

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNED DEVELOPMENT 14-005
(SAN ANTONIO WINERY, INC.)

DATE: APRIL 28, 2015

Needs: For the Planning Commission to consider a Development Plan application filed by Kirk Consulting, on behalf of San Antonio Winery, Inc., proposing to construct an approximate 126,000 square foot wine production facility.

Facts:

1. The project is located at northwest corner of Wisteria Lane and Danley Court (see Vicinity Map, Attachment 1).
2. Tentative Tract 2269 was approved in 1998 which allowed for the subdivision of 74 acres into the 21 lot Golden Hills Business Park.
3. The project site's General Plan designation is Business Park (BP) and is zoned Planned Industrial (PM). Table 21.16.200, Permitted Land Uses, indicates that wineries are a permitted use in the PM zoning district.
4. Per Zoning Code §21.23B.030 Review Requirements, construction of buildings with 10,000 square feet or more requires approval of a Development Plan.
5. Planned Development 14-005 is a proposal to construct a new wine production facility totaling ±126,000 square feet, on the 5.14 acre site which consists of Lots 1 & 2 of Tract 2269. The project would be constructed in three phases, where the phases would be developed as follows:
 - **Phase I: Establish 62,986sf Winery Facility (Processing, Storage and Administration) by harvest 2016**
 - Fermentation, Barrel Rooms, Administration and Caretaker quarters: 50,983 sf
 - Outdoor winery operations: 12,003 sf

Parking, access, loading dock, and supportive infrastructure (wastewater package treatment, cooling and other utilities) will be constructed at Phase I.

Phase I will accommodate a 150,000 annual case production.

- **Phase II: 36,565sf Expansion of Processing Facility and Extension of Covered Crush Pad**
 - Fermentation and Barrel Rooms Expansion: 25,335 sf
 - Outdoor Covered Crush Pad Extension: 11,230 sf

Phase II will accommodate an increase in annual production for a total of 220,000 cases.

- **Phase III: 25,597sf Expansion of Processing Facility and Extension of Covered Crush Pad**
 - Fermentation and Barrel Rooms Expansion: 20,610 sf
 - Outdoor Covered Crush Pad Extension: 4,987 sf

Phase III will accommodate ultimate build-out and final, annual case capacity at 300,000 cases.

6. The proposed building would be a one-story building that would have a roof ridge height of 50-feet, with the tower/cupola element extending to 53-feet high and the roof monitors extending to 56-feet in height. The building would be a steel frame building and the walls would be comprised of insulated wall panels that would have a stucco texture finish. The office and administration portion of the building located at the front of the building would be wood frame construction with a stucco finish. The roof material is proposed to be architectural grade metal.
7. The Parking Ordinance requires 73 parking spaces (based on wine production and wine warehouse uses) and the project has been designed to provide 90 spaces at the build-out of Phase III. The applicants have indicated that there will be 5 full time employees which would increase to 10 employees during the harvest season.
8. The area located at the northeast corner of the site will be an area where the outdoor equipment will be located. This would include the wastewater treatment facility, building chillers and mechanical equipment, trash, recycling, and generator. The area will be screened from the industrial neighbors to the east with the use of landscaping.
9. The DRC and staff reviewed the project on September 22, 2014. The DRC was generally in support of the plans as proposed, with the request that more architectural articulation be added to the west and north elevations of the building (Phase III). As discussed further in the Analysis and Conclusions section of this staff report, Staff has requested that the loading docks proposed to be located on the Golden Hill Road (west side) of the building, be moved to the north end of the building to eliminate traffic conflicts. With this change there will be the

opportunity to provide additional landscaping and the installation of an additional trellis along the west elevation of the Phase II and III buildings. A condition of approval has been added to the project which would require revised elevations to be submitted for staff review prior to the issuance of a building permit for Phase I.

10. Based on the size of the building, the project was required to go through the environmental review process (CEQA). As a result of the Mitigated Negative Declaration that was adopted with Tract 2269, the only environmental impacts that were identified for the project are related to the circulation of trucks backing into the loading docks and limitations of hours of operation at the docks. Further discussions on these issues are discussed in the Analysis and Conclusion section of this staff report.
11. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study and Mitigated Negative Declaration was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study (and comments and responses thereto), a determination has been made that the San Antonio Winery project may be approved with a Mitigated Negative Declaration.

**Analysis
and**

Conclusion:

Design:

The San Antonio Winery project was designed in a manner that orients the outdoor winery operations to the east side of the site so that the building acts as a visual and sound screen for the residential neighbors located on the west side of Golden Hill Road. The design also respects the neighboring parcels with commercial and industrial uses by locating "back-of-house" operations in areas with little visual and noise impact, landscaping the complete perimeter of the property, providing human scale building elements along the prominent street facades, and routing main circulation patterns away from Danley Court.

Loading Docks:

One design feature that City Staff questioned was the location of the truck docks on the Golden Hill side (west elevation) of the building. When reviewing the Environmental Initial Study it was concluded that mitigation measures are necessary to reduce impacts related to traffic hazards and noise. With the docks located on the west side of the building, it requires that trucks stop in Golden Hill Road to back-up into the dock areas, which would have a conflict with traffic heading north on Golden Hill Road. A condition of approval (mitigation measure) has been included in the attached draft Resolution approving PD 14-

005 that requires that the dock be redesigned to eliminate the necessity for trucks back-up in the public street to access the dock. Staff met with the project representatives and it was discussed that the docks can be relocated to the north end of the building (Phase II building) that would allow for the trucks to maneuver on site to access the docks. An exhibit is being prepared that would show the new dock location that will be presented at the Planning Commission meeting on April 28th. Also associated with the operation of the dock is noise impacts as a result of the use of loading and unloading of trucks from the docks. A condition of approval has been added to the project that limits dock activities from 7am to 8pm. This time limit seemed to be reasonable by the applicants.

Harvest:

For the majority of the year, all activities associated with the wine production facility will be happening inside the building. However, during the harvest season (generally August-October annually) the winery will experience more activity than throughout the remainder of the year. Outdoor winery use areas would occur at times throughout the day and night depending on the time of day that the grapes are being harvested. The activities that would be taking place outdoors would be limited to the crush pad on the east side of the building.

Water Use:

The City assigns “duty” factors that anticipate the amount of water supply necessary to serve various types of land uses. These factors are derived from determining the average water demands for each zoning district in the City. In this circumstance, the water supply necessary for development of industrial land uses permitted in the PM Zone includes wineries, as well as other uses, is incorporated into the water demand assumptions of the UWMP. As noted above, the City has augmented future reliance on groundwater resources to surface water resources, and commercial development has been accounted for in the overall water projections and demand for the City. As noted in the Project Description, the proposed project would be served with the City’s municipal water supply system. Since the City’s water supply, as documented in the UWMP, is not reliant on increased groundwater pumping for new development, it demonstrates adequate water supply procured from Lake Nacimiento to accommodate the projected growth in the City and it demonstrates that this project will have adequate water supply available, and will not further deplete or in any way affect, change or increase water demands on the basin.

It is important to note that the project will be utilizing recycled water from the on-site water treatment facility to irrigate the project landscaping.

Height Exception Request: Tower and roof monitors

The main production facility will meet the maximum height allowed (50'). There is a tower feature at the corner of Phase I which stands as an architectural feature and has a cupola that reaches 53 feet and roof monitors that are 56 feet in height. The code allows the City to approve an exception to the building height limit for features such as a cupola. This request is being made as part of this project. The height exceptions proposed would seem to be in scale and improve the aesthetic appearance of the building.

General Plan Consistency

The proposed project would meet the intent of the General Plan Land Use Element and Economic Strategy Plan by providing clean and attractive buildings in which all activities can be conducted indoors with limited seasonal outdoor activities. The project is consistent with the City's goal to encourage agricultural support businesses related to the local wine industry.

Policy

Reference:

General Plan Land Use Element, Zoning Code, Golden Hill Industrial Business Park Design Guidelines, and 2006 Economic Strategy.

Fiscal

Impact:

This project would expand the local wine industrial which would be fiscally positive for the City.

Options:

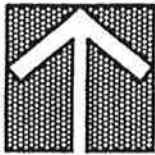
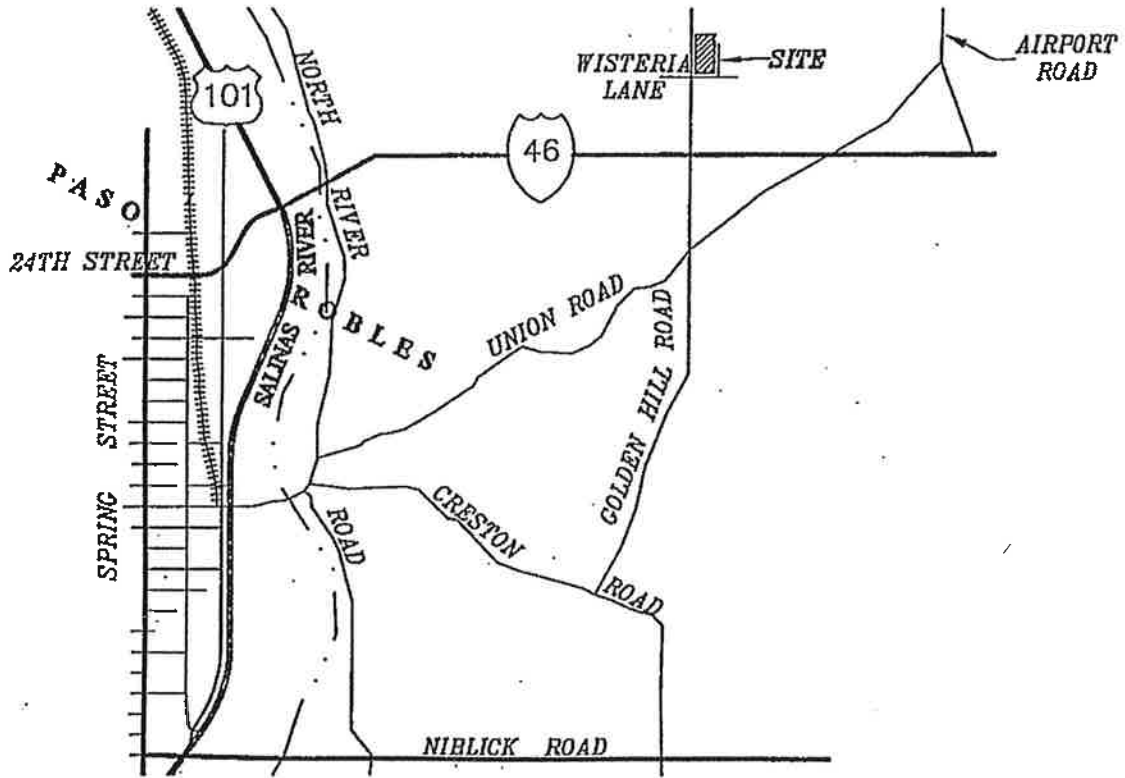
After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a.
 1. Adopt the attached Resolution approving a Mitigated Negative Declaration for PD 14-005, subject to the mitigation measures identified in the resolution approving PD 14-005;
 2. Adopt the attached Resolution approving a Planned Development 14-005, allowing the construction and operation of the new 126,000 square foot facility for San Antonio Winery, and allow for height exceptions for the cupola to be 53-feet tall and the roof monitors to be 56-feet tall, subject to standard and site specific conditions;
- b. Amend, modify, or reject the above-listed action;

Attachments:

1. Vicinity Map
2. Site Plan
3. Elevations
4. Project Description
5. City Engineer's Memo
6. Draft Resolution to approved Mitigated Negative Declaration
7. Draft Resolution to approve PD 14-005
8. Mail and Newspaper Affidavits

VICINITY MAP



NO SCALE

Attachment 1

Vicinity Map

PD 14-005

(San Antonio Winery - Golden Hill Rd.)

PROJECT:
 SAN ANTONIO WINERY
 WISTERIA LANE
 PASO ROBLES, CA 93446

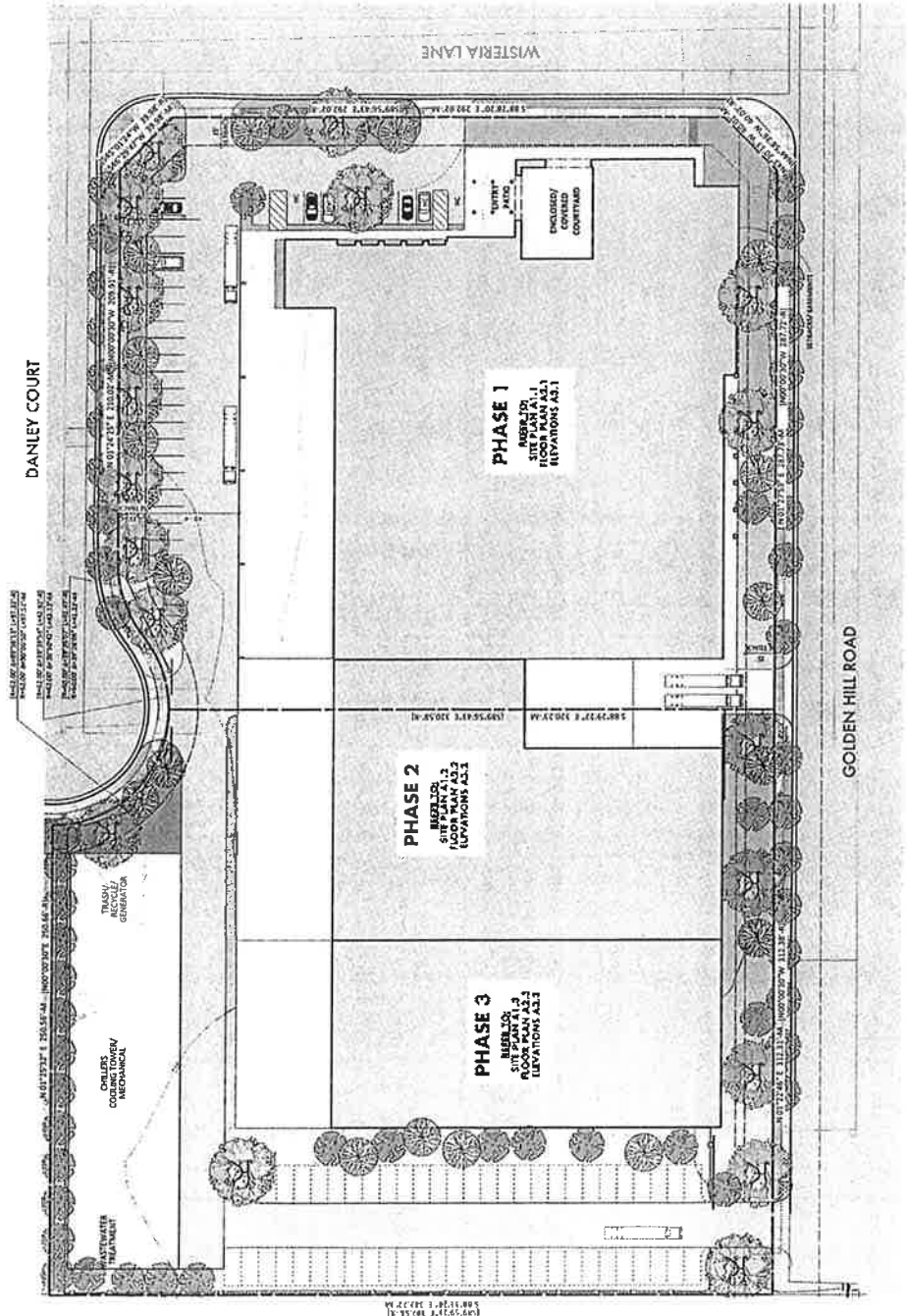
CLIENT:
 SAN ANTONIO WINERY
 STEVE RIBOU
 237 LAMAR STREET
 LOS ANGELES, CA 90031
 (323) 223-1463

DATE:
 NOVEMBER 14, 2014

SCALE:
 AS SHOWN



JOB NUMBER: 1417
 SHEET: T2.0



SITE PHASING PLAN

Attachment 2
 Site Plan
 PD 14-005
 (San Antonio Winery - Golden Hill Rd.)

PROJECT: SAN ANTONIO WINERY
 ARCHITECT: REISS DESIGN STUDIO
 DATE: NOVEMBER 14, 2014
 SHEET: 1417

SAN ANTONIO WINERY
 WISTERIA LANE
 PASO ROBLES, CA 92346
 CLIENT: SAN ANTONIO WINERY
 ARCHITECT: REISS DESIGN STUDIO

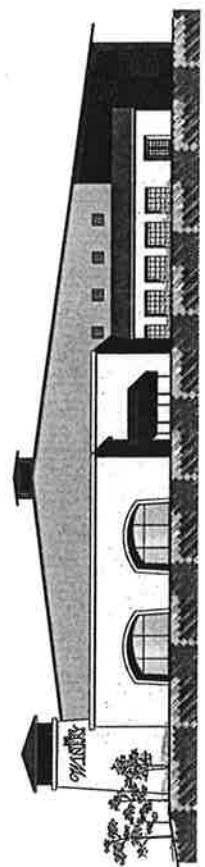
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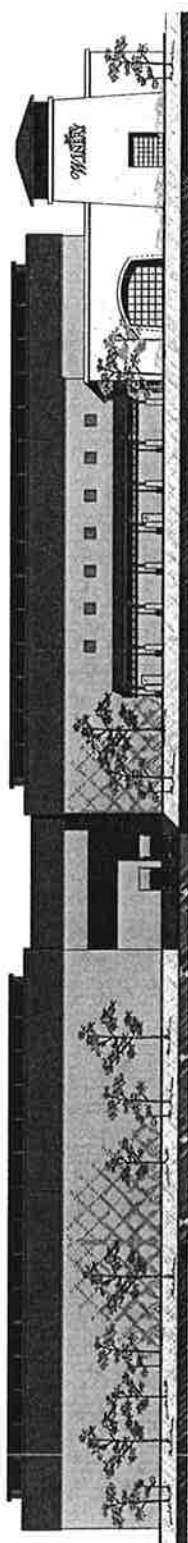


DATE: NOVEMBER 14, 2014
 SHEET: 1417

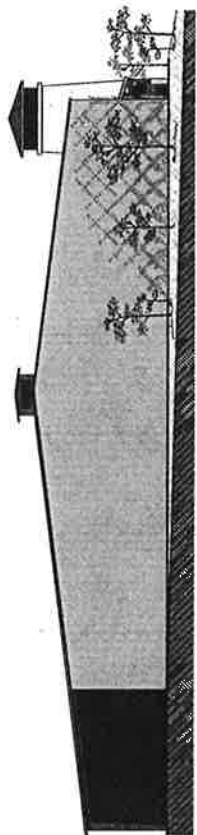
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SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

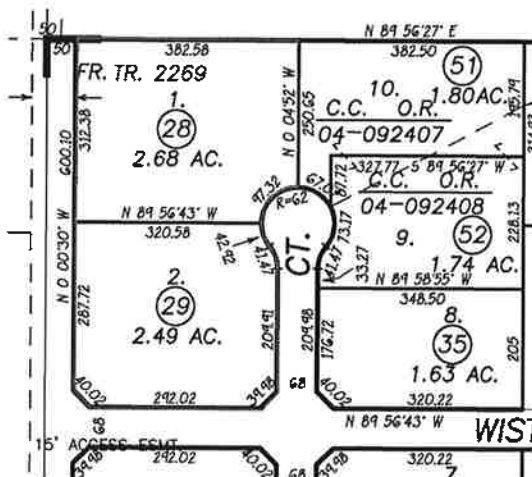
Attachment 3
 Arch. Elevations
 PD 14-005
 (San Antonio Winery)

SAN ANTONIO WINERY

Phased Winery Facility Development Paso Robles, CA

Project Location:

This project is located on 5.17 acres, which involves two parcels, lots 1 & 2 of Tract 2269 (APN 025-421-028, 029). This property is situated on the northeastern section of the Golden Hill Road and Wisteria Lane intersection, in the City of Paso Robles, CA. The property is located in the Golden Hill Business Park where Business Park is the designated land use and is zoned Planned Industrial. The Golden Hill Business Park planned industrial development recognizes winery processing facilities as an allowable use. The site is also located within Airport Safety Zone area 5 of the City's Airport Land Use Plan. The site is currently vacant with the exception of curb gutter and sidewalk improvements around the perimeter as well as landscape on the western property, Golden Hill frontage.



Project Proposal:

The proposed project is for a Development Plan for a new and phased winery processing facility which also involves the merging of two existing parcels.

Refer to summary of winery use areas/phasing for the proposed project and detailed design discussion below.

Winery Building Use Areas (*represents build-out):

TOTAL WINERY USE AREAS: **125,148 SF**

Phase I: Establish 62,986sf Winery Facility (Processing, Storage and Admin) by harvest 2016

Attachment 4
Project Description
PD 14-005
(San Antonio Winery)

- Fermentation, Barrel Rooms, Administration and Caretaker quarters: 50,983 sf
- Outdoor winery operations: 12,003 sf

Parking, access and supportive infrastructure (wastewater package treatment, cooling and other utilities) will be constructed at Phase I.

Phase I will accommodate a 150,000 annual case production.

Phase II: 36,565sf Expansion of Processing Facility and Extension of Covered Crush Pad

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Phase II will accommodate an increase in annual production for a total of 220,000 cases.

Phase III: 25,597sf Expansion of Processing Facility and Extension of Covered Crush Pad

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Phase II will accommodate ultimate buildout and final, annual case capacity at 300,000 cases.

Phasing Discussion

The following provides a breakdown of the three phases and how each one will operate.

Phase 1-This phase is intended to be developed by harvest 2016. Winery production, storage and administration will be constructed in time to facilitate this process. Access, parking and utilities will be installed, as well as the initial phase of the wastewater treatment facility. Perimeter landscape and fencing will be provided.

At this phase, during production, trucks will utilize the main production access and then will circulate behind the Phase 1 structure, where future Phase 2 building location will be, and out Golden Hill Rd. This will be the temporary route until Phase 2 is completed.

Phase 2 and 3- Phases 2 and 3 are extensions of Phase 1 to accommodate additional room for barrel storage, crush and fermentation. It also includes a covered loading dock off of Golden Hill Road.

Design Concept:

Site context drove the design features of this project. Orientation and relationship with the surrounding streets, neighboring parcels, and operational circulation needed during peak production were major considerations.

This site is located on the corner of Golden Hill Road and Wisteria Lane which is the primary entrance into the Golden Hill Business Park development. There is an opportunity for architectural prominence, which drew interest from San Antonio Winery. In addition, the location comes with a responsibility to represent the entrance to the business park in an aesthetically pleasing and interesting way.

San Antonio Winery recognizes that the site location also faces residential areas to the west and northwest, so the design oriented the majority of operations to the east side of the site and utilized the building to act as a visual and sound screen for the residential neighbors. The design also respects the neighboring parcels with commercial and industrial uses by locating "back-of-house" operations in areas with little visual and noise impact, landscaping the complete perimeter of the property, providing human scale building elements along the prominent street facades, and routing main circulation patterns away from Danley Court.

San Antonio Winery desired to carry over their Tuscan architectural influences from their existing facilities in Southern California and locally at the Buena Vista tasting room location, while also introducing modern elements (such as the clean lines and materials of the tower, lobby, and metal building). The Golden Hill/ Wisteria corner will be addressed by a modern Tuscan inspired tower element, which will provide a focal point and an arrival experience. The upper level of the tower will be uninhabited and will provide an opportunity for signage and indirect lighted nighttime element. Other shielded architectural lighting is proposed to illuminate architectural elements such as arches, wall washes, and trellises.

Site circulation drove the site layout as its priority was to facilitate production circulation onsite. The key requirement was to provide left-hand access to a covered crush pad. The grape delivery trucks tip to the left, requiring a crush pad that receives fruit on the right side (open side) of the crush pad. Circulation patterns were designed to accommodate this type of fruit delivery system and maintain simple ingress and egress from the public roads. Circulation is discussed in more detail in the 'Access and Circulation' below.

Other elements that drove site design were:

(1) Location of trash, wastewater treatment, and mechanical yards in the northeast corner of the site as that was the most visually protected area from the public roads and the shape of the site made the northeast pocket a natural location for utilities (non-building elements).

(2) Using the site's existing topography (± 5 feet of fall) to create a depressed loading dock. Many of the items that will be delivered by truck are best delivered or shipped via a loading dock that is ± 4 feet high (barrels, case goods, large heavy items, etc.). By using the natural topography, we eliminate the need to create a "pit" and manufacture the height differential. This design element placed the depressed loading dock to be accessed off of Golden Hill Road (the low side of the site).

Aesthetic:

Articulation and Massing: The southwest corner of the building is arranged around the tower as the focal point. The smaller massing of the design elements at this corner transitions the main building height into a human scale where the building interfaces with the streetscape. The loading dock along Golden Hill Road breaks the plane of the building and architectural elements such as trellises, green screens, and single-story shed roofed additions bring the human scale to the Golden Hill frontage.

The main building is proposed to be a steel framed structure with insulated wall panels. These wall panels would have a stucco texture. The color is intended to be a taupe in a matte finish. The roof would be metal standing seam in an earth-toned color. The exterior walls at the front administration area would be a cream or off-white steel trowel stucco finish. The tower would have canted walls with metal lattice element at the top that would have internal lighting to glow at night. Accents of wood and steel compliment the color palette and design style.

Golden Hill Business Park Design Guidelines

The Golden Hill Business Park includes adopted design guidelines. The proposal is in compliance with these guidelines. The only exception being requested is for a height modification which can be done through DRC per code section 21.20.130.

Height Exception Request: Tower and roof monitors

The main production facility will meet the maximum height allowed (50'). There is a tower feature at the corner of Phase I which stands as an architectural feature and has a cupola that reaches 53' feet and roof monitors that are 56' feet in height. The code allows an exception to the building height limit for features such as a cupola through DRC. This request is being made as part of this project.

21.20.130 Exceptions to building height limits.

Chimneys, silos, cupolas, flagpoles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances may be permitted in excess of height limits specified for each zoning district, subject to approval of a site plan by the development review committee,

except as provided in Section 21.20.080 (public utility distribution and transmission lines).

Landscape:

Drought tolerant native landscaping is proposed in the landscape easements and other areas of the site. A wrought-iron fence with gates is proposed around the perimeter of the site. The fence will be an aesthetic addition to the project, provide screening along Danley Court, and serve as a security element (for safety and equipment protection).

The northern elevation will be heavily landscaped to provide a softening feature as a visual courtesy to the residential neighbors. Landscape will also have a dual purpose to allow site storm water infiltration. Landscape irrigation will be sourced from treated and recycled winery wastewater.

Access and Circulation:

There are four site access driveways. Access options include: Wisteria Lane (2 driveways), Danley Court and Golden Hill (1 driveway and 1 loading dock access). The majority of accessibility will take place from Wisteria Lane. Golden Hill will mostly be used for truck egress during harvest and also as an employee entrance and exit.

Production Access: Production access was a major factor in site design. It was important for trucks to have the capability to dump fruit to the left at the crush pad/delivery area. In order to achieve this circulation, the main production /delivery route will enter from Wisteria Lane, weigh at onsite scale, dump fruit at crush pad which will span the easterly length of the site, continue to the back of the site and out to Golden Hill road and then back through the Wisteria Lane driveway to be weighed a final time at the scale without fruit. This process will only occur during harvest period (6-12 weeks per year).

During the remainder of the year, employees will continue to enter on Wisteria but will have the options to exit Golden Hill or onto Wisteria. A temporary, but similar route will take place Phase 1 in that once the fruit is distributed the truck will travel to the north of the Phase 1 building and route back out to Golden Hill.

There is an access point from Danley Court; however this access point will be gated and will serve as an emergency access point and a secondary option for the back of the house operations. Gates will be provided onsite for security of outdoor winery equipment at the following locations: main production entry off of Wisteria (behind visitor parking access), Danley Court entrance, the Golden Hill loading dock, and the Golden Hill driveway. The second Wisteria access driveway to the employee and visitor parking area will not be gated.

Parking

Employee and visitor parking will be provided off of Wisteria Lane. These areas are located on the southern and easterly portion of the site. Additional employee and overflow parking is provided on the northern section of the site.

Total Provided: 92 spaces

Total Required: 80 spaces

Phase I- 54 spaces

Phase II, III- 38 spaces

Traffic

A traffic memo was prepared which analyzed projected traffic trips associated with each phase as well as build out. The traffic engineer utilized trip rates accepted by the County of San Luis Obispo which are 0.97pht –Light Industrial for winery production, admin and lab areas and barrel storage is characterized best under warehouse trip generation which is at a 0.32pht rate. At project build out, the estimated daily trips is projected to be 710 ADT which includes the assumed 93 pm pht.

	ADT	PM PHT
Phase 1	364	47
Phase 2	217	29
Phase 3	138	17

Wastewater and Water Use:

As discussed above in the phasing program, the facility's growth is dependent on its case production growth. The facility will expand as production levels expands as follows:

Phase I- maximum of 130,000cases annually (First MBR installed)

Phase Ia- minimum of 150,000 cases annually (Second MBR installed)

Phase Ia can accommodate the maximum production at buildout out= 300,000 cases annually.

Winery wastewater associated with production will be treated by a Membrane Bioreactor (MBR) system, similar to the system utilized by Justin Winery at the end of Wisteria Lane. The wastewater will be treated inside compartments which consists of an activated sludge biological treatment system coupled with a membrane filtration process to produce recycled water for irrigation. Treated wastewater is released into the city system, with portions recycled and used to irrigate landscape.

Initial production wastewater at Phase I is anticipated to yield 15,000 gallons per day at peak flow (harvest). A second MBR compartment will be added when the winery exceeds a 150,000 case production. This final addition will have the ability to accommodate an additional 10,000 gallons per day, which will treat through case production build out. Refer to the water and sewer estimate memorandum and table below prepared by civil engineer, Robert Miller of Wallace Group.

Source of Water Demand	Basis of Flow Estimate	Annual Demand (ac-ft)			Peak Day Flow for Wastewater (gal/day)		
		Phase 1	Phase 2	Build-out/Phase 3	Phase 1	Phase 2	Build-out/Phase 3
Winery production / process water	12 gal/case for annual flow	4.8	7.4	11.0	12,000	18,000	25,000
Employees (annual average)	25 at 10 gal/capita at build out	0.2	0.2	0.3	250	350	450
Irrigation Demand	1.5 ac-ft/acre planted	0.5	0.7	0.9			
Total Demand/Flow		5.4	8.3	12.2	12,250	18,350	25,450
City Water Demand with process wastewater recycling for irrigation		5.0	7.6	11.3			

Estimated water demand includes production, employee use and landscape irrigation. It is estimated at build out that the project will utilize 11.3 acre-feet per year.

Conservation

Conservation elements have been considered as options to incorporate into this project design. Some elements that are being considered are roofing that can easily accept solar panels at a future date in future phases and opportunity for water and energy savings, such as state-of-the-art refrigeration, reclaimed wastewater, night cooling, and a fully insulated building envelope.

Grading and Low Impact Design:

Wallace Group, the project civil engineering firm, has provided a preliminary grading plan and storm water quality management plan at this conceptual design phase (refer to supplemental storm water management plan and preliminary grading plan prepared by Wallace Group).

Surface drainage follows the site topography sloping to the southwest. Soils testing was performed to evaluate site infiltration capability and in which areas site drainage would be facilitated at best. It was discovered that the site had many opportunities to accommodate low impact drainage features. Wallace Group prepared a storm water quality management plan which addresses the amount of low impact design features necessary based on the amount of impervious development proposed.

Activities associated with the Winery

This new facility will serve as San Antonio Winery's production facility. Their tasting room will continue to be located at their Buena Vista location and their main headquarters will remain at their Los Angeles facility.

This proposal includes the ability to accommodate wine distributors and club members within the lobby, meeting and courtyard areas. Activities included, but not limited to: wine tours, seminars, distribution expo, club dinners.

Harvest: Harvest occurs typically during August-October annually. During this time the winery will experience more activity than throughout the remainder of the year. Outdoor winery use areas would most likely occur from 7am- 8pm. The only outdoor lighting associated with outdoor winery use is downlit and located under roof of covered crush pad. This area is furthest away from residential development. The loading dock along Golden Hill Road is not anticipated to be utilized outside of the hours noted above. Indoor operations may outside of the timeframes noted above.

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 14-005, San Antonio Winery
DATE: April 14, 2015

Streets

The project is located on the northeast corner of Golden Hill Road and Wisteria Lane on Lots 1 and 2 of Industrial Tract 2269. All improvements in Tract 2269 are completed.

A 20-foot wide by 80-foot long offer of dedication of public right-of-way is needed along Golden Hill Road at the northwest corner of the property to allow for the northerly extension of Golden Hill Road improvements. This offer of dedication overlays an existing utility easement and does not affect use of the property.

The site plan indicates a loading dock accessed directly off of Golden Hill Road. A site design that requires trucks to back into a loading dock off an arterial street is not acceptable. Improvements to Golden Hill Road must be designed to accommodate the trucks and separate them from the mainline traffic, or the loading dock must be relocated on the site.

Grading, Drainage and Storm Water Quality

The Regional Water Quality Control Board adopted storm water management requirements for development projects in the Central Coast region. Upon the Board's direction, the City has adopted a Storm Water Ordinance requiring all projects to implement low impact development best management practices to mitigate impacts to the quality of storm water run-off and to limit the increase in the rate and volume of storm water run-off to the maximum extent practical.

These new requirements include on-site retention of stormwater. The applicant has prepared a storm water control plan offering a site assessment of constraints and opportunities and corresponding storm water management strategies to meet stormwater quality treatment and retention requirements in compliance with the regulations. The grading plan reflects these requirements with three bio-retention treatment areas.

Sewer and Water

There is an 18-inch sewer line in Golden Hill Road and an 8-inch sewer line in Wisteria Lane available to serve the project.

There is a 12-inch water main in Golden Hill Road and a 10-inch water main in Wisteria Lane available to serve the project.

Attachment 5

City Engineer Memo

PD 14-005

Agent: (San Antonio Winery)

Conditions

Prior to occupancy, the applicant shall dedicate a strip of right-of-way for Golden Hill Road 20 feet by 80 feet at the northwest corner of the property.

Prior to occupancy, the applicant shall improve sidewalk and driveway approaches along the frontage of the project in accordance with plans approved by the City Engineer.

Improvements must be designed and constructed on Golden Hill Road to separate backing trucks accessing the loading dock from the Golden Hill Road main line traffic, bikes and pedestrians; or the loading dock must be relocated to another portion of the site.

RESOLUTION NO:

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A MITIGATED NEGATIVE DECLARATION FOR
PLANNED DEVELOPMENT 14-005
(SAN ANTONIO WINERY, INC.)
APN: 025-421-028 & 029**

WHEREAS, Planned Development 14-005 has been submitted by Kirk Consulting on behalf of San Antonio Winery, Inc., requesting to construct a ±126,000 square foot wine production facility; and

WHEREAS, the project is located at the north end of Golden Hill Road, on the northwest corner of Wisteria Lane and Danley Court; and

WHEREAS, an Initial Study was prepared for this project (attached as Exhibit A) which concludes and proposes that a Mitigated Negative Declaration be approved; and

WHEREAS, Public Notice of the proposed Mitigated Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 28, 2015 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination, and

WHEREAS, the applicant has entered into a signed Mitigation Agreement with the City of Paso Robles (prior to Planning Commission action on the Negative Declaration) that establishes obligation on the part of the property owner to mitigate potential future impacts as identified within the environmental document; and

WHEREAS, the Mitigation Monitoring Program, attached as Exhibit A to this resolution, has been reviewed by the Planning Commission in conjunction with its review of this project and shall be carried out by the responsible parties by the identified deadlines; and

WHEREAS, based on the information contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds no substantial evidence that there would be a significant impact on the environment based on the attached Mitigation Agreement and mitigation measures described in the initial study and contained in the resolution approving Planned Development 14-005 as site specific conditions summarized below.

<u>Topic of Mitigation</u>	<u>Condition #</u>
Noise	Condition 8 of PD Resolution
Transportation	Condition 9 of PD Resolution

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, to approve a Mitigated Negative Declaration for Planned Development 14-005 in accordance with the California Environmental Quality Act, as shown in Exhibit A.

PASSED AND ADOPTED THIS 28th day of April 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN VINCE VANDERLIP

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

**ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES**

- 1. PROJECT TITLE:** **San Antonio Winery – Wine Prod. Facility**
- Concurrent Entitlements:** **PD 14-005**
- 2. LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:**
Phone: (805) 237-3970
Email:
- 3. PROJECT LOCATION:** North of Wisteria Lane, between Danley Ct. and Golden Hill Rd.
- 4. PROJECT PROPONENT:** **Kirk Consulting**
- Contact Person:** **Mandi Pickens (Representative)**
- Phone:** **(805) 461-5765**
Email: **mandi@kirk-consulting.net**
- 5. GENERAL PLAN DESIGNATION:** **BP (Business Park)**
- 6. ZONING:** **PM (Planned Industrial)**
- 7. PROJECT DESCRIPTION:**

Project Location:

This project is located on 5.17 acres, which involves two parcels, lots 1 & 2 of Tract 2269 (APN 025-421-028, 029). This property is situated on the northeastern section of the Golden Hill Road and Wisteria Lane intersection, in the City of Paso Robles, CA. The property is located in the Golden Hill Business Park where Business Park is the designated land use and is zoned Planned Industrial. The Golden Hill Business Park planned industrial development recognizes winery processing facilities as an allowable use. The site is also located within Airport Safety Zone area 5 of the City's Airport Land Use Plan. The site is currently vacant with the exception of curb gutter and sidewalk improvements around the perimeter as well as landscape on the western property, Golden Hill frontage.

Project Proposal:

The proposed project is for a Development Plan for a new and phased winery processing facility which also involves the merging of two existing parcels.

Refer to summary of winery use areas/phasing for the proposed project and detailed design discussion below.

Winery Building Use Areas (*represents build-out):

TOTAL WINERY USE AREAS: 125,148 SF

Phase I: Establish 62,986sf Winery Facility (Processing, Storage and Admin) by harvest 2016

- Fermentation, Barrel Rooms, Administration and Caretaker quarters: 50,983 sf
 - Outdoor winery operations: 12,003 sf
- Parking, access and supportive infrastructure (wastewater package treatment, cooling and other utilities) will be constructed at Phase I.*

Phase I will accommodate a 150,000 annual case production.

Phase II: 36,565sf Expansion of Processing Facility and Extension of Covered Crush Pad

- Fermentation and Barrel Rooms Expansion: 25,335 sf
- Outdoor Covered Crush Pad Extension: 11,230 sf

Phase II will accommodate an increase in annual production for a total of 220,000 cases.

Phase III: 25,597sf Expansion of Processing Facility and Extension of Covered Crush Pad

- Fermentation and Barrel Rooms Expansion: 20,610 sf
- Outdoor Covered Crush Pad Extension: 4,987 sf

Phase II will accommodate ultimate buildout and final, annual case capacity at 300,000 cases.

Phasing Discussion

The following provides a breakdown of the three phases and how each one will operate.

Phase 1-This phase is intended to be developed by harvest 2016. Winery production, storage and administration will be constructed in time to facilitate this process. Access, parking and utilities will be installed, as well as the initial phase of the wastewater treatment facility. Perimeter landscape and fencing will be provided.

At this phase, during production, trucks will utilize the main production access and then will circulate behind the Phase 1 structure, where future Phase 2 building location will be, and out Golden Hill Rd. This will be the temporary route until Phase 2 is completed.

Phase 2 and 3- Phases 2 and 3 are extensions of Phase 1 to accommodate additional room for barrel storage, crush and fermentation. It also includes a covered loading dock off of Golden Hill Road.

Design Concept

San Antonio Winery recognizes that the site location also faces residential areas to the west and northwest, so the design oriented the majority of operations to the east side of the site and utilized the building to act as a visual and sound screen for the residential neighbors. The design also respects the neighboring parcels with commercial and industrial uses by locating “back-of-house” operations in areas with little visual and noise impact, landscaping the complete perimeter of the property, providing human scale building elements along the prominent street facades, and routing main circulation patterns away from Danley Court.

Height Exception Request: Tower and roof monitors

The main production facility will meet the maximum height allowed (50'). There is a tower feature at the corner of Phase I which stands as an architectural feature and has a cupola that reaches 53' feet and roof monitors that are 56' feet in height. The code allows the City to approve an exception to the building height limit for features such as a cupola. This request is being made as part of this project.

Activities associated with the Winery

This new facility will serve as San Antonio Winery's production facility. Their tasting room will continue to be located at their Buena Vista location and their main headquarters will remain at their Los Angeles facility.

This proposal includes the ability to accommodate wine distributors and club members within the lobby, meeting and courtyard areas. Activities included, but not limited to: wine tours, seminars, distribution expo, club dinners.

Harvest occurs typically during August-October annually. During this time the winery will experience more activity than throughout the remainder of the year. Outdoor winery use areas would most likely occur from 7am- 8pm. The only outdoor lighting associated with outdoor winery use is downlit and located under roof of covered crush pad. This area is furthest away from residential development. The loading dock along Golden Hill Road is not anticipated to be utilized outside of the hours noted above. Indoor operations may occur outside of the timeframes noted above.

- 8. ENVIRONMENTAL SETTING:** The 5.17 acre site is a merger of lots 1 & 2 of Tract 2269. The site is vacant site that was developed with curb, gutter, sidewalk and utilities with the original development of Tract 2269.

A Mitigated Negative Declaration (MND) was approved for Tract 2269 (Res. 98-001) that identified that with the development of Tract 2269, airport compatibility, circulation, water, drainage, open space, and aesthetics, would be impacts that would need further mitigation to reduce the impacts to less than significant. The mitigation measures are outlined in the Tentative Tract Resolution (Res. 98-014) and the Development Plan Resolution for PD 97-013 (Res. 98-002) and will be discussed in the corresponding section of this Initial Study Checklist. Generally, most of the mitigation measures listed in Res. 98-014 was completed with the public improvements and the recording of the tract map. This report indicates that the proposed San Antonio Winery project identifies impacts related to traffic impacts and air quality. As indicated in this report, traffic impacts will be addressed by paying the required traffic impact at the time of occupancy of the project and that only construction level

mitigation was indicated necessary related to air quality impacts. Since paying traffic impact fees and providing standard air quality mitigation during construction are considered Standard Conditions, they are not indicated as mitigation measures as a result of this environmental review, and therefore Negative Declaration will be prepared.

9. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED): None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____

Date: 4/8/15

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS: Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not located within a scenic vista.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not considered a scenic resource and is not located along a state scenic highway, and there are no historic buildings located on this site.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. | Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Aesthetics was one of the impacts that was identified in the MND for Tract 2281. Condition No. 3 and 13 of the Res. 98-002 indicated the use of decorative masonry materials for any walls along Golden Hill Road and the eastern tract boundary. Also indicated was the requirement to use non-reflective building materials. Condition No. 24 in the Res. 98-014 indicated a landscaping plan for landscape screening along the tract eastern boundary.

There will be no fencing or walls proposed along Golden Hill Road frontage, except between the building and the northern project boundary, where there will be a decorative black tubular steel fencing and gate. Incorporated into the fencing will be decorative masonry columns. The fencing will extend along the northern boundary, and along the eastern boundary adjacent to Danley Court, and then terminate with a gate at the southeast corner of the building. The project proposes to utilize mainly metal panels for siding and roofing. The neutral color of the metal siding and roofing will prevent it from being reflective. Lots 1 and 2 (project site) does not border the eastern boundary of Tract 2269, therefore the conditions related to the landscaping along the eastern boundary would not apply to this project. However, the project has provided a landscape plan that will help complement the site and building architecture. The landscaping plan provides enhanced landscaping to help screen the equipment area located at the northeast corner of the site.

The proposed development has been designed to provide enhanced architectural elements for the architectural elevations that face Wisteria Lane and Golden Hill Road. The building has been placed so that outdoor activities of the winery operation would be blocked from view from the Golden Hill and Wisteria Lane views. The plan does include truck loading docks on the west side of the building that will be visible from Golden Hill Road. The docks would be part of Phase II, and would be large enough to allow for up to three trucks to dock at one time. The indentation of the building to accommodate the docks does break up the expanse of the buildings between Phase I and Phase II.

The main production facility will be at or under the maximum height limit for the PM zoning district which is 50-feet. There is a request by the applicants to allow for the tower element at the corner of the Phase I building to allow for a cupola that would extend to 54-feet tall and the roof monitors located on the ridge of the building to extend to 56-feet tall.

The height exceptions proposed would seem to be in scale and be improved architectural elements for the building. As a result of the site planning, building architecture and proposed landscaping, the project would not degrade the existing visual character or quality of the site or surroundings.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Any new exterior lighting will be required to be shielded so that it does not produce off-site glare.				

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project is not located on agriculturally zoned land and there are no agricultural activities taking place on the site.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See discussion section for Section II.a.

c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project is not located on agriculturally zoned land and there are no agricultural activities taking place on the site.

d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project is not located on land zoned for forest purposes.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: This project would not result in the conversion of farmland or forest land.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. The potential for future project development to create adverse air quality impacts falls generally into two categories: Short term and Long term impacts.

An Air Quality Study was prepared by Nexus Planning Consultants (March 7, 2015) where the air quality impacts resulting from the construction and operation of the San Antonio Winery project was evaluated. The impacts were evaluated for their significance based on the SLOAPCD environmental thresholds of significance. The Study concluded that while there will be temporary addition of pollutants to the local airshed as a result of dust emissions and combustion pollutants from onsite construction equipment, as well as from off-site trucks hauling construction materials, construction of the proposed project would not exceed the APCD daily Tier 1, or Tier 2 emissions thresholds for reactive organic gasses (ROGs) and oxides of nitrogen (NOx), fugitive dust emissions (PM10), or diesel particulate matter (DPM) used for determining significance of phased construction emissions.

The Study indicated that the operation of the proposed project would produce ROG, NOx, Carbon monoxide (CO), sulfur oxides (SOx), and particulate matter with a diameter less than or equal to 10 microns and particulate matter with a diameter less than or equal to 2.5 microns (PM 10, and PM2.5, respectively) emissions associated with vehicle sources, and area sources such as energy use and landscape maintenance. The proposed project's operations at full build out in 2020 would not generate vehicle emissions that would exceed the SLOAPCD's ROG and NOx combined significance thresholds of 25 pounds per day. Additionally, the project's combined area and vehicle emissions for operations would not exceed the SLOAPCD's daily PM 10, DPM, or CO emissions threshold. Operational emissions would not exceed ROG and NOx (combined) or PM10 annual thresholds. The analysis concludes that the daily construction and operations emissions would not exceed the thresholds for criteria pollutants during any of the three proposed phases during construction, therefore, impacts would be less than significant. Furthermore, the project has been designed to incorporate all feasible standard measures outlined in condition No. 9 of Res. 98-002.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See Section III.a

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See Section III.a

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Besides the short term impacts from the actual grading, there will not be a significant impact to sensitive receptors.				

e. Create objectionable odors affecting a substantial number of people? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The Air Quality Study prepared for the project indicates that wineries have the potential to cause significant odor impacts because of the nature of their operation and their location. Wine production facilities can generate nuisance odors during various steps of the wine making process. The proposed project is close to sensitive receptors that could be affected by nuisance odors. Methods for handling waste water discharge and grape skin waste, such as various aeration methods, installation of a membrane bioreactor will be incorporated into the winery practices to minimize the occurrence of anaerobic processes that mix with ambient air which can result in offsite nuisance odor transport. Most of the winery production activities will be taking place within the San Antonio Winery buildings. For the small amount of outdoor activities, the areas of outdoor activity would take place in the covered crush pad located on the eastern side of the building. The building would act as a buffer between the crush pad activities and the residential neighbors to the west. There are some neighboring manufacturing businesses to the east, however, as a result of the limited use of the outdoor areas during crush (August-October), and the distance from outdoor crush area to the neighboring buildings (over 100 feet) it is not anticipated that odor would affect the neighboring industrial businesses.				
With implementation of the standard practices for reducing nuisance odors as mentioned above, this impact is considered less than significant.				

IV. BIOLOGICAL RESOURCES: Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-f):

Any biological resource mitigation requirements that were required with the development of Tract 2269 have been completed. The subject lot has been improved by the adjacent public improvements which include street, curb, gutter and sidewalk improvements on all sides except for the north side. Since this lot has been developed, including street improvements and utilities and since the lot is flat and has no resources except for seasonal grasses, the development of Lots 1 & 2 of Tract 2269 will not have an impact on biological services.

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-d):

An Archeological Survey was conducted in 1996, by Clay Singer, in relation to a 226 acre site that included the land within Tract 2269. The Study indicated that no prehistoric resources of any kind were identified and the Study concluded that development of the project at that time (Golf Course) should have no impact on known or cultural resources. The following standard condition will be applied to this project.

In the event that buried or otherwise unknown cultural resources are discovered during construction work in the area of the find, work shall be suspended and the City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS: Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of the Salinas Rivers valley. The Rinconada Fault system runs on the west side of the valley, and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils and geotechnical reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. There are no Alquist-Priolo Earthquake Fault Zones within City limits.

ii. Strong seismic ground shaking? (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project will be constructed to current CBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults.

iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events and soil conditions. To implement the EIR's mitigation measures to reduce this potential impact, the City has a standard condition to require submittal of soils and geotechnical reports, which include site-specific analysis of liquefaction potential for all building permits for new construction, and incorporation of the recommendations of said reports into the design of the project

iv. Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See discussions above.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Discussion: Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/ soils analysis will be required prior to issuance of building permits that will evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur. An erosion control plan shall be required to be approved by the City Engineer prior to commencement of site grading.</i>				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Discussion: See response to item a.iii, above.</i>				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Discussion: See response to item a.iii, above.</i>				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The building will be hooked up to the City's sanitary sewer system, therefore there is no impact.</i>				

VII. GREENHOUSE GAS EMISSIONS: Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (a-b): An evaluation of the Greenhouse Gas Emissions (GHG) produced by this project was included in the Air Quality Study prepared by Nexus Planning Consultants dated March 7, 2015. The Study evaluated the project's construction emissions and operational emissions by using CalEEMod. The project's estimated annual unmitigated operational GHG emissions during Crush and Non-Crush were evaluated. The study concluded that estimated annual unmitigated project-generated emissions in 2020 from area and energy sources, mobile sources, and amortized project construction emissions would be approximately 675.79 MT CO2E per year. Vehicles traveling to and from the project land uses would be the primary source of project-generated GHG emissions. The annual emissions of CO2e are less than the SLOAPCD CEQA Significance Threshold of 1,150 MTCO2e and the impact would be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-d): the project will include the transport of wine grapes, processed wine, and the byproduct of the wine (pumice). The wine production process does not utilize or transport hazardous materials in the wine making process. The site is vacant and not included on a hazardous materials site list. The development and operation of the winery facility would not create a hazard, or use/produce hazardous materials.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (e): The project is in the vicinity of the City's Municipal Airport. It is located within Safety Zone 5 as outlined in the City's Airport Land Use Plan. According to the Airport Land Use Compatibility Matrix, wineries are considered 'compatible' in Zone 5, without any conditions, therefore impacts related to safety from the airport would be less than significant.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (f): There are no know private air strips in the vicinity of the project site, therefore there is no impact.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion (g,h):

The development of the facility within the existing industrial park will not expose people to wildland fires, and is not adjacent to wildlands, therefore there will not be an impact.

IX. HYDROLOGY AND WATER QUALITY: Would the project:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: A Storm Water Quality Management Plan was prepared by Wallace Group (October 2014, see Attachment 5) for this project. The plan identifies specific post-construction Best Management Practices that have been incorporated into the project in compliance with State Water Board requirements to meet water quality standards and discharge requirements. The project will apply conditions of approval to comply with these standards.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is designed to retain stormwater on-site through installation of various low-impact development (LID) features. The project has been designed to reduce impervious surfaces, preserve existing vegetation, and promote groundwater recharge by employing bioretention through implementation of these measures. Thus, water quality standards will be maintained and discharge requirements will be in compliance with State and local regulations. Therefore, impacts to water quality and discharge will be less than significant.

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

The applicant has provided a water demand analysis which indicates that the wine production facility at build-out will need 11.3 acre feet per year.

The project property is within the City limits and it is zoned to allow for industrial development, including wineries. The City’s municipal water supply is composed of groundwater from the Paso Robles Groundwater Basin, an allocation of the Salinas River underflow, and a surface water allocation from the Nacimiento Lake pipeline project.

The City established a groundwater stewardship policy to not expand dependency on the Paso Robles Groundwater Basin (“the basin”) over historic use levels/pumping from the City’s peak year of 2007. The City augmented water supply and treatment capacity by procuring surface water from Lake Nacimiento and construction of delivery facilities to the City. This project will not affect the amount of groundwater that the City withdraws from the Paso Robles Groundwater Basin. Per the City’s 2010 Urban Water Management Plan (UWMP), page 21:

“The City is progressing with its plans for a water treatment plant (WTP) to treat surface water received from Lake Nacimiento. The WTP is being designed to treat 4 million gallons per day (mgd), with construction to begin in 2015. The WTP can be expanded to treat 6 mgd to meet future demands (Paso Robles website, October 13, 2010). Specific facilities include a water treatment plant, treated water reservoir and pump station, transmission pipeline, appurtenances and other site improvements (Padre, 2008). Half of the initial 4,000 AFY Nacimiento allocation and half of the 4 mgd Phase 1 treatment plant capacity are to replace lost well production capacity and improve water quality. The remaining capacity is to provide for new development. In order to limit reliance on the highly-stressed groundwater basin new development—per City policy—is required to be served with surface and recycled water. Therefore, the second 1,400 AFY Nacimiento allocation, the 2 mgd treatment plant expansion, and recycled water infrastructure will be funded by development.”

Additionally, the City assigns “duty” factors that anticipate the amount of water supply necessary to serve various types of land uses. These factors are derived from determining the average water demands for each zoning district in the City. In this circumstance, the water supply necessary for development of industrial

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land uses permitted in the PM Zone includes wineries, as well as other uses, is incorporated into the water demand assumptions of the UWMP. As noted above, the City has augmented future reliance on groundwater resources to surface water resources, and commercial development has been accounted for in the overall water projections and demand for the City. As noted in the Project Description, the proposed project would be served with the City’s municipal water supply system. Since the City’s water supply, as documented in the UWMP, is not reliant on increased groundwater pumping for new development, it demonstrates adequate water supply procured from Lake Nacimiento to accommodate the projected growth in the City and it demonstrates that this project will have adequate water supply available, and will not further deplete or in any way affect, change or increase water demands on the basin.

In addition, in compliance with recently adopted updates to the applicable code sections of the California Green Building Code (adopted by the City in 2013), the project will be required to install more restrictive water-conserving plumbing fixtures than what would have previously been required in 2010. The City also implements the State Landscape Water Conservation regulations, which requires further reductions in water demand for landscaping. Thus, the project will implement *all* best management practices available to reduce water demands over “business-as-usual” and what is anticipated in the UWMP. Therefore, this project will result in less than significant impacts to the groundwater supplies used by the City.

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Otherwise substantially degrade water quality?

Discussion: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (c-1):

The site is relatively flat and will be designed to take storm water to the western edge of the site along Golden Hill Road, where bio-swales will be constructed to handle the storm water. Low Impact Design measures will be used to retain the water on site and allow for water to meter out to the storm drain after being taken through vegetation to allow for cleansing. Additionally the site is not located within a flood hazard area and the subject buildings will be utilizing City water and sewer systems. The projects impacts related to hydrological and water quality issues will be less than significant since the project will be required to comply with the City's standards related to site drainage, storm water run-off, water quality and water supply.

The Regional Water Quality Control Board adopted storm water management requirements for development projects in the Central Coast region. Upon the Board's direction, the City has adopted a Storm Water Ordinance requiring all projects to implement low impact development best management practices to mitigate impacts to the quality of storm water run-off and to limit the increase in the rate and volume of storm water run-off to the maximum extent practical.

These new requirements include on-site retention of stormwater. The applicant has prepared a storm water control plan offering a site assessment of constraints and opportunities and corresponding storm water management strategies to meet stormwater quality treatment and retention requirements in compliance with the regulations. The grading plan reflects these requirements with three bio-retention treatment areas.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING: Would the project:

- a. Physically divide an established community?

Discussion: The project consists of constructing a wine production building on a site within an existing industrial/business park, it will not divide an established community.

- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion:

Wine processing is a permitted use in the Planned Industrial (PM) zoning and Business Park (BP) land use designation of the Zoning Code and General Plan. Therefore, there will not be impacts to land use plans or policies.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion: There are no habitat conservation plans or natural community conservation plans established in this area of the City. Therefore there is no impact.

XI. MINERAL RESOURCES: Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1)

Discussion: There are no known mineral resources at this project site.

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1)

Discussion: There are no known mineral resources at this project site.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. NOISE: Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: While most of the typical on-going operations of the winery facility will be indoors, there will be outdoor activities related to pickup and delivery of products by trucks and outdoor activities at the outdoor crush pad. During the harvest season August-October annually, outdoor activities at the crush pad and truck traffic to and from the winery will increase.

There is a general effort to buffer the neighboring residential properties to the west from noise from the facility by locating the crush pad on the east side of the building, however the project proposes to put truck loading/unloading docks on the west side of the building. There is a concern with the docks in this location for multiple reasons, one being the conflict of trucks backing into the dock with traffic on Golden Hill Road (see Section XVI.d. Traffic) and the other being noise impacts on the residences from the backing up of trucks, and the noise associated with loading and unloading the trucks. Relocating the truck docks to the east of the building, accessed off an industrial street would reduce noise impacts to the residences.

The following mitigation measure is necessary to apply to the project in order to bring the noise impacts of the outdoor activities to a level of insignificance.

N-1: Hours of operation of the loading dock, if located on the Golden Hill side or the north side of the building shall be limited to 7am to 8pm including during harvest.

- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: There may be temporary vibrations related to the grading and compaction of the site in preparation for construction. The construction phase of the project will be required to comply with the City's noise level requirements, including hours of construction activity, and as a result of these standard construction requirements, impacts from vibrations as a result of construction activity will be less than significant.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: See section XIIIa

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Discussion: See section XIIa	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4) Discussion: The project is located within Safety Zone 5 of the Airport Land Use Plan, and is just over 1 mile of the Airport property. Wineries are considered compatible uses with the Airport for Zone 5, and therefore impacts on customers and employees of the winery from noise related to aircraft would be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIII. POPULATION AND HOUSING: Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-c):

The project will not create induce population growth, displace housing or people.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fire protection? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other public facilities? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-e):

The project will be located within an existing industrial/business park. The addition of the building will not create a significant impact to public services.

XV. RECREATION

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a&b):

The project will not impact recreational facilities.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC: Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a. Conflict with an applicable plan, ordinance or policy establishing measures or effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (a,b): There are four site access driveways: Wisteria Lane (2 driveways), Danley Court and Golden Hill (1 driveway and the loading dock access). The majority of accessibility will take place from Wisteria Lane. Golden Hill will mostly be used for truck egress during harvest and also as an employee entrance and exit.

The main production /delivery route will enter from Wisteria Lane, weigh at onsite scale, dump fruit at crush pad which will span the easterly length of the site, continue to the back of the site and out to Golden Hill road and then back through the Wisteria Lane driveway to be weighed a final time at the scale without fruit. This process will only occur during harvest period (6-12 weeks per year).

During the remainder of the year, employees will continue to enter on Wisteria but will have the options to exit Golden Hill or onto Wisteria. A temporary, but similar route will take place Phase 1 in that once the fruit is distributed the truck will travel to the north of the Phase 1 building and route back out to Golden Hill.

There is an access point from Danley Court; however this access point will be gated and will serve as an emergency access point and a secondary option for the back of the house operations. Gates will be provided onsite for security of outdoor winery equipment at the following locations: main production entry off of Wisteria (behind visitor parking access), Danley Court entrance, the Golden Hill loading dock, and the Golden Hill driveway. The second Wisteria access driveway to the employee and visitor parking area will not be gated.

Golden Hill Road is designed to have bike paths that extend from Highway 46 East intersection north along Golden Hill Road to this project site. There is a bus stop located on Dallons Drive, approximately 1,500 feet away from the project site. Sidewalks exist on Golden Hill Road from the intersection of Highway 46 East north to the project site, that are available for pedestrian use.

Employee and visitor parking will be provided off of Wisteria Lane. These areas are located on the southern and easterly portion of the site. Additional employee and overflow parking is provided on the northern section

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the site. Total Provided: 92 spaces; Total Required: 80 spaces (Phase I- 54 spaces, Phase II, III- 38 spaces).

A Trip Generation was prepared by Orosz Engineering Group, Inc. The analysis calculated the average daily trips (ADT) and the peak hour trips (PHT). The Traffic Engineer used the ITE Manual to determine trip generation based on the Light Industrial Uses for winery activities and Warehouse Uses for wine storage areas. The Analysis concluded that based on the ITE information and the square footage of the building, that in total including all three phases, that there would be 719 ADT including 93 PM PHT. The Trip Generation Letter is attached as Attachment 6.

A traffic study was prepared Tract 2269 and mitigation measures were placed on the original subdivision to address traffic impacts. The mitigation required that project within Tract 2269 pay their fair share of various interchange projects. Since Tract 2269 was approved, it has been standard practice that projects pay Traffic Impact Fees that apply to an AB 1600 list. This project along with all others within the industrial park will be required to pay the required traffic impact fees.

Based on the proposed wine production facility being a permitted use in the PM zone, consistent with the BP land use designation, and subject to the standard condition of paying traffic impact fees, impacts from the development and operation of this project on the circulation system in the area of this project will be less than significant.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Discussion (c):

The development of this project within the established industrial subdivision will not impact air traffic patterns or increase air traffic levels.

- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion (d): There is a potentially significant safety concern with the truck loading docks that are proposed to be located on the Golden Hill frontage (west) side of the building. This location of the docks would require that trucks stop in Golden Hill Road, then back in to the loading docks. Golden Hill Road is a designated arterial road with class II bike lanes and sidewalks. This back-up maneuver would be a hazard to vehicular traffic, bicycles, and pedestrians on Golden Hill Road. Improvements must be designed and constructed on Golden Hill Road to separate backing trucks accessing the loading dock from the Golden Hill Road main line traffic, bikes and pedestrians; or the loading dock must be relocated to another portion of the site.

The following mitigation measure is necessary to apply to the project in order to bring the hazards due to the location of the loading docks to a level of insignificance.

- T-1: Prior to the submittal of project plans to the building department for a building permit for Phase I, a plan shall be provided for City Engineer review and approval that shows how the improvements for Golden Hill Road can be designed and constructed to separate backing trucks accessing the loading dock from the Golden Hill Road main line traffic, bikes and pedestrians. If this cannot be done to the satisfaction of the City Engineer, the docks would need to be placed on the north or east side of the building.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (e):				
The project has been reviewed by the City's Emergency Services Department, and based on the property having multiple access points to multiple streets, the ability for emergency access to the site is acceptable, and therefore considered adequate.				
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (a-f):				
The development of this project within an established industrial park would not conflict with adopted public transit, bicycle or pedestrian facilities, or decrease performance or safety of the facilities.				

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project will comply with all applicable wastewater treatment requirements as required by the City, the Regional Water Quality Control Board, and the State Water Board. Therefore, there will be less than significant impacts resulting from wastewater treatment from this project.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Rob Miller, Civil Engineer has designed a waste water treatment facility that will process the waste water produced from the winery production facility. Winery wastewater associated with production will be treated by a Membrane Bioreactor (MBR) system. The waste water will be treated inside compartments which consist of an activated sludge biological treatment system coupled with a membrane filtration process to produce recycled water for irrigation purposes. Treated wastewater is released into the City wastewater system, with portions recycled and used to irrigate landscaping. The facility will be phased with the construction of the facility and ultimately sized to accommodate that facilities build-out of 300,000 cases annually.

With the addition of the waste water treatment plant, and the requirements of the City industrial discharge permit, impacts resulting from the facilities winery waste water will be less than significant.

c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: (c):

The project is located within an existing industrial subdivision where the infrastructure including storm drain systems have been installed. No new off-site storm drainage facilities will be required to be constructed with this project, therefore there is no impact.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: As noted in section IX on Hydrology, the project can be served with existing water resource allocations available and will not require expansion of new water resource entitlements.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Per the City's SSMP, the City's wastewater treatment facility has adequate capacity to serve this project as well as with existing commitments. Additionally, the wine production facility will be providing an on-site pretreatment facility that will handle the waste water from the facility prior to going into the City sewer system. The project will be required to meet all criteria established by the City's Industrial Waste division.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Per the City's Landfill Master Plan, the City's landfill has adequate capacity to accommodate construction-related and operational solid waste disposal for this project.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will comply with all federal, state, and local solid waste regulations.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
---	---	---	----------------------

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project consists of adding a 125,000 square foot wine production facility that is located within an existing Industrial/Business Park. As noted within this environmental document a previous Mitigated Negative Declaration was prepared and identified impacts related to biological resources and, traffic impacts. There are existing streets and utilities available for the site ended to this site. As indicated within the initial study there are mitigation measures to address impacts related to biological impacts. Also indicated in this Initial Study, an Archeological Study was previously prepared for this site which concluded that there were no know cultural or historic resources located on this site. The site is routinely maintained and mowed, so impact to fish, wildlife, of plant habitat is less than significant.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project consists of adding a 125,000 square foot wine production facility that is located within an existing Industrial/Business Park. The site is located within Tract 2269 which is an the existing Golden Hills Business Park. The proposed project is the type of development that was anticipated with the development of the Golden Hills Business Park. Therefore, the project will not have impacts that are individually limited, but cumulatively considerable.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project consists of adding a 125,000 square foot wine production facility that is located within an existing Industrial/Business Park. The site is located within Tract 2269 which is an the existing Golden Hills Business Park. The proposed project is the type of development that was anticipated with the development of the Golden Hills Business Park. Therefore, the project will not cause substantial adverse effects to human beings, either directly or indirectly.

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

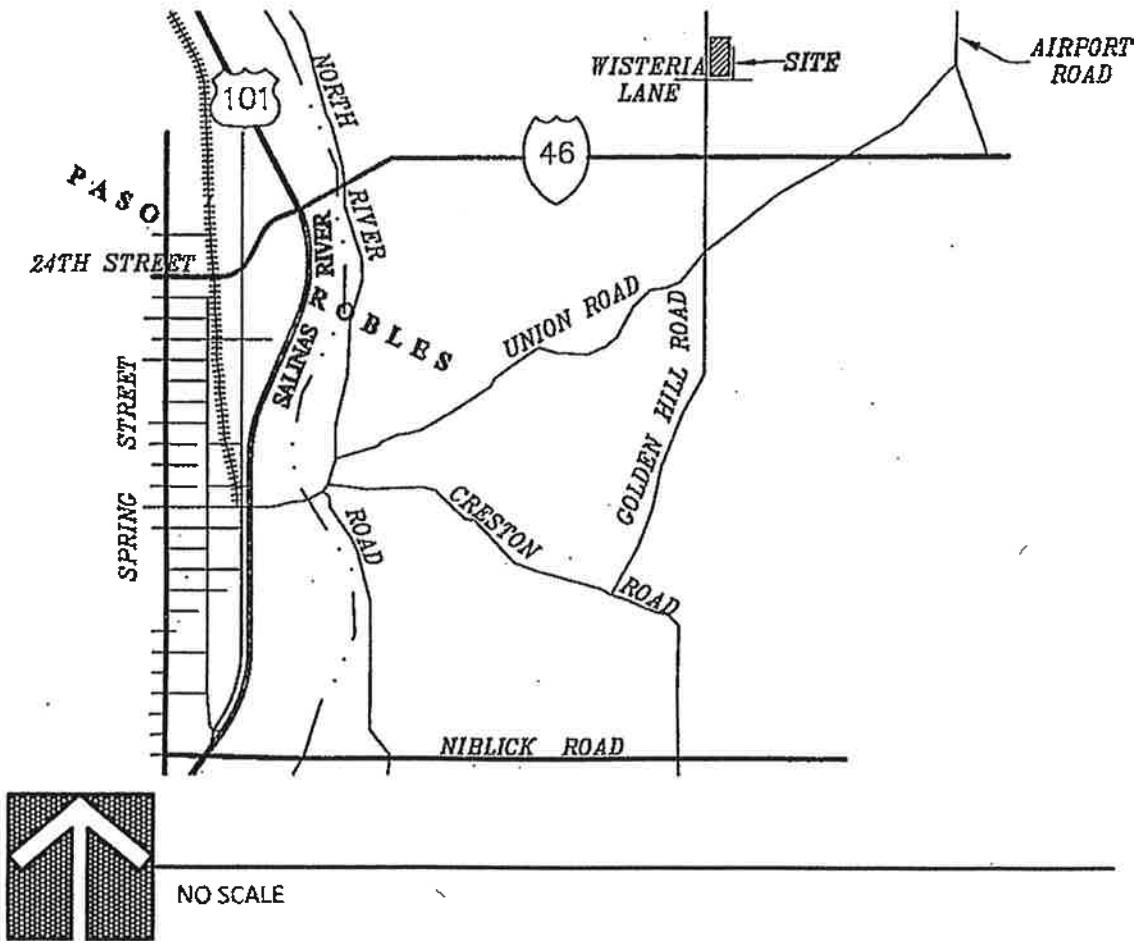
Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

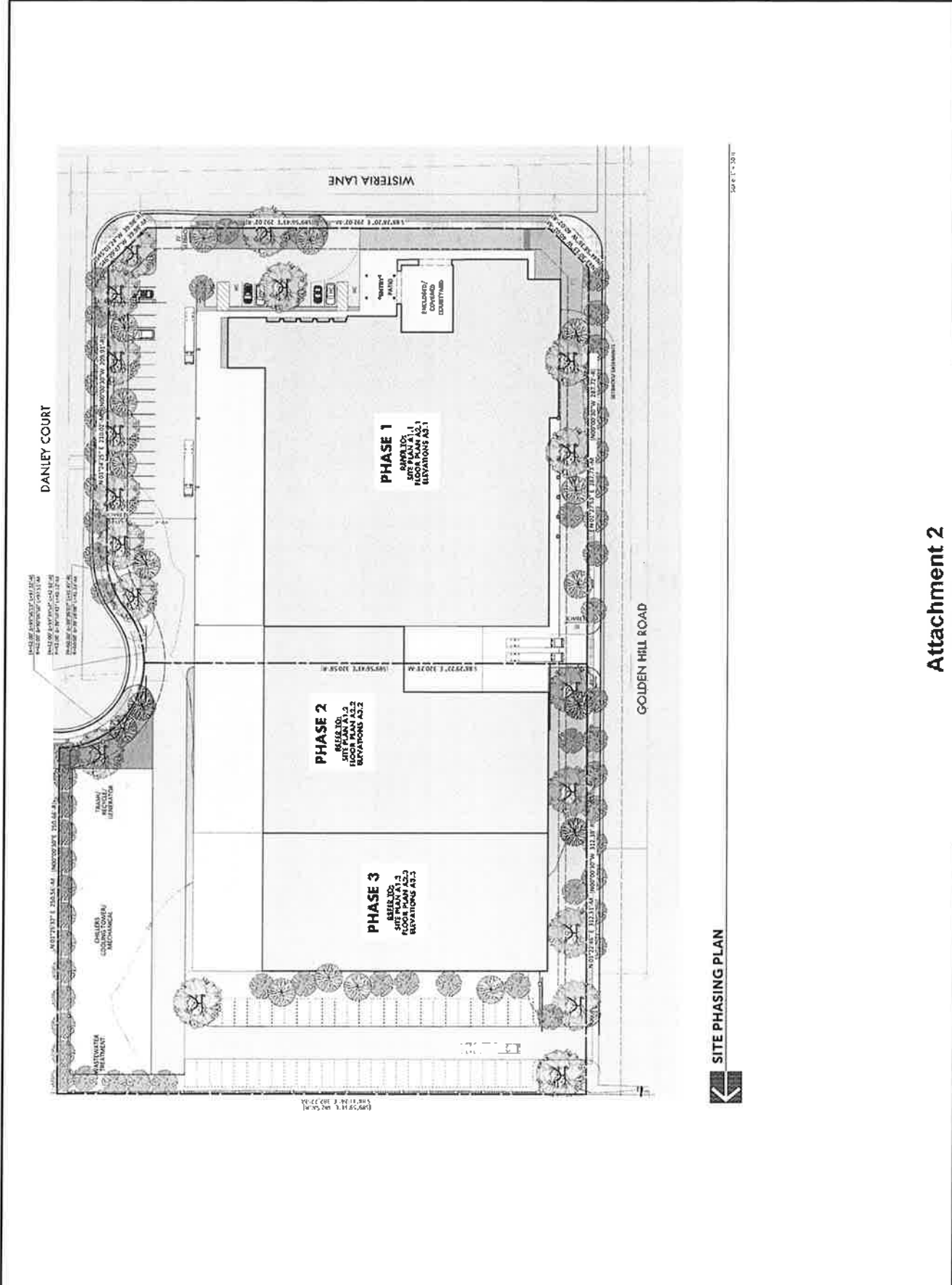
<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
12	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
13	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446
14	Resolution 98-001, MND for Tract 2269	City of Paso Robles Community Development Department

Attachments:

1. Vicinity Map
2. Site Plan
3. Elevations
4. Air Quality and GHG Assessment
5. Storm Water Quality Management Plan
6. Trip Generation Letter
7. Mitigation Measures Summary
8. Mitigation Monitoring and Reporting Program

VICINITY MAP





Attachment 2
Site Plan
PD 14-005
(San Antonio Winery - Golden Hill Rd.)

REISS DESIGN STUDIO, FORT MYERS, FLORIDA, IS THE ARCHITECT OF RECORD FOR THIS PROJECT. ALL RIGHTS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM REISS DESIGN STUDIO, FORT MYERS, FLORIDA, ARE RESERVED.

PROJECT
 SAN ANTONIO WINERY
 INVESTOR: L&L
 1450 N. WILSON, CA 94040
 C.A.: SAN ANTONIO WINERY
 STEVE RIBOU
 737 LAMAR STREET
 LOS ANGELES, CA 90031
 (213) 233-1401

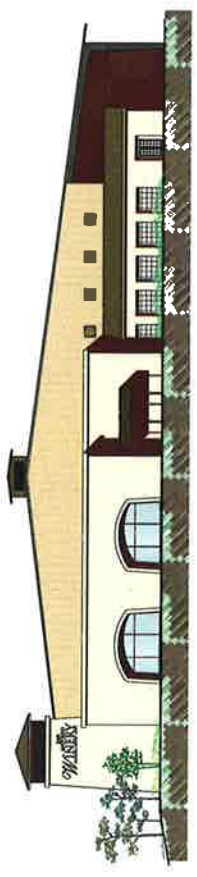
SHEET CONTENTS
 EXTERIOR ELEVATIONS
 Plan 3
 1/8" = 1'-0"

NOT FOR CONSTRUCTION
 1/8" = 1'-0"

DATE: NOVEMBER 14, 2014
 REVISIONS

JOB NUMBER: 1417
 SHEET:

A3.3



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Attachment 3
 Arch. Elevations
 PD 14-005
 (San Antonio Winery)

RESOLUTION NO: 15-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 14-005
LOT 1&2 OF TRACT 2269 (WISTERIA LANE)
(SAN ANTONIO WINERY, INC.)
APN: 025-421-028 & 029

WHEREAS, Planned Development 14-005 has been submitted by Kirk Consulting on behalf of San Antonio Winery, Inc., requesting to construct a ±126,000 square foot wine production facility; and

WHEREAS, the project is located at the north end of Golden Hill Road, on the northwest corner of Wisteria Lane and Danley Court; and

WHEREAS, in conjunction with the submittal of PD 14-005, the applicants are requesting that the Planning Commission allow for the building to exceed the 50-foot tall height limit, to allow for the 53-foot tall tower/cupola and the roof monitors to be 56-feet in height; and

WHEREAS, Section 21.20.130 of the Zoning Code allows architectural roof and tower features of buildings to be permitted in excess of height limits, subject to review by the Development Review Committee (in this case the Planning Commission concurrent with the PD 14-005); and

WHEREAS, a public hearing was conducted by the Planning Commission on April 28, 2015, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

WHEREAS, a resolution was adopted by the Planning Commission approved a Mitigated Negative Declaration status for this project, and a Mitigated Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act; and

WHEREAS, based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and

3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole.
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City.
8. Allowing for the tower and roof monitors to exceed to the 50-foot height limit would improve the architectural appearance of the building and therefore would help promote architectural and design excellence, consistent with General Plan Policy LU-2B, Visual Identity.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby Planned Development 14-005 Amendment, subject to the following condition:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

SITE SPECIFIC CONDITIONS/MITIGATION MONITORING PROGRAM:

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

2. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions
B	Title Sheet
C	Site Phasing Plan
D	Prelim. Grading and Drainage Plan
E	Prelim. Utility Plan
F	Site Plan – Phase I
G	Floor Plan – Phase I
H	Elevations – Phase I
I	Site Plan – Phase II
J	Floor Plan – Phase II
K	Elevations – Phase II
L	Site Plan – Phase III
M	Floor Plan – Phase III
N	Elevations – Phase III
O	Colors and Materials

3. PD 14-005 allows for development of a ±126,000 square foot wine production facility as described in Exhibits A-O listed above. The approval of PD 14-005 allows for the building tower/cupola feature and roof monitors to exceed the 50-foot height limit by allowing the tower/cupola to be 53-feet tall and the monitors to be 56 feet in height.
4. The project is proposed to be developed in 3 phases and it anticipated that Phases I & II will be constructed concurrently. In the event that the applicant wishes to change the phasing order, after verification from the City Engineer that there are no concerns, the DRC may approve the phasing change request.
5. The entitlement of approval for Phase I of PD 14-005, expires on April 28, 2017, unless a building permit has been issued or a request for a time extension has been filed prior to the expiration date. Upon the issuance of a Certificate of Occupancy of Phase I, the entitlements for Phases I and II would become vested.
6. Prior to issuance of a building permit a lot merger or lot line adjustment application shall be submitted to the City for review and recorded to remove or move the existing lot line between current Parcels 1 and 2 of Tract 2269, to accommodate the building for Phase I&II.

7. All outdoor activities including trucking activities shall be limited to 7am to 8pm, except during harvest where outdoor activities within the crush pad area and associated trucking activities (except for loading docks as required in Mitigation Measure N-1) can operate 24 hours a day.
8. (Mitigation Measure N-1): Hours of operation of the loading dock, if located on the Golden Hill side or north side of the building shall be limited to 7am to 8pm including during harvest.
9. (Mitigation Measure T-1): Prior to the submittal of project plans to the building department for a building permit for Phase I, a plan shall be provided for City Engineer review and approval that shows how the improvements for Golden Hill Road can be designed and constructed to separate backing trucks accessing the loading dock from the Golden Hill Road main line traffic, bikes and pedestrians. If this cannot be done to the satisfaction of the City Engineer, the docks would need to be placed on the north or east side of the building.
10. Prior to the issuance of a building permit the following final details shall be submitted for Planning Division Staff review:
 - a. Final site plan and architectural elevations;
 - b. Exterior light fixtures;
 - c. Final colors/materials;
 - d. Detailed landscape plan including transformer, backflow and other equipment screening; Note: Landscape plan is subject to the requirements within the LS Ordinance.
 - f. Fencing Plan
11. The vacant land areas (future Phase II and III) shall not be utilized for storage of materials and equipment associated with San Antonio Winery without first obtaining approval by the City of an approved screening site plan.
12. Prior to occupancy, the applicant shall dedicate a strip of right-of-way for Golden Hill Road 20 feet by 80 feet at the northwest corner of the property.
13. Prior to occupancy, the applicant shall improve sidewalk and driveway approaches along the frontage of the project in accordance with plans approved by the City Engineer.
14. The project shall be in compliance the following recommendations of the San Luis Obispo County Air Pollution Control District so as to minimize creation of fugitive dust and other emission resulting from use of construction equipment as follows:

CONSTRUCTION PHASE:

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. Due to this project's proximity to neighboring commercial uses the APCD conditions this project to comply with all applicable air quality regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. **All site grading and demolition plans noted shall list the following regulations:**

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock pile areas should be sprayed daily as needed.
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. **The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and finished grading of the area.**

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed.** If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. **To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

PASSED AND ADOPTED THIS 28th day of April 2015 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION
CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

Planned Development Conditional Use Permit
 Tentative Parcel Map Tentative Tract Map
Approval Body: Planning Commission Date of Approval: April 28, 2015
Applicant: San Antonio Winery Location: NWC of Danley & Wisteria Lane
APN:025-421-028 & 029

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS – PD/CUP:

- 1. This project approval shall expire on See PD 14-005 time limit, Res. _____ unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

(Adopted by Planning Commission Resolution _____)

- 4. Any site specific condition imposed by the Planning Commission in approving this project **(Conditional Use Permit)** may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of **turf**. The irrigation plan shall utilize drip irrigation and limit the use of spray **irrigation**. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

(Adopted by Planning Commission Resolution _____)

- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

(Adopted by Planning Commission Resolution _____)

- 21. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: See PD 14-005 Res. _____

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map) _____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

(Adopted by Planning Commission Resolution _____)

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

All conditions marked are applicable to the above referenced project for the phase indicated.

C. PRIOR TO ANY PLAN CHECK:

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

(Adopted by Planning Commission Resolution _____)

- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.
Golden Hill Road		
- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
 Performance Bond.....100% of improvement costs.
 Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- 6. If the existing pavement and structural section of the City street adjacent to the

(Adopted by Planning Commission Resolution _____)

frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.
- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

(Adopted by Planning Commission Resolution _____)

- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department’s fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

(Adopted by Planning Commission Resolution _____)

5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.

(Adopted by Planning Commission Resolution _____)



SAN ANTONIO WINERY • WISTERIA LANE • PASO ROBLES, CA 93446

VICINITY MAP

DIRECTORY

OWNER: SAN ANTONIO WINERY
707 WAMAS DRIVE
LOS ANGELES, CA 90031
(323) 233-1401

ARCHITECT: REISS DESIGN STUDIO
2177 WILSON BLVD., SUITE 100
PASADENA, CA 91107
(626) 797-1111

GENERAL CONTRACTOR: [Name Redacted]

PROJECT DESCRIPTION

The proposed winery will be a new production facility, including processing, aging and bottling, for the owner's winery. The site is located on Wisteria Lane, a local residential street in Paso Robles, CA. The project will be phased in three phases.

PHASE 1: Construction of the main production facility, including processing, aging and bottling, for the owner's winery. The proposed facility will be approximately 30,000 sq ft in total. This phase will include the main production facility and associated parking and site improvements.

PHASE 2: Construction of the tasting room and associated parking and site improvements. The proposed facility will be approximately 10,000 sq ft in total. This phase will include the tasting room and associated parking and site improvements.

PHASE 3: Construction of the office building and associated parking and site improvements. The proposed facility will be approximately 5,000 sq ft in total. This phase will include the office building and associated parking and site improvements.

BUILDING AREAS BY PHASE

PHASE	PRODUCTION FACILITY	TASTING ROOM	OFFICE BUILDING	TOTAL
PHASE 1	30,000 S.F.	0	0	30,000 S.F.
PHASE 2	0	10,000 S.F.	0	10,000 S.F.
PHASE 3	0	0	5,000 S.F.	5,000 S.F.
TOTAL	30,000 S.F.	10,000 S.F.	5,000 S.F.	45,000 S.F.

PROJECT INFORMATION

ADDRESS: WISTERIA LANE, PASO ROBLES, CA 93446

APN: 0271881000

LOCAL JURISDICTION: CITY OF PASO ROBLES, CALIFORNIA

LOT SIZE: 2.48 ACRES (107,177 S.F.)

ZONING: R1-10 (RESIDENTIAL SINGLE-FAMILY)

MAXIMUM HEIGHT: 35 FT

PERMITS: [List of permits and fees]

SHEET INDEX

1.0	TITLE SHEET
1.1	GENERAL NOTES
1.2	FOUNDATION
1.3	CONCRETE
1.4	STEEL
1.5	MECHANICAL
1.6	ELECTRICAL
1.7	PLUMBING
1.8	LANDSCAPE
1.9	MARKETING
1.10	PHOTOGRAPHY
1.11	VIDEO
1.12	WEBSITE
1.13	APPENDIX
1.14	TOTAL

REISS DESIGN STUDIO

NOT FOR CONSTRUCTION

DATE: NOVEMBER 14, 2018

SCALE: 1/8" = 1'-0"

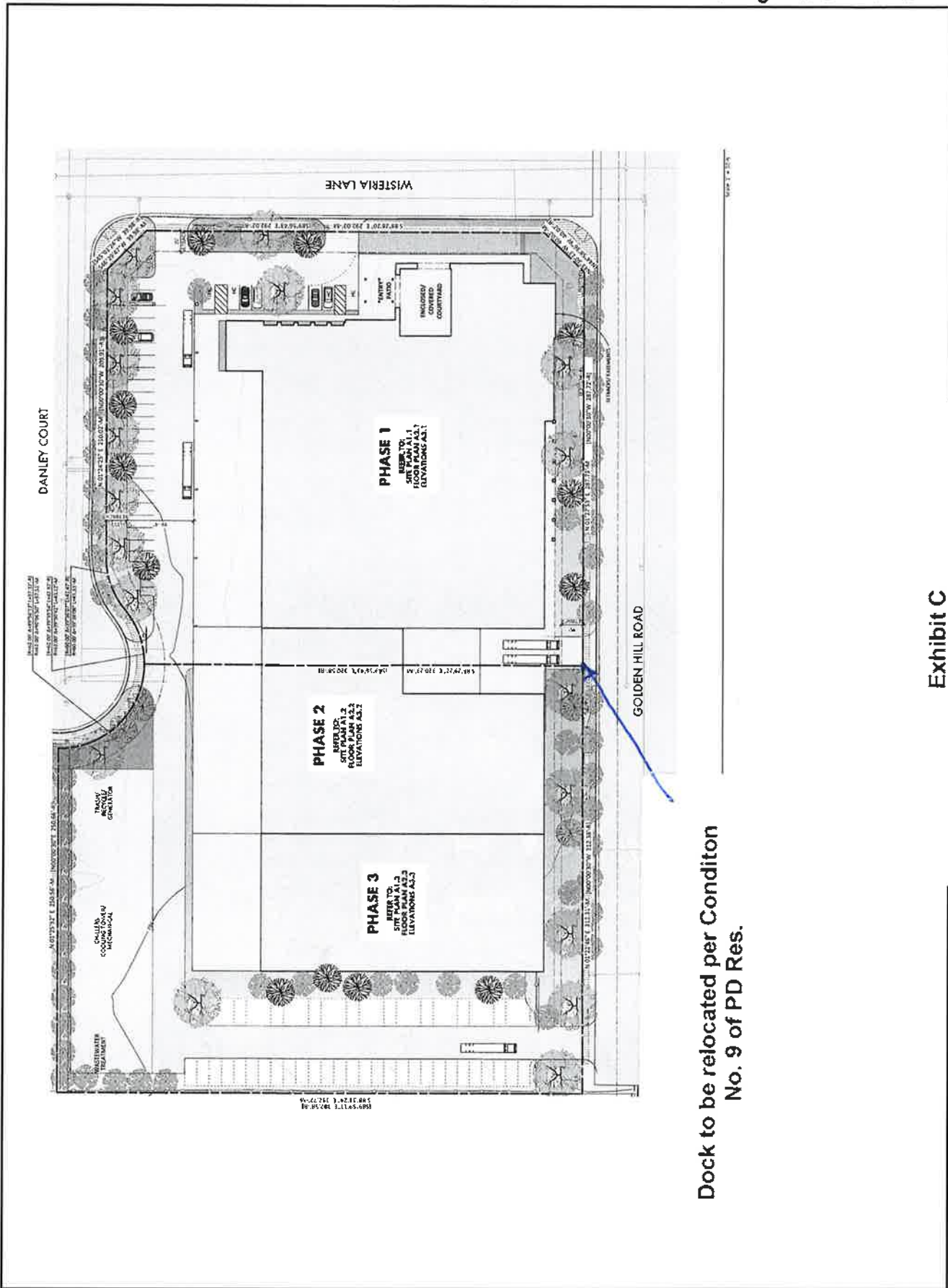
T1.0

Exhibit B
Title Sheet
PD 14-005
(San Antonio Winery)

PROJECT: SAN ANTONIO WINERY
 WISTERIA LANE PASO ROBLES, CA 93444
 OWNER: STEVE RIBOLI
 217 LAMAR STREET LOS ANGELES, CA 90031
 310.206.1234

PROJECT: SAN ANTONIO WINERY
 WISTERIA LANE PASO ROBLES, CA 93444
 OWNER: STEVE RIBOLI
 217 LAMAR STREET LOS ANGELES, CA 90031
 310.206.1234
 SHEET COMPONENT: SITE PHASING PLAN
 SCALE: "AS SHOWN"

NOT FOR CONSTRUCTION
 DATE: NOVEMBER 14, 2014
 SHEET NO.: 1417
 PROJECT: T2.0



Dock to be relocated per Condition No. 9 of PD Res.

Exhibit C
 Site Phasing Plan
 PD 14-005
 (San Antonio Winery)

PROJECT: SAN ANTONIO WINERY
 PREPARED BY: REISS DESIGN STUDIO
 DATE: 11/14/2014
 DRAWING NO.: PD 14-005
 SHEET NO.: C1.0

SAN ANTONIO WINERY
 WINTERLA LANE
 PASO ROBLES, CA 93446

SAN ANTONIO WINERY
 737 LAMAR STREET
 LOS ANGELES, CA 90031
 (313) 223-1401

PREPARED BY: WALLACE GROUP
 DATE: 11/14/2014



WALLACE GROUP
 612 CLAYTON COURT
 SAN ANTONIO, TX 78203
 (214) 343-1111



DATE: 14 NOVEMBER 2014
 SCALE: 1" = 40' (PLAN)
 1" = 10' (SECTION)

PROJECT NO.: 1225
 SHEET NO.: C1.0

C1.0

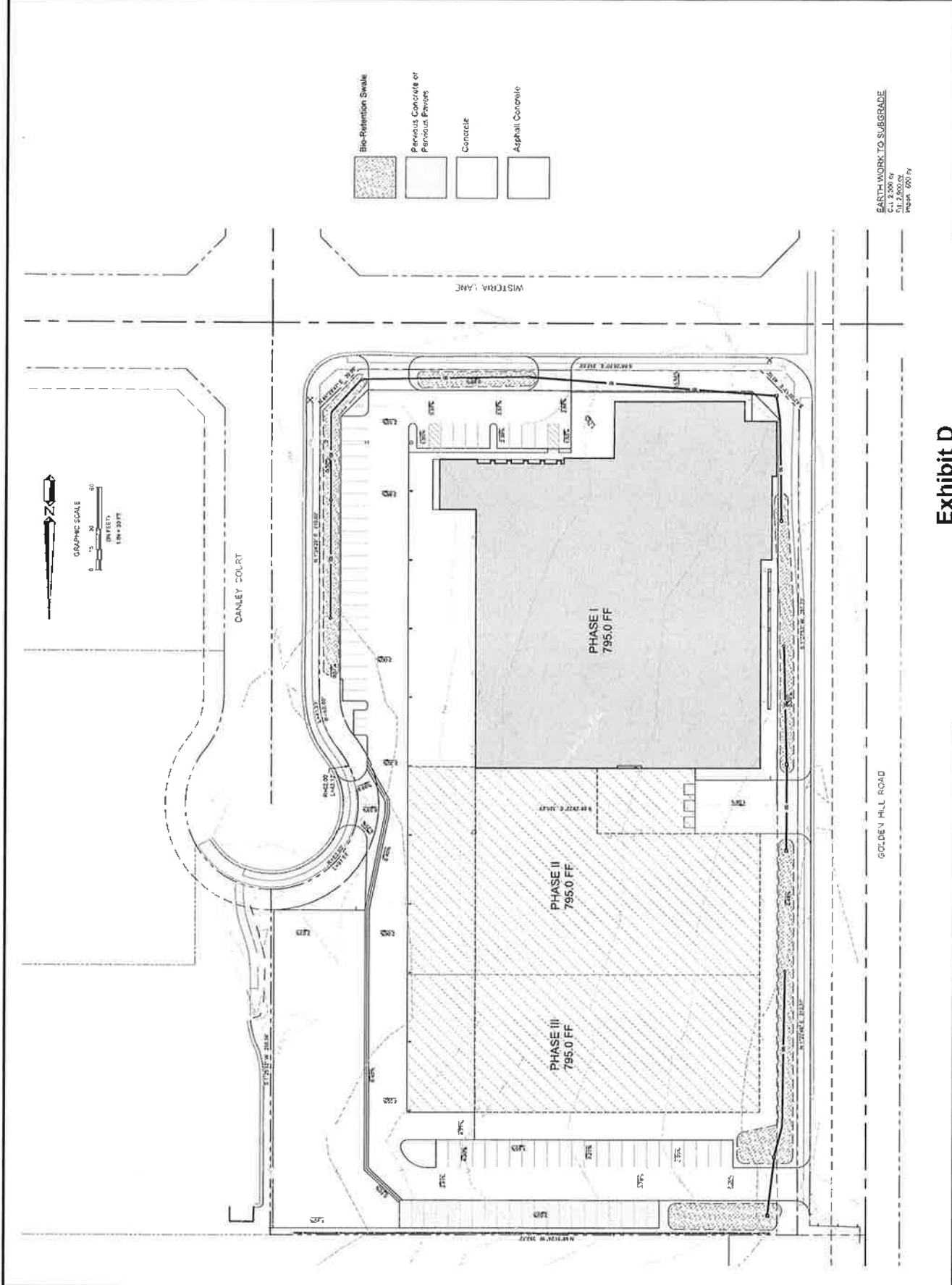


Exhibit D
 Prelim. Grading and Drainage
 PD 14-005
 (San Antonio Winery)

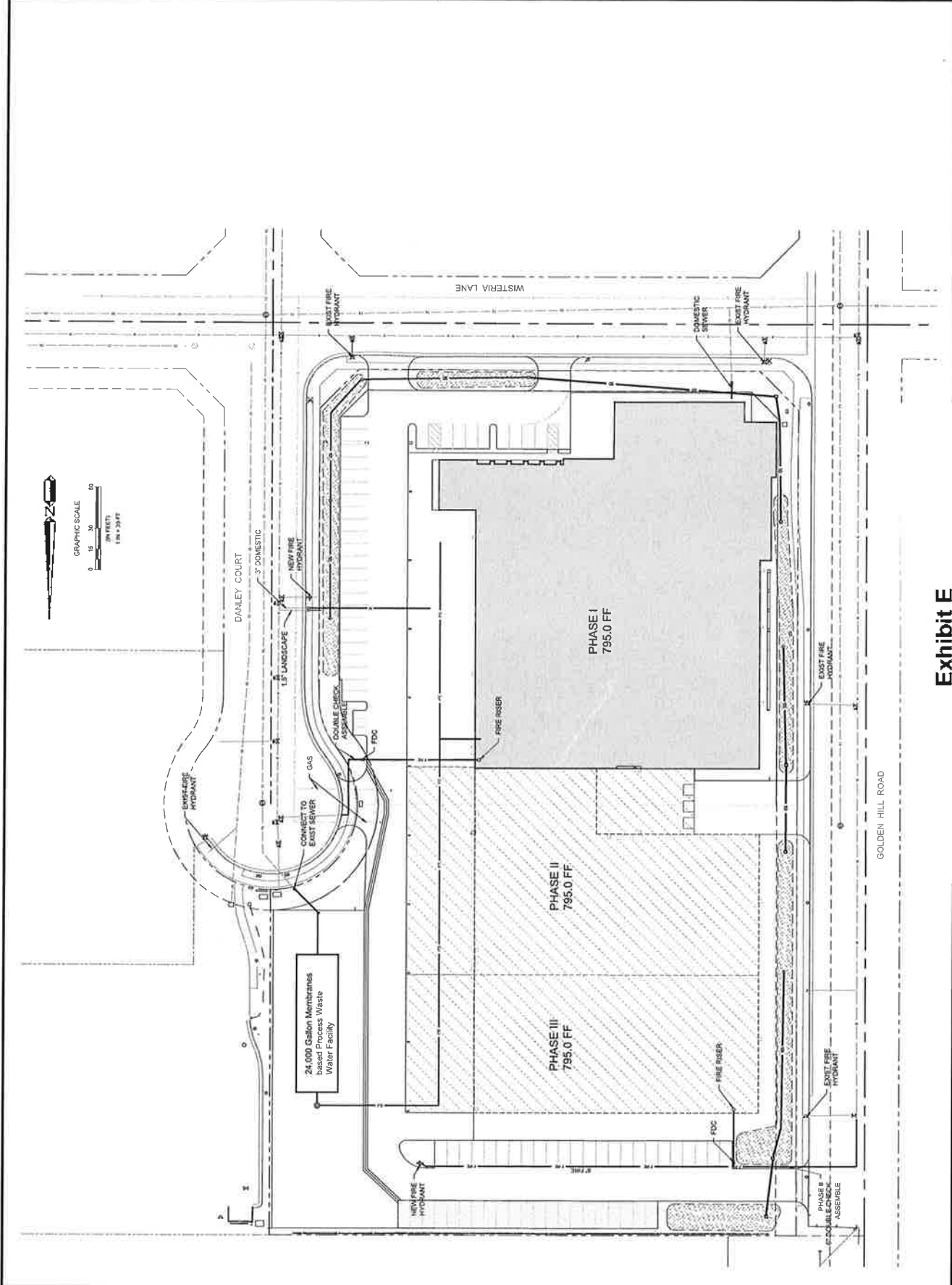
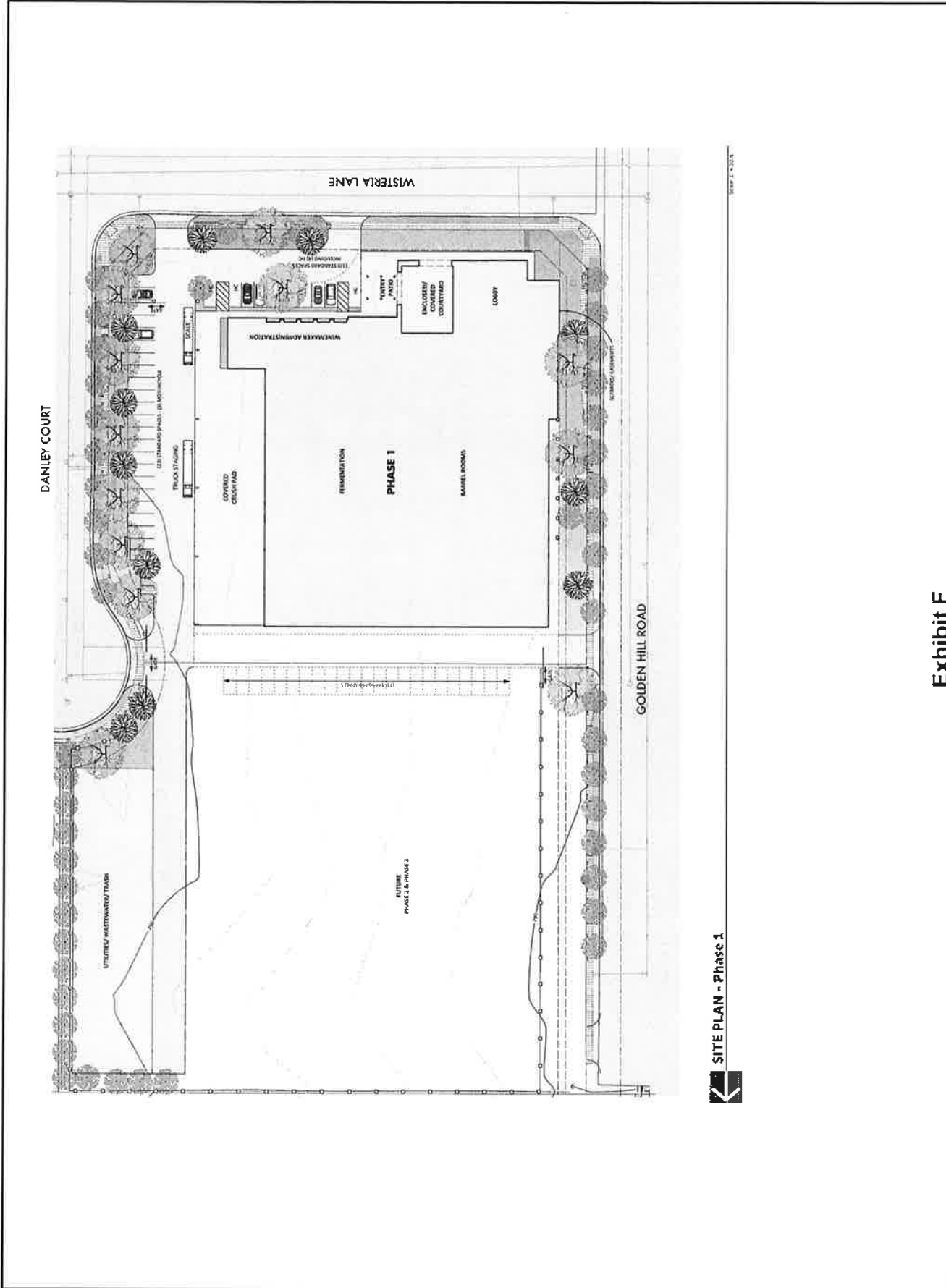


Exhibit E
 Prelim. Utility Plan
 PD 14-005
 (San Antonio Winery)



SITE PLAN - Phase 1

Exhibit F
Site Plan - Phase 1
PD 14-005
(San Antonio Winery)

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SAN ANTONIO WINERY
 VICTORIA LANE
 PASO ROBLES, CA 93446

SAN ANTONIO WINERY
 STEVE BIBOU
 737 LAMAR STREET
 LOS ANGELES, CA 90001
 (310) 293-1801

SHEET CONTENTS:
FLOOR PLAN
 Phase 1

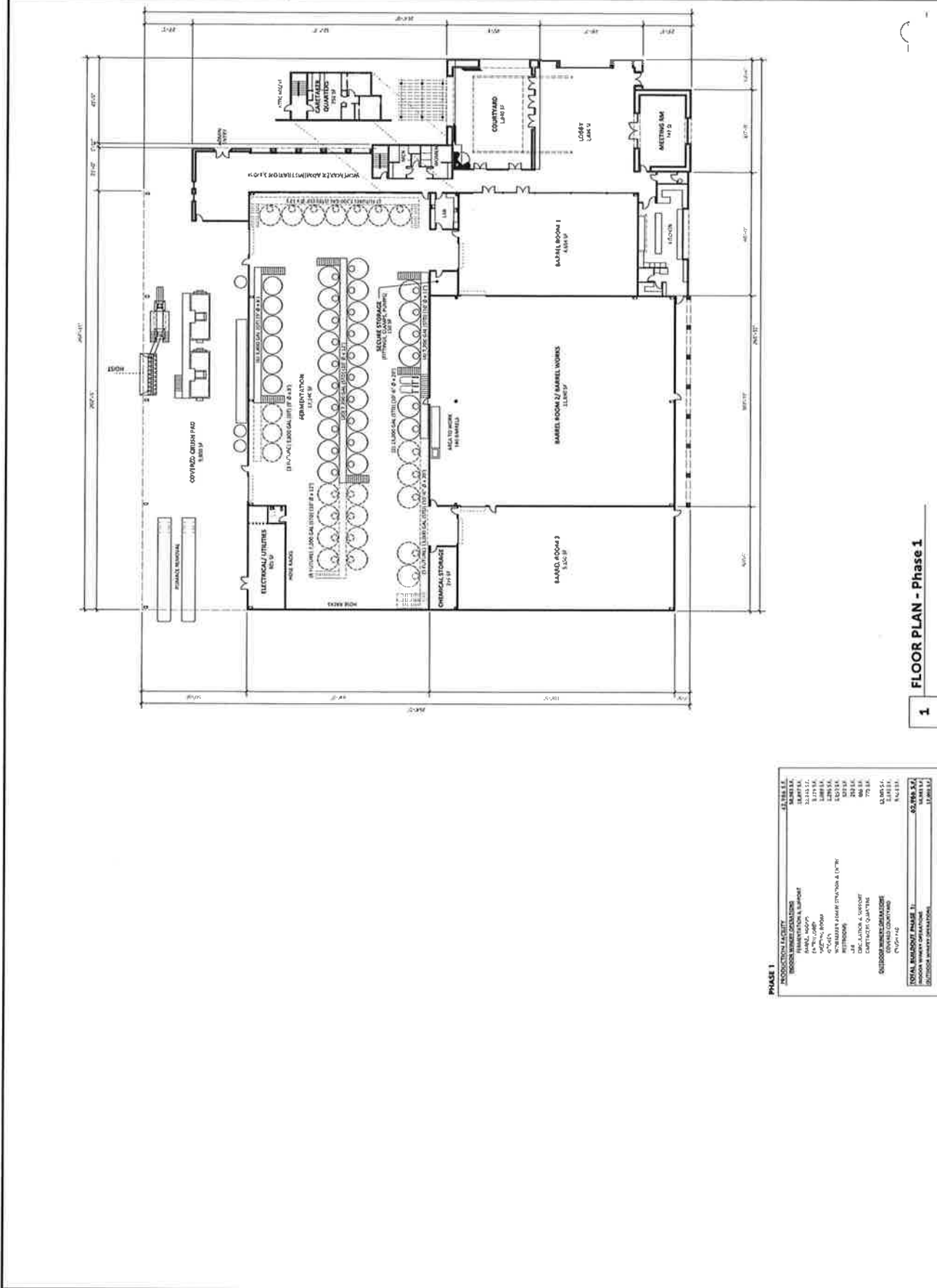
CONSULTANT:

NOT FOR CONSTRUCTION

DATE: NOVEMBER 14, 2014
 REVISIONS:

JOB NUMBER: 1417
 VET:

A2.1



1 FLOOR PLAN - Phase 1

Exhibit G
 Floor Plan - Phase I
 PD 14-005
 (San Antonio Winery)

PHASE 1

DESCRIPTION	AREA (SQ. FT.)
BARREL ROOM 1	10,000
BARREL ROOM 2	10,000
BARREL ROOM 3	10,000
BARREL ROOM 4	10,000
BARREL ROOM 5	10,000
BARREL ROOM 6	10,000
BARREL ROOM 7	10,000
BARREL ROOM 8	10,000
BARREL ROOM 9	10,000
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BARREL ROOM 96	10,000
BARREL ROOM 97	10,000
BARREL ROOM 98	10,000
BARREL ROOM 99	10,000
BARREL ROOM 100	10,000
TOTAL BARREL ROOMS	1,000,000
TOTAL PHASE 1	1,000,000

SAN ANTONIO WINERY
 WRITERIA LANE
 PASO ROBLES, CA 91446
 OWNER: SAN ANTONIO WINERY
 ARCHITECT: STEVE RIBOLI

737 LAMAR STREET,
 LOS ANGELES, CA 90021
 (323) 255-6401

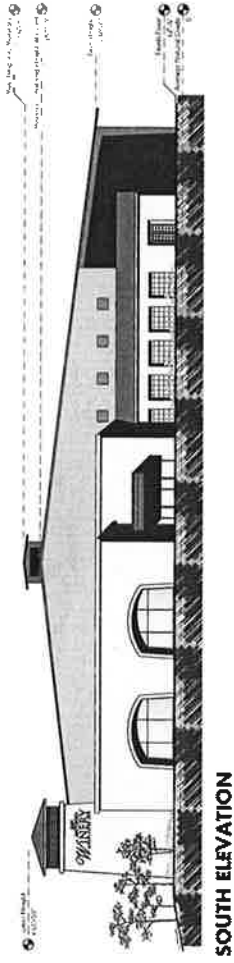
EXTERIOR ELEVATIONS
 Phase I
 DRAWING



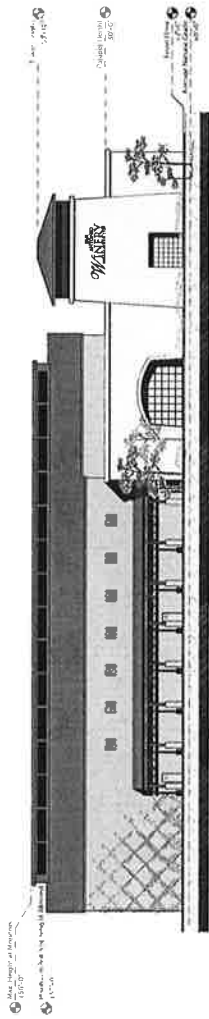
DATE: NOVEMBER 14, 2014
 SHEET: 1417

JOB NUMBER: 1417
 SHEET: 1417

A3.1



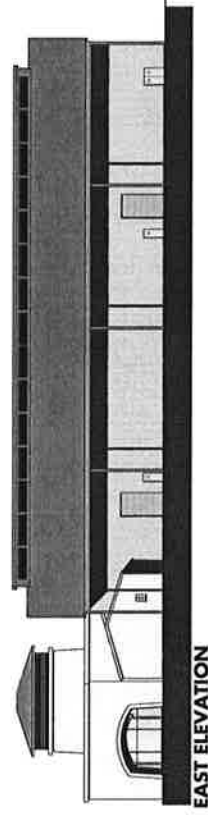
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Exhibit H
 Elevations - Phase I
 PD 14-005
 (San Antonio Winery)

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SAN ANTONIO WINERY
 WISTERIA LANE
 PASO ROBLES, CA 93446

CLIENT: SAN ANTONIO WINERY
 ARCHITECT: STEVE RIBOLI
 277 LAMAR STREET
 LOS ANGELES, CA 90011
 (213) 223-1401

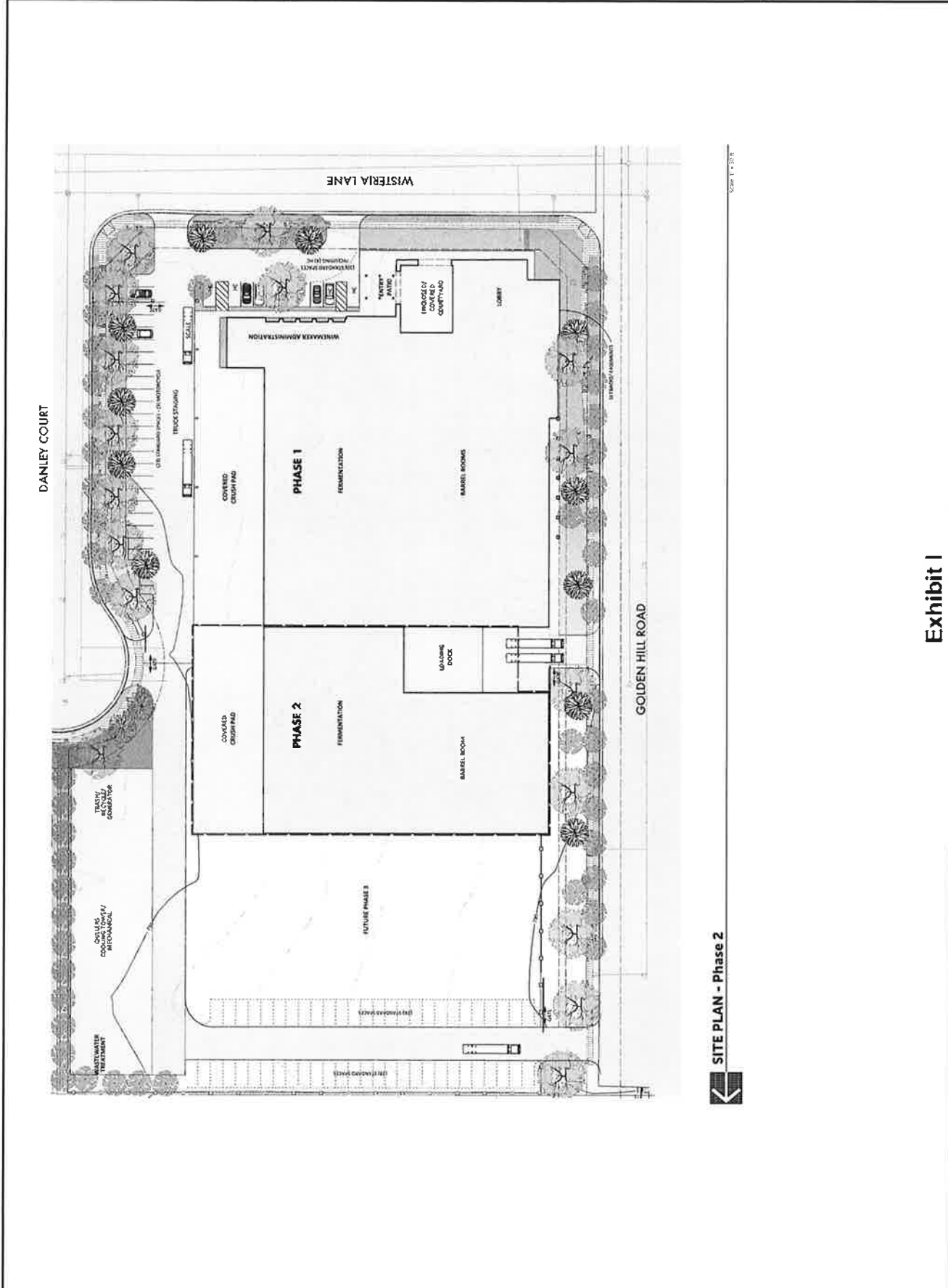
SHEET CONTENTS
 SITE PLAN Phase 2
 CIPOLLA, INC.

STAMP
NOT FOR CONSTRUCTION

DATE: NOVEMBER 17, 2014
 REVISIONS:

APP. NUMBER: 1417
 SHEET:

A1.2



SITE PLAN - Phase 2

Scale: 1" = 25'

Exhibit I
 Site Plan - Phase II
 PD 14-005
 (San Antonio Winery)

REISS DESIGN STUDIO ARCHITECTS
 700 15th Street, Suite 1000, San Francisco, CA 94103
 (415) 774-2700 • www.reissdesign.com

SAN ANTONIO WINERY
 WYNONA LANE
 PALO ALTO, CA 94306

CLIENT: SAN ANTONIO WINERY
 ARCHITECT: STEVE RIBOLI
 737 LAMAR STREET
 LOS ANGELES, CA 90031
 (323) 223-1401

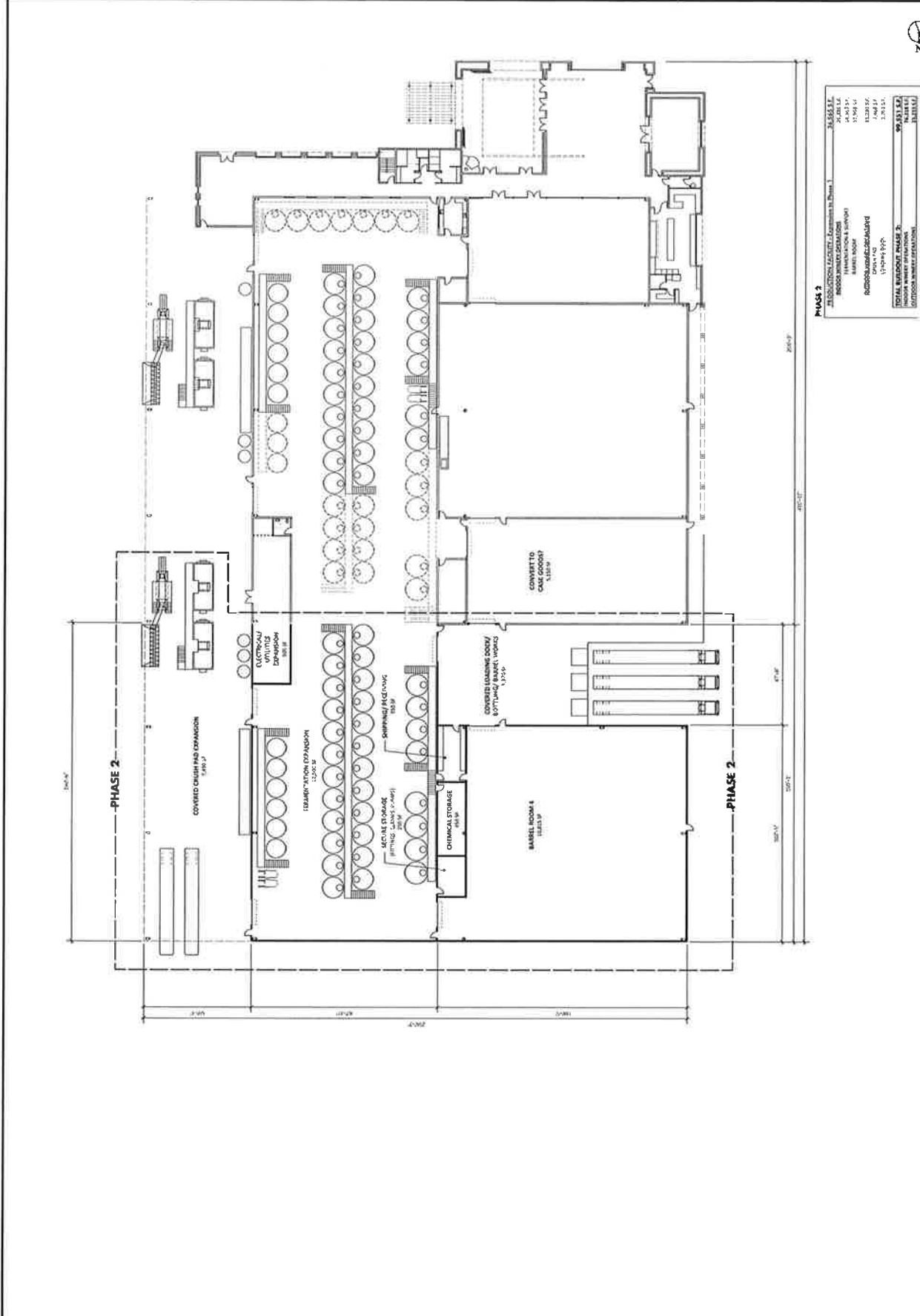
SHEET: FLOOR PLAN
 PROJECT: Phase 2
 CONSULTANT:



DATE: NOVEMBER 14, 2014
 BY: [Signature]

SCALE: 1/8" = 1'-0"

A2.2



PHASE 2

REVISIONS	DATE
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50	11/14/14

1 FLOOR PLAN - Phase 2

Exhibit J
 Floor Plan - Phase II
 PD 14-005
 (San Antonio Winery)

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SAN ANTONIO WINERY
WISTERIA LANE
PASO ROBLES, CA 92446
CLIENT:
SAN ANTONIO WINERY

STEVE RIBOLI
777 LAMAR STREET
LOS ANGELES, CA 90031
(323) 223-1401

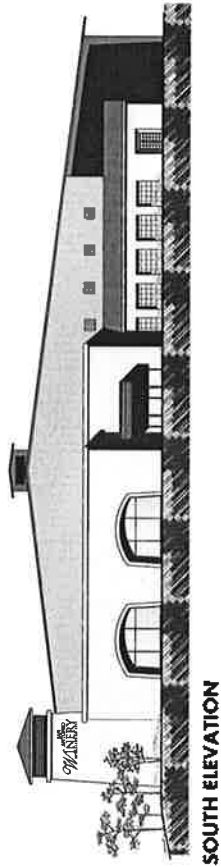
EXTERIOR ELEVATIONS
Phase 2
CONSULTANT

STAMP
NOT FOR CONSTRUCTION
REISS DESIGN STUDIO

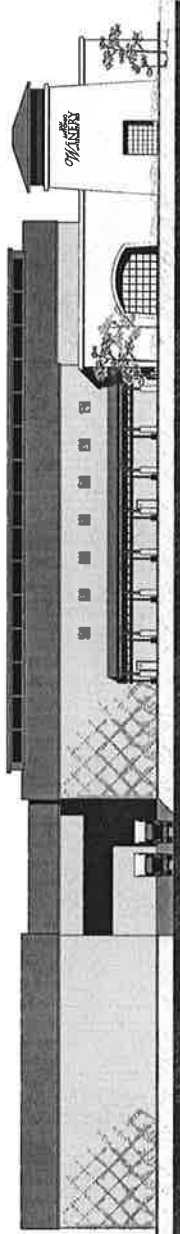
DATE: NOVEMBER 14, 2014
ECONOMY

2014 BARCS 1417

A3.2



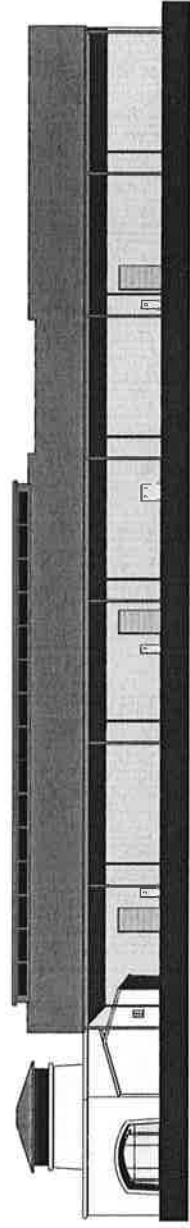
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Exhibit K
Elevation- Phase II
PD 14-005
(San Antonio Winery)

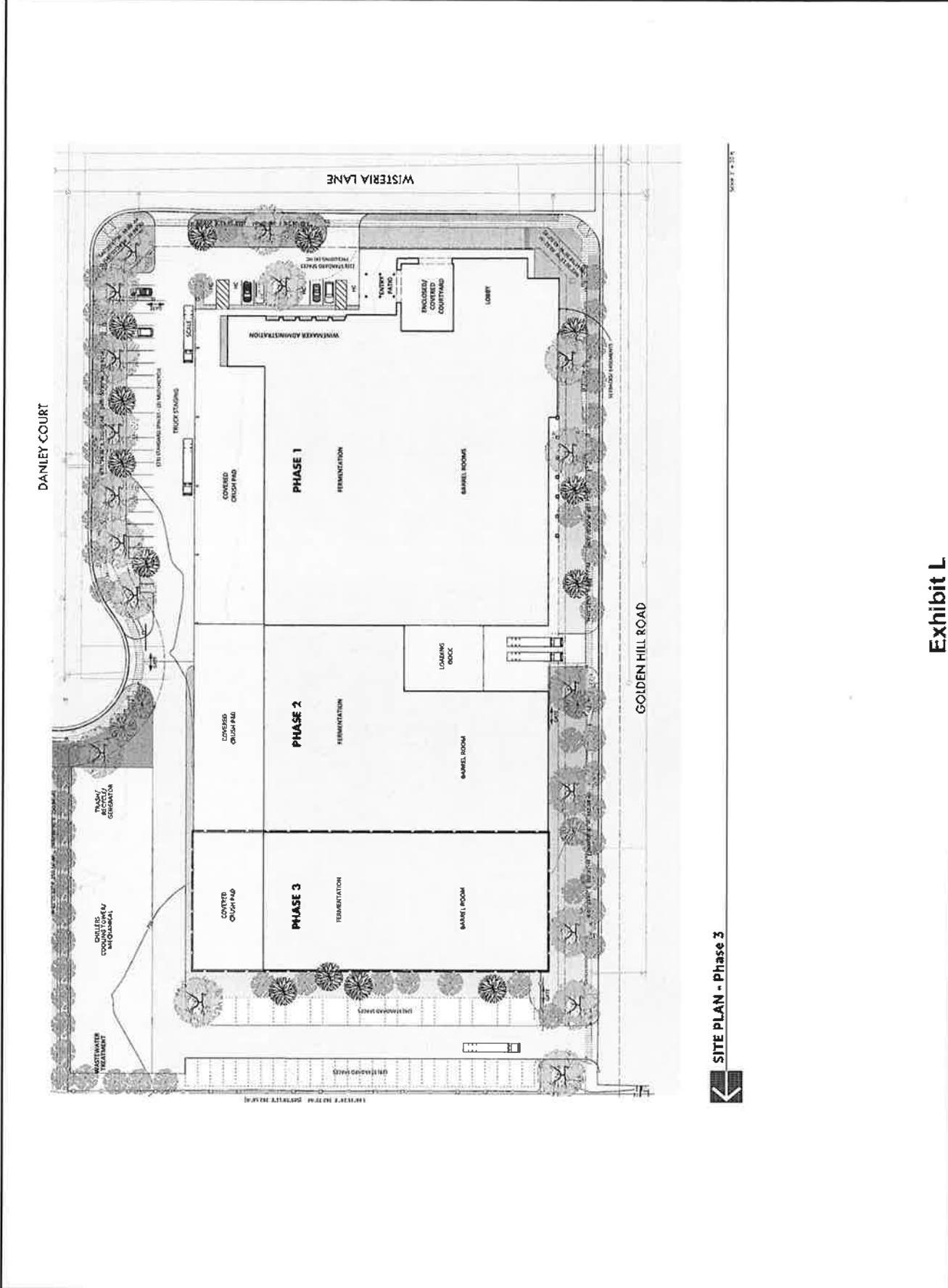


Exhibit L
 Site Plan- Phase III
 PD 14-005
 (San Antonio Winery)

ALL PROJECTS, SERVICES, SPECIFICATIONS, MATERIALS, METHODS, TRADES, AND EQUIPMENT SHALL BE SUBJECT TO THE APPLICABLE AND CURRENT EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC), AS ADOPTED BY THE LOCAL JURISDICTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS OR APPROVALS FROM THE LOCAL JURISDICTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS OR APPROVALS FROM THE LOCAL JURISDICTION.

SAN ANTONIO WINERY
 10708A LOMA PALM DRIVE, CA 92044

CLIENT: SAN ANTONIO WINERY
 STEVE RIBOU
 737 LAMAR STREET
 LOS ANGELES, CA 90001
 (213) 233-1461

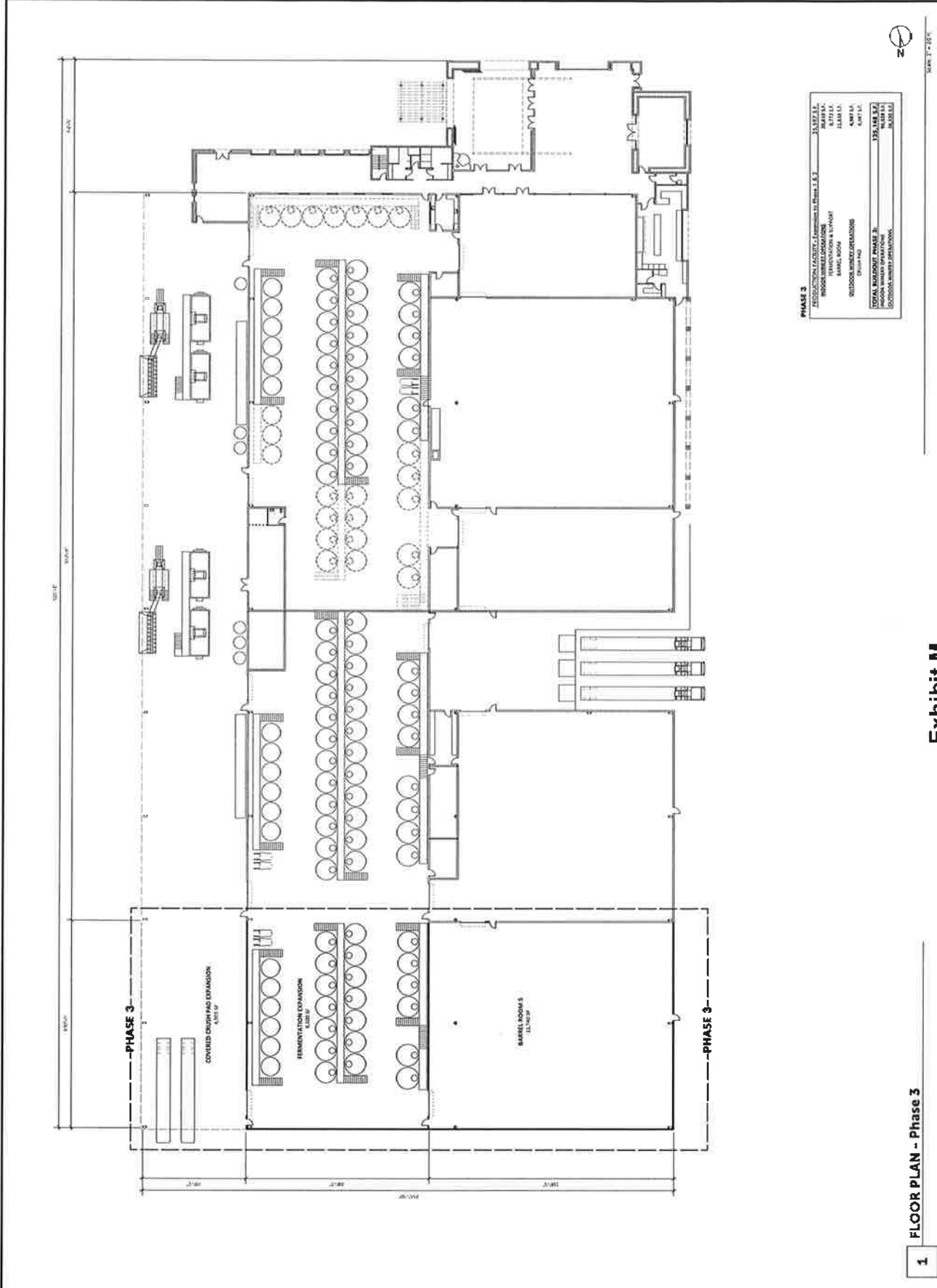
SHEET CONTENTS:
 FLOOR PLAN
 Phase 3
 CONSULTANT:



DATE: NOVEMBER 14, 2014
 REFUSING:

SCALE: 1/8" = 1'-0"

A2.3



PHASE 3

REVISIONS	DATE	BY
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Exhibit M
 Floor Plan- Phase III
 PD 14-005
 (San Antonio Winery)

1 FLOOR PLAN - Phase 3

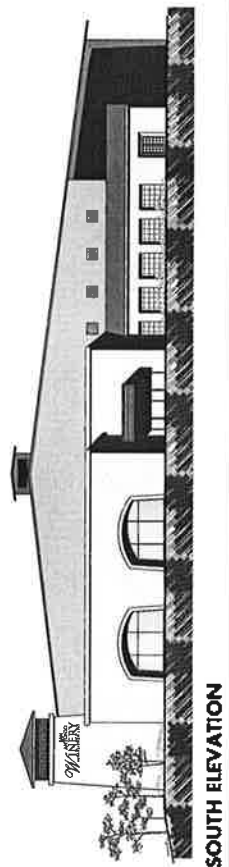
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SAN ANTONIO WINERY
 WISTERIA LANE
 PASADENA, CA 91104
 0.5 AC
 SAN ANTONIO WINERY
 STEVE ABOU
 737 LAMAR STREET
 LOS ANGELES, CA 90031
 (213) 231-4671

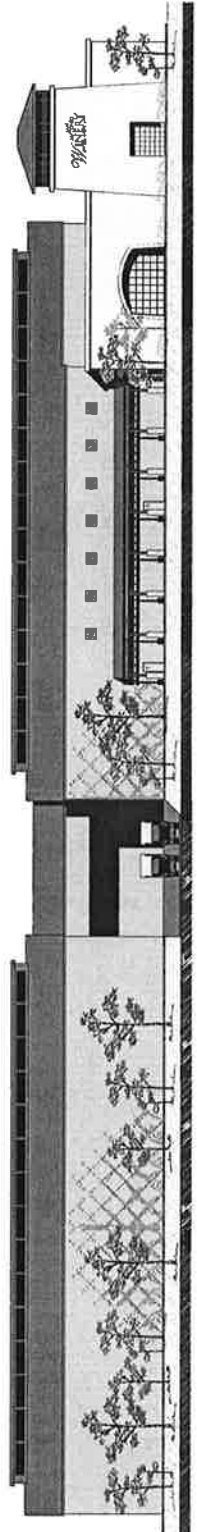
DATE: 11/04/14
 SHEET: 1417
 PROJECT: SAN ANTONIO WINERY
 PHASE: 3

STAMP: NOT FOR CONSTRUCTION
 DATE: NOVEMBER 14, 2014
 REVISIONS:

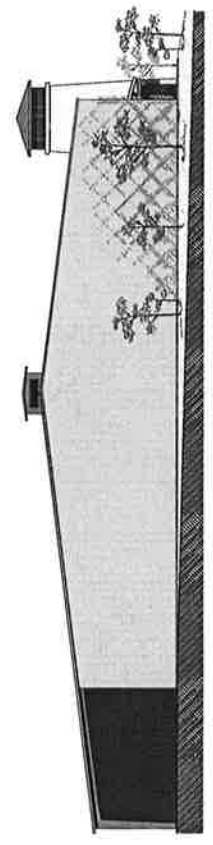
JOB NUMBER: 1417
 SHEET: A3.3



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



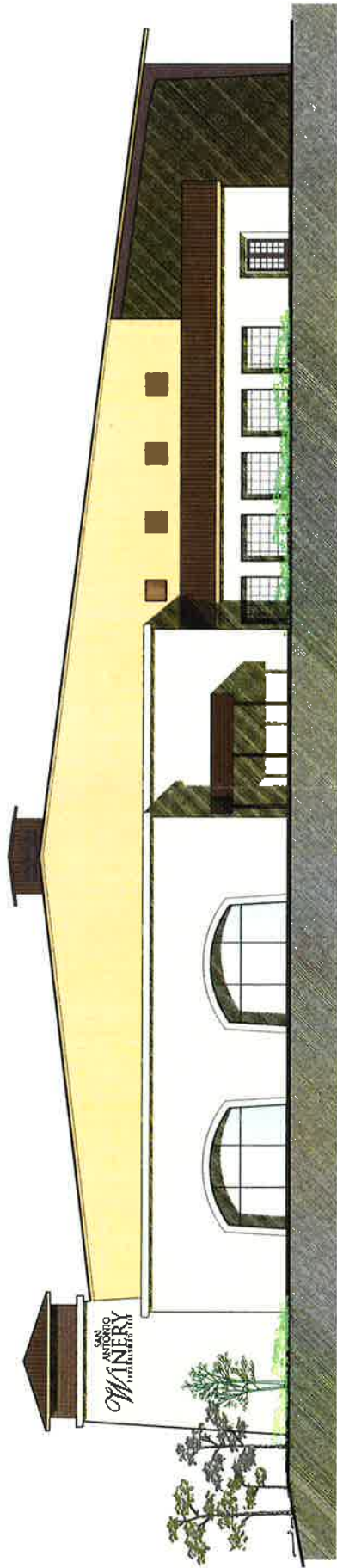
EAST ELEVATION

Exhibit N
 Elevations- Phase III
 PD 14-005
 (San Antonio Winery)

COLOR BOARD

San Antonio Winery

Danley Court, Paso Robles, CA



Material: Metal Roof
 Manufacturer: Kingspan (or approved equal)
 Color: Pewter (or approved equal)



Material: Insulated Wall Panels
 Manufacturer: Kingspan (or approved equal)
 Color: Sunny Beige (or approved equal)

Material: Stucco Siding
 Color: Beige Sandstone (or approved equal)



Material: Paint (Accent Color)
 Color: Chocolate Brown (or approved equal)



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Kristen Buxkemper, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 14-005 – San Antonio Winery, on this 8th day of April, 2015.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Kristen Buxkemper

THE *Newspaper of the Central Coast*
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 1662583
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof - on the following dates to wit; APRIL 8, 2015 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATED: APRIL 8, 2015

AD COST: \$244.08

CITY OF EL PASO DE ROBLES
NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION

NOTICE IS HEARBY GIVEN that the Planning Commission of the City of El Paso de Robles will consider adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act and approval of the following project:

Project Title: Planned Development PD 14-005 (San Antonio Winery)

Applicant: San Antonio Winery, Inc.

Project Location: Northwest corner of Wisteria Lane and Danley Ct., Paso Robles, CA

APN: 025-421-028 & 029

Project Description: Request to construct a new 126,000 square foot wine production facility on a vacant 5 acre parcel located within an existing industrial park.

The Public Review Period for the proposed Negative Declaration will commence on April 8, 2015, and end on April 28, 2015 at a public hearing before the Planning Commission, which is scheduled to take place on Tuesday, August 28, 2015, at the hour of 7:30 pm in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

FINDING

The City of Paso Robles has reviewed the above project in accordance with the City of Paso Robles' Rules and Procedures for the Implementation of the California Environmental Quality Act and has determined that an Environmental Impact Report need not be prepared because:

The proposed project will not have a significant effect on the environment.

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described on the attached sheet and hereby made a part of Negative Declaration have been added to the project.

The Initial Study which provides the basis for this determination is available at the City of Paso Robles, Community Development Department, 1000 Spring Street, Paso Robles, CA 93446.

NOTICE

The public is invited to provide written comment on the Draft Mitigated Negative Declaration and/or to provide oral comment at the public hearing noted above. The appropriateness of the Draft Negative Declaration will be reconsidered in light of the comments received.

Questions about and comments on the proposed project and Mitigated Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or e-mailed to CDdirector@prcity.com provided that any comments are received prior to the time of the Planning Commission hearing. Should you have any questions about this project, please call Darren Nash at (805) 237-3970 or send email to dnash@prcity.com.

Darren Nash, Associate Planner April 3, 2015

April 8, 2015