SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/2/2015

TO: _____

FROM: Schani Siong (805-7814374 or ssiong@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00081 BRECON ESTATES – Proposed minor use permit to relocate a parking lot in an existing winery, create alternative access from Jensen Rd, plus add a limited winery special events program. Site location is 7450 Vineyard Dr, Paso Robles.
APN: 039-011-025

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

DRC2014-00081 **BRECON ESTAT**

MINOR USE PERMIT

RELOCATE PARKING LOT AND CREATE ALTERNATIVE ACCESS FROM JENSEN NCADEL/ NCADEL

AG FH

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Bu

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 Damian Grindley, Brecon Estates Daytime Phone (805) 434-8099
Mailing Address PO Box 1506, Templeton, CA Zip Code 93465
Email Address: damian@breconestate.com

☐ Applicant Name Hackett Pacific Investments Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☑ Agent Name Mandi Pickens, Kirk Consulting Daytime Phone (805) 238-2778
Mailing Address 8830 Morro Road, Atascadero, CA 93422 Zip Code _____
Email Address: ~~ashley~~Mandi@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 20.0 AC Assessor Parcel Number(s): 039-011-025
Legal Description: PM 6-64 PAR 2
Address of the project (if known): 7450 Vineyard Dr. 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.: From 101 North, Take Vineyard Dr. exit. Property is located approximately 8.8 miles on the right-hand side at the corner of Vineyard Drive and Jensen Road.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing winery processing facility, tasting room, parking, and planted vineyards.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Relocate parking lot and create alternative access from Jensen Road.
Small winery special events program proposed. See project description.

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 1.28.15

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): No modifications are requested with this project.

Describe existing and future access to the proposed project site: Access is from an existing driveway off Vineyard Dr. at the southwestern portion of the parcel. Future alternative access is proposed from a driveway off Jensen Rd. See project description.

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? 20.0 ac

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: AG - vineyards planted South: AG - vineyards and SFR's
East: AG - vineyards planted West: AG - vineyards planted

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: _____ 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: N/A
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: +/- 15 acres
   Moderate slopes of 10-30%: +/- 5 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: Intermittent stream located through the western portion of the parcel.
3. Are there any flooding problems on the site or in the surrounding area? ☒ Yes ☐ No
   If yes, please describe: Flood Hazard Area
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: Previous grading for existing winery facility and parking lot.
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: Vineyard Dr., a collector road, and Jensen 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 _____
   ☒ Commercial/Office - Explain Small winery special events program.
   ☒ Industrial – Explain Existing winery processing facility.
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: Well for existing winery.
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? +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: Templeton
2. Location of nearest police station: Paso Robles Police Station
3. Location of nearest fire station: Cal Fire Paso Robles
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, farming
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: Monday - Sunday Hours of Operation: 8am - 5pm
2. How many people will this project employ? 4-6
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: Limited special winery events program - see project description.
   (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, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 4-6 Between 4:00 to 6:00 p.m. 4-6
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: There are no restrictions on the land.

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
2. Will the development occur in phases? ☐ Yes ☒ No
   If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
   If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

   *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:
   Continued use of existing access from Vineyard Drive for winery trucks.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? ☐ Yes ☒ No
   If yes, please describe and provide "ED" number(s): _____

Other Related Permits

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

   (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.)

Brecon Estates
7450 Vineyard Dr.
Paso Robles, CA 93446

Supplemental Development Statement

GENERAL DESCRIPTION

This project is located on a +/- 20 acre property, at 7450 Vineyard Drive in east Paso Robles, CA. The property is zoned Agriculture and has access from Vineyard Drive, a collector road. There is an existing wine production facility and tasting room at the southwestern portion of the property. The winery will continue to be used for processing grapes from vineyards planted on and off site. The property has historically been used for agriculture purposes. The winery is currently operated by Brecon Estates under the original Minor Use Permit, D930005P. This permit approved the conversion of an ag building to a winery facility for processing, a tasting room, and the existing parking lot. The owners have since done tenant improvements to the tasting room and modifications to the exterior of the building (PMT's 2013-01680, -00290).

Below is a summary of the proposed project:

The project includes an amendment to the existing Minor Use Permit to change the previously approved parking area and provide an alternative primary access from Jensen Road to improve onsite circulation. This application also consists of a limited winery special events program. No changes are proposed to the existing wine production facility or tasting room, and is to remain subject to the original MUP.

Grading
Grading associated with the new access and parking area: The total amount of site disturbance is approximately 1.1 acres with 1,200 cubic yards of cut and 1,600 cubic yards of fill.

Access
Current access to the winery and tasting room are located through an existing driveway off of Vineyard Drive at the southwestern portion of the property. No changes will be made to this entrance.

A new primary access is proposed along Jensen Road. This new access will allow visitors to enter the parking area to the north and will separate the visitor/ production cross over that currently occurs. Existing access from Vineyard Drive is to remain and be provided as an exit for the production trucks, as well as a secondary access point for overflow traffic from events. No visual impairments are foreseen with the proposed access point.

Brecon Estates
January 2015

Parking
The existing parking area is located at the southwestern portion of the parcel. It is adjacent to the western side of the wine processing facility. Currently visitors have to cross the outdoor wine production area (i.e. crush pad, loading doc) walk up a steep hill and navigate around the winery to get to the tasting room located at the far end of the building. A large staircase was previously in place for visitors to travel from the parking lot down to the tasting room. It has since been removed due to the difficulty of unsafely climbing the vast number of steps.

The proposed parking lot is sited north of the current facility, still at the disturbed southwestern portion of the property. A bridge will be constructed at the northern end of the parking lot to cross the intermittent stream. This allows visitors to pass directly from the parking lot to a path that will lead them to the tasting room. The goal of this location is to improve circulation onsite in order to keep visitors safe and separate from the production areas.

Parking Calcs:
Active Production: 2,373sf (1/2,000sf) = 1.2 spaces
Barrel Storage: 1,600sf (1/5,000sf) = 0.32 space
Tasting Room: 981sf (1/200sf) = 4.9 spaces
Office/Restrooms/Kitchen: 512sf (1/200sf) = 2.6spaces

Total Required Parking Spaces per SLO Co LUO = 9.02 spaces

Nine spaces are required to accommodate the existing winery facility and operation and ten spaces are provided with the proposed parking plan. Additional parking is provided for in the overflow area adjacent to the new parking area and next to the existing winery and tasting room. The overflow parking will be used by employees, special events patrons and for production.

Limited Special Event Program:
The winery is proposing a Minor Use Permit to allow for 6 annual special events per year with no more than 80 guests at each event. The winery will also participate in industry-wide events and other related events during established event weekends as currently allowed by the County Land Use Ordinance. The winery will provide sufficient event parking and a secondary access point to the property from the proposed locations off of Jensen Road. Please refer to the overall site plan for access, parking locations, and additional event overflow parking.

Outdoor amplified music is proposed beyond 5pm and will most likely end by 10:00pm. The LUO provides the ability to conduct outdoor amplified music beyond 5pm so long as a finding can be made that it will not exceed 65db at all property lines. This finding will be supported by a noise study which is forthcoming.

Production:
The proposed project will not have any effect or change to the annual case production. The winery will continue to process grapes from on and offsite vineyards under original Minor Use Permit, D930005P.

Sight Distance:
A sight distance analysis was performed off of Jensen Road at the proposed primary entrance for the winery improvements. The analysis was completed using San Luis Obispo County Department of Public Works' *Public Improvement Standards*. The sight distance at the new Jensen Road driveway complies with these standards and meets sight distances At the time of construction, vertical obstructions, such as low-lying tree branches and tall vegetation, will be cleared.

Visual Impacts:
The proposed parking area can be seen from Vineyard Drive and Jensen Road. The location of the parking lot and bridge will provide pleasing aesthetics for visitors passing along the nature of the creek area. A landscape plan has been prepared for the grading and transplanting of oak trees on site.

Biological Impacts:
Implementation of the project will not result in an impact to biological resources on the site. The parking lot area will be placed within the existing disturbed area used for the wine production facility. The project will require the transplanting of a few oak trees based on grading impacts for the new primary access. There is an intermittent stream running along the western portion of the parcel. The proposed bridge will not have any impact to the stream.

Winery Project Ordinance Analysis

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

A. **Permit requirements.** Minor Use Permit approval, unless Section 22.08.030, (Project Based Permit Requirements) or Subsection D. would otherwise require Conditional Use Permit approval.

B. **Application content.**

(1) **Public Notice.**

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

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

Neighbor notice was mailed on copies of notice are included in this application.

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

See Attached Project Description.

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

Subsection is not applicable.

D. **Standards for specific uses.**

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

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

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

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

The existing winery includes on-site crushing, fermenting, barrel aging, blending, and bottling. No production changes are proposed to the existing winery facility.

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

The existing access is located from a driveway on Vineyard Drive, a collector road. Primary access is proposed along Jensen Road.

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

Pomace (i.e. as a soil amendment) is being used as a fertilizer and soils amendment. Other solid waste will continued to be removed from the project site.

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

d. Setbacks.

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

No new construction of winery structures is proposed. No modifications

(2) Urban and village areas. As required by Section 22.10.140 et seq.

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

No signage is being requested with this application.

f. ***Parking.*** Parking shall be provided in compliance with Section 22.18. (Parking and Loading Standards) Parking lot construction standards shall be provided in compliance with Section 22.18.060. The parking shall be located and/or landscaped so it is screened from public roads where topography or existing on-site vegetation (including vineyards) does not provide for adequate screening. No parking shall be allowed within any adjoining road right-of-way.

There will be a total of 10 *on-site parking spaces provided (incl. HC). 9 spaces are required by the County LUO based on use and square footage. Additional overflow parking area will be included for special events and is illustrated on the site plan.*

g. **Design standards.**

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

The proposed primary parking area and alternative access have been designed to complement the historic agrarian nature of the area as they are visible from Vineyard Drive, a collector road.

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

The proposed parking area will be seen from Jensen Road and potentially Vineyard Drive; however, existing forestry in addition to the landscape plan.

(3) **Height.** The maximum height of any structure associated with a winery facility shall be 35 feet. The height may be increase to 45 feet where a

pitched roof of greater than 4 in 12 is proposed and at least 50 percent of the structure is at 35 feet in height or less.

No structures are being requested with this application.

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

No new lighting is proposed. Existing exterior lighting fixtures are down shielded and meet this section of the Land Use Ordinance.

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

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

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

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

No changes are being requested to the existing tasting room.

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

Brecon Estates
January 2015

This facility is proposing to hold 6 winery special events per year, with no more than 80 guests at each event. The winery will participate in other wine industry and other related events as currently allowed by the County Land Use Ordinance. Proposed overflow parking areas are noted on the site plan as well as secondary access.

ABBREVIATIONS

&	AND
@	AT
#	NUMBER
ABV	ABOVE
A/C	AIR CONDITIONING
ACT	ACOUSTIC CEILING TILE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AVG	AVERAGE
AXON	AXONOMETRIC
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
BP	BUILDING PAPER
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
BYD	BEYOND
CAB	CABINET
CEM	CEMENT
CER	CERAMIC
CHAN	CHANNEL
CIP	CAST-IN-PLACE
CL	CENTERLINE
CLG	CEILING
CLOS	CLOSET
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CPT	CARPET
CS	COUNTER SUNK
CT	CERAMIC TILE
DEPT	DEPARTMENT
DET	DETAIL
DF	DOUGLAS FIR
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EL. ELEV	ELEVATION
ELEC	ELECTRICAL
ENGR	ENGINEER
EQ	EQUAL
EQPT	EQUIPMENT
EXPN	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FDTN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH(ED)
FIXT	FIXTURE
FLR	FLOOR
FOF	FACE OF FINISH
FOC	FACE OF CONCRETE
FP	FIREPLACE
FT	FOOT, FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GL	GLASS
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HI	HIGH
HM	HOLLOW METAL
HOR	HORIZONTAL
HR	HOUR
HT	HEIGHT
HW	HOT WATER
ID	INSIDE DIAMETER
IGU	INSULATED GLASS UNIT
IN	INCH
INSUL	INSULATION, INSULATED
INT	INTERIOR
JAN	JANITOR
LAM	LAMINATE
LAV	LAVORATORY
LOC	LOCATION
LTG	LIGHTING
LTWT	LIGHTWEIGHT
LVL	LEVEL
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MED CAB	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
(N)	NEW
N	NORTH
NAT	NATURAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFIC	OWNER-FURNISHED, INSTALLED BY CONTRACTOR
OH	OPPOSITE HAND
OPER	OPERABLE
OPNG	OPENING
OPP	OPPOSITE
OVHD	OVERHEAD
PERF	PERFORATED
PL	PLATE OR PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PROP	PROPERTY
PT	POINT
PTD	PAINTED
R	RISER
RB	RESILIENT BASE
REF	REFERENCE
REFL	REFLECTING
REFR	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RETG	RETAINING
REV	REVISION/REVISED
RHM	RADIANT HEAT MANIFOLD
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SOUTH
SAF	SELF-ADHERED FLASHING
SC	SOLID CORE
SCWD	SOLID CORE WOOD
SCHED	SCHEDULE
SECT	SECTION
SED	SEE ELECTRICAL DRAWING
SHTG	SHEATHING
SIM	SIMILAR
SLDG	SLIDING
SLD	SEE LANDSCAPE DRAWING
SMD	SEE MECHANICAL DRAWING
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWING
SPK	SPRINKLER
SPKR	SPEAKER
SPEC	SPECIFICATION
SSD	SEE STRUCTURAL DRAWING
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
TBD	TO BE DETERMINED
TEL	TELEPHONE
TF	TRANSPARENT FINISH
TFWD	TRANSPARENT FINISH WOOD
T&G	TONGUE & GROOVE
TEMP	TEMPORARY
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOW	TOP OF WALL
TV	TELEVISION
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UC	UNDER COUNTER
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WDW	WINDOW
WH	WATER HEATER
W/O	WITHOUT
WO	WHERE OCCURS
WP	WATERPROOF

SHORING & EXCAVATION

1. Where they occur in the Work, all necessary excavation, shoring, underpinning, grading, subgrade waterproofing, retaining walls, and foundation systems shall be in conformance with the Geotechnical Report.

2. Geotechnical Engineer shall perform on-site observation of excavation, shoring, and foundation activity as required by the Geotechnical Report. Contractor shall coordinate said activity with Geotechnical Engineer.

3. Where existing construction to remain exists in proximity to the Work, Contractor shall perform a Pre-Construction Survey, also referred to as a Baseline Crack and Photographic Survey, documenting existing condition of buildings and other improvements on the project site and adjacent properties as directed by the Architect and Owner. This data may be later used to evaluate possible impact of the Work on adjacent properties (such as cracking due to settlement or vibration caused by the Work).

4. When deemed necessary by the Architect and Owner, a licensed Surveyor shall be retained by the Contractor to monitor ground movements and movements of adjacent structures during construction, for comparison against the Pre-Construction Survey.

5. Where shoring or underpinning are necessary for completion of the Work, shoring and underpinning shall be designed by a licensed civil engineer (shoring engineer).

GENERAL NOTES

1. A.I.A Document A201-General Conditions for the Performance of a Contract, is hereby incorporated into these drawings and shall be considered as part of the requirements for the completion of work.

2. The Work included under this contract shall include all labor, materials, transportation, temporary facilities, tools and equipment necessary for the construction of the project, leaving the Work ready for use.

3. The Contractor shall be responsible for providing all materials and workmanship in accordance with all applicable regulations, including state and local building codes, local amendments and ordinances in effect at the time and location of construction.

4. All work shall be in accordance with manufacturer's specifications and installation requirements, and applicable industry and building standards.

5. Any errors, omissions, and conflicts found in these construction documents shall be brought to the attention of the Architect and Owner for clarification before proceeding with work.

6. All drawings and notes are considered complementary, and what is called for by either will be as binding as if called for by all. Any work shown or referred to on any one set of drawings shall be provided as though shown on all related drawings.

7. The Contractor shall thoroughly examine the project site and premises, and shall base his bid on the existing conditions. The Contractor shall notify the Architect immediately of any discrepancies between the drawings and the actual field conditions. The Contractor shall verify and be responsible for existing dimensions and field conditions, to the extent that they are discoverable prior to commencement of demolition or construction.

8. Each trade shall examine the project site and premises to ensure that conditions are appropriate for his work to commence, prior to commencing his work. Areas not appropriate shall be brought to the attention of the Contractor, who shall notify the Architect. Commencing work implies acceptance of existing conditions.

9. The Contractor shall take care not to damage existing construction and shall be responsible for repairing all damages caused by Contractor and Subcontractors.

10. Contractor is responsible for shoring and bracing as required for the execution of excavation, demolition, and new construction work, including shoring engineering as required by the Agency Having Jurisdiction, the structural drawings and specifications, and the Geotechnical Report (as applicable). Do not demolish any items that appear structural, unless specifically indicated to be demolished in the construction documents, without prior review and written approval by the Architect and Structural Engineer.

11. These plans indicate the general extent of demolition and new construction necessary for the work, but are not intended to be all inclusive. All demolition and all new work necessary to allow for a finished job in accordance with these documents shall be included regardless of whether explicitly shown on the documents.

12. Sealant, weatherstripping, and flashing locations illustrated in drawings are not intended to be all-inclusive. Contractor shall follow applicable industry standards to provide a complete, weathertight building envelope.

13. The Contractor shall verify that no conflicts exist in the location of mechanical, electrical, telephone, lighting, plumbing and fire sprinkler work (including piping, ductwork and conduit), and that all clearances for installation and maintenance are provided. Conflicts among systems and discrepancies between architectural and engineering drawings shall be promptly reported to the Architect.

14. The Contractor shall be responsible for procurement, delivery and complete installation for fixtures and appliances as occur in the project, unless specifically noted otherwise.

15. The General Contractor shall assist in the coordination of N.I.C. items where noted in the documents, including but not limited to furniture, equipment, and telephone and data systems. General Contractor shall be responsible for installation of Owner-provided items where noted in the documents.

16. The Contractor shall provide a schedule for construction as required to meet the Owner's phasing requirements and substantial completion date, including on-site delivery or arrival dates for each component of the work. Contractor shall notify the Architect in writing of any delays affecting occupancy.

17. The Contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use by all trades and shall provide all Subcontractors with current construction documents as required for the completion of their work.

18. No work defective in construction or quality or deficient in any requirement of the contract documents will be acceptable in consequence of the Owner's or Architect's failure to discover or point out deficiencies or defects during construction. Defective work revealed within the time required by guarantees shall be replaced by work conforming to the intent of the contract. No payment, either partial or final, shall be construed as acceptance of defective work or improper materials.

19. The Contractor shall review, approve, stamp and submit with reasonable promptness and in such sequence as to cause no delay in the work, product data, shop drawings and samples for the project. By delivering submittals to the Architect for review, the Contractor represents that he has determined and verified materials, field measurements, and field construction criteria related thereto, and that he has checked and coordinated the information within such submittals with the requirements of the work and contract documents.

20. The Contractor shall not be relieved of responsibility for any deviation from the requirements of the contract documents by the Architect's review of the shop drawings, product data or samples, unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submission and the Architect has given written approval to the specific deviation.

21. Unless otherwise approved by Architect, the Contractor shall submit to the Architect three (3) prints of each shop drawing submittal plus three (3) copies of either product data or samples. Electronic submittals in PDF format may be acceptable, subject to Architect's prior approval.

22. The Architect assumes no responsibility for dimensions or quantities on reviewed submittals.

23. Substitutions, revisions and/or changes in the work must have prior written approval by the Architect.

24. Upon completion of the work, the Contractor shall provide complete product data, operating and maintenance manuals, and related information appropriate for the owner's maintenance and operation of systems and products furnished under the contract.

25. Work under this Contract shall be warranted by the Contractor against all defects for one (1) year from the date of substantial completion of the work or designated portions thereof or for one (1) year after acceptance by the Owner of designated equipment. In the case of items remaining uncompleted after the date of substantial completion, the one-year warranty period shall be from date of acceptance of such items.

26. Larger-scale detailed drawings supercede smaller-scaled plan, section, and elevation drawings.

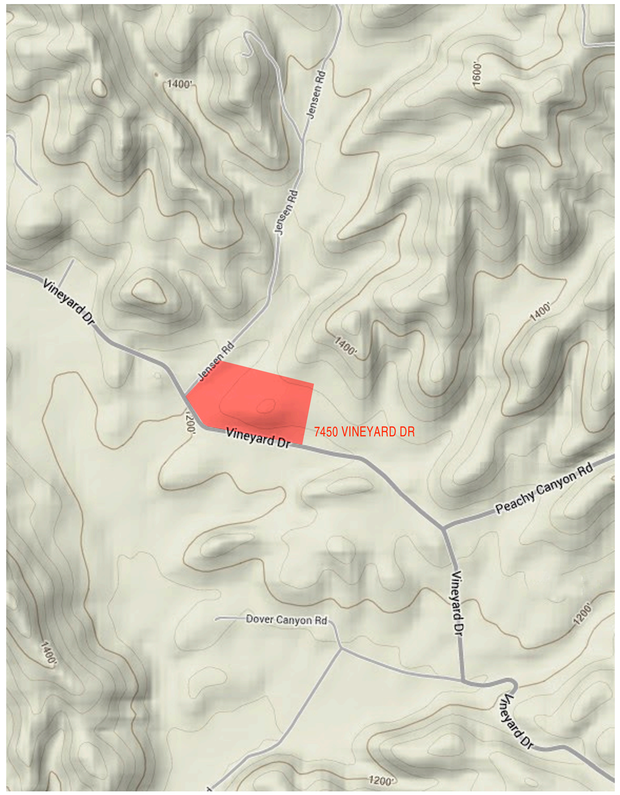
27. Do not scale drawings.

28. All dimensions are to face of finish unless noted otherwise.

CODES IN EFFECT

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING CODE
2013 CALIFORNIA FIRE CODE

SITE LOCATION MAP (NOT TO SCALE)



DIRECTORY

Owner:
Hackett Pacific Investments
PO Box 1506
Templeton, CA 93465

Contractor:
SPECIALTY CONSTRUCTION INC.
Contact: Tom Ehlers, Sr. Project Manager
645 Clarion Court
San Luis Obispo, CA 93401
C 805-709-1589
T 805-543-1706
F 805-543-1712

Architect:
Aidlin Darling Design
Contact: Peter Larsen
500 Third Street, Suite 410
San Francisco, CA 94107
T 415-974-5603
F 415-974-0849

Surveyor:
Dan King Surveying
P.O. Box 4903
Paso Robles, CA 93447
T 805-238-5427

Structural Engineer:
Taylor & Syfan
Contact: Bret Rooks
684 Clarion Court
San Luis Obispo, CA 93401
T 800.579.3881 / 805.547.2000
F 805.547.2001

Civil Engineer:
North Coast Engineering
Contact: Christy Gabler
725 Creston Road, Suite B
Paso Robles, California 93446
T (805) 239-3127
F (805) 239-0758

Electrical Engineer:
Thoma Electric
Contact: James Dean
3562 Empleo, Suite 3
San Luis Obispo, CA 93406
T (805) 543-3850
F (805) 543-3829

Mechanical Engineer:
Brummel, Myrick, and Associates
Contact: Larry Myrick
100 Cross St, Suite 204
San Luis Obispo, CA 93401
T (805) 544-4269
F (805) 544-4335

GREEN BUILDING NOTES

1. Prevent the pollution of stormwater runoff from construction activites per code section 5.710.6.1 in compliance with local ordinance or Best Management Practices (BMP).

2. All finish materials, adhesives, sealants, caulks, paints and coatings shall comply with VOC limits per California Green Building Standards code section 5.504, or local ordinance, whichever is more stringent. Aerosol paints and coatings shall also comply with PWMIR limits per code or local ordinance.

3. Carpet finishes, where occur in the project, shall meet one of the following standards: CRI "Green Label Plus," Ca Dept of Public Health Standard Practice for the testing of VOC's (specification 01350), NSF/ANSI 140 - Gold Level, or Scientific Certifications Systems Sustainable Choice. Carpet pad shall meet the requirements of CRI "Green Label" program, and carpet adhesives shall comply with VOC limits set forth above.

4. Composite wood products (plywood, particle board, mdf) shall comply with formaldehyde limits per CA Green Bldg Stds 5.504.4.5.

5. Resilient flooring, where occurs in the project, shall comply with VOC limits per CA Green Bldg Stds 504.4.6.

SYMBOLS

- 000 — Window tag
- 000A — Door Tag
- 00 — Revision
- Detail # / Sheet # — Detail #, Sheet #
- Elevation # / Sheet # — Elevation #, Sheet #
- C; B / 0 / A0.00 / D; A — Elevation #, Sheet #
- Section # / Sheet # — Section #, Sheet #
- 00 — Partition wall type
- Align
- Fan
- SD — Ceiling mounted smoke detector
- Fire sprinkler
- Return air
- Supply air
- Airbar
- HB — Hose bib
- RHM — Radiant Heat Manifold
- Wall washer
- Surface mounted fixture
- Recessed Downlight, halo or equal
- P — Pendant fixture
- Wall mounted fixture
- Cove light
- Under counter light
- Track lighting
- Flourescent lighting
- J — Ceiling junction box
- J — Wall mounted junction box
- Wall mounted telephone/CAT-5/video outlets
- Wall mounted telephone
- TV — Cable television jack
- Wall mounted duplex receptacle
- S — Switched outlet
- D — Dedicated duplex outlet
- GFI — GFI-protected duplex outlet
- EXT GFI — Exterior waterproof outlet
- Quadplex outlet
- Floor outlet
- S — Lightswitch
- D — Dimmer
- 3 — 3-way
- Lightswitch (Elevation)

PROJECT DATA

Address:
7450 VINEYARD DRIVE
PASO ROBLES, CA

APN: **039-011-025**

Type of Construction: **V-B**

Sprinkled: **YES**

Scope of Work: **RELOCATION OF VISITOR ENTRY GATE; PARTIAL RELOCATION OF PARKING LOT; CONSTRUCTION OF NEW DRIVEWAYS AND GATES; CONSTRUCTION OF NEW PEDESTRIAN PATHS, INCLUDING FOOTBRIDGE OVER EXISTING CREEK; PARTIAL RESTORATION OF EXISTING CULVERTED CREEK TO NATURALISTIC CONDITION.**

Existing Occupancy: **F-1: WINERY PRODUCTION**
S-1: BARREL STORAGE
B: TASTING ROOM & OFFICE

Existing Use: **WINERY PRODUCTION FACILITY & TASTING ROOM, WITH COMMERCIAL KITCHEN**

Proposed Occupancy: **F-1: WINERY PRODUCTION**
S-1: BARREL STORAGE
B: TASTING ROOM & OFFICE

Proposed Use: **WINERY PRODUCTION FACILITY & TASTING ROOM, WITH COMMERCIAL KITCHEN (NO CHANGE)**

AREA CALCS FOR PARKING COUNTS:

	AREA	PARKING LOAD FACTOR	SPACES REQD
FIRST FLR			
PRODUCTION	2373	1/2000	2
BARREL STORAGE	1600	1/5000	1
SECOND FLR			
TASTING ROOM, LOUNGE, OFFICE, KITCHEN	1361	1/200	7
TOTAL	5334		10

NOTE: FLOOR AREAS HERE INCLUDE ONLY INTERIOR OCCUPIABLE SPACES, EXCLUSIVE OF SECONDARY CIRCULATION AND BATHROOM AREAS AND EXCLUSIVE OF WALL THICKNESSES.

FLOOR AREAS

	EXISTING FLR AREA	PROPOSED FLR AREA
FIRST FLR	4188	4188
SECOND FLR	2123	2123

NOTE: FLOOR AREAS HERE INCLUDE ALL ACCESSORY AREAS AND WALL THICKNESSES

SHEET INDEX

ARCHITECTURAL

A0.1 Project Information
A1.1 Overall Site Plan
A1.2 Detail Site Plan

CIVIL

C1 Grading and Drainage Plan
C2 Site Cross Sections

LANDSCAPE

L1 Landscape Site Plan

aidlin darling **design**

500 third street
suite 410
san francisco, ca 94107

415 974 0849 **fax**
415 974 5603 **phone**

BRECON ESTATE

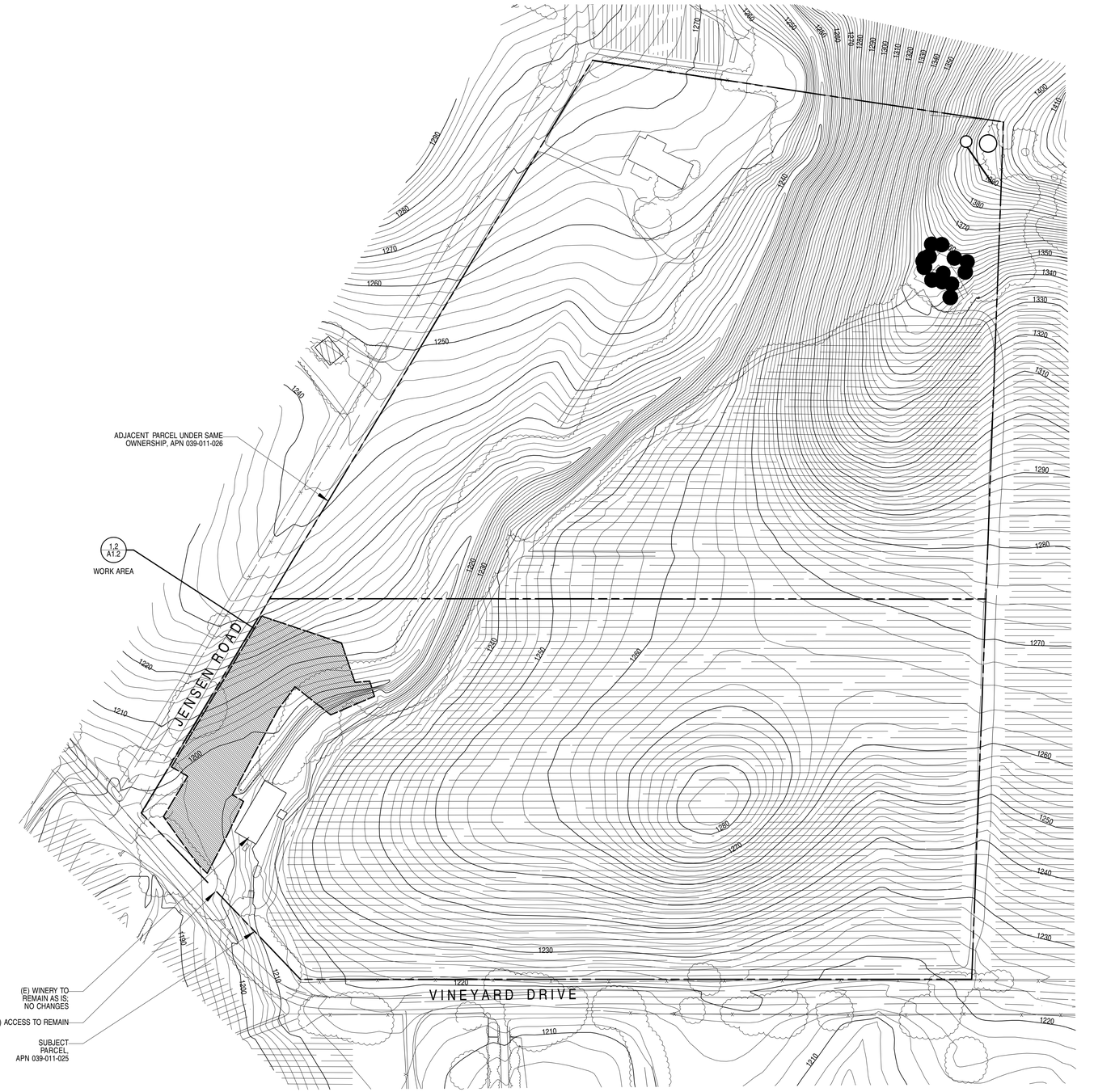
7450 VINEYARD DRIVE
PASO ROBLES, CA

DATE:	01.16.15
JOB:	1305
DRAWN:	PL
SCALE:	

ISSUE	DATE
MODIFIED USE PERMIT	01.16.15

A0.1

PROJECT INFORMATION



OVERALL SITE PLAN

0 100'

1
-

aidlin darling **design**

500 third street
suite 410
san francisco, ca 94107

415 974 0849 **fax**
415 974 5603 **phone**

BRECON ESTATE

7450 VINEYARD DRIVE
PASO ROBLES, CA

DATE:	01.16.15
JOB:	1305
DRAWN:	PL
SCALE:	1" = 100'-0"

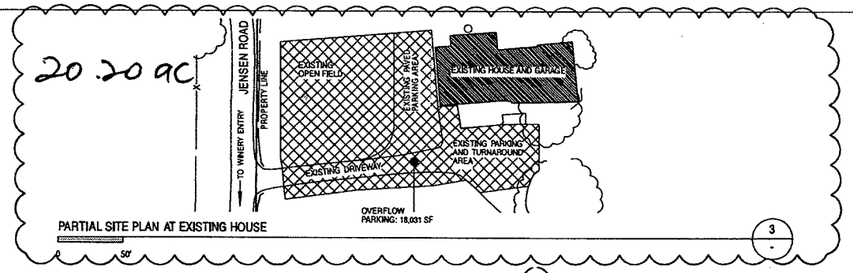
ISSUE	DATE
MODIFIED USE PERMIT	01.16.15

TRUE NORTH

A1.1

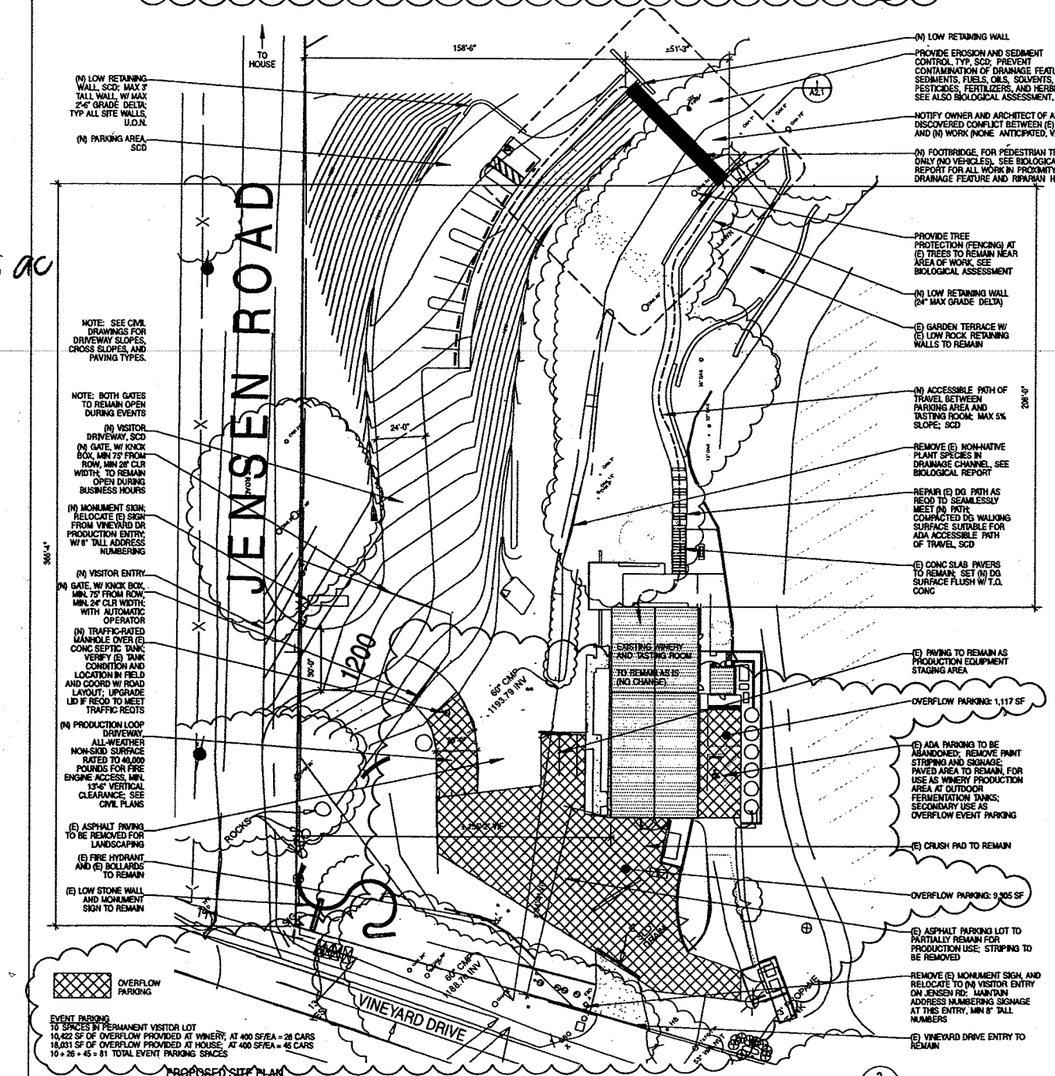
OVERALL SITE PLAN

20.20 QC



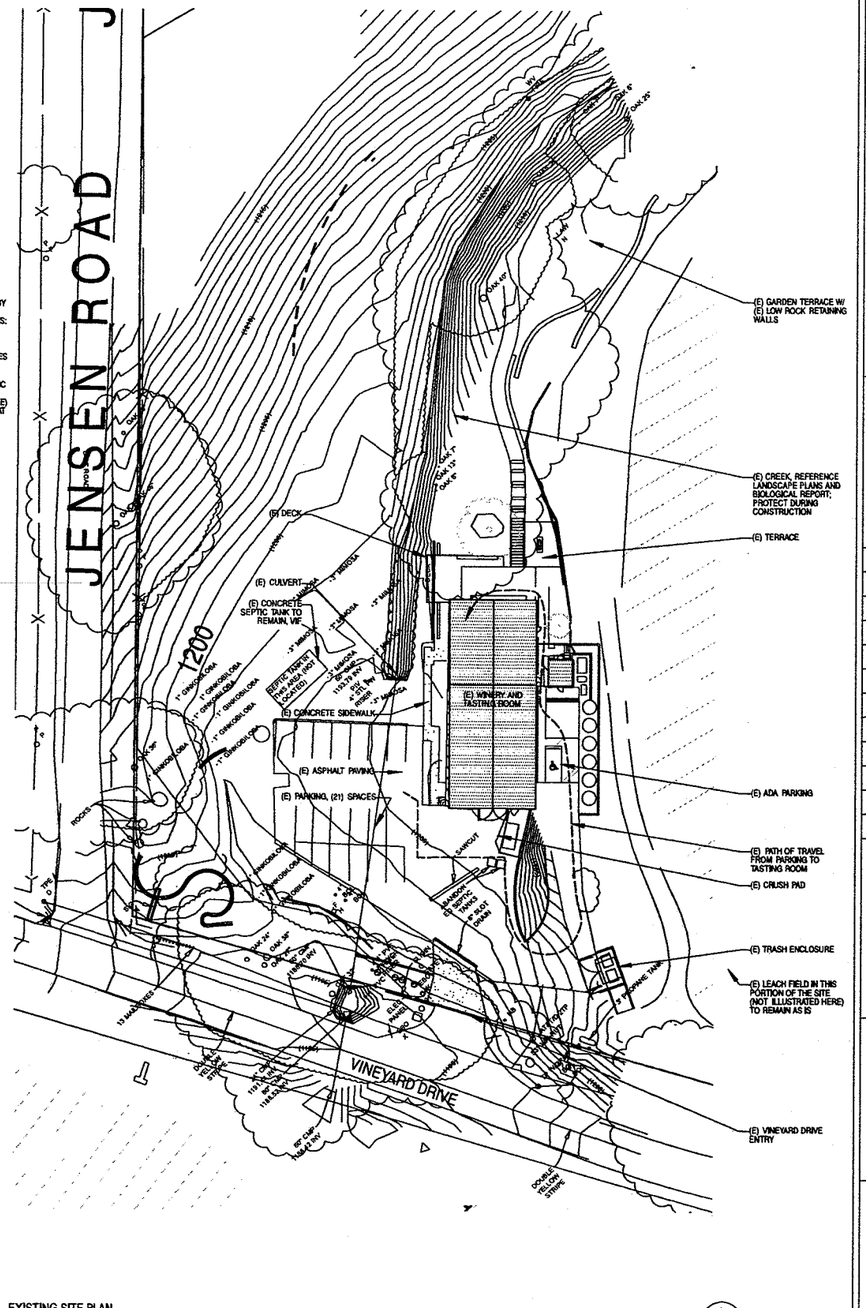
PARTIAL SITE PLAN AT EXISTING HOUSE 3

19.15 QC



EVENT PARKING
10 SPACES IN PERMANENT VISITOR LOT
10,422 SF OF OVERFLOW PROVIDED AT WINERY; AT 400 SF/EA = 26 CARS
18,031 SF OF OVERFLOW PROVIDED AT HOUSE; AT 400 SF/EA = 45 CARS
10 + 26 + 45 = 81 TOTAL EVENT PARKING SPACES

PROPOSED SITE PLAN 2
0 32'



EXISTING SITE PLAN 1
0 32'

aidlin darling design
500 third street
suite 410
san francisco, ca 94107
415 974 0849 fax
415 974 5603 phone

BRECON ESTATE

7450 VINEYARD DRIVE
PASO ROBLES, CA

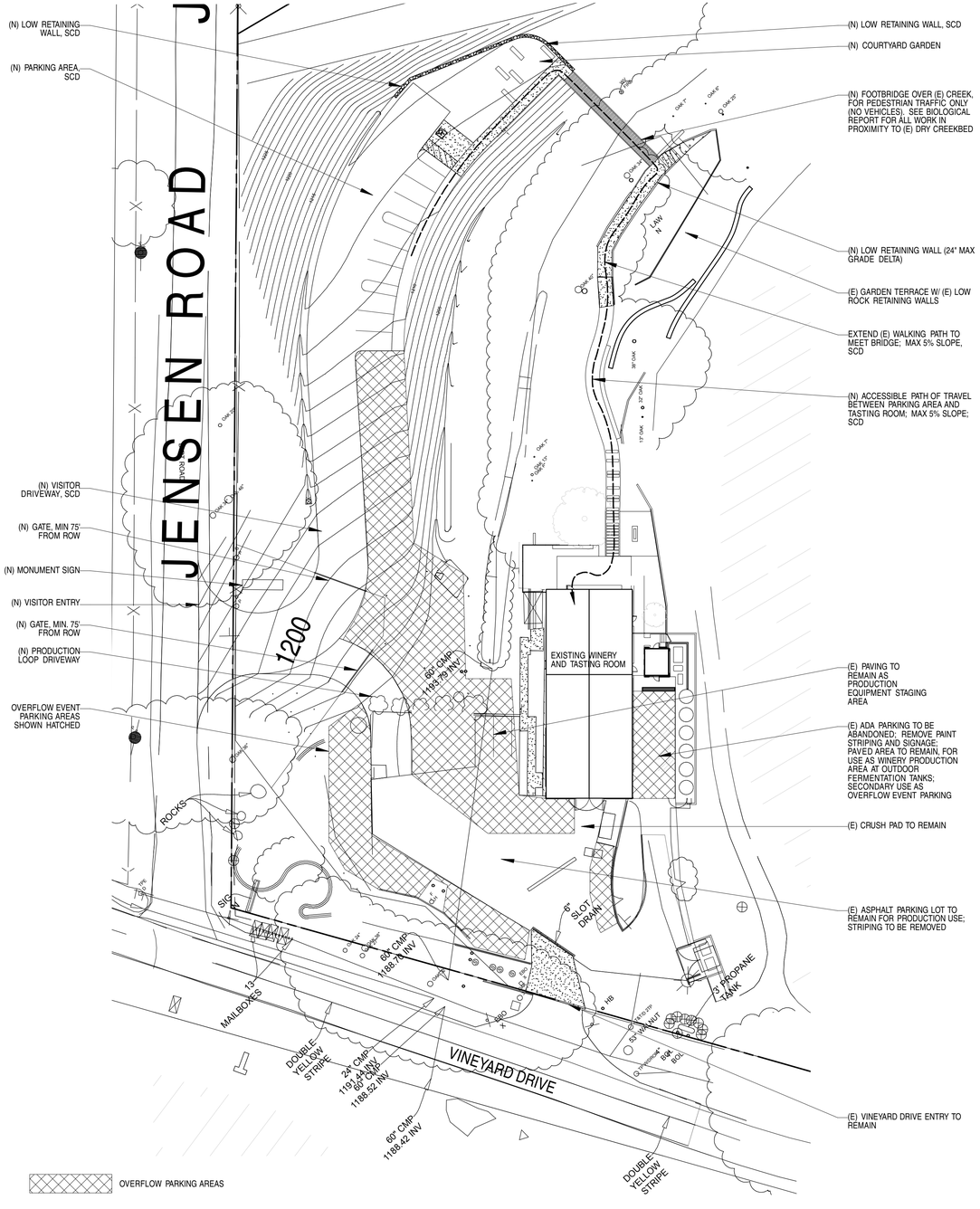
DATE:	01.16.15
JOB:	1305
DRAWN:	PL
SCALE:	1" = 32'-0"

ISSUE	DATE
MODIFIED USE PERMIT	01.16.15
BUILDING PERMIT	03.27.15
PLANCHECK RESPONSE	07.24.15
MUP RESPONSE	08.14.15

TRUE NORTH
PROJECT NORTH

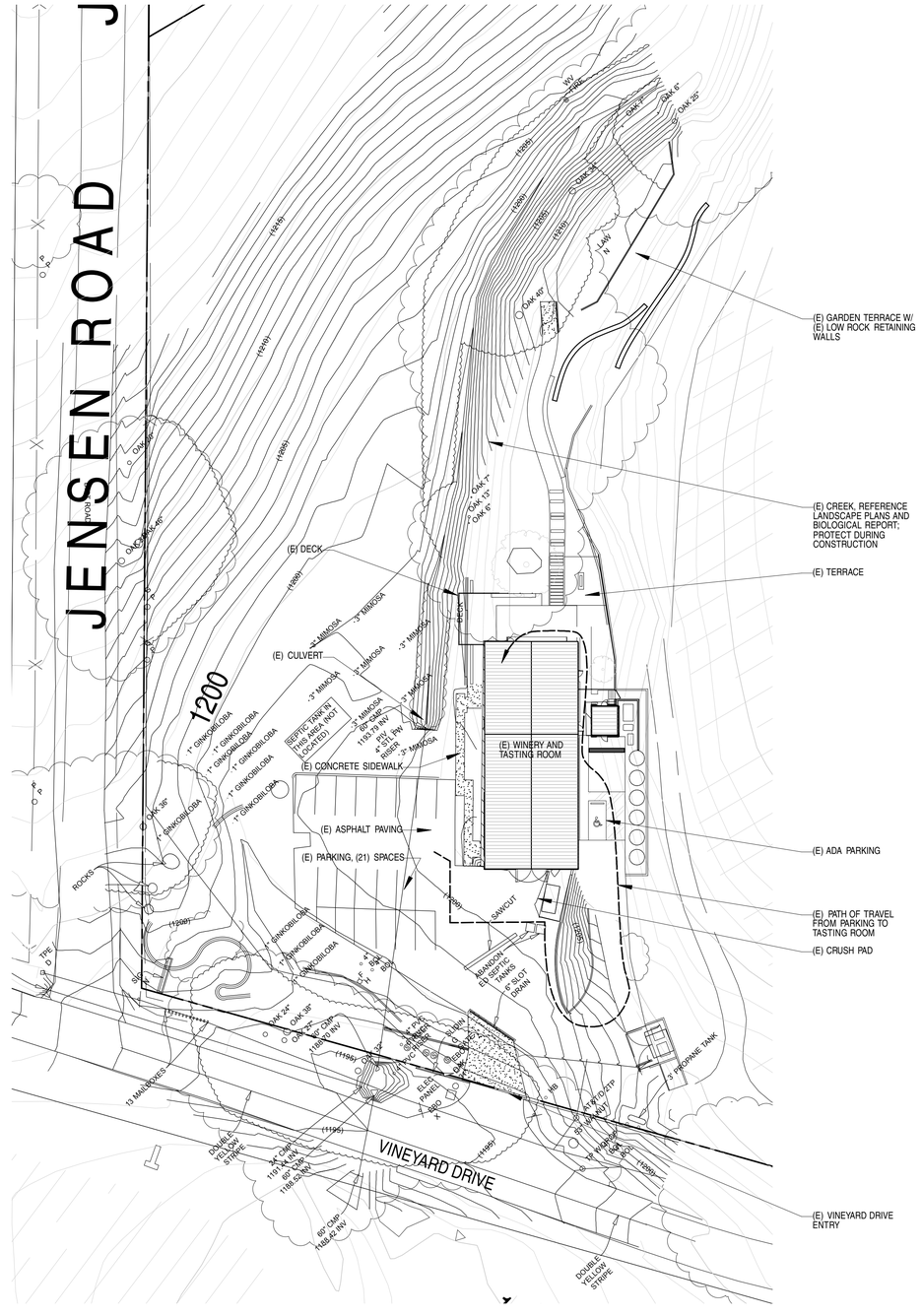
A1.2

DETAIL SITE PLAN



PROPOSED WINERY SITE PLAN — 2 / -

0 10'



EXISTING WINERY SITE PLAN — 1 / -

0 10'

aidlin darling **design**

500 third street
suite 410
san francisco, ca 94107

415 974 0849 **fax**
415 974 5603 **phone**

BRECON ESTATE

7450 VINEYARD DRIVE
PASO ROBLES, CA

DATE:	01.16.15
JOB:	1305
DRAWN:	PL
SCALE:	1" = 32'-0"

ISSUE	DATE
MODIFIED USE PERMIT	01.16.15

TRUE NORTH

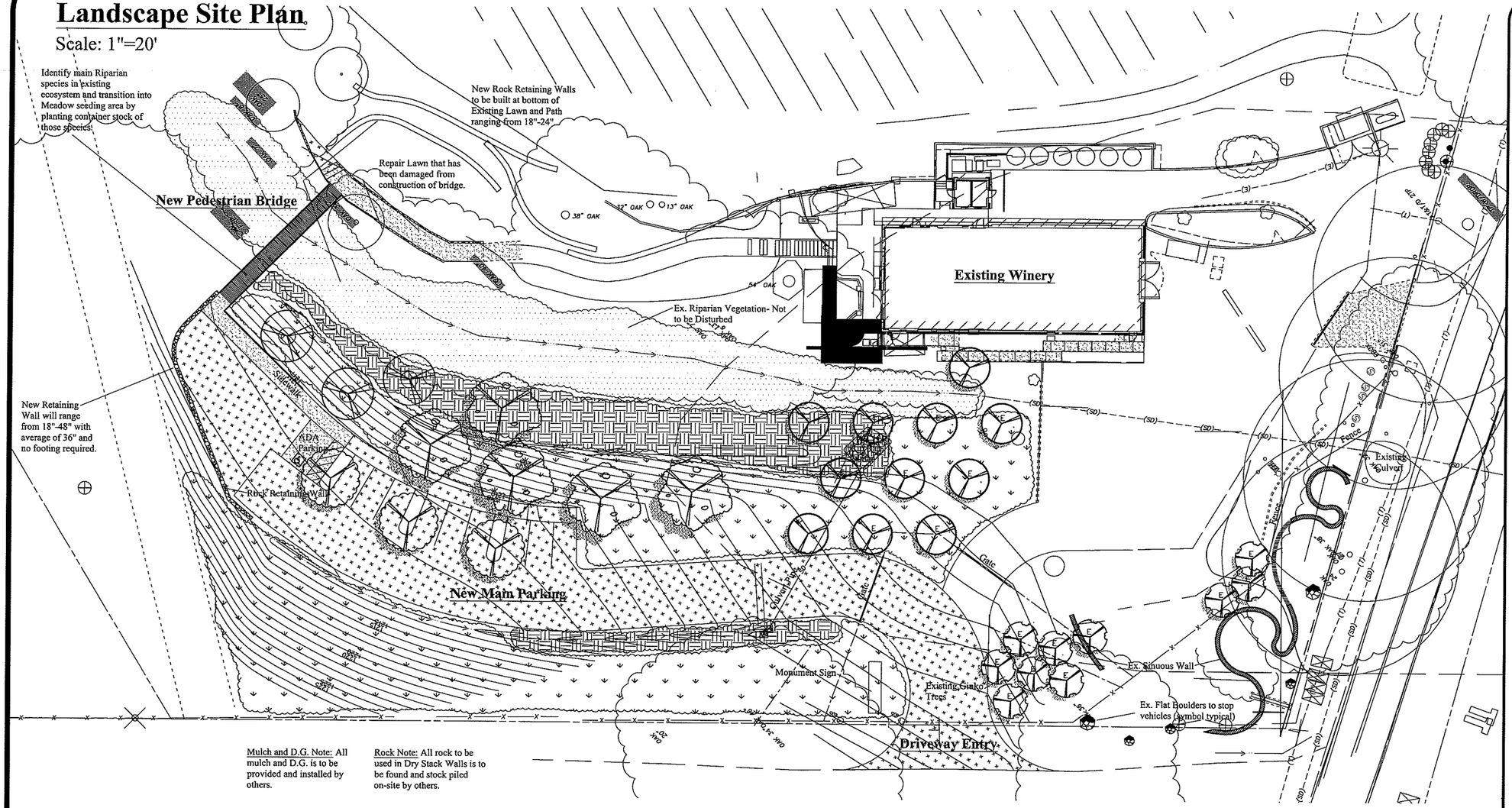
PROJECT NORTH

A1.2

DETAIL SITE PLAN

Landscape Site Plan

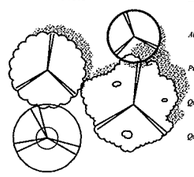
Scale: 1"=20'



Mulch and D.G. Note: All mulch and D.G. is to be provided and installed by others.

Rock Note: All rock to be used in Dry Stack Walls is to be found and stock piled on-site by others.

PLANTING SCHEDULE



TREES*

Botanical Name	Common Name	Size
Albizia julibrissin	Mimosa Tree	36" box unless otherwise noted (E=Existing)
Pistacia chinensis	Chinese Pistache Tree	24" box Standard
Quercus agrifolia	Coast Live Oak	15 Gallon
Quercus lobata	Valley Oak	15 Gallon

EROSION CONTROL & MEADOW REHABILITATION*

Areas shown are to be hydroseeded or hand seeded at supplier's reccomended pounds per acre.

Botanical Name	Common Name	Seed or Container
Achillea millefolium	Yarrow	Seed
Bromus carinatus	California Brome	Seed
Clarkia rubicunda	Clarkia	Seed
Collinsia heterophylla	Purple Chinese Houses	Seed
Eschscholzia californica	California Poppy	Seed
Eschscholzia maritima	Coast California Poppy	Seed
Festuca microstachys	Small Fescue	Seed
Gilia tricolor	Birds Eyes	Seed
Hordeum brachyantherum	Meadow Barley	Seed
Lasthenia californica	California Goldfields	Seed
Layia platyglossa	Tidy Tips	Seed
Lotus formosissimus	Seaside Bird's-Foot Trefoil	Seed
Lupinus nanus	Sky Lupine	Seed
Nemophila menziesii	Baby Blue Eyes	Seed
Stipa pulchra	Purple Needle Grass	Seed
Trifolium willdenovii	Tomcat Clover	Seed

Note: *Eschscholzia maritima* and *Lupinus nanus* will be the two predominant species in this mix in order to tie into the existing seeding.

BIOSWALE ZONE*

Areas shown are to be hand seeded and planted 8' on center with container stock.

Botanical Name	Common Name	Seed or Container
Achillea millefolium	Common Yarrow	Seed
Artemisia californica	California Sagebrush	1 Gallon
Artemisia douglasiana	Douglas Mugwort	1 Gallon
Baccharis pilularis	Dwarf Coyote Bush	1 Gallon
Carex barbarae	Santa Barbara Sedge	2" liners
Castilleja exserta	Purple Owl's Clover	Seed
Chlorogalum pomeridianum	Soap Lily	1 Gallon
Cornbrogyne filaginifolia	Cornbrogyne	Seed
Cornus sericea	Red Osier Dogwood	Transplanted
Eleocharis macrostachya	Pale Spikerush	1 Gallon
Elymus triticoides	Creeping Wild Rye	Seed
Eschscholzia californica	California Poppy	Seed
Eschscholzia californica	Western Goldenrod	Seed
Festuca californica	California Fescue	2" liners
Heteromeles arbutifolia	Toyon	5 Gallon
Hordeum brachyantherum	Meadow Barley	Seed
Juncus effusus	Common Rush	2" liners
Juncus patens	Spreading Rush	2" liners
Juncus phaeocephalus	Brown-Headed Rush	2" liners
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 Gallon
Lonicera hispidula	Honeysuckle	1 Gallon
Lupinus nanus	Sky Lupine	Seed
Mimulus guttatus	Monkey Flower	Seed
Muhlenbergia rigens	Deer Grass	1 Gallon

Botanical Name	Common Name	Seed or Container
Rhamnus californica	California Coffee Berry	1 Gallon
Rhamnus crocea	Redberry	1 Gallon
Ribes speciosum	Fuchsia Flowering Gooseberry	1 Gallon
Rosa californica	California Wild Rose	Transplanted
Salvia spathacea	Hummingbird Sage	1 Gallon
Sambucus mexicana	Elderberry	5 Gallon
Satureja douglasii	Yerba Buena	1 Gallon
Stipa pulchra	Purple Needlegrass	Seed
Symphoricarpos albus	Common Snowberry	1 Gallon
Vulpia microstachys	Small Fescue	Seed
Vitis californica	California Wild Grape	1 Gallon
Additional Trees		
Acer macrophyllum	Big Leaf Maple	5 Gallon
Acer negundo	Box Elder	1 or 5 Gallon
Juglans californica	California Black Walnut	Transplanted
Platanus racemosa	Sycamore	5 or 15 Gallon
Populus trichocarpa	Black Cottonwood	5 or 15 Gallon
Quercus agrifolia	Coast Live Oak	5 or 15 Gallon
Quercus lobata	Valley Oak	5 or 15 Gallon
Salix lasiandra	Western Black Willow	Pegs
Salix lasiolepis	Arroyo Willow	Pegs

*Note: Potential plant species are listed above. Not all plant species will be used.

General Notes

No.	Revision/Issue	Date
4	Revision 4	01.15.15
3	Revision 3	11.07.14
2	Revision 2	10.24.14
1	Revision 1	10.13.14

Firm Name and Address

Madrone Landscapes Inc
8045 Morro Road
Atascadero, CA 93422
805.466.6263 - 805.464.0675
Lic: 441779
www.madronelandscapes.com

Project Name and Address

Brecon Estate Winery
7450 Vineyard Drive
Paso Robles, CA 93446

Project	Sheet
Brecon Estate Winery	L-1
Date: 10/01/14	
Scale: 1" = 20'	

L-1 Brecon Estate Winery Site Plan 01/15/15 Daniel Mazawa

MAX LIMITS OF INUNDATION IN 100-YR STORM EVENT PER FEMA NFIP FLOOD INSURANCE RATE MAP PANEL 0600G OF 2050 UPDATED NOVEMBER 16, 1012.

EXISTING TASTING ROOM & PRODUCTION FACILITY

1201.25 FF

(3) 6" STEPS

EXISTING LAWN

BRIDGE

WV FIRE

(1211.7 EG) MATCH EXIST

OAK 40"

OAK 25"

OAK 6"

OAK 7"

OAK 34"

38" OAK

32" OAK

13" OAK

54" OAK

OAK 7"

OAK 6"

OAK 12"

1211.9

1211.9

20' CLEAR SPACE

VINEYARD

VINE ROW

1212.1 FS

1213.6 FS

1216.1 TW
1215.6 FG AT BACK 3' MAX DECORATIVE WALLS (BY OTHERS)

5% MAX

5% MAX

N 77°02'55" W 123.85'

PARCEL 3
6/PM/64

PARCEL 2
6/PM/64

1198.3 INV

12" SD @ 2%

1204.8 TG
1199.8 INV

MONUMENT SIGN (BY OTHERS)

N 43°51'13" E 431.93'

OAK 20"

OAK 46"

OAK 34"

60' PER 6/PM/64

JENSEN ROAD

(1193.8 INV)

(1200.0 EG) MATCH EXIST

(60" SD @ 3.3%)

(1200.1 EG) MATCH EXIST

4" STEEL FW RISER PIV

PROPOSED LANDSCAPE

EXISTING PAVEMENT

(1199.4 EP) MATCH EXIST

(1199.2 EG) MATCH EXIST

SAWCUT

20'

GATE

(1198.7 EG) MATCH EXIST

BOLLARDS

(1209.8 EG) MATCH EXIST

(1203.8 EG) MATCH EXIST

REMOVE PORTION OF EXISTING FENCE

OAK 36"

EBOX

OAK 31"

4" PVC RISER

6" PVC RISER

4" PVC RISER

(1188.7 INV)

OAK 32"

AT&T/D 2TP

TP W/DROP

60' PER COUNTY ROAD No. 5156

N 30°18'12" W 397.88'

OAK 38"

OAK 27"

OAK 24"

VINEYARD DRIVE

TPED

PP

GRADING AND DRAINAGE LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING RETAINING WALL
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING UNPAVED ROAD
- PROPOSED FLOWLINE
- EXISTING FLOWLINE
- STORM DRAIN
- 700 FINISH GRADE CONTOUR
- (800) EXISTING GRADE CONTOUR
- 800.00 FINISH GRADE, PER PLAN
- (700.0) EXISTING GRADE, PER PLAN
- 2.0% DRAINAGE DIRECTION, PER PLAN
- (2.0%) EXISTING DRAINAGE DIRECTION, PER PLAN
- 2:1 SLOPE, UON
- STORM DRAIN INLET
- PROPOSED BENCH (BY OTHERS)
- PP EXISTING POWER POLE
- DECORATIVE WALL (BY OTHERS)
- CONCRETE
- HOT MIX ASPHALT
- DECOMPOSED GRANITE
- OAK 20" EXISTING TREE TRUNK, TYPE & SIZE WITH DRIPLINE

APPROXIMATE IMPACT QUANTITIES		
AREA OF DISTURBANCE	AC	1.1
EXISTING IMPROVED AREA	SF	6,500
EARTHWORK QUANTITY:		
CUT	CU YD	1,200
FILL	CU YD	1,600

0 10' 20' 40'

SCALE: 1"=20'

NOTES:

1. COMBINED AERIAL & GROUND SURVEY SURFACE (FOR REFERENCE ONLY)

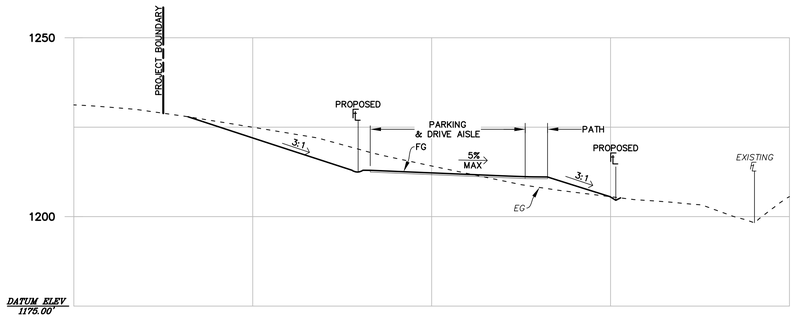
BRECON ESTATE

PRELIMINARY GRADING & DRAINAGE PLAN

C1

NORTH COAST ENGINEERING INC. copyright © 2014

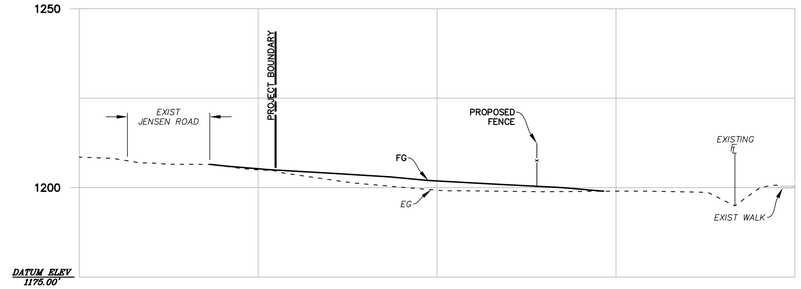
R:\PRO\13041\Design\Plan Set\13041 Preliminary Plan Set.dwg, Prelim G&D, 12/31/2014 3:45:30 PM, by SED



SEC-1

SITE CROSS SECTION

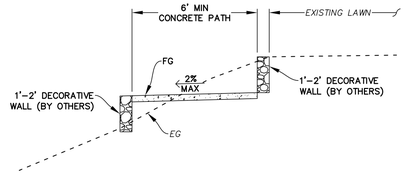
VERTICAL: 1" = 20'
HORIZONTAL: 1" = 20'



SEC-2

SITE CROSS SECTION

VERTICAL: 1" = 20'
HORIZONTAL: 1" = 20'



1

PATH TYPICAL SECTION

SCALE: 1"= 4'

BRECON ESTATE

SITE CROSS SECTIONS

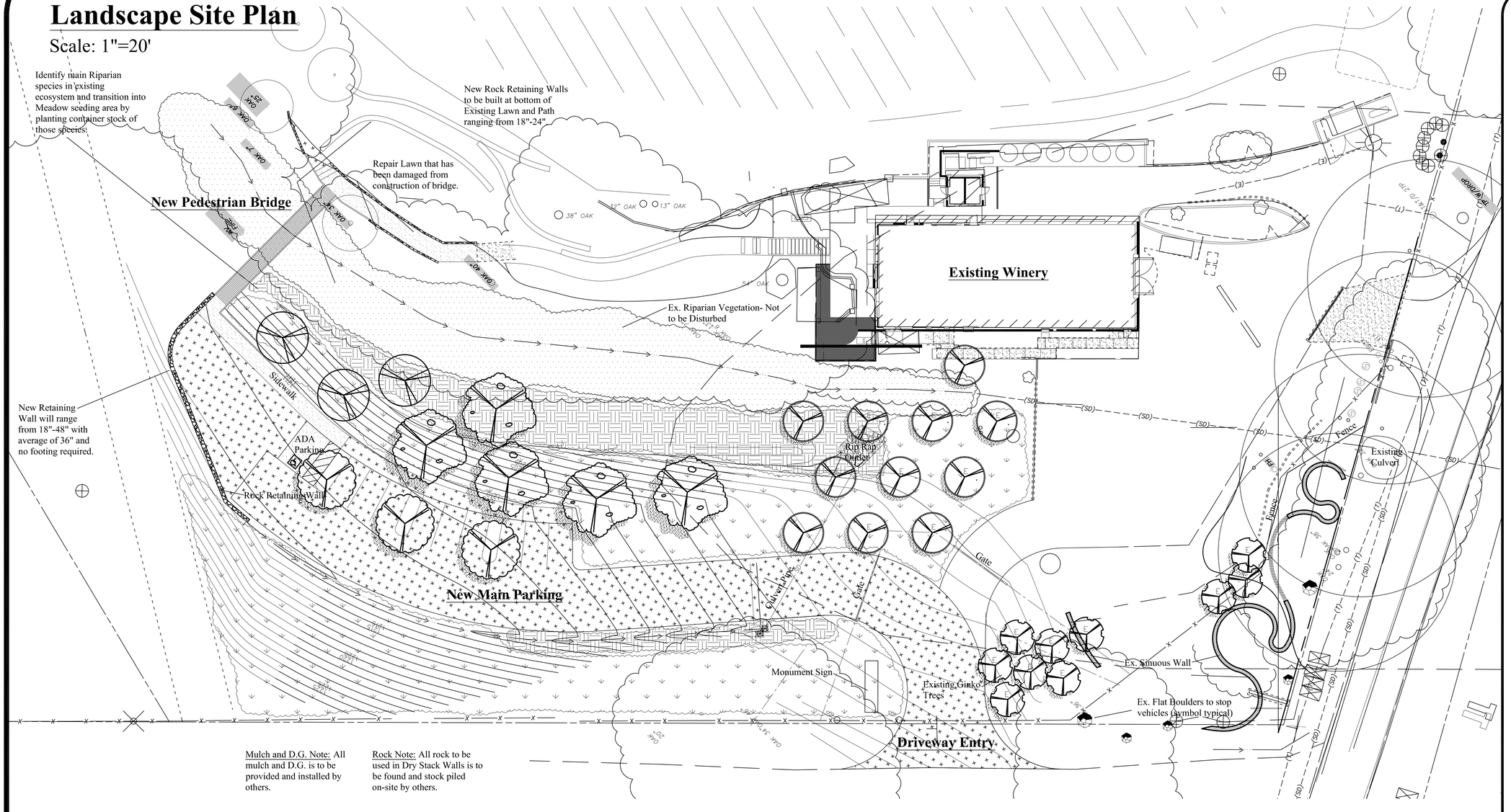
C2

NORTH COAST ENGINEERING INC. copyright © 2014

R:\PROJ\13041\Design\Plan Set\13041 Preliminary Plan Set.dwg, Xsec, 12/31/2014 9:17:52 AM, by SED

Landscape Site Plan

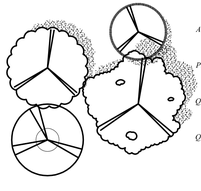
Scale: 1"=20'



Mulch and D.G. Note: All mulch and D.G. is to be provided and installed by others.

Rock Note: All rock to be used in Dry Stack Walls is to be found and stock piled on-site by others.

PLANTING SCHEDULE



TREES*

Botanical Name	Common Name	Size
Albizia julibrissin	Mimosa Tree	36" box unless otherwise noted (E=Existing)
Pistacia chinensis	Chinese Pistache Tree	24" box Standard
Quercus agrifolia	Coast Live Oak	15 Gallon
Quercus lobata	Valley Oak	15 Gallon

EROSION CONTROL & MEADOW REHABILITATION*

Areas shown are to be hydroseeded or hand seeded at supplier's reccomended pounds per acre.

Botanical Name	Common Name	Seed or Container
Achillea millefolium	Yarrow	Seed
Bromus carinatus	California Brome	Seed
Clarkia rubicunda	Clarkia	Seed
Collinsia heterophylla	Purple Chinese Houses	Seed
Eschscholzia californica	California Poppy	Seed
Eschscholzia maritima	Coast California Poppy	Seed
Festuca microstachys	Small Fescue	Seed
Gilia tricolor	Birds Eyes	Seed
Hordeum brachyantherum	Meadow Barley	Seed
Lasthenia californica	California Goldfields	Seed
Layia platyglossa	Tidy Tips	Seed
Lotus formosissimus	Seaside Bird's-Foot Trefoil	Seed
Lupinus nanus	Sky Lupine	Seed
Nemophila menziesii	Baby Blue Eyes	Seed
Sisyrinchium bellum	Blue-Eyed Grass	Seed
Stipa pulchra	Purple Needle Grass	Seed
Trifolium willdenovii	Tomcat Clover	Seed

Note: *Eschscholzia maritima* and *Lupinus nanus* will be the two predominant species in this mix in order to tie into the existing seeding.

BIOSWALE ZONE*

Areas shown are to be hand seeded and planted 8' on center with container stock.

Botanical Name	Common Name	Seed or Container
Achillea millefolium	Common Yarrow	Seed
Artemisia californica	California Sagebrush	1 Gallon
Artemisia douglasiana	Douglas Mugwort	1 Gallon
Baccharis pilularis	Dwarf Coyote Bush	1 Gallon
Carex barbarae	Santa Barbara Sedge	2" liners
Castilleja exserta	Purple Owl's Clover	Seed
Chlorogalum pomeridianum	Soap Lily	1 Gallon
Corethrogyne filaginifolia	Corethrogyne	Seed
Cornus sericea	Red Osier Dogwood	Transplanted
Eleocharis macrostachya	Pale Spikerush	1 Gallon
Elymus triticoides	Creeping Wild Rye	Seed
Eschscholzia californica	California Poppy	Seed
Euthamia occidentalis	Western Goldentop	Seed
Festuca californica	California Fescue	2" liners
Heteromeles arbutifolia	Toyon	5 Gallon
Hordeum brachyantherum	Meadow Barley	Seed
Juncus effusus	Common Rush	2" liners
Juncus patens	Spreading Rush	2" liners
Juncus phaeocephalus	Brown-Headed Rush	2" liners
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 Gallon
Lonicera hispidula	Honeysuckle	1 Gallon
Lupinus nanus	Sky Lupine	Seed
Mimulus guttatus	Monkey Flower	Seed
Muhlenbergia rigens	Deer Grass	1 Gallon

Botanical Name	Common Name	Seed or Container
Rhamnus californica	California Coffee Berry	1 Gallon
Rhamnus crocea	Redberry	1 Gallon
Ribes speciosum	Fuchsia Flowering Gooseberry	1 Gallon
Rosa californica	California Wild Rose	Transplanted
Salvia spathacea	Hummingbird Sage	1 Gallon
Sambucus mexicana	Elderberry	5 Gallon
Satureja douglasii	Yerba Buena	1 Gallon
Stipa pulchra	Purple Needlegrass	Seed
Symphoricarpos albus	Common Snowberry	1 Gallon
Vulpia microstachys	Small Fescue	Seed
Vitis californica	California Wild Grape	1 Gallon
Additional Trees		
Acer macrophyllum	Big Leaf Maple	5 Gallon
Acer negundo	Box Elder	1 or 5 Gallon
Juglans californica	California Black Walnut	Transplanted
Platanus racemosa	Sycamore	5 or 15 Gallon
Populus trichocarpa	Black Cottonwood	5 or 15 Gallon
Quercus agrifolia	Coast Live Oak	5 or 15 Gallon
Quercus lobata	Valley Oak	5 or 15 Gallon
Salix lasiandra	Western Black Willow	Pegs
Salix lasiolepis	Arroyo Willow	Pegs

*Note: Potential plant species are listed above. Not all plant species will be used.

General Notes

Landscape Site Plan

Brecon Estate Winery
7450 Vineyard Drive
Paso Robles, CA 93446

No.	Revision/Issue	Date
4	Revision 4	01.15.15
3	Revision 3	11.07.14
2	Revision 2	10.24.14
1	Revision 1	10.13.14

Firm Name and Address

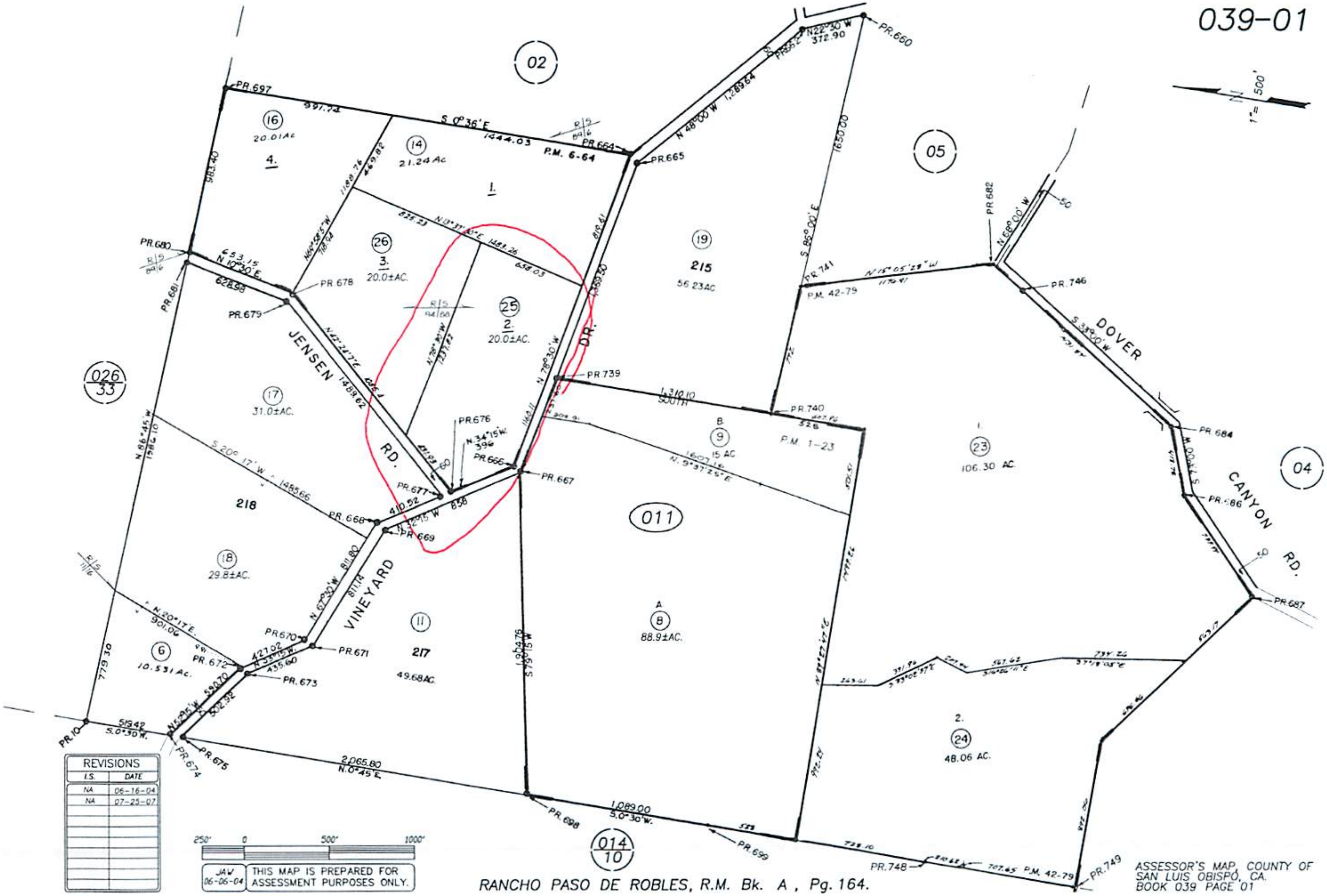
Madrone Landscapes Inc
8045 Morro Road
Atascadero, CA 93422
805.466.6263 - 805.464.0675
Lic: 441779
www.madronelandscapes.com

Project Name and Address

Brecon Estate Winery
7450 Vineyard Drive
Paso Robles, CA 93446

Project	Sheet
Brecon Estate Winery	L-1
Date: 10/01/14	
Scale: 1" = 20'	

039-01



RANCHO PASO DE ROBLES, R.M. Bk. A , Pg. 164.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 039 PAGE 01

JENSEN RD
County Planning Area
Planning Area
Adelaida Sub Area
Planning Area
AG

Parcel Summary Report For Parcel # 039-011-025

1/30/2015
1:21:57PM

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	HACKETT PACIFIC INVESTMENTS INC A D PO BOX 1506 TEMPLETON CA 93465-1506

Address Information

Status	Address
P	07450 VINEYARD DR NCADEL

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CO71-	157	0002	North Cty. Plan	North County I	AG			Y	VP	P84031304 / D930005

Parcel Information

Status	Description
Active	PM 6-64 PAR 2

Notes

Tax Districts

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

Case Information

Case Number:	Case Status:	
61529	CMP	Primary Parcel

Description:

Parcel Summary Report For Parcel # 039-011-025

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

C1318 FNL Primary Parcel

Description:
CONVT AG BUILDING TO WINERY/HANDICAP RESTROOM

C6788 FNL Primary Parcel

Description:
FIRESPRINKLERS FOR WINERY /001 C1318

COD2009-00413 CLD Primary Parcel

Description:
WINERY SIGNS- NORMAN VINEYARDS

D930005P EXP Primary Parcel

Description:
CONVERT AG BLDGS TO WINERY WITH TASTING, NO SPECIAL EVENTS; INDUSTRY WIDE EVENTS ALLOWED PER ORDINANCE, (CASE PRODUCTION PER YEAR WAS NOT STATED IN NOFA).

DRC2014-00081 REC Primary Parcel

Description:
RELOCATE PARKING LOT AND CREATE ALTERNATIVE ACCESS FROM JENSEN ROAD. SMALL WINERY SPECIAL EVENTS PROGRAM PROPOSED.

E970446 RES Primary Parcel

Description:
CONST NO PMT

P010642Z APP Primary Parcel

Description:
JIM NORMAN'S MOBILE REPAIR SERVICE

PMT2013-00131 FNL Primary Parcel

Description:
BRECON ESTATE WINERY - DEMO OF FINISHES, NONSTRUCTURAL PARTITIONS AND DECORATIVE PILASTERS & PARAPETS IN ADVANCE OF REMODEL PERMIT

PMT2013-00290 FNL Primary Parcel

Description:
T I PHASE 1 - ELECTRONIC PLANS. REVISED 11/18/13. SEE DOCS. BRECON ESTATE WINERY - REMODEL WINERY & TASTING ROOM (1296 SF), 2 EA ADA RESTROOMS 156 SF, DECK ADDITION (384 SF), TERRACES (1030 SF), (N) METAL ROOF, RETAINING WALL. NO LOWER FLOOR WORK. DEMO IS 13-00131.

PMT2013-01680 FNL Primary Parcel

Description:
COMMERCIAL KITCHEN (190 SF) FOR BRECON ESTATE WINERY (C1318). REVISE KIT LAYOUT ON 13-00290. ADD TYPE I HOOD.

PMT2013-01882 WIT Primary Parcel

Description:
ENTERED IN ERROR - BRECON ESTATE WINERY - EXTERIOR WALL SIGN - NON ILLUMINATED.

Parcel Summary Report For Parcel # 039-011-025

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

PMT2013-01898 FNL Primary Parcel

Description:

BRECON ESTATE WINERY - EXTERIOR WALL SIGNS (4) - ENTRANCE SIGN (1), NORTH WALL SIGN (1), WEST WALL SIGNS (2) - (NO ELECTRICAL).

PMT2013-02182 FNL Primary Parcel

Description:

(1) TWO-SIDED MONUMENT SIGN AND (1) ENTRYWAY SIGN WITH ELECTRICAL.