

RESOLUTION NO: 15-007

**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:

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. Prior to the beginning of harvest activities, a neighborhood notice shall be provided to all property owners/tenants within 300-feet of the San Antonio Winery site indicating the duration in which harvest activities will occur, include a brief description of the types of activities that will take place outdoors, and provide contact information for the on-site manager, including a contact phone number for the manager.
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: Barth, Burgett, Cooper, Donaldson, Rollins, Vanderlip

NOES: None

ABSENT: Brennan

ABSTAIN: None

ATTEST:


WARREN FRACE, PLANNING COMMISSION SECRETARY
VINCE VANDERLIP, CHAIRMAN

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

| | |
|--|--|
| <input checked="" type="checkbox"/> <u>Planned Development</u> | <input type="checkbox"/> <u>Conditional Use Permit</u> |
| <input type="checkbox"/> <u>Tentative Parcel Map</u> | <input type="checkbox"/> <u>Tentative Tract Map</u> |
| <u>Approval Body: Planning Commission</u> | <u>Date of Approval: April 28, 2015</u> |
| <u>Applicant: San Antonio Winery</u> | <u>Location: NWC of Danley & Wisteria Lane</u> |
| <u>APN:025-421-028 & 029</u> | |

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.

- ☐ 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.
- ☒ 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.
- ☒ 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:

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-

(Adopted by Planning Commission Resolution 15-007)

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.
- ☐ 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:

| | | |
|------------------|---------------|----------------------|
| Golden Hill Road | | |
| Street Name | City Standard | Standard Drawing No. |
- ☐ 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 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.
- ☒ 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.

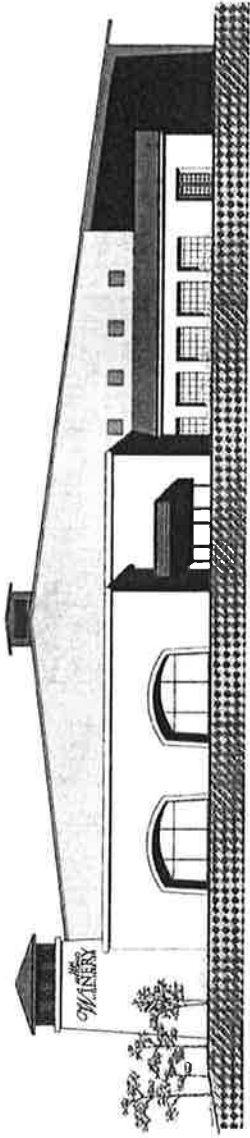
PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

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.
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.

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



VICINITY MAP



DIRECTORY

OWNER: San Antonio Winery, 10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
ARCHITECT: REISS DESIGN STUDIO, 10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
ENGINEER: [Firm Name], [Address]
LANDSCAPE ARCHITECT: [Firm Name], [Address]
PLANTING: [Firm Name], [Address]

BUILDING AREAS BY PHASE

| PHASE 1 | PHASE 2 | PHASE 3 |
|--|--|--|
| PROPOSED BUILDING AREAS 1. 10,000 sq. ft. Winery Building 2. 5,000 sq. ft. Tasting Room 3. 2,000 sq. ft. Office Building 4. 1,000 sq. ft. Storage Building 5. 500 sq. ft. Restroom Building 6. 500 sq. ft. Parking Lot 7. 500 sq. ft. Landscaping 8. 500 sq. ft. Fencing 9. 500 sq. ft. Signage 10. 500 sq. ft. Utilities | PROPOSED BUILDING AREAS 1. 10,000 sq. ft. Winery Building 2. 5,000 sq. ft. Tasting Room 3. 2,000 sq. ft. Office Building 4. 1,000 sq. ft. Storage Building 5. 500 sq. ft. Restroom Building 6. 500 sq. ft. Parking Lot 7. 500 sq. ft. Landscaping 8. 500 sq. ft. Fencing 9. 500 sq. ft. Signage 10. 500 sq. ft. Utilities | PROPOSED BUILDING AREAS 1. 10,000 sq. ft. Winery Building 2. 5,000 sq. ft. Tasting Room 3. 2,000 sq. ft. Office Building 4. 1,000 sq. ft. Storage Building 5. 500 sq. ft. Restroom Building 6. 500 sq. ft. Parking Lot 7. 500 sq. ft. Landscaping 8. 500 sq. ft. Fencing 9. 500 sq. ft. Signage 10. 500 sq. ft. Utilities |

PROJECT DESCRIPTION

The project consists of a new production winery building and a tasting room building. The project is located on Wisteria Lane in Paso Robles, CA. The project is a 10,000 sq. ft. winery building and a 5,000 sq. ft. tasting room building. The project is a 10,000 sq. ft. winery building and a 5,000 sq. ft. tasting room building. The project is a 10,000 sq. ft. winery building and a 5,000 sq. ft. tasting room building.

PROJECT INFORMATION

OWNER: San Antonio Winery
ARCHITECT: REISS DESIGN STUDIO
ENGINEER: [Firm Name]
LANDSCAPE ARCHITECT: [Firm Name]
PLANTING: [Firm Name]
FENCING: [Firm Name]
SIGNAGE: [Firm Name]
UTILITIES: [Firm Name]

SHEET INDEX

| SHEET | DESCRIPTION |
|-------|-----------------|
| 1.00 | Site Plan |
| 2.00 | Foundation Plan |
| 3.00 | Foundation Plan |
| 4.00 | Foundation Plan |
| 5.00 | Foundation Plan |
| 6.00 | Foundation Plan |
| 7.00 | Foundation Plan |
| 8.00 | Foundation Plan |
| 9.00 | Foundation Plan |
| 10.00 | Foundation Plan |

SAN ANTONIO WINERY
WISTERIA LANE
PASO ROBLES, CA 93446
STEVE RIBOU
700 LAUREL STREET
LOS ANGELES, CA 90033
(323) 225-1601

TITLE SHEET
NOVEMBER 14, 2014
REVISIONS

1417

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NOVEMBER 14, 2014

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NOVEMBER 14, 2014

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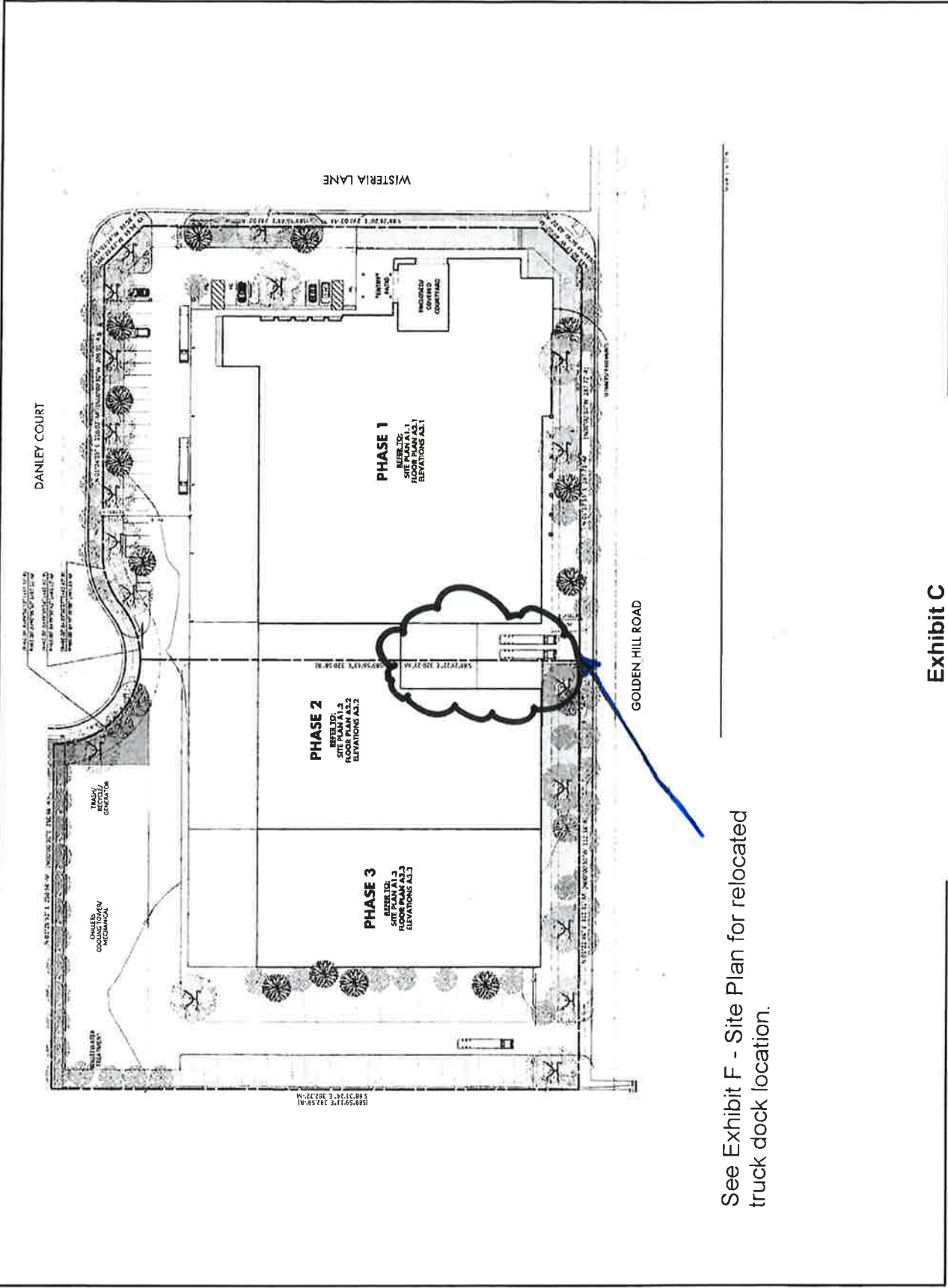
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NOVEMBER 14, 2014

REVISIONS

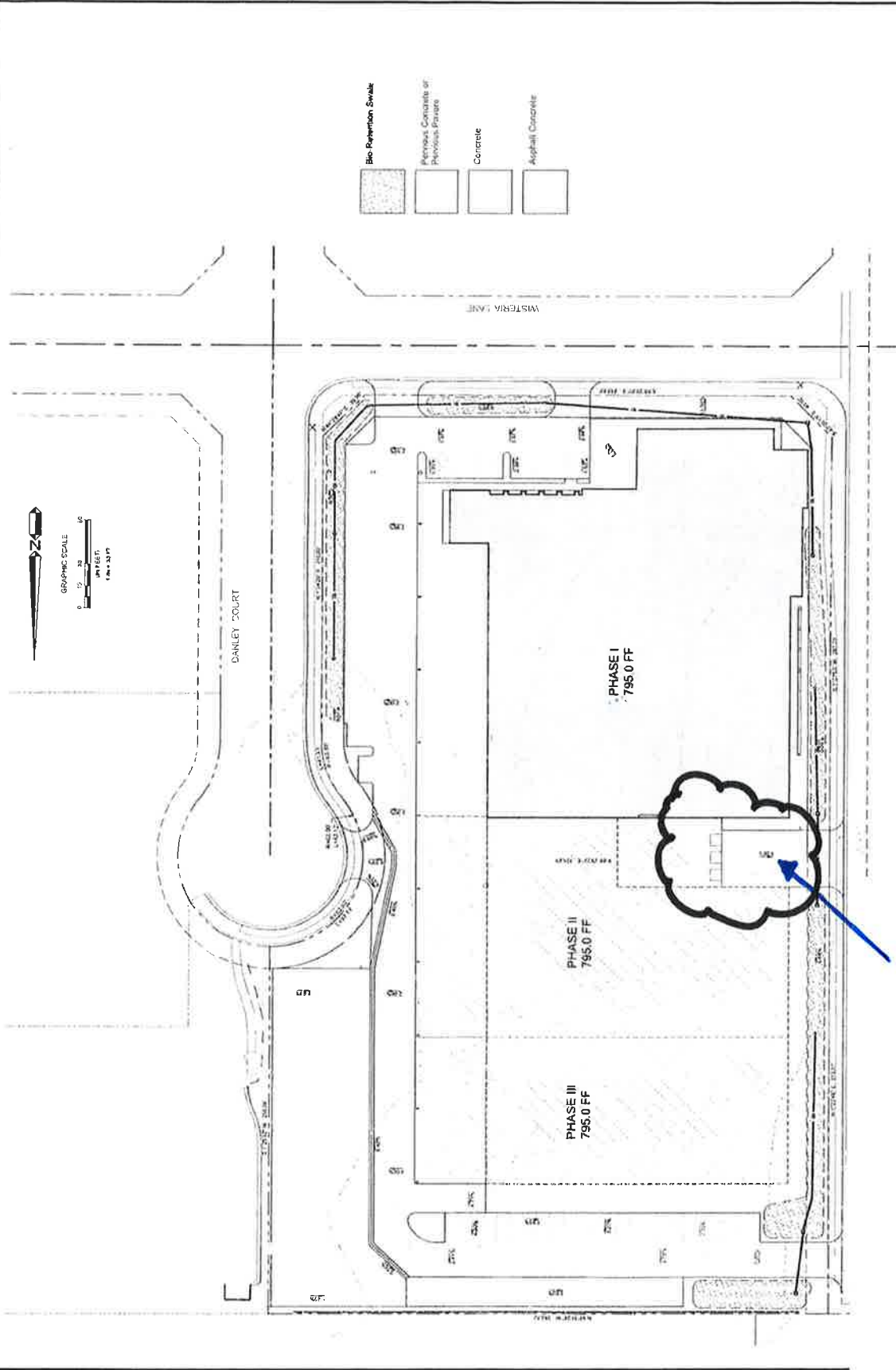
1417

T1.0



See Exhibit F - Site Plan for relocated truck dock location.

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



EARTH WORK TO SUBGRADE
Cut: 2,300 cy
Fill: 2,800 cy
Import: 600 cy

HILL ROAD

See Exhibit F - Site Plan for relocated truck dock location.

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 REFERENCE NOTES

- [illegible]



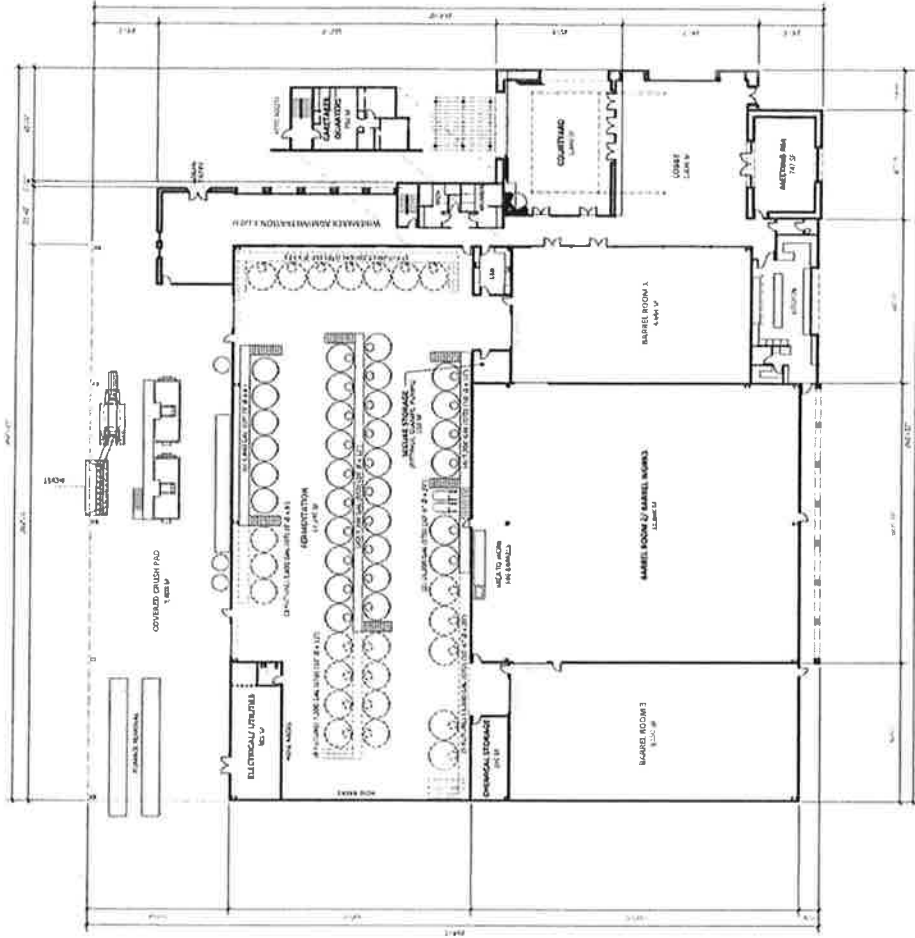
Concrete, Refer to Civil and Structural Plans

Stirred and pumped concrete

Building footprint

Scale: 1" = 30 ft

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



1 FLOOR PLAN - Phase 1

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

PHASE 1

| DESCRIPTION | AREA (SQ. FT.) | PERCENTAGE |
|-----------------|----------------|------------|
| BARREL ROOM 1 | 1,200 | 1.2% |
| BARREL ROOM 2 | 1,200 | 1.2% |
| BARREL ROOM 3 | 1,200 | 1.2% |
| BARREL ROOM 4 | 1,200 | 1.2% |
| BARREL ROOM 5 | 1,200 | 1.2% |
| BARREL ROOM 6 | 1,200 | 1.2% |
| BARREL ROOM 7 | 1,200 | 1.2% |
| BARREL ROOM 8 | 1,200 | 1.2% |
| BARREL ROOM 9 | 1,200 | 1.2% |
| BARREL ROOM 10 | 1,200 | 1.2% |
| BARREL ROOM 11 | 1,200 | 1.2% |
| BARREL ROOM 12 | 1,200 | 1.2% |
| BARREL ROOM 13 | 1,200 | 1.2% |
| BARREL ROOM 14 | 1,200 | 1.2% |
| BARREL ROOM 15 | 1,200 | 1.2% |
| BARREL ROOM 16 | 1,200 | 1.2% |
| BARREL ROOM 17 | 1,200 | 1.2% |
| BARREL ROOM 18 | 1,200 | 1.2% |
| BARREL ROOM 19 | 1,200 | 1.2% |
| BARREL ROOM 20 | 1,200 | 1.2% |
| BARREL ROOM 21 | 1,200 | 1.2% |
| BARREL ROOM 22 | 1,200 | 1.2% |
| BARREL ROOM 23 | 1,200 | 1.2% |
| BARREL ROOM 24 | 1,200 | 1.2% |
| BARREL ROOM 25 | 1,200 | 1.2% |
| BARREL ROOM 26 | 1,200 | 1.2% |
| BARREL ROOM 27 | 1,200 | 1.2% |
| BARREL ROOM 28 | 1,200 | 1.2% |
| BARREL ROOM 29 | 1,200 | 1.2% |
| BARREL ROOM 30 | 1,200 | 1.2% |
| BARREL ROOM 31 | 1,200 | 1.2% |
| BARREL ROOM 32 | 1,200 | 1.2% |
| BARREL ROOM 33 | 1,200 | 1.2% |
| BARREL ROOM 34 | 1,200 | 1.2% |
| BARREL ROOM 35 | 1,200 | 1.2% |
| BARREL ROOM 36 | 1,200 | 1.2% |
| BARREL ROOM 37 | 1,200 | 1.2% |
| BARREL ROOM 38 | 1,200 | 1.2% |
| BARREL ROOM 39 | 1,200 | 1.2% |
| BARREL ROOM 40 | 1,200 | 1.2% |
| BARREL ROOM 41 | 1,200 | 1.2% |
| BARREL ROOM 42 | 1,200 | 1.2% |
| BARREL ROOM 43 | 1,200 | 1.2% |
| BARREL ROOM 44 | 1,200 | 1.2% |
| BARREL ROOM 45 | 1,200 | 1.2% |
| BARREL ROOM 46 | 1,200 | 1.2% |
| BARREL ROOM 47 | 1,200 | 1.2% |
| BARREL ROOM 48 | 1,200 | 1.2% |
| BARREL ROOM 49 | 1,200 | 1.2% |
| BARREL ROOM 50 | 1,200 | 1.2% |
| BARREL ROOM 51 | 1,200 | 1.2% |
| BARREL ROOM 52 | 1,200 | 1.2% |
| BARREL ROOM 53 | 1,200 | 1.2% |
| BARREL ROOM 54 | 1,200 | 1.2% |
| BARREL ROOM 55 | 1,200 | 1.2% |
| BARREL ROOM 56 | 1,200 | 1.2% |
| BARREL ROOM 57 | 1,200 | 1.2% |
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| BARREL ROOM 65 | 1,200 | 1.2% |
| BARREL ROOM 66 | 1,200 | 1.2% |
| BARREL ROOM 67 | 1,200 | 1.2% |
| BARREL ROOM 68 | 1,200 | 1.2% |
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| BARREL ROOM 70 | 1,200 | 1.2% |
| BARREL ROOM 71 | 1,200 | 1.2% |
| BARREL ROOM 72 | 1,200 | 1.2% |
| BARREL ROOM 73 | 1,200 | 1.2% |
| BARREL ROOM 74 | 1,200 | 1.2% |
| BARREL ROOM 75 | 1,200 | 1.2% |
| BARREL ROOM 76 | 1,200 | 1.2% |
| BARREL ROOM 77 | 1,200 | 1.2% |
| BARREL ROOM 78 | 1,200 | 1.2% |
| BARREL ROOM 79 | 1,200 | 1.2% |
| BARREL ROOM 80 | 1,200 | 1.2% |
| BARREL ROOM 81 | 1,200 | 1.2% |
| BARREL ROOM 82 | 1,200 | 1.2% |
| BARREL ROOM 83 | 1,200 | 1.2% |
| BARREL ROOM 84 | 1,200 | 1.2% |
| BARREL ROOM 85 | 1,200 | 1.2% |
| BARREL ROOM 86 | 1,200 | 1.2% |
| BARREL ROOM 87 | 1,200 | 1.2% |
| BARREL ROOM 88 | 1,200 | 1.2% |
| BARREL ROOM 89 | 1,200 | 1.2% |
| BARREL ROOM 90 | 1,200 | 1.2% |
| BARREL ROOM 91 | 1,200 | 1.2% |
| BARREL ROOM 92 | 1,200 | 1.2% |
| BARREL ROOM 93 | 1,200 | 1.2% |
| BARREL ROOM 94 | 1,200 | 1.2% |
| BARREL ROOM 95 | 1,200 | 1.2% |
| BARREL ROOM 96 | 1,200 | 1.2% |
| BARREL ROOM 97 | 1,200 | 1.2% |
| BARREL ROOM 98 | 1,200 | 1.2% |
| BARREL ROOM 99 | 1,200 | 1.2% |
| BARREL ROOM 100 | 1,200 | 1.2% |

SAN ANTONIO WINERY
WISTERIA LANE
PASO ROBLES, CA 93266
SAN ANTONIO WINERY
STEVE RIBOLI
707 TAMAR STREET
LOS ANGELES, CA 90001
(323) 231-1401

PROJECT LOCATION
EXTERIOR ELEVATIONS
Phase 1
SCAINTIT

NOT FOR CONSTRUCTION
DATE: NOVEMBER 14, 2014
BY: [Signature]

JOB NUMBER: 14017
SHEET: 1

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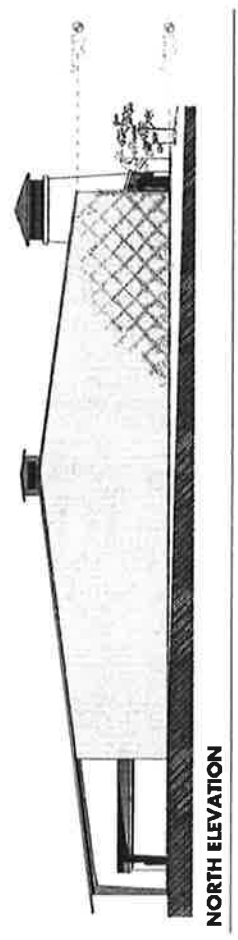
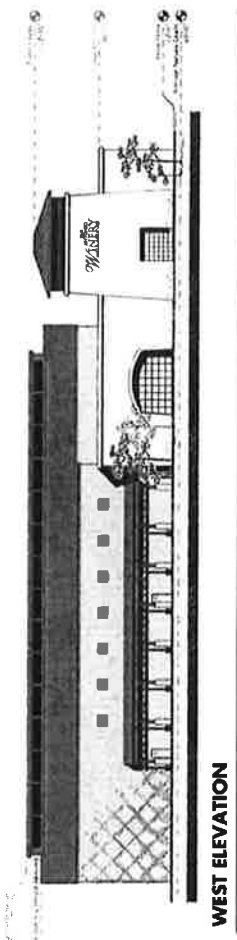
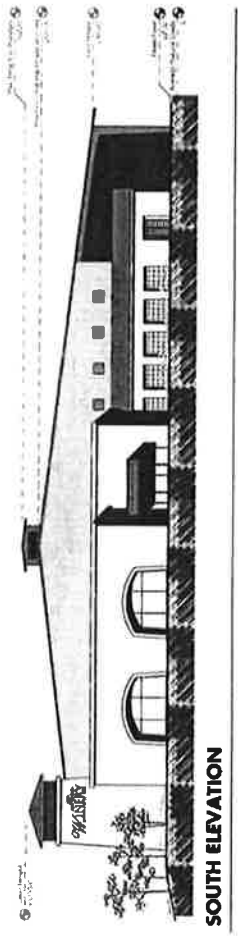
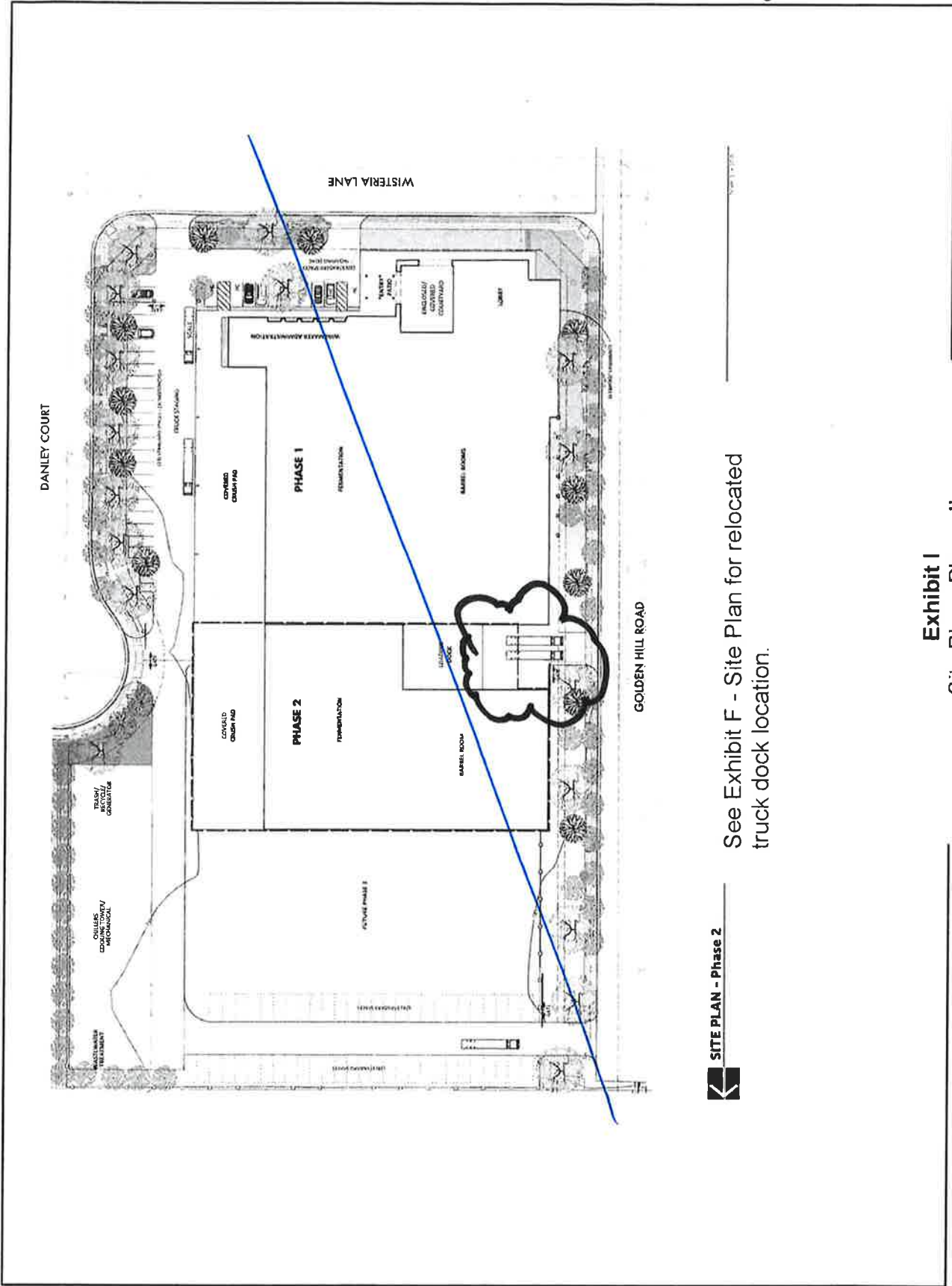


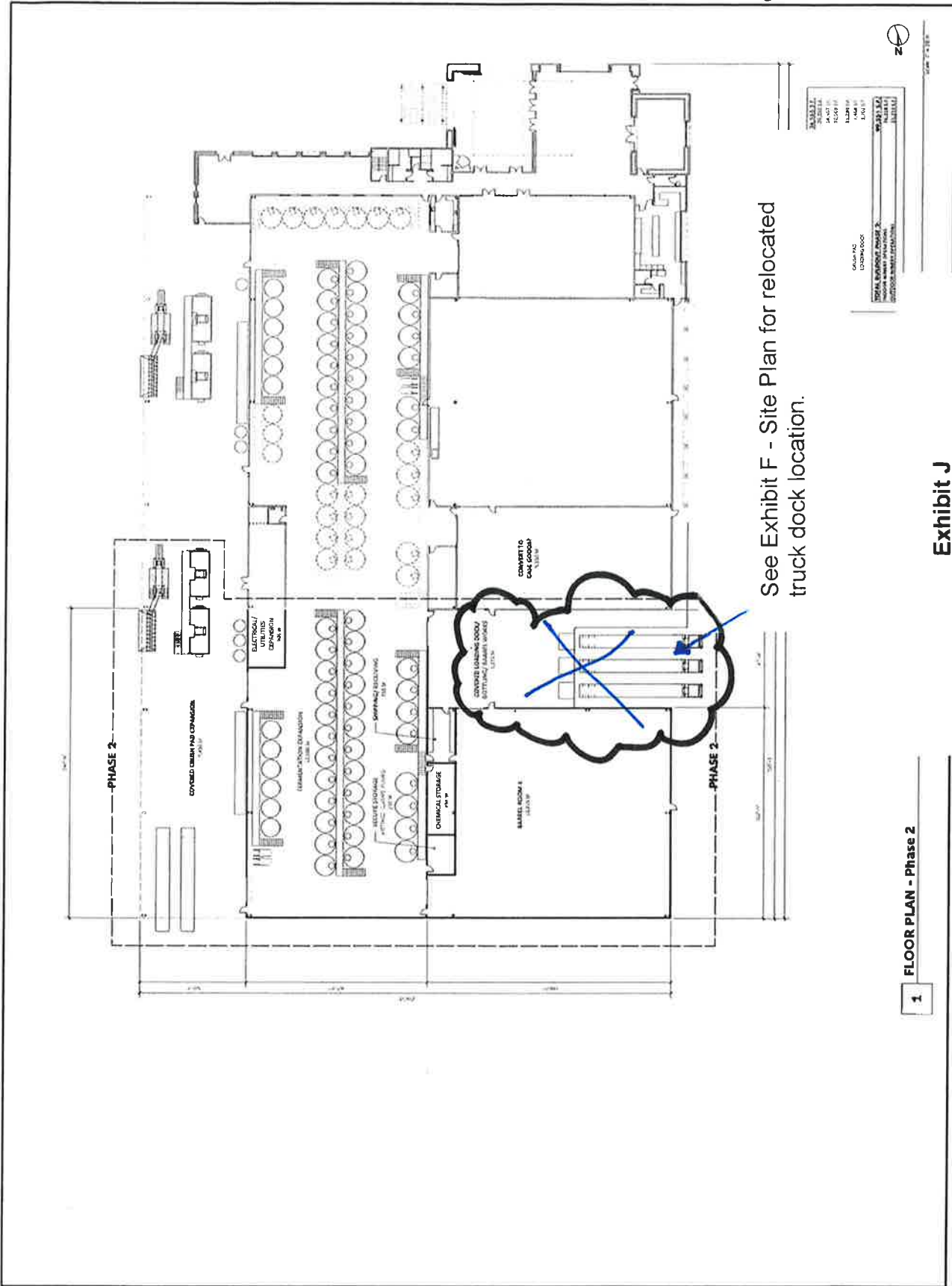
Exhibit H
Elevations- Phase I
PD 14-005
(San Antonio Winery)



SITE PLAN - Phase 2

See Exhibit F - Site Plan for relocated truck dock location.

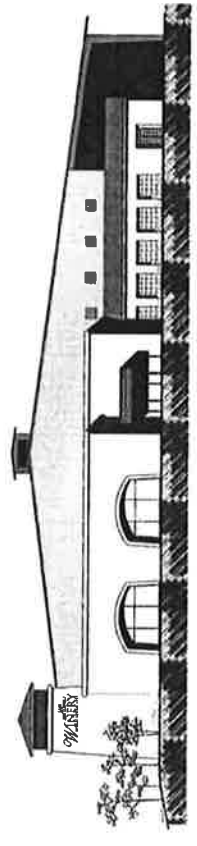
Exhibit I
Site Plan - Phase II
PD 14-005
(San Antonio Winery)



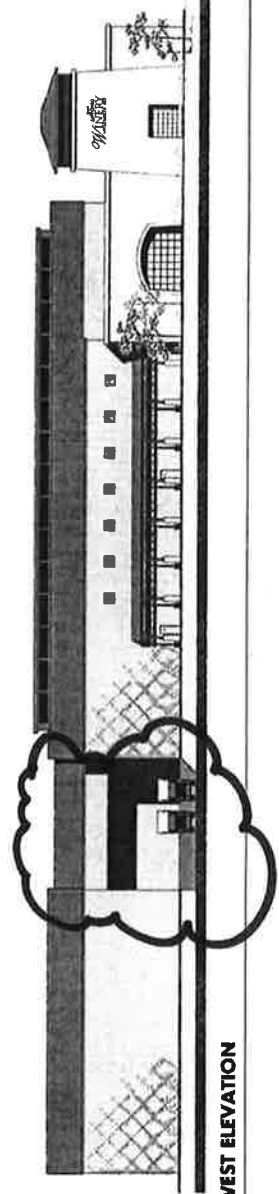
See Exhibit F - Site Plan for relocated truck dock location.

1 FLOOR PLAN - Phase 2

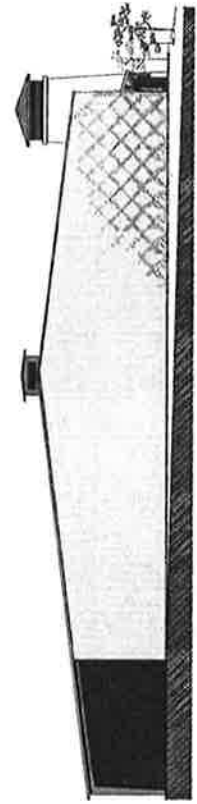
Exhibit J
Floor Plan - Phase II
PD 14-005
(San Antonio Winery)



SOUTH ELEVATION



WEST ELEVATION

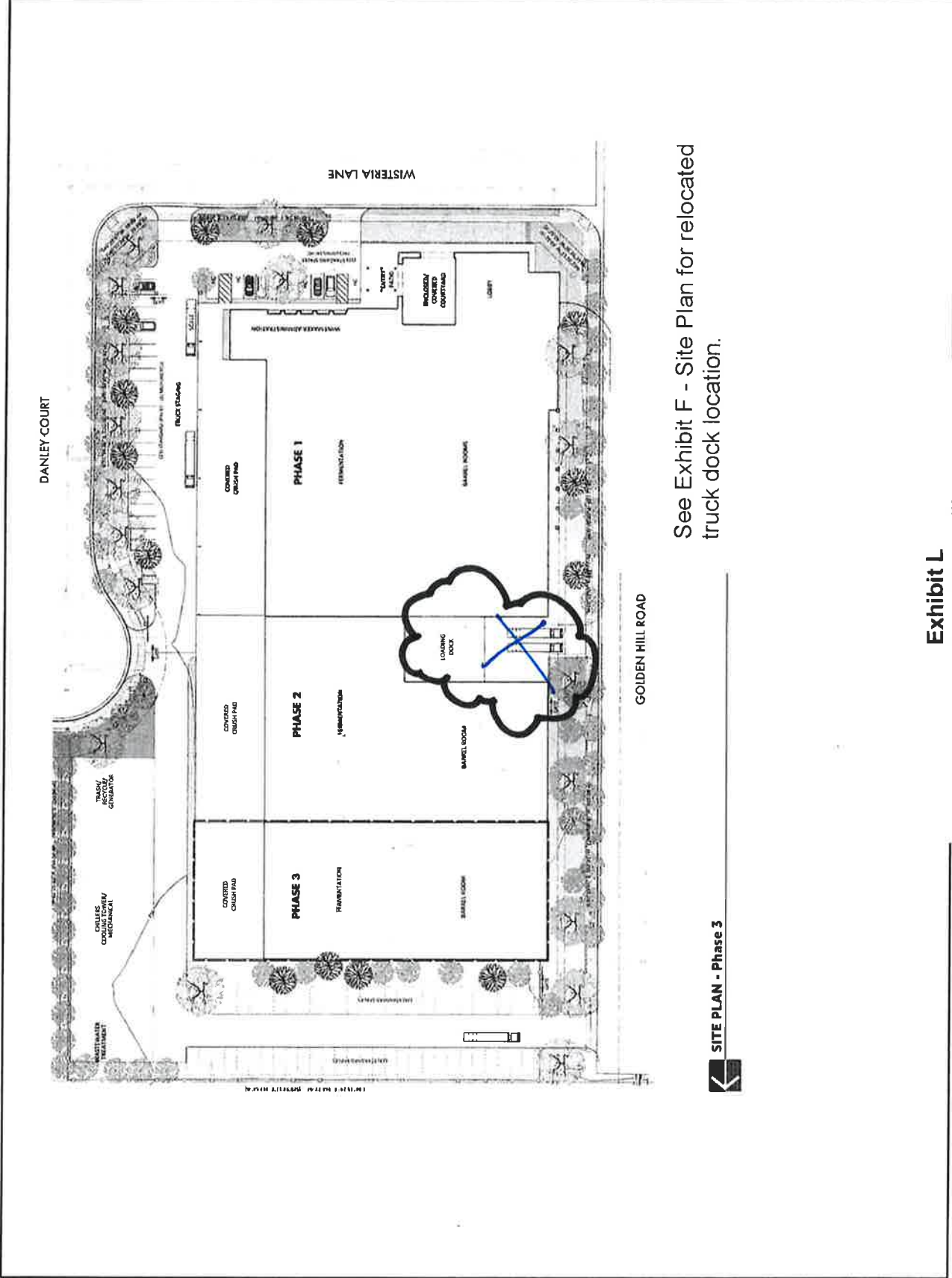


NORTH ELEVATION



EAST ELEVATION

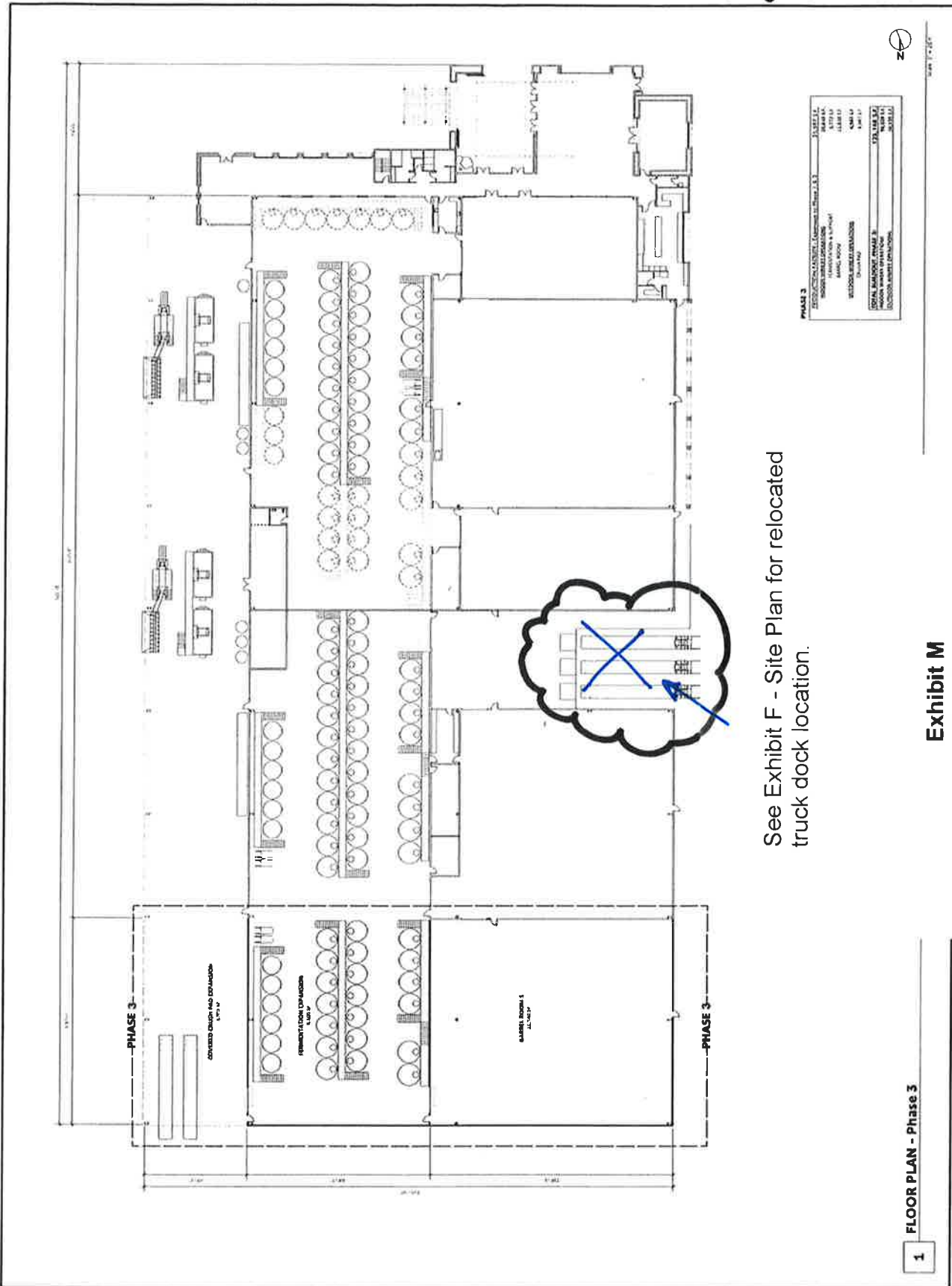
Exhibit K
Elevation- Phase II
PD 14-005
(San Antonio Winery)



See Exhibit F - Site Plan for relocated truck dock location.

← SITE PLAN - Phase 3

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



See Exhibit F - Site Plan for relocated truck dock location.

FLOOR PLAN - Phase 3

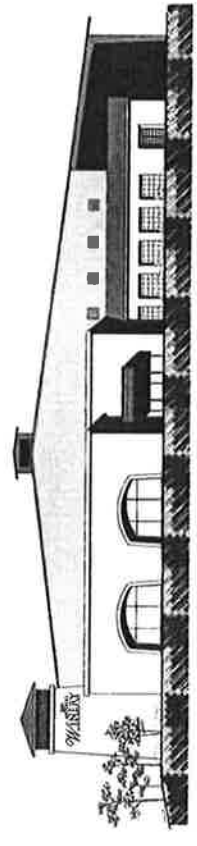
Exhibit M
Floor Plan- Phase III
PD 14-005
(San Antonio Winery)

REISS DESIGN STUDIO
ARCHITECTS
1000 17th St, Suite 1000
San Francisco, CA 94103
Tel: 415.774.8888 Fax: 415.774.8889
www.reissdesignstudio.com

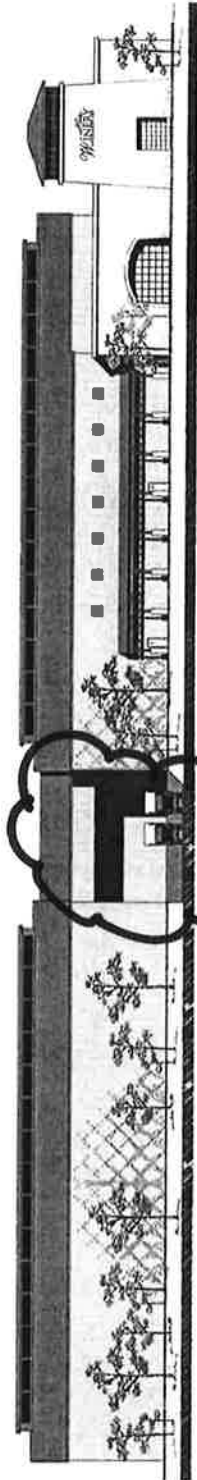
SAN ANTONIO WINERY
WISTERIA LANE
PASO ROBLES, CA 93446
OWNER: SAN ANTONIO WINERY
DESIGNER: STEVE BIRCH
771 LAMAR STREET
LOS ANGELES, CA 90001
(213) 223-1401
ARCHITECTS: EXTERIOR ELEVATIONS
Phase 3
CONSULTANT

STAMP
NOT FOR CONSTRUCTION
DATE: NOVEMBER 14, 2014
JOB NUMBER: 1417
SHEET: 1417

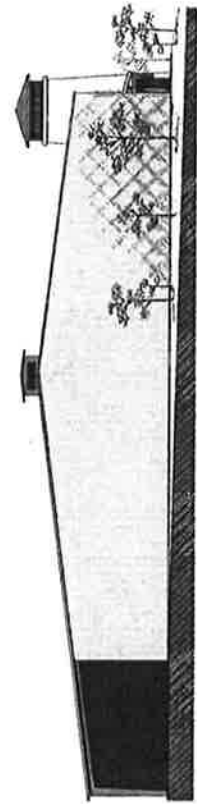
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SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



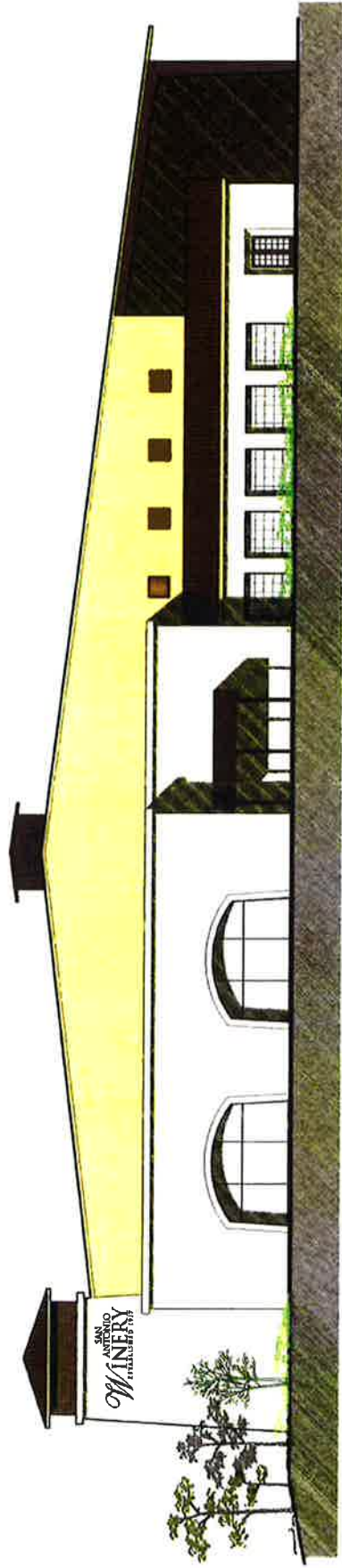
EAST ELEVATION

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: Surry Beige (or approved equal)



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



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

March 18, 2015

**REISS
DESIGN
STUDIO**
AN ARCHITECTURAL FIRM

Exhibit O
Color-Material Board
PD 14-005
(San Antonio Winery)