



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 5/20/2016

TO: _____

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

PROJECT DESCRIPTION: DRC2015-00127 NICOLAS – Proposed minor use permit for a winery processing facility 2490 SF total building containing a 1090 SF Tank/Barrel Room and 400 SF Case Storage. Project location is 7986 N. River Rd, Paso Robles. APN: 027-191-038

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 FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

DRC2015-00127

NICOLAS ROGER I

MINOR USE PERMIT

WINERY PROCESSING FACILITY 2490 SF
TOTAL BUILDING CONTAINING A 1090 SF
NCSAL/ NCSAL

AG FH

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Roger Nicolas Daytime Phone 805.610.9802
Mailing Address 7986 N. River Rd, Paso Robles CA Zip Code 93446
Email Address: rnicolas@rnestate.com

Applicant Name Roger Nicolas Daytime Phone 805.610.9802
Mailing Address 7986 N. River Rd, Paso Robles CA Zip Code 93446
Email Address: rnicolas@rnestate.com

Agent Name Keith Hall Daytime Phone 805.541.9160
Mailing Address 75 Higuera St, suite 165 San Luis Obispo Ca. Zip Code 93465
Email Address: khall@paralleldesignstudios.com

PROPERTY INFORMATION

Total Size of Site: 39.55 acres Assessor Parcel Number(s): 027-191-038

Legal Description: _____

Address of the project (if known): 7986 N. River Rd, Paso Robles CA

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Hwy 101-N: Exit Paso Robles Street. Turn right at the 1st stoplight. Left at 2nd stoplight. Turn onto North River Rd. Continue 6.5 Miles. Driveway is on the right.

Describe current uses, existing structures, and other improvements and vegetation on the property:

Residence & Vineyard.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Winery Processing Facility, 2,490 sf total building containing a 1,600 sf tank room / barrel room and 400 sf of case storage.

2,490

2,090

LEGAL DECLARATION

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

Property owner signature 

Date 5/4/16

FOR STAFF USE ONLY

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): Winery Processing Facility. ^{2,490} ~~2000~~ sf total building

containing a ^{1,600} ~~1,600~~ sf tank room / barrel room and 400 sf of case storage.

Describe existing and future access to the proposed project site: ^{2,090}

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: Farming alfalfa South: Empty Land

East: Farming alfalfa West: Empty Land

For all projects, answer the following:

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

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %

Paving: _____ sq. feet _____ % Other (specify) _____

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: _____ Height of tallest structure: _____

Number of trees to be removed: 0 Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: On-site well Shared well Other _____

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

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

Proposed sewage disposal: Individual on-site system Other _____

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

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

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

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

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

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

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

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

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

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

Physical Site Characteristic Information

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

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: approx 660' from the Estrella River
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

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 Processing
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
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: Well & water tanks
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 _____ G.P.M.
 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? _____ 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:

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: _____
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: Paso Robles Joint Unified School District
- 2. Location of nearest police station: Paso Robles Police Department, 900 Park St.
- 3. Location of nearest fire station: Paso Robles Fire Department, 900 Park St.
- 4. Location of nearest public transit stop: Amtrak Station - PRB, 800 Pine St.
- 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:
Grazing
- 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: 365 days Hours of Operation: 7 AM -> 10:00 PM
- 2. How many people will this project employ? No employees (Sole owner)
- 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: odors related to wine fermentation -
- 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: _____
Ag waste related to winemaking
- 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, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
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 if your site is: 1) Within the Agricultural land use category, or 2) 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:

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: Kit Fox mitigation 4:1

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): Building permit, Winery bonding

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

GENERAL NOTES

- A. All work shall conform to: (a) the minimum standards of the latest edition of the uniform building code and all related documents published by the I.C.B.C. which have been adopted by the local governing agency; (b) all regulations and ordinances of all local governing agencies; (c) any special conditions required by the local governing agencies; and (d) all California state code amendments (building standards code) Title 24.
- All codes referenced shall be California editions, the codes referenced in these plans are as follows:
 - 2013 California Building Code (CBC).
 - 2013 California Mechanical Code (CMC).
 - 2013 California Plumbing Code (CPC).
 - 2013 California Fire Code (CFC).
 - 2013 California Electrical Code (CEC).
 - California State Energy Conservation Standards, (Title 24).
- B. All work described in the drawings shall be verified by the contractor for dimension, grade, extent and compatibility to the existing site. Any discrepancies and unexpected conditions that affect or change the work described in the contract documents shall be brought to the architect's attention immediately. Do not proceed with the work in the area of discrepancies until all such discrepancies are resolved, if the contractor chooses to do so, he shall be proceeding at his own risk.
- C. Omissions from the drawings and specification or the misdescription of the work which is essential to carry out the intent of the drawings and specifications, or which is customarily performed, shall not relieve the contractor from performing such omitted or misdescribed details of the work as if fully and completely set forth and described in the drawings and specifications.
- D. Dimensions shown shall take precedence over drawings scale or proportion. d. larger scale drawings shall take precedence over smaller scale drawings.
- E. Approved numbers or addresses (minimum 6" high) shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. contractor shall coordinate location with the architect.
- F. The contractor shall follow all applicable industrial safety regulations, the local governing agency, the architect, and the owner shall not be responsible for enforcing safety regulations.
- G. Contractor is responsible for scheduling inspections by the building dept. and other agencies as required.
- H. The contractor shall coordinate with the owner for the selection of all plumbing fixtures including toilets, tub/shower, lavatories, sinks and all appropriate faucets, trim and drains. The owner shall select all colors, finish and options.
- I. The contractor shall be responsible for the design and installation of the mechanical heating and distribution system in compliance with applicable codes and regulations.
- J. The contractor shall coordinate with owner for the selection of all electrical light fixtures (their color, type and finish), and switched outlets (color and type). The contractor shall verify all locations and heights of all outlets, lighting fixtures, etc. with the owner.
- K. The contractor shall coordinate with owner for the selection of all kitchen appliances (color, type and options).
- L. The contractor shall coordinate with the owner for the selection and proper locations of all bathroom specialties including, but not limited to, medicine cabinets, mirrors, towel bars and hooks, toilet paper dispenser, soap dish and shower enclosure.
- M. The contractor shall coordinate with the owner for the design of built-in cabinets including door and drawer locations, types of hinges, pulls and sliding hardware. The owner shall select the type of materials, color and finish for cabinets.
- N. The contractor shall coordinate with the owner for the selection of all interior finishes including floor coverings and underlayment, paint (including number of coats), other wallcoverings, base and case, laminates, tile, etc.
- O. The contractor shall coordinate with the owner for the selection of all door hardware, including, but not limited to, door latches, hinges, cabinet hardware, etc. (types and finishes), confirm function and keying with owner.
- P. The contractor shall submit truss layout and structural calculations to the building department prior to installation.
- Q. The contractor shall provide an accessible backwater valve where the flood level rim of the lowest plumbing fixture is below the elevation of the next upstream manhole cover, cpc 719.
- R. **Lead Safe Work Practices:** Remodeling pre-1978 structures without using **Lead Safe Work Practices** is a violation of California Health and Safety Code Section 105256. Contractors, remodelers and painters are required to use "lead-safe" work practices pursuant to Title 17, CA Code of Regulations Section 36050.
- S. All work located in the public right-of-way or within the jurisdiction of the Utilities and Public Works Department shall comply with the most current edition of the City Engineering Standards and Standards Specification
- T. A separate encroachment permit is required for any work in the public right-of-way or within city easements for connections to public utilities. Work requiring an encroachment permit includes but is not limited to demolitions, utilities, water, sewer, and fire service laterals, curb, gutter, and sidewalk, driveway approaches, sidewalk underdrains, storm drain improvements, street tree planting or pruning, curb ramps, street paving, and pedestrian protection or construction staging in the right-of-way.

CALIFORNIA FIRE NOTES

- A. Roof covering
 - 1. All new structures within a moderate fire severity zone or higher SHALL HAVE A Min. of at least a class c roof covering.
 - B. Fire safety during construction
 - 1. Commercial projects shall have installed, prior to start of construction, an operational water supply system and established access roads; (ufc 902 & 903).
 - A. Hydrants
 - 1. A residential fire connection (rfc) shall be a brass 2-1/2" national standard male hose thread and cap. the connection shall be two (2) feet above grade, not less than fifty (50) feet, nor exceed one hundred and fifty (150) feet from the building/structure to be protected. the minimum pipe size shall not be less than 4 inch. the rfc shall be located within 8 ft. of the driveway and visible on vehicle approach.
 - 2. All fire hydrants and fire dept. connections shall be identified by "blue" reflective markers with a minimum dimension of three (3) inches.
 - D. Premise Identification
 - 1. The project address shall be clearly posted and visible from the roadway and on the main building.
 - E. Final Inspection
 - 1. The entire project will require a final inspection prior to occupancy. to make an appointment for inspection, call 543-4244, extension 2220 after county building and fire department review.
 - F. Fire-sprinklers
 - 1. All fire-sprinkler systems shall be designed and installed in accordance with the current cbc std. 9-1, nipa standard 13d
 - 2. When required the fire dept. connection (fdc) supporting the sprinkler system shall be located within 20 ft. of a hydrant facing the street or vehicle approach lane.
 - 3. Sprinklers shall be installed under exterior combustible roofs or canopies exceeding 4 feet in width.
 - G. Water storage
 - 1. Water supply may consist of commercial reservoirs or tanks. all facilities shall have an automatic fill and sight gauge. gravity systems shall drain to the fire hydrant or water connections.
- Refer to site plan for tank location and size.

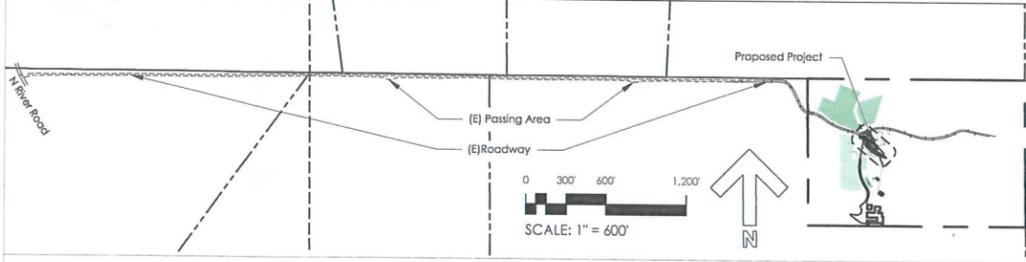
ARCHITECTURAL ABBREVIATIONS

∅	Angle	FAU	Forced air unit	P.	Plate
∅	Centerline	F.F.	Finish floor f.g.	P.L.	Property line
∅	Diameter	FINSH	Grade	PLYWD	Plywood
A.B.	Anchor bolt	F.O.	Face of	PR	PVC
A.C.	Asphalt concrete	FLR	Floor	PVF	Polyvinyl chloride
ADJ	Adjacent	FLUR	Fluorescent	R.	Radius/riser
AFF	Above finish floor	FTG	Footing	R.D.	REFRIG
BD	Board	GA	Gauge	REIN	Reinforcement
BLK	Block	GD	Garbage disposal	REQ'D	Required
BM	Block	CLB	Clu (lam beam)	RM	Room
BLKCG	Blocking	GS	Gypsum	RS	Rough sawn
B.N.	Boundary nail	H.B.	Hose bibb	RWD	Readwood
B.O.	Bottom of	HDR	Header	S.F.	Square feet
B.VND	Beyond	H.C.	Hanger	S.S.	Stainless steel
CAB	Cabinet	HT	Height	S&P	Shell and pane
C.J.	Control joint	HTR	Header	SEL	Select
CLG	Ceiling	ICV	Irrigation Control Valve	SH	Single hung
CLR	Clear	IN	Inch	SHGT	Shelving
CMU	Concrete masonry unit	INS	Insulation	SHWR	Shower
C.O.	Cleanout	INSUL	Insulation	SIM	Similar
COL	Column	INT	Interior	SL	Slider (Window)
CONC	Concrete	JST	Joist	SLDG	Sliding
CONT	Continuous	LAM	Laminate	SQ	Square
C.T.	Ceramic tile	LAV	Lavatory	STL	Steel
CTSK	Countersink	MAX	Maximum	STOR	Storage
D.S.	Downspout	MECH	Mechanical	STRUCT	Structural
DBL	Double	MFR	Manufacturer	T	Tread
DIA	Diameter	MIN	Minimum	T&G	Tongue and groove
DIAG	Diagonal	MISC	Miscellaneous	TC	Trash compactor
DIM	Dimension	MTL	Metal	T.O.	Top of
DN	Down	N	North	THK	Thick
DR	Door	N.I.C.	Not in contract	TYP	Typical
DW	Dishwasher	N.O.	Not to scale	U.N.O.	Unless noted otherwise
EA	Each	N.T.S.	Not to scale	V.I.F.	Verify in field
E.J.	Expansion joint	O/	Over	W	With
ELEC	Electrical	O.C.	On center	W/O	Without
EQ	Equal	O.H.	Overhead	WC	Water closet
E.W.	Each way	O.S.	Overflow scupper	W.H.	Water heater
EXT	Exterior			WP	Waterproof
				WR	Water resistant
				WWF	Welded wire fabric
				WWM	Welded wire mesh

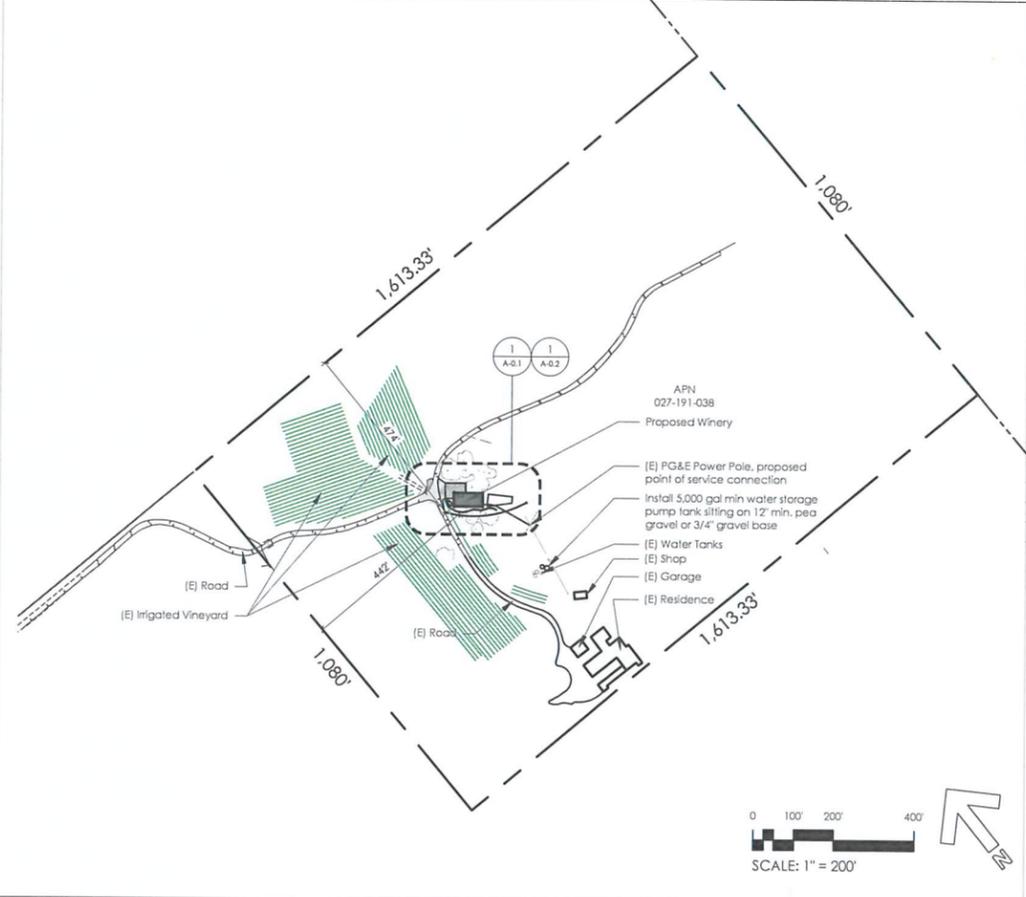
SYMBOL LEGEND

- Designator: E = Existing
D = Demo
N = New
R = Relocate
- Reference Note
- Door Symbol
- Window Symbol
- Accessories Symbol
- Wall Symbol
- Interior Elevation/
Cabinet Legend
- Section Cut
- Detail Key
- Dimensional Grid Line
- Elevation Tag

Key Plan



Site Key Plan



Project Description

This project is 2.160 sq. ft. Winery processing and storage facility with a 1,538 sq ft crush pad.

Project Information

Owner	Roger Nicolas
Address	7986 N River Rd Paso Robles, Ca
Apn	027-191-038
ZONE	Ag
SETBACKS:	
Front	= 30'
Side	= 30'
Back	= 30'
HEIGHT:	
Allowable	= 35'
Proposed	= 22'
PARKING:	
Required	= 1 space
Provided	= 2 spaces
AREA:	
Entire Parcel	= 40 ac.
Project Area	= .23 ac.

Sheet Index

Sheet Number	Sheet Title
T-1	Title Sheet
A-0.1	Site Plan
A-0.2	Conceptual Grading Plan
A-1.1	Floor Plan
A-2.1	Elevations

Calculation of Use Areas

Building	Ground Floor	Existing		Proposed		
		Total Interior	Exterior	Ground Floor	Total Interior	Exterior
Existing						
Residential		6039	5688			
Residence			5688			
Shop			351			
Proposed						
Winery				2490	2490	
Barrel Storage				2090		
Case Storage				400		
Crush Pad						1318
All Weather Surface						1168

Vicinity Map



khA
KEITH HALL ARCHITECT
architecture planning
development services

PACIFIC COAST DESIGN CENTER
75 HIGUERA STREET SUITE 165 SAN LUIS OBISPO CALIFORNIA 95061
1805.541.9160 F 805.541.9314 W www.pacohkdesignstudio.com

consultants:

Client:

Roger Nicolas
7986 N River Rd
Paso Robles Ca

RN Estate
Winery

7986 N River Rd
Paso Robles Ca

date/purpose:
2016-05-12 / MUP Submitted

job no: 10138
file: 1-1 title sheet.dwg
application no:

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sheet name:
Title Sheet

sheet number:
T-1

- DIVISION 33 - UTILITIES**
- 33 71 A1 - ELECTRIC METER, COORDINATE WITH PG&E
 - 33 71 A2 - ELECTRIC PANEL
 - 33 71 F1 - UNDERGROUND ELECTRICAL SERVICE FEEDER TO BUILDING PANEL
 - 33 71 P1 - EXISTING PG&E POWER SERVICE POLE TO BE USED AS POINT OF CONNECTION FOR NEW METER SERVICE FOR WINERY
- 33 36 00 - UTILITY SEPTIC TANKS
- 33 36 T2 - COLLECTION TANK FOR PROCESS WATER AND LIQUID WASTE COLLECTED BY DRAINS IN ALL PROCESS AREAS IN THE BUILDING AND ON THE CRUSH PAD
- 33 44 00 - STORM UTILITY WATER DRAINS
- 33 44 C1 - INTERCEPTOR CHANNEL, 36" WIDE
 - 33 44 R1 - RIP RAP FIELD, 5' X 5' X 2' DEEP

- DIVISION 10 - SPECIALTIES**
- 10 14 00 - SIGNAGE
 - 10 14 S1 - ACCESSIBLE PARKING SIGN, 70" SQ. PER CBC 11B-502.6 ADD BELOW THE SYMBOL OF ACCESSIBILITY ADDITIONAL SIGNAGE OR LANGUAGE STATING 'MINIMUM FINE \$250', VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN STATING 'VAN', BOTTOM OF SIGNS SHALL BE 60" MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE

- DIVISION 31 - EARTHWORK**
- 31 22 00 - GRADING
 - 31 22 C1 - PERMANENT CUT BANK NOT TO EXCEED 2:1, PROVIDE NATIVE PLANT COVER FOR STABILIZATION, REFER TO SOILS REPT FOR ADDITIONAL INFORMATION

- DIVISION 32 - EXTERIOR IMPROVEMENTS**
- 32 17 P1 - PARKING
 - 32 17 P2 - ACCESSIBLE HC PARKING SPACE, CROSS SLOPE SHALL NOT EXCEED 2%, NO ABRUPT CHANGES IN ELEVATION GREATER THAN 1/4" VERTICAL OR 1/2" IF THE CHANGE ABOVE 1/4" IS 2:1 SLOPE MAX.
 - 32 17 P3 - ACCESSIBLE PARKING LOADING AISLE, CROSS SLOPE SHALL NOT EXCEED 2%, NO ABRUPT CHANGES IN ELEVATION GREATER THAN 1/4" VERTICAL OR 1/2" IF THE CHANGE ABOVE 1/4" IS 2:1 SLOPE MAX., MARK WITH 45 DEGREE BLUE STRIPPING AT 36" O.C. AND 12" HIGH WHITE LETTERS READING 'NO PARKING' IN LOCATION VISIBLE TO TRAFFIC ENFORCEMENT PER CBC 11B-502.3.3
 - 32 17 P4 - 36" X 36" INTERNATIONAL SYMBOL OF ACCESSIBILITY PER CBC 11B-703.7.2.1
 - 32 32 W1 - EXISTING STACKED STONE LANDSCAPE WALL TO REMAIN
 - 32 32 W2 - EXISTING STACKED STONE LANDSCAPE WALL TO BE RELOCATED, COORDINATE WITH OWNER ON LOCATION, SALVAGE ANY SURPLUS COMPONENTS TO OWNER
 - 32 32 W3 - NEW GRAVITY STACK RETAINING WALL

REFERENCE KEYNOTES

- DIVISION 01 - GENERAL REQUIREMENTS**
- 01 10 00 - SUMMARY
 - 01 10 W1 - APPROXIMATE LOCATION OF SOLID WASTE MANAGEMENT AREA, SOLIDS TO BE COMPOSTED ON SITE OR HAULED OFF SITE
- DIVISION 02 - EXISTING CONDITIONS**
- 02 00 00 - EXISTING CONDITIONS
 - 02 00 V1 - EXISTING VINE ROWS TO REMAIN, TYP.
 - 02 41 00 - DEMOLITION
 - 02 41 A1 - VINE ROWS TO BE REMOVED SHOW DASHED
- DIVISION 03 - CONCRETE**
- 03 30 00 - CAST-IN-PLACE CONCRETE
 - 03 30 C1 - 6" H X 6" W CONCRETE CURB INTEGRAL WITH CONCRETE SLAB AT TOP EDGE OF WALL
- DIVISION 05 - METALS**
- 05 S2 R1 - METAL GUARDRAIL, 42" MIN. HT. OPENINGS SHALL NOT ALLOW PASSAGE OF A SPHERE 21" DIA. FROM WALKING SURFACE TO REQUIRED GUARD HT., FIELD VERIFY LENGTH TO INSURE GUARDRAIL IS INSTALLED AT ALL AREA WHERE THE ADJACENT GRADE WITH IN 3' HORIZONTAL IS 30" OR MORE BELOW THE WALKING SURFACE. PAINT COLOR AS SELECTED BY ARCHITECT, PROVIDE BRUSHOUT SAMPLES FOR OWNER APPROVAL PRIOR TO PAINTING, TYP

kh A
KEITH HALL | ARCHITECT
architecture planning
development services

PACIFIC COAST DESIGN CENTER
 75 HIGUERA STREET SUITE 165 SAN LUIS OBISPO CALIFORNIA 93401
 (805) 541 9160 F 805.541.9314 W www.paralelodesign.com

consultants:

client:

Roger Nicolas
 7986 N River Rd
 Paso Robles Ca

RN Estate
 Winery
 7986 N River Rd
 Paso Robles Ca

date/purpose:
 2016-05-12 / MUP Application

job no: 10138
 file: a-0.1 site plan.dwg
 application no:

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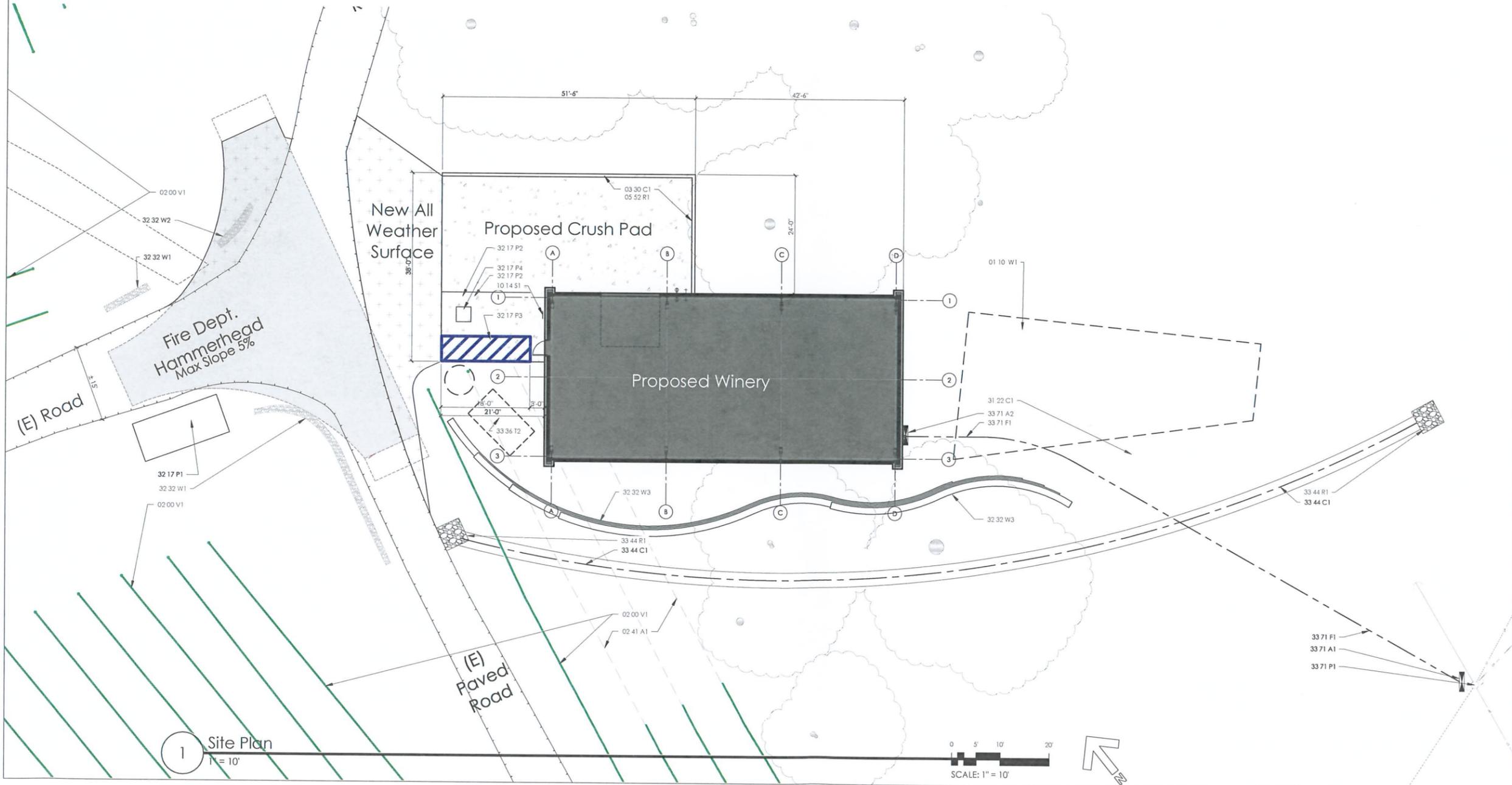
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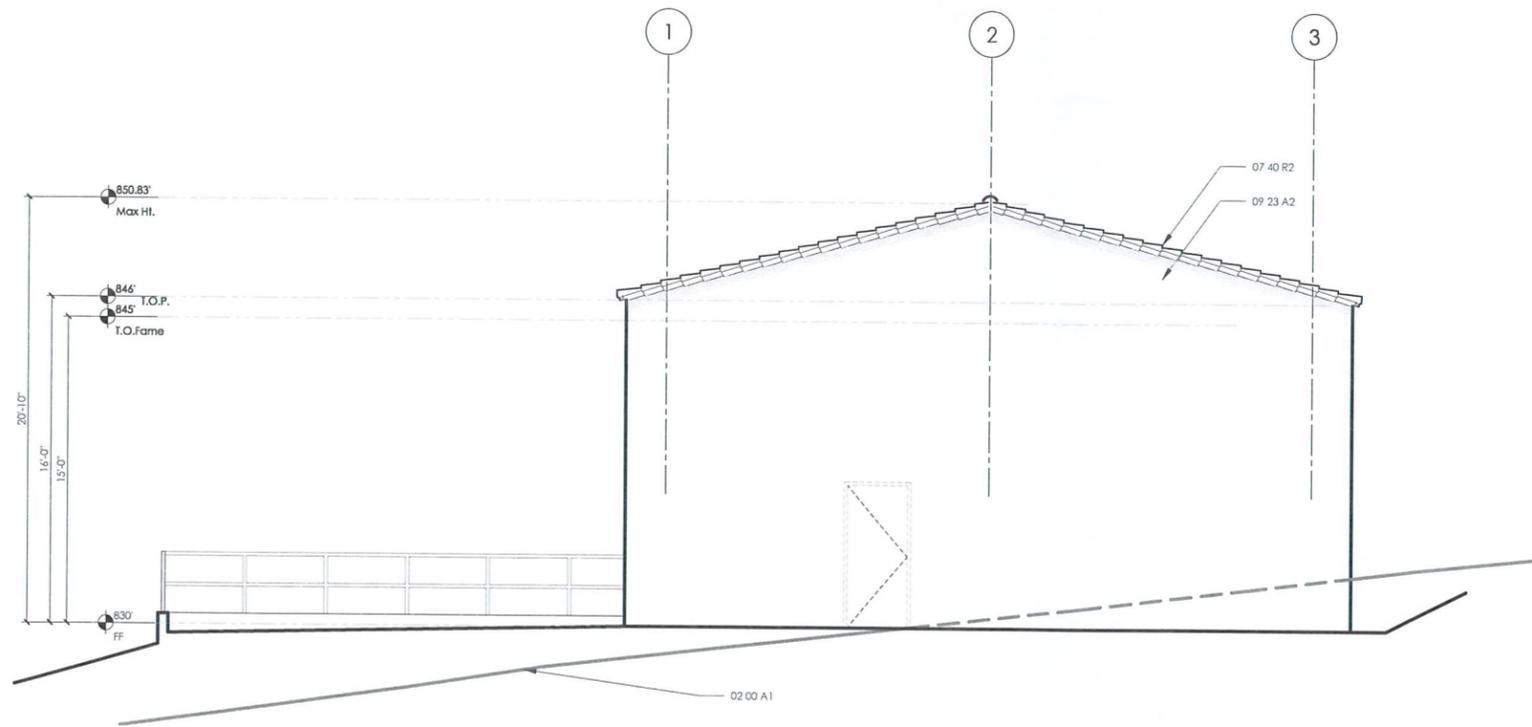
sheet name:
Site Plan

sheet number:
A-0.1



1 Site Plan
 1" = 10'





REFERENCE KEYNOTES

DIVISION 02 - EXISTING CONDITIONS

- 02 00 00 - EXISTING CONDITIONS
- 02 00 A1 - EXISTING GRADE

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

- 07 40 00 - ROOFING AND SIDING PANELS
- 07 40 R1 - METAL ROOFING PANELS
- 07 40 R2 - CLAY TILE
- 07 40 W1 - METAL WALL SIDING

07 71 00 - ROOF SPECIALTIES

- 07 71 A2 - GUTTER

DIVISION 08 - OPENINGS

- 08 10 A1 - DOOR AS SCHEDULED.

DIVISION 09 - FINISHES

- 09 23 A2 - SMOOTH TROWELED MISSION FINISH 7/8" PLASTER, ON EXPANDED METAL LATH OVER TYVEC STUCCO WRAP, OVER PLYWD AS REQ'D BY STRUCTURAL



KEITH HALL ARCHITECT
 architecture planning
 development services

PACIFIC COAST DESIGN CENTER
 75 HIGUERA STREET, SUITE 165 SAN LUIS OBISPO CALIFORNIA 93401
 T 805.541.9180 F 805.541.9314 W www.paralleldesignstudios.com

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Roger Nicolas
 7986 N River Rd
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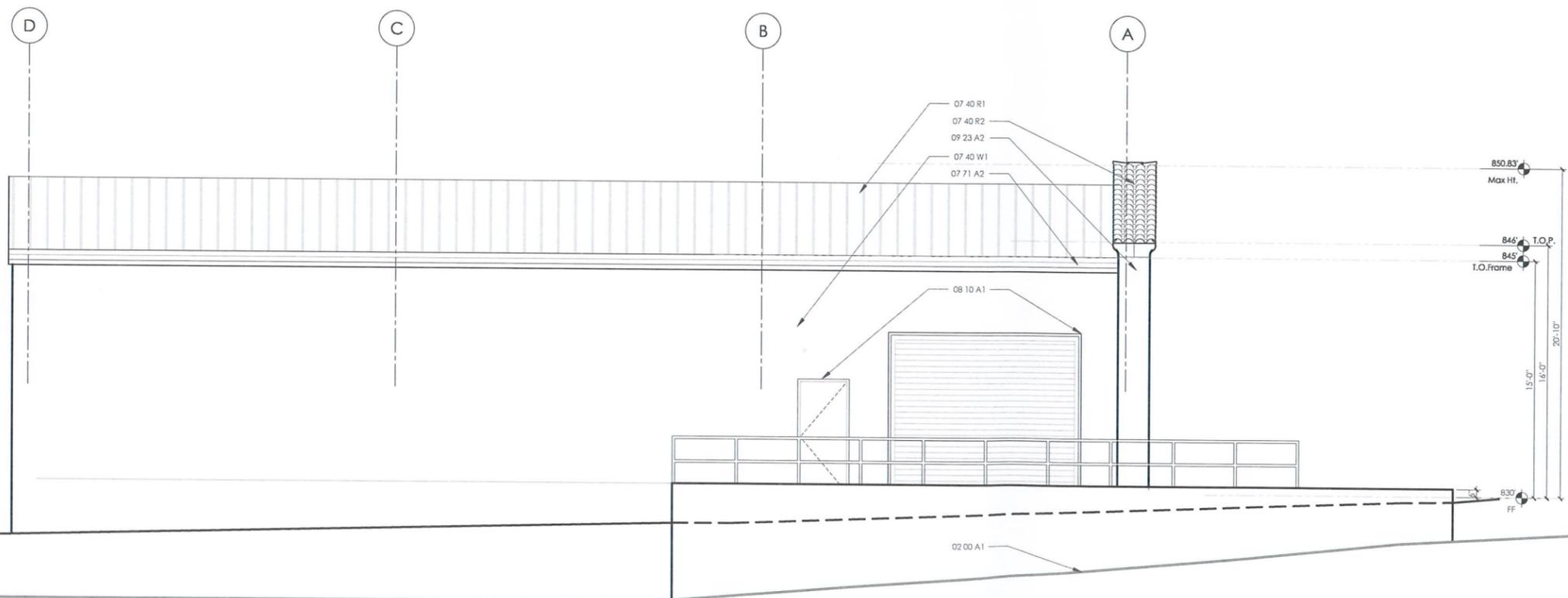
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 2016-05-11 / Planning Application

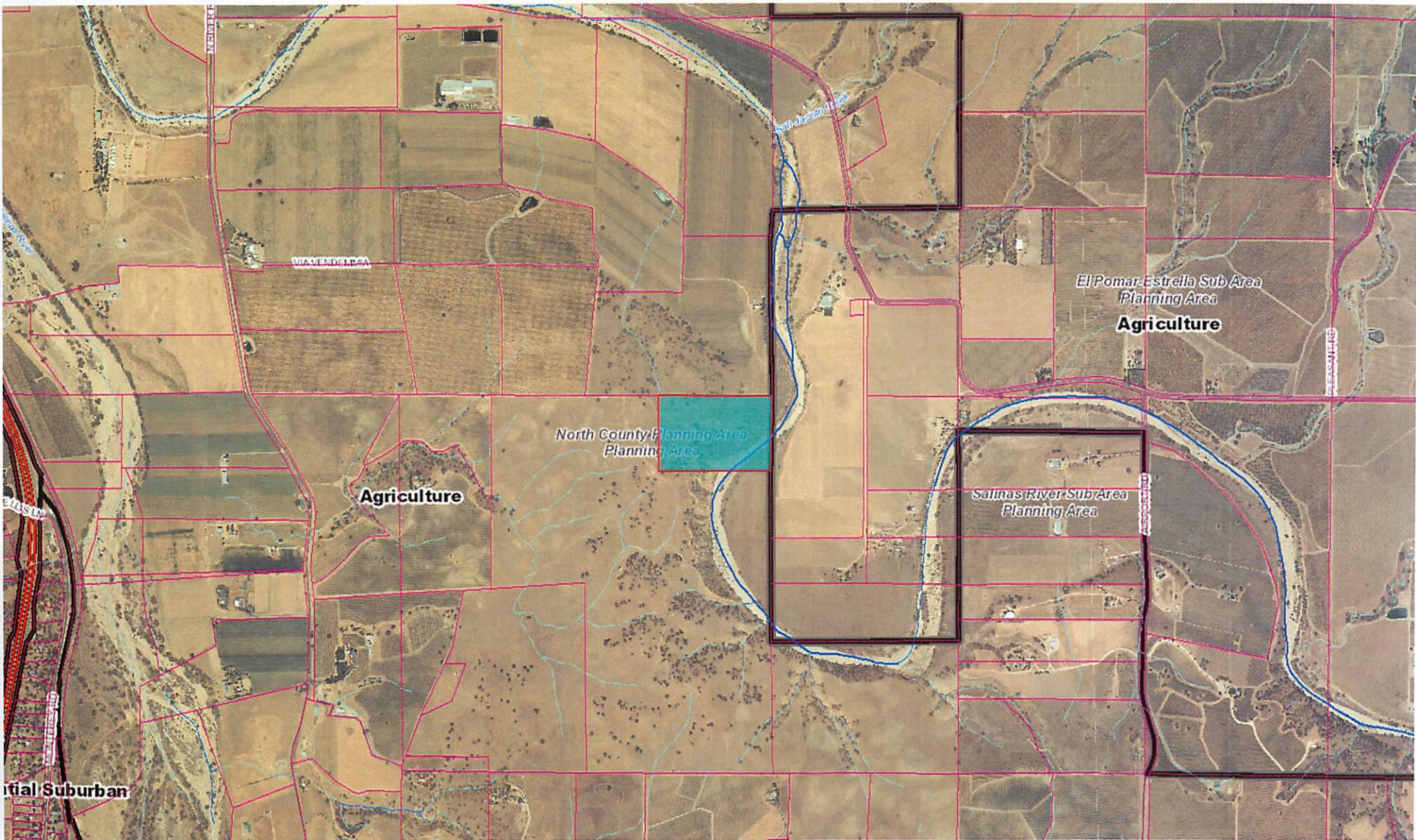
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 file: a-2.1 elevations.dwg
 application no:

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Agriculture

North County Planning Area

El Pomar-Estrella Sub Area Planning Area

Agriculture

Salinas River Sub Area Planning Area

Partial Suburban

VIA VENDELLA

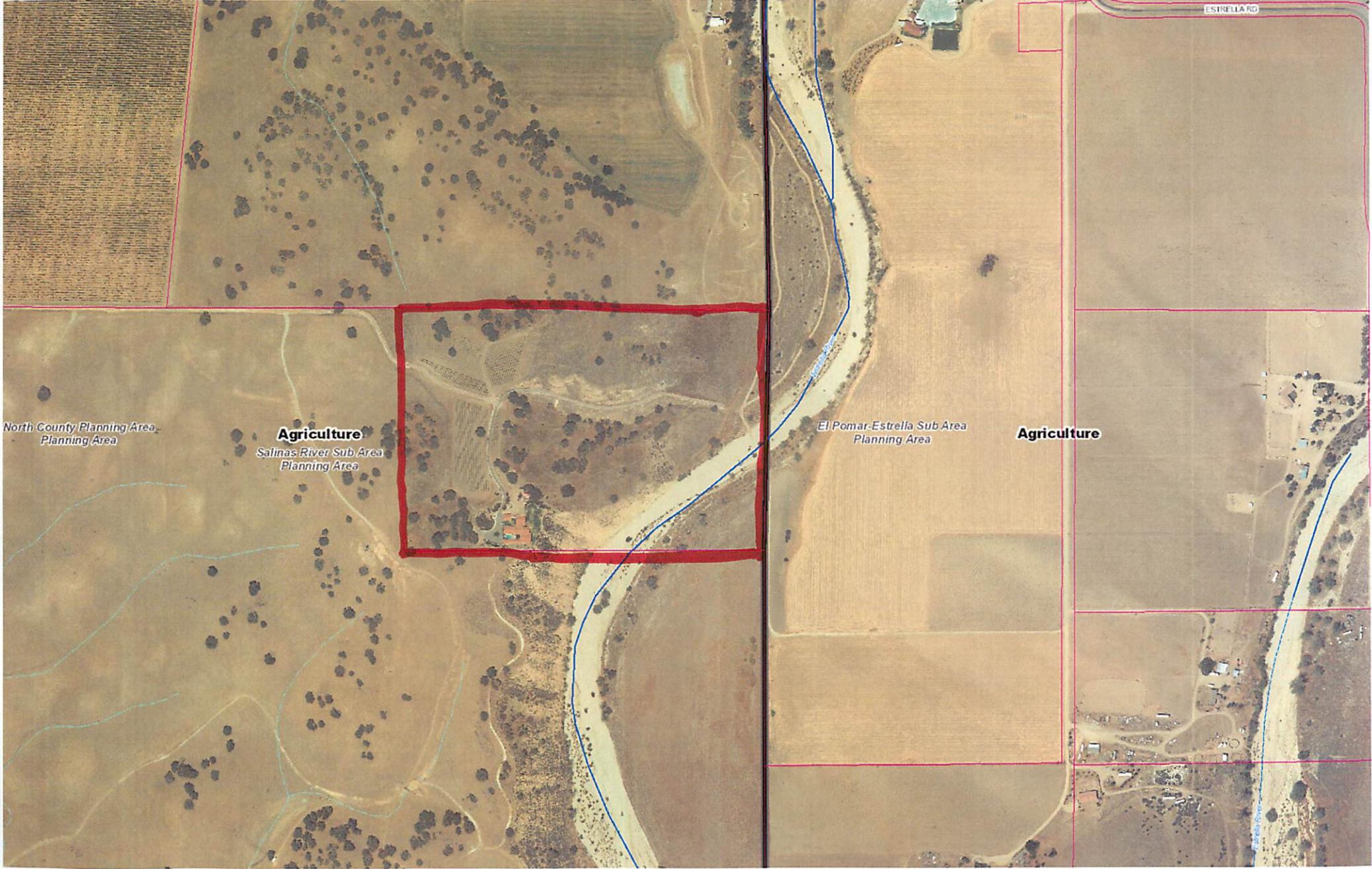
16th Street

16th Street

Salinas River

16th Street

16th Street



North County Planning Area
Planning Area

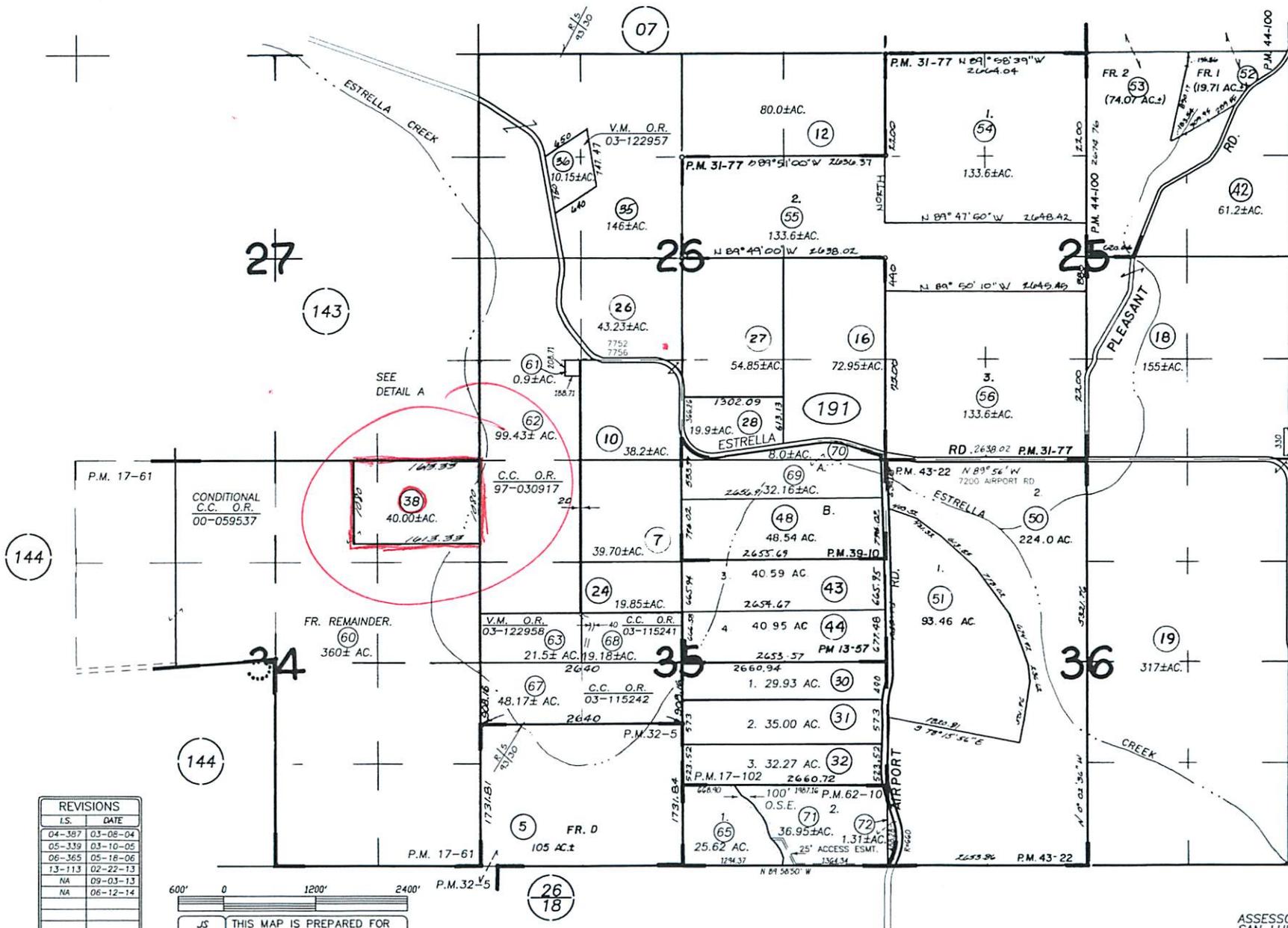
Agriculture
Salinas River Sub Area
Planning Area

El Pomar-Estrella Sub Area
Planning Area

Agriculture

ESTRELLA RD

1" = 1200'



SEE
DETAIL A

REVISIONS	
IS.	DATE
04-387	03-08-04
05-339	03-10-05
06-365	05-18-06
13-113	02-22-13
NA	09-03-13
NA	06-12-14

600' 0 1200' 2400'

JS THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
11-24-99

T. 25S.; R. 12E.; SECTIONS 25 to 27 & 34 to 36. M.D.B.&M.



Parcel Summary Report For Parcel # 027-191-038

5/16/2016
12:31:35PM

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 NICOLAS ROGER R
7986 N RIVER RD PASO ROBLES CA 93446-7104
OWN NICOLAS FAMILY TRUST

Address Information

Status Address
P 07986 RIVER RD NCSAL

Lot Information:

<u>Tract / Townshp</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>
AL79-	015	2P	North Cty. Plan	North County I	AG	FH		Y	S2	
APV.C97-	069	0002	North Cty. Plan	North County I				N	S2	

Parcel Information

Status Description
Active T25S R12E PTN SEC 34

Notes

PER REQUEST BY OWNER (MR NICOLAS @ 610-9802), DELETED ADDRESSES 7825 ESTRELLA RD (ACCESS IS OFF NO RIVER RD) AND 7250 NO RIVER RD (OUT OF SEQUENCE). IT IS UNCLEAR AS TO WHY THESE INCORRECT ADDRESSES WERE ASSOCIATED TO THE PARCEL.

ASSOCIATED EXISTING GOOD ADDRESS 7986 NO RIVER RD, SENT VERIFICATION LETTER AND NOTICED. 2/24/11-PCS

SAN MIGUEL

PASO ROBLES JT(27,40) (SB1537)

SAN LUIS OBISPO JT(27,40)

SAN MIGUEL

NO. 01

AREA NO. 21



Parcel Summary Report For Parcel # 027-191-038

5/16/2016
12:31:35PM

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:

C1169 FNL Primary Parcel

Description:

LEACH LINE REPAIR

DRC2015-00127 REC Primary Parcel

Description:

WINERY PROCESSING FACILITY 2490 SF TOTAL BUILDING CONTAINING A 1090 SF TANK/BARREL ROOM AND 400 SF CASE STORAGE.

S960160C RDD Primary Parcel

Description:

1 CONDITIONAL/1 UNCONDITIONAL- TOTAL 2

ZON2003-00603 APV Primary Parcel

Description:

BUS LIC