

RESOLUTION NO. PC 17-019
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT AMENDMENT 14-003
AND CONDITIONAL USE PERMIT 14-006
(San Antonio Winery)
APN: 025-391-075

WHEREAS, an application has been filed by Angle Land Use Entitlement on behalf of San Antonio Winery Inc., requesting to amend Planned Development 14-003 in order to establish a restaurant use within the existing San Antonio Winery by enclosing an existing 1,352 square foot patio located in the back of the tasting room; and

WHEREAS, the site is located at 2610 Buena Vista Drive, on the northwest corner of Buena Vista Drive and Highway 46 East; and

WHEREAS, Planned Development 14-003 was originally approved in conjunction with Conditional Use Permit 14-006 via Resolution No. 15-062, and coincide with General Plan Amendment 14-002, Rezone 14-001, Specific Plan Amendment 14-002, as follows:

- **General Plan Amendment 14-002** - Land Use Element of the General Plan to modify the existing RSF-1 land use designation to Residential Multi-Family Low Density (RMF-8) with a Mixed-Use Overlay (MU) (i.e. RMF-8-MU); and
- **Rezone 14-001** – Zoning Map amendment to modify the R1-B4 zoning to Residential Multi-Family (R2) with a Mixed-Use Overlay (MU) (i.e. R2-MU); and
- **Specific Plan Amendment 14-002** – An amendment to the Borkey Area Specific Plan, Subarea D, to modify the list of land uses conditionally permitted to allow multi-family residential units and mixed use development (i.e. four residential units, commercial retail, restaurants, and wine tasting); and
- **Planned Development 14-003** – a request develop approximately 12,000 sf of new development, including a restaurant, (3) three boutique retail spaces, and (4) four residential units; and
- **Conditional Use Permit 14-006** – a request to expand the list of conditionally permitted uses for this property.

WHEREAS, the City Council approved the construction of a 42-foot tall tower element for the standalone restaurant building via City Council Resolution No. 15-062; and

WHEREAS, by amending Planned Development 14-003, the above entitlements will still remain in effect, and San Antonio Winery's tasting room facility will also be allowed to establish a restaurant within the existing building by enclosing an existing 1,352 square foot patio located in the back of the tasting room and reconfiguring the kitchen prep area; and

WHEREAS, approval of Planned Development Amendment 14-003 and Draft Resolution A will supersede City Council Resolution No. 15-062; and

WHEREAS, the proposed building alterations would use the same exterior finish materials and color scheme as the existing San Antonio Winery; and

WHEREAS, the restaurant's hours will coincide with the wine tasting room hours for both normal tasting room hours and private events by club members, thus the restaurant will be an ancillary use available to tasting patrons and club members only; and

WHEREAS, as part of the abovementioned entitlements, the site is required to have 56 parking spaces to serve the future restaurant, retail, and residential uses in addition to serving the existing wine tasting room. The conversion of the 1,352 sf of the existing floor area from wine tasting use to restaurant use requires an additional three (3) parking spaces be provided. The project will be providing a total of 61 parking spaces, therefore meeting the parking requirements; and

WHEREAS, as part of the abovementioned entitlements, a Mitigated Negative Declaration (MND) was adopted by City Council on June 2, 2015 via City Council Resolution No 15-060; and

WHEREAS, a public hearing was conducted by the Planning Commission on March 28, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans, and based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, and the Planning Commission makes the following findings:

1. The project is consistent with the goals and policies established by the General Plan, since the project would provide for a mix of uses within the Residential Multi-Family Low Density Mixed-Use Overlay (RMF-8-MU) land use designation.
2. The project is consistent with the policies and development standards established by the Borkey Area Specific Plan, since the restaurant is a conditionally permitted use at this location.
3. The project is consistent with and supports the intent of the Residential Multi-Family Mixed Use Overlay (R2-MU) zoning of the property, and would provide for a mix of land uses consistent with this zoning.
4. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city since the property is surrounded by similar land uses, and it would not result in significant noise, traffic, light, glare, or other potential effects.
5. The proposed development plan accommodates the aesthetic quality of the city as a whole since the building modifications are designed consistent with the existing building's architectural theme, and surrounding development.
6. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and is a reuse of an existing building that would not impact environmental resources, and is therefore exempt from environmental review (Class 1, Minor Alterations of an Existing Building), under the California Environmental Quality Act.

7. The proposed development plan contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses in the vicinity.

Section 3 - Environmental Determination: This Planned Development Amendment 14-003 qualifies for as exempt from environmental review under the State's Guidelines to Implement the California Environmental Quality Act (CEQA) per Section 15301 (Class 1, Minor Alteration of an Existing Structure).

Section 4 - Approval: Planned Development Amendment 14-003 and CUP 14-006 is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions of Approval
B	Standard Conditions
C	Phasing Plan
D	Floor Plan
E	Phase 1 Building Elevations
F	Site Plan/ Landscape Plan
G	Preliminary Grading and Drainage Plan
H	Winery/Café Floor Plan
I	Winery/Café South-West Elevation
J	Winery/Café South-East Elevation
K	Residential/Retail Building Front Elevation

PASSED AND ADOPTED THIS 28th Day of March 2017 by the following Roll Call Vote:

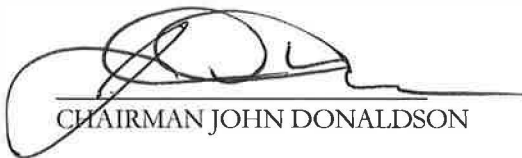
AYES: Commissioners Barth, Agredano, Davis, Jorgensen and Chairman Donaldson

NOES:

ABSENT: Commissioners Brennan and Rollins

ABSTAIN:

ATTEST:


CHAIRMAN JOHN DONALDSON


WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A

Project Conditions of Approval – PD Amend 14-003, CUP 14-006

Planning Division Conditions:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit B" to this resolution. These conditions supersede the previously approved conditions and exhibits of City Council resolution 15-032.
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
B	Standard Conditions
C	Phasing Plan
D	Floor Plan
E	Phase 1 Building Elevations
F	Site Plan/ Landscape Plan
G	Preliminary Grading and Drainage Plan
H	Winery/Café Floor Plan
I	Winery/Café South-West Elevation
J	Winery/Café South-East Elevation
K	Residential/Retail Building Front Elevation

- 3a. Planned Development 14-003 and Conditional Use Permit 14-006 allows for the expansion of the existing use of the property (e.g. wine tasting room), and add approximately 12,000 sf of new development, including a restaurant, (3) three boutique retail spaces, (4) four residential units, and a restaurant use within the existing San Antonio Winery by enclosing an existing 1,352 square foot patio located in the back of the tasting room, as shown in Exhibits C-I above.
- 3b. The approval of PD 14-003 allows for the construction of the 42-foot tall tower.
4. Prior to the issuance of a building permit for Phase 2, 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.
5. Prior to Phase 1, the applicant shall provide a \$20,000 bond or other form of assurance acceptable to the City, to fund the projects' share of a crosswalk at the intersection of Buena Vista Rd. and Experimental Station Rd. crosswalk at the intersection of Buena Vista Rd. and Experimental Station Rd. The applicant will have the option to provide a cash deposit into an interest bearing account shared by the City.

6. Prior to occupancy of Phase 1, the existing well must be abandoned in accordance with County Health Department Standards, and the property must be provided with municipal water service.
7. The project shall incorporate 61 automobile parking spaces and 3 motorcycle parking spaces on the project site, and a bike rack with at least 4 bike spaces to be located near the entrances to the restaurant and shops.
8. Prior to occupancy of Phase 1, the applicant shall dedicate the westerly 60 feet of the property to the City for open space to allow for the potential of trail construction.
9. Phase 2 of the project shall comply with and incorporate all mitigation measures as provided in the associated Mitigation Monitoring and Reporting Program of the Mitigated Negative Declaration adopted by City Council under Resolution No. 15-060.
10. The applicant shall remove all existing business banner signs prior to occupancy of Phase 1. Prior to Phase 2, the applicant shall apply for a Master Sign Program for all businesses on the site to ensure that they are architecturally compatible with the building design theme.
11. If any residences are to be used as vacation rentals in any capacity (e.g. not used as a permanent residence), the property owner shall obtain a business license and comply with all applicable transient occupancy regulations.

Mitigation Measures - Conditions of Approval:

12. Biological Resources (Phase 2):

Habitat subject to permanent and temporary construction disturbances and other types of ongoing project-related disturbance activities should be minimized by adhering to the following activities. Project designs should limit or cluster permanent project features to the smallest area possible while still permitting achievement of project goals. To minimize temporary disturbances, all project-related vehicle traffic should be restricted to established roads, construction areas, and other designated areas. These areas should also be included in preconstruction surveys and, to the extent possible, should be established in locations disturbed by previous activities to prevent further impacts.

- a. Project-related vehicles should observe a daytime speed limit of 20-mph throughout the site in all project areas, except on county roads and State and Federal highways; this is particularly important at night when kit foxes are most active. Night-time construction should be minimized to the extent possible. However if it does occur, then the speed limit should be reduced to 10-mph. Off-road traffic outside of designated project areas should be prohibited.
- b. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they should be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the Service and the California Department of Fish and Game (CDFG) shall be contacted as noted under measure 13 referenced below.

- c. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods should be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe should not be moved until the Service has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.
- d. All food-related trash items such as wrappers, cans, bottles, and food scraps should be disposed of in securely closed containers and removed at least once a week from a construction or project site.
- e. No firearms shall be allowed on the project site.
- f. No pets, such as dogs or cats, should be permitted on the project site to prevent harassment, mortality of kit foxes, or destruction of dens.
- g. Use of rodenticides and herbicides in project areas should be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds should observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional project-related restrictions deemed necessary by the Service. If rodent control must be conducted, zinc phosphide should be used because of a proven lower risk to kit fox.
- h. A representative shall be appointed by the project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The representative will be identified during the employee education program and their name and telephone number shall be provided to the Service.
- i. An employee education program should be conducted for any project that has anticipated impacts to kit fox or other endangered species. The program should consist of a brief presentation by persons knowledgeable in kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the project. The program should include the following: A description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of kit fox in the project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during project construction and implementation. A fact sheet conveying this information should be prepared for distribution to the previously referenced people and anyone else who may enter the project site.
- j. Upon completion of the project, all areas subject to temporary ground disturbances, including storage and staging areas, temporary roads, pipeline corridors, etc. should be re-contoured if necessary, and revegetated to promote restoration of the area to pre-project conditions. An area subject to "temporary" disturbance means any area that is disturbed during the project, but after project completion will not be subject to further disturbance and has the potential to be revegetated. Appropriate methods and plant species used to revegetate such areas should be determined on a site-specific basis in consultation with the Service, California Department of Fish and Game (CDFG), and revegetation experts.

- k. In the case of trapped animals, escape ramps or structures should be installed immediately to allow the animal(s) to escape, or the Service should be contacted for guidance.
- l. Any contractor, employee, or military or agency personnel who are responsible for inadvertently killing or injuring a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFG immediately in the case of a dead, injured or entrapped kit fox. The CDFG contact for immediate assistance is State Dispatch at (916)445-0045. They will contact the local warden or Mr. Paul Hoffman, the wildlife biologist, at (530)934-9309. The Service should be contacted at the numbers below.
- m. The Sacramento Fish and Wildlife Office and CDFG shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during project related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The Service contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFG contact is Mr. Paul Hoffman at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.
- n. New sightings of kit fox shall be reported to the California Natural Diversity Database (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed should also be provided to the Service at the address below.

13. Biological Resources (Phase 2):

The applicant shall complete the SJKF Habitat Evaluation Form and consult with the City and CDFW to determine if payment of an in-lieu fee to an approved mitigation bank is necessary.

14. Air Quality (Phase 2):

- 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 (non-potable) water should be used whenever possible;
- c. All dirt stock pile areas should be sprayed daily as needed;
- d. 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. This mitigation measure shall be shown on grading and building plans.
- e. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

15. Air Quality (Phase 2):

- a. Maintain all construction equipment in proper tune according to manufacturer's specifications;
- b. Fuel all off-road and portable diesel powered equipment with CARB-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);

- c. Use diesel construction equipment meeting CARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation (CCR Title 13, Article 4.8, Chapter 9, Section 2449);
- d. Use on-road heavy-duty trucks that meet the CARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation (CCR Title 13, Article 4.8, Chapter 9, Section 2449);
- e. Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
- f. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
- g. Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- i. Electrify equipment when feasible;
- j. Substitute gasoline-powered in place of diesel-powered equipment, where feasible;
- k. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.
- l. To the extent practical, reuse and recycle construction waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard.
- m. If site preparation and grading activities are to occur during the same calendar quarter, a minimum of ten percent of diesel-powered heavy-duty (i.e., 50 hp or greater) off-road equipment shall meet CARB's Tier 3, or cleaner, certified engine standards.

16. Noise Impacts (Phase 2):

Building design and construction methods for residences shall ensure noise level for residential building interiors shall not exceed the CNEL level identified in the Noise Element of the General Plan. Documentation (Noise Assessment) of noise levels shall be prepared by an acoustical engineer.

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

<input checked="" type="checkbox"/> <u>Planned Development</u>	<input checked="" 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: March 28, 2017</u>
<u>Applicant: San Antonio Winery, Inc.</u>	<u>Location: 2610 Buena Vista</u>
<u>APN: 025-391-075</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 March 28, 2019 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: _____

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) 237-3860, 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:
Buena Vista Drive
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.

Exhibit C Phasing Plan

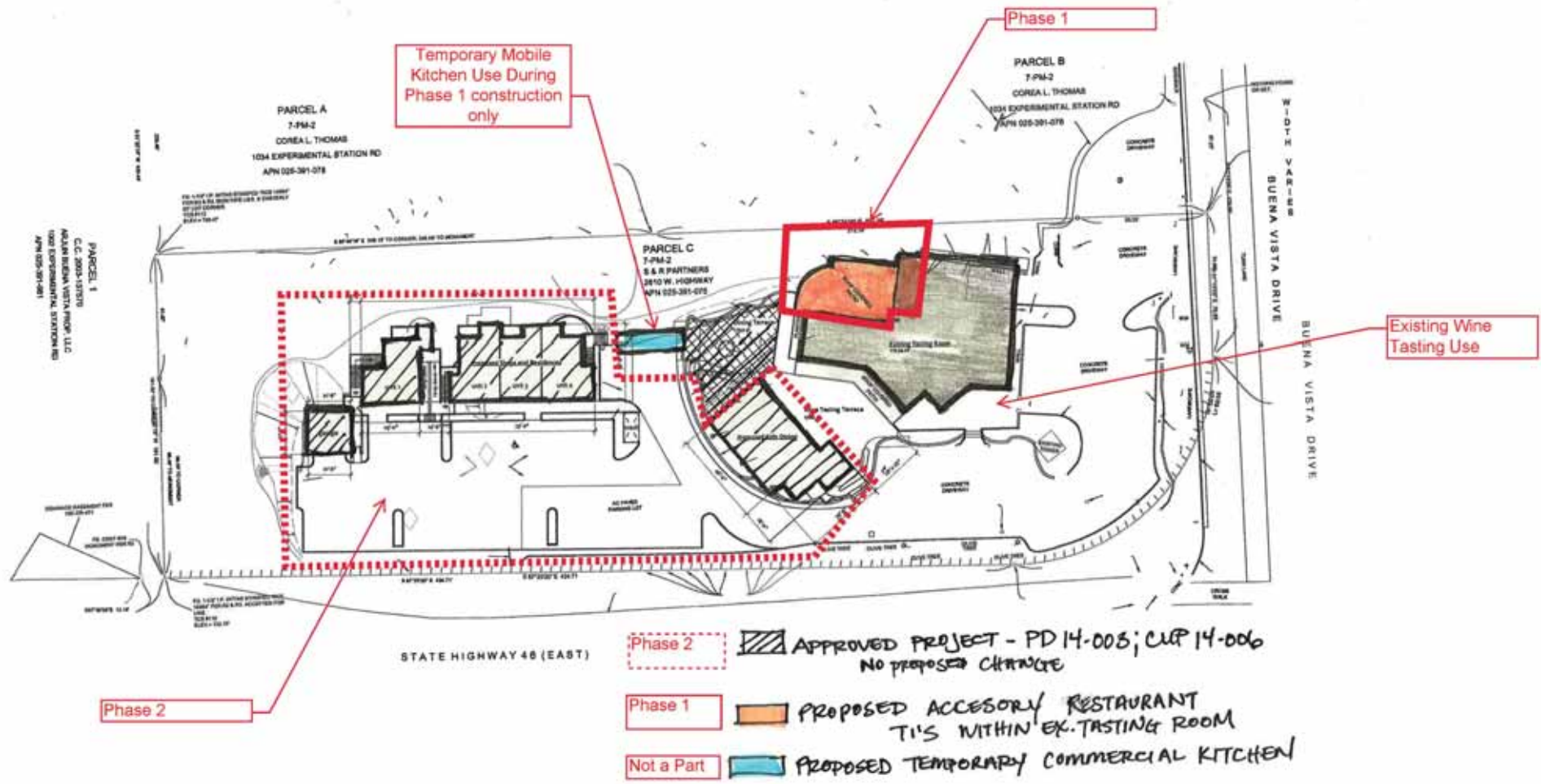
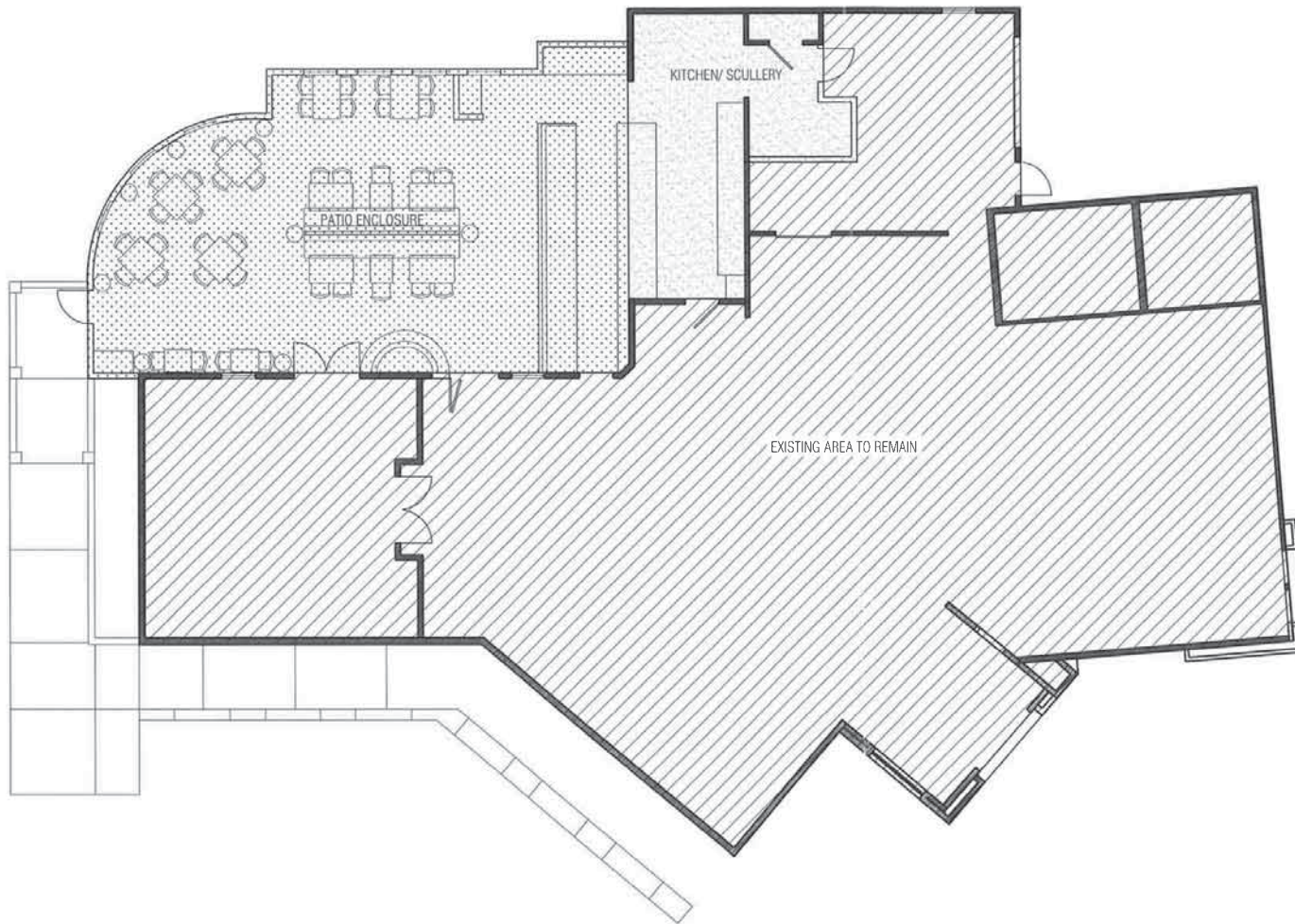





Exhibit D Phase 1 Floor Plan



FLOOR PLAN LEGEND		AREA SF
	PATIO ENCLOSURE	1352 SF
	INTERIOR MODIFICATION	395 SF
	EXISTING AREA	395 SF = 4703 SF
		4308 SF

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SAN FRANCISCO
CALIFORNIA 94103
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Fax 415.397.4375
office@architectureandlight.com

TITLE:

FLOOR PLAN CALCULATION

PROJECT SAN ANTONIO TASTING ROOM - PASO ROBLES

RE:

DATE: 12/15/2016

SCALE: 1/4"=1'-0"

JOB NO.: 15_049

Exhibit E Phase 1 Building Elevations



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www.architectureandlight.com

TITLE:
PROPOSED - PERSPECTIVES

PROJECT **SAN ANTONIO TASTING ROOM - PASO ROBLES**

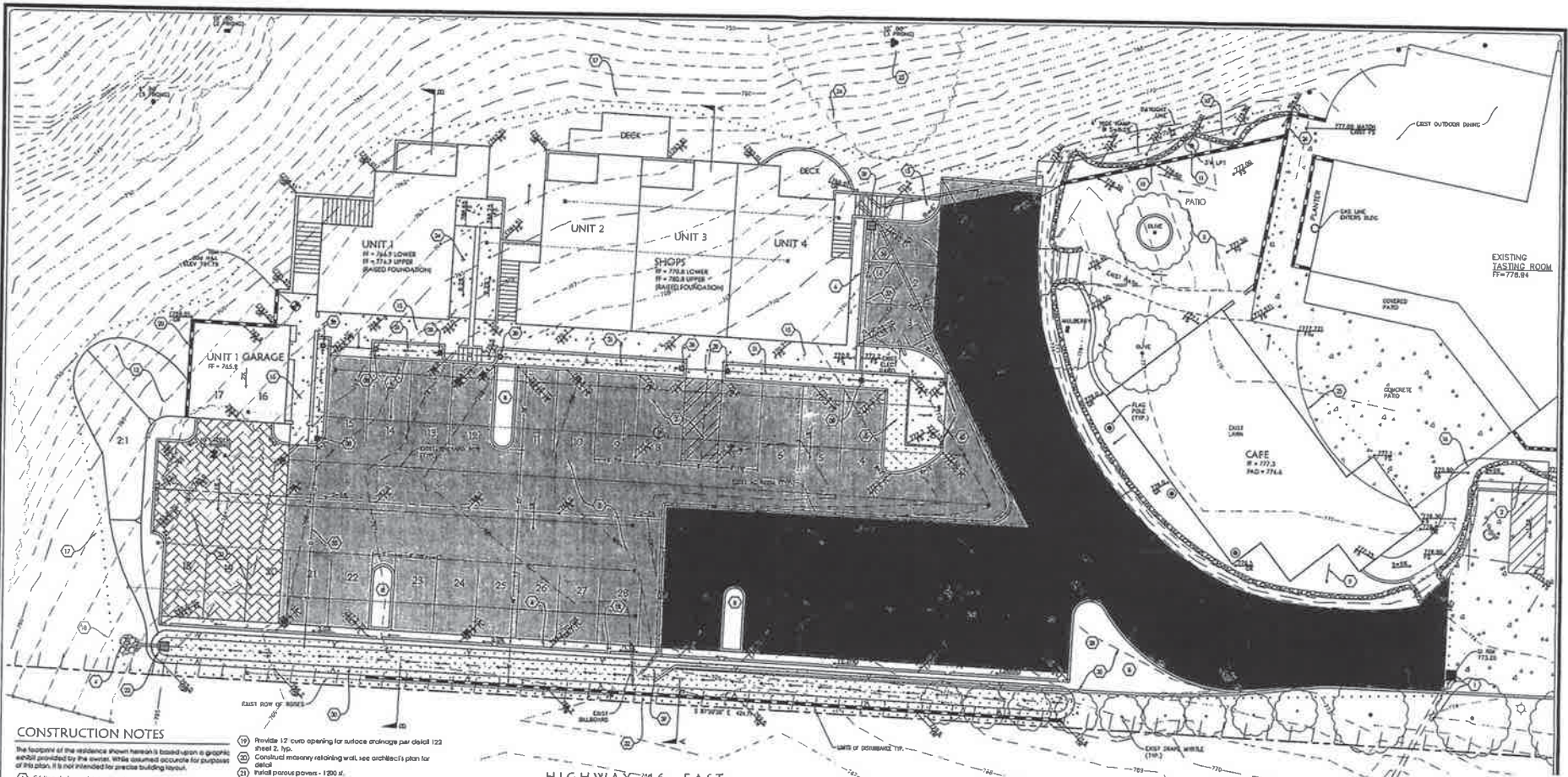
RE:

DATE: 12/15/2016

SCALE: NTS

JOB NO.: 16.049

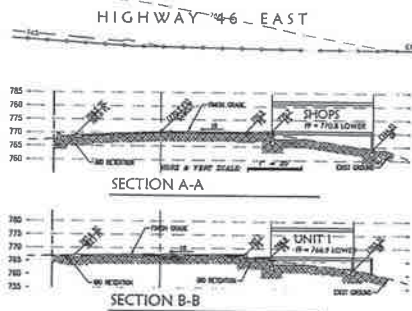
Exhibit C Preliminary Grading and Drainage Plan



CONSTRUCTION NOTES

- The footprint of the residence shown herein is based upon a graphic exhibit provided by the owner. While assumed accurate for purposes of this plan, it is not intended for precise building layout.
- 1. Existing drainage inlet and outlet to remain.
 - 2. Construct ADA accessible parking space and ramp with signing. Max slope = 2%.
 - 3. Construct new PCC concrete Reinforced.
 - 4. Install 2' C/C curb up with slope protection. Use facing cast in place per California Std. Section 72, method B placement.
 - 5. Construct new 2" AC pavement @ 2" C/C. 4" Agg. Base minimum. Feed location to be determined by 8" radius testing of sub base with 8" S&S.
 - 6. Construct 6" PCC concrete curb.
 - 7. Existing 6" AC beam to remain.
 - 8. Landscape area typical.
 - 9. Grade to drain away from proposed structure at 1"=24" on concrete surface and 1/8" on adjacent ground spaces.
 - 10. Demo and remove existing rock retaining wall. Construct new PCC concrete ramp with horizontal max. grade = 8.25%.
 - 11. Retain existing lighting fixture.
 - 12. Hydro seed or rock slope into of newly graded slopes.
 - 13. AC pavement saw cut tie.
 - 14. Demo and remove existing beam and down drain.
 - 15. Install PCC concrete sidewalk per architect plan.
 - 16. Construct PCC concrete walk @ 5x15' max.
 - 17. Install biodegradable fabric roll at top of slope and as indicated. See CASQA detail sheet 2.
 - 18. Install temporary straw-bale erosion control cage per detail sheet 2.

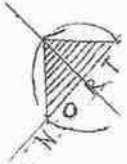
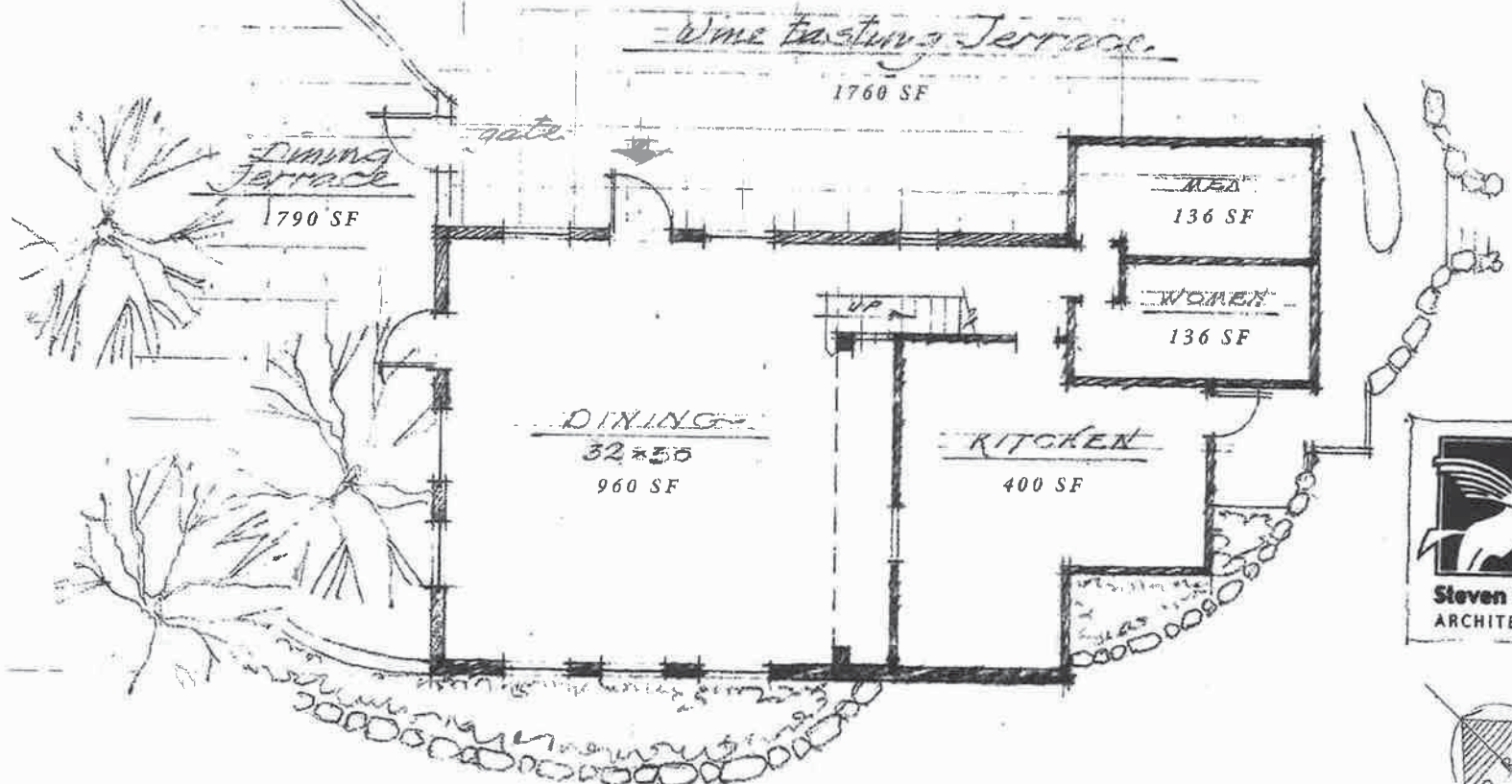
- 19. Provide 12" curb opening for surface drainage per detail 122 sheet 2, typ.
- 20. Construct masonry retaining wall, see architect's plan for detail.
- 21. Install porous pavers - 1200 sq. ft.
- 22. Install drainage inlet w/ 8" PVC low flow sewer line including 8" curb line, protected by pipe.
- 23. Install 1/2" protection landing.
- 24. Match existing concrete profile, typical.
- 25. Demo and remove east retaining wall @ new ramp.
- 26. Relocate electrical panel, and sewer pump to new landscape area.
- 27. Construct concrete washout structure per CASQA detail sheet 2.
- 28. Construct temporary material storage area per CASQA detail sheet 2.
- 29. Construct 6" tie retention planter per detail 123 sheet 2.
- 30. Construct 6" tie retention planter per detail 201 sheet 2.
- 31. Construct gravelly block or stone wall, max height = 2'.
- 32. Install 4" PVC drain line @ 5x15.5 ft.
- 33. Construct ADA accessible ramp, max slope = 8.25%.
- 34. Demo and remove existing AC pave.
- 35. Install 2" drainage inlet.
- 36. Install 8" PVC @ 5x15' min.
- 37. Install 12" drainage inlet, typ.
- 38. Demo & remove existing AC drain.
- 39. Construct trash enclosure. See architect's plan for detail.



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 Fax (925) 708-4148
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Record Drawings	
Drawn By	JK/JM
Checked By	
Date	12-028
Scale	
Author	
Project No.	
Sheet No.	
Total Sheets	

Roberts	
Buena Vista Village at	
Grading, Drainage	
Project No.	JK/JM
Date	12-028
Scale	
Author	
Project No.	
Sheet No.	
Total Sheets	



SAN ANTONIO WINERY CAFE FLOOR PLAN

JULY 22 2014

1/8" = 1'

Exhibit H
Phase 2 Cafe Floor Plan

Exhibit I
Phase 2 South-West Elevation

S O U T H - W E S T E L E V A T I O N

42'-0" TOWER HEIGHT

27'-0" AT RIDGE



S A N A N T O N I O W I N E R Y C A F E

APRIL 28TH, 2015

1/8" = 1'-0"

Exhibit J
Phase 2 South-East Elevation

SOUTH - EAST ELEVATION

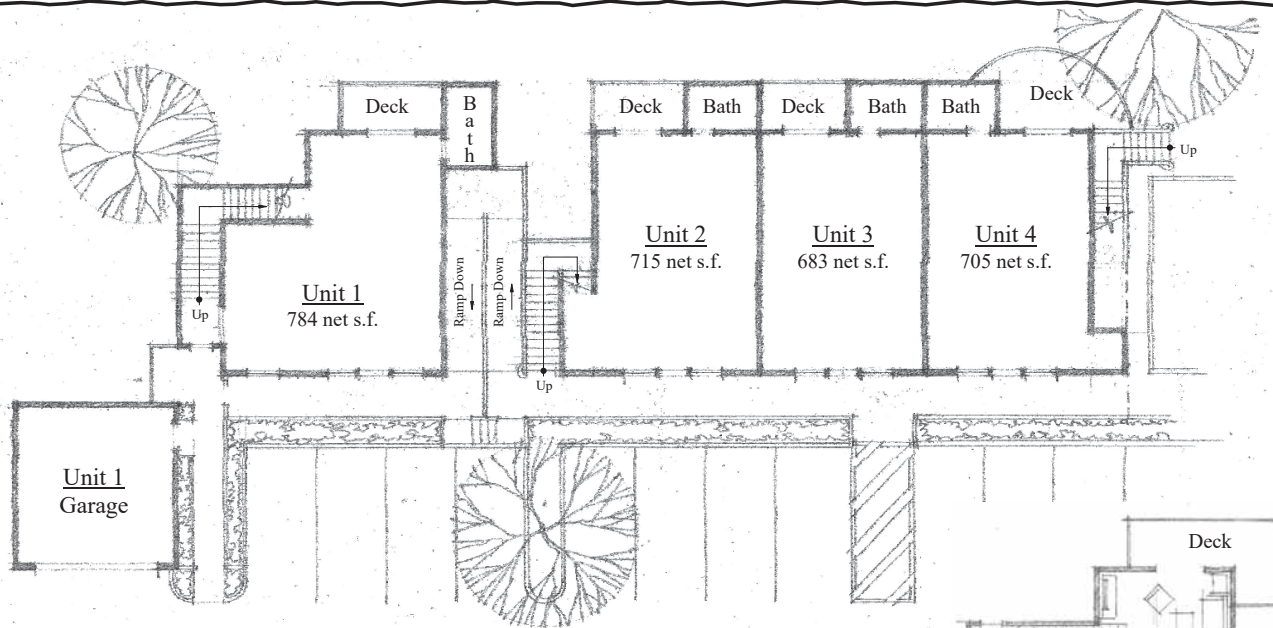


SAN ANTONIO WINERY CAFE

APRIL 28TH, 2015

1/8" = 1'-0"

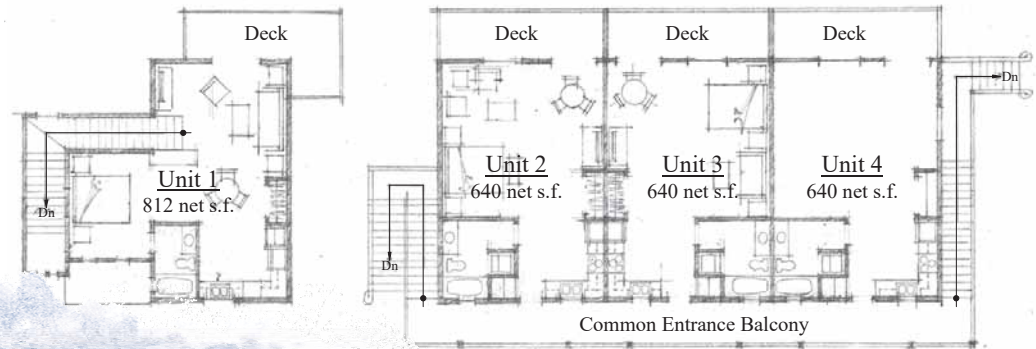
**Exhibit K
Phase 2 Mixed-Use
Elevation/Floor Plan**



Lower Floor Plan



Side Elevation



Upper Floor Plan



Front Elevation

**Units 1 thru 4
Buenavista Village**

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