



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/17/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2013-00085 MORONEY – Proposed minor use permit for new construction of a winery building with tasting room. Wine Processing: 2,579 sf; Tasting Room: 563 sf; and 3,105 sf storage including underground caves for barrel storage. Site location is 5276 Peachy Canyon Rd, Paso Robles. APN: 026-281-032.

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

MINOR USE PERMIT

MUP FOR NEW CONSTRUCTION OF WINERY BUILDING WITH TASTING ROOM. WINE ADEL/ RADEL AG

GENERAL APPLICATION

San Luis Obispo County Department of Planning and Build

APPLICATION TYPE CHECK ALL THAT APPLY

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

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

Landowner Name _____ Daytime Phone _____
 Mailing Address 5276 Peachy Canyon Rd Paso Robles Zip _____
 Email Address: _____

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

Agent Name Rob Miller, Wallace Group Daytime Phone 805-544-4011
 Mailing Address 612 Clarion Ct. Zip 93401
 Email Address: robm@wallacegroup.us/shannonp@wallacegroup.us

PROPERTY INFORMATION

Total Size of Site: +/- 24 acres Assessor Parcel Number(s): 026-281-032

Legal Description: T26S R11E PTN SEC 33

Address of the project (if known): 5276 Peachy Canyon Rd, Paso Robles CA

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101 North to Spring St, left at 6th St, 6th st becomes Olive, left at Pacific Ave, Pacific Ave becomes Peachy Canyon Rd

Describe current uses, existing structures, and other improvements and vegetation on the property: Vineyard, single family residence, driveway, well, irrigation storage pond

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): New construction of winery bldg with tasting room. Wine Processing: 2,579sf, Tasting Room 563sf; 3,105sf storage incl. underground caves for barrel storage. Please see attached project description.

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 Jim Moroney Date 3/29/14

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): n/a

Describe existing and future access to the proposed project site: Existing from residential driveway off of Peachy Canyon Rd

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

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

North: AG- vineyards/winery South: AG
East: AG West: AG-vineyards/winery

For all projects answer the following:

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

Buildings: 3,240 sq. feet _____ % Landscaping: 25,112 sq. feet _____ %
Paving: 9,000 sq. feet _____ % Other (specify) _____

Total area of all paving and structures: 12,240 sq. feet acres

Total area of grading or removal of ground cover: 2.4 sq. feet acres

Number of parking spaces proposed: 5 Height of tallest structure: +/-23'

Number of trees to be removed: 0 Type: n/a

Setbacks: Front 200' Right +/-750' Left +/-600' Back +/-450'

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: 500 sq. feet acres

Total floor area of all structures including upper stories: 6,798 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: 0 acres
Moderate slopes of 10-30%: +/- 24 acres
Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Grading done for existing house, driveway, and irrigation pond
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: Peachy Canyon Road

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 residential, and wine processing
 Commercial/Office: explain tasting room/administrative
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? 5,000 gallons
4. How many service connections will be required? n/a
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 1 existing well
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 8 Hours 58 GPM
 Surrounding Well Logs Hydrologic Study Other _____

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

Sewage Disposal Information

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

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

If a community sewage disposal system is to be used:

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

Solid Waste Information

1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: Paso Robles Waste Disposal
3. Where is the waste disposal storage in relation to buildings? 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 Joint Unified School District
2. Location of nearest police station: Paso Robles Police Station
3. Location of nearest fire station: Cal Fire Station- Highway 46
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: single family residence, ag
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include **two** copies of the report with the application.

Commercial/Industrial Project Information

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

1. Days of Operation: 7 days Hours of Operation: 24 hrs
2. How many people will this project employ? +/-5 to 10
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift not known
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes No
If yes, please explain: minimal; implementation per mitigations recommended by APCD
5. Will this project increase the noise level in the immediate vicinity? Yes, No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
Between 7:00 - 9:00 a.m. 3 Between 4:00 to 6:00 p.m. 3-4
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
If yes, please describe _____

Agricultural Information

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

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

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): n/a
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*: Earthen roof for insulation; caves provide cooling to reduce AC

* 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: _____

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): _____

Other Related Permits

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

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

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SIXMILEBRIDGE VINEYARDS WINERY



JOHN ROBERT MITCHELL

ARCHITECT

PO BOX 1382
SAN LUIS OBISPO, CA 93406
805.459.4250
jrmdevelopment@gmail.com

Consultant

Blank area for Consultant information.

Seal

Blank area for Seal information.

Owner

Sixmilebridge
Vineyards Winery
5276 Peachy Cynn Rd
Paso Robles, CA
93446

Project

Blank area for Project information.

Release History

Mark	Date	Description
	03.27.14	planning substantial

Sheet Data

PROJECT NUMBER:
PLNSBLOG DEPT REF:
CAD DWG FILE:
PLOT DATE: 03.27.14
DRAWN BY:

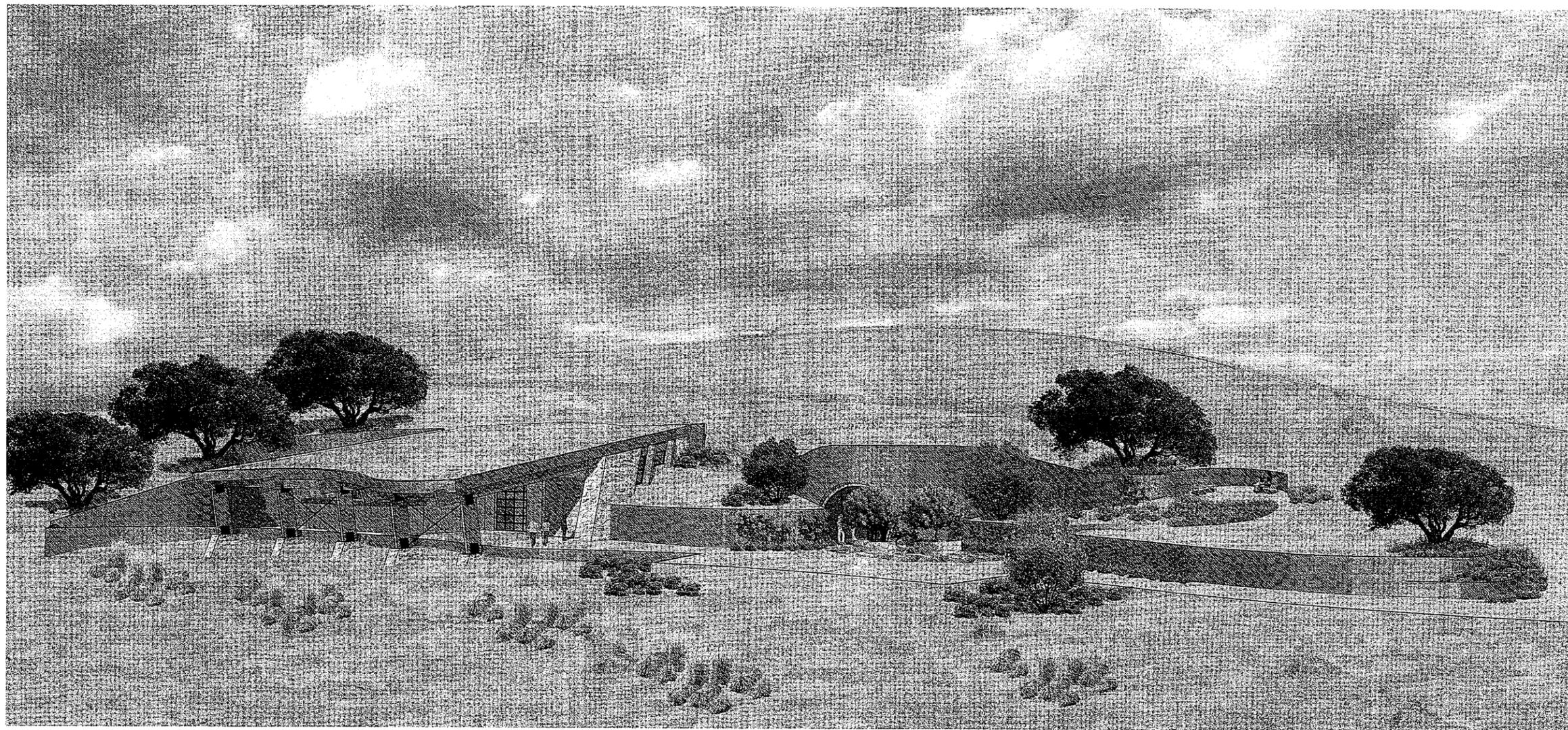
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All ideas, designs, arrangements and plans indicated or represented by these drawings are owned by, and the property of, John Robert Mitchell, Architect, and were created and developed for use, and in conjunction with, the specific project described herein. None of these ideas, designs and arrangements or plans shall be used by, or disclosed to any person, firm, or corporation for any purpose without the permission of John Robert Mitchell, Architect. Filing these drawings with a public agency is not a publication of same, and no copying, reproduction or use thereof is permissible without the consent of John Robert Mitchell, Architect. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions. Contractors shall verify all dimensions, notes, and specifications in these drawings. If any variation, discrepancy or omission is discovered, contractor shall notify John Robert Mitchell, Architect. Prior to proceeding with any related work and obtain a written response from John Robert Mitchell, Architect.

Sheet Title

Project
Cover Sheet

Sheet Number

T1.0



D

C

B

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Special inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the Building Official. Names and qualifications of special inspector(s) shall be submitted to the department of Planning & Building for approval. Contact Jim Casper, Assistant Building Official, at 781-5629 for questions relating to special inspection.

OBSERVATION & TESTING

Per CBC 106.3.5 the soils engineer shall observe the following tasks:
 final plans ▷ footing excavations
 recompaction of scarification soils ▷ premoistening of subslab soils
 fill placement and compaction ▷ x

The soil engineer of work shall be:
 Earth Systems Pacific
 4378 Old Santa Fe Road
 San Luis Obispo, CA 93401
 contact: Dennis Shallenberger
 p 805.544.3276
 f 805.544.1786
 esp@earthsys.com

SPECIAL INSPECTIONS

REFER TO CBC 1705, special inspection is required for the following work:

- reinforced concrete
- wood construction per CVC 1707.3
- structural masonry
- high strength bolting
- soils
- structural observation performed by Smith Structural Group, refer to special inspections & observations on sheet S1.1

The inspector of work shall be (except for structural observation, see above):

Earth Systems Pacific
 4378 Old Santa Fe Road
 San Luis Obispo, CA 93401
 contact: Dennis Shallenberger
 p 805.544.3276
 f 805.544.1786
 esp@earthsys.com

The inspector Duties and Responsibilities shall be to:

Observe the work assigned for conformance to the approved design drawings and specifications.

Copies of all reports shall be submitted to the Architect and General Contractor for review prior to submittal to the Building Department.

FIRE SAFETY

The approved project allowed to be constructed by this building permit shall conform to the fire safety plan requirements as deemed necessary by the fire department having jurisdiction for this permit. Prior to beginning construction the property owner shall read the fire safety plan issued by the fire department and become fully aware of all necessary fire protection requirements as many of these fire protection requirements may require the installation of fire sprinklers, special safety glazed windows, non combustible exterior construction and roofs, special setbacks, special driveway-roadway requirements or other special construction.

Fire sprinklers per NFPA 13-D

MODEL CODE COMPLIANCE

This project had been designed in accordance with and meets the san luis obispo county adopted code and ordinance requirements including, but not limited to, the california state accessibility standards and i/we will be responsible for all clarifications deemed necessary during the construction phases.

This project shall comply with the following model codes:

- 2008 California Energy Code
- 2010 California Building Code, Vols 172 (2009 IBC)
- 2010 California Electrical Code (2008 NEC)
- 2010 California Fire Code (2009 IFC)
- 2010 California Green Building Code (New)
- 2010 California Mechanical Code (2009 UMC)
- 2010 California Plumbing Code (2009 UPC)
- 2010 California Reference Standards Code
- 2010 California residential Code (New) (2009 IRC)
- County Building and Construction Ordinance - Title 19
- County Coastal Zone Land Use Ordinance - Title 23
- County Fire Code Ordinance - Title 16
- County Land Use Ordinance - Title 22

John R Mitchell

C18540

EROSION CONTROL STATEMENT

Erosion and Sediment Control Best Management Practices must be in place and functional PRIOR to the first inspection. No inspections can be performed if they are not in place or have failed to provide erosion control. Failure to maintain erosion control will cause inspections to be delayed until erosion control measures are functional.

PROPERTY SUMMARY

location: 5276 Peachy Canyon Road
 Paso Robles, CA 93446

owner: Jim & Barbara Moroney
 4516 Wildwood Road
 Dallas, TX 75209

legal description: -

APN: 026-281-032

zoning: Agriculture

proposed use: Agriculture / Winery / Tasting

existing use: Agriculture

adjacent uses: north: Agriculture east: Agriculture
 south: Agriculture west: Agriculture

setbacks: front / (allowed) 314 ft (25 ft)
 rear / (allowed) 175 ft (30 ft)
 north side / (allowed) 386 ft (30 ft)
 south side / (allowed) 436 ft (30 ft)

property area: 25.4 acres

STRUCTURE SUMMARY

proposed use: Winery
 construction type: Type V-B (Non-rated), fire sprinklered (supervised/monitored sprinkler system, per NFPA 13)
 number of stories: 2 stories
 building height: average grade= 1805-((1835-1805)/2) = 1820
 proposed / (allowed): 17'-0" AAG / (40 ft AAG)

proposed occupancy groups: F-1, S-1, B, A-3

- Winery Receiving, Press, Fermentation Tanks, and Barrel Working
- Winery Exterior Storage
- Winery Exterior Mechanical & Electrical
- Winery restroom
- Winery 2nd floor administration & lab
- Winery Cave Barrel Storage
- Tasting room
- Tasting room storage
- Tasting room restroom

	occup	area	occup factor	occup load
F-1	2619 sq ft	200	13.1	
S-1	195 sq ft	300	0.7	
S-1	383 sq ft	300	1.3	
*	74 sq ft			
B	376 sq ft	100	3.8	
S-1	2812 sq ft	500	5.6	
A-3	563 sq ft	15	37.5	
S-1	125 sq ft	300	0.4	
*	103 sq ft			
Total:	F-1 2619 sq ft			
	S-1 3515 sq ft			
	B 376 sq ft			
	A-3 563 sq ft			
	* 177 sq ft			
Grand Total:	7250 sq ft	62.4		

* accessory, no occupants

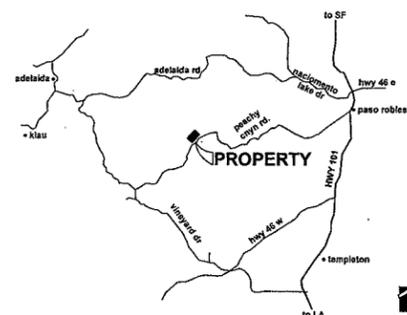
parking required	
ratio	spaces
1:2000	1.3
1:5000	0.7
1:2000	0.2
1:200	2.8
n/a	0
	5

6 regular & 1 van accessible provided

STRUCTURE SUMMARY

occup	allow height	actual height	allow. stories	actual stories	allow. area	actual area
REFER TO CBC table 503						
F-1	40 ft	17'-0"	1	1	8,500 sq ft	2,619 sq ft
S-1	40 ft	17'-0"	1	1	9,000 sq ft	3,515 sq ft
B	40 ft	17'-0"	2	2	9,000 sq ft	376 sq ft
A-3	40 ft	17'-0"	1	1	6,000 sq ft	564 sq ft

VICINITY MAP



DIRECTORY

owner: JIM & BARBARA MORONEY
 4516 Wildwood Road
 Dallas, TX 75209
 civil engineer: WALLACE GROUP
 612 Clanton Court
 San Luis Obispo, CA 93401
 contact: Rob Miller
 p 805.544.4011
 robm@wallacegroup.us

architect: JRM DEVELOPMENT
 P.O. BOX 1382
 San Luis Obispo, CA 93406
 contact: John Mitchell
 p 805.459.4250
 jrmitch123@sbcglobal.net

soils engineer: EARTH SYSTEMS PACIFIC
 4378 Old Santa Fe Road
 San Luis Obispo, CA 93401
 contact: Dennis Shallenberger
 p 805.544.3276
 f 805.544.1786
 esp@earthsys.com

surveyor: Pacific Coast Survey & Design Group
 935 Riverside Ave, Ste 10
 Paso Robles, CA 93446
 contact: Bryce Dilger
 p 805.238.9881
 f 805.238.9882
 bryce@pcsdg.us

landscape architect: Firma
 187 Tank Farm Road Suite 230
 San Luis Obispo CA 93401
 contact: David Foote
 p 805.781.9800
 david@firmaconsultants.com

PRE-CONSTRUCTION MEETING

A pre-construction meeting shall be required prior to the commencement of work. Call 805.459.4250 to schedule inspection.



JOHN ROBERT MITCHELL
 ARCHITECT
 PO BOX 1382
 SAN LUIS OBISPO, CA 93406
 805.459.4250
 jrmdevelopment@gmail.com

Consultant

Seal

Owner
 Sixmilebridge
 Vineyards Winery
 5276 Peachy Cnyn Rd
 Paso Robles, CA
 93446

Project

Release History

mark	date	description
	03.27.14	planning submittal

Sheet Data
 PROJECT NUMBER:
 PLAN/ALGD DEPT REF:
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 DRAWN BY:

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Sheet Title

Project Information

Sheet Number:

T1.1

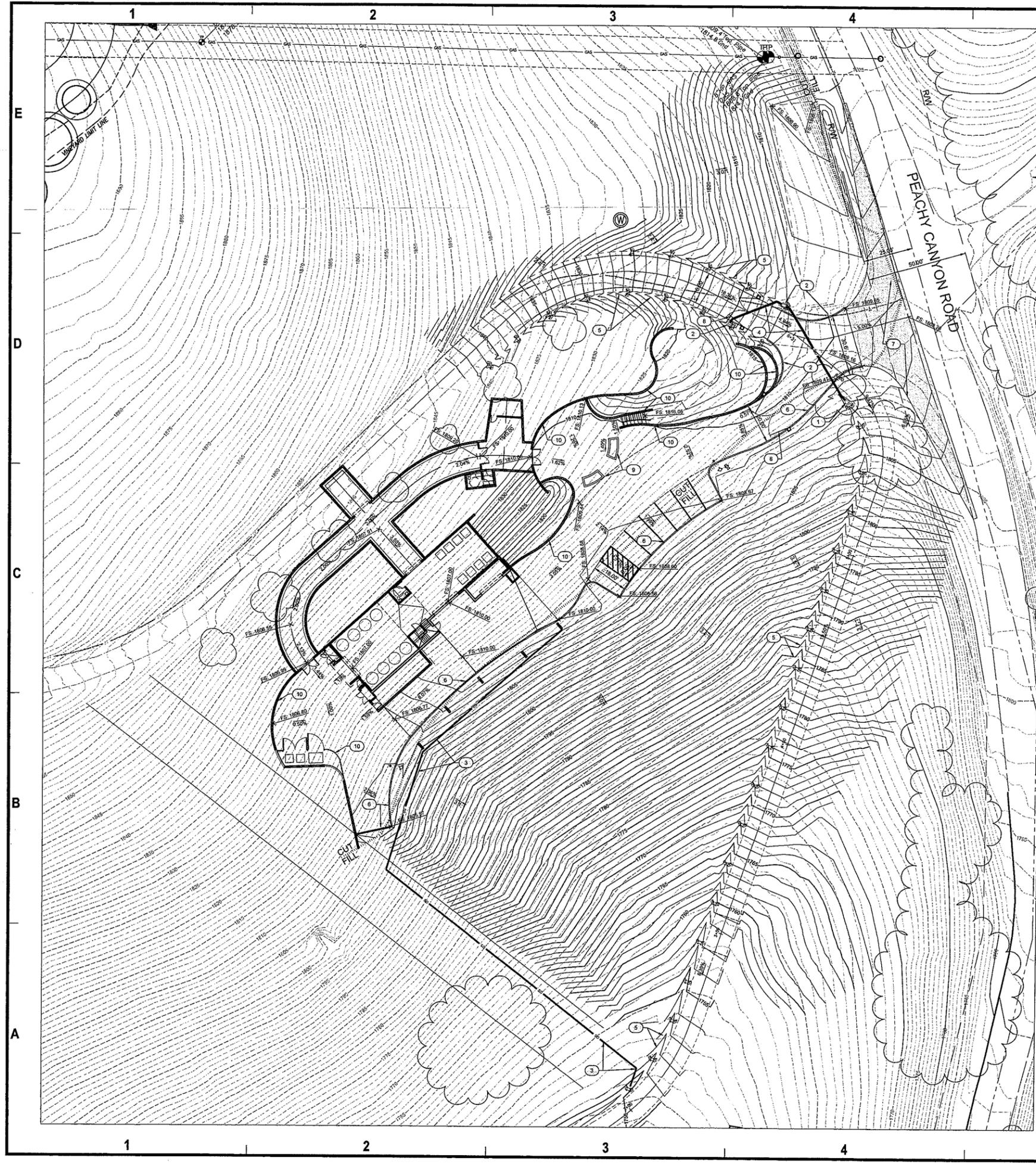
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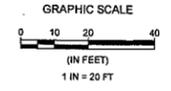
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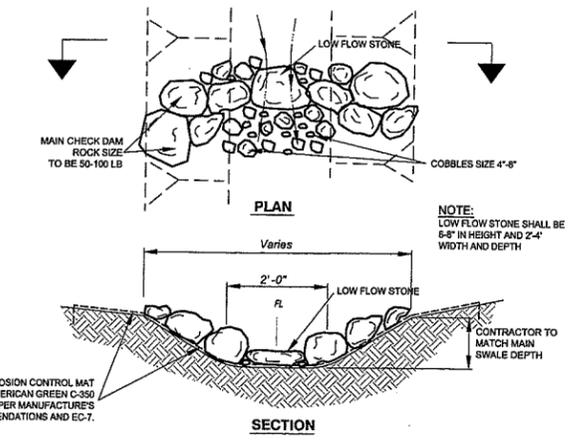
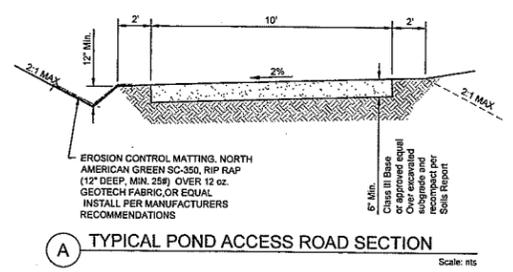
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REFERENCE KEYNOTES	
KEYNOTE	DESCRIPTION
1	16"x18" DROP INLET W/ OPEN BOTTOM BUBBLER W/ H2O GRATE. BY MID-STATE CONCRETE PRODUCTS OR EQUAL.
2	18"x18" DROP INLET W/ H2O GRATE. BY MID-STATE CONCRETE PRODUCTS OR EQUAL.
3	8" HDPE STORM DRAIN - ADS N12 OR EQUAL.
4	12" HDPE STORM DRAIN - ADS N12 OR EQUAL.
5	EARTHEN SWALE & PERMANENT ROCK CHECK DAM.
6	6" W x 12" D FLUSH CONCRETE CURB.
7	RURAL DRIVEWAY APPROACH PER SLO-CD. STD 8-1e.
8	ACCESS GATE.
9	PLANTER.
10	WALL.



- EARTHWORK CALC'S & NOTES**
(Based on Finish Grade.)
- Cut: 12,000 Cu.Yd.
Fill: 12,000 Cu.Yd.
Net: 00 Cu.Yd.
- Max. height cut: 29'
Max. height fill: 10'
- No adjustments for shrinkage or removal considered in calculation.
 - Quantities estimated shown in this plan are to be used for permit purposes only. It is the responsibility of the contractor to estimate quantities for the purposes of construction & bidding.
 - Total disturbed Area: 2.4 Acres
 - Slopes of fill surfaces to not exceed (2:1) 3 horizontal to 1 vertical.
 - Protect all existing monuments in place.



B EARTHEN SWALE & PERMANENT ROCK CHECK DAM
NTS

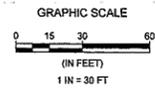
JOHN ROBERT MITCHELL
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805.459.4250
jrmdevelopment@gmail.com

Client:
Sixmilebridge Vineyards Winery
5276 Peachy Cnyn Rd
Paso Robles, CA
93446

Release History	
mark	description
1	planning submittal

PROJECT NUMBER:
PLUMBING DEPT REF:
CAD DWG FILE:
PLOT DATE: 02.26.14
DRAWN BY:
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Sheet Title
Winery Grading Plan
Sheet Number
G-1



REFERENCE KEYNOTES	
(XXX)	DESCRIPTION
1	1,500 GALLON CONCRETE SEPTIC TANK, TRAFFIC RATED BY MID-STATE CONCRETE PRODUCTS OR EQUAL. PROVIDE 2" DIA RISER TO GRADE WITH MANHOLE COVER / TRAFFIC RATED AND CONCRETE COLLAR. PROVIDE GRAVITY EFFLUENT FILTER - QSI MODEL FTS9344-36 OR EQUAL
2	COUNTY STD S-2 SEWER MAIN CLEANOUT
3	EFFLUENT DISTRIBUTION BOX
4	BULL RUN DIVERTER VALVE
5	DRY WELLS
6	4" SDR-35 SANITARY SEWER
7	4" SCH 80 PVC EFFLUENT LINE
8	6" SDR-35 PROCESS SEWER
9	PROCESS SEWER TREATMENT FACILITY
10	18"x18" DROP INLET W/ OPEN BOTTOM BUBBLER W/ H2O GRATE. BY MID-STATE CONCRETE PRODUCTS OR EQUAL
11	18"x18" DROP INLET W/ H2O GRATE. BY MID-STATE CONCRETE PRODUCTS OR EQUAL
12	8" HDPE STORM DRAIN - ADS N12 OR EQUAL
13	12" HDPE STORM DRAIN - ADS N12 OR EQUAL
14	EXISTING WELL
15	2" PVC SHC 80 PVC RAW WATER LINE
16	30,000 GALLON RAW WATER (FIRE SUPPLY) STORAGE - CISTERN
17	10,000 GALLON TREATED DOMESTIC WATER SUPPLY STORAGE - CISTERN
18	FIRE HYDRANT AND VALVE (WHARF HEAD)
19	FIRE DEPARTMENT CONNECTION (FDC)
20	8" C900 CL-150 FIRELINE
21	6" C900 CL-150 FIRELINE
22	4" PVC C900, CL-150 PVC RAW WATER LINE TO FUTURE R.O. UNIT AND IRRIGATION BOOSTER PUMP
23	2" SCH 80 PVC IRRIGATION LINE
24	3" PVC SHC 80 PVC TREATED WATER TANK SUPPLY LINE
25	3" PVC SHC 80 PVC TREATED WATER LINE
26	EXISTING JOINT UTILITY PER PREVIOUS HOUSE PLAN SUBMITTAL
27	APPROXIMATE LOCATION EXISTING TRANSFORMER PAD
28	UNDER GROUND ELECTRICAL & TELECOM CONDUITS W/ PULL BOXES, EXACT LOCATION TO BE DETERMINED
29	PE GAS SERVICE LINE (SIZE TO BE DETERMINED)
30	EXISTING HIGH PRESSURE GAS MAIN

UTILITY TYPICAL LEGEND	
SS	SANITARY SEWER
SD	STORM DRAIN
PS	PROCESS SEWER WASTEWATER
FL	FIRE LINE
RAW	WELL WATER LINE (NON-TREATED)

NOTE:
 1. BUILDING OUTLINE SHOWN FOR REFERENCE ONLY.
 2. UTILITY POINT OF CONNECT AND SIZE SHALL BE VERIFIED WITH FINAL PLUMBING PLAN PRIOR TO PLACEMENT
 3. THRUST BLOCK REQUIRED ON ALL WATER LINES AT ALL BENDS & TEES

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 805.459.4250
 jrmddevelopment@gmail.com

Consultant

Seal

Owner

Sixmilebridge Vineyards Winery
 5276 Peachy Cnyn Rd
 Paso Robles, CA
 93446

Project

Release History		
mark	date	description
7		planning submittal

Sheet Date

PROJECT NUMBER:
 PLUMB/BLDG DEPT REF:
 CAD DWG FILE:
 PLOT DATE: 02.25.14
 DRAWN BY:

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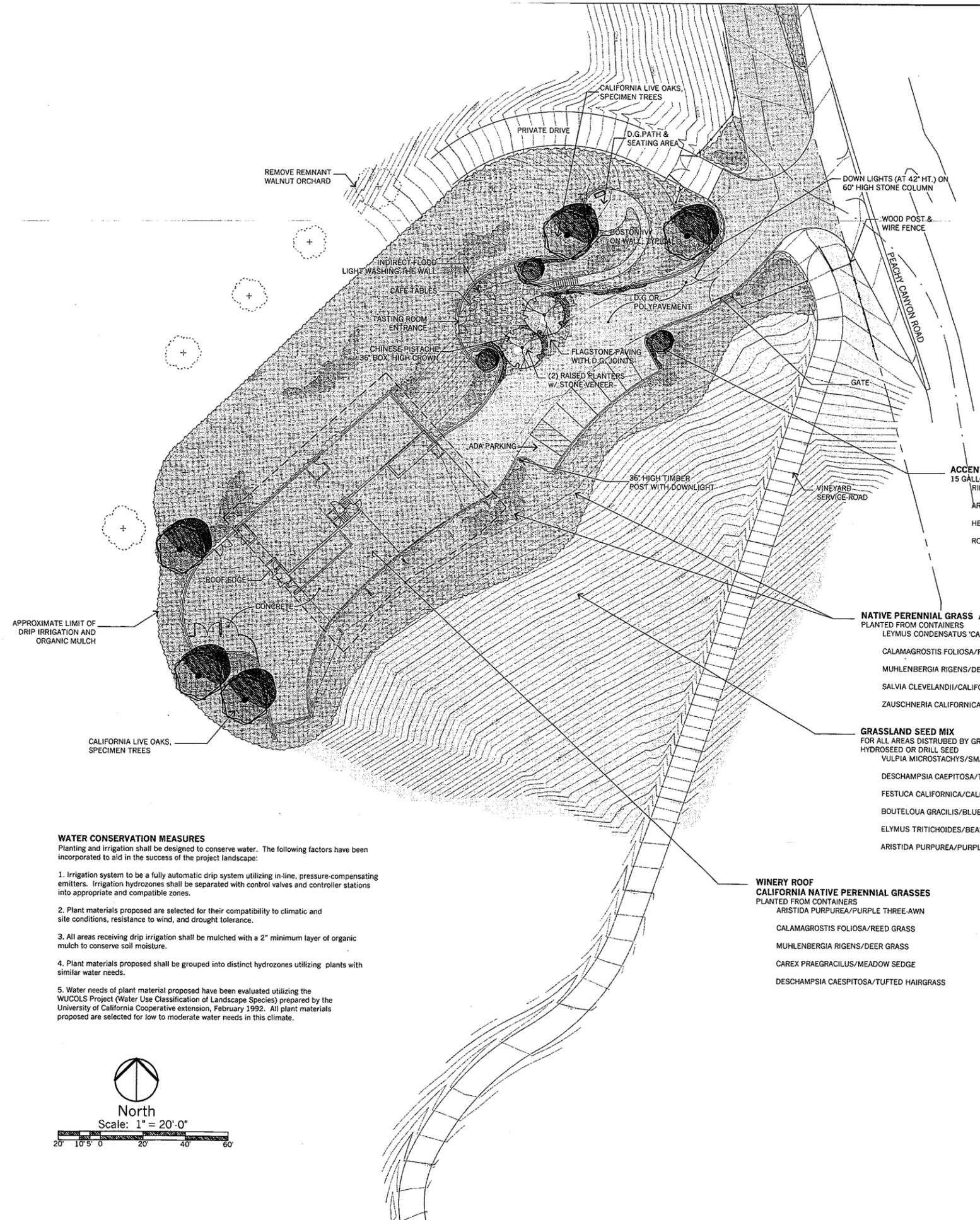
Sheet Title

Composite Utility Plan

Sheet Number

U-1

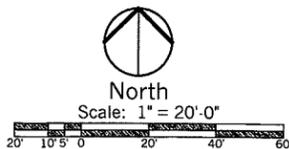




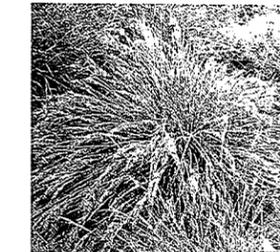
WATER CONSERVATION MEASURES

Planting and irrigation shall be designed to conserve water. The following factors have been incorporated to aid in the success of the project landscape:

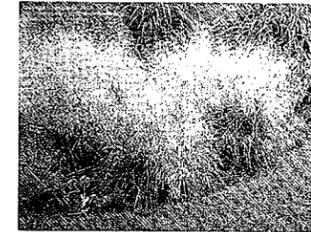
1. Irrigation system to be a fully automatic drip system utilizing in-line, pressure-compensating emitters. Irrigation hydrozones shall be separated with control valves and controller stations into appropriate and compatible zones.
2. Plant materials proposed are selected for their compatibility to climatic and site conditions, resistance to wind, and drought tolerance.
3. All areas receiving drip irrigation shall be mulched with a 2" minimum layer of organic mulch to conserve soil moisture.
4. Plant materials proposed shall be grouped into distinct hydrozones utilizing plants with similar water needs.
5. Water needs of plant material proposed have been evaluated utilizing the WUCOLS Project (Water Use Classification of Landscape Species) prepared by the University of California Cooperative extension, February 1992. All plant materials proposed are selected for low to moderate water needs in this climate.



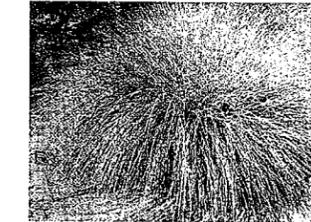
QUERCUS AGRIFOLIA/CALIFORNIA LIVE OAK



CALAMAGROSTIS FOLIOSA/REED GRASS



DESCHAMPسيا CAEPITOSA/TUFTED HAIRGRASS



MUHLENBERGIA RIGENS/DEER GRASS



ROMNEYA COULTERI/MATILIJIA POPPY



HETEROMELES ARBUTIFOLIA/TOYON

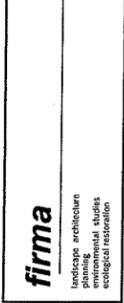
revision
△
△
△
△

Owner:
Sixmilebridge Vineyard
5276 Peachy Canyon Road
Paso Robles, CA 93446

Project:
Sixmilebridge Winery
5276 Peachy Canyon Road
Paso Robles, CA 93446

Sheet Title:
Conceptual Landscape Plan

Principal: David W. Fries ASLA
187 Tank Farm Road Suite 230
Paso Robles, CA 93421
805.781.9600 Fax 805.781.9283



job no.	21402
plan check	3/24/14
issue date:	
did not	
issue date:	

SHEET
L-1



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Consultant

Seal

Owner

Sixmilebridge
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 Paso Robles, CA
 93446

Project

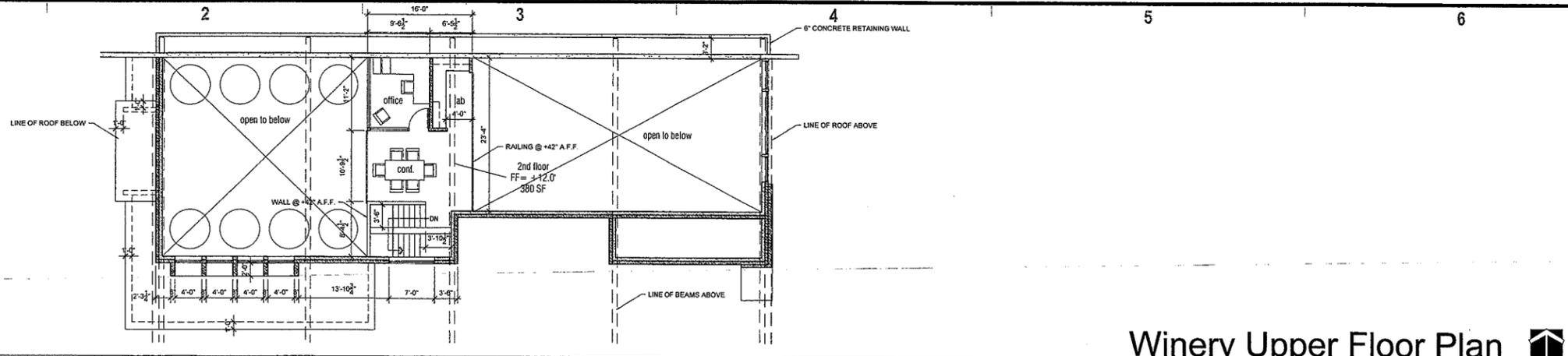
Release History	mark	date	description
	03.27.14		planning submittal

Sheet Data
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 PLANS/LOGS DEPT REF:
 CAD DWG FILE:
 PLOT DATE: 03.27.14
 DRAWN BY:

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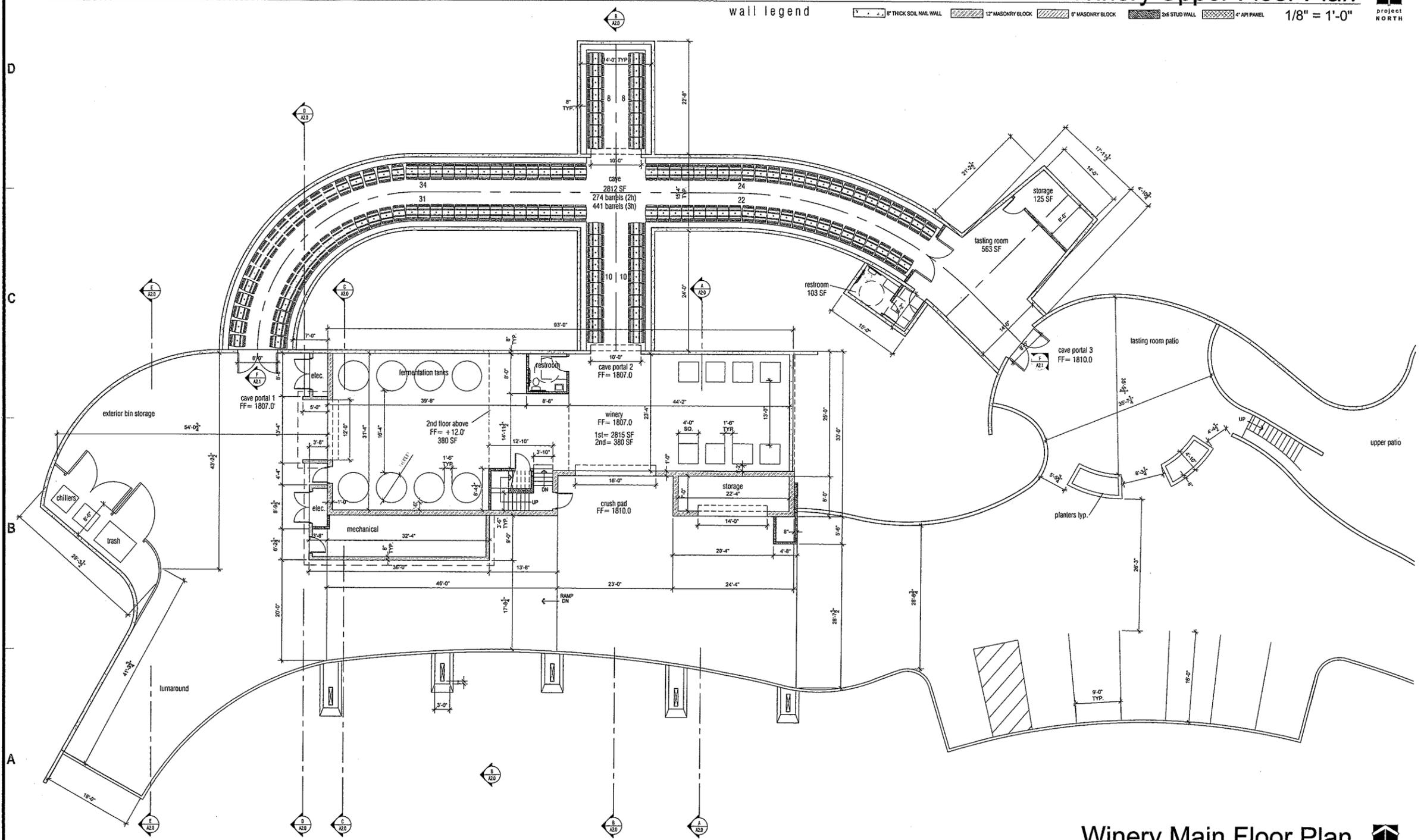
Sheet Title
Winery Floor Plans

Sheet Number
A1.1



Winery Upper Floor Plan 1/8" = 1'-0" project NORTH

wall legend 1/8" = 1'-0" project NORTH



Winery Main Floor Plan 1/8" = 1'-0" project NORTH

wall legend 1/8" = 1'-0" project NORTH



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Owner

Project

Release History

PROJECT NUMBER:

PLN/BLDG DEPT REF:

CAD DWG FILE:

PLOT DATE: 03.27.14

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Sheet Title

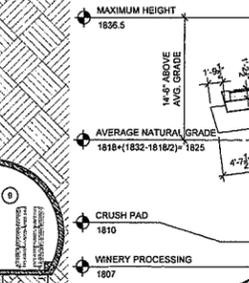
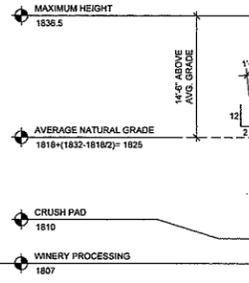
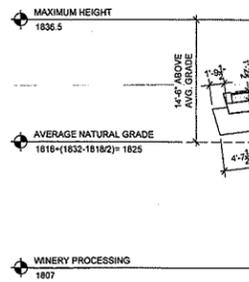
Winery Sections

Sheet Number

A2.0

section key notes

- 1 GREEN ROOF
- 2 GLULAM BEAMS & COLUMNS
- 3 INSULATED PANELS
- 4 2X6 WALL FRAMING
- 5 MASONRY BLOCK WALLS
- 6 SOIL NAIL RETAINING WALLS
- 7 WINDOW
- 8 VERTICAL WINDOW LOUVER ELEMENT
- 9 CAVE BARREL STORAGE



Section C
1/8" = 1'-0"

Section E
1/8" = 1'-0"

Section B
1/8" = 1'-0"

Section D
1/8" = 1'-0"

Section A
1/8" = 1'-0"

E

D

C

B

A

1

2

3

4

5

6

1

2

3

4

5

6



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Project

Release History		
mark	date	description
	03.27.14	planning submitted

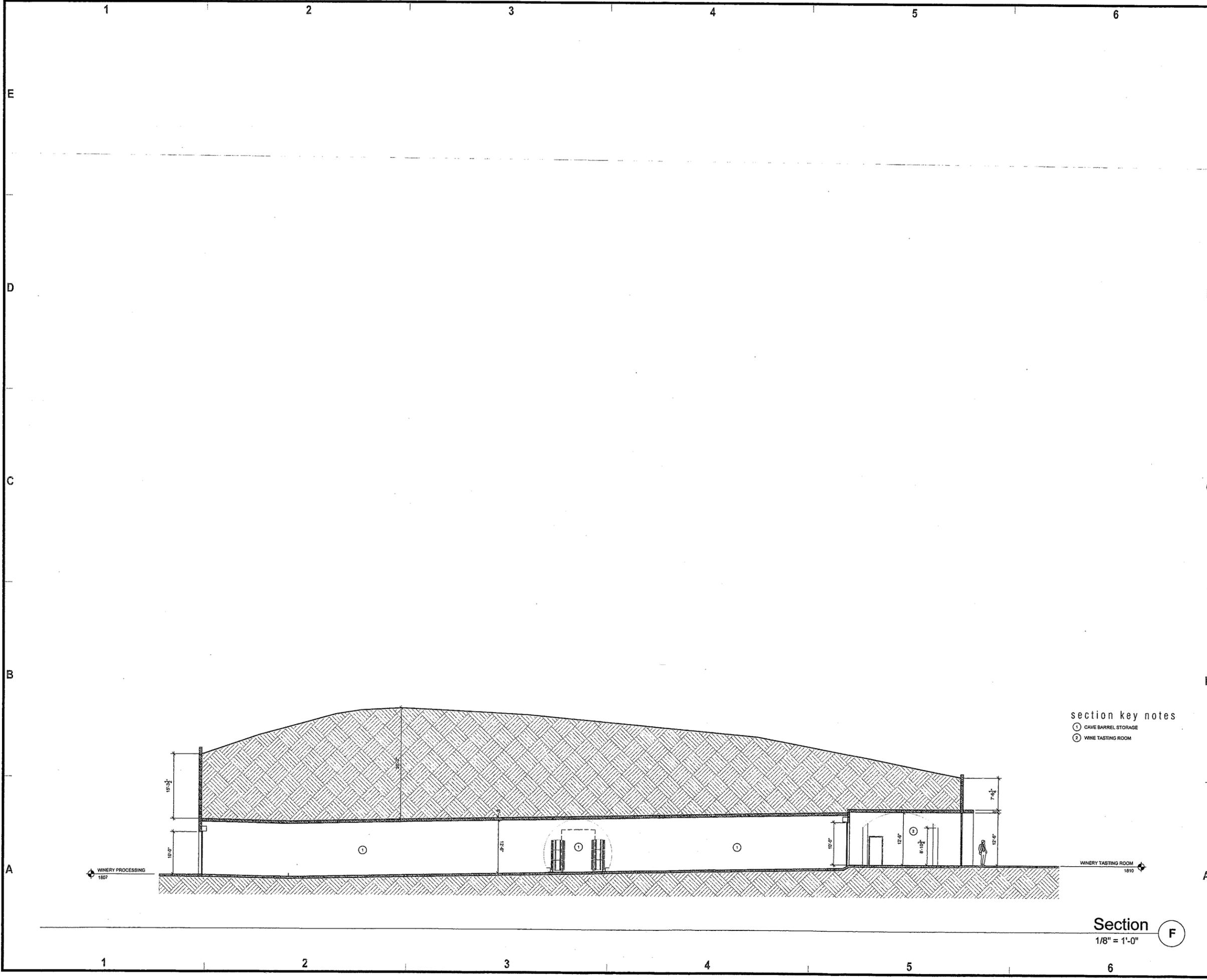
Sheet Data
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Sheet Title

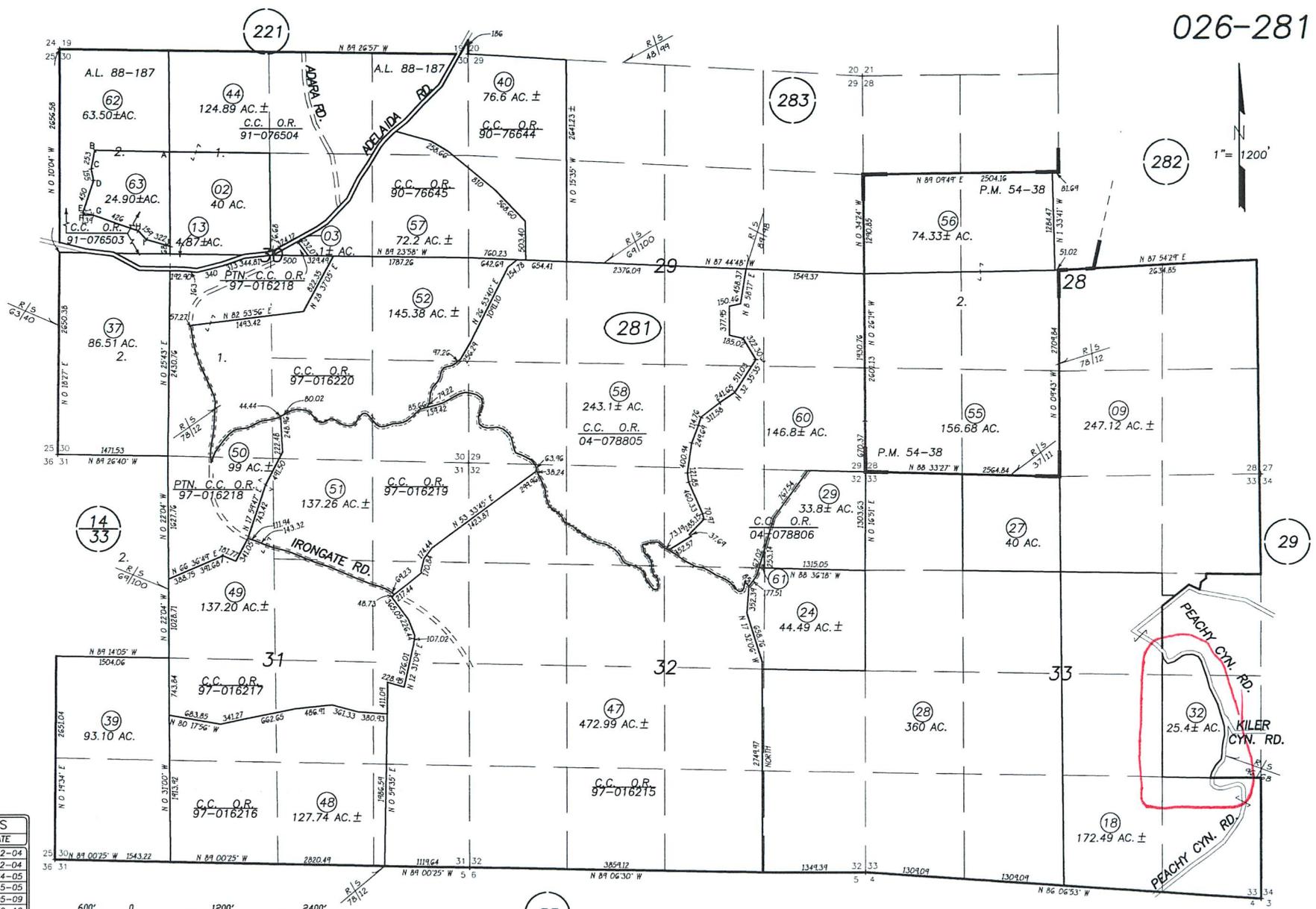
Winery Cave Section

Sheet Number
A2.1



section key notes
 ① CAVE BARREL STORAGE
 ② WINE TASTING ROOM

Section **F**
 1/8" = 1'-0"



1" = 1200'

REVISIONS	
I.S.	DATE
04-295	01-22-04
NA	12-22-04
05-316	02-24-05
05-316	02-25-05
09-242	01-05-09
10-210	03-30-10
NA	01-19-11
NA	08-10-11

600' 0 1200' 2400'

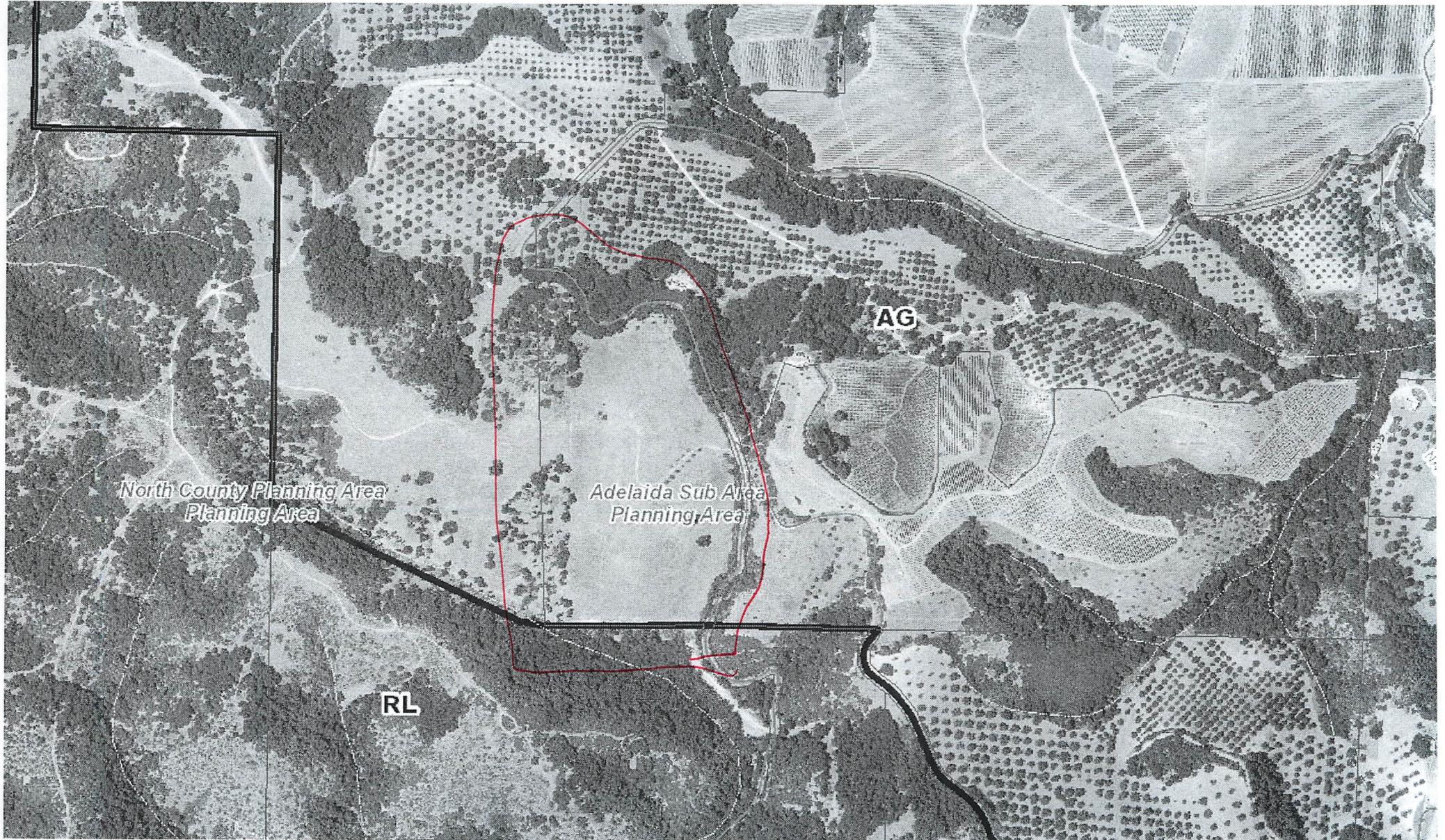
GB
05-29-97

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

33

T.26S., R.11E., M.D.B. & M.
AL 88-187, O.R. VOL. 3794, PGS. 955-960

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 026 PAGE 281



North County Planning Area
Planning Area

Adelaida Sub Area
Planning Area

AG

RL



Parcel Summary Report For Parcel # 026-281-032

4/16/2014
8:13:23AM

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 MORONEY JAMES M III
4516 WILDWOOD RD DALLAS TX 75209-

Address Information

Status Address
P 05276 PEACHY CANYON RD RADEL

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
APV.C07-	043	0001	Rural Adelaida	Adelaida				N		
T26S	R11E	33P	Rural Adelaida	Adelaida	AG			Y		

Parcel Information

Status Description
Active T26S R11E PTN SEC 33

Notes

LEGAL PARCEL PER DEED 1347 OR 2 AND PM 40-60 PER J. EUPHRAT AND J. HOFSCROER. JSM MAJOR GRADING PERMIT DONE AND FINALED FOR ROAD IN 1992 # 84917

Tax Districts

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

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 026-281-032

4/16/2014
8:13:24AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

84917 FNL Primary Parcel

Description:

MAJOR GRADING FOR SFD

CCM2012-00014 REC Primary Parcel

Description:

FOR POST CONSTRUCTION STORM WATER MANAGEMENT

D890638S CMP Primary Parcel

Description:

GRADING PLAN FOR DRIVEWAY

DRC2013-00085 REC Primary Parcel

Description:

MUP FOR NEW CONSTRUCTION OF WINERY BUILDING WITH TASTING ROOM. WINE PROCESSING: 2,579 SQ FT, TASTING ROOM 563 SQ FT, 3,105 SQ FTO STORAGE INCLUDING UNDERGROUND CAVES.

GRA2012-00014 CMP Primary Parcel

Description:

AG POND (3-5 ACRE FEET RANGE) FOR VINEYARD MANAGEMENT (FROST PROTECTION / IRRIGATION).

PMT2002-17999 EXP Primary Parcel

Description:

CONST SFD W/AT GAR D.O.# A1081

PMT2002-20180 WIT Primary Parcel

Description:

INSTALL MH DO# B1272

PMT2002-20181 WIT Primary Parcel

Description:

GRADING DO# B1272

PMT2002-20992 WIT Primary Parcel

Description:

CONST SFD DO# B1221

PMT2002-21375 WIT Primary Parcel

Description:

CONST SFD DO# B2439

PMT2002-21438 WIT Primary Parcel

Description:

CONST SFD DO# B2436

PMT2012-00844 ISS Primary Parcel

Description:

SFD (6133 SF), ATTACHED GARAGE (616 SF) *REVISION 10/7/13 - 200 AMP ELECTRIC SERVICE SERVING IRRIGATION POND (PMT2012-00845 - MAJOR GRADING) (PMT2012-00846 - GUESTHOUSE) (PMT2012-01792 - FIRESPRINKLERS)



Parcel Summary Report For Parcel # 026-281-032

4/16/2014
8:13:24AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2012-00845 ISS Primary Parcel

Description:

MAJOR GRADING & RETAINING WALLS FOR DRIVEWAY,(CALCS & DETAILS WITH SFD) & PADS FOR SFD (PMT2012-00844) & FOR GUEST HOUSE (PMT2012-00846)

PMT2012-00846 ISS Primary Parcel

Description:

GUEST HOUSE (557 SF) (SFD - PMT2012-00844) (MAJOR GRADING - PMT2012-00845) (FIRESPRINKLERS - PMT2012-01792)

PMT2012-01792 ISS Primary Parcel

Description:

FIRE SPRINKLERS FOR SINGLE FAMILY DWELLING & GARAGE (PMT2012-00844) & GUEST HOUSE (PMT2012-00846) NFPA 13D 2010 EDITION/ PIPING CPVC/ SPRINKLERS IN LIVING AREAS & SUNROOMS AND ATTIC STORAGE ABOVE GARAGE TYCO LF11 CONCEALED TY2524/ GARAGE TYCO LF11 RECESSED TY2234 175 DEGREE/ SEPARATE RISERS FOR SFD & GUEST HOUSE/ 5000 GALLON WATER STORAGE METAL/ BOOSTER PUMP GOULDS 70HB30 3HP W/ 40 GALLON BLADDER TANK.

PMT2012-02265 ISS Primary Parcel

Description:

SWIMMING POOL 16' X 48' W/ BUILT IN SPA/ IN GROUND GUINITE- WITH 400,000 BTU HEATER/ COVER AS BARRIER/ VANISHING EDGE BASIN WATER LEVEL 24" OR A BARRIER IS REQUIRED.

SUB2006-00150 RDD Primary Parcel

Description:

PROP 1 CERT OF COMPLIANCE