



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 10/27/2016

TO: _____

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

PROJECT DESCRIPTION: DRC2016-00032 CMAC PROPERTIES – Proposed minor use permit to demolish existing storage building and replace with winery facility. Project location is 2660 Anderson Road in Paso Robles.
APN: 040-051-013

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

DEMO EXISTING STORAGE BUILDING AND
REPLACE WITH WINERY FACILITY
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 Cmac Properties, LLC Daytime Phone 614-919-2328
 Mailing Address 2660 Anderson Rd, Paso Robles, CA Zip Code 93446
 Email Address: con.mcMahon2@gmail.com

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

Agent Name Kirk Consulting - Lori Wilson Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Rd, Atascadero, CA Zip Code 93465
 Email Address: Lori@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 51.65 Acres Assessor Parcel Number(s): 040-051-013
 Legal Description: Tract/Township: CO75 Block/Range: 445 Lot/Section: 0003
 Address of the project (if known): 2660 Anderson 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.: Access is located off of Anderson Rd, off of Green Valley Rd/Hwy 46 West.

Describe current uses, existing structures, and other improvements and vegetation on the property:
2,288 SF Mobile-Home, with Ag Storage Buildings

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Demo existng storage building and replace with Winery Facility (phased construction) Phase 1 - Bldg A. 2 Story Winery Bldg. (7,157SF) Crush Pad (2,675 SF) Covered Deck (621 SF) Bldg. B - One Story Barrel Stor. (2,238 SF) Phase 2: Tasting room (832 SF), Production (454 SF), Canopy (1,463 SF)

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 Lori Wilson (Agent) Date 10/17/16

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): N/A

Describe existing and future access to the proposed project site: Primary access on Anderson Rd to remain

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? 50.03 Acres

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

North: Ag - Vineyards

South: Ag - Vineyards

East: Ag

West: Ag - Vineyards

For all projects, answer the following:

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

Buildings: 15,440 sq. feet _____ % Landscaping: _____ sq. feet _____ %

Paving: 2,424 sq. feet _____ % Other (specify) _____

Total area of all paving and structures: 17,864 sq. feet acres

Total area of grading or removal of ground cover: .80 sq. feet acres

Number of parking spaces proposed: 10 Height of tallest structure: 26' 4.5"

Number of trees to be removed: 5 Type: Juniper, Black Pine, Cypress Apricot and Loquat

Setbacks: Front 510' Right 434' Left 268' Back 1,881'

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: 4,759 sq. feet acres

Total floor area of all structures including upper stories: 10,681 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: .5 acres
Moderate slopes of 10-30%: .3 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: _____
- 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: Winery will replacing existing ag storage building.
- 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: Minimal view of roof line from Green Valley Rd/Hwy 46

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 Vineyard Irrigation
 Commercial/Office - Explain Winery Facility
 Industrial – Explain _____
- 3. What is the expected daily water demand associated with the project? 146.4 Gallons/Day
- 4. How many service connections will be required? N/A
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Existing well serves residence
- 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? 1,000 ft min. 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? Approximately 200 feet towards the S/E Corner of property
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: Paso Robles
- 2. Location of nearest police station: 900 Park St, Paso Robles
- 3. Location of nearest fire station: Cal Fire 2510 Ramada Dr, Paso Robles
- 4. Location of nearest public transit stop: Target Shopping Center (2305 Theatre Dr, Paso Robles)
- 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 and agriculture (vineyards, covered arena)
- 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: Winery (Mon-Sun.) Tasting Room By Apt.(Friday-Sunday) Hours of Operation: 7am - 4pm
- 2. How many people will this project employ? 2 Part Time, 2 Full Time
- 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 from vehicles
- 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. ²⁻⁴ _____ Between 4:00 to 6:00 p.m. ²⁻⁴ _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No If yes, please describe: _____

Agricultural Information

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

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

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? Yes No
If yes describe: Phase 1 includes the winery building/crush pad, barrel storage & interim tasting room, Phase 2 will consist of the tasting room
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

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

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

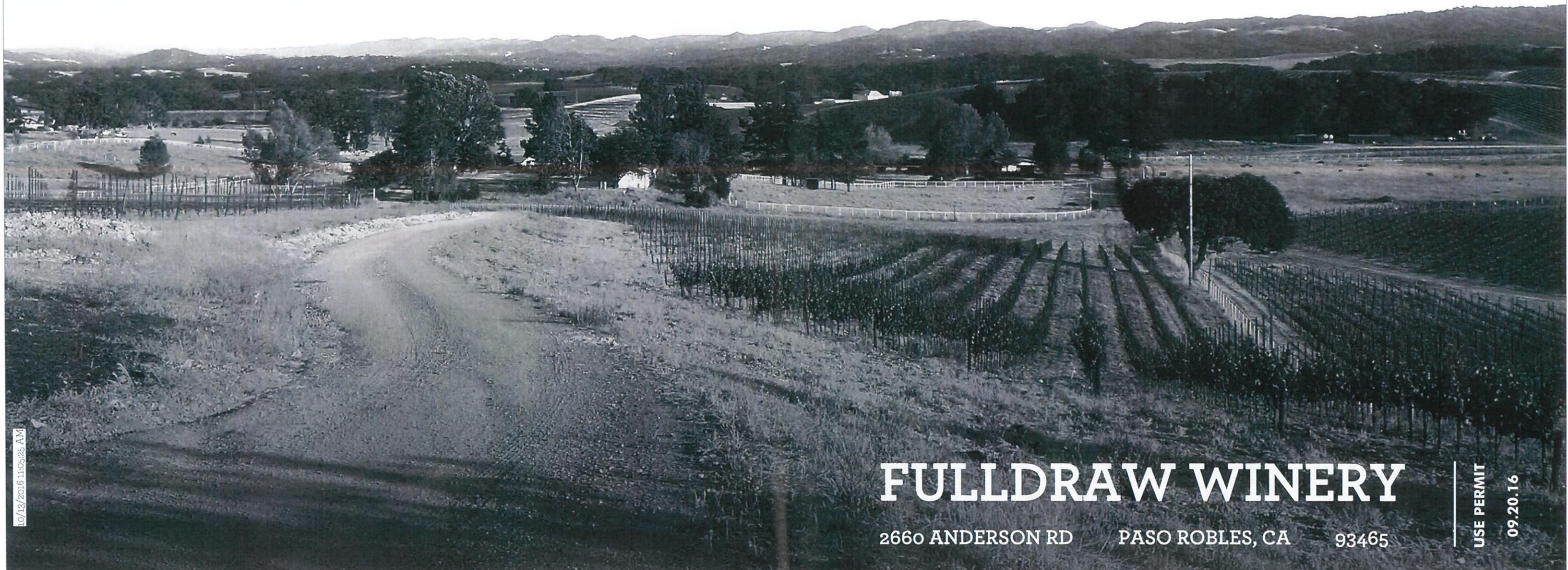
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s):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

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.)

Architects
Clayton&Little



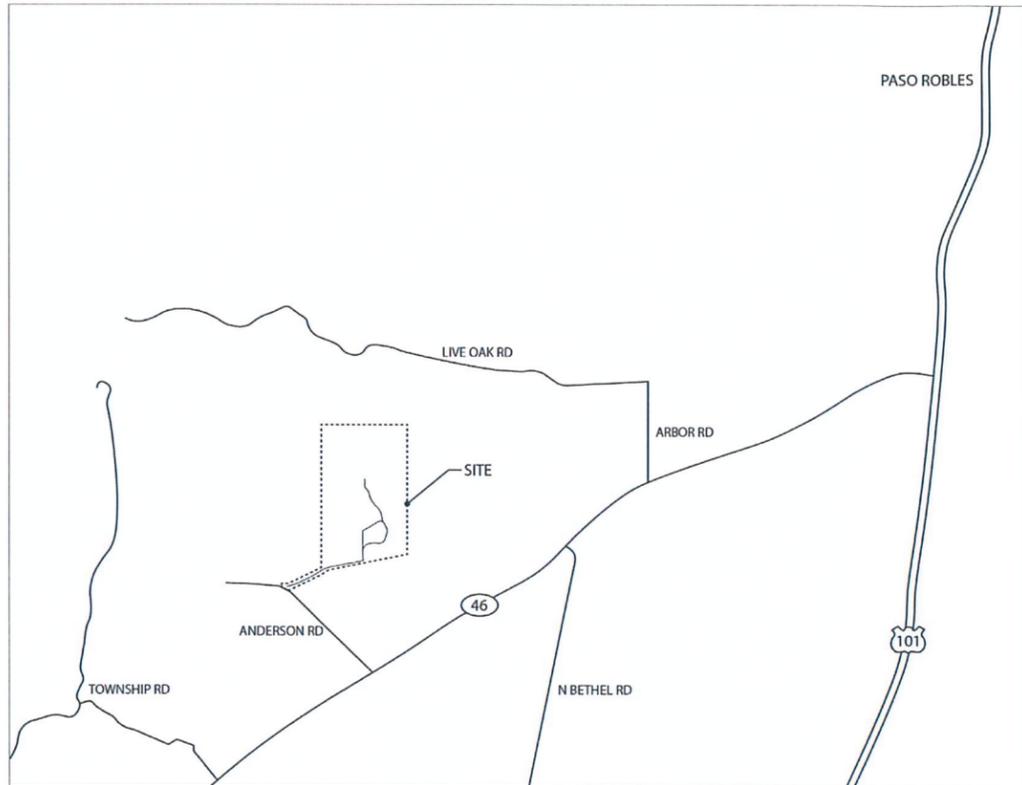
FULLDRAW WINERY

2660 ANDERSON RD PASO ROBLES, CA 93465

10/19/2016 11:05:25 AM

USE PERMIT

09.20.16



1 VICINITY MAP
1" = 200'-0"



2 ENTRY
1/2" = 1'-0"

FULLDRAW WINERY

2660 ANDERSON ROAD
PASO ROBLES, CA 93446
COUNTY OF SAN LUIS OBISPO, CA

PROPERTY SUMMARY

APN:	APN 040-051-013		
LOCAL ZONING:	AGRICULTURAL		
ADJACENT USES:	NORTH	AGRICULTURE-RURAL RESIDENCES	
	SOUTH	AGRICULTURE-WINERY	
	EAST	AGRICULTURE-RURAL RESIDENCES	
	WEST	AGRICULTURE-RURAL RESIDENCES	
PROPOSED USE:	WINERY/TASTING		
DISTING USE:	AGRICULTURE		
GROSS PROPERTY AREA:	51.57 ACRES		
SETBACKS:			
FULLDRAW WINERY:	100' FROM ALL FL (ACTUAL 511' TO SOUTH, 434' TO EAST)		
TASTING ROOM:	200' FROM ALL FL (ACTUAL 657' TO SOUTH, 492' TO EAST)		
PROPOSED PARKING:	STANDARD SPACES/REQUIRED:	9 SPACES(7)	
	ACCESSIBLE SPACES/REQUIRED:	1, 1-40, 2, 41-80:	1 SPACE(1)

PROJECT DIRECTORY

OWNER:	FULLDRAW VINEYARDS 2660 ANDERSON ROAD PASO ROBLES, CA 93446 CONNOR MCMAHON - WINE MAKER PHONE: (614) 919 2328 conn.mcmahon2@gmail.com
CONTACT:	
ARCHITECT:	ARCHITECTS CLAYTON & LITTLE 429 N. ST. MARY'S STREET SAN ANTONIO, TX 78205 BRIAN KORTE, AIA PHONE: (210) 446 7556 EXT 303 bran@claytonandlittle.com
CONTACT:	
COMPLIANCE PLANNING:	KIRK CONSULTING 8830 MORRO ROAD ATASCADERO, CA 93422 JAMIE KIRK PHONE: (805) 461 5765 jame@kirk-consulting.net
CONTACT:	
CIVIL ENGINEER:	ABOVE GRADE ENGINEERING 778 OSCOS STREET, SUITE A SAN LUIS OBISPO, CA 93401 SCOTT STOKES, PE PHONE: (805) 540 5115 scott@abovegradeengineering.com
CONTACT:	
STRUCTURAL ENGINEER:	SMITH STRUCTURAL GROUP 811 EL CAPITAN WAY, SUITE 240 SAN LUIS OBISPO, CA 93401 MICHAEL PAROLINI, S.E. PHONE: (805) 439 2110 EXT 103 michael@smithstructural.com
CONTACT:	

AGENCIES

COUNTY OF SLO PLANNING AND BUILDING DEPARTMENT COUNTY GOVERNMENT CENTER 1055 MONTEREY STREET SAN LUIS OBISPO, CA 93408 P805.781.5600 F805.788.2414 WWW.SLOCOUNTY.CA.GOV/PLANNING	COUNTY OF SLO DEPARTMENT OF PUBLIC WORKS COUNTY GOVERNMENT CENTER 1055 MONTEREY STREET SAN LUIS OBISPO, CA 93408 P805.788.2177 F805.781.1299 WWW.SLOCOUNTY.PWD.ORG
CDF/COUNTY OF SLO FIRE DEPARTMENT 635 NORTH SANTA ROSA SAN LUIS OBISPO, CA 93405 P805.543.4244 F805.543.4248 WWW.CDFSLO.ORG	COUNTY OF SLO SHERIFF'S DEPARTMENT NORTH STATION 266 NORTH MAIN STREET TEMPLETON, CA 93465 P805.434.4290
COUNTY OF SLO HEALTH DEPARTMENT 2191 JOHNSON AVENUE SAN LUIS OBISPO, CA 93405 P805.781.5500 F805.781.5543 WWW.SLOCOUNTY.CA.GOV/HEALTH	PACIFIC GAS AND ELECTRIC 160 COW MEADOW PLACE TEMPLETON, CA 93465 P805.434.4416 F805.434.4473 WWW.PGE.COM
AT&T ENGINEERING DEPARTMENT 160 SUBURBAN ROAD SAN LUIS OBISPO, CA 93401 P805.546.7461 F805.546.7027	EXION MOBILE PIPELINE 12851 EAST 166TH STREET CERRITOS, CA 90703 P310.212.1768 F310.212.1788 WWW.EXIONMOBILE.COM

PROJECT DESCRIPTION

THE APPLICATION IS FOR PHASED WINERY CONSTRUCTION FOR PURPOSES OF FERMENTATION, BARREL AND CASE STORAGE, ADMINISTRATIVE AND TASTING ROOM USES LOCATED ON THE FULLDRAW VINEYARD. PHASED CONSTRUCTION INVOLVES THE ADDITION OF NEW STRUCTURES AS FOLLOWS:

PHASE I (BUILDING A, B)
NEW WINERY FOR BARREL STORAGE, FERMENTATION, AND ADMINISTRATIVE USES. WILL INCLUDE TEMPORARY TASTING BAR IN BUILDING A.

PHASE II (BUILDING C)
TASTING ROOM AND ADMINISTRATIVE USES.

BUILDING SUMMARY

PROPOSED USE:	WINERY/TASTING (AG PROCESSING)		
CONSTRUCTION TYPES:	PHASE I WINERY: TYPE VB, FIRE SPRINKLERED PER NFPA 13 PHASE II TASTING ROOM: TYPE VB, FIRE SPRINKLERED PER NFPA 13		
ALLOWABLE BLDG HEIGHT:	1 STORY, 35'		
PROPOSED BLDG HEIGHTS:	WINERY BARREL STORAGE TASTING	2 STORY, 26'-4.5" 1 STORY, 18'-0" 1 STORY, 12'-4"	

PROJECT PHASING

PHASE I:	1. GRADING 2. SITE UTILITIES AND WASTE WATER FACILITY 3. NEW FERMENTATION/ADMIN BUILDING 4. NEW CASE GOODS BUILDING
PHASE II:	1. TASTING ROOM CONSTRUCTION

AREA CALCULATIONS:

LOT SIZE - 101.8 ACRES	AREA	RATIO	SPACES REQ.	PROVIDED
WINERY BUILDING A:				
FERMENTATION/BLENDING	4495 S.F.	1:2000 S.F.	225	
IAB	262 S.F.	1:2000 S.F.	0.13	
OFFICES/BREAK ROOM	749 S.F.	1:2000 S.F.	0.38	
MECHANICAL/STOR/CIRC/RR	1451 S.F.	1:5000 S.F.	0.19	
TEMPORARY TASTING	200 S.F.	1:200 S.F.	1.00	
INTERIOR AREA SUBTOTAL	7157 S.F.		395 (4)	4
COVERED CRUSH PAD	2675 S.F.			
EXTERIOR CIRCULATION	444 S.F.			
COVERED DECK	621 S.F.			
EXTERIOR SUBTOTAL	3740 S.F.			
BARREL STOR BLDG B:				
CASE GOODS/BARREL STOR.	2238 S.F.	1:5000 S.F.	0.45	
INTERIOR AREA SUBTOTAL	2238 S.F.		.45 (1)	1
EXTERIOR CIRCULATION	1280 S.F.			
EXTERIOR AREA SUBTOTAL	1280 S.F.			
TASTING ROOM BLDG C:				
MAIN TASTING ROOM	832 S.F.	1:2000	0.416	
MECHANICAL/STORAGE/RR	132 S.F.	1:2000	0.07	
ADMIN	322 S.F.	1:2000	0.16	
INTERIOR AREA SUBTOTAL	1286 S.F.		4.39 (4)	4
METAL CANOPY BREEZEWAY	1463 S.F.			
EXTERIOR CIRCULATION	700 S.F.			
EXTERIOR AREA SUBTOTAL	2163 S.F.			
OCCUPANCY GROUPS	WINERY/BARREL STORAGE: F1, S2, B TASTING ROOM: A2, B			

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C1.0	PRELIMINARY GRADING PLAN
C2.0	PRELIMINARY UTILITY PLAN

Architects
Clayton & Little

429 N. St. Mary's St.
San Antonio, Texas 78205
210 445 7556

www.claytonandlittle.com



09-22-15

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

FULLDRAW WINERY

2660 ANDERSON RD.
PASO ROBLES, CA 93465

DATE ISSUED FOR
09-22-15 USE PERMIT SET

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PROJECT NUMBER: 1518

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Ao.1

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San Antonio, Texas 78205
210 445 7555

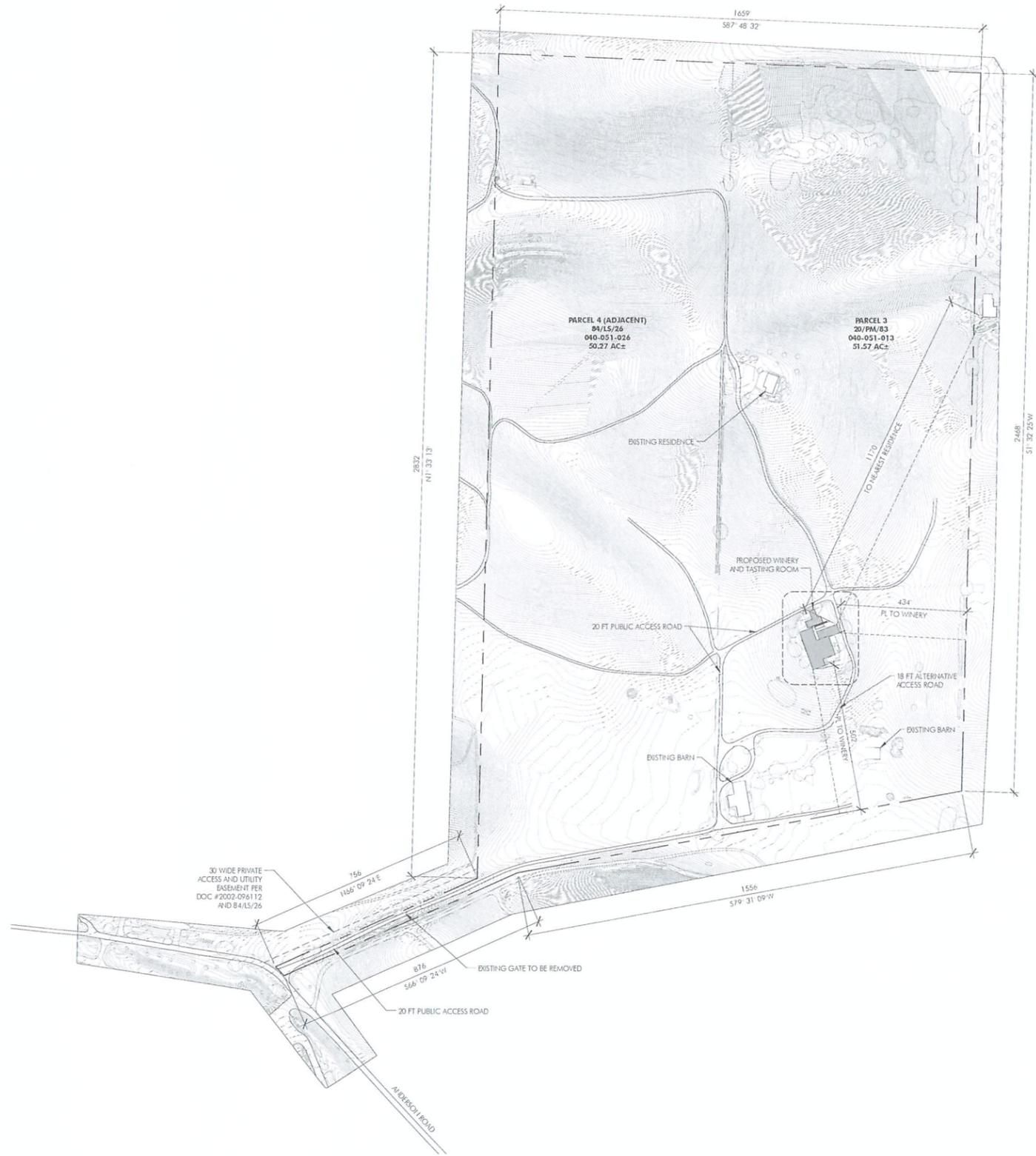
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09-22-15

FIELD INSPECTION REQUIRED

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FULLDRAW WINERY

2660 ANDERSON RD.
PASO ROBLES, CA 93465

DATE	ISSUED FOR
09-22-15	USE PERMIT SET

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PROJECT NUMBER: #18

PROPERTY MAP

Ao.2



1 SITE - PROPERTY MAP
1" = 200'-0"

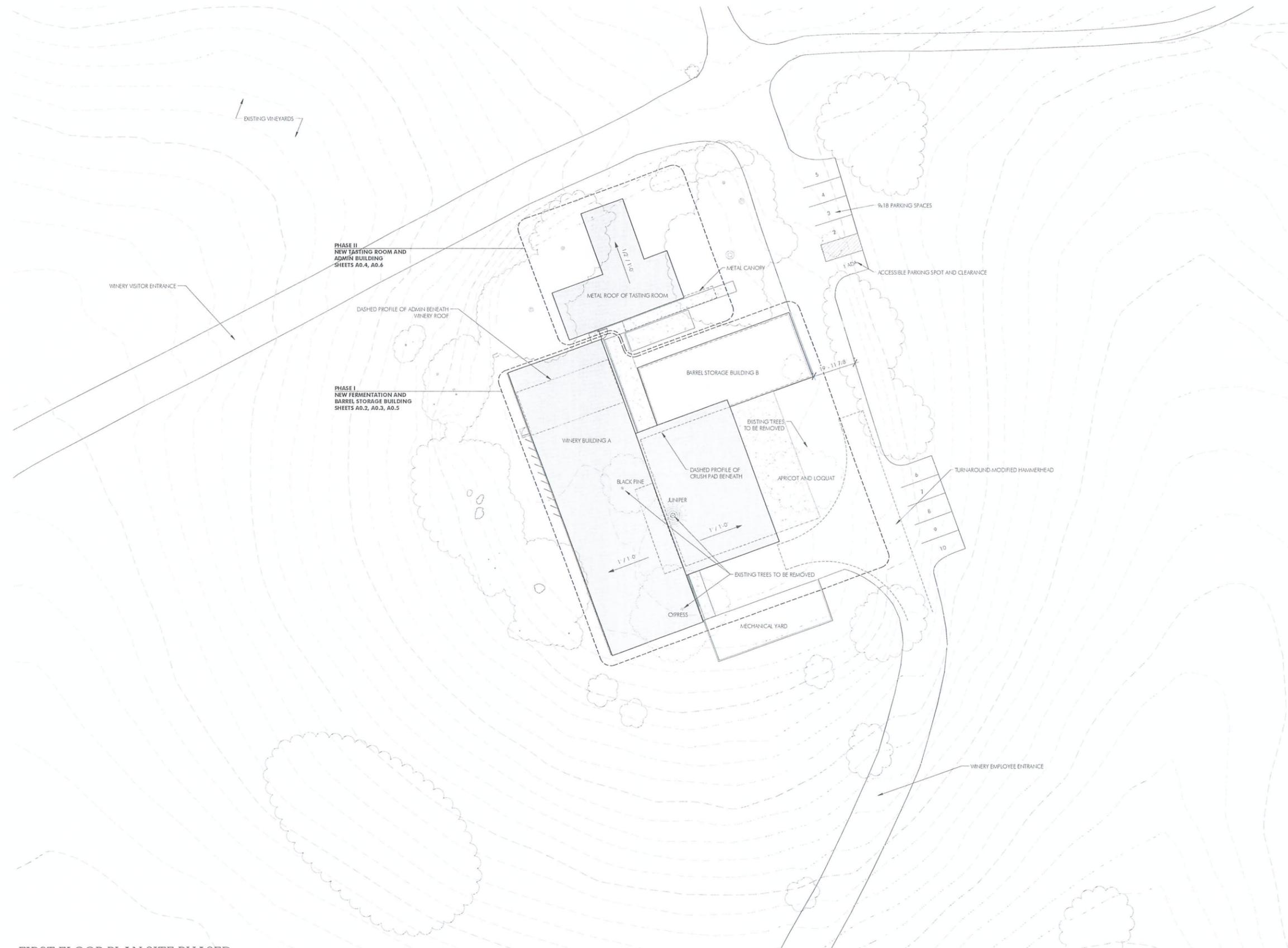
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09-22-16

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



10/13/2016 11:05:42 AM

1 FIRST FLOOR PLAN SITE PHASED
1" = 20'-0"

FULLDRAW WINERY

2660 ANDERSON RD.
PASO ROBLES, CA 93465

DATE	ISSUED FOR
09-22-16	USE PERMIT SET

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PROJECT NUMBER: #18

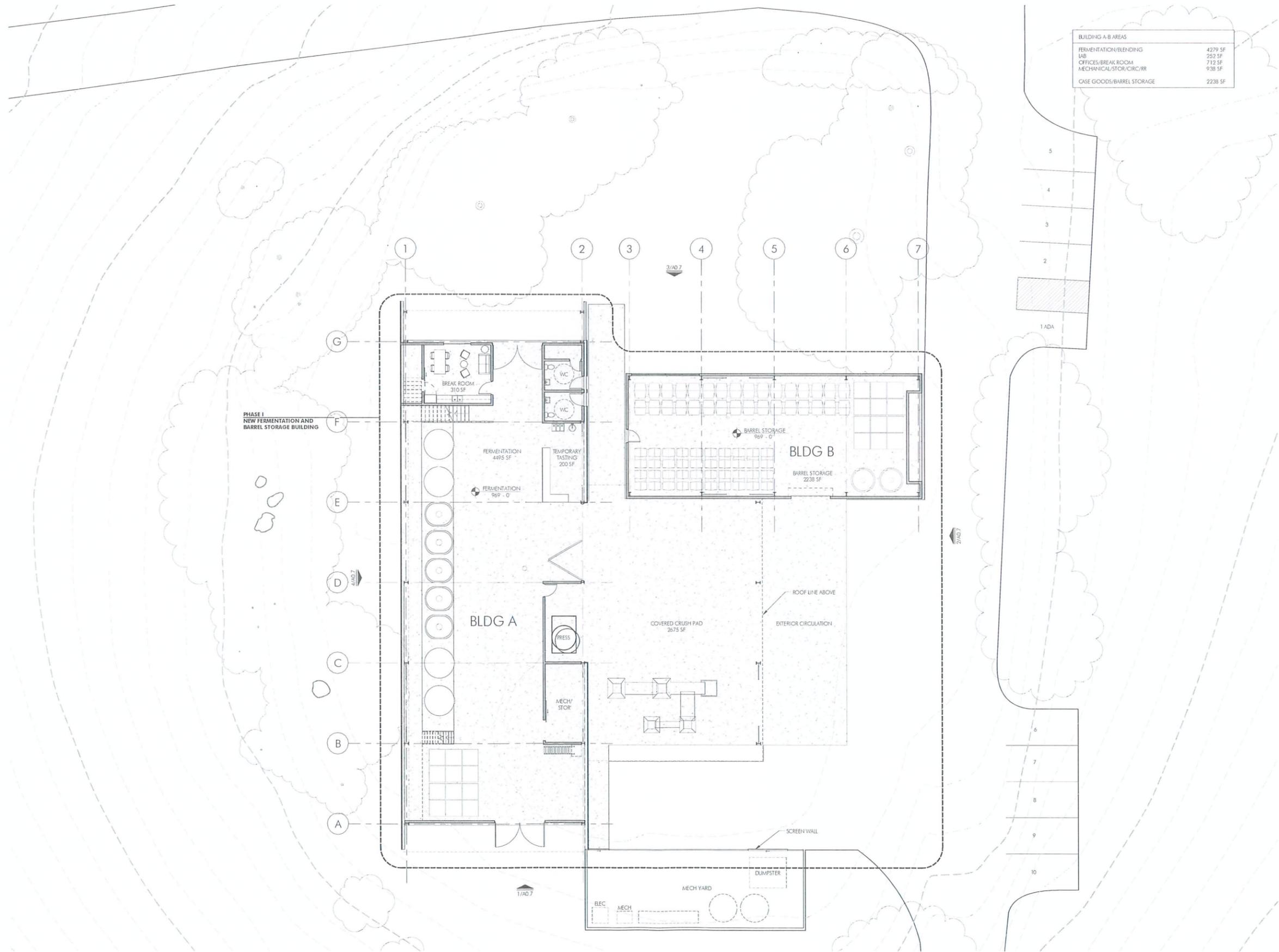
SITE PLAN

Ao.3



10/13/2016 11:05:47 AM

1 FIRST FLOOR PLAN MUP PHASE 1
3/32" = 1'-0"



Architects
Clayton & Little

409 N. St. Mary's St.
San Antonio, Texas 78205
210-445-7555

www.claytonandlittle.com



09-22-15

HELD INSPECTION REQUIRED

Prior to performing any bidding,
new construction, and/or repairs,
general contractor shall visit the
site, inspect all existing
conditions, and report any
discrepancies to the architect

FULLDRAW WINERY

2660 ANDERSON RD.
PASO ROBLES, CA 93465

DATE	ISSUED FOR
09-22-15	USE PERMIT SET

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PROJECT NUMBER: 1618

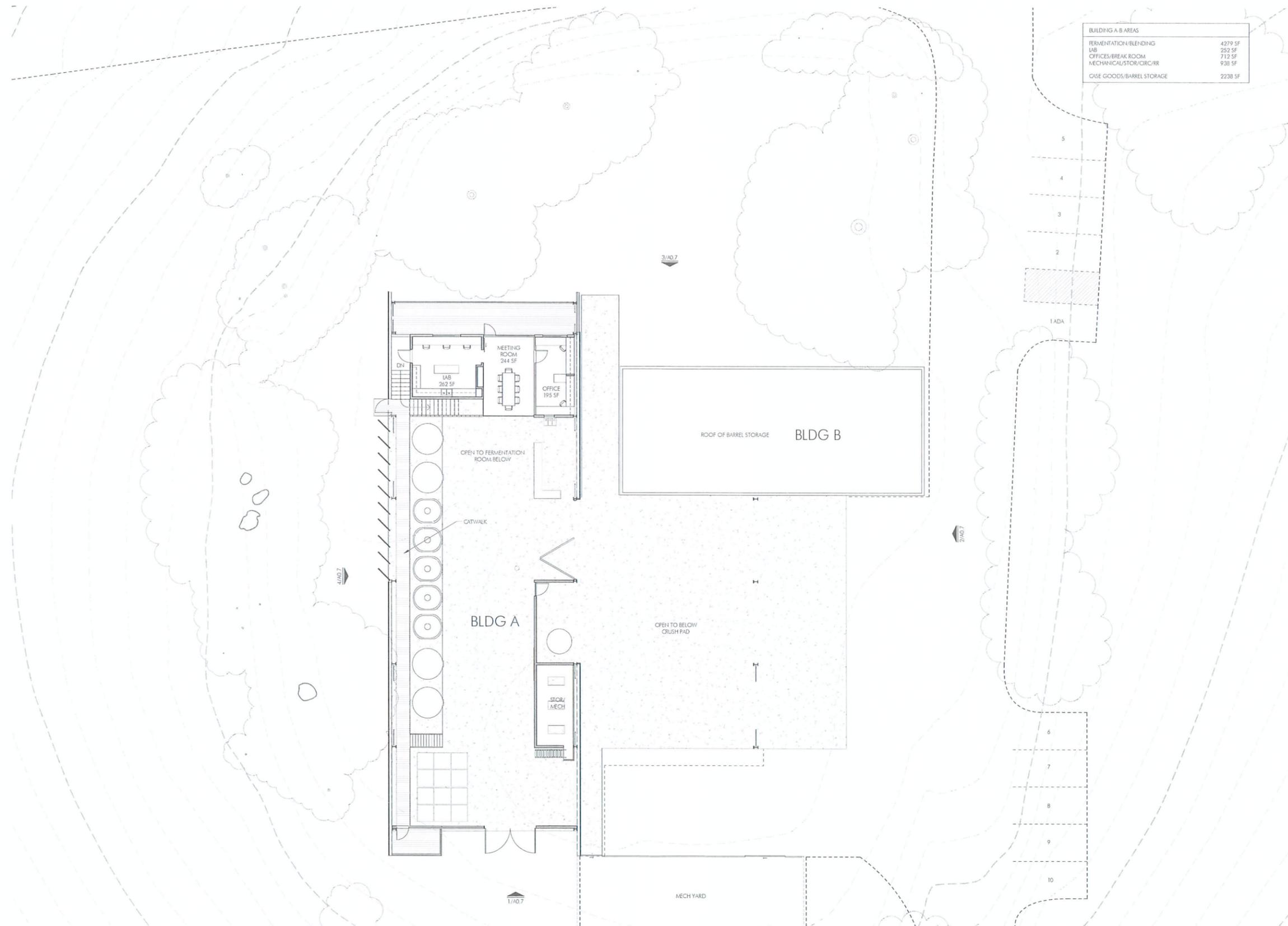
FIRST FLOOR PLAN PHASE 1

A0.4



10/13/2016 11:05:49 AM

1 SECOND FLOOR PLAN MUP
3/32" = 1'-0"



BUILDING A-B AREAS	
FERMENTATION/BLENDING	4279 SF
LAB	252 SF
OFFICES/BREAK ROOM	712 SF
MECHANICAL/STOR/CRC/RR	938 SF
CASE GOODS/BARREL STORAGE	2238 SF

Architects
Clayton&Little

409 N. St. Mary's St.
San Antonio, Texas 78205
204 445 7556

www.claytonandlittle.com



09-22-16

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repair, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

FULLDRAW WINERY

2660 ANDERSON RD.
PASO ROBLES, CA 93445

DATE	ISSUED FOR
09-22-16	USE PERMIT SET

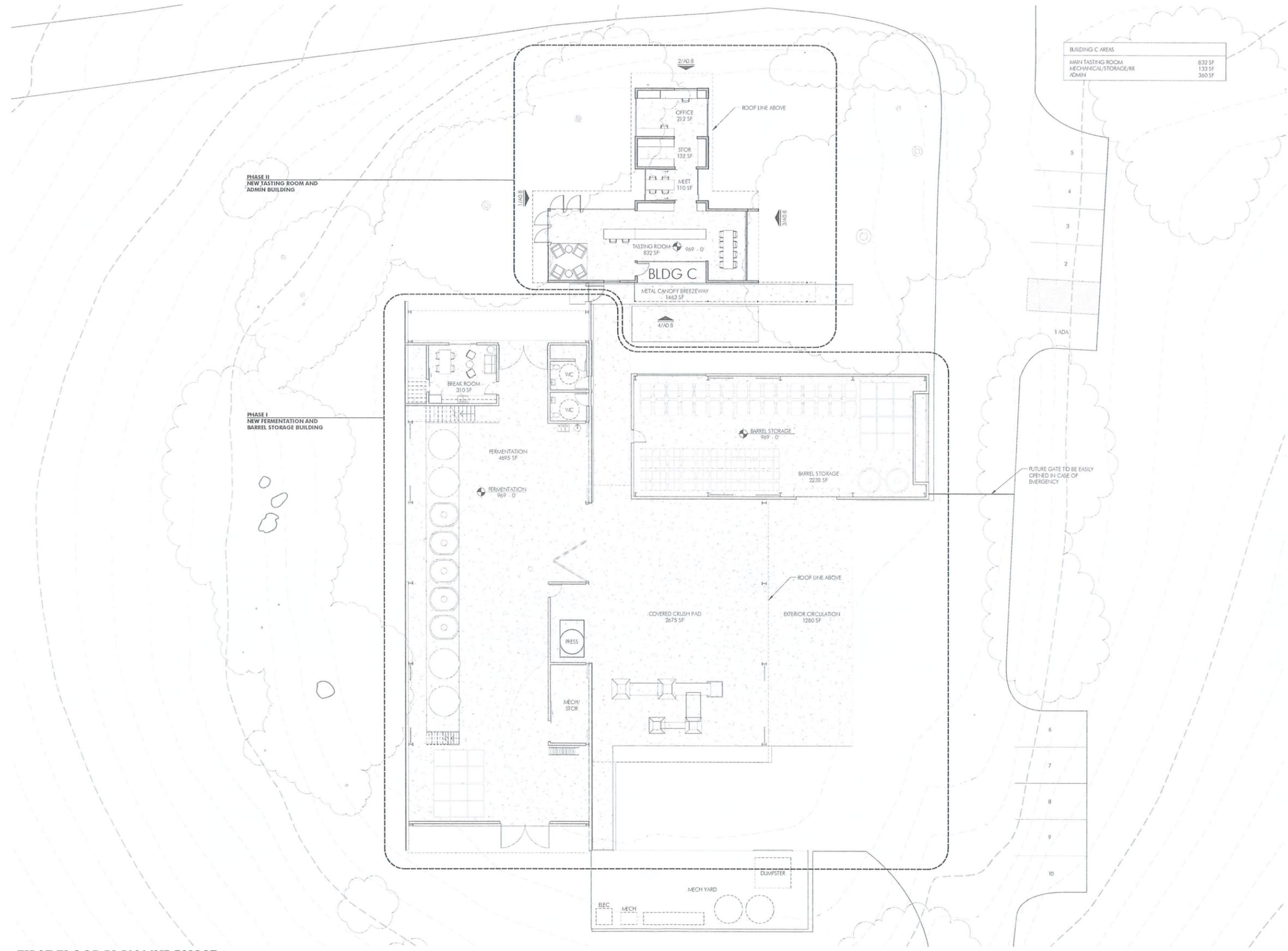
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Clayton & Little Architects
PROJECT NUMBER: 4518

SECOND FLOOR PLAN PHASE 1

A0.5

10/13/2016 11:05:53 AM

1 FIRST FLOOR PLAN MUP PHASE 2
3/32" = 1'-0"



BUILDING C AREAS	
MAIN TASTING ROOM	832 SF
MECHANICAL/STORAGE/RR	133 SF
ADMIN	360 SF



Architects
Clayton & Little

409 N. St. Mary's St.
San Antonio, Texas 78205
210.445.7559

www.claytonandlittle.com



09-22-15

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

FULLDRAW WINERY

2660 ANDERSON RD.
PASO ROBLES, CA 93445

DATE	ISSUED FOR
09-22-15	USE PERMIT SET

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PROJECT NUMBER: 1518

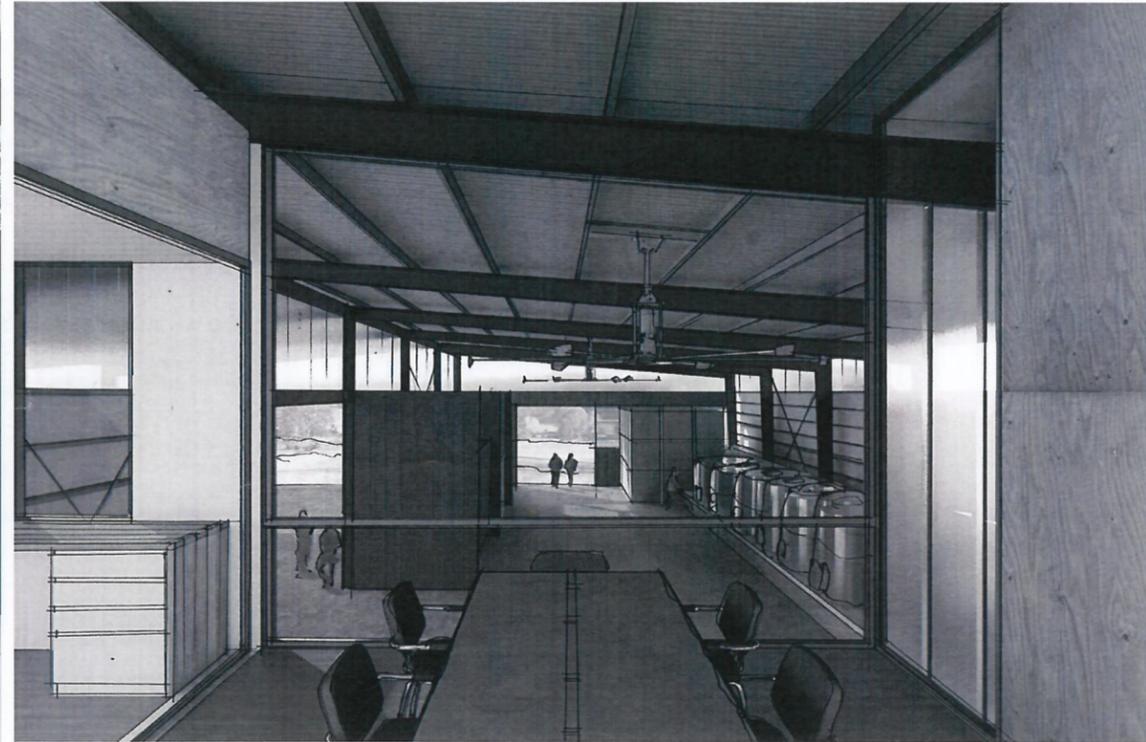
FIRST FLOOR PLAN PHASE 2

Ao.6





3 VIEW FROM FERMENTATION
12" = 1'-0"



4 VIEW FROM CONFERENCE
12" = 1'-0"



2 VIEW FROM EAST
12" = 1'-0"



1 VIEW FROM ENTRY
12" = 1'-0"

Architects
Clayton & Little

439 N. St. Mary's St.
San Antonio, Texas 78205
204 445 7556

www.claytonandlittle.com



09-22-15

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repair, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

FULLDRAW WINERY

2660 ANDERSON RD.
PASO ROBLES, CA 93465

DATE	ISSUED FOR
09-22-15	USE PERMIT SET

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3D VIEWS

Ao.9



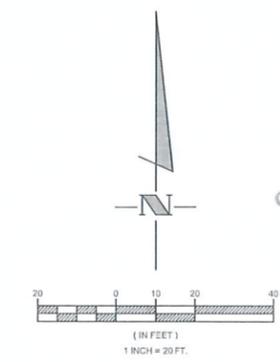
PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

Issue Date

FIELD INSPECTION REQUIRED

Prior to performing any bid/fg new construction and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



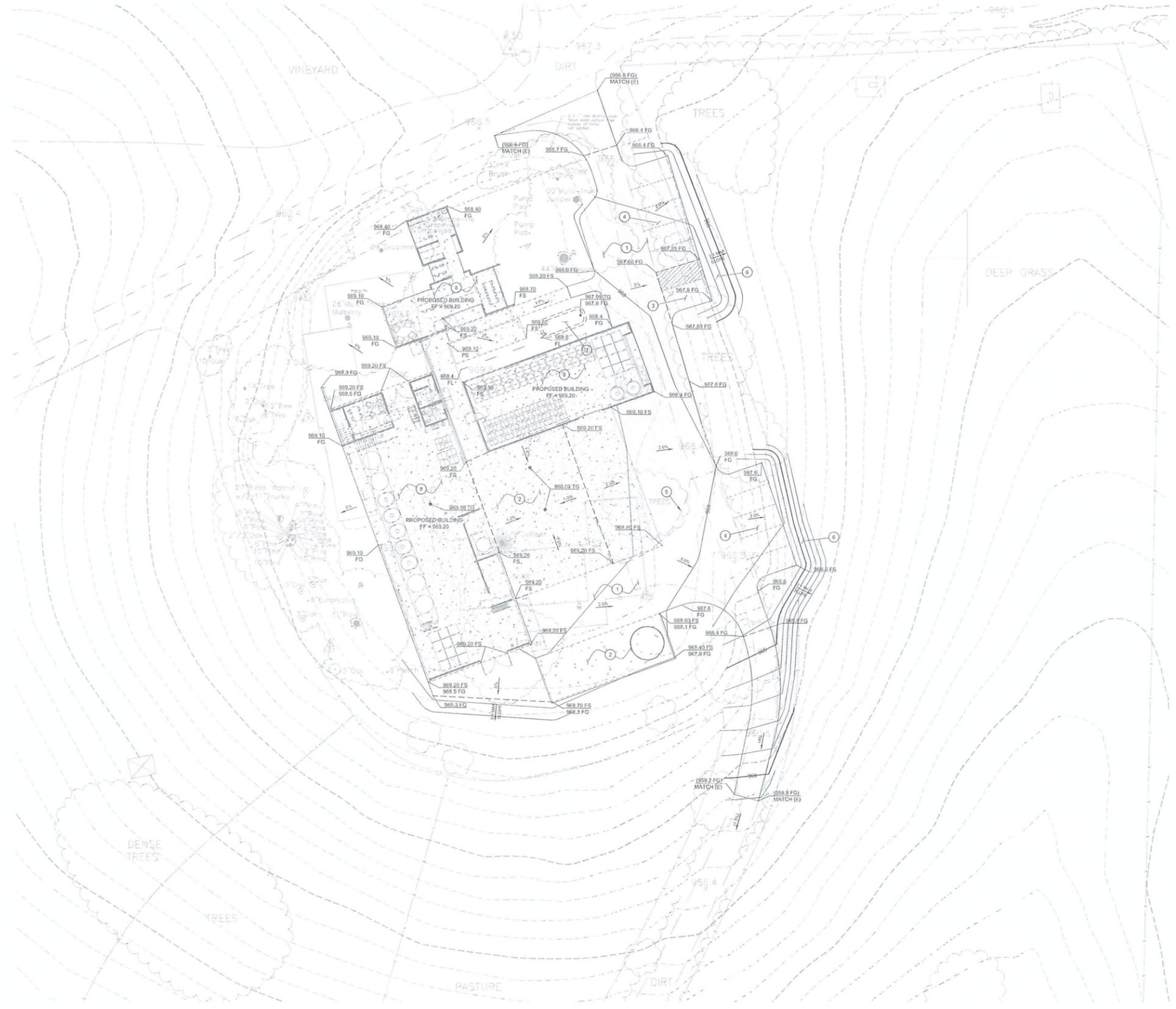
⑥ SPECIFIC CONSTRUCTION NOTES:

1. CONSTRUCT CLASS II BASE ROAD SECTION (TYP).
2. CONSTRUCT CONCRETE FLATWORK SECTION (TYP).
3. CONSTRUCT ADA PARKING STALL.
4. CONSTRUCT PARKING STALLS (TYP).
5. PROVIDE 'CALFIRE' HAMMER HEAD TURNAROUND CLEARANCE.
6. CONSTRUCT 2:1 MAX. FILL SLOPE.
7. CONSTRUCT 'RAIN GARDEN' W/ 8" OVERFLOW INLET.
8. PROVIDE SPLASH BLOCK AT ALL DOWNSPOUT LOCATION. COORDINATE EXACT LOCATIONS W/ ROOF PLANS.

APPROXIMATE EARTHWORK INFORMATION:

CUT	800 CY
FILL	800 CY
NET	0 CY FILL
MAX DEPTH OF CUT	2 FT
MAX DEPTH OF FILL	5 FT
AREA OF DISTURBANCE	0.80 AC

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR BIDDING AND ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO, SUBGRADE, AREA OF OVERCUTTING AND RECONSTRUCTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.



FULLDRAW WINERY

2660 ANDERSON RD.
PASO ROBLES, CA 93446

DATE	ISSUED FOR
Issue Date	Project Status

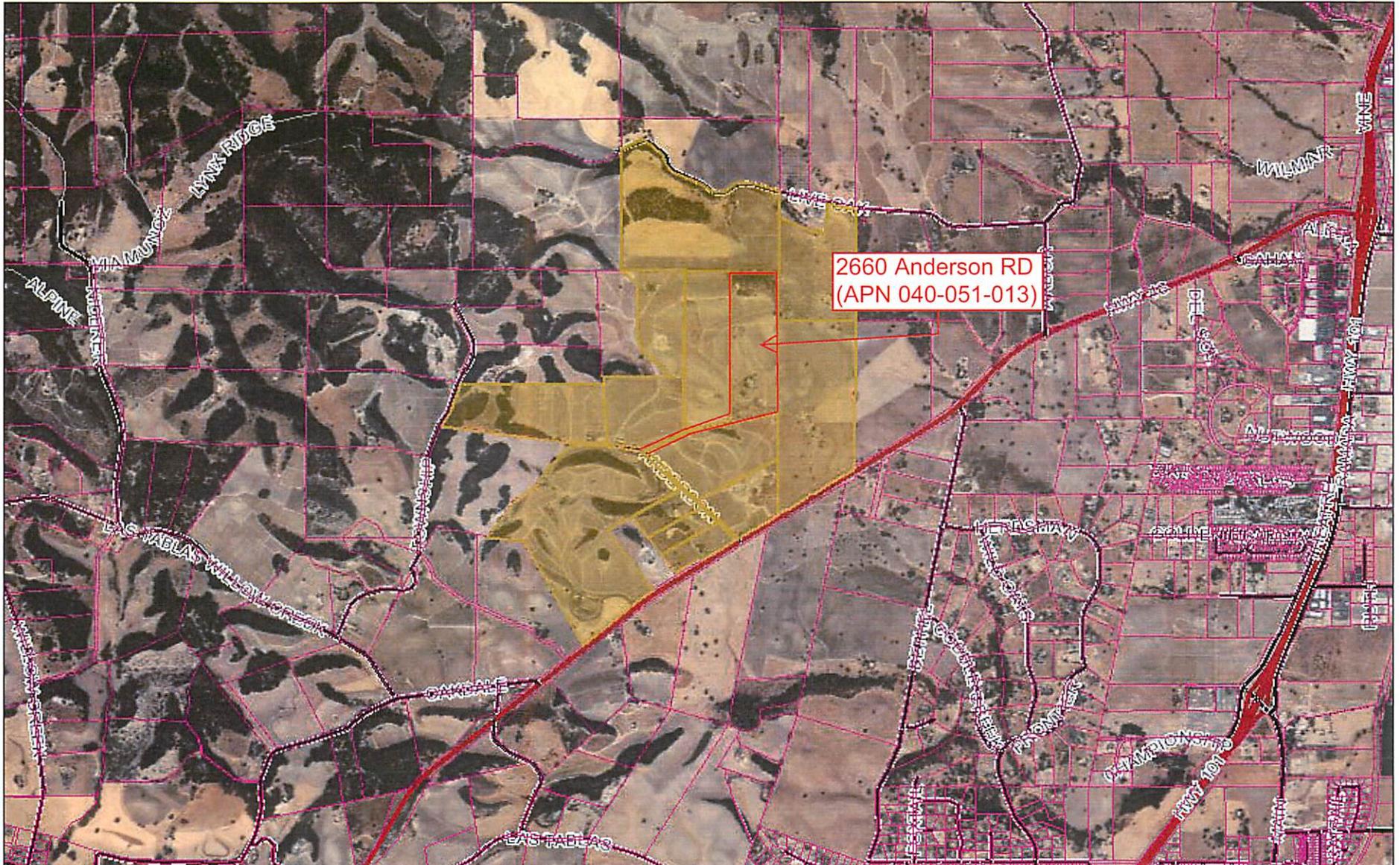
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PROJECT NUMBER: 16150

PRELIMINARY GRADING PLAN

C1.0

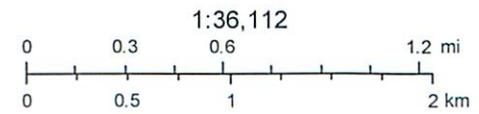
N:\2016\16150-FullDraw Winery\Engineering\Condos\Sheets\16150-C1-PreDwg-C-1.dwg, Oct 12, 2016 8:00am, ACD4

County of SLO Map

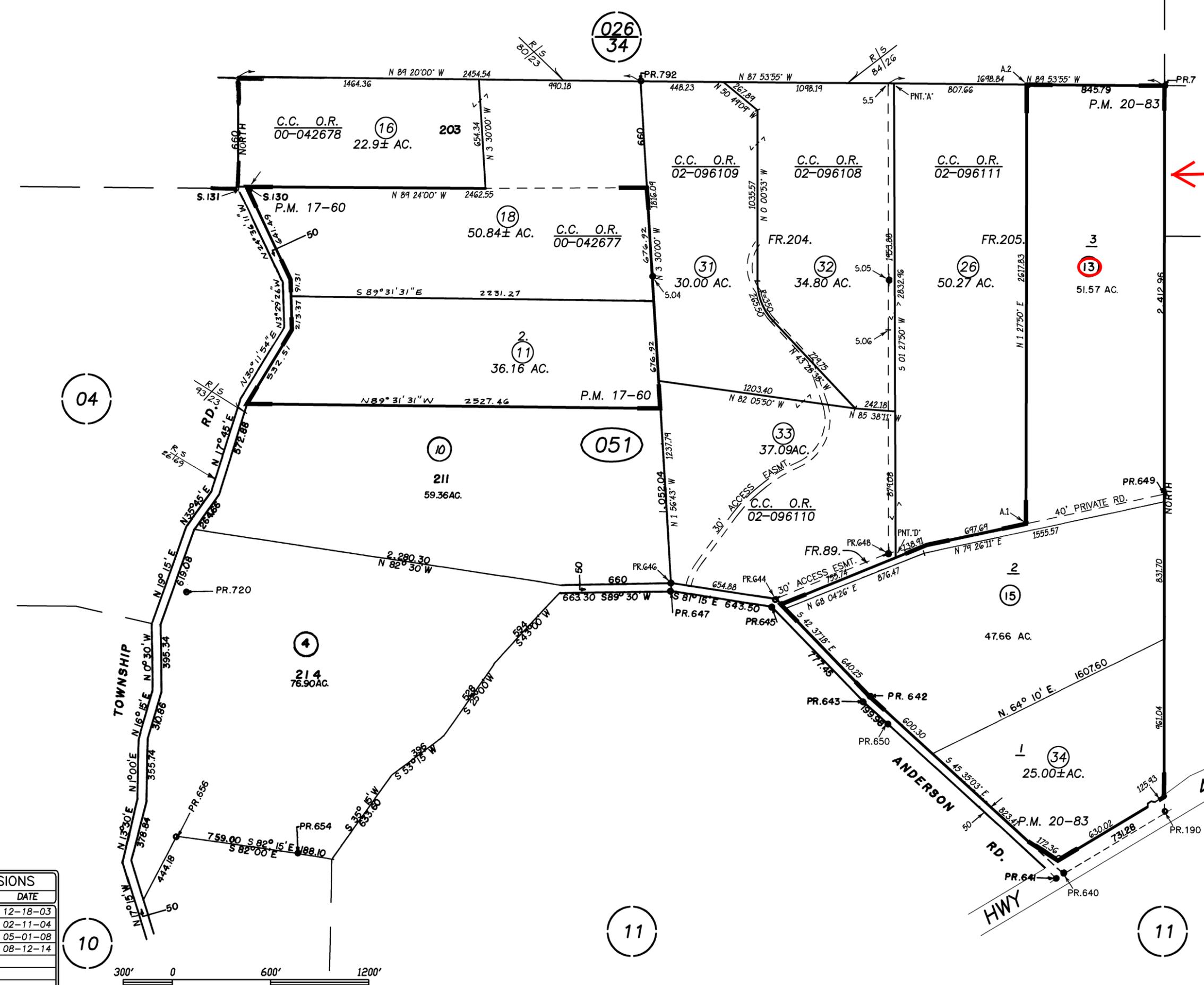
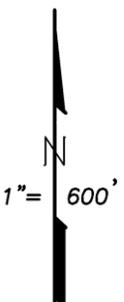


2660 Anderson RD
(APN 040-051-013)

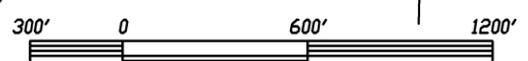
September 6, 2016



County of San Luis Obispo, ParcelQuest
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus



REVISIONS	
I.S.	DATE
NA	12-18-03
04-330	02-11-04
08-047	05-01-08
15-066	08-12-14



JS 01-30-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Parcel Summary Report For Parcel # 040-051-013

10/28/2016
10:03:04AM

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 CMAC PROPERTIES LLC
 2660 ANDERSON RD PASO ROBLES CA 93446-9612
OWN CMAC PROPERTIES LLC AN IA LLC

Address Information

<u>Status</u>	<u>Address</u>
P	02660 ANDERSON RD NCADEL
P	02670 ANDERSON RD NCADEL

Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CO75-	445	0003	North Cty. Plan	North County P	AG			Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO PR PM 20/83 PAR 3

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 040-051-013

10/28/2016
10:03:04AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

92948 FNL Primary Parcel

Description:

BARN

92980 FNL Primary Parcel

Description:

INSTALL MOBILEHOME AS REPLACEMENT 896SF

93362 WIT Primary Parcel

Description:

COVERED ARENA

94144 FNL Primary Parcel

Description:

INSTALL MOBILE HOME

94145 WIT Primary Parcel

Description:

CONSTRUCT DETACHED GARAGE

94277 FNL Primary Parcel

Description:

ELECTRICAL METER HOOK UP

A010005A AGC Primary Parcel

Description:

AG PRESERVE

C0656 FNL Primary Parcel

Description:

ELECTRICAL SERVICE FOR AG WELL 3HP/100AMP

C9647 FNL Primary Parcel

Description:

ELECTRICAL FOR AG WELL

DRC2016-00032 REC Primary Parcel

Description:

DEMO EXISTING STORAGE BUILDING AND REPLACE WITH WINERY FACILITY

PMT2002-24232 EXP Primary Parcel

Description:

CONST AG EXEMPT BARN



Parcel Summary Report For Parcel # 040-051-013

10/28/2016
10:03:04AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2002-24233 EXP Primary Parcel

Description:

CONST AG EXEMPT BARN

PMT2002-24234 EXP Primary Parcel

Description:

CONST AG EXEMPT BARN

PRE2011-00048 REC Primary Parcel

Description:

AND TASTING ROOM. CMAC PROPERTIES LLC

SEP2011-00723 ISS Primary Parcel

Description:

Septic Inspection

ZON2006-00110 APV Primary Parcel

Description:

WINE WHOLESALE-HOME OFFICE ONLY