



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 9/20/2016

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

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

**PROJECT DESCRIPTION:** DRC2016-00017 HAWLEY – Proposed minor use permit for a phased winery (5,940 SF), crush pad (741 SF), and industry events. Project location is 6350 Peachy Canyon Rd in Paso Robles.  
APN: 026-331-030

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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

PHASED WINERY (5,940 SF), CRUSH PAD (741 SF) AND INDUSTRY EVENTS NCADEL/ NCADEL AG

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

### APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Scott & Viquel Hawley Daytime Phone 805-550-2058  
 Mailing Address 2642 Anderson Rd, Paso Robles CA Zip Code 93446  
 Email Address: \_\_\_\_\_

Applicant Name Torrin Winery Daytime Phone \_\_\_\_\_  
 Mailing Address 6350 Peachy Canyon Rd, Paso Robles Zip Code 93446  
 Email Address: \_\_\_\_\_

Agent Name Kirk Consulting, Lacey Zubak Daytime Phone 805-461-5765  
 Mailing Address 8830 Morro Rd, Atascadero CA Zip Code 93446  
 Email Address: Lacey@kirk-consulting.net

### PROPERTY INFORMATION

Total Size of Site: 69.96 Acres Assessor Parcel Number(s): 026-331-030  
 Legal Description: T27S R11E PTN SEC 5  
 Address of the project (if known): 6350 Peachy Canyon Rd, Paso Robles CA 93446  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Off of Peachy Canyon Rd, North of Willow Creek Rd.

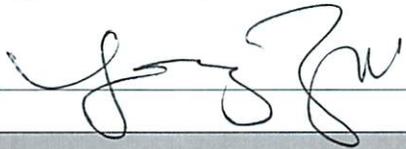
Describe current uses, existing structures, and other improvements and vegetation on the property:  
3,564 SF Residence, 794 SF Accessory Structure/Detached Rm., 2,288 SF Accessory Structure/Storage Barn

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Phased Winery Facility, Phase 1- 4,800 SF Winery Facility, <sup>741</sup>1,568 SF Crush Pad  
Phase 2 - ~~1400~~ SF Production/Case Storage

### 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 9/1/16

**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: Existing access road off Peachy Cyn. to residence & storage barn. New access road is proposed also off of Peachy Cyn that would provide direct access to production facility.

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 & RL South: AG  
East: RL 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: 4,800 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: .94  sq. feet  acres  
Number of parking spaces proposed: 7 Height of tallest structure: 25' 9"  
Number of trees to be removed: 0 Type: N/A  
Setbacks: Front 181 Right 1197 Left 180 Back 2477

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 Install 1,500 Gallon Septic Tank  
 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: 3,110  sq. feet  acres  
Total floor area of all structures including upper stories: 4,800 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:**

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 69.96 acres  
Moderate slopes of 10-30%: 0 acres  
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: Summit Creek runs thru the North/West end of the parcel
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: Residence/Barn
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: Can be seen from Peachy Canyon Rd

**Water Supply Information**

- 1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system
- 2. What is the proposed use of the water?  
 Residential     Agricultural - Explain \_\_\_\_\_  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial – Explain \_\_\_\_\_
- 3. What is the expected daily water demand associated with the project? 1750 gallons
- 4. How many service connections will be required? None
- 5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: The well is operable
- 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 <sup>4</sup> \_\_\_\_\_ Hours <sup>11.4</sup> \_\_\_\_\_ 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? 1,200 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: N/A
- 3. Where is the waste disposal storage in relation to buildings? Aprox. 150 ft off South/East Corner
- 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: Templeton Unified
- 2. Location of nearest police station: Paso Robles Police Station, 900 Park St Paso Robles, CA 93446
- 3. Location of nearest fire station: SLO County Fire Station 2510 Ramada Dr, Paso Robles
- 4. Location of nearest public transit stop: Twin Cities Hospital Bus Station
- 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:  
Residential
- 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.*

Production (as needed)

- 1. Days of Operation: Production (Mon-Sun), Tasting (By Apt.)    Hours of Operation: Tasting (By Apt 11am-5pm)
- 2. How many people will this project employ? 4
- 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: Dust
- 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: Pomace
- 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. 5 Between 4:00 to 6:00 p.m. 5
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees  Yes  No  
If yes, please specify what you are proposing: \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No If yes, please describe: \_\_\_\_\_

**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: No

**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: Phase I- Consists of 4,800 SF Winery Facility, 1,600 SF Crush Pad Phase II - 840 SF Production, 300 SF Case Storage and 1,260 SF DG Pads
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:  
N/A

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):      N/A

**Other Related Permits**

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

(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.)

# Kirk Consulting

## Torrin

SUPPLEMENTAL DEVELOPMENT STATEMENT  
6350 PEACHY CANYON ROAD, PASO ROBLES, CA 93446  
APN 026-331-030

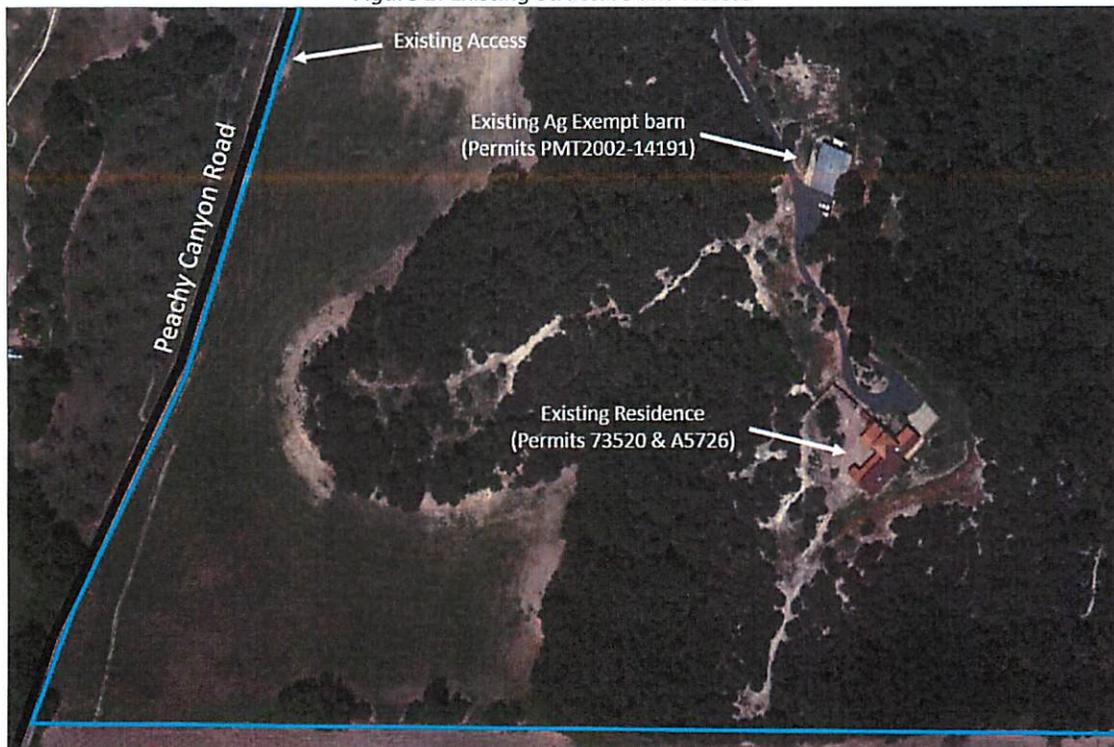
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### General Description:

This project site is a +/- 69 acre parcel located at 6350 Peachy Canyon Road in Paso Robles (APN 026-331-030), +/- 1 mile east of the intersection of Peachy Canyon Road and Vineyard Drive. This property is in the North County Planning Area, Adelaida Sub Area and zoned Agriculture. The property is not enrolled in the Williamson Act and located outside the Paso Robles Ground Water Basin area.

The Hawley Family currently produces a limited numbers of wines at an offsite production facility in Templeton. Scott Hawley also provides wine making consulting services for a number of local, small production wineries. As long time local winemakers, the Hawley's are looking forward to relocating their wine making activities onto the property they feel fortunate to call their home. The property is currently developed with an existing permitted residence (Permits # 73520 & A5726) and an Ag exempt barn (Permit PMT2002-14191).

Figure 1: Existing Structure and Access

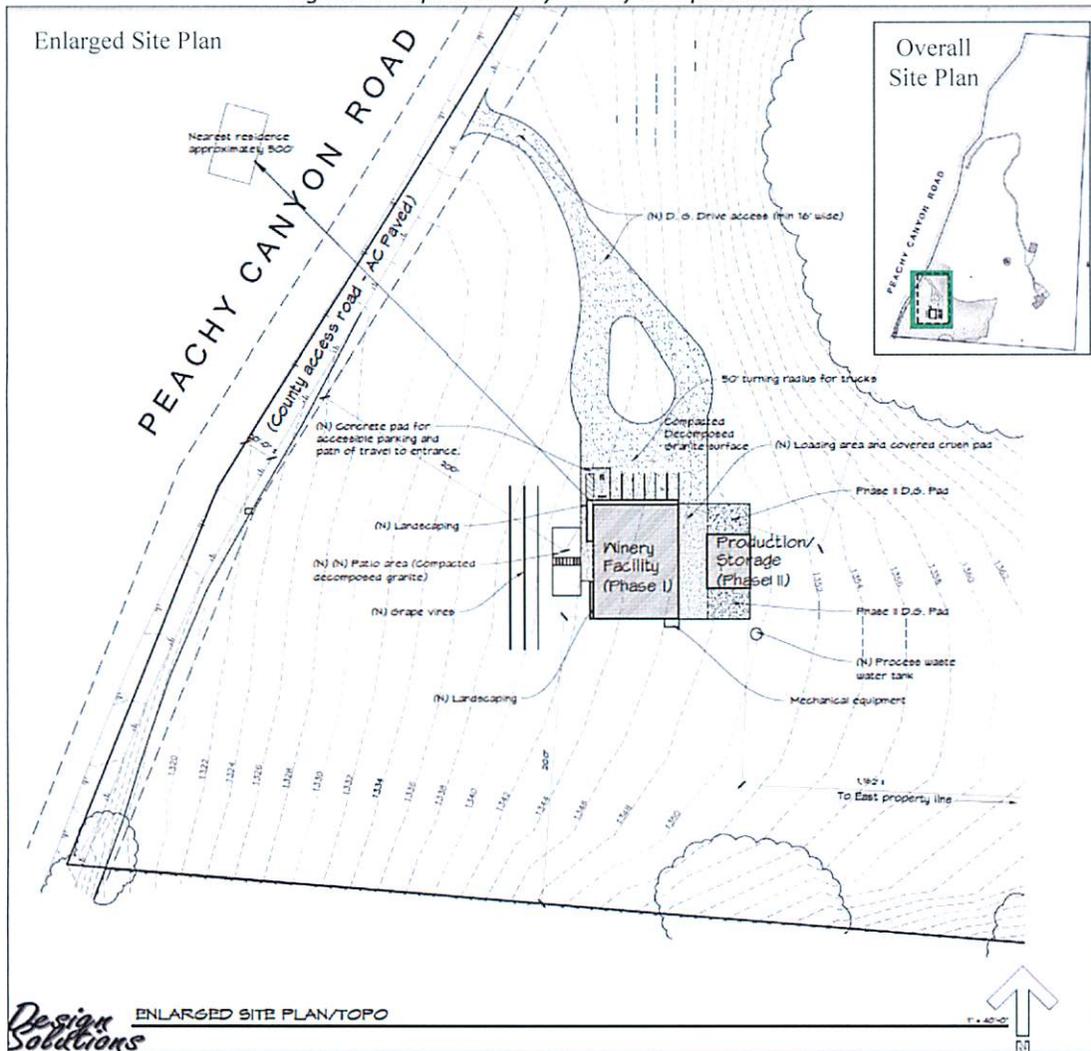


**Proposal:**

The project includes a request for a Minor Use Permit for the phased construction of a small winery facility with a tasting room, a covered crush pad, and a wine barrel and case storage building. The proposed facility is located on the southwest corner of the parcel within a previous disturbed area that is seasonally farmed with dry farm hay. The barn buildings are designed to complement the historic agrarian nature of the area. The proposed winery facility's new point of access will be off of Peachy Canyon Road, a collector road.

Special Events: The project is not proposing a special event program however the Hawley's intend to participate in activities during the Wine Industry Weekends and other marketing activities that are not defined as special events (non-advertised wine club activities, activities with fewer than 50 attendees, etc.).

Figure 2: Proposed Winery Facility & Improvements



The project will include the following proposed phased development:

**PHASE 1 - New 4,800 Sq.Ft. Winery Facility Building with a Tasting Room**

Building #1

Production (Fermentation) 1,416 Sq.Ft.

Work Area: 537 Sq.Ft.

Barrel Room: 1,449 Sq.Ft.

Case Storage: 351 Sq.Ft.

Tasting Room: 407 Sq.Ft.

Office: 197 Sq.Ft.

Circulation/Restrooms: 444 Sq.Ft.

Exterior Use - Covered Crush Pad: 741 Sq.Ft.

Maximum case production: 10,000 cases.

Site improvements include construction of a new driveway to meet Cal Fire commercial access requirements and new paved approach to Public Works standard. The total area of disturbance for the proposed project is estimated at 0.94 acres.

Utilities include the connection to existing dry utilities and the installation of a new domestic water and septic system, a new fire protection suppression system, and a new winery wastewater process system.

**PHASE 2- New 1,140 Sq.Ft. Production & Storage Building and Redistribution of Use Areas in Phase 1 Winery Facility Building**

Building #2

Production: 840 Sq.Ft.

Case Storage: 300 Sq.Ft.

Redistribution of Use Areas within the existing building #1

Production (Fermentation) 1,416 Sq.Ft.

Barrel Room: 1,449 Sq.Ft.

Case Storage: 351 Sq.Ft.

Tasting Room: 944 Sq.Ft. (expanded tasting room)

Office: 197 Sq.Ft.

Circulation/Restrooms: 444 Sq.Ft.

Upgrades to existing utilities as necessary.

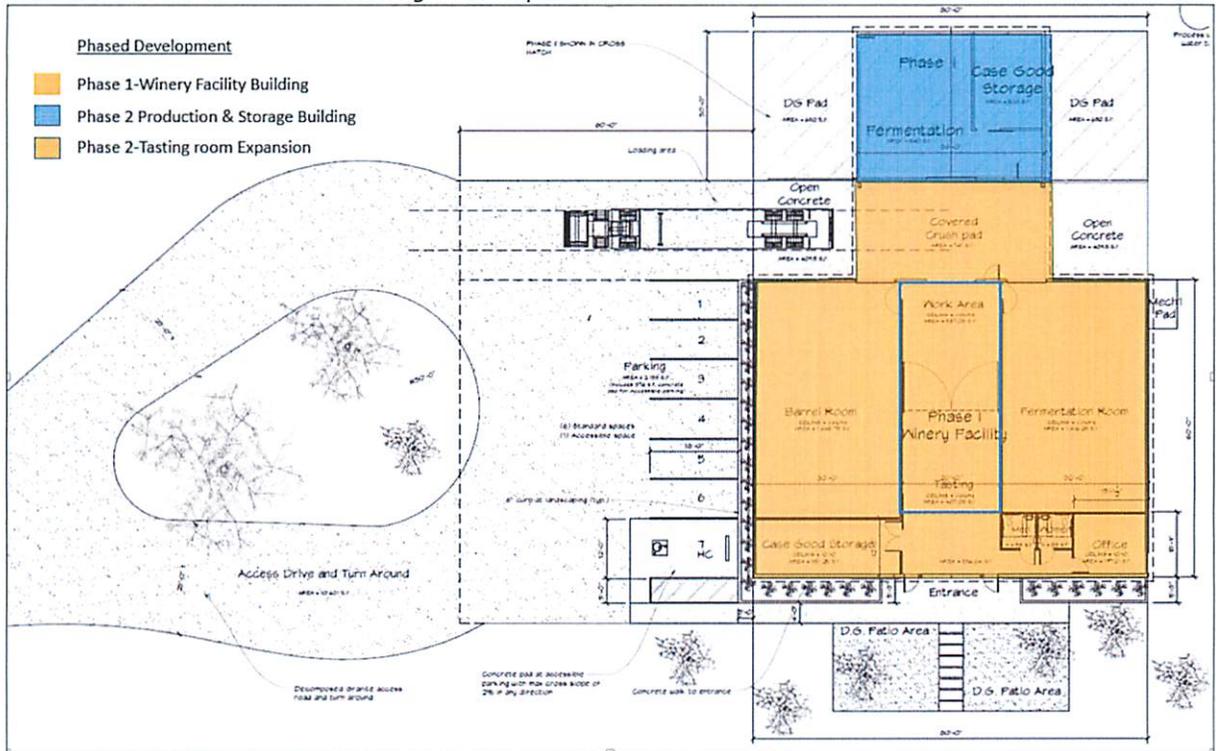
**Total Winery Building Area at Buildout: 5,940 Sq.Ft.**

Hospitality: 944 Sq.Ft.

Winery Operations: 4,996 Sq.Ft.

Outdoor Use Area: 741 Sq.Ft.

Figure 3: Proposed Floor Plans



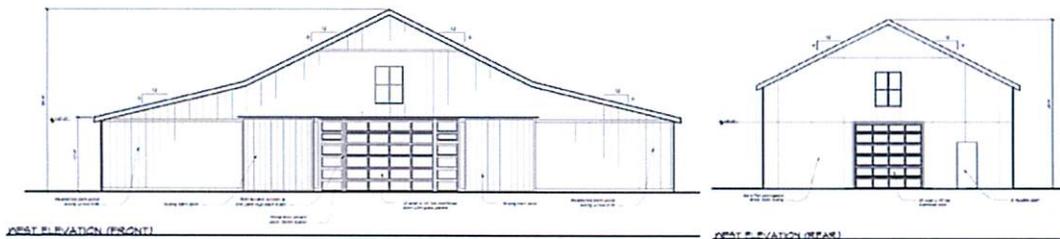
**Siting:**

The proposed structure will be located on the southwest portion of the property within a previous disturbed area that is seasonally farmed. Both structures meet all of the required setbacks of 200 feet to the property line and they are at least 400 feet from residences outside the owner’s property; therefore it meets minimum setback requirements for a winery, with tasting, in a rural area.

**Visual:**

The proposed structures will be located 200 feet from the western property line off Peachy Canyon Road and will be visible from the road; however they are not located in or on a hillside so they will not silhouette. Both barn like structures have been designed to complement the historic agrarian nature of the area with rolling hills of native and non-native trees as a backdrop. Vines and landscaping will be used to screen and soften the views from public roads.

Figure 4: West Facing Elevations for Winery Facility (left) Production & Storage Building (right)



**Access:**

Access to both the new winery facility and production and storage buildings will be from a new approach and all-weather aggregate base driveway that will meet Cal Fire commercial road requirements as well as Public Works.

**Water:**

There is one existing well on this parcel which currently services the residence and seasonal agricultural operations. The project is located outside of the Paso Robles Groundwater Basin therefor not required to mitigate offsets. Water use for the proposed project is estimated to be 0.1733 AFY. The breakdown for water demand on the project is shown below:

Wine Production

Cases per year (assuming 10 gallons/case water demand):	10,000
Total increased demand in acre-ft. per year (AFY):	0.306 AFY
Percentage recycled for vineyard irrigation with new system:	80%
Total net demand	0.062 AFY

Tasting Room

Visitor use per day 1 gallon per 10sf (tasting room 944 sf)	94.4 GPD
Visitor use per year (7 day a weeks)	34,456 GPY
Total increased demand in acre-ft. per year (AFY)	0.1057 AFY

Employee Demand

Full time equivalent (FTE) employee count	2.5 FTE
Estimated average daily use per employee	10 GPD/empy
Percentage discharged to subsurface recharge via leach pit	80%
Total net employee demand	1825 GPY
Total increased demand in acre-ft. per year (AFY)	0.0056 AFY

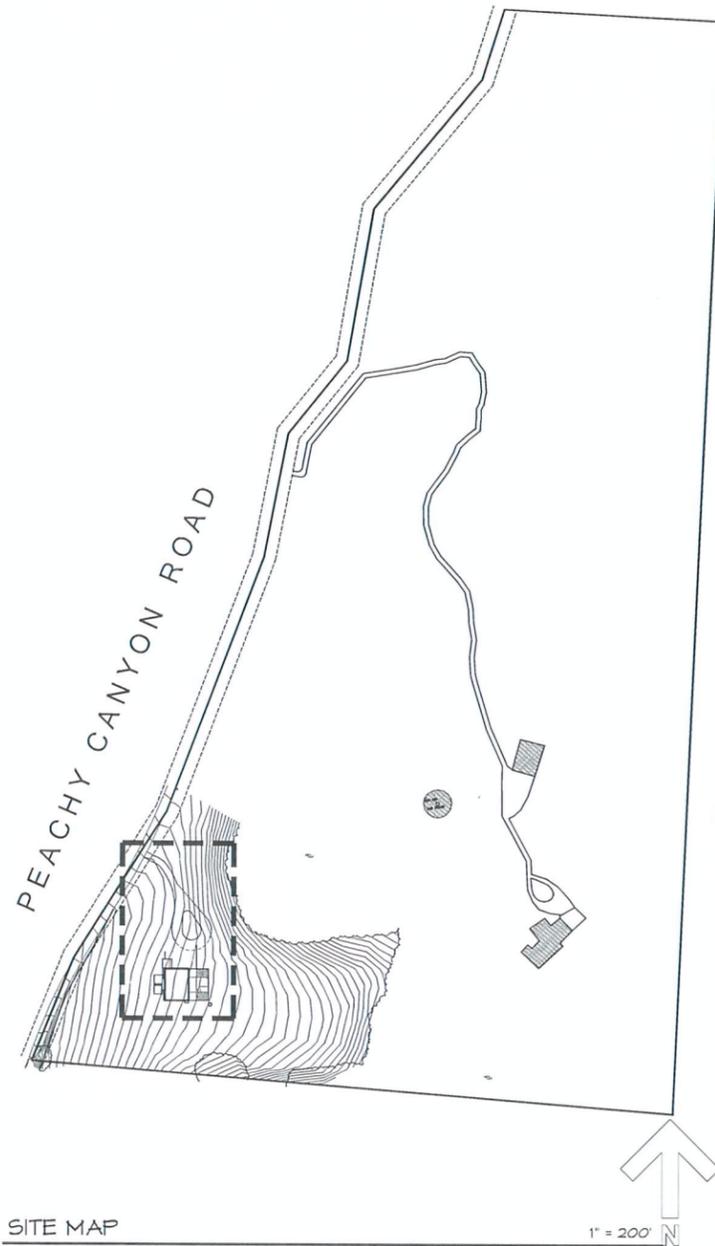
**Total increase in water use** **0.1733 AFY**

**Waste Water:**

Wastewater will be treated and land applied under provisions of the Regional Water Quality Control Board (RWQCB) winery wastewater waiver.

**Biological Impacts:**

Implementation of the project will result in new construction of the proposed winery facility buildings. The proposed building is sited to be located in a previously disturbed area. The project will require the construction of a new driveway approach for commercial use. The total area of disturbance for the proposed project is estimated at 0.94 acres.



SITE MAP

**APPLICABLE CODES**

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES AND STANDARDS

- 2013 California Building Code (200) IBC with C amendments
- 2013 California Residential Code (200) IRC with C amendments
- 2013 California Electric Code (200) NEC with C amendments
- 2013 California Mechanical Code (200) MPMO MC with C amendments
- 2013 California Plumbing Code (200) MPMO PC with C amendments
- 2013 California Energy Code
- 2013 California Green Building Standards Code (CalGreen) County Ordinance s Title 1, 22, 23 & d Chapter 33, 1 BC

**MINOR USE PERMIT  
TORRIN WINERY  
6350 Peachy Canyon Road  
Paso Robles, CA 93446  
APN: - 026-331-030**

**PROJECT DESCRIPTION**

Wine production and tasting  
Gravel access road from Peachy Canyon Road  
Septic waste system  
Process waste water site distributed

**PROJECT DATA AND INFORMATION**

ADDRESS	6350 Peachy Canyon Road Paso Robles, CA 93446
APN	026-331-030
ZONE	Agriculture
OCCUPANCY	B, F-1, S-2
CONSTRUCTION TYPE	II-B
MAX HEIGHT	35'
PROPOSED HEIGHT	25'-9" ±
SFRINKLERED	YES
SETBACKS	Production 100' from property line Production 200' from neighboring residences by lot Tasting 200' from property line Tasting 400' from residence outside of ownership

**PROJECT SIZE AND LAND AREA**

ACREAGE	69.96
<b>PHASE I</b>	
(N) Drive access	10,401 s.f.
(N) Parking (includes 376 s.f. concrete pad for Accessible parking)	2,153 s.f.
<b>Building #1 (N) Winery Facility</b>	<b>4,800</b>
Production (Fermentation)	1,416 s.f.
Work Area	597 s.f.
Barrel Room	1,449 s.f.
Case Storage	351 s.f.
Tasting	407 s.f.
Office	197 s.f.
Circulation/Restrooms	444 s.f.
<b>Exterior Use</b>	
Covered Crush Pad	741 s.f.
Conc. Pad adjacent to Crush Pad	409.5 s.f.
Conc. Pad adjacent to Crush Pad	409.5 s.f.
<b>TOTAL</b>	<b>1,560 s.f.</b>
<b>PHASE II</b>	
<b>Building #2</b>	
Production (Fermentation)	840 s.f.
Case Storage	300 s.f.
D.S. Pad	630 s.f.
D.S. Pad	630 s.f.
<b>Redistribution of Use Areas within the existing Building #1</b>	
Production (Fermentation)	1,416 s.f.
Barrel Room	1,449 s.f.
Case Storage	351 s.f.
Expanded Tasting Room	944 s.f.
Office	197 s.f.
Circulation/Restrooms	444 s.f.
Existing Structure - Residence	3,564 s.f.
Existing Accessory Structure - Detached Room	744 s.f.
Existing Accessory Structure - Storage Barn	2,288 s.f.

**SHEET INDEX**

- T-1.0 - TITLE SHEET
- A-1.1 - OVERALL SITE MAP / ENLARGED SITE PLAN
- A-2.1 - FLOOR PLAN / PARTIAL SITE PLAN
- A-3.1 - PHASE I EXTERIOR ELEVATIONS
- A-3.2 - PHASE I EXTERIOR ELEVATIONS
- A-3.3 - PHASE I EXTERIOR ELEVATIONS

- CIVIL**
- 1 - TITLE SHEET
  - 2 - PRELIMINARY GRADING AND DRAINAGE

**VICINITY MAP**



**PROJECT PARKING CALCULATION FOR COMPLETE BUILDOUT**

<b>PRODUCTION (Fermentation/Work Area) (1/2,000 s.f.)</b>	
Phase I - 1,953 s.f.	
Phase II - 840 s.f.	
<b>TOTAL 2,793 s.f. - 2 Spaces</b>	
<b>STORAGE/BARREL ROOM (1/5,000 s.f.)</b>	
Phase I - 1,800 s.f.	
Phase II - 840 s.f.	
<b>TOTAL 2,640 s.f. - 1 Space</b>	
<b>TASTING/OFFICE (1/200 s.f.)</b>	
Phase I - 604 s.f.	
<b>TOTAL 604 s.f. - 4 Spaces</b>	
<b>Total number of spaces required at build out = 7 Spaces</b>	
(includes 1 accessible space)	

**ADDITIONAL SCOPE**

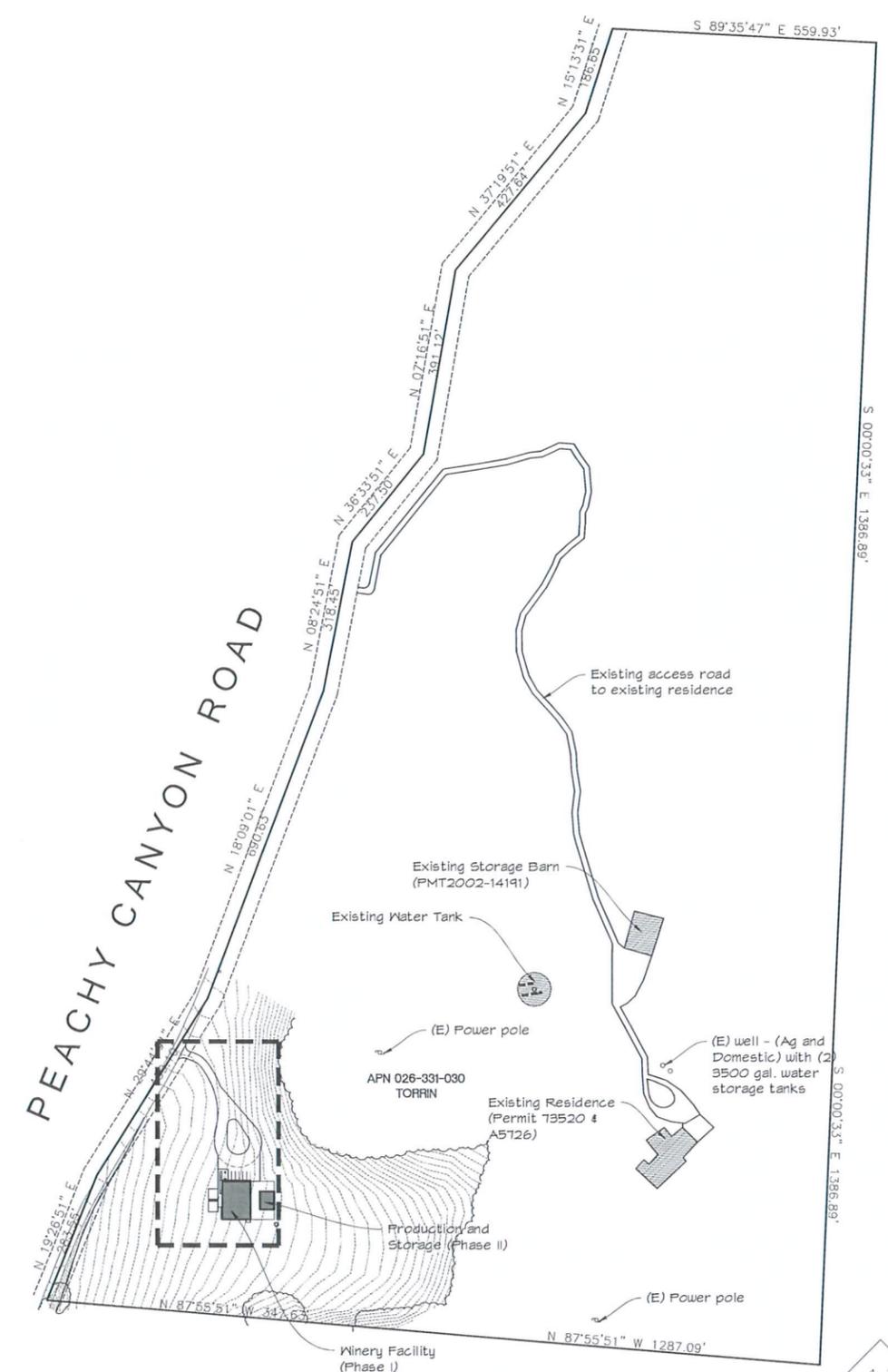
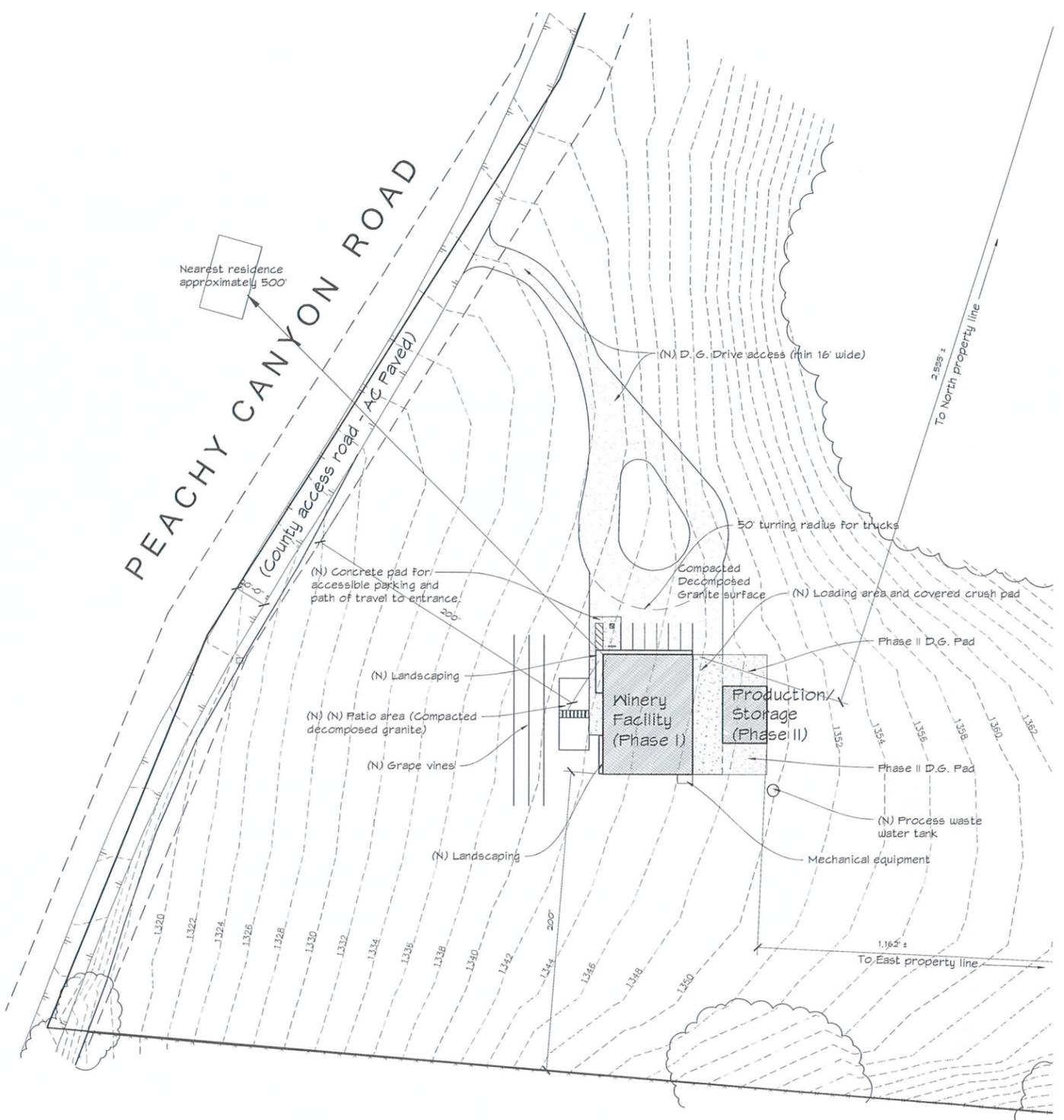
- Utilities include the connection to dry utilities
- installation of a new domestic water and septic system
- installation of new fire protection suppression system
- New winery wastewater process system.
- New construction of 6" all-weather aggregate base driveway, parking area and phase 2 pad.
- New Asphalt paved driveway approach.

**PROJECT TEAM**

ARCHITECT	CIVIL/EP	ENTIREMENT CONSULTANT	CONTRACTOR	SOILS ENGINEER	CIVIL	STRUCTURAL	LANDSCAPE ARCH	ENERGY T-24	FIRE SPRINKLER	METAL BUILDING MFG
Mark A. Davis 2047 Peachy Canyon Road Paso Robles, CA 93446 Phone: (805) 226-1000	Scott and Visual/Tracy 2047 Peachy Canyon Road Paso Robles, CA 93446 Phone: (805) 226-1000	Nik Casselino 1550 Peachy Canyon Road Paso Robles, CA 93446 Phone: (805) 226-1000	Ted Plemmon 4000 Peachy Canyon Road Paso Robles, CA 93446 Phone: (805) 226-1000		Robert Engineering Torrin P. Roberts Civil Engineer - P.E. 197566 2010 Visual/Tracy Paso Robles, CA 93446 Phone: (805) 226-1000					



2160401  
August 18, 2016  
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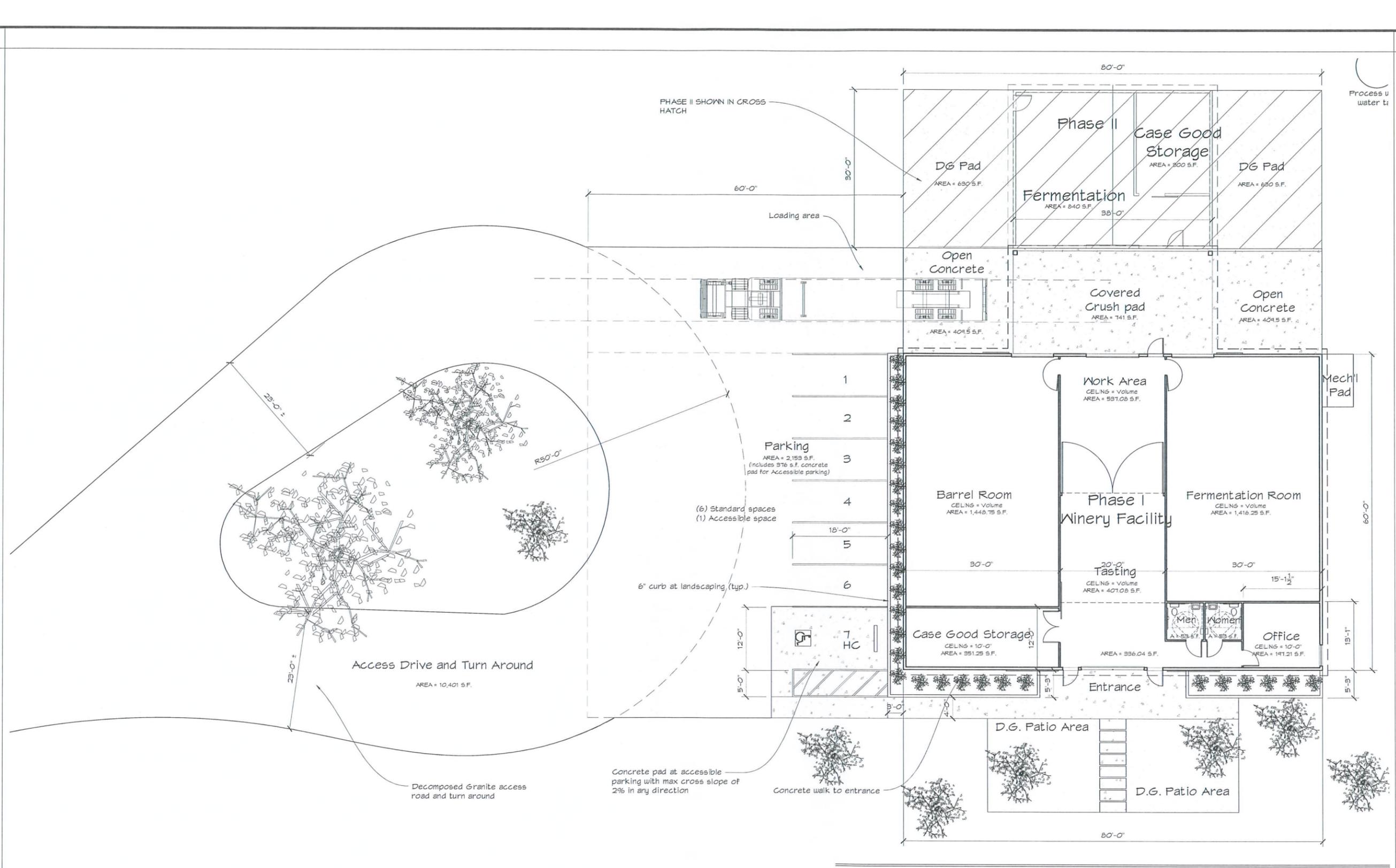


**Design Solutions**  
 ENLARGED SITE PLAN/TOPO  
 3357 rd hwy, sturbridge, va 22622  
 (803) 462-9486

OVERALL SITE MAP

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 August 18, 2016  
 md

Torrin Winery



Process u  
water t:

PHASE II SHOWN IN CROSS  
HATCH

Parking  
AREA = 2,199 S.F.  
(includes 376 s.f. concrete  
pad for Accessible parking)

(6) Standard spaces  
(1) Accessible space

6" curb at landscaping (typ.)

Decomposed Granite access  
road and turn around

Concrete pad at accessible  
parking with max cross slope of  
2% in any direction

Concrete walk to entrance

Vines

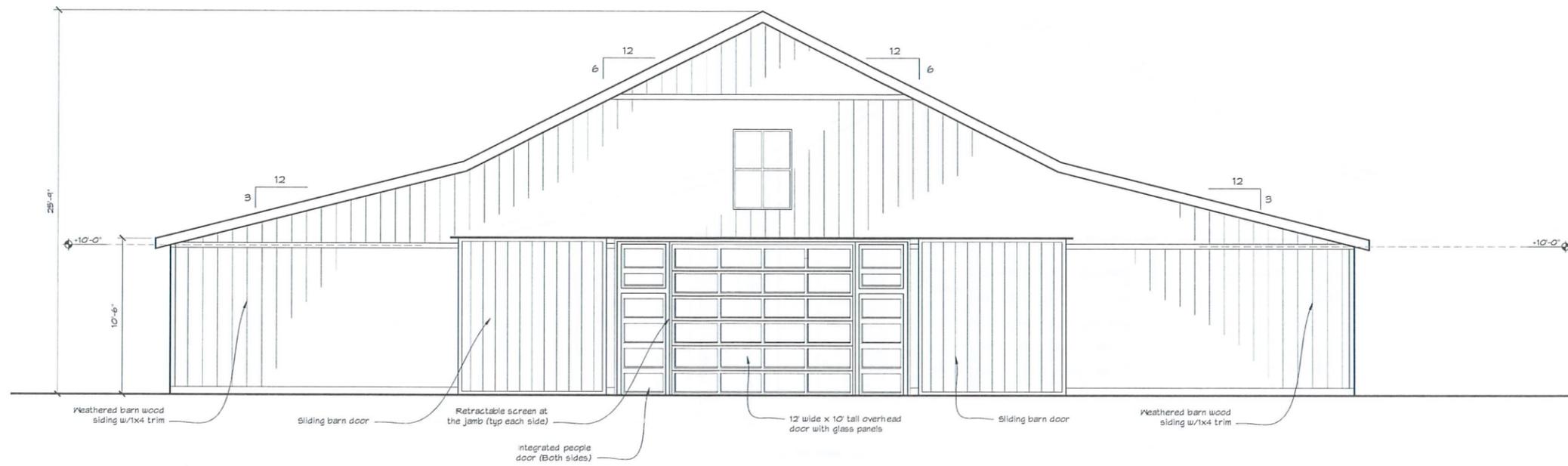
Vines

Vines

Vines

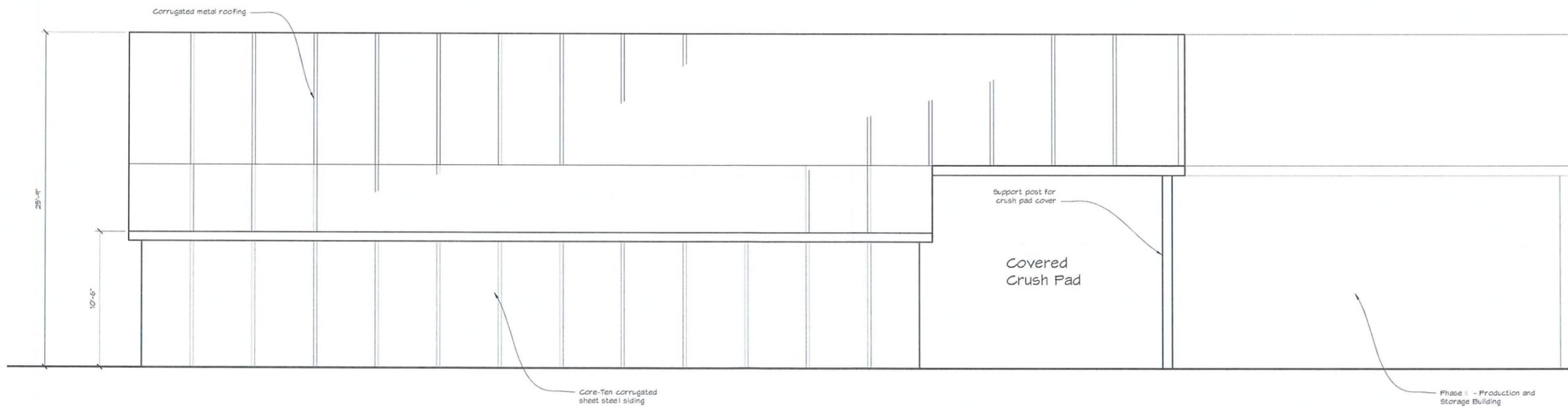
1/8" = 1'-0"





WEST ELEVATION (FRONT)

1/4" = 1'-0"



SOUTH ELEVATION (SIDE)

1/4" = 1'-0"

PHASE I WINERY FACILITY

Building Elevations

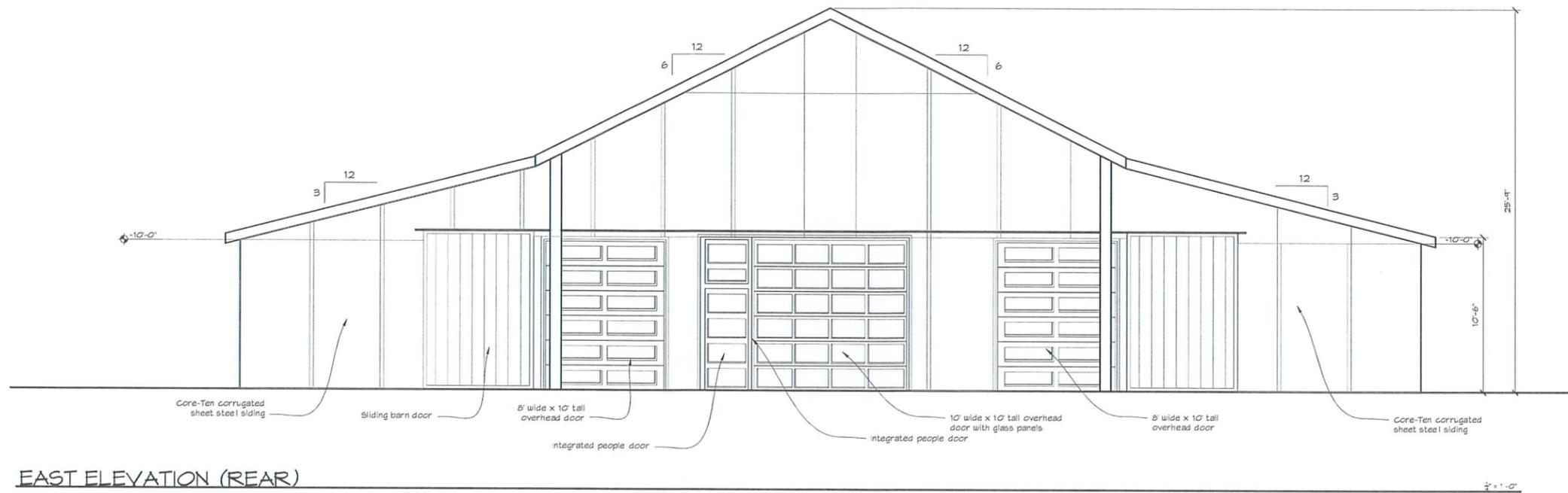
Torrin Winery

*Design Solutions*  
3357 N. 16th, Okemah, OK 73442  
(905) 952-1488

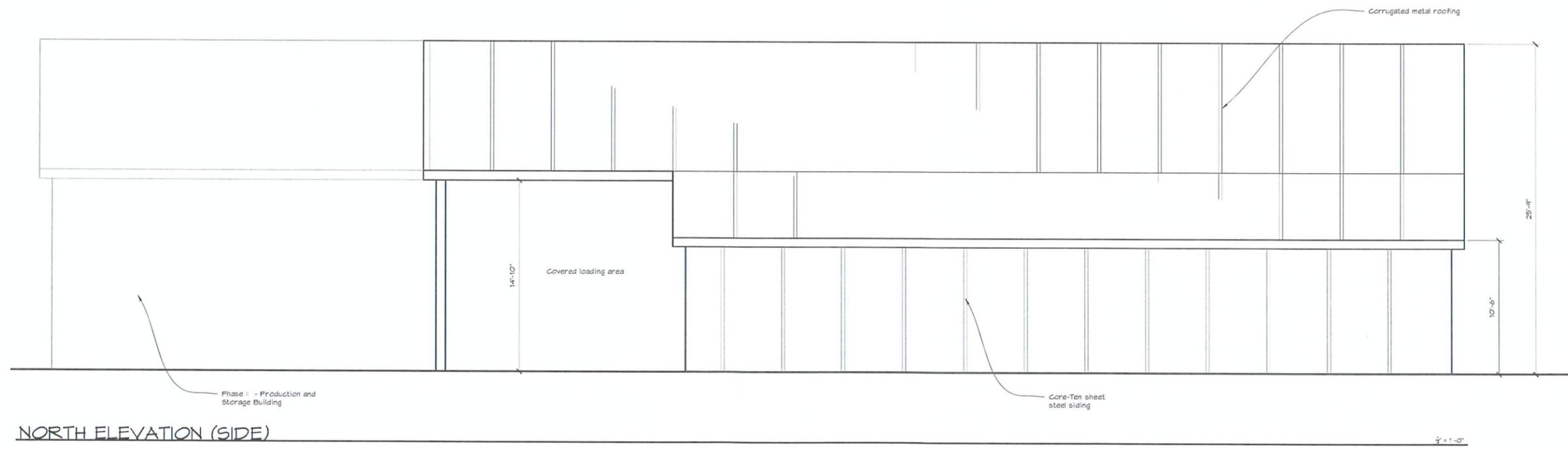
2160401  
August 18, 2016

md

BaseElevations



EAST ELEVATION (REAR)



NORTH ELEVATION (SIDE)

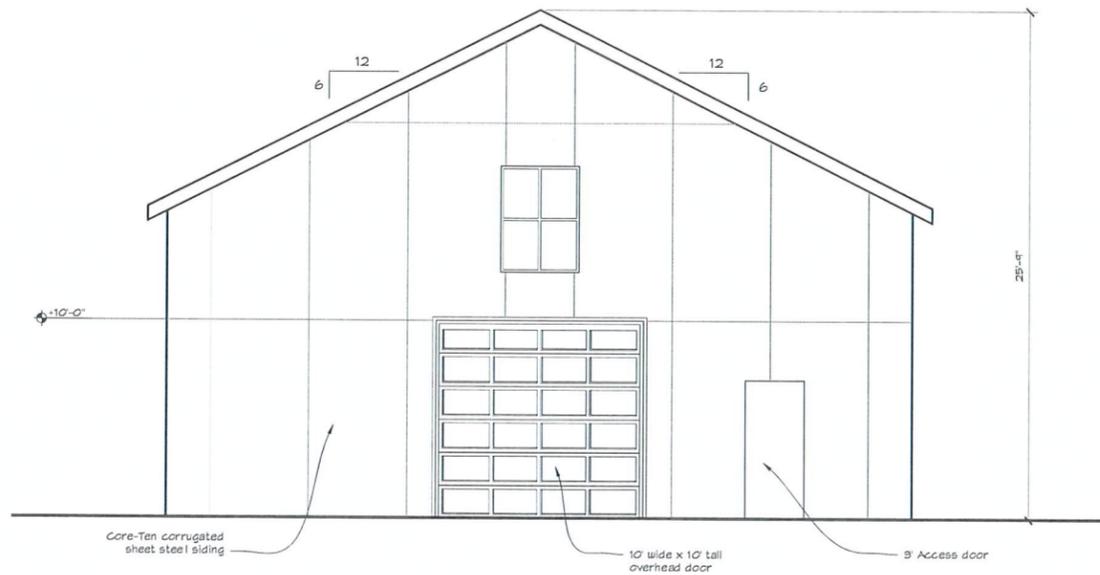
PHASE I WINERY FACILITY

Building Elevations

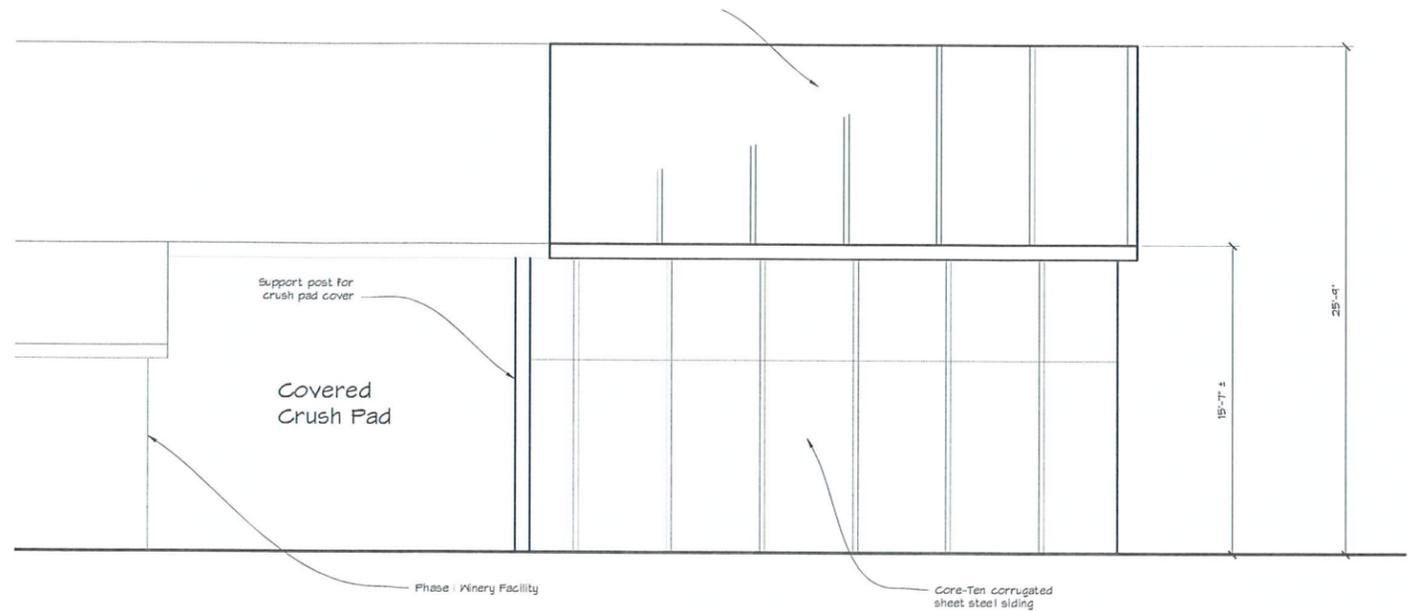
Torrin Winery



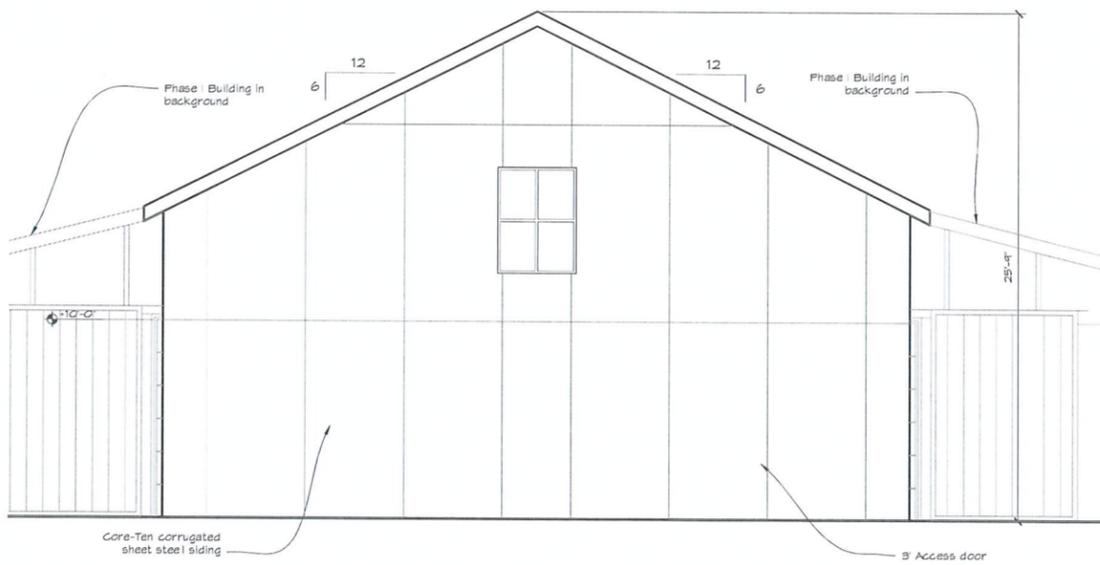
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August 18, 2016  
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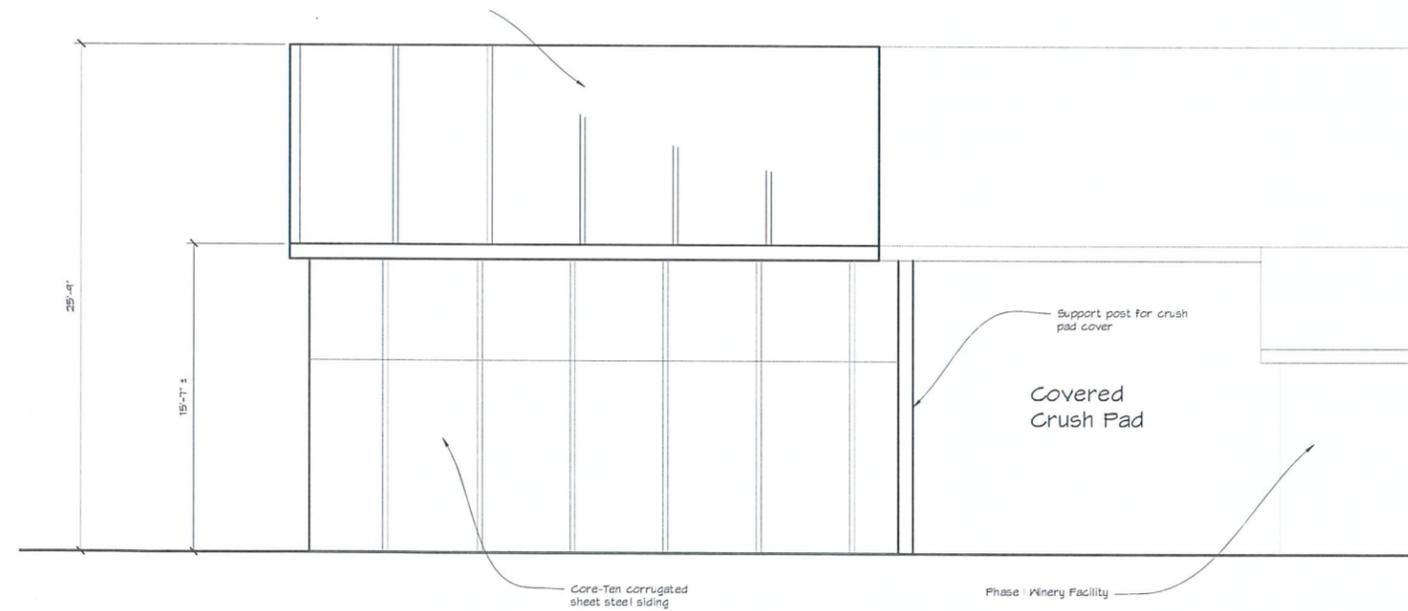
WEST ELEVATION (REAR)



SOUTH ELEVATION (REAR)



EAST ELEVATION (REAR)



NORTH ELEVATION (REAR)

PHASE II PRODUCTION AND CASE STORAGE BUILDING

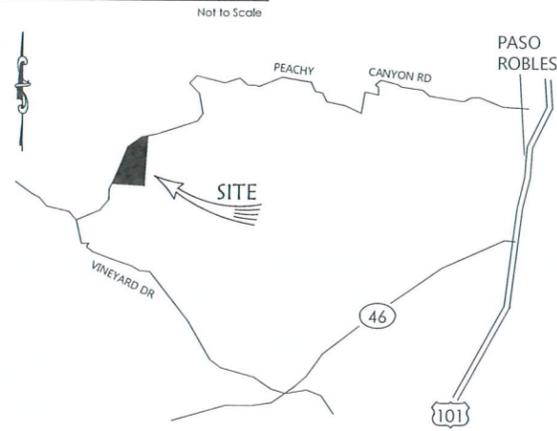
Building Elevations

Torrin Winery



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August 18, 2016  
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VICINITY MAP

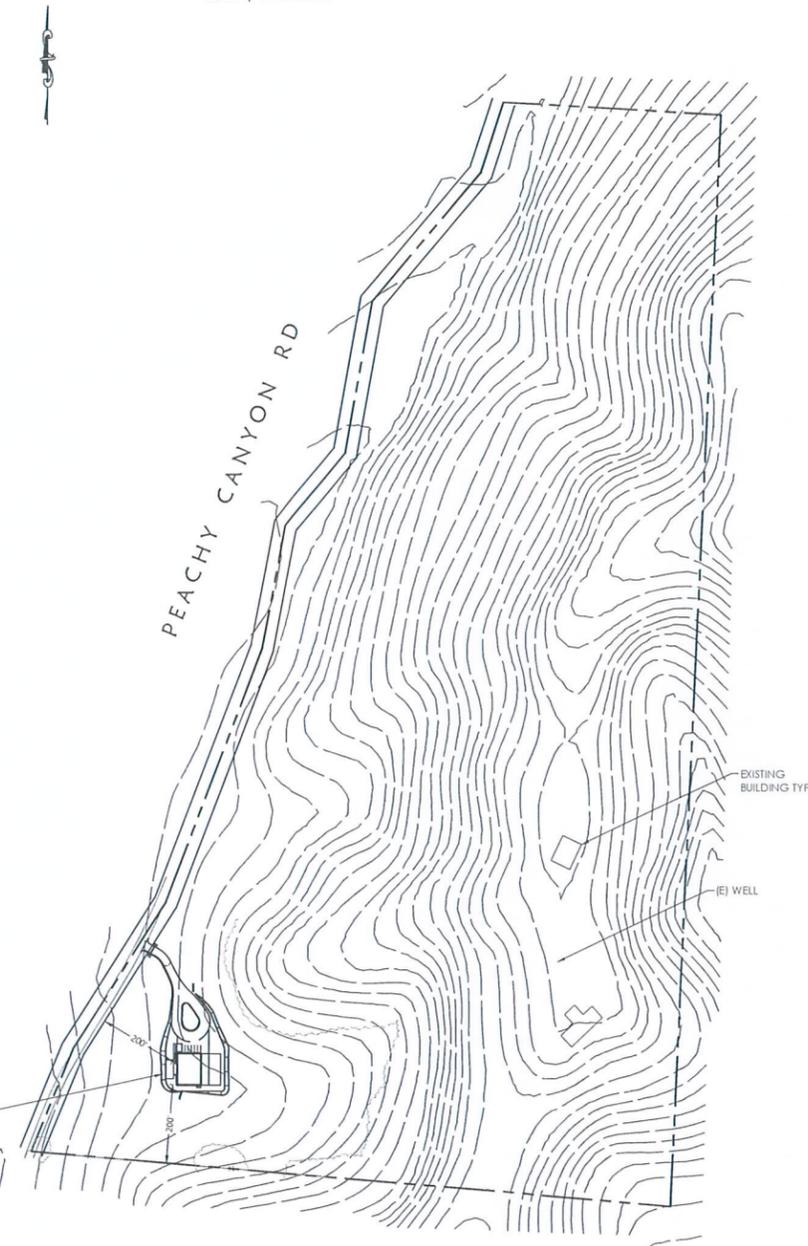


Torrin Winery - 6350 Peachy Canyon Road - Preliminary Grading & Drainage Plan

PROJECT DESCRIPTION: New winery building.

SITE MAP

SCALE: 1" = 200'



PROPERTY DESCRIPTION

PARCEL B OF PARCEL MAP CO-72-55 PER 8/PM/38

OWNER

Torrin Winery  
6350 Peachy Canyon Road  
Paso Robles 93446

SURVEYOR

DH Surveying  
P.O. Box 4903  
Paso Robles, CA 93447  
(805) 238-5427

APPLICABLE CODES

- 2013 Building Standards Codes
- California Building Code, Vols 1 & 2 (2012 IBC)
- California Residential Code (New) (2012 IRC)
- California Plumbing Code (2012 UPC)
- California Mechanical Code (2012 UMC)
- California Electrical Code (2011 NEC)
- California Energy Code (v.2008 until 7/1/2014)
- California Green Building Code
- California Fire Code (2012 FIC)
- California Reference Standards Code
- 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

PROJECT STATISTICS

Cut 1300 CY±, Fill 1300CY±, Total 2600 CY±  
Max. cut = 5 ft, Max. fill = 5 ft  
Average slope < 10 %  
Parcel Area = 69.96 ac±  
Area of Disturbance = 41,000 sqft (0.94 ac)

ABBREVIATIONS

AC	Asphalt Concrete Paving
AP	Angle Point
CO	Clean-out
CL	Centerline
CONC	Concrete
CONST	Construction
DIA & Ø	Diameter
BEV	Bevel
(E) & (I)	Existing
FF	Finished Floor
FS	Finished Surface
FH	Fire Hydrant
RL	Row Line
G	Gas
GB	Grade Break
GR	Finished Grade
HDPE	High-density Polyethylene
HP	High Point
NV	Invert Elevation
L	Left
LF	Line or Feet
LP	Low Point
MH	Manhole
P	Power
PC	Point Of Curvature
PL	Property Line
PRC	Point Of Reverse Curvature
PT	Point Of Tangency
PUE	Public Utility Easement
PVC	Polyvinyl Chloride
R	Radius
RT	Right
RP	Radius Point
R/W	Right-of-way
S	Slope
SD	Storm Drain
SS	Sanitary Sewer
STA	Station
T	Telephone
TW	Top Of Wall
TYP	Typical
W	Water

LEGEND

---	Property Line
---	Centerline
---	Existing Ground Contour
---	Finish Grade Contour
---	Concrete
---	Edge of Pavement
---	Water Line
---	Water Valve
---	Fire Hydrant
---	Sanitary Sewer Main
---	Bectrical Line
---	Overhead Line
---	Utility Pole
---	Guy Anchor
---	Rec. Vault / Pedestal / Pull Box
---	Telephone Line
---	Tele. Vault / Pedestal / Pull Box
---	Fence
---	Gas Main
---	Rowline
---	Proposed Grade & Direction
---	Construction Note Reference
---	Spot Elevation
---	Proposed Slope
---	Retaining Wall

Roberts Engineering, Inc.

Torrin Winery - 6350 Peachy Canyon Road

Title Sheet

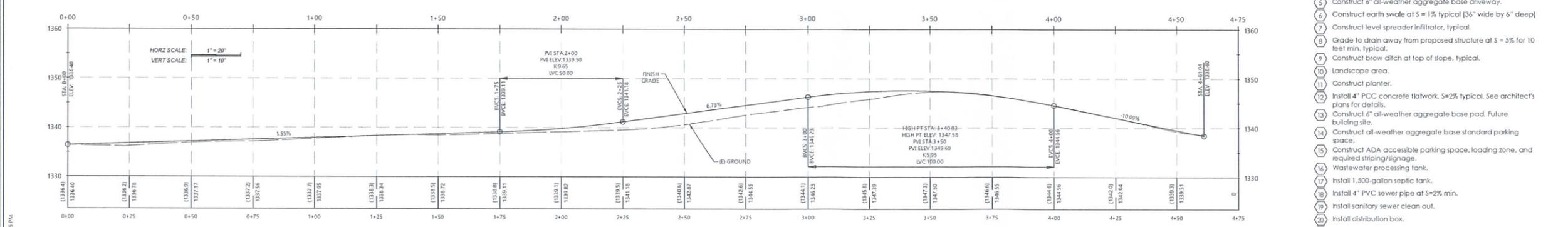
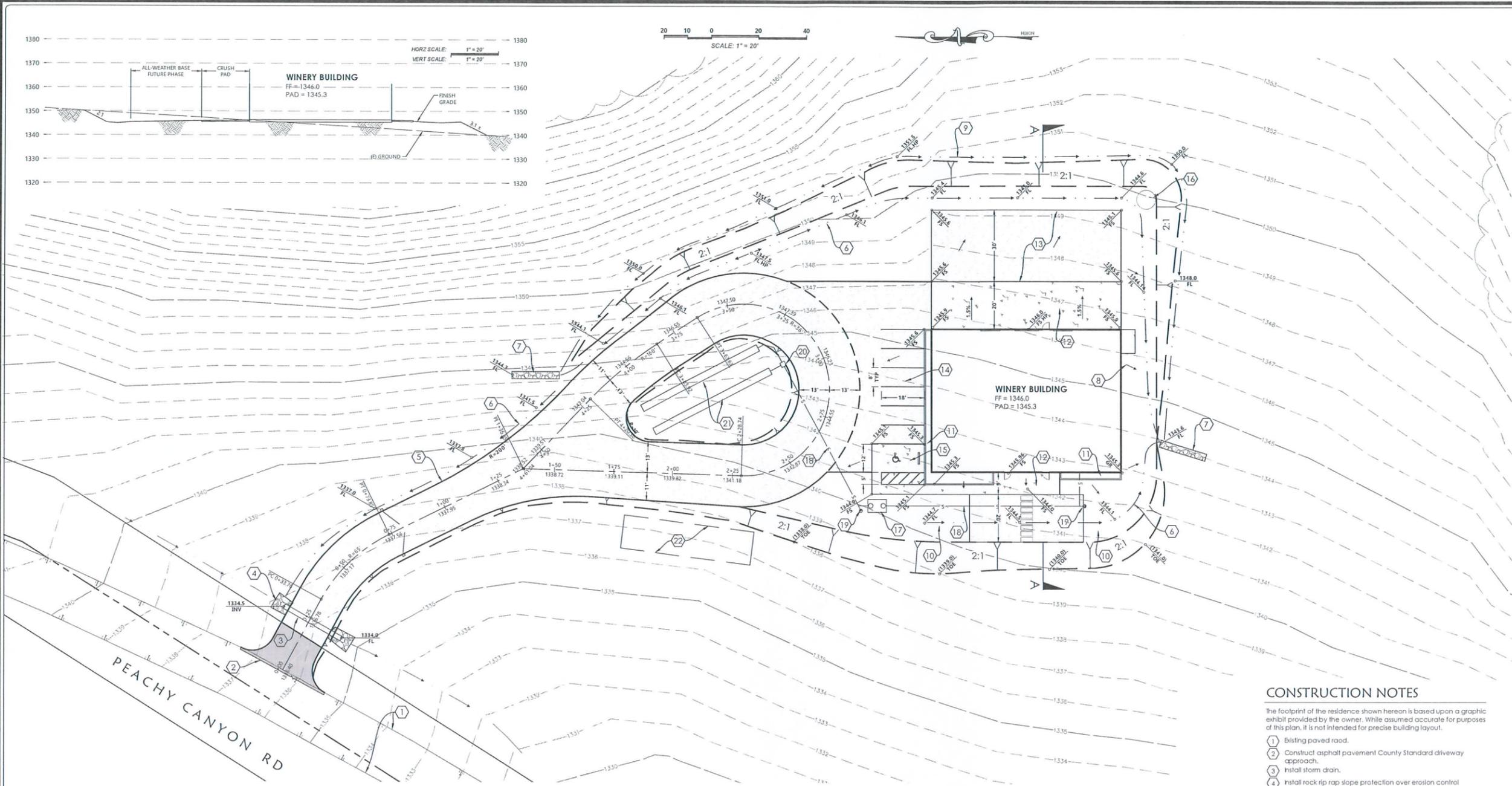
Approved for County Requirement	Date
Development License Engineer	9/29/2016
Timothy P. Roberts, P.E. License No. 0191017	Date
County No.	5244

County File Number	
TR / JTM	
Job #	1633
California Coordinate System (FIPS 5000)	N 2418000 E 5726410

Record Drawings	Date
Timothy P. Roberts, P.E. License No. 0191017	
Approved for this sheet	

**Roberts Engineering**  
Timothy P. Roberts - P.E. 35366  
Civil Engineer - License No. 0191017  
2015 Visionary Award  
700 S. Vista, Suite 100  
Paso Robles, CA 93445  
Phone: (805) 238-0664  
Fax: (805) 238-6148  
Email: tim@robertsengineering.com  
Website: robertsengineering.com





**CONSTRUCTION NOTES**

- The footprint of the residence shown herein is based upon a graphic exhibit provided by the owner. While assumed accurate for purposes of this plan, it is not intended for precise building layout.
- 1 Existing paved road.
  - 2 Construct asphalt pavement County Standard driveway approach.
  - 3 Install storm drain.
  - 4 Install rock rip rap slope protection over erosion control fabric, typical.
  - 5 Construct 6" all-weather aggregate base driveway.
  - 6 Construct earth swale at S = 1% typical (36" wide by 6" deep)
  - 7 Construct level spreader infiltrator, typical.
  - 8 Grade to drain away from proposed structure at S = 5% for 10 feet min, typical.
  - 9 Construct brow ditch at top of slope, typical.
  - 10 Landscape area.
  - 11 Construct planter.
  - 12 Install 4" PCC concrete flatwork, S=2% typical. See architect's plans for details.
  - 13 Construct 6" all-weather aggregate base pad. Future building site.
  - 14 Construct all-weather aggregate base standard parking space.
  - 15 Construct ADA accessible parking space, loading zone, and required striping/signage.
  - 16 Wastewater processing tank.
  - 17 Install 1,500-gallon septic tank.
  - 18 Install 4" PVC sewer pipe at S=2% min.
  - 19 Install sanitary sewer clean out.
  - 20 Install distribution box.
  - 21 Install domestic leach field.
  - 22 Provide adequate area for 100% expansion.

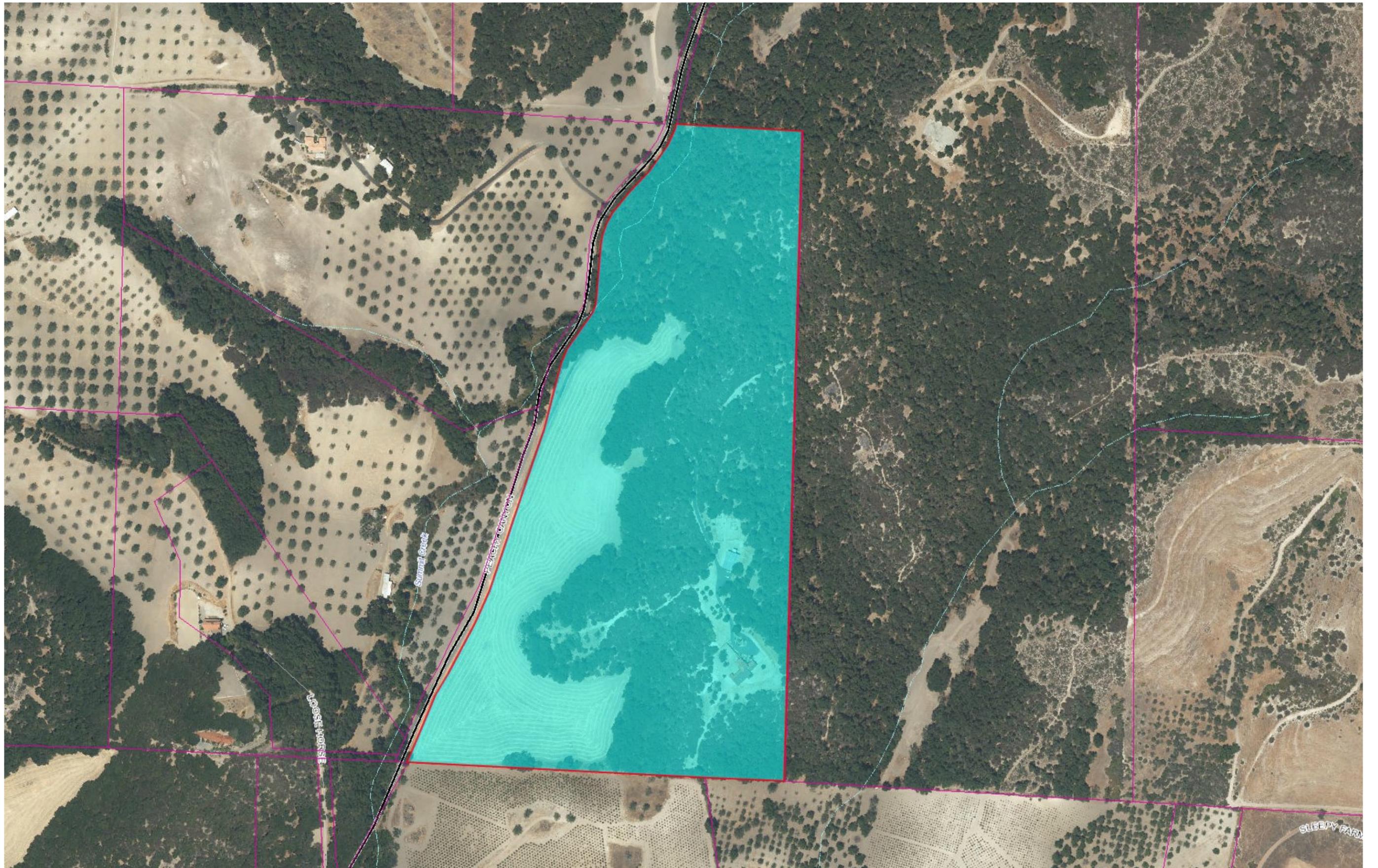
Roberts Engineering, Inc.  
Torrin Winery - 6350 Peachy Canyon Road  
Preliminary Grading & Drainage Plan

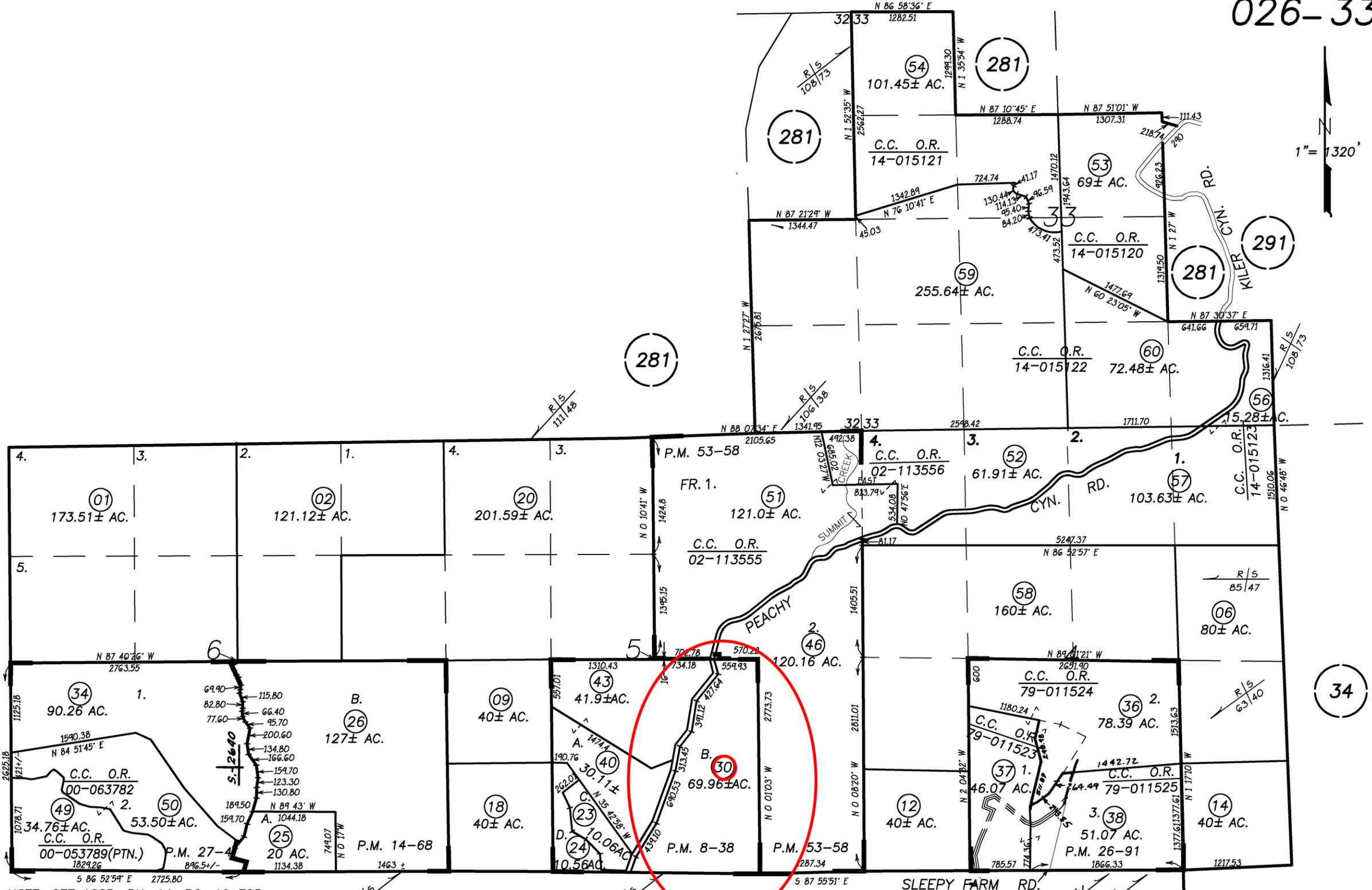
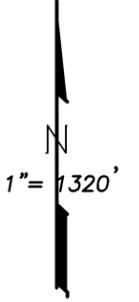
County File Checker	Approved For County Requirements	Date
Development Services Engineer		8/29/2016
ASD #	County AG No	
1633		
California Contractor (CCCL) Job #	County Job #	
N 2418090 E 5726410	5244	

**Roberts Engineering**  
Timothy P. Roberts - RCE 355366  
Civil Engineer - 6th Year  
2000 License No. 1111  
2000 License No. 93445  
2000 License No. 93445  
Phone: (805) 238-0664  
Fax: (805) 238-0648  
Email: tim@robertseng.com  
Website: robertseng.com









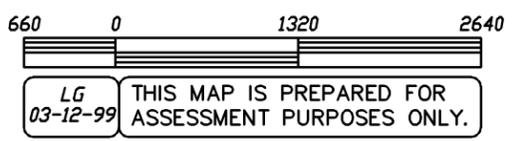
14  
10

34

039  
01

REVISIONS	
I.S.	DATE
15-039	05-02-14
16-086	10-26-15
NA	12-14-15

NOTE: SEE ASSR. BK. 14, PG. 10 FOR  
BALANCE OF C.C. O.R. 00-053789.  
C.C. O.R. 00-063782 AMENDS  
C.C. O.R. 00-053790.



T.26S., R.11E., SECTION PTN. 32 & 33 M.D.B. & M.  
T.27S.; R. R11E. SECTION'S 4,5,6 M.D.B.& M.



# Parcel Summary Report For Parcel # 026-331-030

9/20/2016  
2:09:44PM

## 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    HAWLEY JEFFREY S  
6350 PEACHY CANYON RD PASO ROBLES CA 93446-7667  
OWN    HAWLEY VIQUEL L

### Address Information

**Status**            **Address**  
P                    06350 PEACHY CANYON RD NCADEL

### 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>
CO72-	055	B	North Cty. Plan	North County P	AG			Y		

### Parcel Information

**Status**    **Description**  
Active    PM 8/38 PAR B

### Notes

### Tax Districts

TEMPLETON  
SAN LUIS OBISPO JT(27,40)  
NO. 01  
AREA NO. 21

### Case Information

**Case Number:**            **Case Status:**



# Parcel Summary Report For Parcel # 026-331-030

9/20/2016  
2:09:45PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

73520 FNL Primary Parcel

**Description:**

CONSTR NEW SFD W/ATT GAR/PORCH/DECK (PHASE I ONLY)

A5726 FNL Primary Parcel

**Description:**

ADDITION TO SINGLE FAMILY DWELLING F.L. HENDERSON, ARCHITECT C-22083 (466-5874)

DRC2016-00017 REC Primary Parcel

**Description:**

PHASED WINERY (5,940 SF), CRUSH PAD (741 SF) AND INDUSTRY EVENTS

P970844P APP Primary Parcel

**Description:**

BED & BREAKFAST IN EXISTING HOUSE - 3 ROOM MAXIMUM DBA SUMMITT CREEK RANCH

PMT2002-14191 EXP Primary Parcel

**Description:**

AG EXEMPT BARN (900 S.F.) FOR WALNUT STORAGE & EQUIPMENT STORAGE