



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/23/2014

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

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

07/03/14.  
Revised for clarity with updated project description from applicant. Page 9 replaced with pages 9 and 10.

**PROJECT DESCRIPTION:** DRC2013-00114 HARDEE – Proposed minor use permit to modify the phasing conditions of DRC2006-00192. Site location is 3525 Adelaida Rd, Paso Robles. APN: 026-233-017.

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

# GENERAL APPLICATION

San Luis Obispo County Department of Planning and Build.

AG

### 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 David Hardee Daytime Phone (805) 886-5079  
 Mailing Address P.O Box 644 Los Olivos, CA Zip 93441  
 Email Address: david@carinacellars.com

Applicant Name Jason Carter Daytime Phone (805) 237-1245  
 Mailing Address 2323 Tuley Road #110, Paso Robles, CA Zip 93446  
 Email Address: \_\_\_\_\_

Agent Name Mandi Pickens, Kirk Consulting Daytime Phone (805) 461-5765  
 Mailing Address 8830 Morro Road, Atascadero, CA Zip 93422  
 Email Address: mandi@kirk-consulting.net

### PROPERTY INFORMATION

Total Size of Site: +/- 83 acres Assessor Parcel Number(s): 026-233-017

Legal Description: PM 31-63 PAR B

Address of the project (if known): 3525 Adelaida Road, Paso Robles, CA 93422

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 46 W, slight right onto Nacimiento Road, left on Adelaida Road, property will be approx. 2.5 miles on the left.

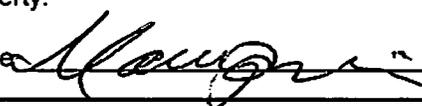
Describe current uses, existing structures, and other improvements and vegetation on the property:  
Existing single family residence, modular, 4,800sf wine production facility with small tasting room.  
+/- 23 acres vineyards planted

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Modify ex. Winery use permit DRC2006-00192 to update phasing plan- change construction timeframes for Ph. II (new tasting room) and Ph.III (barrel cave).

### 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 6/17/14

### 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): \_\_\_\_\_

Describe existing and future access to the proposed project site: Primary access from existing driveway off Adelaida Rd, a collector road. Secondary access provided from a one-way driveway off Adelaida 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 and Winery South: AG  
East: AG - Single Family Residence 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: 7,994 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: \_\_\_\_\_  sq. feet  acres

Number of parking spaces proposed: 15 Height of tallest structure: < 35ft

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

Setbacks: Front 300 Right +/-500 Left 117 Back + 1000

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: CDF

## For commercial/industrial projects answer the following:

Total outdoor use area: +/- 4,000  sq. feet  acres

Total floor area of all structures including upper stories: 7,994 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: +/- 10 \_\_\_\_\_ acres  
Moderate slopes of 10-30%: +/- 40 \_\_\_\_\_ acres  
Steep slopes over 30%: +/- 30 \_\_\_\_\_ acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area  Yes  No  
If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: Grading for wine processing facility
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: Adelaida Road, a collector 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 Winery  
 Commercial/Office: explain Tasting room / Office facility  
 Industrial: explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 802 peak
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?  
 Yes                       No                      If yes, please describe: Irrigation for winery, sfr's and vineyards
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes                       No                      If yes please attach \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements?  
Bacteriological?  Yes                       No                      Chemical?  Yes                       No  
Physical?  Yes                       No                      Water analysis report submitted?  Yes                       No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter                       Water Quality Analysis                       OK                      or                       Problems  
 Will Serve Letter                       Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ GPM  
 Surrounding Well Logs                       Hydrologic Study                       Other \_\_\_\_\_

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

**Sewage Disposal Information**

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

1. Has an engineered percolation test been accomplished?  
 Yes                       No                      If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? +100 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

*(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:                      N/A***

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: 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 Joint Unified
2. Location of nearest police station: Paso Robles Police Station
3. Location of nearest fire station: CDF
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: AG - Almond Orchards and Vineyards
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?  Yes  No  
If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site?  Yes  No  
If yes, please include two copies of the report with the application.

**Commercial/Industrial Project Information**

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

1. Days of Operation: Mon - Sun Hours of Operation: 10-6
2. How many people will this project employ? 3
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: \_\_\_\_\_  
*(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:  
N/A

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
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: There are no restrictions.

### **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: Phased construction. See project description.
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\*: N/A

\* 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: Covered in previous MND  
\_\_\_\_\_
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): ED 07-009

**Other Related Permits**

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



## Letter of Transmittal

**Date:** July 2, 2014  
**To:** Holly Phipps  
**From:** Ashley Edwards  
**RE:** Hardee/Barrel 27 Minor Use Permit DRC2013-00114

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Please accept this transmittal as a revision to the Barrel 27 Project Description:

Below is a summary of the previously approved MUP (DRC2006-00192). Phase I was completed and vested and Phase II & III expired in 2013:

### Approved Development

1. This approval authorizes:
  - a. A three phase project consisting of:
    - (1) Phase I to be vested by 2009 plus time extensions pursuant to Land Use Ordinance Section 22.64.070: construction of a 4,800 square foot wine processing facility to include a small tasting area,
    - (2) Phase II to be vested by 2011 plus time extensions pursuant to Land Use Ordinance Section 22.64.070: includes the conversion of the tasting room to a barrel storage, the construction of a 3,000 square foot tasting facility/office and landscaping.
    - (3) Phase III to be vested by 2013 plus time extensions pursuant to Land Use Ordinance Section 22.64.070: the construction of a 5,000 square foot barrel storage cave.
  - b. Special Events consisting of six annual events with up to 80 guests.
  - c. Industry wide events allowed by ordinance.
  - d. Wine production for initially 5,000 cases per year with ultimate production for 10,000 cases.
  - e. Grading and related site improvements.
  - f. Future proposed signage shall comply with applicable sections of the sign ordinance.

Below is a summary of the proposed MUP (DRC2013-00114), which is to provide additional time for Phases II and III of the original approval to be completed:

#### Approved Development

1. This approval authorizes:

- a. A three phase project consisting of: **Phase I Complete**
  - ~~(1) Phase I to be vested by 2009 plus time extensions pursuant to Land Use Ordinance Section 22.64.070: construction of a 4,800 square foot wine processing facility to include a small tasting area,~~
  - (2) Phase II to be vested by **2020** plus time extensions pursuant to Land Use Ordinance Section 22.64.070: includes the conversion of the tasting room to a barrel storage, the construction of a 3,000 square foot tasting facility/office and landscaping.
  - (3) Phase III to be vested by **2025** plus time extensions pursuant to Land Use Ordinance Section 22.64.070: the construction of a 5,000 square foot barrel storage cave.
- b. Special Events consisting of six annual events with up to 80 guests.
- c. Industry wide events allowed by ordinance.
- d. Wine production for initially 5,000 cases per year with ultimate production for 10,000 cases.
- e. Grading and related site improvements.
- f. Future proposed signage shall comply with applicable sections of the sign ordinance.

If you have any further questions I can be reached at the number or email below.

Thank you,

**Ashley Edwards**

[ashley@kirk-consulting.net](mailto:ashley@kirk-consulting.net)

Phone: (805) 461-5765, Ext. 10

Fax: (805) 462-9466

Below is a summary of the proposed project:

**Total Winery Building Use Areas:** +/- 7,994 s.f.

**Building 2:** 2,994 s.f.

This building includes a tasting room, administrative uses, and a small kitchen for event staging.

**Caves:** +/- 5,000 s.f.

Underground caves are proposed between the wine processing building and the tasting room in order to provide additional area for wine barrel storage.

**Existing Use:**

An existing single family residence, located in the center of the site, has been used for guests as a vacation rental. There is an existing 4,800sf wine processing facility and small tasting room currently being operated by Carina Cellars LLC. There are currently +/- 23 acres of vineyards planted onsite. An existing unpaved road provides access to the proposed site and meets CDF requirements. There is one well on the owner's adjacent parcel that currently services the residence and irrigation for the vineyards.

**Structure Siting:**

The site can be reached by taking Highway 101 to 24<sup>th</sup> Street, veering on to Nacimiento Lake Drive and turning left onto Adelaida Road. The property is located approximately 2.5 miles on the left side of Adelaida Road, a collector road. Primary access will be provided from an existing driveway off of Adelaida Road, a collector road. Secondary access will be provided from a one way, all weather access driveway off of Adelaida Road.

The existing wine processing facility and proposed structures are located on the northeast corner of the parcel. This location was chosen because it is not constrained by steep slopes and/or oak trees and it will not interfere with the owner's agricultural plans, as the open area near Adelaida Road has existing vineyards planted. The proposed caves will be accessed from and connect the wine production facility and tasting room building.

**Events:**

The winery is proposing to participate in six winery special events per year with no more than 80 guests at each event. The winery will also participate in periodic industry-wide events by holding open houses and or winemaker dinners during those established event weekends. Events will not have outdoor amplified music before 10 a.m. and after 5 p.m. and will adhere to all county noise standards.

**Production:**

The proposed facility will initially produce 5,000 cases of wine per year, with the ultimate production for 10,000 cases.

**Waste Water Flow:**

Production will generate a peak crush period process wastewater flow of approximately 804 gallons per day. The process wastewater will be collected, stored, and subsequently land applied using application rates and methods consistent with the General Winery Waste Discharger Requirements. Annual water use will be .5 acre feet.

**Water:**

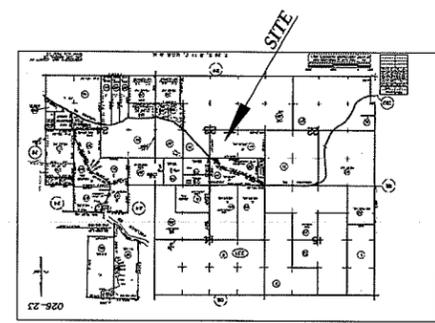
There is one existing well on the property. The well is located southeast of the proposed tasting room facility along the existing driveway. There are two existing water tanks which are located on the southeastern portion of the property.

**Visual Impacts:**

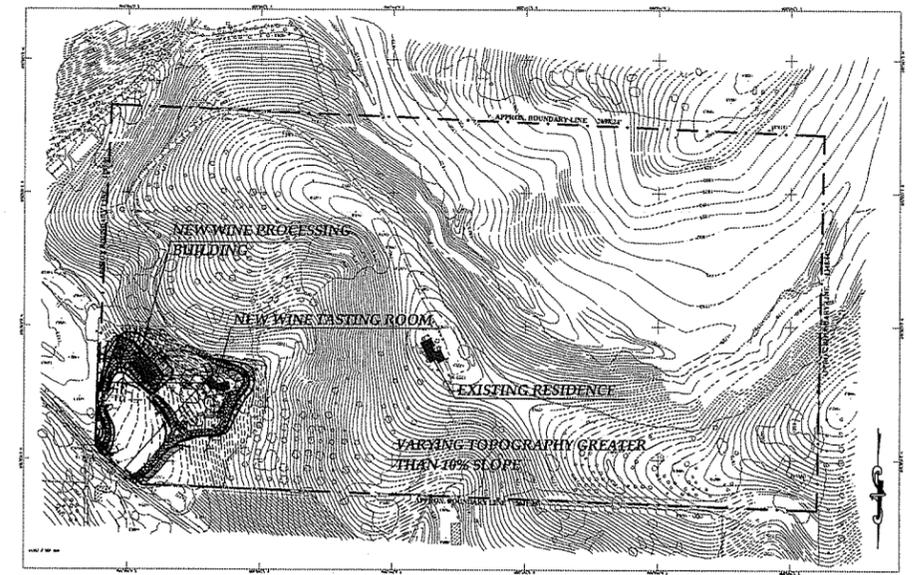
The new structure will be visible from Adelaida Road and Vineyard Drive; however, the applicant is intending to plant landscaping along the northeastern corner of the site in order to soften the views along the edge of the property. Additionally, the agrarian architecture of the buildings provide visual relief because it is consistent with other buildings that are indicative of the rural landscape.

**Biological Impacts:**

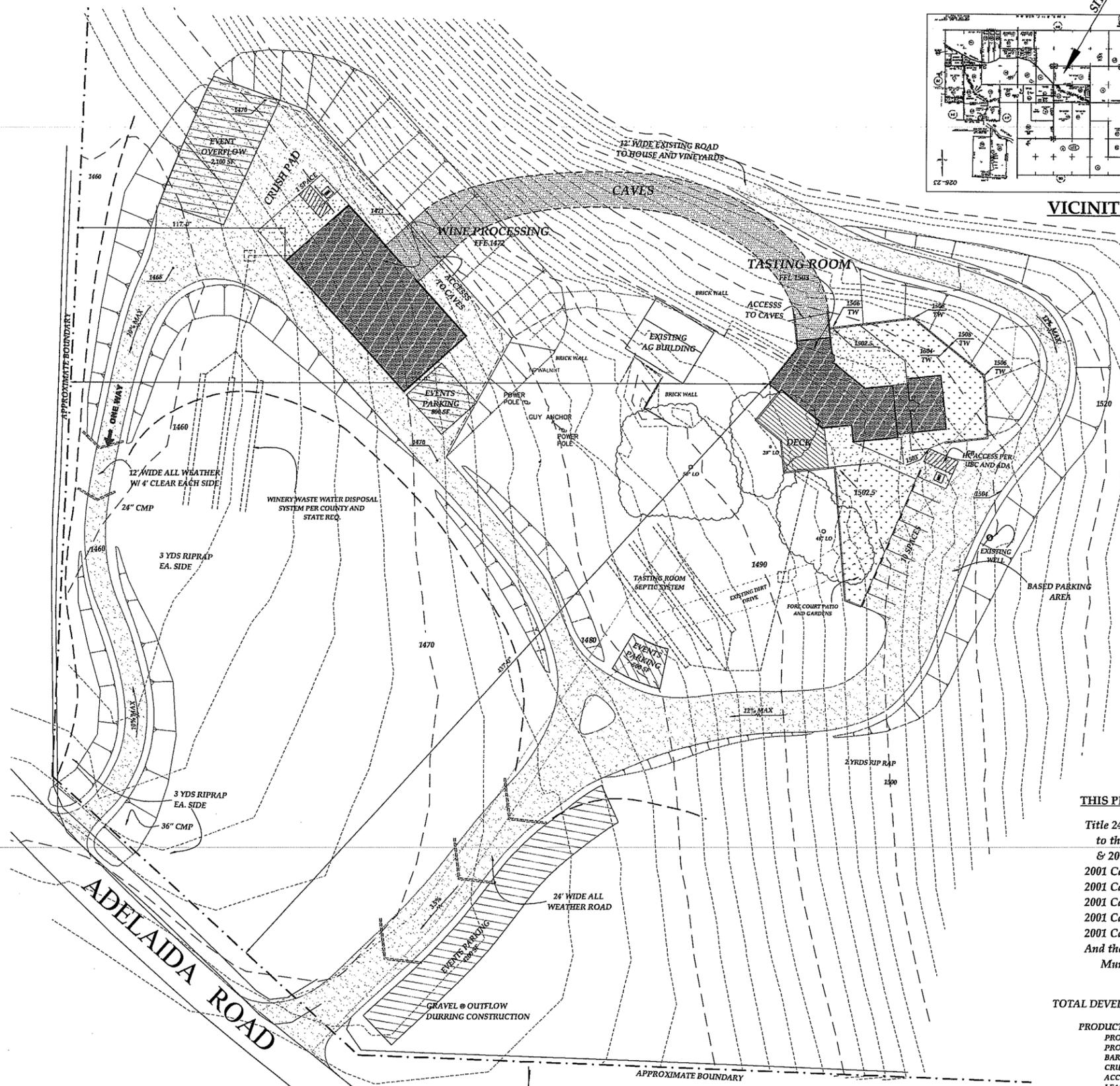
Implementation of the project will not result in an impact to biological resources on the site. The site is not within the Kit Fox Corridor, the Vernal Pool region, or areas designated as potential habitat for California Red Legged Frog. The project will not require the removal of any native trees. The existing approved Environmental Document 07-009 will remain sufficient for evaluation of the site.



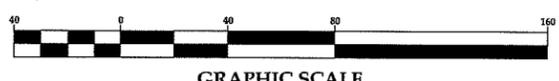
VICINITY MAP



PARCEL MAP



SITE PLAN  
1" = 30'



GRAPHIC SCALE

PROJECT SUMMARY

<b>TASTING ROOM &amp; ADMINISTRATION BUILDING</b>	2994 SF
Hospitality Area With Support Offices Bathrooms Winery Administration	
<b>WINE PROCESSING FACILITY</b>	4800 SF
Winery Process (includes fermentation Crush, Storage, Blending, Bottling & Case Good Storage)	
<b>CAVES</b>	5,000 SF Max Barrel Storage In Caves
<b>MISC.</b>	NOTE: The Crush Pad Staging Area was Included In The Processing Calculation For The Winery Facilities. The Winery Will Produce A Maximum 5,000 Cases.

PROJECT DATA

<b>OWNER</b>	CARINA CELLARS, LLC P.O. Box 644 Los Olivos, CA 93441
<b>PROJECT ADDRESS</b>	3525 Adelaide Road Paso Robles, Ca 93446
<b>APN</b>	026-231-061
<b>SITE</b>	83 Acres
Use Permit To Allow The Processing Tasting, And Sales Of Wine Made From Vines Grown On Site	

THIS PROJECT SHALL COMPLY WITH:

Title 24 and 2001 California Amendments  
to the 1997 UBC, 2000 UMC,  
& 2000 UPC and NEC  
2001 California Building Code  
2001 California Electric Code  
2001 California Mechanical Code  
2001 California Plumbing Code  
2001 California Fire Code  
And the City of Paso Robles  
Municipal Code, Title 17

PARKING REQUIREMENTS

<b>TASTING ROOM</b>	2994 SF
<b>HOSPITALITY AREA</b>	1506 SF/200 = 7.5
<b>UTILITY AREA</b>	
Offices	1488 SF/2000 = .75
Bathrooms	
<b>TOTAL</b>	<b>8.25</b>
<b>WINE PROCESSING FACILITY</b>	4800 SF/2000 = 2.4

TOTAL DEVELOPMENT: 69,268 SF

<b>PRODUCTION FACILITY:</b>	47,506 SF
PRODUCTION FACILITIES -	4,800
PROCESSING SUPPORT OFFICES -	596
BARREL STORAGE (CAVES) -	6,000
CRUSH PAD -	7,850
ACCESS ROAD -	25,350
LEACHFIELD -	2,910

<b>ACCESSORY USE DEVELOPMENT:</b>	21,762 SF
TASTING ROOM -	1,745
KITCHEN -	108
OFFICES -	362
BATHROOM -	140
DECKS -	928
LANDSCAPING -	6,360
PARKING -	1,608
EVENT PARKING -	7,600
LEACHFIELD -	2,910

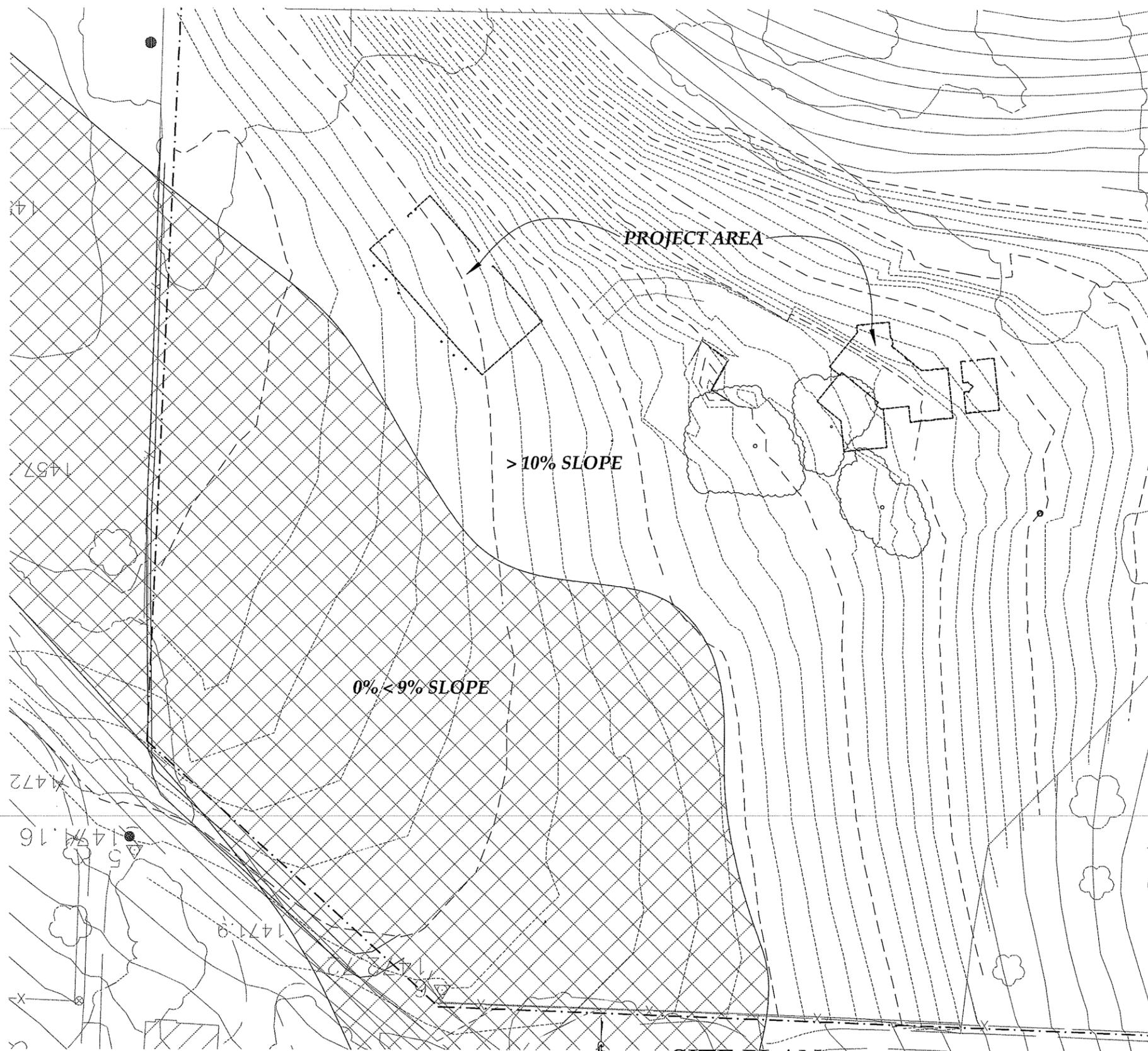
Total Space Required: 10.65 Spaces  
Total Space Provided: 11 Spaces

SPECIAL EVENTS PARKING

80 PEOPLE @ 2.67 PEOPLE PER CAR = 30 SPACES  
30 SPACES - 11 = 19 ADDITIONAL SPACES  
19 CARS X 400 SF/CAR = 7,600 SF REQUIRED

∴ Min 7,600 SF Provided @ Less Than 10% Slope

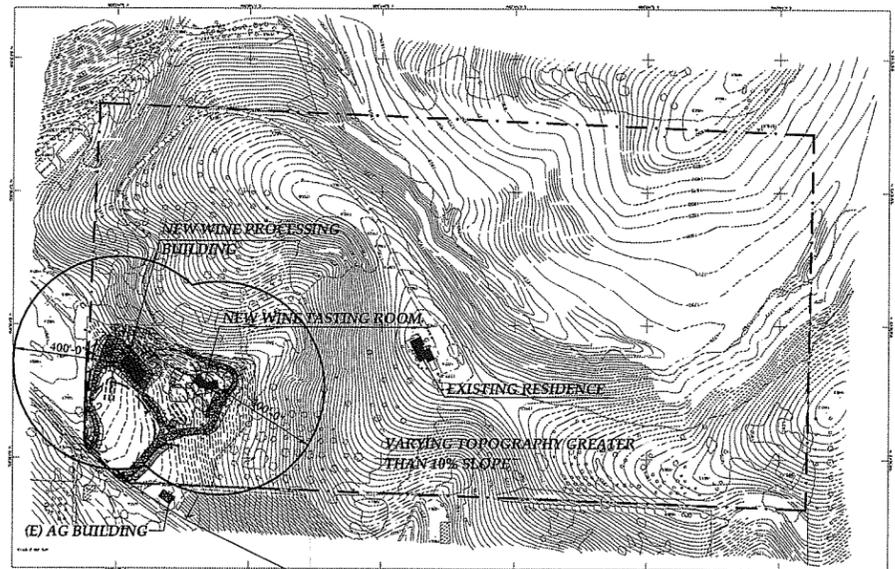
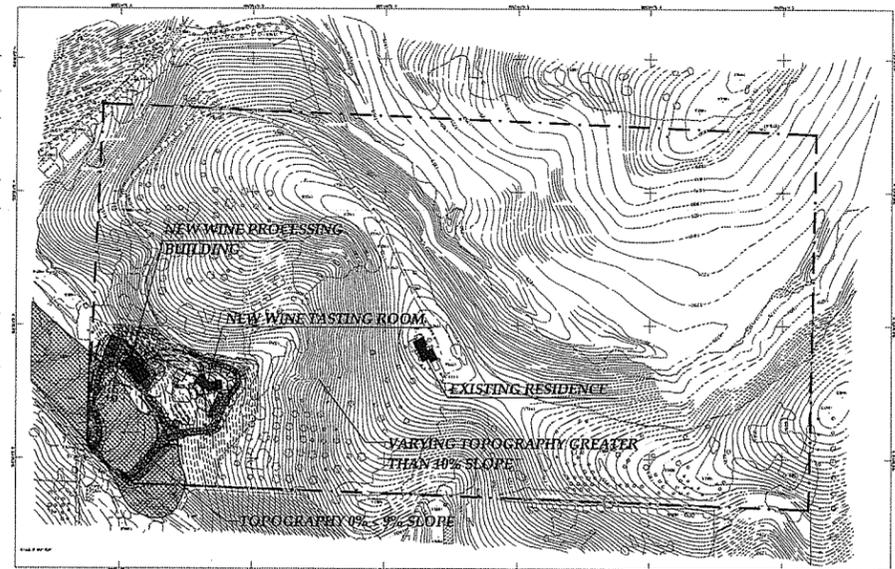
DATE 03-30-2007	SHEET	OF
<b>SITEPLAN</b>		
CARINA CELLARS 3525 ADELAIDE ROAD		
<b>Rand Salke</b> Architect 945 12th Street, Suite G Paso Robles, Calif. 805 239 8813		



PROJECT AREA

> 10% SLOPE

0% <= 9% SLOPE



NO EXISTING BUILDINGS WITHIN 400' RADIUS

**SITE PLAN**

1" = 30'



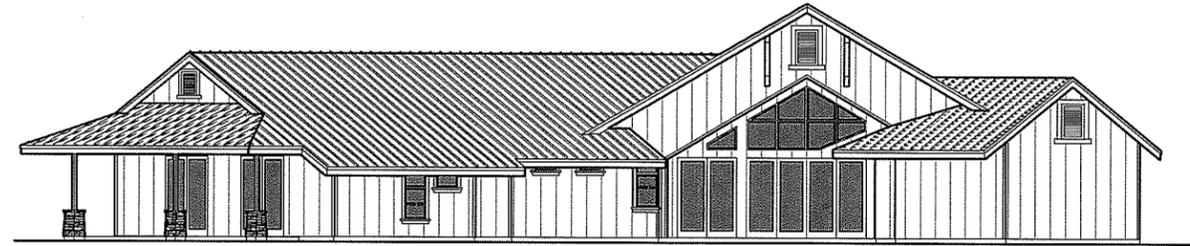
GRAPHIC SCALE



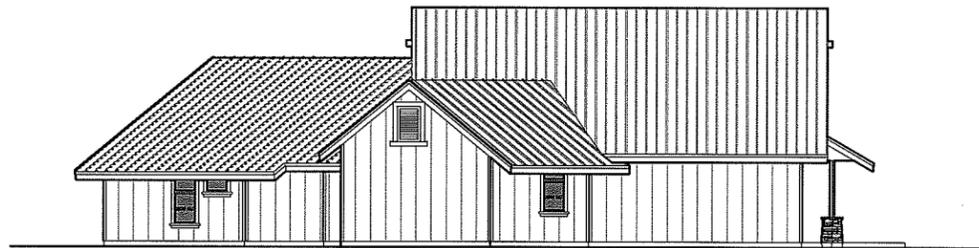
NORTH ELEVATION



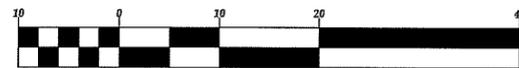
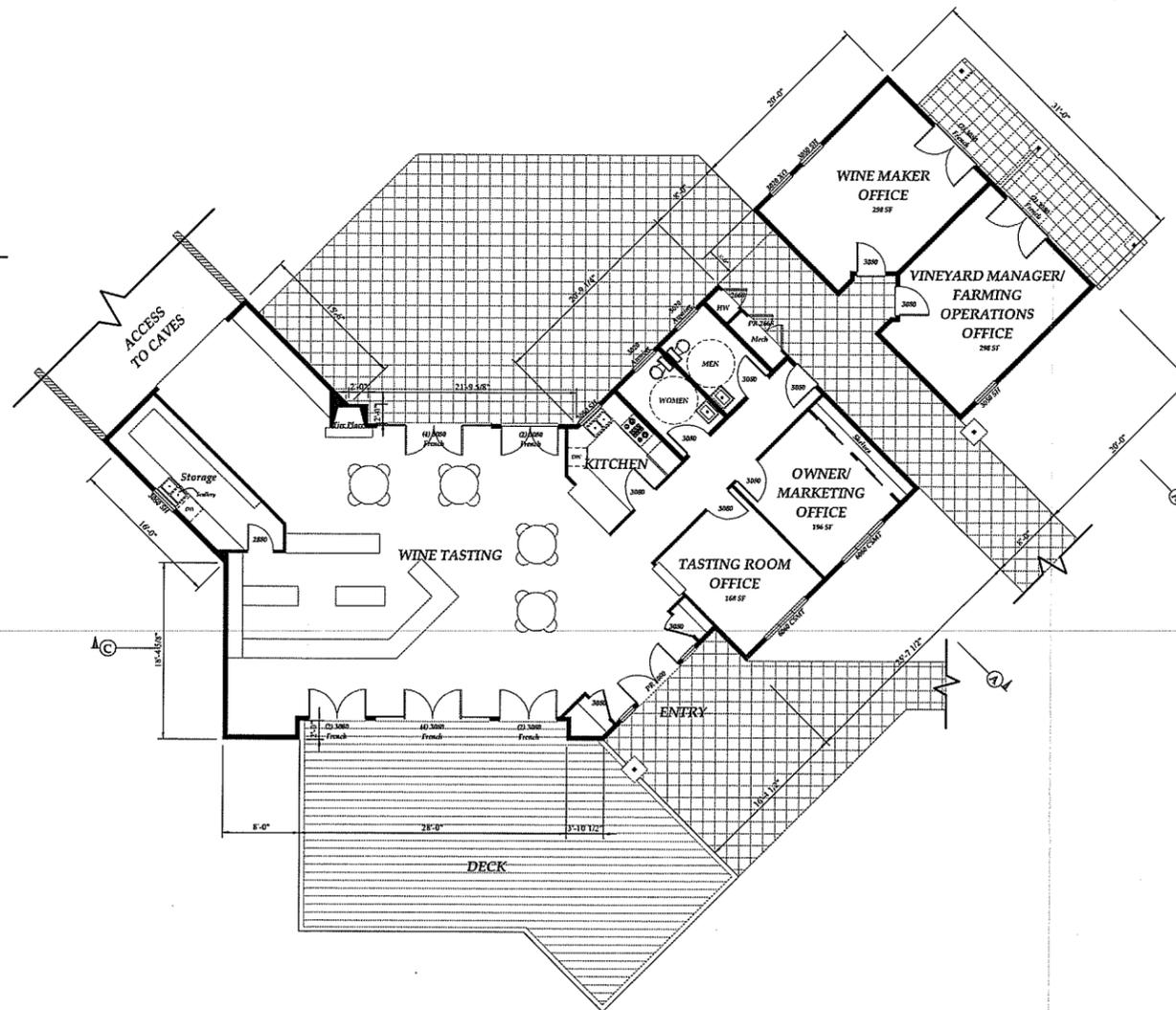
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

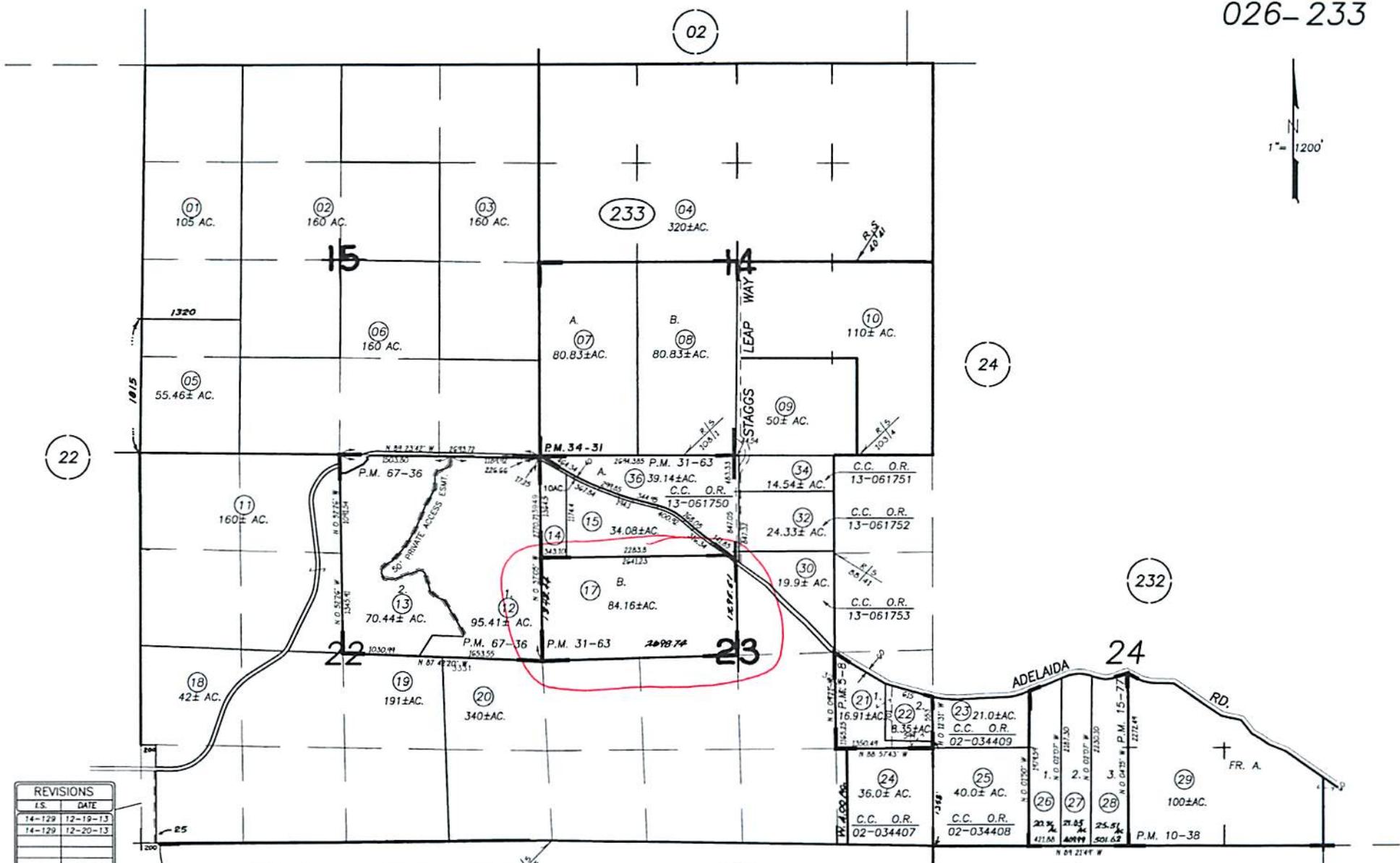
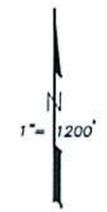


GRAPHIC SCALE

**SQUARE FOOTAGE**

Tasting Room	2399 SF
Offices	595 SF
<b>Total</b>	<b>2994 SF</b>

DATE 03-30-2007	SHEET	OF
<b>FLOORPLAN</b> 1/8" = 1'-0"		
<b>CARINA CELLERS</b> <b>TASTING ROOM</b>		
<b>Rand Salke</b> <i>Architect</i> 945 12th Street, Suite G Paso Robles, Calif. 805 239 8813		



REVISIONS	
I.S.	DATE
14-129	12-19-13
14-129	12-20-13

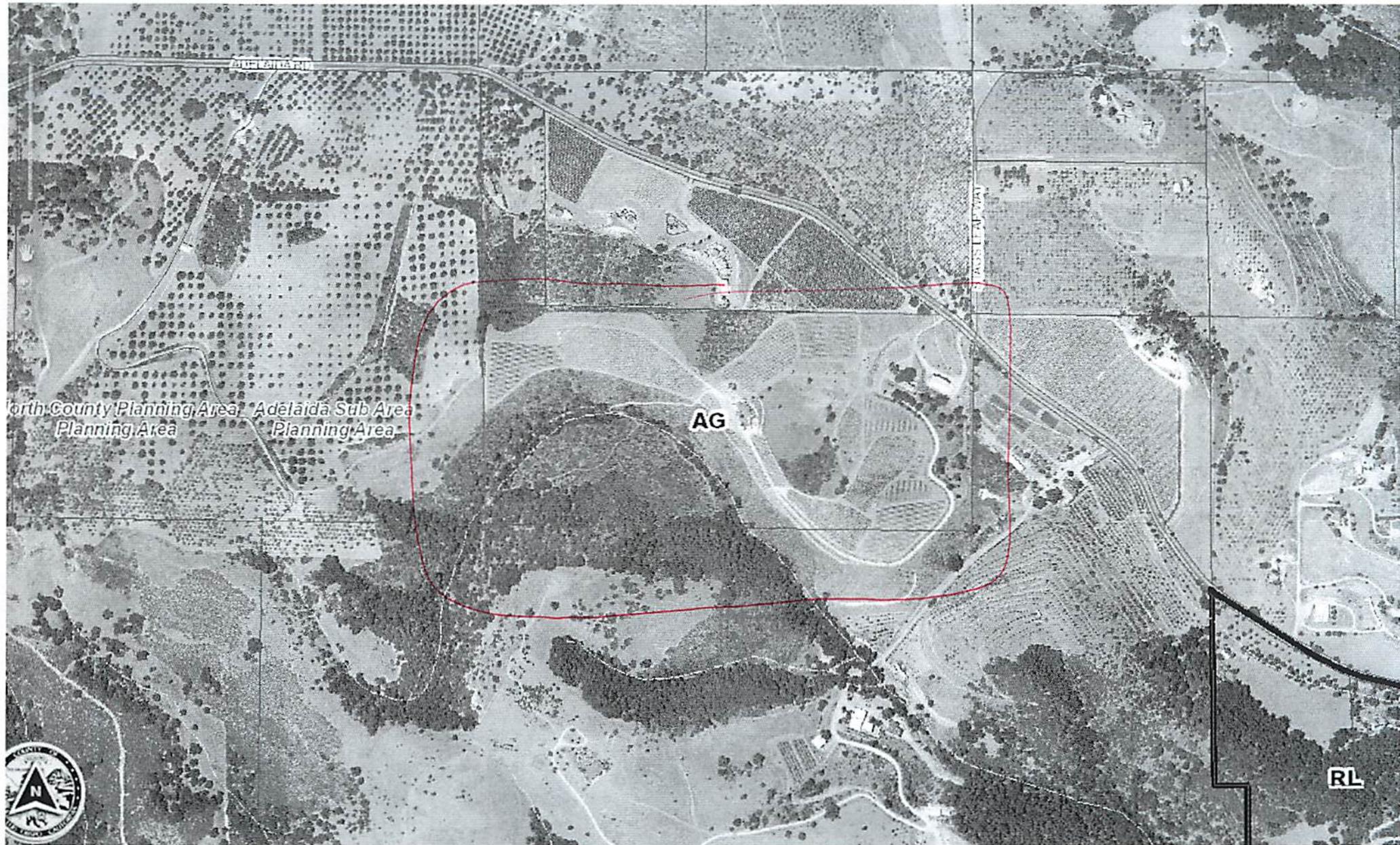
600' 0 1200' 2400'

JS  
12-19-13

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

293

T. 26 S., R 11 E., M.D.B. & M.



North County Planning Area  
Adelaida Sub Area Planning Area

AG

RL





# Parcel Summary Report For Parcel # 026-233-017

6/20/2014  
10:46:02AM

## 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    OLMSTED CAPITAL LLC  
          931 VILLAGE BLVD #905-269 WEST PALM BEACH FL  
          33409-

OWN    OLMSTED CAPITAL LLC A DE LLC

### Address Information

<u>Status</u>	<u>Address</u>
P	03525 ADELAIDA RD RADEL
P	03535 ADELAIDA RD RADEL

### Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL81-	197	B			AG			Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 31/63 PAR B

### Notes

#### Tax Districts

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



# Parcel Summary Report For Parcel # 026-233-017

6/20/2014  
10:46:02AM

## 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:**

81340 FNL Primary Parcel

**Description:**

UPGRADE SERVICE PANEL 100AMP.

CCM2011-00053 CMP Primary Parcel

**Description:**

MUP AUTHORIZES CONSTRUCTION OF WINERY FACILITY OF 3,000 SQUARE FOOT WINE TASTING FACILITY/OFFICE, 4,800 SQUARE FOOT WINE PROCESSING FACILITY, AND 5,000 SQUARE FOOT BARREL STORAGE CAVE, LANDSCAPING, GRADING AND IMPROVEMENTS. CONDITIONS TO BE MONITORED: FENCING OR LANDSCAPING OF OUTDOOR STORAGE, WATER TANKS SHALL BE A NEUTRAL COLOR WITH LANDSCAPE SCREENING, AND NOISE LEVELS AT PROPERTY LINE.

DRC2006-00192 EX1 Primary Parcel

**Description:**

MUP FOR CONSTRUCTION OF TWO NEW BUILDINGS AND UNDERGROUND CAVE. BUILDING ONE-2994 SQ FT/TASTING ROOM/ADMINISTRATION, BUILDING TWO-4800 SQ FT/WINE PROCESSING FACILITY. 5,000 SQ FT MAX BARREL STORAGE IN CAVES.

DRC2013-00114 REC Primary Parcel

**Description:**

MUP TO MODIFY WINERY PHASING

PMT2007-02400 FNL Primary Parcel

**Description:**

MAJOR ENGINEERED GRADING FOR (1) BLDG, 4,800 SF WINE PROCESSING PAD (PHZ 1 ONLY), DRIVEWAY, CULVERTS, SERVICE ROAD, DOMESTIC SEPTIC SYSTEM FOR FUTURE WINERY & UTILITIES. IS WINERY WASTE PROCESSING SYSTEM INCLUDED? SEPARATE PERMITS ARE REQUIRED OTHER BLDGS, CAVES, H2O TANKS ETC. SEE PHASING PLAN. ALL ACCESSIBILITY IS REVIEWED WITH BLDG. [BLDG: PMT 2007-02894] EMK:K.ROMERO,RCE/SOILS: DANE JENSEN,RCE

PMT2007-02894 FNL Primary Parcel

**Description:**

WINERY VP METAL BUILDING FA-240 (PROCESSING 4427 SF, TASTING COUNTER 119 SF, OFFICE 254 SF & DOMESTIC SEPTIC) (MAJOR GRADING 7-2400) (DRC2006-00192) FUTURE PERMIT FOR GLYCOL UNITS & PWW HOLDING TANK.

PMT2007-02981 FNL Primary Parcel

**Description:**

FIRE SPRINKLERS FOR WINERY METAL BUILDING PMT2007-02894/ NFPA 13 2002 EDITION ORDINARY HAZARD GROUP 11/ GRAVITY FLOW NO FIRE PUMP.(6-5000 GAL WATER TANKS/ NO PERMITS REQUIRED PER CJ./ TANKS APPROVED BY CAL FIRE AND M. ARAGHI FPE)

PMT2008-00333 FNL Primary Parcel

**Description:**

ELECTRICAL METER - 600 AMP - THREE PHASE TO SERVE CARINA CELLARS WINERY, FUTURE TASTING ROOM & FUTURE CAVE



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PMT2008-00719 FNL Primary Parcel

**Description:**

PORTABLE SUMP PUMP (10 AMPS) (LOCATED ON LIQUID SIDE OF TANK) TO BE USED TO TRANSFER PWW FROM TANK AND DISCHARGE THE PWW INTO THE WATER WAGON FOR SURFACE APPLICATION IN VINEYARD ROWS

PRE2004-00041 REC Primary Parcel

**Description:**

DISCUSS L/U OPTIONS. 80 ACRES. 1 SFR, 1 MOBILE HM., 2 BARNs. AG: OLD ORCHARD-ALMONDS AND WALNUTS. DONATED DURING THE HOLIDAYS. NO PREV. PRE-APP.

ZON2010-00574 APV Primary Parcel

**Description:**

VACATION RENTAL-INLAND VACATION RENTAL USE NOT REGULATED BY TITLE 22. DOES NOT ALLOW RENTAL OF LESS THAN SEVEN DAYS.