robles, Ca 93446
Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY101 North-exit HWY 46East, make left, take Lake Nacimiento Drive left on Adelaida Rd. Property in on left and is approximately 5 mi from Adelaida/Lake Naci Dr intersection
Describe current uses, existing structures, and other improvements and vegetation on the property: Existing winery/tasting room, vineyards, ag accessory, existing access and ag roads

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Phased winery expansion and reconfiguration of existing winery uses onsite, increase case production and limited special event program.

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 12-13-13

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: Project will utilize existing access and ag access for secondary access

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 South: AG
East: AG West: AG

For all projects answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 43,346 sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____
Total area of all paving and structures: _____ ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: 0 ☐ sq. feet ☐ acres
Number of parking spaces proposed: 27 Height of tallest structure: 32'
Number of trees to be removed: n/a Type: _____
Setbacks: Front 1,300 Right +2,000 Left +5,000 Back +5,000

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 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 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: 43,346 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: +/-100 acres
   Moderate slopes of 10-30%: +/-350 acres
   Steep slopes over 30%: +/-80 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☑ No
   If yes, please describe: ponds onsite
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: Grading was completed with previous permits-winery
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: portions can be seen from Adelaida 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 Ag Processing / winery
   ☑ Commercial/Office: explain Tasting Room
   ☐ Industrial: explain _____
3. What is the expected daily water demand associated with the project? 2,417gpd peak prod
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
   ☑ Yes ☐ No If yes, please describe: Existing domestic well and ag well for irrigation
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 filed to any neighboring water wells? +/- 100Cfeet
3. Will subsurface drainage result in the possibility or 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
   (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? small amount of tasting room trash
2. Name of Solid Waste Disposal Company: N/A
3. Where is the waste disposal storage in relation to buildings? In the rear
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
2. Location of nearest police station: Paso Robles
3. Location of nearest fire station: Cal Fire- Ramada Drive
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: agriculture
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: Mon.-Sun. Hours of Operation: 10am-6pm
2. How many people will this project employ? +/-30
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: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☑ No
   If yes, please explain: activities will mainly be located indoors
   (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. 5 Between 4:00 to 6:00 p.m. 5
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 Designed to comply w/ sight distance-Sight Distance Assessment prepared

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: Use of existing structures, access

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): associated with D940276P

Other Related Permits

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

ADELAIDA

C E L L A R S

CONDITIONAL USE PERMIT - WINERY EXPANSION

Setting and Existing Operation

Adelaida Cellars is located at 5805 Adelaida Road in Paso Robles. The site is zoned Agriculture within the Adelaida Planning Area and is subject to a Land Conservation Contract ((Williamson Act) It is approximately +/-494 acres, planted in vineyards and occupied by a winery and tasting room and a residence and several ag accessory structures The winery currently produces 15,000 cases of wine annually. The vineyards were planted in the 1970's and the existing winery has been operating on this site since the early 1990's.

Permit History

1991- Winery established (85375)
1993- Winery Additions (90501, 97104)
1995- MUP-5,000 sf production expansion to existing winery

Proposal

Adelaida Cellars is currently outgrowing their existing facilities and are in need for more wine production and storage space. This proposal involves a Conditional Use Permit for the expansion and reconfiguration of existing winery uses onsite, increased case production, and a limited special event program.

Total Proposed Winery Use Area: 43,215sf

Existing Structures (23,175sf)

BLDG A- Production Building with Tasting Room- 10,680sf

- *Tasting room to be converted to production space when new tasting room is constructed*

BLDG B- Case Storage- 3,000sf
BLDG C-Existing Ag Storage Building- Proposed Conversion to Barrel Storage- 8,155sf
BLDG D- Administration Building-1,340sf

New Construction (20,171sf)

BLDG E- Proposed Tasting Room and Barrel Storage- 8,200sf
BLDG F- Office Addition to Building A- 3,413sf
BLDG G-Proposed Barrel Storage Building - 8,558sf

Winery Building	Description	SF
BLDG A *	Existing Production and Tasting Room *	10,680
BLDG B	Existing Case Goods Storage	3,000
BLDG C	Existing Ag Storage- to be converted to Barrel Storage	8,155
BLDG D	Existing Office	1,340
BLDG E	New Tasting Room and Barrel Storage	8,200
BLDG F	New Office Addition to Building A	3,413
BLDG G	New Barrel Storage	8,558

New Structures	20,171
Existing Structures	23,175
Total Winery Use Areas	**43,346**

** Tasting room will be converted to production when the new tasting room is constructed at Building E*

Project Site Disturbance associated with winery buildings and parking: 37,300sf (0.9 acres)
**Additional site disturbance will be necessary for secondary access improvements, depending on which access option is chosen. See access discussion below for further information.*

Case Production is proposed to increase from 15,000 cases to 30,000 cases annually. The operation currently holds a winery wastewater production permit with Regional Water Quality Control Board and will update this permit when it is prepared for expansion.

Project Purpose:
The winery production expansion will be used to accommodate barrel storage for the existing and proposed increased production capacities on-site. The expansion of the production and barrel storage areas will allow all production related activities to remain on-site.

The tasting room expansion is intended to provide additional area to better serve visitors. The current tasting room is relatively small and can be over-crowded on weekends. The new tasting room will enhance the customer experience by providing additional room for customers to taste wine.

Events
In addition to the proposed winery improvements, a limited special event program is proposed. The proposed special event program includes 25 annual special events with up to 200 attendees. Adelaida Cellars will also continue to participate in periodic industry-wide events by holding open houses and/or winemaker dinners during those established event weekends as currently allowed by the Winery LUO Standards. Events will not include outdoor amplified music beyond 5pm. The majority of the events will occur inside the new tasting room/barrel

storage building (Building E). Secondary access for emergency services and overflow parking will be provided onsite.

Access

The winery will continue to utilize the primary access off of Adelaida Drive. Secondary access will be provided by one of the alternatives listed below. All options include improvements to meet Cal Fire standards. Clint Bullard with Cal Fire has reviewed the access options onsite and will comment during the referral process. Each alternative will be evaluated as part of the CEQA environmental document review. Preliminary grading plans will be provided for each alternative so that potential environmental impacts can be evaluated. The applicant prefers to have each access option written into the conditions of approval along with mitigations for any impacts addressed for each alternative. All secondary access options will be closed to the public, to be utilized for emergencies only, and will be dictated by signage and will be gated (gate to be left open during events).

Option 1A -Use of existing agricultural-orchard service road out to Adelaida Drive. Small portion of the road crosses over adjacent neighbor's property. An easement from the neighbor, for secondary access, is warranted.

Estimated Site Disturbance: 24,115sf
1,146 linear feet

Option 1B-Use of existing ag road and improve to meet Cal Fire standards. Road extends parallel along Adelaida Road. A culvert and rip rap installation are necessary due to cross slope.

Estimated Site Disturbance: 30,384sf
1,048 linear feet

Option 2-Use of existing ag road which requires bridge extension (in between ponds) and improvements to meet Cal Fire standards.

Estimated Site Disturbance: 28,033sf
1,096 linear feet

Traffic-Sight Distance

Property frontage along Adelaida Road was examined by Orosz Traffic Engineering Group on two occasions in order to locate potential, compliant driveway locations suitable for secondary access. The existing, primary driveway was also examined to ensure compliance with County Public Works and Cal Fire standards. A speed survey was conducted to see what the required speed level would be in order to determine the required sight distance criteria. Based on a field speed survey conducted on Thursday, May 22, 2013 by OEG staff, the 85th percentile speed was found to be 45 MPH in the eastbound approach and 50 MPH for the westbound approach to

the Primary Access. For the western secondary access, the approach speeds were documented to be 40 MPH eastbound and 35 MPH westbound.

It was determined that there were two suitable access points that would provide adequate sight distance along Adelaida Road. One of the driveways is already utilized as an ag service road (referred to Option 1A (western)) on the grading plans. This driveway has the capability of providing 320' to the east and 410' to the west, which will comply with sight distance standards. The other driveway is within a range of property frontage, which the traffic engineer found suitable for secondary access (referred to as Option 1b/2). This access point will provide 450' feet to the east and west.

Location	Required Stopping Sight Distance	Available Stopping Sight Distance		Comments
	Distance (Speed)	Looking to Drivers Left	Looking to Drivers Right	
Primary Access (eastern)	EB 360' (45 MPH) WB 430' (50 MPH)	370'	500'+	Ok to left. Ok to right.
Secondary Access (middle)	EB 360' (45 MPH) WB 360' (45 MPH)	450'	450'	Ok to left. Ok to right.
Secondary Access (western)	EB 300' (40 MPH) WB 250' (35 MPH)	410'	320'	Ok to left. Ok to right.

Biology

A biology assessment is currently being prepared. It is not included in this initial submittal since further evaluation of the secondary access options is warranted. Spring 2013 surveys were conducted and the assessment has been drafted. A final report is forthcoming after further analysis of this recent preliminary grading plan has been analyzed.

Landscape Plan:

A preliminary landscape plan has been provided which incorporates drought tolerant landscape materials. Additionally the plan offers vegetative restoration areas, with native hydroseed mixes, to restore those areas altered by grading. Small ornamental garden areas are also proposed. Species that are indicative to the natural surroundings are incorporated. Refer to preliminary landscape plan sheets LP-401-404.

***Lighting*:**

Lighting will comply with LUO standards. A specific notation is made on the landscape plan for lighting to be shielded, downward facing and non-reflective.

Building Designs Impact on Energy Efficiency:

The following energy efficiency measures are already in place or will be once the proposed improvements are made:

- Building F & G will be partially built into the grade and could benefit from some additional thermal mass. Both of these buildings have proposed barrel storage.
- Extensive PV arrays are already exist the roofs of Buildings A, B and C as well as out in the walnut orchard and these arrays contribute significantly to the power needs of the winery.
- The only area where we are proposing new paving is for the Proposed Lower Parking area and that has called out the use of pervious paving.
- Night cooling will be implemented in Building A as well as Building G where the majority of the wine barrels will be stored.
- The proposed landscaping is all drought tolerant and required little to no water once established
- Building E - Tasting / Office / Barrel Storage will potentially have reclaimed exterior siding and the interior finishes will all be Low VOC.

Waste Water Flow:

Ultimate case production at 30,000 cases will generate a peak crush period process wastewater flow of approximately 2,417 gallons per day and 1,667 gallons per day during non-peak periods. The process wastewater will be collected, stored, and subsequently land applied using application rates and methods consistent with the General Winery Waste Discharger Requirements.

Water:

Well production: There are several wells onsite that produce in the 20-30 gpm range. The project is estimated to use 1.32 acre feet per year for the tasting room and winery with an ultimate 30,000 case production (assuming +/-30 employees and landscape). Special events may require an additional 0.098 ac/ft per year. Fire Suppression water storage amounts and location will be provided by a Fire Protection engineer.

Land Use and Zoning Applicable Regulations:

Answers To Typical Winery Development Application Questions

1. **Please describe all the stages of wine production that will be done on-site or off-site.**

   The following activities are proposed to occur on-site: Crushing, fermenting, barrel aging, blending, bottling, and case goods storage. The applicant plans to produce wine from on and offsite grapes.

2. **How much wine will be produced?**

   Ultimate annual case production is proposed not to exceed 30,000 cases per year.

3. **Based on your answers to No. 1 & 2 above, how much truck/equipment traffic will the winery generate? What are the peak times of the year for this traffic? Peak times of day? Any ideas about how much traffic the tasting room itself may generate?**

   The tasting room is expected to generate up to 10-20 additional trips per day on a busy weekend. Peak traffic associated with the tasting room is expected to occur between the hours of 12:00 pm and 4:00 pm, which are considered "non-peak" hours. Weekday average daily trips related to the production facility are expected to be +/- 10-25 traffic trips a day. There may be up to 15 additional trips that would be related to harvest/crush activities.

4. **Describe the volume of waste disposal you will be handling on-site (liquid and solid waste/pomace). Describe this for both the existing winery and the expansion phases.**

   Pomace will be spread throughout the vineyard. A commercial collector will carry garbage away. The winery will generate a small amount of additional domestic waste. The existing domestic septic tank with leach field expansion area, for visitor and employee use will be utilized. It is currently located to the east of the solar array.

5. **Describe the quantities of waste disposal that will occur on a typical day at the peak of production season. (Over 2,500 G.P.D. requires state Regional Water Quality Control Board approval.).**

   Adelaida Cellars currently has produces 15,000 cases annually and holds a winery wastewater discharge permit from Regional Water Quality Control Board. This permit will need to be updated upon proposed increase of up to 30,000 cases annually. Ultimate production at 30,000 cases per year is estimated to yield 2,417 gallons per day during peak crush and 1,667 gallons per day during non peak. The project will comply with the discharge requirements set forth by the Regional Water Quality Control Board.

6. **How many employees will the winery employ (both existing winery and expansion phases.)**

   There are currently five tasting room employees. The new tasting room will include an additional 5-10 employees.

   An estimated six employees are anticipated with the new wine production facility total. Up to 10 employees total are anticipated during harvest.

   In total up to 20 employees may be anticipated onsite during peak production/tasting room expansion.

7. **Will the tasting room sell food (food sales require Health Dept. permit).**
   The tasting room includes a commercial kitchen. It is possible that the tasting room will have the capability to provide food and wine pairings in the tasting room. The tasting room may also have the option to provide other retail items and a deli case with pre-packaged food. A health department permit will be determined upon building permit application of the new tasting room building.

8. **Will the winery process grapes from other sites or rely on grapes grown on the site and adjacent parcels?**

   The winery will process grapes from on and off site properties.

9. **Will the project require the construction of water reservoirs for irrigation, wastewater treatment and/or fire safety?**

   Water storage estimates are currently being discussed with Cal Fire and the project fire protection engineer. It is roughly estimated thus far that the winery will require somewhere around 100,000 gallons of water.

10. **Do you plan to lease out the winery or tasting room facilities for any public events (parties, weddings), or to have ticket-paying concerts on-site? If yes, then how many events per year (also, what days & what time of day), how many people, and what types of events. Where will extra parking go?**

    A limited special event program is proposed for 25 events with no more than 200 attendees. A maximum 200 person event would require 32,000sf of parking area per Section22.30.610 (200 persons/2.5 persons per vehicle * 400sf per vehicle = 32,000sf of parking area required). Event overflow parking areas are provided near winery production buildings and are identified on the site plan.

Ordinance Evaluation of the Winery

Below is a detailed evaluation of how the project is consistent with LUO requirements.

22.30.070 - Ag Processing Uses: Agricultural processing activities as defined by the Land Use Element, including but not limited to wineries, packing and processing plants and fertilizer plants, are allowable subject to the following:

A. **Permit requirements.** Conditional Use Permit required, for access location inconsistencies, under section 22. 30.070.

B. **Application content.**

(1) **Public Notice.**

(a) **Prior to application submittal.** The applicant shall submit evidence that the neighboring property owners and the applicable advisory group were notified of the request prior to the submission of the land use permit to the county. This notice shall be provided by the applicant sending a letter using the form provided by the Department of Planning and Building. The letter shall be mailed or delivered at least 10 days prior to application submittal to the applicable advisory group and to all owners of real property as shown on the latest equalized assessment roll within 1,000 feet of the subject site.

Please see attached notice sent to neighbors and 1,000 foot radius mailing list.

(b) **Public hearing notice.** Public notice shall be provided to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed AG processing site and to all property owners fronting any local roads that serve the facility back to an arterial or collector, instead of in the manner normally required for public hearings by Section 22.70.060. Public notice may be required to be provided to properties greater than 1,000 feet away for certain applications at the discretion of the Director of Planning and Building.

2. **Description of Use.** Applications for agricultural processing uses are to include a description of all processes and equipment proposed for use on the site, and a description of measures proposed to minimize the off-site effects of dust, odor or noise generated by the proposed operation. Such information is to be provided in addition to that specified in Article 6 (Land Use and Development Permit Procedures), in order to evaluate the conformity of a proposed use with the standards of Article 3 (Site Planning and General Project Design Standards).

Refer to project description

C. **Minimum site area.** No minimum required unless subsection D would otherwise require a minimum site area.

Subsection is not applicable.

D. **Standards for specific uses.**

1. **Fertilizer plants.** The following are minimum requirements to enable consideration of a specific proposal. Greater separation between fertilizer plants and other uses may be required through land use permit approval.

   (a) **Location:** No closer than one-half mile form any residential category located within an urban or village reserve line; and no closer than 400 feet to any residence outside the ownership of the applicant.

   (b) **Setbacks:** 200 feet from each property line.

2. **Wineries.** For the purposes of this section, a winery is defined as an agricultural processing facility used for the processing (fermentation when combined with any of the following: crushing, barrel aging, blending, and bottling) of juices into wine or the re-fermenting of still wine into sparkling wine. This definition does not include the storage of case goods in the absence of processing (included under Warehousing).

The proposed winery will include crushing, fermentation, barrel aging, blending and bottling.

a. **Access location.** The principal access driveway to a winery with public tours, tasting, retail sales or special events held in compliance with subsection D.2.i. is to be located on or within one mile of an arterial or collector.

The site will be accessed from Adelaida Rd a collector road. This access currently serves an existing winery and tasting room. Any future Improvements to the driveway will be in conformance with Cal Fire and County Public Works standards.

b. **Solid waste disposal.** Pomace may be used as fertilizer or soil amendment, provided that such use or other disposal shall occur in accordance with applicable Health Department standards.

The winery will utilize pomace as soil amendment.

c. **Liquid waste disposal.** Standards will be set, where applicable, through Regional Water Quality Control Board discharge requirements developed pursuant to Section 22.10.180 (Water Quality).

Winery waste disposal (land application) for this winery will be in compliance with the Regional Water Quality Control Board. The existing winery wastewater discharge permit with RWQCB will need to be updated with case production increase.

d. **Setbacks.**

(1) **Rural areas.** All winery structures and outdoor use areas shall be a minimum of 100 feet from each property line and no closer than 200 feet to any *existing* residence outside of the ownership of the applicant. Where a winery has public tours, tasting, retail sales, or special events (in compliance with subsection D.2.i.), the setback shall be increased to 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant. These setbacks can be modified through Minor Use Permit approval when Conditional Use Permit is not otherwise required by Subsection A. Approval may be granted only after the Review Authority first determines that the request satisfies any of the following findings: (1) there is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III); (2) the property fronts an arterial or collector street; (3) the setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation or (4) is a legally constructed existing structure that was built prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.
□

Project meets required setbacks. Refer to front sheet of plans

e. **Signing.** As provided by Section 22.20 (Signs) of this title.

Modifications to the existing monument sign is proposed. The sign will be in compliance with the LUO and traffic engineer's recommendations for sight distance.

f. ***Parking.*** Parking shall be provided in compliance with Section 22.18. (Parking and Loading Standards) Parking lot construction standards

shall be provided in compliance with Section 22.18.060. The parking shall be located and/or landscaped so it is screened from public roads where topography or existing on-site vegetation (including vineyards) does not provide for adequate screening. No parking shall be allowed within any adjoining road right-of-way.

The proposed facility has areas that can accommodate up to 27 parking spaces (including handicap parking stalls). Parking plan meets LUO winery use parking requirements (required 30 spaces). Additional overflow parking accommodations are provided onsite. Parking will be screened by existing topography and future landscape.

g. Design standards.

(1) Exterior. In the Agriculture, Rural Lands or Residential Rural land use categories, all structures associated with the winery (including production facilities) shall have an exterior design style that is agricultural or residential in nature using non-reflective siding and roofing materials. Structures shall not use an exterior design style typically associated with large industrial facilities unless the facility is proposed in the Commercial Service or Industrial land use categories.

The exterior of the historic winery building will remain agricultural and consistent with existing winery development. Materials contributed include: wood siding, wood barn doors, metal roof, stucco and stone accents.

(2) Screening. Any portion of the winery structures that are visible from public roads shall be screened where necessary to ensure the rural character of the area is unchanged unless screening is not practical, feasible or necessary due to existing topographic conditions or existing on-site vegetation (including vineyards). The screening may include such measures as landscape or existing vegetative screening, existing topography, and/or arrangement of the structures on the site to minimize bulky appearance. Any tank located outside of structures shall be screened 100 percent from public roads.

The existing winery is visible from Adelaida Road. Proposed winery expansion will be clustered where existing winery is located. It will utilize earth tones and provide landscape screening. Portions of the development are subterranean. Visual renderings have been provided to demonstrate minimal massing and future views.

(3) Height. The maximum height of any structure associated with a winery facility shall be 35 feet. The height may be increase to 45 feet where a pitched roof of greater than 4 in

12 is proposed and at least 50 percent of the structure is at 35 feet in height or less.

The existing winery/tasting room structure's roof line is just under 31'. New development will maintain the height above average grade that will be under 35'-0" (new tasting/barrel storage building proposed is 28' above avg. natural grade). Refer to Building Elevation sheets.

(4) **Lighting.** All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed operated in a manner that would throw light, either reflected or directly, in an upward direction.

Lighting will comply with LUO standards. A specific notation is made on the landscape plan for lighting to be shielded, downward facing non reflective and dark colors.

h. **Tasting rooms.** Tasting rooms shall be clearly incidental, related and subordinate to the primary operation of the winery as a production facility.

(1) **Permit requirement.** Minor Use Permit approval. Tasting rooms shall also meet all the standards for wineries set forth in Subsection D.2., in addition to the specific standards of this Subsection.

(2) **Location.** The tasting room shall be located within or no more than 200 feet from the winery facilities. This standard may be waived where site constraints, on-site access, visual concerns, grading or other environmental issues can be better addressed through an increased distance. A Minor Use Permit application may be used to modify this standard where an existing structure built prior to 1980 is being used as the tasting facility.

(3) **Number of tasting rooms allowed.** One tasting room is allowed for each winery. If more than one winery share production facilities or more than one winery is located on a site, only one tasting room is allowed. More than one winery facility may share a tasting room.

A +/-2,015 SF tasting area is proposed.

(i) **Special events.** For the purposes of this section special events are defined as any of the following events when there is the possibility that 50 people or more individuals will attend: concerts (with or without amplified sound), weddings, advertised events (including fund raising, but not including industry-wide events), and advertised winemaker dinners open to the general public. Does not include normal patronage of the tasting room or non-advertised events.

A limited special event program is proposed in addition those events currently allowed by the LUO. The proposed special event program includes up to 25 annual special events with no more than 200 attendees.

Ag and Open Space Element Consistency

AGP 6

Allow limited visitor serving uses and incidental retail uses and facilities in the agricultural areas that are beneficial to the agricultural industry and farm operators and are compatible with the long term agricultural use of the land. Such uses shall be clearly incidental and secondary to the primary agricultural use of the site....."

The tasting room and the Special Event Program are consistent with AGP 6 as they are secondary and incidental to the Primary use of the site for agriculture.

The income that is generated by wine sales at the tasting room and special events is essential to the continued success at Adelaida Cellars. Revenue generation is a key component to ensure the property remains in a productive agriculture use. In addition to preserving the existing agricultural use of the property, a successful tasting room and special event program can generate enough revenue to allow the winery to pursue future agricultural intensification on other agricultural properties in the neighboring area and the Paso Robles wine region. Wine Tasting Rooms and Limited Special Events Programs are clearly consistent with Agricultural Policy 6 (ACP 6), which states the following:

AGP6: Visitor Serving and Retail Commercial Use and Facilities.

a. **Allow limited visitor serving and incidental retail use and facilities in agricultural areas that are beneficial to the agricultural industry and farm operators and are compatible with long-term agricultural use of the land. Such uses shall be clearly incidental and secondary to the primary agricultural use of the site and shall comply with the performance standards in the LUO.**

b. **Locate the visitor serving and incidental retail use off of productive agricultural lands unless there are no other feasible locations. Locate new structures where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses.**

As stated in the Ag and Open Space element, this policy recognizes the need for farmers and ranchers to diversify their on-site activities from production through the

marketing of their agricultural products. The on-site promotion and marketing of local agricultural products is vital to the County's agri-tourism efforts and winery related tourism is a major revenue generator and employer in San Luis Obispo County.

AGP 18

AGP18: Location of Improvements.

a. Locate new buildings, access roads, and structures so as to protect agricultural land.

Discussion: This policy is intended to ensure that new facilities will be sited so that the most productive agricultural land will be kept available for agricultural production. On such land, allowable uses should generally be limited to those that are most directly related to agricultural production. Such limitations are found in existing inland LUE planning area standards that limit uses in the Arroyo Grande, Nipomo and Oso Flaco Valleys.

Proposed additions will be made to the existing winery structure, which is already unobtrusive to the existing vineyards onsite. The area for new construction is proposed on an unplanted area clustered with other exising winery buidings and will utilize existing access roads; therefore, will not intervene with the existing vineyards onsite. The proposal includes an expansion of the existing agricultural processing onsite which is an allowed use in the Agricultural Land Use Category and is directly related to agricultural production.

AGP 24

AGP24: Conversion of Agricultural Land.

a. Discourage the conversion of agricultural lands to non-agricultural uses through the following actions:

1. Work in cooperation with the incorporated cities, service districts, school districts, the County Department of Agriculture, the Agricultural Liaison Board, Farm Bureau, and affected community advisory groups to establish urban service and urban reserve lines and village reserve lines that will protect agricultural land and will stabilize agriculture at the urban fringe.

2. Establish clear criteria in this plan and the Land Use Element for changing the designation of land from Agriculture to non-agricultural designations.

3. Avoid land redesignation (rezoning) that would create new rural residential development outside the urban and village reserve lines.

4. Avoid locating new public facilities outside urban and village reserve lines unless they serve a rural function or there is no feasible alternative location within the urban and village reserve lines.

The intent of Ag Policy 24 is to protect agricultural lands from conversion to non-agricultural uses through avenues of subdivision, land use redesignation and public facilities. The proposal is to expand an existing ag processing facility in areas that are not currently intensified in vineyards. The proposal does not change the zoning, propose any subdivisions, or propose a public facility that is non-agricultural related. The project is consistent with Ag 24 Policy because the project is related to agricultural, will not hinder the current ag processing/production and Agriculture zoning onsite.

ABBREVIATIONS

L	ANGLE
℄	CENTERLINE
#	POUND OR NUMBER
AB	ANCHOR BOLT
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ANCH	ANCHOR
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
CB	CATCH BASIN
CD	CEILING DIFFUSER
CER	CERAMIC
CAB	CABINET
CI	CAST IRON
CIP	CAST IN PLACE
CJT	CONSTRUCTION JOINT
CLG	CEILING
CLJ	CONTROL JOINT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CRNR	CORNER
CT	CERAMIC TILE
CTR	CENTER
CSK	COUNTERSUNK
CW	COLD WATER
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DT	DRAIN TILE
DWG	DRAWING
DWR	DRAWER
E	EAST
(E)/EXIST	EXISTING
EA	EACH
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR/ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN/FIRE DAMPER
FND	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FRP	FIBERGLASS REINFORCED PLASTIC
FS	FULL SIZE/FLOOR SINK
FT	FOOT/FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GB	GRAB BAR
GL	GLASS
GND	GROUND
GT	GLAZED TILE
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HANDICAPPED
HDR	HEADER
HDWD	HARDWOOD
HDWE	HARDWARE
HT	HEIGHT
HM	HOLLOW METAL
HCW	HOLLOW CORE WOOD
HORIZ	HORIZONTAL
HR	HOUR
H.R.	HANDRAIL
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HW	HOT WATER
HWT	HOT WATER TANK
ID	INSIDE DIAMETER
INCL	INCLUDE
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
L&P	LATH & PLASTER
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT
LF	LINEAL FOOT
LKR	LOCKER
LT	LIGHT
LTL	LINTEL
LVR	LOUVER
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEZZ	MEZZANINE
MFD	METAL FLOOR DECK
MFR	MANUFACTURER
MH	MANHOLD
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOULDING
MLWK	MILLWORK
MO	MASONRY OPENING
MON	MONUMENT
MRD	METAL ROOF DECK
MS	MACHINE SCREW
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OPP	OPPOSITE
PCT	PORCELAIN TILE
PED	PEDESTRIAN/PEDESTAL
PERF	PERFORATED
PL	PLATE
PLAM	PLASTIC LAMINATE
PNL	PANEL
PNTD	PAINTED
PART	PARTITION
PLYWD	PLYWOOD
PR	PAIR
PREFAB	PREFABRICATED
PROP	PROPERTY
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTD/R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QT	QUARRY TILE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REQ'D	REQUIRED
RESIL	RESILIENT
RET	RETURN
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SCW	SOLID CORE WOOD
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SECT	SECTION
SD	SOAP DISPENSER/SOAP DISH/STORM DRAIN
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SLR	SEALER
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
T	TOILET
T&G	TONGUE & GROOVE
TB	TOWEL BAR
TC	TOP OF CURB/TOP OF CONCRETE
TD	TOWEL DISPENSER
TDW	TOWEL DISPENSER & WASTE
TEL	TELEPHONE
TEMP	TEMPERED
TER	TERRAZZO
THRES	THRESHOLD
TOC	TOP OF CURB
TOP	TOP OF PLATE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TPD	TOILET PAPER DISPENSER
TPART	TOILET PARTITION
T	TREAD
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
V	VINYL
VB	VAPOR BARRIER/VINYL BASE
VCT	VINYL COMPOSITION TILE
VD	VOLUME DAMPER
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
VIF	VERIRFY IN FIELD
VP	VENEER PLASTER
W	WEST
W/	WITH
WAIN	WAINSCOT
WC	WATER CLOSET
WD	WOOD
WG	WIRE GLASS
WKPT	WORK POINT
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT/WASTE RECEPTACLE
WSCT	WAINSCOT
WT	WEIGHT
WWF	WOVEN WIRE FABRIC

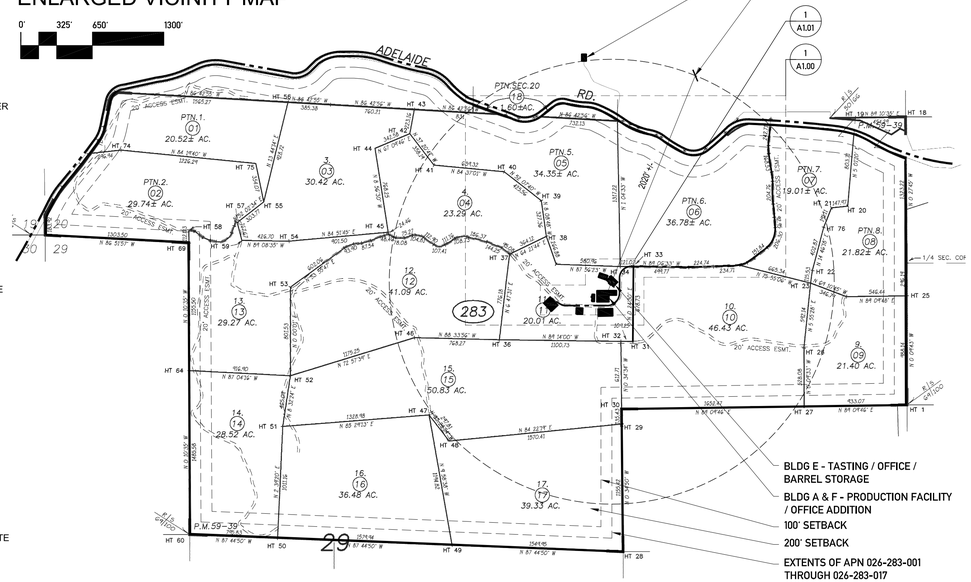
PAINT

PNT	PAINT
EN	ENAMEL
FWP	FLAT WALL PAINT
FE	FLAT ENAMEL FINISH
SGE	SEMI-GLOSS ENAMEL FINISH
GE	GLOSS ENAMEL FINISH
SE	SATIN ENAMEL FINISH

STAIN AND VARNISH

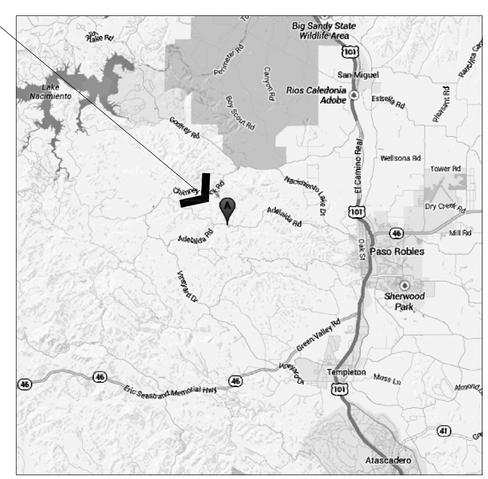
S	STAIN
SV	STAIN & VARNISH
SVF	FLAT FINISH
SVG	GLOSS FINISH
SVS	SATIN FINISH
SVSG	SEMI-GLOSS FINISH
V	VARNISH
CE	CERAMIC TILE
FTS	FIRETAPE & SAND (ONLY)
FF	FACTORY FINISH
FWC	FABRIC WALL COVERING
PT	PAVER TILE
QT	QUARRY TILE
RB	RUBBER BASE
SLD	SEALED
SV	SHEET VINYL
TS	FINISH TAPE & SAND (ONLY)
T&S	TAPE & SPACKLE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VT	VINYL TILE
VWC	VINYL WALL COVERING
WB	WOOD BASE

ENLARGED VICINITY MAP

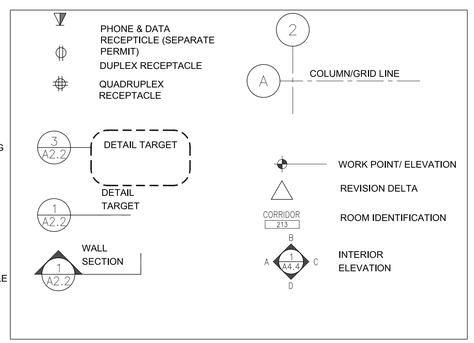


VICINITY MAP

PROJECT SITE
5805 ADELAIDA ROAD
PASO ROBLES, CA



DRAWING SYMBOLS



PROJECT DATA

ALL WORK TO CONFORM TO APPLICABLE BUILDING CODES INCLUDING BUT NOT LIMITED TO:

A. 2010 CALIFORNIA BUILDING CODE
B. 2010 CALIFORNIA MECHANICAL CODE
C. 2010 CALIFORNIA PLUMBING CODE
D. 2010 CALIFORNIA ELECTRICAL CODE
E. 2008 CALIFORNIA TITLE 24: CA STATE ENERGY STANDARDS
F. 2010 FIRE CODE (CFC) BASED ON 2009 IFC.
G. 2010 CALIFORNIA GREEN BUILDING CODE (CALGREEN.)

ZONING:

ZONE DISTRICT: ADELAIDA PLANNING AREA
LAND USE DESIGNATION: AGRICULTURE (AG)

STANDARDS FOR SPECIFIC USES:
WINERIES: PER LAND USE ORDINANCE 22.30.070 (D)(2)(a-i)

SETBACKS:
WINERY PROCESSING: 100' MIN. FROM EACH PROPERTY LINE AND NO CLOSER THAN 200' TO ANY EXISTING RESIDENCE OUTSIDE THE OWNERSHIP OF THE APPLICANT.
WINERY TASTING ROOM: 200' MIN. FROM EACH PROPERTY LINE AND NO CLOSER THAN 400' TO ANY EXISTING RESIDENCE OUTSIDE THE OWNERSHIP OF THE APPLICANT.

HEIGHT: MAX 35'. THE HEIGHT MAY BE INCREASED TO 45' WHERE A PITCHED ROOF OF GREATER THAN 4:12 IS PROPOSED AND AT LEAST 50% IF THE STRUCTURE IS AT 35' IN HEIGHT OR LESS.

EXISTING SITE INFO:

APN: 026-283-001,THROUGH 026-283-017
PARCELS EFFECTED BY SCOPE OF WORK: 026-283-005, 026-283-006 & 026-283-011
PARCEL SIZE: 91.14 ACRES (TOTAL OF THREE APN PARCELS LISTED ABOVE)
SLOPE @ PROJECT SITE: +/- 0% - 20%

UTILITIES:
APN: LPG
WATER: WELL
SEWAGE DISPOSAL: PRIVATE SEPTIC

EXISTING BUILDING AREA:

BLDG A - PRODUCTION FACILITY =	10,680 SF
BLDG B - AG STORAGE - CONVERSION TO CASE GOODS STORAGE =	3,000 SF
BLDG C - AG STORAGE - CONVERSION TO CASE GOODS STORAGE =	8,155 SF
BLDG D - EXISTING OFFICE =	1,340 SF

PROPOSED SITE INFO:

PROPOSED BUILDING AREA:

BLGD E - TASTING / OFFICE / BARREL STORAGE =	8,200 SF
BLDG F - OFFICE ADDITION =	3,413 SF
BLDG G - BARREL STORAGE =	8,558 SF

POST BUILDOUT SF BREAKDOWN:

GROSS BUILDING AREA:	43,346 SF	
PERCENTAGE OF WINERY ACTIVE USE AREAS:	14,436 SF	= 33%
PERCENTAGE OF WINERY STORAGE SPACE:	26,793 SF	= 62%
PERCENTAGE OF WINERY TASTING ROOM:	2,117 SF	= 5%

PARKING CALCULATIONS:

PARKING: PER LAND USE ORDINANCE 22.18.050

NOTE:
PER 22.18.050 (5) WHERE A BUILDING OCCUPIED BY A SINGLE USE CONTAINS SEVERAL FUNCTIONS (SUCH AS SALES, OFFICE, AND STORAGE AREAS), PARKING SHALL BE AS REQUIRED FOR THE PRINCIPAL USE, FOR GROSS FLOOR AREA, EXCEPT WHERE THE PARKING STANDARDS IN SUBSECTION C SET SPECIFIC REQUIREMENTS FOR FUNCTIONAL AREAS WITHIN A PRINCIPAL USE.

SUBSECTION (C)(1) - WINERIES:

1 PER 2,000 SF OF ACTIVE USE AREA
1 PER 5,000 SF OF STORAGE
1 PER 200 SF OF TASTING ROOM

EXISTING BUILDING USE:

1. BLDG A - PROD FAC:	7,487 SF @ 1 PER 2000 SF =	3.7 SPACES
	3,193 SF @ 1 PER 5000 SF =	.6 SPACES
2. BLDG B - AG STG BLDG:	3,000 SF @1 PER 5000 SF =	.6 SPACES
3. BLDG C - AG STG BLDG:	8,155 SF @ 1 PER 5000 SF =	1.6 SPACES
4. BLDG D - WINERY OFF BLDG.	1,340 SF @ 1 PER 2000 SF =	.7 SPACES
TOTAL SPACES FOR EXISTING BLDG USE:		7.2 SPACES

PROPOSED BUILDING USE:

4. BLDG E - TASTING/OFFICE/STG:		
WINE TASTING AREAS	2,872 SF @ 1 PER 200 SF =	14.3 SPACES
OTHER ACTIVE USE AREAS	3,821 SF @ 1 PER 2000 SF =	1.9 SPACES
STORAGE SPACE:	1,507 SF @ 1 PER 5000 SF =	.3 SPACES
5. BLDG F - OFFICE ADDITION TO (E) PRODUCTION FACILITY:	3,413 SF @ 1 PER 2000 SF =	1.7 SPACES
6. BLDG G - BARREL STG BLDG:	8,558 SF @ 1 PER 5000 SF =	1.7 SPACES
TOTAL SPACES FOR PROPOSED BLDG USE:		19.9 SPACES
TOTAL SPACES REQUIRED:		**27 SPACES**
(ADA ACCESSIBLE SPACES REQUIRED)		**(1 SPACE)**
TOTAL SPACES PROVIDED:		**27 SPACES**
(ADA ACCESSIBLE SPACES PROVIDED)		**(2 SPACES)**

PROJECT TEAM

OWNER
ADELAIDA CELLARS
5805 ADELAIDA ROAD
PASO ROBLES, CA 93446
PHONE: 800.676.1232
CONTACT: ELIZABETH VAN STEENWYK

ARCHITECT
CARON DESIGN INC.
1404 BROAD ST
SAN LUIS OBISPO, CALIFORNIA 93401
PHONE: 805.627.1875
CONTACT: JOEL SNYDER

PLANNING
KIRK CONSULTING
8830 MORRO ROAD
ATASCADERO, CALIFORNIA 93422
PHONE: 805.461.5765
CONTACT: JAMIE KIRK

CIVIL
ABOVE GRADE ENGINEERING
1304 BROAD STREET
SAN LUIS OBISPO, CALIFORNIA 93401
PHONE: 805.461.5765
CONTACT: HARRY HAMILTON

LANDSCAPE
CARON DESIGN INC.
1404 BROAD ST
SAN LUIS OBISPO, CALIFORNIA 93401
PHONE: 805.627.1875
CONTACT: JULIA OBERHOFF

PROJECT DESCRIPTION

THIS PROJECT INVOLVES A PHASED BUILD OUT FOR THE RECONFIGURATION OF THE WINERY USES WITHIN THE EXISTING STRUCTURES; A SMALL OFFICE ADDITION; A NEW TASTING ROOM AND BARREL STORAGE BUILDING; AND AN ADDITIONAL BARREL STORAGE BUILDING. IN ADDITION, A SPECIAL EVENT PROGRAM IS PROPOSED AND THE WINERY WILL UTILIZE THE EXISTING ACCESS ROAD AS ITS PRIMARY ACCESS AND MAKE IMPROVEMENTS TO PROVIDE A NEW SECONDARY ACCESS ROAD.

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T0.00	PROJECT INFO

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A1.01	ENLARGED SITE PLAN
A1.02	ENLARGED PARKING AREAS
A2.01	ADDITION TO BLDG A (BLDG F) FLOOR PLANS
A2.02	NEW TASTING ROOM / BARREL STORAGE BLDG E FLOOR PLANS
A2.03	NEW BARREL STORAGE BLDG G FLOOR PLANS
A2.04	EXISTING AG STORAGE - CONVERSION TO CASE GOODS BLDG B & BLDG C FLOOR PLANS
A3.01	ADDITION TO BLDG A (BLDG F) EXTERIOR ELEVATIONS
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A3.06	EXTERIOR COLOR RENDERINGS
A3.07	EXTERIOR COLOR RENDERINGS

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C1.00	CIVIL SITE PLAN & EMERGENCY ACCESS ROAD SCHEMATIC GRADING PLAN
C1.01	PROPOSED PARKING AREA SCHEMATIC GRADING PLAN
C1.02	NEW TASTING ROOM / BARREL STORAGE BLDG E SCHEMATIC GRADING PLAN
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L-101	LANDSCAPE SITE PLAN
LP-401	MAIN ENTRY PLAN & SIGNAGE
LP-402	PROPOSED PARKING PLANTING PLAN
LP-403	PROPOSED BLDG E PLANTING PLAN
LP-404	PROPOSED BLDG F PLANTING PLAN
LP-405	BLDG B PLANTING PLAN

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ADELAIDA CELLARS - WINERY PRODUCTION REMODEL

5803 ADELAIDA ROAD
PASO ROBLES, CA 93446

washington 2505 3rd Ave., Suite 300c, Seattle, WA 98121 • **california** 1404 Broad St., San Luis Obispo, CA 93401 • www.caronarchitecture.com

REVISION	DATE
CUP SUBMITTAL	12.02.13

OWNER APPROVAL BY

DATE

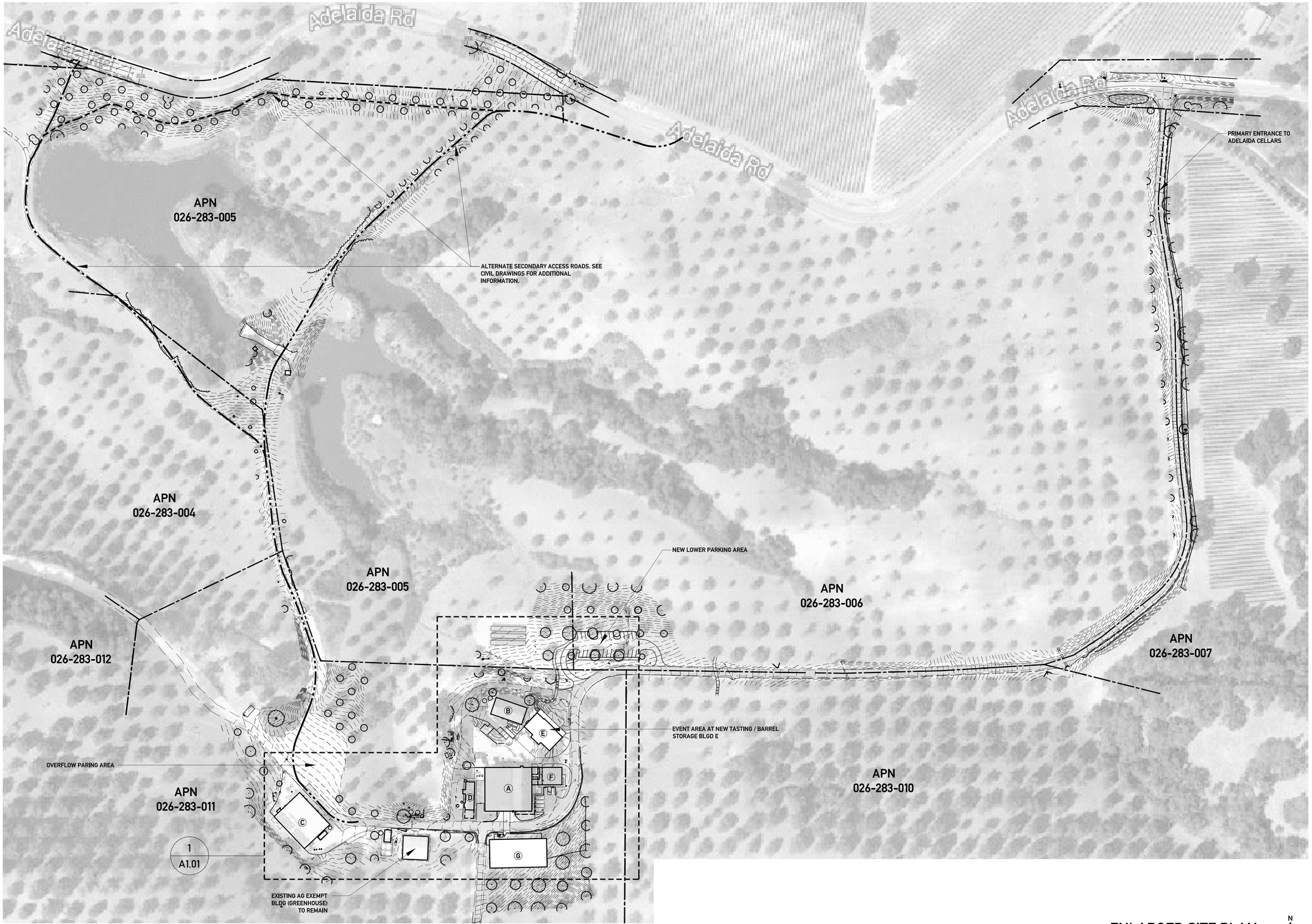
STAMP

PROJECT NUMBER
2013.90

PRINCIPAL IN CHARGE
RADIM BLAZEJ, A.I.A.
PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
PROJECT INFO

SHEET NUMBER
T0.00



1 ENLARGED SITE PLAN
1" = 100'-0"

N

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R.B.
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SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A1.00

GENERAL NOTES:

1. SEE SITE SURVEY FOR ALL PROPERTY LINES, EXISTING EASEMENTS, UTILITIES, BUILDINGS, AND ROADS.

2. SEE CIVIL PLANS FOR PRELIMINARY GRADING, DRAINAGE, PARKING AND CUT AND FILL CALCULATIONS.

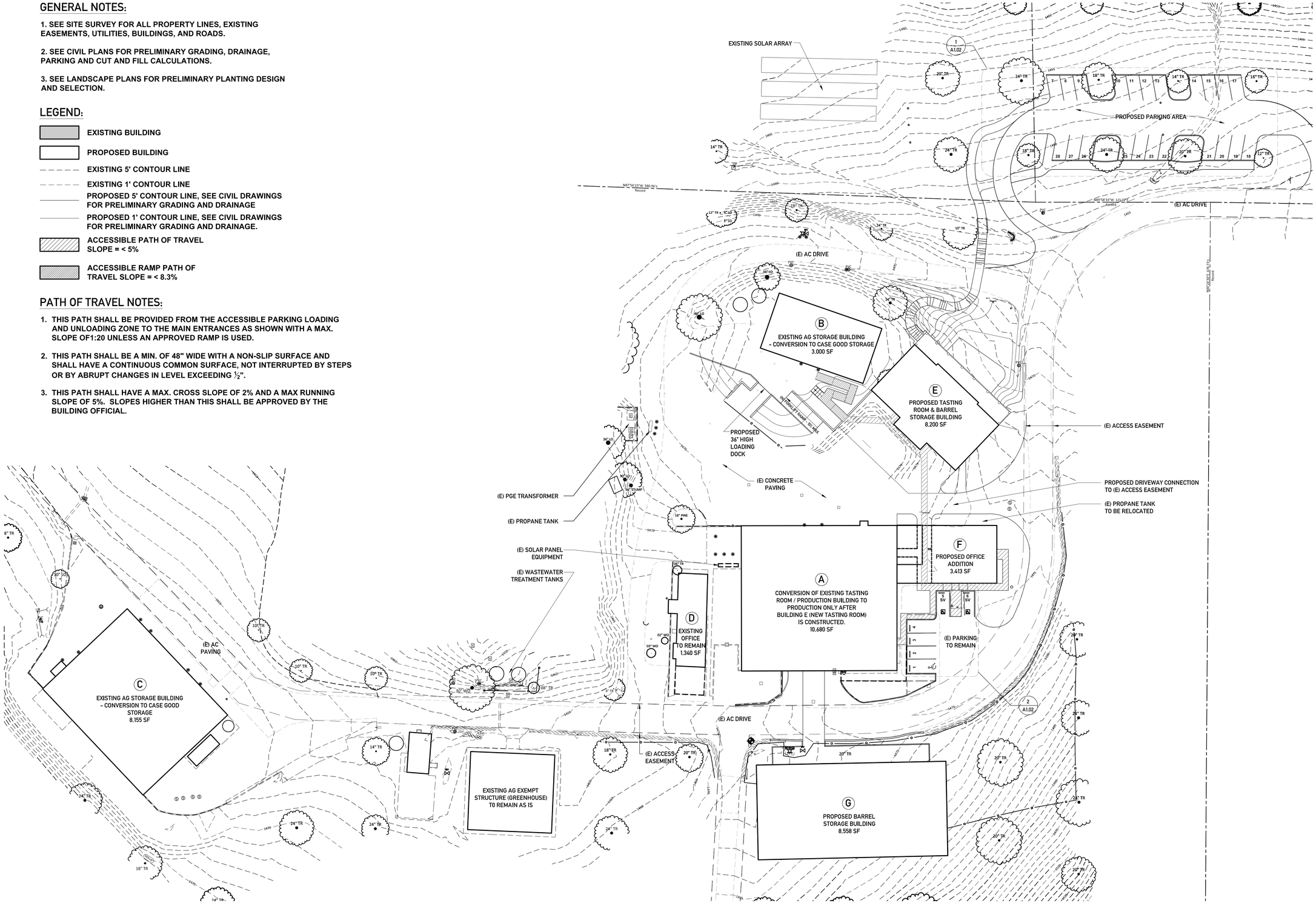
3. SEE LANDSCAPE PLANS FOR PRELIMINARY PLANTING DESIGN AND SELECTION.

LEGEND:

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING 5' CONTOUR LINE
- EXISTING 1' CONTOUR LINE
- PROPOSED 5' CONTOUR LINE, SEE CIVIL DRAWINGS FOR PRELIMINARY GRADING AND DRAINAGE
- PROPOSED 1' CONTOUR LINE, SEE CIVIL DRAWINGS FOR PRELIMINARY GRADING AND DRAINAGE.
- ACCESSIBLE PATH OF TRAVEL SLOPE = < 5%
- ACCESSIBLE RAMP PATH OF TRAVEL SLOPE = < 8.3%

PATH OF TRAVEL NOTES:

1. THIS PATH SHALL BE PROVIDED FROM THE ACCESSIBLE PARKING LOADING AND UNLOADING ZONE TO THE MAIN ENTRANCES AS SHOWN WITH A MAX. SLOPE OF1:20 UNLESS AN APPROVED RAMP IS USED.
2. THIS PATH SHALL BE A MIN. OF 48" WIDE WITH A NON-SLIP SURFACE AND SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½".
3. THIS PATH SHALL HAVE A MAX. CROSS SLOPE OF 2% AND A MAX RUNNING SLOPE OF 5%. SLOPES HIGHER THAN THIS SHALL BE APPROVED BY THE BUILDING OFFICIAL.



1 ENLARGED SITE PLAN
1" = 30'-0"

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SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A1.01

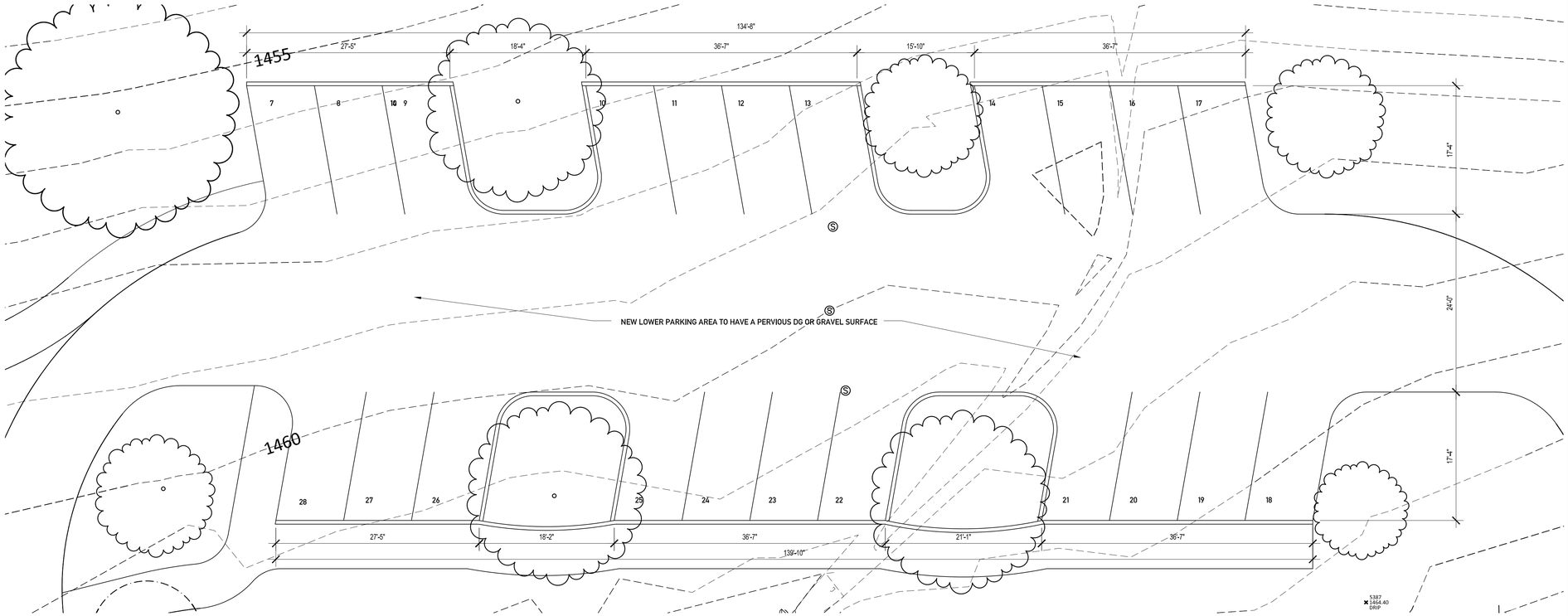
GENERAL NOTES:

1. THE UPPER PARKING AREA IS EXISTING TO REMAIN - NEW STRIPING ON EXISTING ASPHALT SURFACE WILL BE DONE TO DESIGNATE LOCATIONS OF 2 ACCESSIBLE VAN OR STANDARD VEHICLE SPACES.

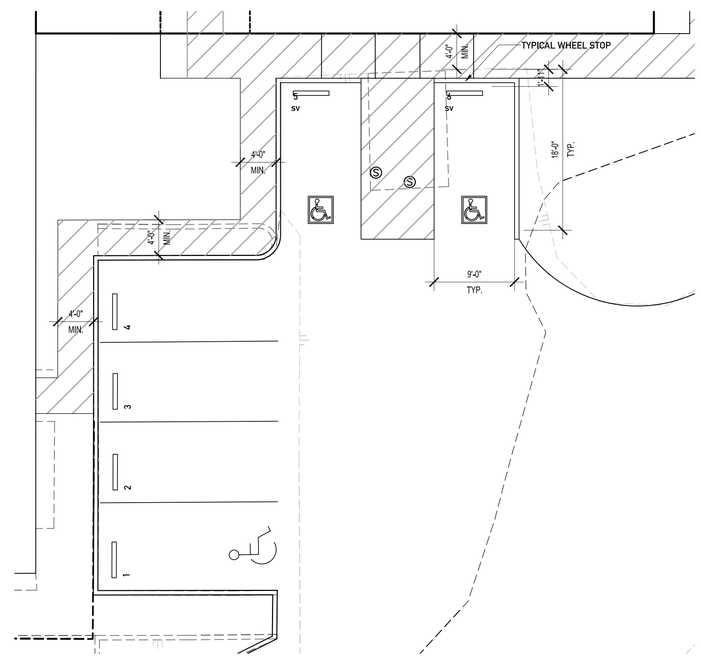
2. FOR THE LOWER PARING AREA, ALSO REFER TO CIVIL PRELIMINARY GRADING AND DRAINAGE PLAN.

LEGEND:

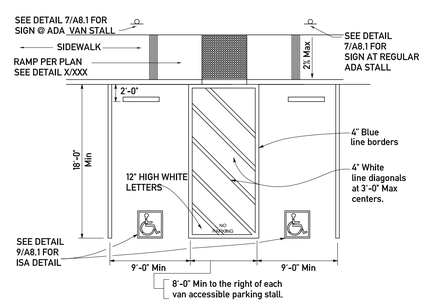
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING 5' CONTOUR LINE
- EXISTING 1' CONTOUR LINE
- PROPOSED 5' CONTOUR LINE, SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROPOSED 1' CONTOUR LINE, SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- ACCESSIBLE PATH OF TRAVEL SLOPE = < 5%
- ACCESSIBLE RAMP PATH OF TRAVEL SLOPE = < 8.3%



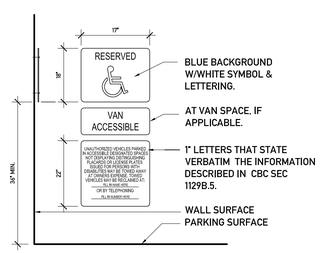
2 NEW LOWER PARKING AREA
1/8" = 1'-0"



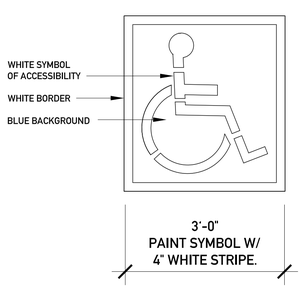
1 EXISTING UPPER PARKING AREA
1/8" = 1'-0"



3 TYPICAL ACCESSIBLE PARKING SPACE
1/8"= 1'-0"



4 ACCESSIBLE PARKING SIGNAGE
1/8"= 1'-0"



5 ACCESSIBLE SIGN
3/4"= 1'-0"

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PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
ENLARGED PARKING AREAS

SHEET NUMBER
A1.02

SHEET NOTES:

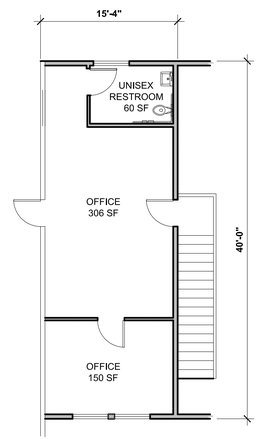
1 -

GRAPHIC LEGEND:

- EXISTING WALL TO REMAIN
- PROPOSED FRAMED WALL
- PROPOSED RETAINING WALL

1 BLDG A PRODUCTION FACILITY & BLDG F OFFICE ADDITION - MAIN FLOOR PLAN

1/8"= 1'-0"



2 BLDG F OFFICE ADDITION - UPPER FLOOR PLAN

1/8"= 1'-0"

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J.O.
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R.B.
DRAWN

SHEET TITLE
ADDITION TO BLDG A (BLDG F) FLOOR PLANS

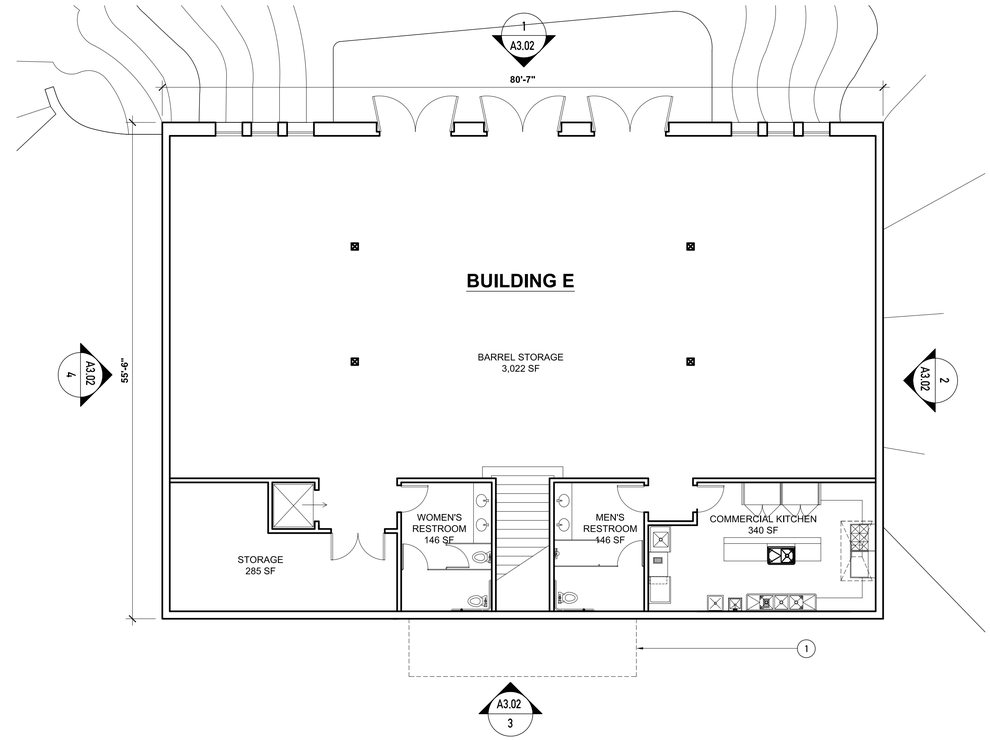
SHEET NUMBER
A2.01

SHEET NOTES:

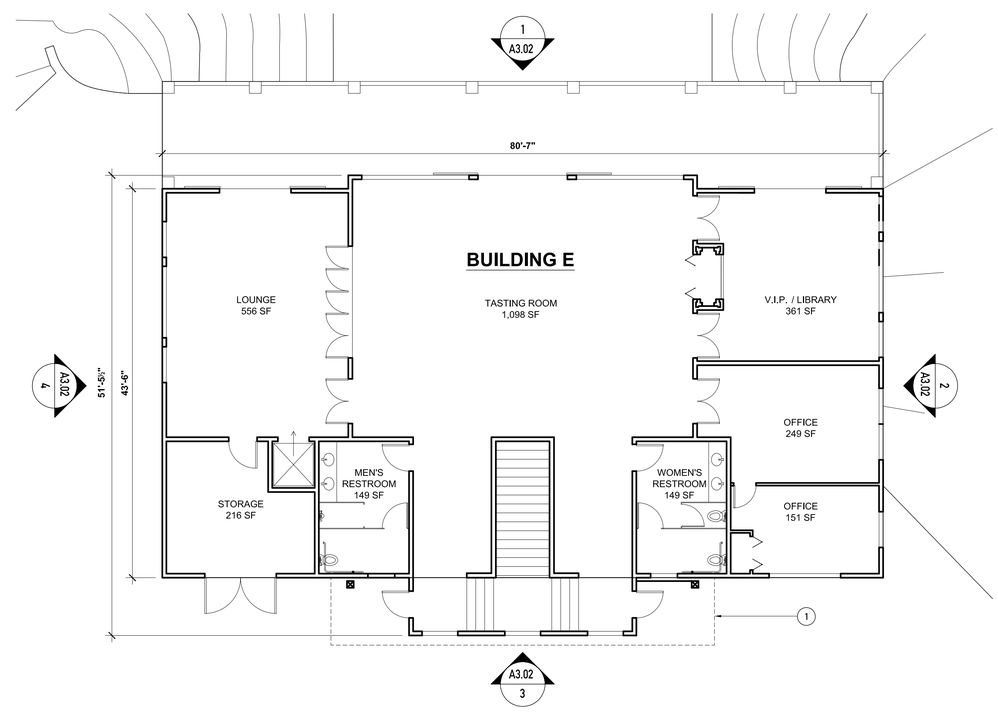
1. DASHED LINE OF FLOOR OR ROOF OVERHANG ABOVE

GRAPHIC LEGEND:

- EXISTING WALL TO REMAIN
- PROPOSED FRAMED WALL
- PROPOSED RETAINING WALL



2 BLDG E - LOWER FLOOR PLAN
1/8"= 1'-0"



1 BLDG E - MAIN FLOOR PLAN
1/8"= 1'-0"

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R.B.
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SHEET TITLE
NEW TASTING ROOM / BARREL STORAGE BUILDING E FLOOR PLANS

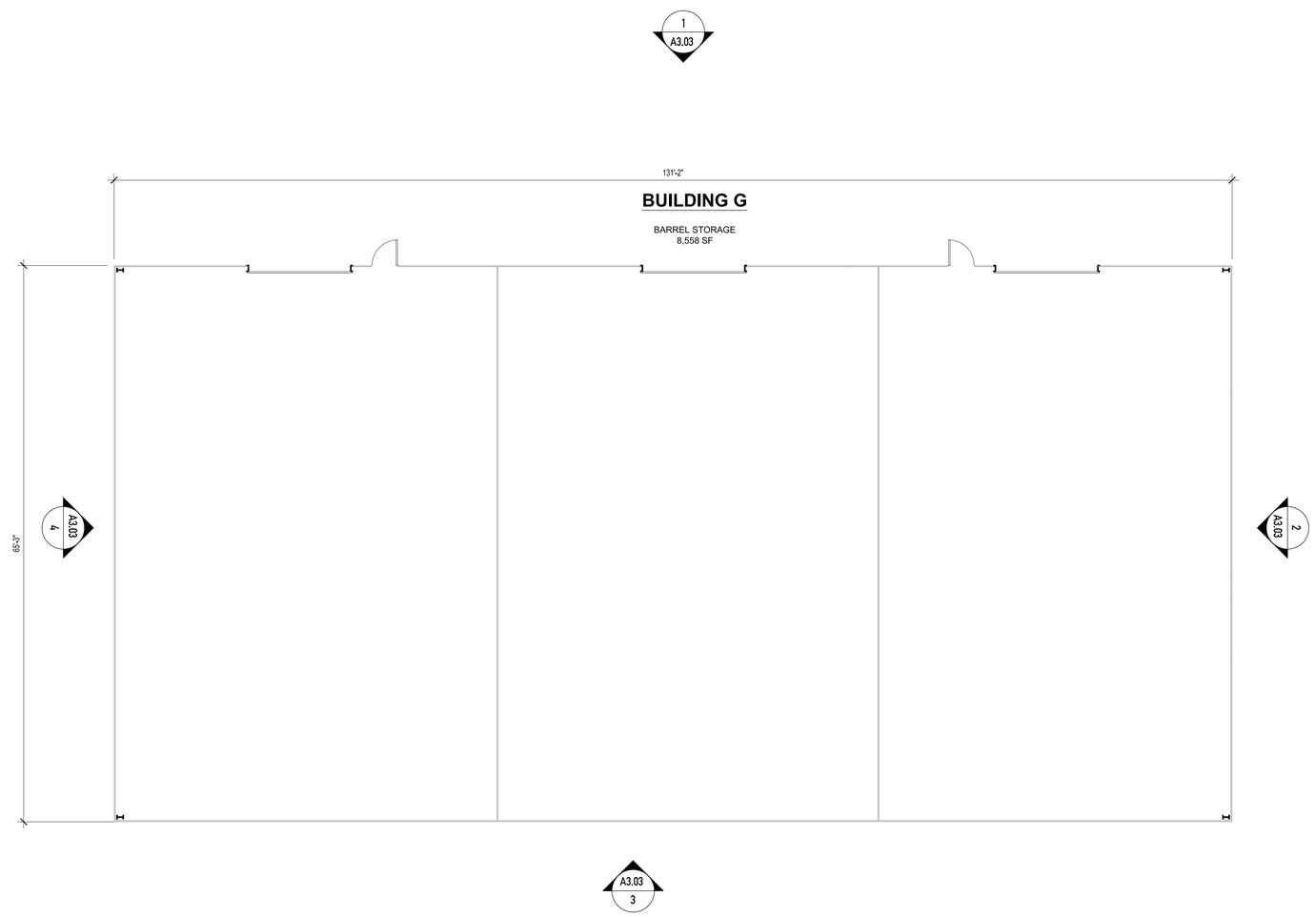
SHEET NUMBER
A2.02

SHEET NOTES:

1

GRAPHIC LEGEND:

- EXISTING WALL TO REMAIN
- PROPOSED FRAMED WALL
- PROPOSED RETAINING WALL



1 BLDG G - MAIN FLOOR PLAN

1/8"= 1'-0"

NORTH

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J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
NEW BARRLE STORAGE
BLDG G
FLOOR PLAN

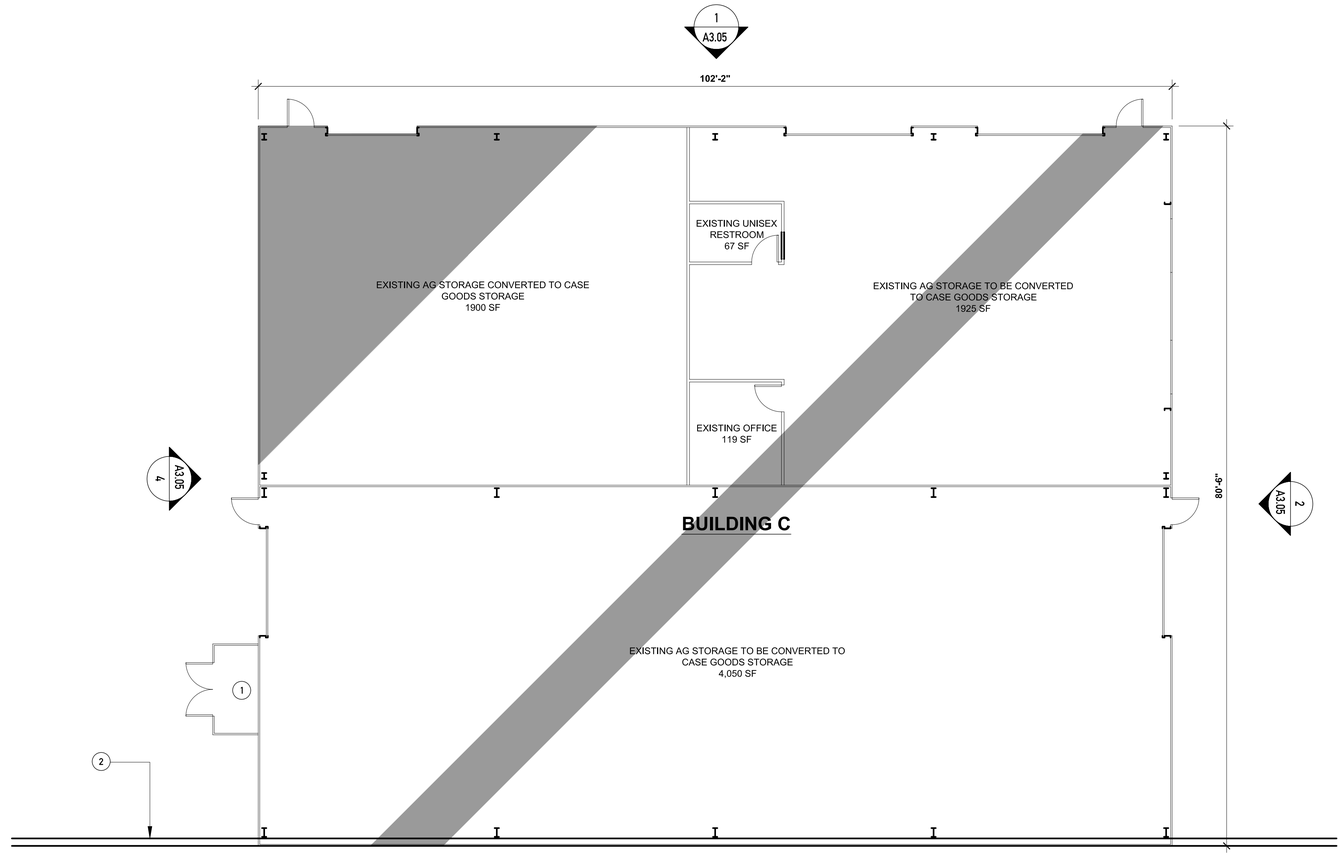
SHEET NUMBER
A2.03

SHEET NOTES:

1. EXISTING STORAGE SHED
2. EXISTING RETAINING WALL

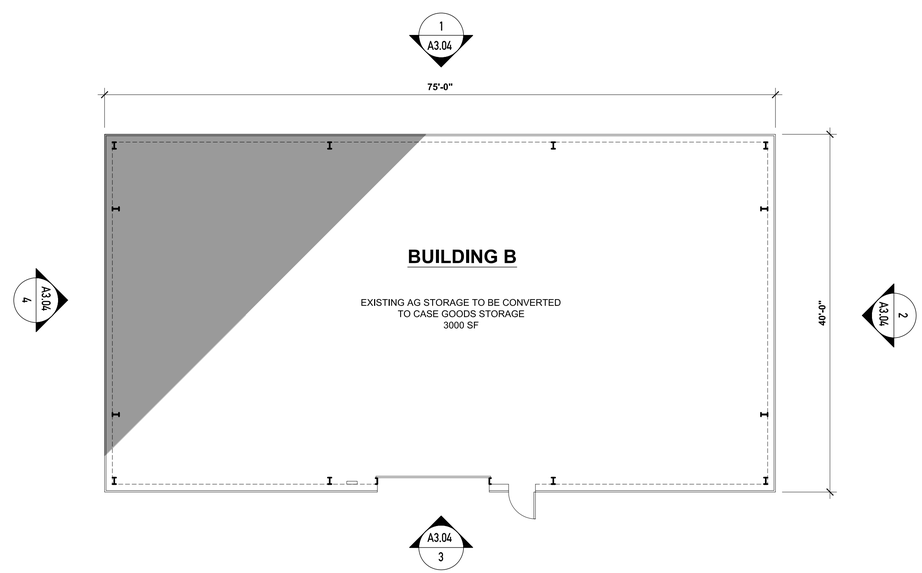
GRAPHIC LEGEND:

- EXISTING WALL TO REMAIN
- PROPOSED FRAMED WALL
- PROPOSED RETAINING WALL



A3.05
3

2 BLDG C FLOOR PLAN
1/8"= 1'-0"



1 BLDG B FLOOR PLAN
1/8"= 1'-0"

NORTH

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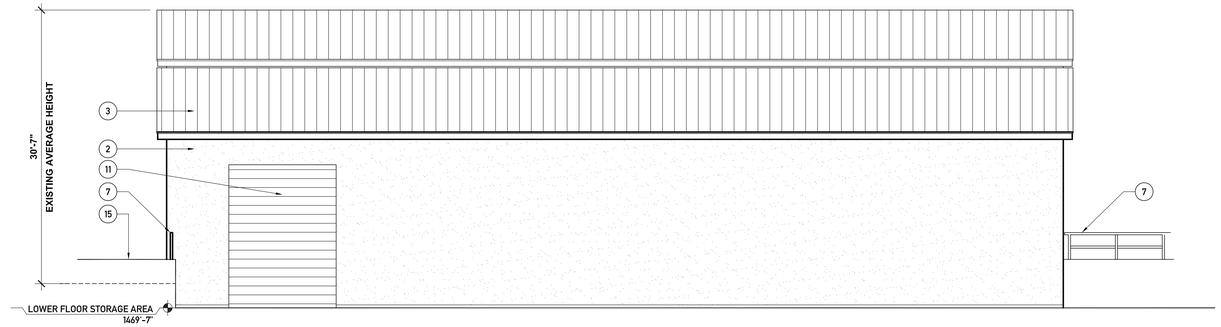
PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
EXISTING AG STORAGE - CONVERSION TO CASE GOODS BLDG B & BLGD C FLOOR PLANS

SHEET NUMBER
A2.04

SHEET NOTES:

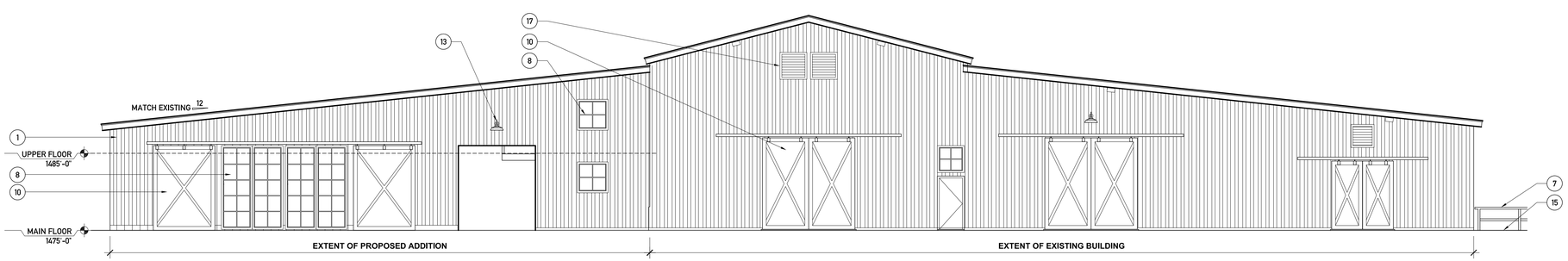
1. RECLAIMED BARN WOOD SIDING
2. EXISTING STUCCO TO REMAIN
3. PRE-FINISHED METAL WALL PANELS
4. EXISTING METAL ROOF TO REMAIN. NEW ADDITION TO MATCH EXISTING.
5. PRE-FINISHED METAL ROOF PANELING
6. STANDING SEAM METAL ROOF
7. STONE WALLS TO MATCH NATIVE STONE COLORING
8. CLEAR SEALED HORIZONTAL WOOD GUARDRAIL
9. EXISTING TUBE STEEL GUARD RAIL TO REMAIN
10. METAL CLAD WINDOWS AND DOORS
11. EXISTING WINDOWS AND DOORS TO REMAIN.
12. WOOD BARN DOORS WITH ROLLING TRACK HARDWARE
13. EXISTING OVERHEAD DOORS TO REMAIN
14. NEW INSULATED OVERHEAD DOORS
15. STONE VENEER CHIMNEY EXTENSION
16. WALL SCONCE. T.B.D.
17. LOUVERED VENT
18. FRAMED AWNING STRUCTURE
19. DASHED LINE OF FLOOR BELOW
20. LINE OF FINISH GRADE @ FACE OF BLDG.
21. EXISTING METAL SIDING TO REMAIN



4 WEST ELEVATION
1/8"= 1'-0"

3 SOUTH ELEVATION
1/8"= 1'-0"

2 EAST ELEVATION
1/8"= 1'-0"



1 NORTH ELEVATION
1/8"= 1'-0"

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SHEET TITLE
ADDITION TO BLDG A (BLDG F)
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.01

SHEET NOTES:

1. RECLAIMED BARN WOOD SIDING
2. EXISTING STUCCO TO REMAIN
3. PRE-FINISHED METAL WALL PANELS
4. EXISTING METAL ROOF TO REMAIN, NEW ADDITION TO MATCH EXISTING.
5. PRE-FINISHED METAL ROOF PANELING
6. STANDING SEAM METAL ROOF
7. STONE WALLS TO MATCH NATIVE STONE COLORING
8. CLEAR SEALED HORIZONTAL WOOD GUARDRAIL
9. EXISTING TUBE STEEL GUARD RAIL TO REMAIN
10. METAL CLAD WINDOWS AND DOORS
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14. NEW INSULATED OVERHEAD DOORS
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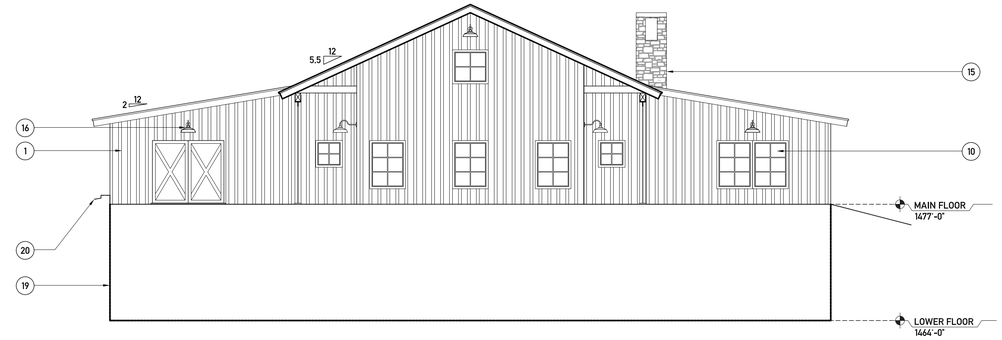
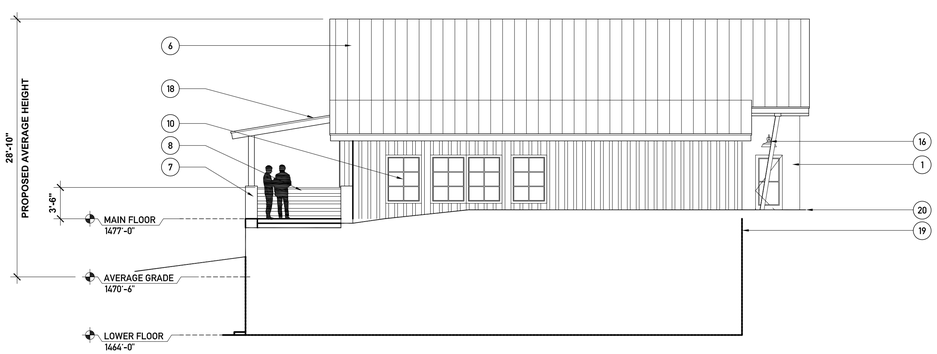
20. LINE OF FINISH GRADE @ FACE OF BLDG.

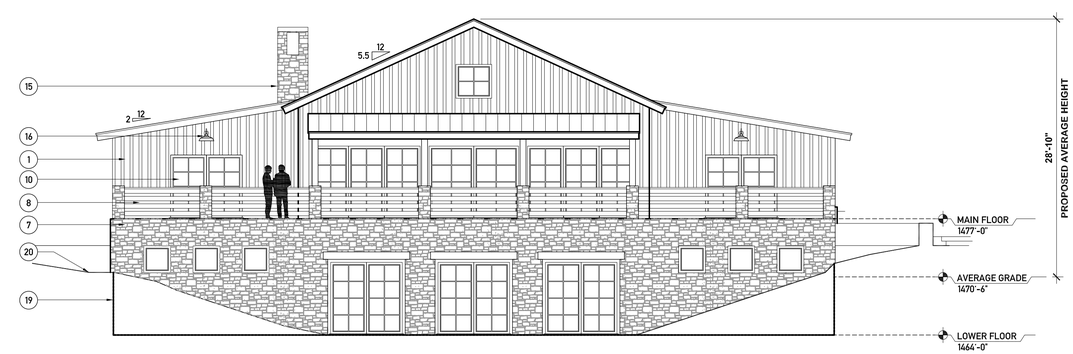


3 SOUTH ELEVATION
1/8"= 1'-0"

2 EAST ELEVATION
1/8"= 1'-0"



4 WEST ELEVATION
1/8"= 1'-0"



1 NORTH ELEVATION
1/8"= 1'-0"

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R.B.
DRAWN

SHEET TITLE
NEW TASTING ROOM / BARREL STORAGE BLDG E EXTERIOR ELEVATIONS

SHEET NUMBER
A3.02

SHEET NOTES:

1. RECLAIMED BARN WOOD SIDING
2. EXISTING STUCCO TO REMAIN
3. PRE-FINISHED METAL WALL PANELS
4. EXISTING METAL ROOF TO REMAIN, NEW ADDITION TO MATCH EXISTING.
5. PRE-FINISHED METAL ROOF PANELING
6. STANDING SEAM METAL ROOF
7. STONE WALLS TO MATCH NATIVE STONE COLORING
8. CLEAR SEALED HORIZONTAL WOOD GUARDRAIL
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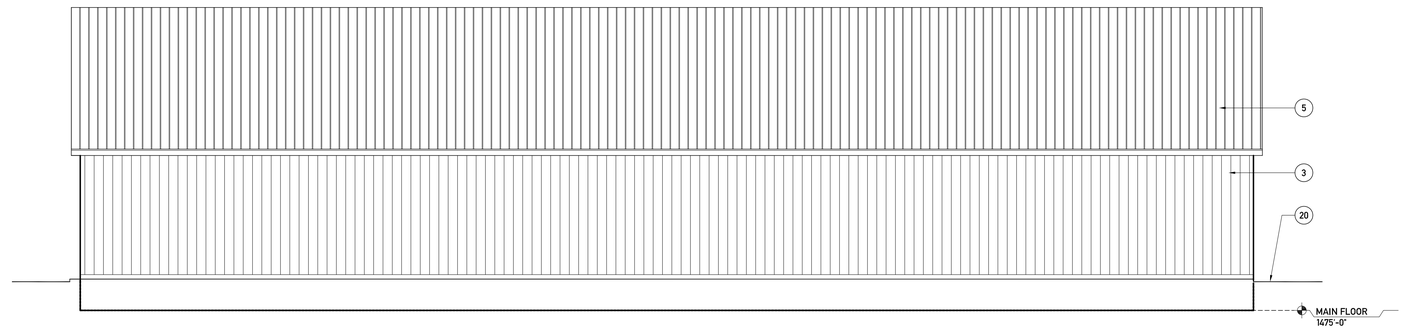
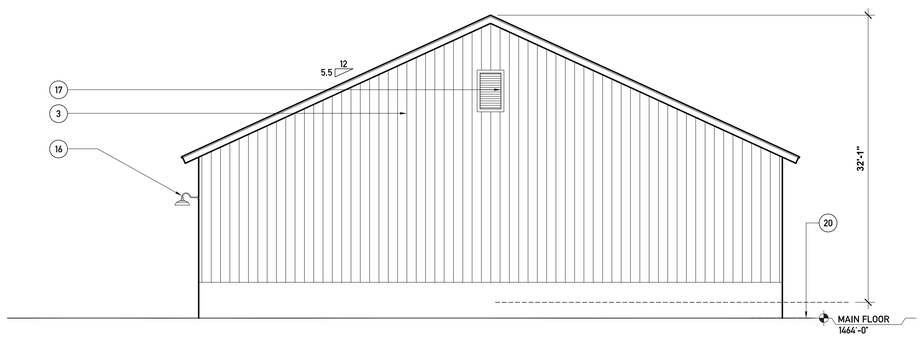
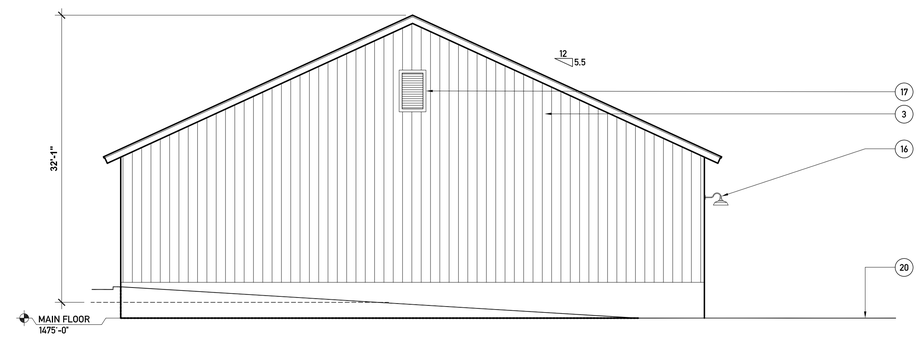
19. DASHED LINE OF FLOOR BELOW
20. LINE OF FINISH GRADE @ FACE OF BLDG.



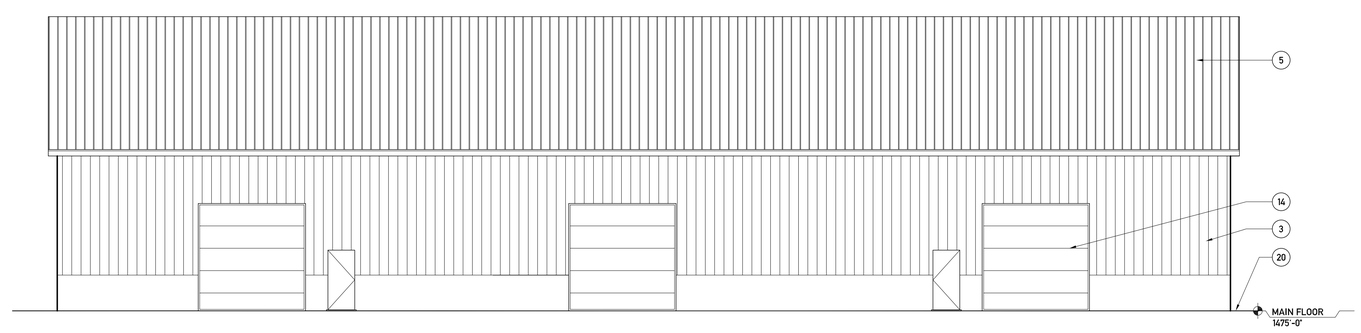
3 SOUTH ELEVATION
1/8"= 1'-0"



4 WEST ELEVATION
1/8"= 1'-0"



2 EAST ELEVATION
1/8"= 1'-0"



1 NORTH ELEVATION
1/8"= 1'-0"

caron

ADELAIDA CELLARS - WINERY PRODUCTION REMODEL

5803 ADELAIDA ROAD
PASO ROBLES, CA 93446

washington 2505 3rd Ave., Suite 300c, Seattle, WA 98121 • **california** 1404 Broad St., San Luis Obispo, CA 93401 • www.caronarchitecture.com

REVISION	DATE
CUP SUBMITTAL	12.02.13

OWNER APPROVAL
BY

DATE

STAMP

PROJECT NUMBER
2013.90

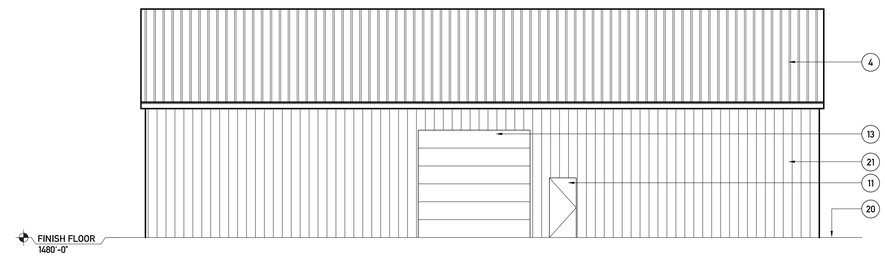
PRINCIPAL IN CHARGE
RADIM BLAZEJ, A.I.A.
PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
NEW BARREL STORAGE
BLDG G
EXTERIOR ELEVATIONS

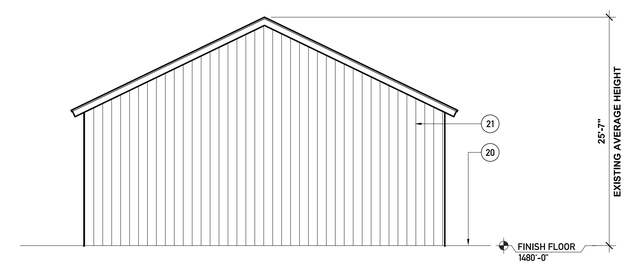
SHEET NUMBER
A3.03

SHEET NOTES:

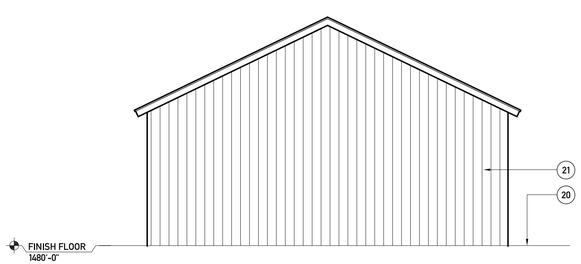
1. RECLAIMED BARN WOOD SIDING
2. EXISTING STUCCO TO REMAIN
3. PRE-FINISHED METAL WALL PANELS
4. EXISTING METAL ROOF TO REMAIN, NEW ADDITION TO MATCH EXISTING.
5. PRE-FINISHED METAL ROOF PANELING
6. STANDING SEAM METAL ROOF
7. STONE WALLS TO MATCH NATIVE STONE COLORING
8. CLEAR SEALED HORIZONTAL WOOD GUARDRAIL
9. EXISTING TUBE STEEL GUARD RAIL TO REMAIN
10. METAL CLAD WINDOWS AND DOORS
11. EXISTING WINDOWS AND DOORS TO REMAIN.
12. WOOD BARN DOORS WITH ROLLING TRACK HARDWARE
13. EXISTING OVERHEAD DOORS TO REMAIN
14. NEW INSULATED OVERHEAD DOORS
15. STONE VENEER CHIMNEY EXTENSION
16. WALL SCONCE, T.B.D.
17. LOUVERED VENT
18. FRAMED AWNING STRUCTURE
19. DASHED LINE OF FLOOR BELOW
20. LINE OF FINISH GRADE @ FACE OF BLDG.
21. EXISTING METAL SIDING TO REMAIN



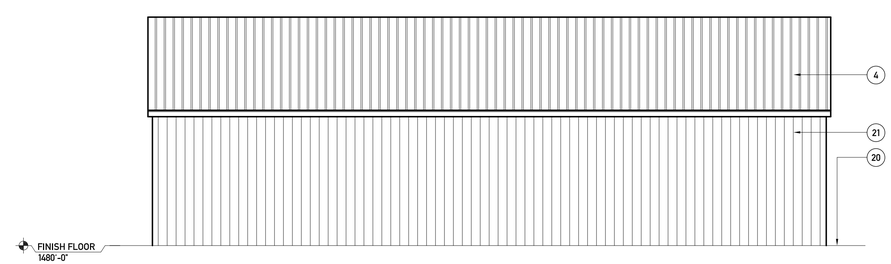
3 SOUTH ELEVATION
1/8"= 1'-0"



2 EAST ELEVATION
1/8"= 1'-0"



4 WEST ELEVATION
1/8"= 1'-0"



1 NORTH ELEVATION
1/8"= 1'-0"

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2013.90

PRINCIPAL IN CHARGE
RADIM BLAZEJ, A.I.A.
PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
EXISTING AG STORAGE - CONVERSION TO CASE GOODS BLDG B EXTERIOR ELEVATIONS

SHEET NUMBER
A3.04

SHEET NOTES:

1. RECLAIMED BARN WOOD SIDING
2. EXISTING STUCCO TO REMAIN
3. PRE-FINISHED METAL WALL PANELS
4. EXISTING METAL ROOF TO REMAIN, NEW ADDITION TO MATCH EXISTING.
5. PRE-FINISHED METAL ROOF PANELING
6. STANDING SEAM METAL ROOF
7. STONE WALLS TO MATCH NATIVE STONE COLORING
8. CLEAR SEALED HORIZONTAL WOOD GUARDRAIL
9. EXISTING TUBE STEEL GUARD RAIL TO REMAIN
10. METAL CLAD WINDOWS AND DOORS
11. EXISTING WINDOWS AND DOORS TO REMAIN.
12. WOOD BARN DOORS WITH ROLLING TRACK HARDWARE
13. EXISTING OVERHEAD DOORS TO REMAIN
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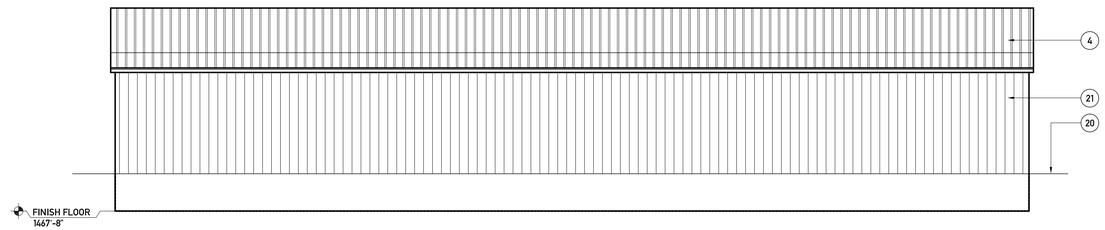
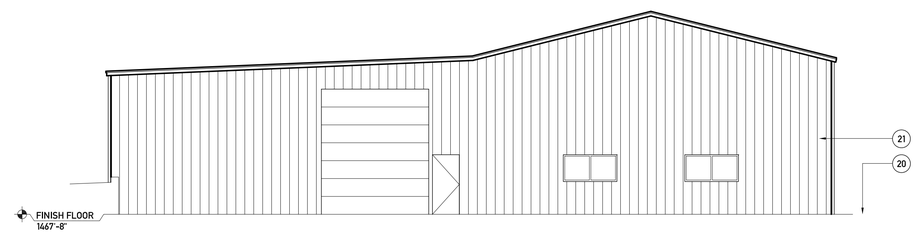
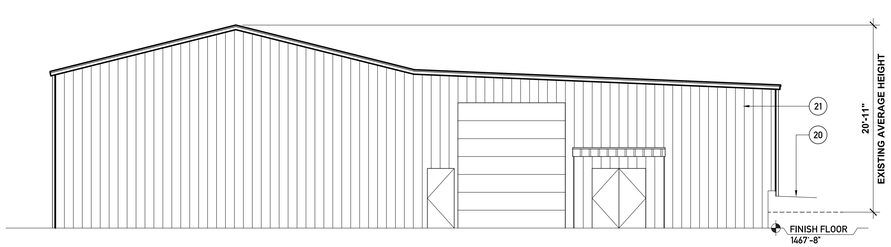
17. LOUVERED VENT
18. FRAMED AWNING STRUCTURE
19. DASHED LINE OF FLOOR BELOW
20. LINE OF FINISH GRADE @ FACE OF BLDG.
21. EXISTING METAL SIDING TO REMAIN



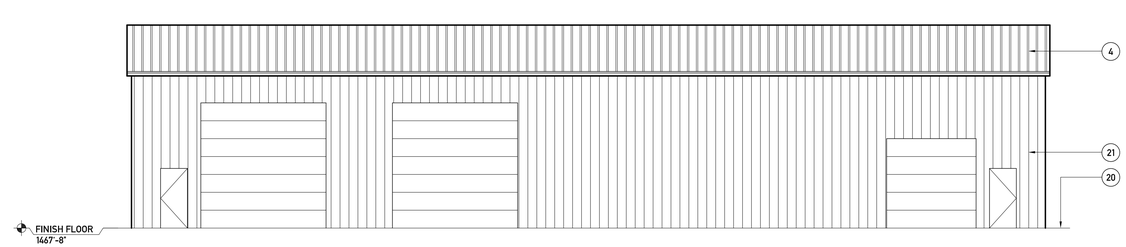
3 SOUTH ELEVATION
1/8"= 1'-0"



2 EAST ELEVATION
1/8"= 1'-0"



4 WEST ELEVATION
1/8"= 1'-0"



1 NORTH ELEVATION
1/8"= 1'-0"

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RADIM BLAZEJ, A.I.A.
PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
EXISTING AG STORAGE - CONVERSION TO CASE GOODS BLDG C
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.05

3 VIEW FROM ENTRY DRIVE - BEFORE
N.T.S.

1 VIEW FROM ADELAIDA ROAD - BEFORE
N.T.S.

4 VIEW FROM ENTRY DRIVE - AFTER
N.T.S.

2 VIEW FROM ADELAIDA ROAD - AFTER
N.T.S.

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ADELAIDA CELLARS - WINERY PRODUCTION REMODEL

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RADIM BLAZEJ, A.I.A.
PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
EXTERIOR COLOR RENDERINGS

SHEET NUMBER
A3.06

3 VIEW LOOKING S/E TOWARDS BLDG A & F
N.T.S.

1 VIEW LOOKING S/W TOWARDS BLDG E
N.T.S.

4 VIEW LOOKING N/W TOWARDS BLDG E
N.T.S.

2 VIEW LOOKING S/W TOWARDS BLDG F & A
N.T.S.

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ADELAIDA CELLARS - WINERY PRODUCTION REMODEL

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PASO ROBLES, CA 93446

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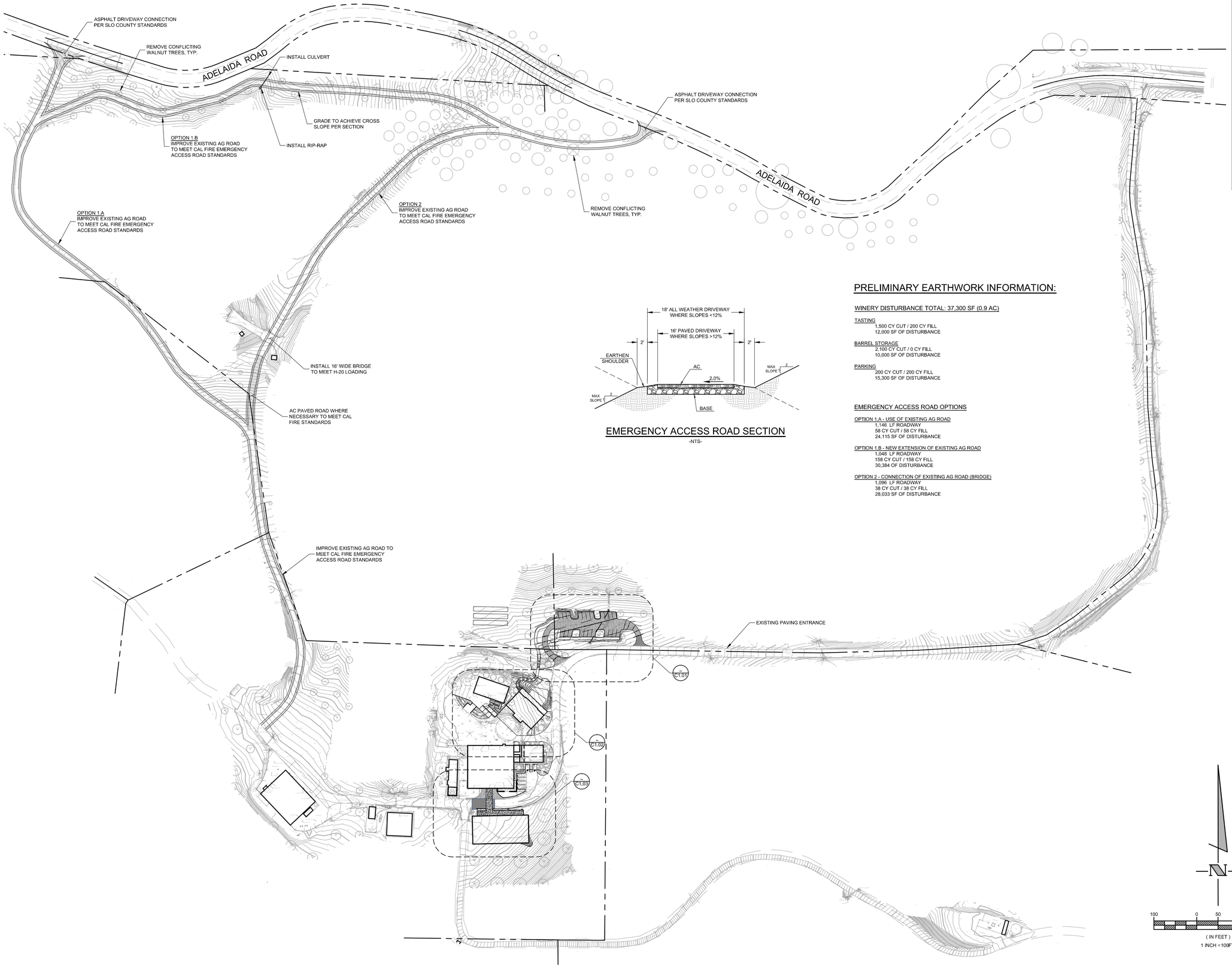
RADIM BLAZEJ, A.I.A.
PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
EXTERIOR COLOR RENDERINGS

SHEET NUMBER
A3.07



EMERGENCY ACCESS ROAD SECTION

-NTS-

PRELIMINARY EARTHWORK INFORMATION:

WINERY DISTURBANCE TOTAL: 37,300 SF (0.9 AC)

TASTING
1,500 CY CUT / 200 CY FILL
12,000 SF OF DISTURBANCE

BARREL STORAGE
2,100 CY CUT / 0 CY FILL
10,000 SF OF DISTURBANCE

PARKING
200 CY CUT / 200 CY FILL
15,300 SF OF DISTURBANCE

EMERGENCY ACCESS ROAD OPTIONS

OPTION 1.A - USE OF EXISTING AG ROAD
1,146 LF ROADWAY
58 CY CUT / 58 CY FILL
24,115 SF OF DISTURBANCE

OPTION 1.B - NEW EXTENSION OF EXISTING AG ROAD
1,048 LF ROADWAY
158 CY CUT / 158 CY FILL
30,384 SF OF DISTURBANCE

OPTION 2 - CONNECTION OF EXISTING AG ROAD (BRIDGE)
1,096 LF ROADWAY
38 CY CUT / 38 CY FILL
28,033 SF OF DISTURBANCE

ABOVE GRADE ENGINEERING
1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

DATE:

caron

ADELAIDA CELLARS - CONDITIONAL USE PERMIT

5803 ADELAIDA ROAD
PASO ROBLES, CA 93446

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REVISION	DATE
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OWNER APPROVAL
BY

DATE

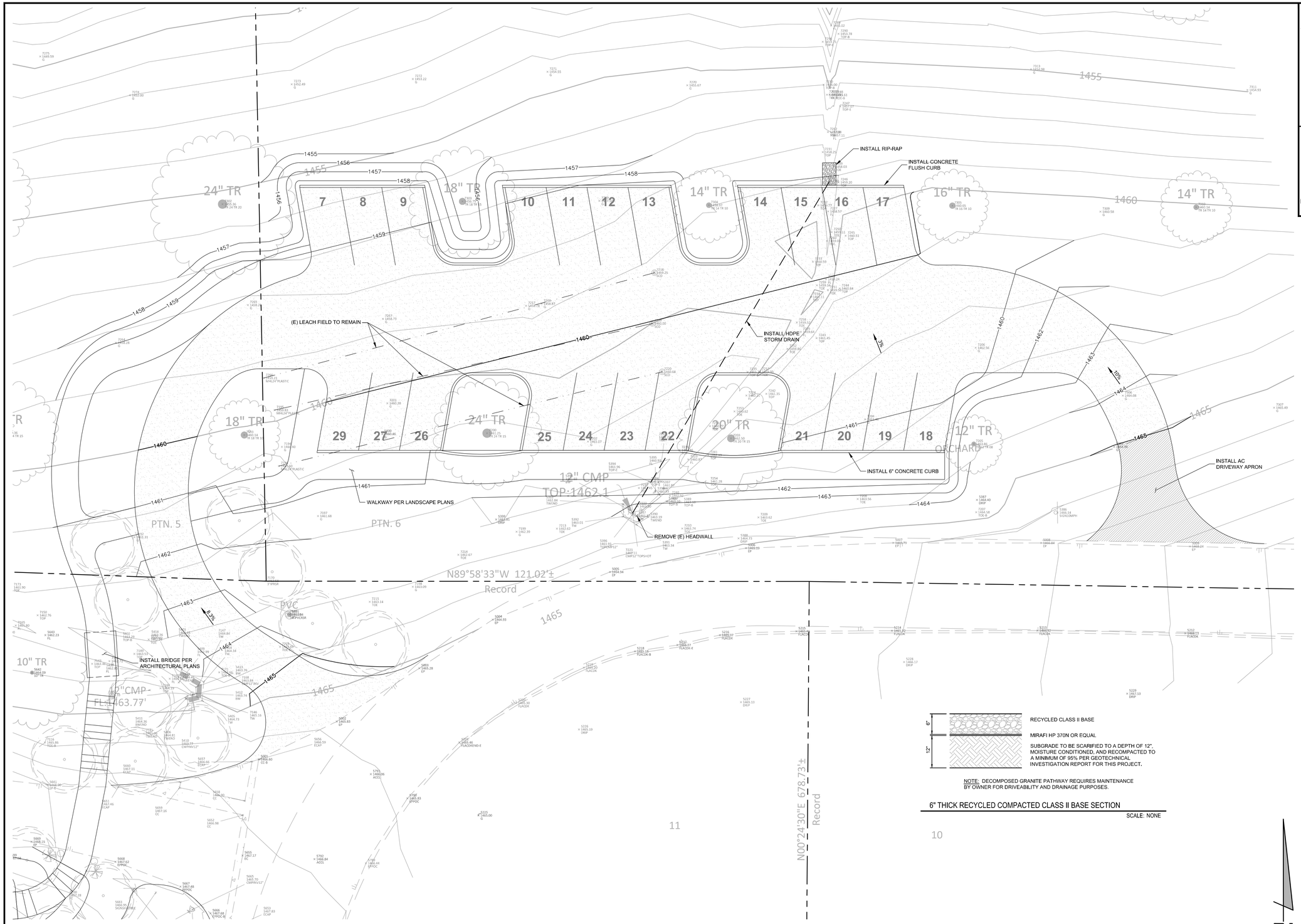
STAMP

PROJECT NUMBER
2013.140

PRINCIPAL IN CHARGE
HARRY HAMILTON
PROJECT TEAM
H.H.
E.S.
REVIEWED
H.H.
DRAWN
E.S.

SHEET TITLE
CIVIL SITE PLAN &
EMERGENCY ACCESS ROAD
SCHEMATIC GRADING PLAN

SHEET NUMBER
C1.00



RECYCLED CLASS II BASE

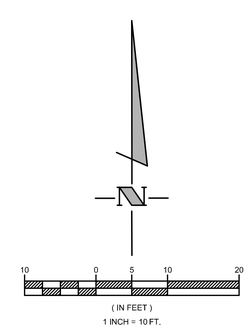
MIRAFI HP 370N OR EQUAL

SUBGRADE TO BE SCARIFIED TO A DEPTH OF 12", MOISTURE CONDITIONED, AND RECOMPACTED TO A MINIMUM OF 95% PER GEOTECHNICAL INVESTIGATION REPORT FOR THIS PROJECT.

NOTE: DECOMPOSED GRANITE PATHWAY REQUIRES MAINTENANCE BY OWNER FOR DRIVEABILITY AND DRAINAGE PURPOSES.

6" THICK RECYCLED COMPACTED CLASS II BASE SECTION

SCALE: NONE



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1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
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A California Corporation
Scott Stokes PE # 58256

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ADELAIDA CELLARS - CONDITIONAL USE PERMIT

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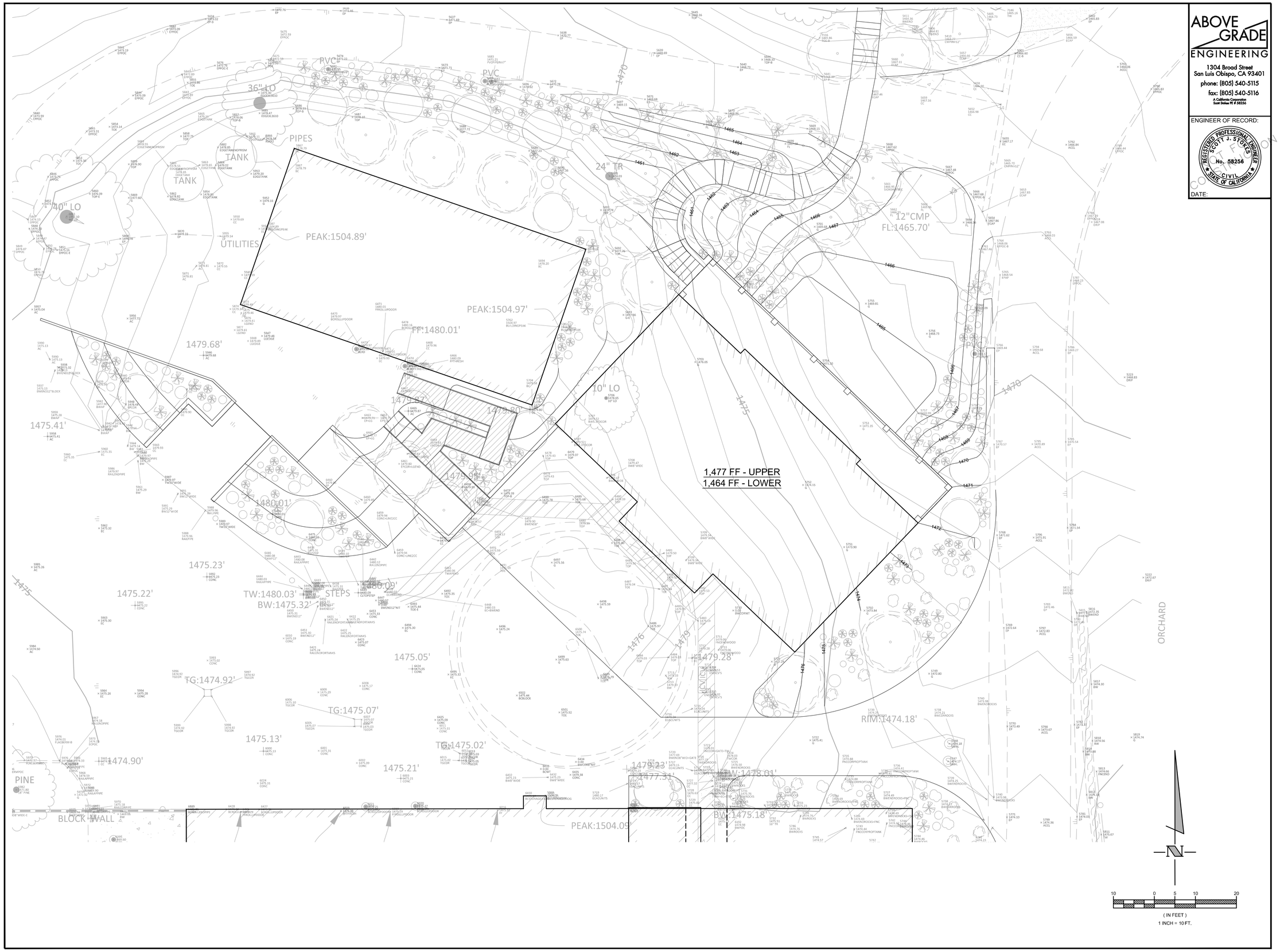
2013.140

PRINCIPAL IN CHARGE
HARRY HAMILTON
PROJECT TEAM
H.H.
E.S.
REVIEWED
H.H.
DRAWN
E.S.

SHEET TITLE
PROPOSED PARKING AREA SCHEMATIC GRADING PLAN

SHEET NUMBER
C1.01



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1304 Broad Street
San Luis Obispo, CA 93401
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ADELAIDA CELLARS - CONDITIONAL USE PERMIT

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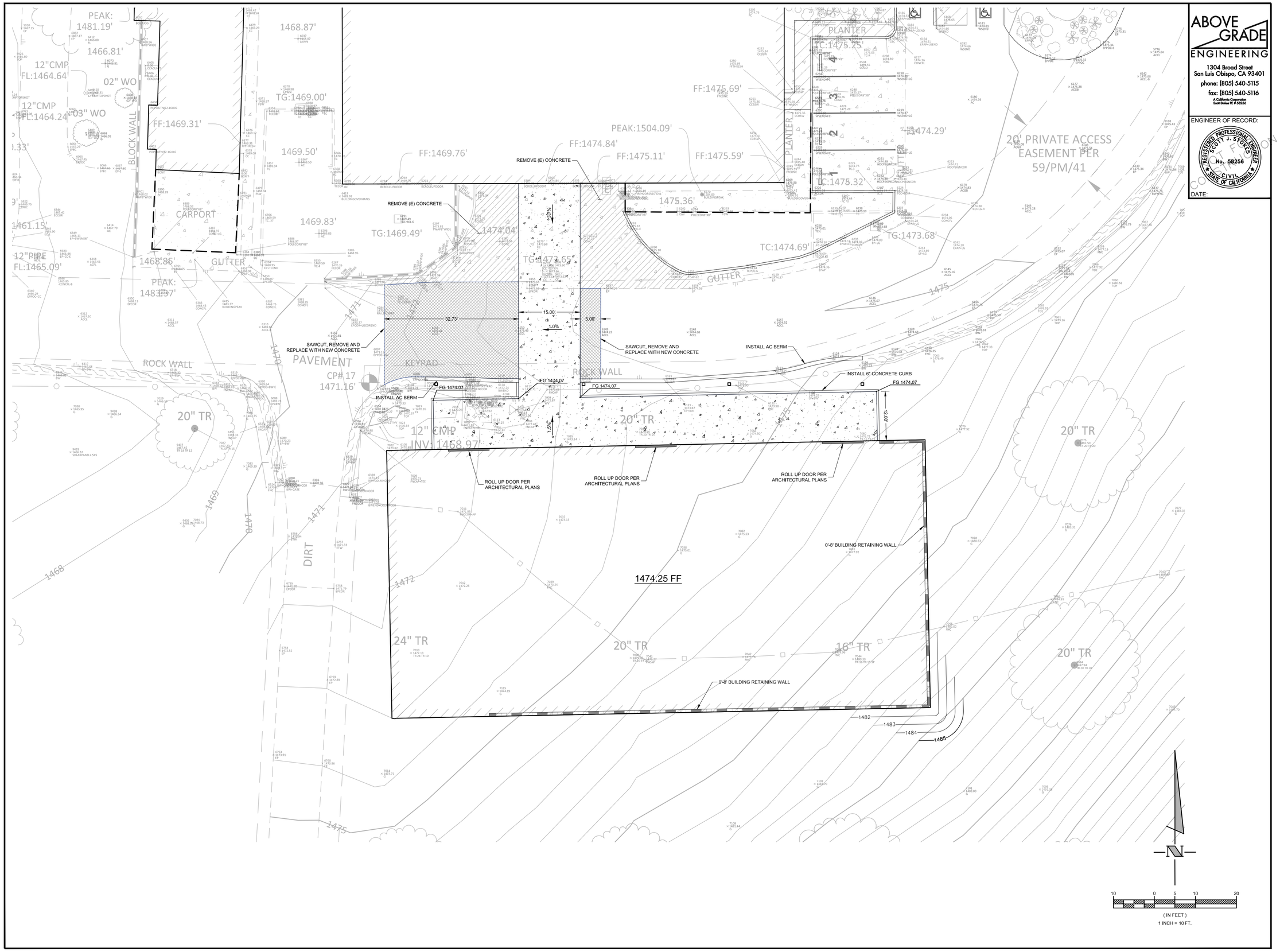
PRINCIPAL IN CHARGE
HARRY HAMILTON
PROJECT TEAM
H.H.
E.S.
REVIEWED
H.H.
DRAWN
E.S.

SHEET TITLE
NEW TASTING ROOM/BARREL STORAGE BLDG E
SCHEMATIC GRADING PLAN

SHEET NUMBER
C1.02



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ADELAIDA CELLARS - CONDITIONAL USE PERMIT

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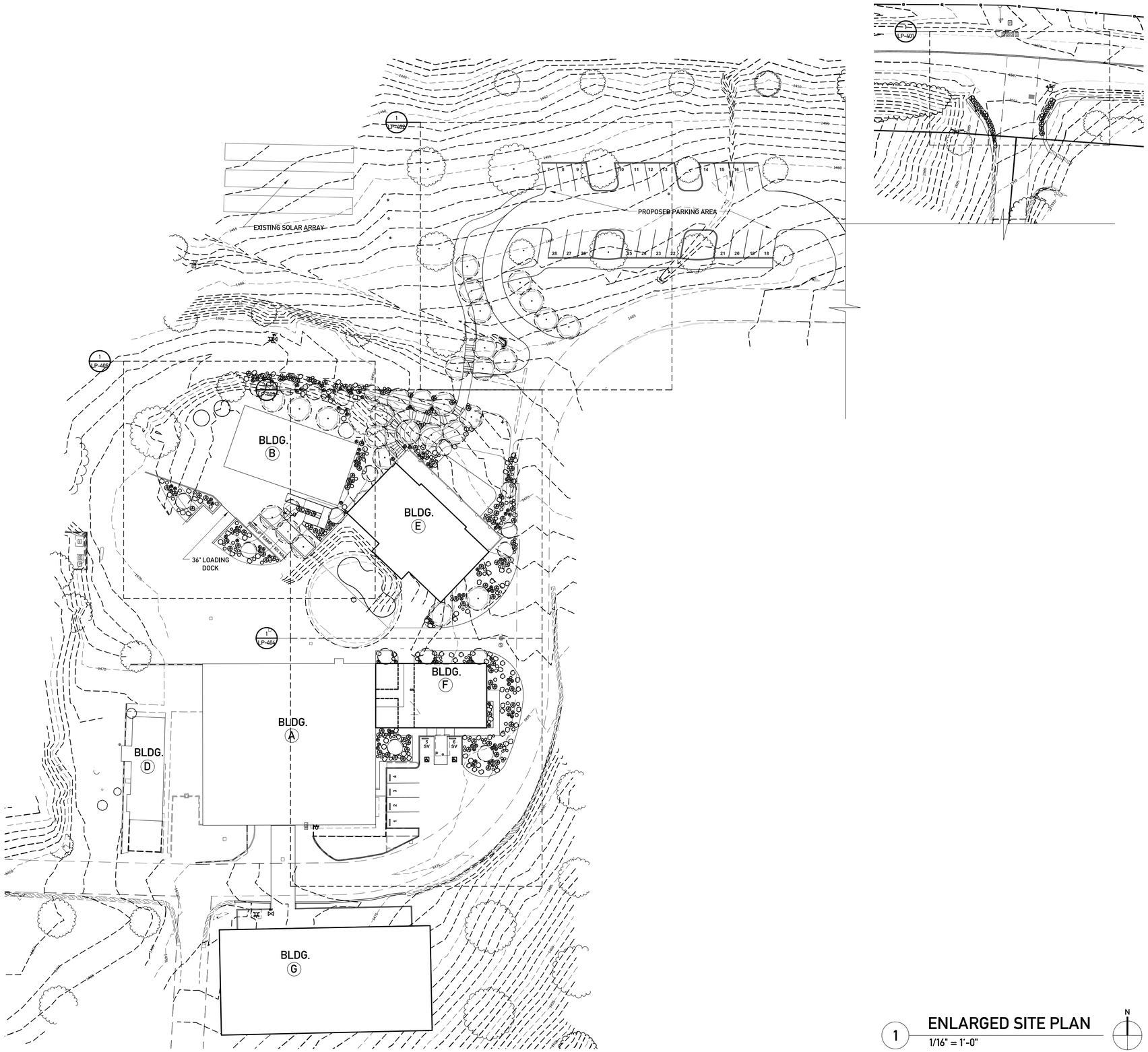
HARRY HAMILTON
PROJECT TEAM
H.H.
E.S.
REVIEWED
H.H.
DRAWN
E.S.

SHEET TITLE
NEW BARREL STORAGE BLDG G
SCHEMATIC GRADING PLAN

SHEET NUMBER
C1.03

GENERAL NOTES:

1. PROTECT ALL TREES SHOWN TO REMAIN.
2. SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE INFORMATION
3. POINT OF BEGINING FOR ALL LAYOUT IS FACE OF BUILDING, CENTER OF COLUMN, OR BACK OF CURB UNLESS OTHERWISE NOTED.
4. PROTECT ALL SURROUNDING WATERWAYS, DRAINAGE AND ADJACENT PROPERTIES FROM SILT AND SEDIMENT RUNOFF FROM THIS SITE. SEE CIVIL EROSION CONTROL INFORMATION.
5. THE MAXIMUM CROSS SLOPE IS 2% FOR ALL WALKS.
6. ALL WALLS OVER 29" IN HEIGHT TO HAVE A GUARD RAIL.
7. ALL WALKS SHOWN WITH RADIAL DIMENSIONS TO BE CONSTRUCTED WITH SMOOTH, CONTINUOUS, TANGENT CURVES AND FACES.



1 ENLARGED SITE PLAN
1/16" = 1'-0"

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ADELAIDA CELLARS - WINERY PRODUCTION REMODEL

5803 ADELAIDA ROAD
PASO ROBLES, CA 93446

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2013.90

PRINCIPAL IN CHARGE
RADIM BLAZEJ, A.I.A.
PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
LANDSCAPE SITE PLAN

SHEET NUMBER
L-101

GENERAL PLANTING NOTES:

1. PROTECT ALL TREES SHOWN TO REMAIN.
2. UNLESS NOTED AS "EXISTING" ALL PLANTINGS LISTED UNDER LANDSCAPE MATERIAL LEGEND ARE NEW PLANTINGS.

LANDSCAPE MATERIAL LEGEND:

N.T.S.

EXISTING TREE - SEE SITE SURVEY

EXISTING WALNUT - SEE SITE SURVEY

Quercus Lobata - California White Oak
60' tall & wide - deciduous tree

Prunus dulcis - Nonpareil Almond Tree
13'-30' tall & wide - 14' spacing, deciduous tree

Cotinus coggygria - Purple Smoke Bush
10'-12' tall & 10'-12' wide, deciduous shrub

Calamagrostis acutiflora 'Karl Foerster' - Feather Reed Grass
2' tall with 6' flower stalks & 2' wide, ornamental grass

Sedum 'Autumn Joy' - Autumn Joy Stonecrop
2' tall & wide, succulent

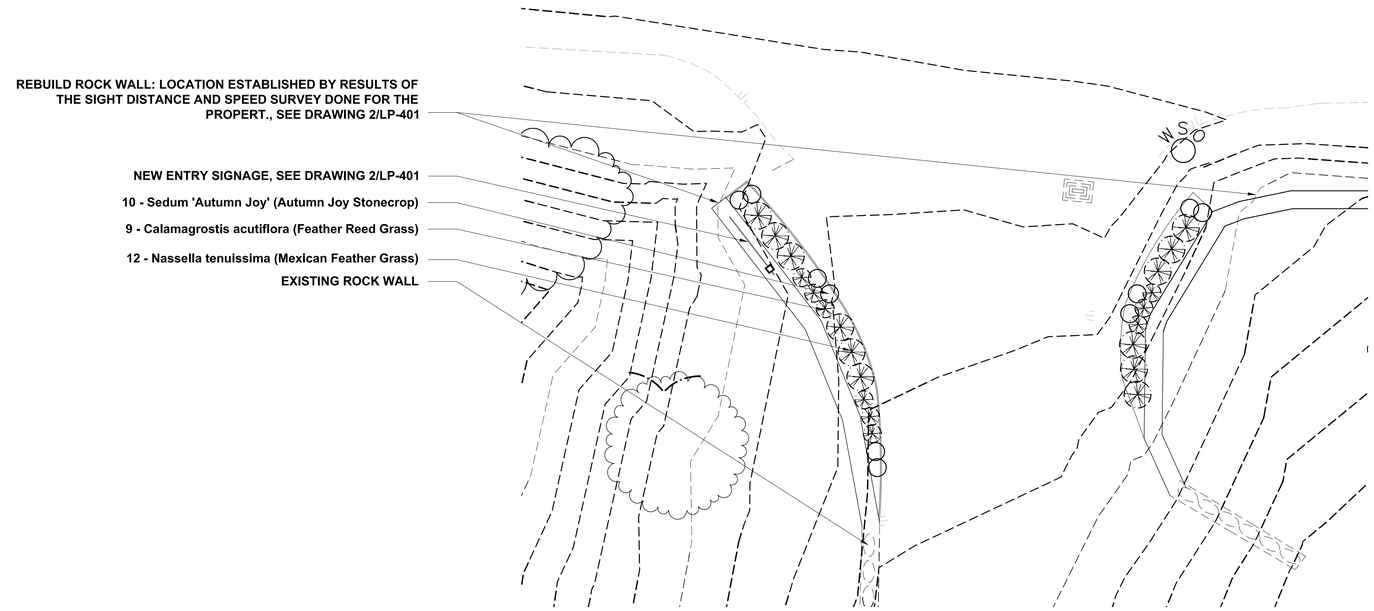
Achilia millefolium 'Calistoga' - Grey-Leaved Yarrow
1' tall & 3' wide, perrenial

Nassella tenuissima - Mexican Feather Grass
2' tall with 30" flower stalks & 2' wide, ornamental grass

Melinis nerviglumis - Natal Ruby Grass
1' tall with 2' flower stalks & 18" wide, ornamental grass

Erigeron karvinskianus - Mexican Fleabane Daisy
10"-20" tall & 3' wide, perrenial, groundcover

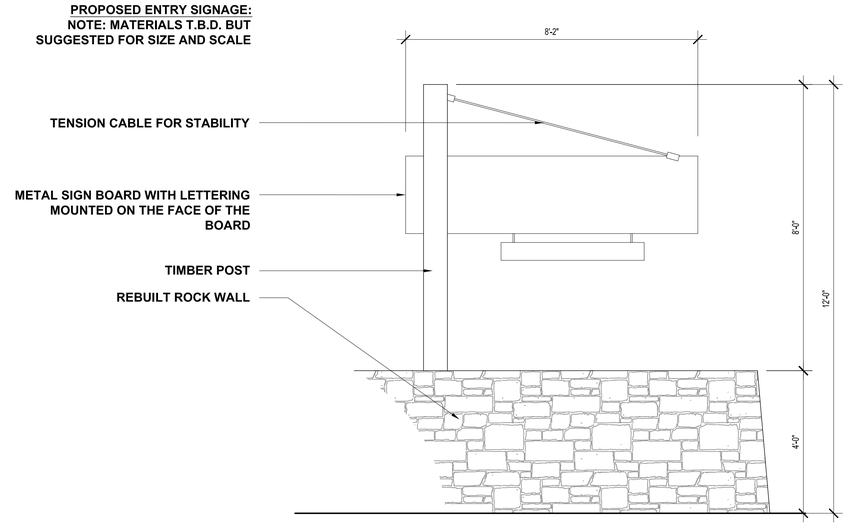
Heliamthemum nummularium - Sunrose
6"-8" tall & 3' wide, evergreen shrub, groundcover



1 MAIN ENTRANCE PLANTING PLAN
1/8" = 1'-0"

N

PROPOSED ENTRY SIGNAGE:
NOTE: MATERIALS T.B.D. BUT SUGGESTED FOR SIZE AND SCALE



2 MAIN ENTRANCE SIGNAGE
N.T.S.

N

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PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
MAIN ENTRY PLANTING PLAN & SIGNAGE

SHEET NUMBER
LP-401

GENERAL NOTES:

1. PROTECT ALL TREES SHOWN TO REMAIN.
2. UNLESS NOTED AS "EXISTING" ALL PLANTINGS LISTED UNDER LANDSCAPE MATERIAL LEGEND ARE NEW PLANTINGS.

LANDSCAPE MATERIAL LEGEND:

N.T.S.

EXISTING TREE - SEE SITE SURVEY

EXISTING WALNUT - SEE SITE SURVEY

Quercus Lobata - California White Oak
60' tall & wide - deciduous tree

Prunus dulcis - Nonpareil Almond Tree
13'-30' tall & wide - 14' spacing, deciduous tree

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10'-12' tall & 10'-12' wide, deciduous shrub

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2' tall with 6' flower stalks & 2' wide, ornamental grass

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2' tall & wide, succulent

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1' tall & 3' wide, perrenial

Nassella tenuissima - Mexican Feather Grass
2' tall with 30" flower stalks & 2' wide, ornamental grass

Melinis nerviglumis - Natal Ruby Grass
1' tall with 2' flower stalks & 18" wide, ornamental grass

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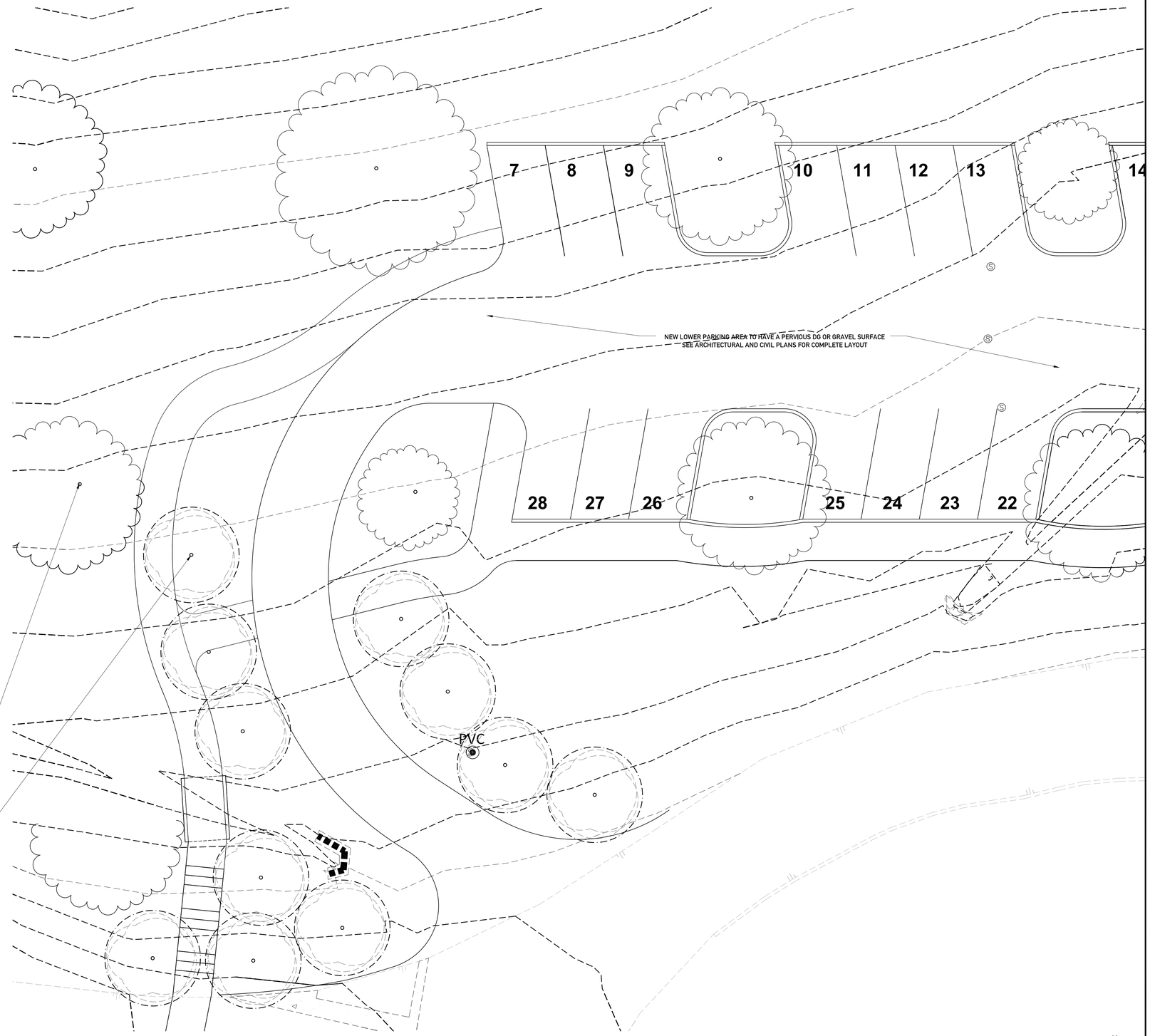
10"-20" tall & 3' wide, perrenial, groundcover

Heliamthemum nummularium - Sunrose
6"-8" tall & 3' wide, evergreen shrub, groundcover



1 PROPOSED PARKING PLANTING PLAN
1/8" = 1'-0"

N

caron

ADELAIDA CELLARS - WINERY PRODUCTION REMODEL

5803 ADELAIDA ROAD
PASO ROBLES, CA 93446

washington 2505 3rd Ave., Suite 300c, Seattle, WA 98121 • **california** 1404 Broad St., San Luis Obispo, CA 93401 • www.caronarchitecture.com

REVISION	DATE
CUP SUBMITTAL	12.02.13

OWNER APPROVAL
BY

DATE

STAMP

PROJECT NUMBER
2013.90

PRINCIPAL IN CHARGE
RADIM BLAZEJ, A.I.A.
PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
PROPOSED PARKING
PLANTING PLAN

SHEET NUMBER
LP-402

GENERAL NOTES:

1. PROTECT ALL TREES SHOWN TO REMAIN.
2. SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE INFORMATION
3. UNLESS NOTED AS "EXISTING" ALL PLANTINGS LISTED UNDER LANDSCAPE MATERIAL LEGEND ARE NEW PLANTINGS.

LANDSCAPE MATERIAL LEGEND:

N.T.S.

EXISTING TREE - SEE SITE SURVEY

EXISTING WALNUT - SEE SITE SURVEY

Quercus Lobata - California White Oak
60' tall & wide - deciduous tree

Prunus dulcis - Nonpareil Almond Tree
13'-30' tall & wide - 14' spacing, deciduous tree

Cotinus coggygria - Purple Smoke Bush
10'-12' tall & 10'-12' wide, deciduous shrub

Calamagrostis acutiflora 'Karl Foerster' - Feather Reed Grass
2' tall with 6' flower stalks & 2' wide, ornamental grass

Sedum 'Autumn Joy' - Autumn Joy Stonecrop
2' tall & wide, succulent

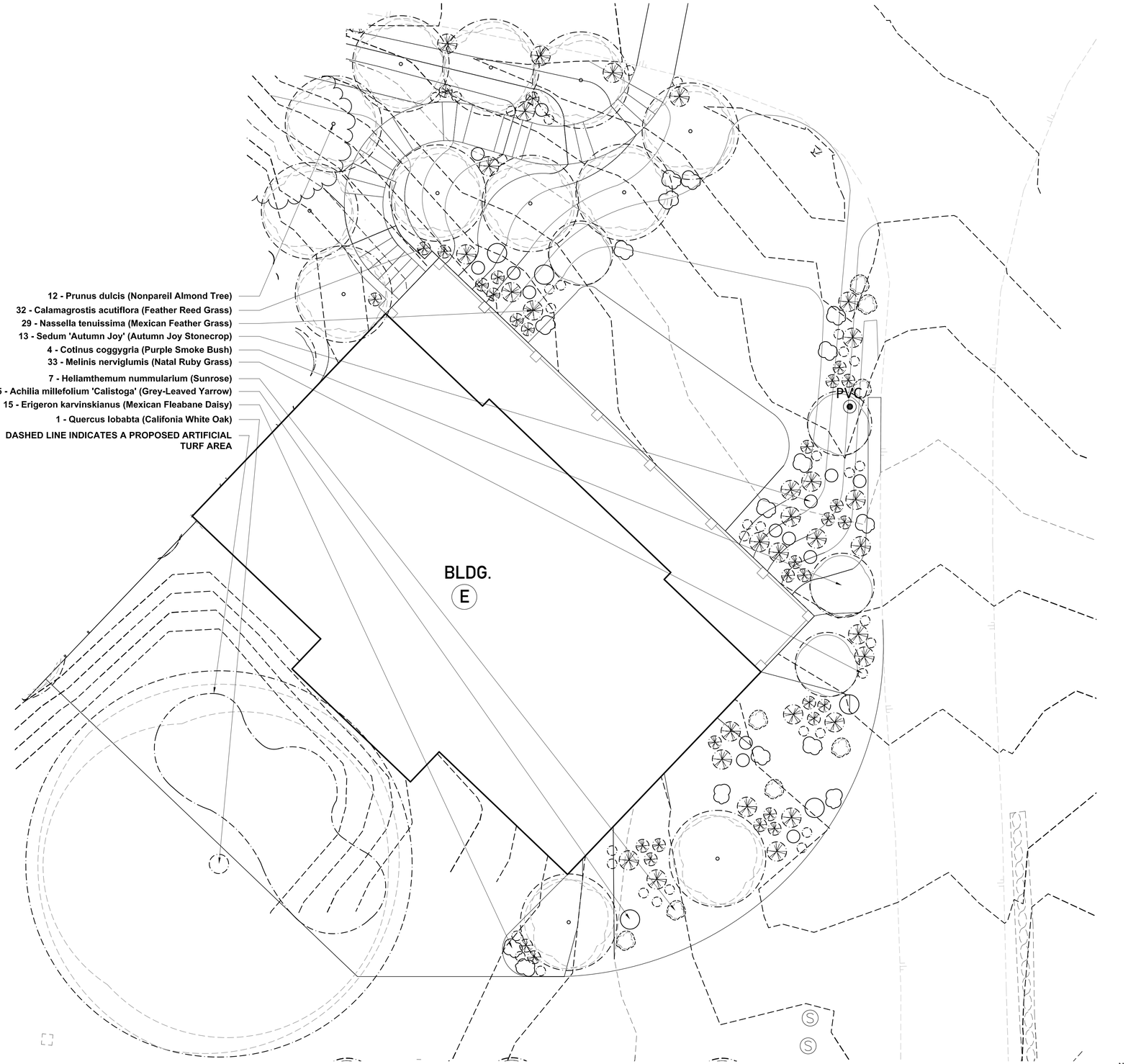
Achilia millefolium 'Calistoga' - Grey-Leaved Yarrow
1' tall & 3' wide, perrenial

Nassella tenuissima - Mexican Feather Grass
2' tall with 30" flower stalks & 2' wide, ornamental grass

Melinis nerviglumis - Natal Ruby Grass
1' tall with 2' flower stalks & 18" wide, ornamental grass

Erigeron karvinskianus - Mexican Fleabane Daisy
10"-20" tall & 3' wide, perrenial, groundcover

Heliamthemum nummularium - Sunrose
6"-8" tall & 3' wide, evergreen shrub, groundcover



1 BLDG E - PLANTING PLAN
1/8" = 1-0"

caron

ADELAIDA CELLARS - WINERY PRODUCTION REMODEL

5803 ADELAIDA ROAD
PASO ROBLES, CA 93446

washington 2505 3rd Ave., Suite 300c, Seattle, WA 98121 • **california** 1404 Broad St., San Luis Obispo, CA 93401 • www.caronarchitecture.com

REVISION	DATE
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OWNER APPROVAL
BY

DATE

STAMP

PROJECT NUMBER
2013.90

PRINCIPAL IN CHARGE
RADIM BLAZEJ, A.I.A.
PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
PROPOSED BLDG E
PLANTING PLAN

SHEET NUMBER
LP-403

GENERAL NOTES:

1. PROTECT ALL TREES SHOWN TO REMAIN.
2. SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE INFORMATION
3. UNLESS NOTED AS "EXISTING" ALL PLANTINGS LISTED UNDER LANDSCAPE MATERIAL LEGEND ARE NEW PLANTINGS.

LANDSCAPE MATERIAL LEGEND:

N.T.S.

EXISTING TREE - SEE SITE SURVEY

EXISTING WALNUT - SEE SITE SURVEY

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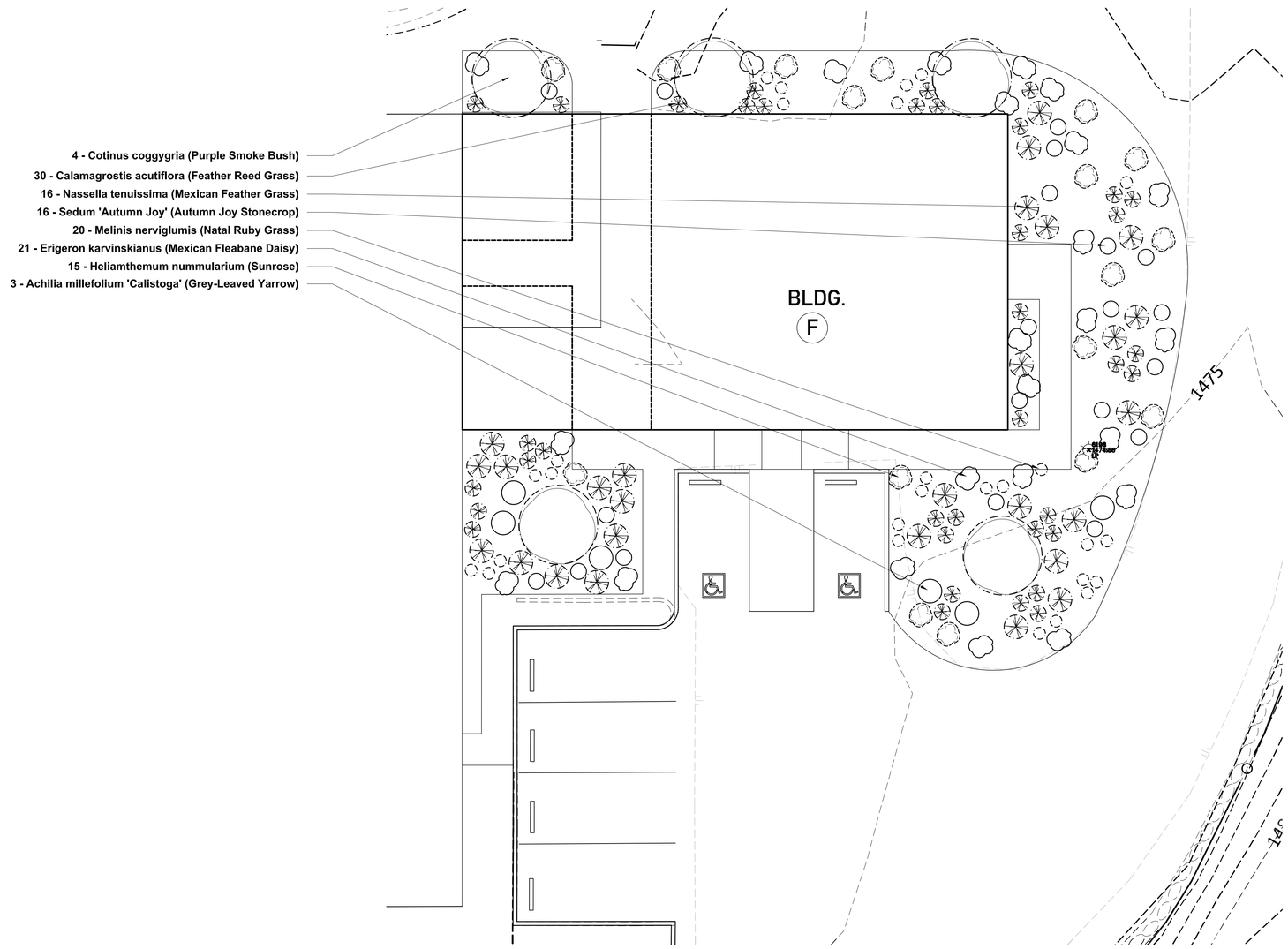
1' tall with 2' flower stalks & 18" wide, ornamental grass

Erigeron karvinskianus - Mexican Fleabane Daisy
10"-20" tall & 3' wide, perrenial, groundcover

Heliamthemum nummularium - Sunrose
6"-8" tall & 3' wide, evergreen shrub, groundcover



1 BLDG F - PLANTING PLAN
1/8" = 1-0"

N

caron

ADELAIDA CELLARS - WINERY PRODUCTION REMODEL

5803 ADELAIDA ROAD
PASO ROBLES, CA 93446

washington 2505 3rd Ave., Suite 300c, Seattle, WA 98121 • **california** 1404 Broad St., San Luis Obispo, CA 93401 • www.caronarchitecture.com

REVISION	DATE
CUP SUBMITTAL	12.02.13

OWNER APPROVAL
BY

DATE

STAMP

PROJECT NUMBER
2013.90

PRINCIPAL IN CHARGE
RADIM BLAZEJ, A.I.A.
PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
PROPOSED BLDG F
PLANTING PLAN

SHEET NUMBER
LP-404

GENERAL NOTES:

1. PROTECT ALL TREES SHOWN TO REMAIN.
2. SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE
3. UNLESS NOTED AS "EXISTING" ALL PLANTINGS LISTED UNDER LANDSCAPE MATERIAL LEGEND ARE NEW PLANTINGS.

LANDSCAPE MATERIAL LEGEND:

N.T.S.

EXISTING TREE - SEE SITE SURVEY

EXISTING WALNUT - SEE SITE SURVEY

Quercus Lobata - California White Oak
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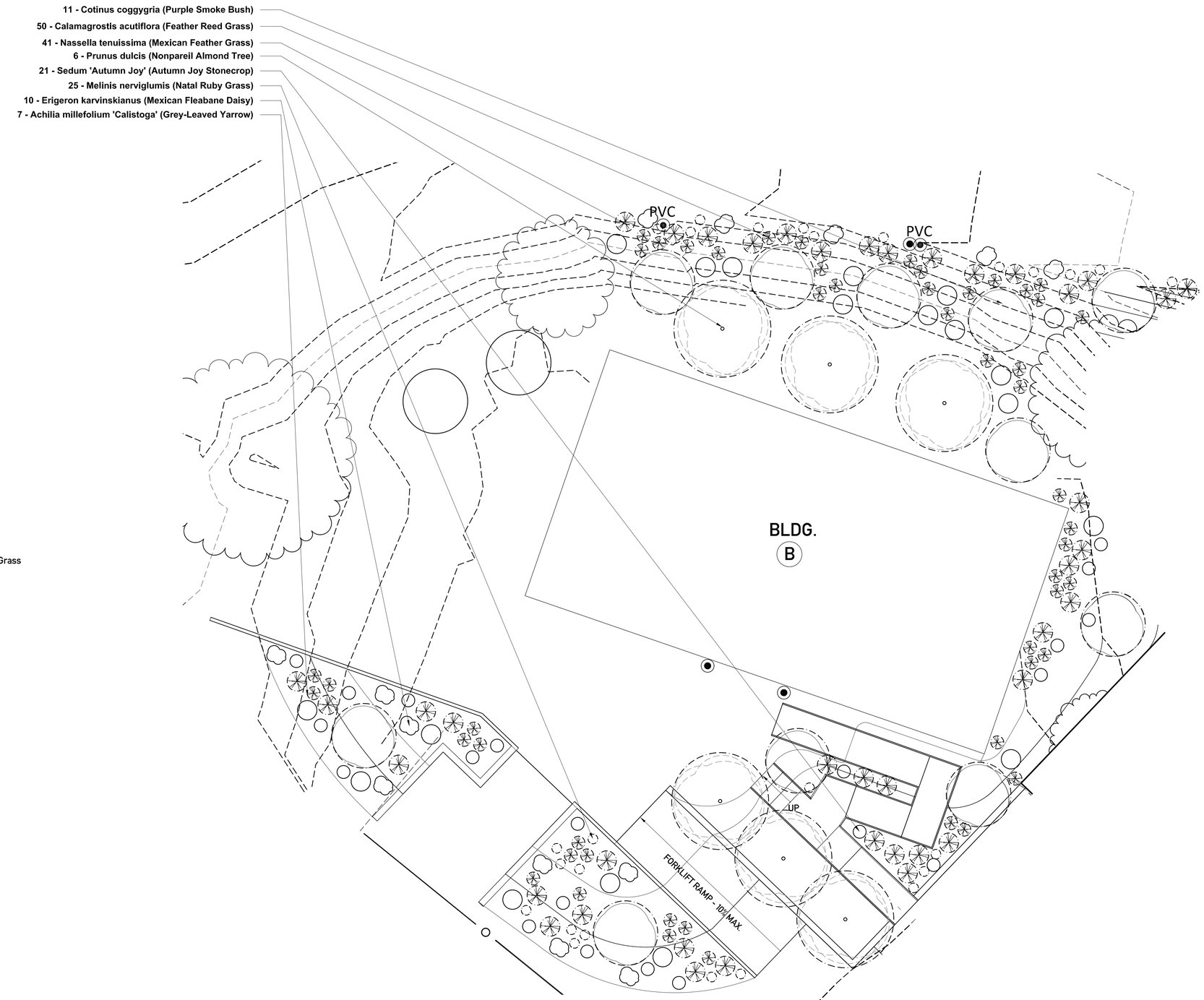


1 BLDG B - PLANTING PLAN
1/8" = 1-0"

N

caron

ADELAIDA CELLARS - WINERY PRODUCTION REMODEL

5803 ADELAIDA ROAD
PASO ROBLES, CA 93446

washington 2505 3rd Ave., Suite 300c, Seattle, WA 98121 • **california** 1404 Broad St., San Luis Obispo, CA 93401 • www.caronarchitecture.com

REVISION	DATE
CUP SUBMITTAL	12.02.13

OWNER APPROVAL
BY

DATE

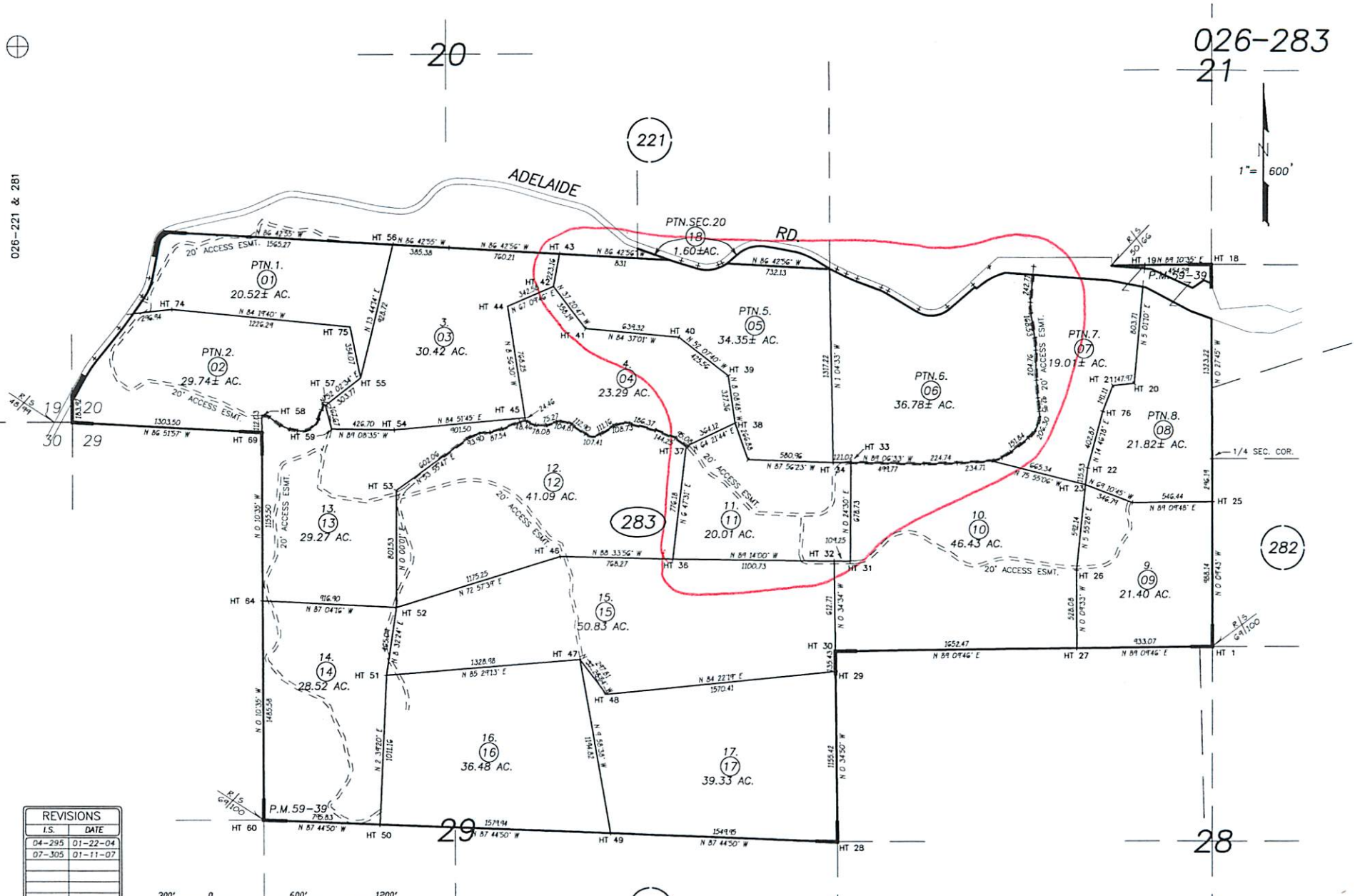
STAMP

PROJECT NUMBER
2013.90

PRINCIPAL IN CHARGE
RADIM BLAZEJ, A.I.A.
PROJECT TEAM
J.S.
J.O.
REVIEWED
R.B.
DRAWN

SHEET TITLE
BLDG B PLANTING PLAN

SHEET NUMBER
LP-405

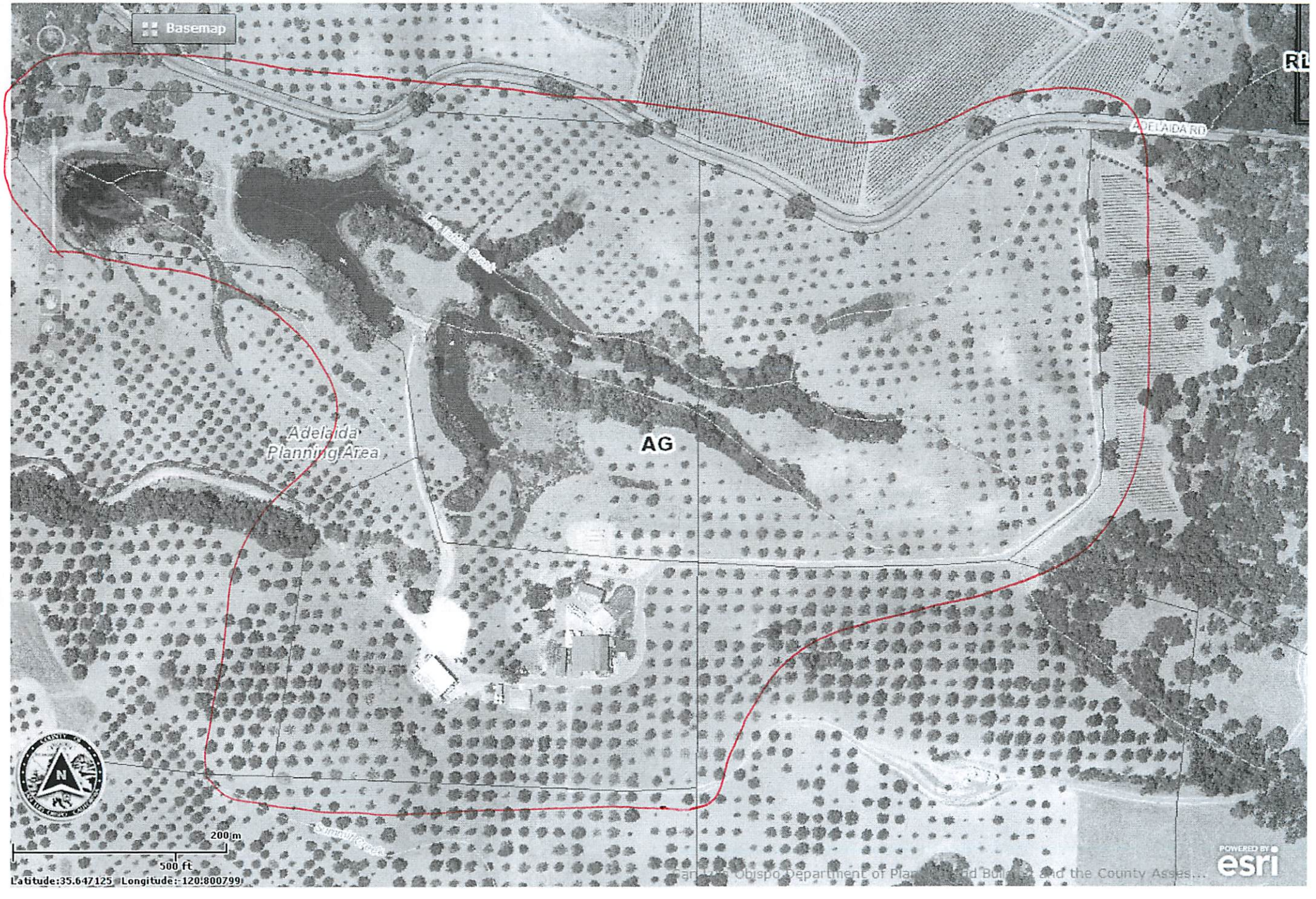


REVISIONS	
I.S.	DATE
04-295	01-22-04
07-305	01-11-07

JAW 01-22-04 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T.26S. ; R.11E. ; SECTIONS 20, 21, 28 & 29. M.D.B.&M.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 026 PAGE 283


Basemap
ADELAIDA RD
Adelaida Planning Area
AG
200 m
500 ft
Latitude:35.647125 Longitude:-120.800799
San Luis Obispo Department of Planning and Building and the County Assess...
POWERED BY esri

Parcel Summary Report For Parcel # 026-283-005

12/16/2013
12:31:27PM

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	KMBG LLC 5791 ADELAIDA RD PASO ROBLES CA 93446-9783
OWN	KMBG LLC A CO LLC

Address Information

Status	Address
	00000 ADELAIDA RD RADEL

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
COAL98-	176	0005	Rural Adelaida	Adelaida	AG			Y		

Parcel Information

Status	Description
Active	PM 59/39-45 PTN PAR 5

Notes

Tax Districts

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

Parcel Summary Report For Parcel # 026-283-005

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:	
COD2007-00009	CLD	Primary Parcel

Description:
UNPERMITTED GRADING- NEW CULVERTS / ROADS AND INCREASED POND SIZE (PMT07-00876 PENDING)

72922	FNL	Related Parcel

Description:
TEMP POLE REPLACEMENT FOR FIRE DAMAGE ON RANCH

DRC2013-00049	REC	Related Parcel

Description:
REQUEST FOR A CONDITIONAL USE PERMIT FOR THE EXPANSION AND RECONFIGURATION OF EXISTING ONSITE WINERY OPERATION, INCREASED CASE PRODUCTION, AND A SPECIAL EVENTS PROGRAM.

PMT2007-00876	FNL	Related Parcel

Description:
AS BUILT MAJOR GRADING TO RECTIFY A CODE ENFORCEMENT CASE, COD2007-00009, THE AS BUILT GRADING (PREVIOUSLY GRADED AREAS) INCLUDES 37,200 C.Y. THE NEW REMEDIAL GRADING TOTALS 2,420 C.Y. THIS WORK INCLUDES: AG ROAD & SPILLWAY WORK, MIDDLE & LOWER POND WORK. CULVERTS - SEE DESTRUCTIVE TESTING. IN ADDITION, COMPLETING THE RECOMMENDATIONS IN THE MORRO GROUP REPORT, DATED, 8-17-07, (PHASE II). GREG JAEGER, RCE/SOILS: MID COAST GEOTECHNICAL. (ALSO PMT 2007-01390, WEATHERIZE PERMIT)

PMT2008-02259	FNL	Related Parcel

Description:
PHOTOVOLTAIC - ROOF MOUNTED GRID TIED - SHADE STRUCTURE ELIMINATED FROM PERMIT AND PLANS PER CONTRACTOR

S810018C	WIT	Related Parcel

Description:
PROP 1 CERT OF COMP

S980010C	RDD	Related Parcel

Description:
PROP 4 CERT OF COMP

S990131L	RDD	Related Parcel

Description:
ADJUST LOT LINES/17 PARCELS

Parcel Summary Report For Parcel # 026-283-006

12/16/2013
12:31:51PM

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	KMBG LLC 5791 ADELAIDA RD PASO ROBLES CA 93446-9783
OWN	KMBG LLC A CO LLC

Address Information

Status	Address
	00000 ADELAIDA RD RADEL

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
COAL98-	176	0006	Rural Adelaida	Adelaida	AG			Y		

Parcel Information

Status	Description
Active	PM 59/39-45 PTN PAR 6

Notes

Tax Districts

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

Parcel Summary Report For Parcel # 026-283-006

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:	
72922	FNL	Related Parcel

Description:
TEMP POLE REPLACEMENT FOR FIRE DAMAGE ON RANCH

DRC2013-00049	REC	Related Parcel

Description:
REQUEST FOR A CONDITIONAL USE PERMIT FOR THE EXPANSION AND RECONFIGURATION OF EXISTING ONSITE WINERY OPERATION, INCREASED CASE PRODUCTION, AND A SPECIAL EVENTS PROGRAM.

S810018C	WIT	Related Parcel

Description:
PROP 1 CERT OF COMP

S980010C	RDD	Related Parcel

Description:
PROP 4 CERT OF COMP

S990131L	RDD	Related Parcel

Description:
ADJUST LOT LINES/17 PARCELS

Parcel Summary Report For Parcel # 026-283-011

12/16/2013
12:32:15PM

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	KMBG LLC 5791 ADELAIDA RD PASO ROBLES CA 93446-9783
OWN	KMBG LLC A CO LLC

Address Information

Status	Address
P	05805 ADELAIDA RD RADEL
P	05791 ADELAIDA RD RADEL
P	05803 ADELAIDA RD RADEL

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
COAL98-	176	0011	Rural Adelaida	Adelaida	AG			Y		

Parcel Information

Status	Description
Active	PM 59/39-45 PAR 11

Notes

Tax Districts

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

Parcel Summary Report For Parcel # 026-283-011

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:	
83253	FNL	Primary Parcel

Description:
ELECTRIC PANEL FOR AG EXEMPT BARN

84846	FNL	Primary Parcel

Description:
AG. PROCESSING (WINERY)

85375	FNL	Primary Parcel

Description:
AG. PROCESSING (WINERY)

85801	FNL	Primary Parcel

Description:
CHANGE OVERHEAD TO UNDERGROUND SERVICE FOR SFD

86213	FNL	Primary Parcel

Description:
CONSTRUCT FIRE SPRINKLERS FOR INDUSTRIAL BLDG 001

90501	FNL	Primary Parcel

Description:
ADD/ALT TO WINERY ADD COVERED STORAGE & TRELLIS

90502	FNL	Primary Parcel

Description:
CONSTR RETAINING WALL

90879	FNL	Primary Parcel

Description:
FIRESPRINKLERS FOR COVERED STORAGE 90501

96512	FNL	Primary Parcel

Description:
SEPARATING FOUNDATION FROM 001

97104	FNL	Primary Parcel

Description:
CONST BARREL STORAGE TO WINERY

97354	FNL	Primary Parcel

Description:
FIRESPRINKLERS FOR BARREL STORAGE

Parcel Summary Report For Parcel # 026-283-011

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

A4555 FNL Primary Parcel
Description:
ELEC FOR AG PUMP

A8302 WIT Primary Parcel
Description:
WINE STORAGE

D940276P CMP Primary Parcel
Description:
ADDITION TO EXISTING WINERY

PMT2002-19565 CMP Primary Parcel
Description:
CONST AG EXEMPT BLDG

PMT2002-23181 EXP Primary Parcel
Description:
CONST AG EXEMPT BARN 405 SQFT

PMT2002-25400 EXP Primary Parcel
Description:
AG EXEMPT BARN

PMT2008-00006 FNL Primary Parcel
Description:
SOLAR ELECTRIC SYSTEM 75.6 KW -ROOF MOUNTED- FOR EXISTING WINERY (D940276P)

PMT2008-02056 FNL Primary Parcel
Description:
SOLAR ELECTRIC SYSTEM 23.7 KW - ROOF MOUNTED & UPGRADE COMMERCIAL ELECTRIC SERVICE FROM 200 AMP TO 400 AMP - FOR AG SUPPORT BUILDING

PMT2008-02186 FNL Primary Parcel
Description:
REPLACEMENT WASTEWATER SYSTEM FOR TASTING ROOM FOR ADELAIDA CELLARS WINERY

PMT2008-02259 FNL Primary Parcel
Description:
PHOTOVOLTAIC - ROOF MOUNTED GRID TIED - SHADE STRUCTURE ELIMINATED FROM PERMIT AND PLANS PER CONTRACTOR

PMT2013-01025 RVW Primary Parcel
Description:
ADELAIDA CELLARS - INTERIOR REMODEL (9230 SF) OF WINERY PRODUCTION FACILITY (BUILDING A) , INCLUDING REMOVAL OF MEZZANINE & ADDITION (700 SF) FOR BARREL STORAGE, (N) 1200 AMP SERVICE, (N) PRODUCTION SLAB, (N) TANK COOLING SYSTEM. WUI NR.

DRC2013-00049 REC Related Parcel
Description:

Parcel Summary Report For Parcel # 026-283-011

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

REQUEST FOR A CONDITIONAL USE PERMIT FOR THE EXPANSION AND RECONFIGURATION OF EXISTING ONSITE WINERY OPERATION, INCREASED CASE PRODUCTION, AND A SPECIAL EVENTS PROGRAM.

S810018C WIT Related Parcel

Description:

PROP 1 CERT OF COMP

S980010C RDD Related Parcel

Description:

PROP 4 CERT OF COMP

S990131L RDD Related Parcel

Description:

ADJUST LOT LINES/17 PARCELS