



July 1, 2020

Ms. Holly Phipps  
County of San Luis Obispo  
Department of Planning and Building

*Sent via email c/o Leeza Segal: leeza@kirk-consulting.net*

**RE: San Joaquin Kit Fox Habitat Evaluation for Paris Valley Road Estate Winery, Paso Robles, California (APNs: 015-311-018 and 015-311-022)**

Dear Ms. Phipps,

The following San Joaquin kit fox (*Vulpes macrotus mutica*) habitat evaluation and corresponding San Joaquin Kit Fox Habitat Evaluation Form (see Attachment A) has been completed on behalf of Mr. Craig Stoller for proposed developments at 5625 Highway 46 East, Paso Robles, California. The intent is to assist with a decision regarding the final compensatory mitigation to offset impacts to San Joaquin kit fox, a species is listed as *endangered* by U.S. Fish and Wildlife Service (USFWS) and as *threatened* by the State of California.

### **Background**

Paris Valley Road Estate Winery is an established development on approximately 60 acres that currently includes a working vineyard, winery, and tasting room with associated access roads, parking, and solar farms. The proposed project consists of remodels to current structures as well as additions that will use undeveloped and vineyard portions of the property. For the purposes of this kit fox habitat evaluation, only undeveloped and vineyard portions of the property will be included in acreage estimates and impact analyses. Aspects of the project that will occur in the interior of existing buildings or over existing concrete work areas (i.e., installing a cover over an existing work area) are excluded. The project consists of six phases and a description of the relevant development, as described, in each phase is below. Detailed project plans are included as Attachment B to this report.

- Phase 1. An addition of a 1,000-square-foot (ft<sup>2</sup>) outdoor seating area will be established outside of the existing Hospitality building; a 6,900-ft<sup>2</sup> courtyard will be remodeled and landscaped; and temporary disturbance will occur on 48,000 ft<sup>2</sup> where spoils from construction will be spread and will later accommodate overflow parking when needed for

*Paris Valley Road Winery  
San Joaquin Kit Fox Habitat Evaluation  
July 2020*



periodic events. The total permanent ground disturbance for this phase is 0.18 acre (7,900 ft<sup>2</sup>) and 1.1 acres (48,000 ft<sup>2</sup>) of the property will undergo temporary ground disturbance.

- Phase 2. A 7,060-ft<sup>2</sup> lounge and swimming pool area, including landscaping, pedestrian access, and a dedicated parking lot will be added. The total permanent ground disturbance for this phase is 0.16 acre.
- Phase 3. A new 8,500-ft<sup>2</sup> Bed & Breakfast including a courtyard, along with an extension of the footpath to the winery, a new vehicle access loop (7,500 ft<sup>2</sup>), outdoor public areas (5,500 ft<sup>2</sup>), and dedicated parking lot (5,000 ft<sup>2</sup>) are proposed. In addition, 15,000 ft<sup>2</sup> of vineyard will be removed and relocated to an undeveloped portion of the property. These developments will result in 1.30 acres (56,500 ft<sup>2</sup>) of permanent ground disturbance.
- Phase 4. A new 6,000-ft<sup>2</sup> executive office building is proposed adjacent to the existing winery. This will result in 0.14 acre of permanent ground disturbance.
- Phase 5. A new 26,000-ft<sup>2</sup> barrel storage building is proposed, which will result in 0.60 acre of permanent ground disturbance.
- Phase 6. A new 21,780-ft<sup>2</sup> dry farmed grain area will be established and 50,000 ft<sup>2</sup> of vineyard will be removed and relocated. A 7,300-ft<sup>2</sup> production building and associated access will be constructed within the area of vineyard to be removed and is therefore included in that acreage. A total of 2.80 acres (121,780 ft<sup>2</sup>) of land will be permanently disturbed.

All phases of development will total approximately 5.18 acres of permanent ground disturbance and 1.1 acres of temporary ground disturbance.

### **Property Setting**

The property is located adjacent to and south of State Route 46, approximately 5.30 miles east of Highway 101. It is surrounded by active vineyard operations and fragmented areas of undeveloped land on all sides, with residential development sprawling to the northwest toward the Paso Robles Municipal Airport. Dry Creek is approximately 1.2 miles southwest, Estrella River is approximately 4 miles east, and an unnamed blue line drainage runs southeast to northwest in the southwestern portion of the property through existing vineyard. Areas within 1 mile of the project can be classified as a mix of rural residential housing, agricultural land dominated by vineyards, and sparse areas of undeveloped land, mainly in drainages and along road shoulders.

To date, the majority of the 60-acre property has been developed or is used for agriculture, except for the 5.18 acres that are currently proposed for development. This property has been used for wine production consistently since at least the early 1990s, as verified by Google Earth aerial imagery. Attachment C of this report contains a series of maps, illustrating the current and historical land use of the property and surrounding properties. The new developments are proposed in areas that historically supported landscaping or vineyard; however, a small portion of these areas have been left fallow and converted to grassland. The existing grassland is an approximately 2.5-acre rectangular area north of the winery.



The property is within the San Luis Obispo County-designated 3 to 1 mitigation area for San Joaquin kit fox. Because the property is larger than 40 acres, a San Joaquin Kit Fox Habitat Evaluation Form was completed per the San Luis Obispo Guidelines (Attachment A).

### **San Joaquin Kit Fox Habitat Evaluation**

A Terra Verde senior wildlife biologist, Robyn Powers, with more than 8 years of professional experience working with San Joaquin kit foxes, conducted a San Joaquin kit fox habitat assessment consisting of a background review of historically documented kit fox observations and a site visit during which existing site conditions were noted; the overall biological community was identified; and the property was surveyed for the presence of suitable habitat, sign, or direct observations of San Joaquin kit fox.

No San Joaquin kit foxes or their sign (e.g., scat or tracks) were observed in the project area during the site visit. The nearest extant San Joaquin kit fox core population occurs approximately 75 miles southeast of the project site in the California Valley/Carrizo Plain National Monument area (*Recovery Plan for Upland Species of the San Joaquin Valley*, USFWS 1998). A historic subpopulation of kit foxes is documented within the Salinas River Watershed (i.e., Camp Roberts), approximately 10 miles northwest of the project site. Therefore, the Paris Valley Road Estate Winery property may be considered within a movement corridor, linking the extant core population in Carrizo Plain with intact habitat that once supported a population of kit foxes. Observation records in the California Department of Fish and Wildlife's California Natural Diversity Database within 5 miles of the project site are few and occurred during the early 1990s and earlier. However, there was one observation in 2014 approximately 5 miles east of the project site in the Whitley Gardens area.

The few undeveloped areas of the project site consist of bare ground, vineyard, and highly modified fallow areas with ruderal herbaceous cover and annual grassland that is dominated by non-native annual grasses and forbs. There is little evidence of prey species, such as California ground squirrel (*Otospermophilus beecheyi*), except for few burrows in relatively loose soils on the slopes surrounding the pond south of the winery building. In most undeveloped areas, the soil was highly compacted with no sign of mammalian prey. Photos depicting the state of the property as of June 9, 2020 are included as Attachment D to this report.

No new fences are proposed, and the project is not expected to have a future impact on passage for kit foxes between adjacent properties, mainly due to the size and quality of the areas proposed for development and the low suitability of habitat for kit foxes in the surrounding areas. Likely paths of kit fox travel are the existing unpaved roads surrounding the property rather than the areas between existing buildings or active vineyard on the project site. There may be a marginal increase in traffic on State Route 46 or on unpaved roads surrounding the property, which could affect dispersing kit foxes. However, because kit fox use of the potential corridor in which the property lies is largely unknown, the potential for increased mortality of kit foxes due to the proposed project is unknown.



Should you have any questions regarding the information provided, please contact me at [rpowers@terraverdeweb.com](mailto:rpowers@terraverdeweb.com) or (702) 610-6308.

Sincerely,

A handwritten signature in blue ink, reading "Robyn Powers". The signature is fluid and cursive, with the first name "Robyn" and last name "Powers" clearly distinguishable.

Robyn Powers  
Senior Wildlife Biologist

**Attachments:**

- Attachment A – Kit Fox Habitat Evaluation Form
- Attachment B – Project Plans
- Attachment C – Maps
- Attachment D – Site Photographs





## **ATTACHMENT A – SJKF HABITAT EVALUATION FORM**



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# Kit Fox Habitat Evaluation Form

[\(guidelines\)](#)

## Cover Sheet

**Project Name** Conditional Use Permit - Paris Valley Road Winery

**Date** July 1, 2020

**Project** 5625 Highway 46 East, Paso Robles, California 93446.

**Location\*** APNs 015-311-018 and 015-311-022

\*Include project vicinity map and project boundary on copy of U.S.G.S. 7.5 minute map (size may be reduced)

**U.S.G.S. Quad Map Name**

Paso Robles

**Lat/Long or UTM coordinates (if available)**

35.658770°, -120.595918° (WGS 84)

**Project Description:**

**Project Size** 5.18 Acres      **Amount of Kit Fox Habitat Affected** 5.18 Acres

**Quantity of WHR Habitat Types Impacted** (i.e. - 2 acres annual grassland, 3 acres blue oak woodland)

WHR type Vineyard 1.49 Acres

WHR type Annual Grassland 1.90 Acres

WHR type Barren 1.79 Acres

WHR type   Acres

**Comments:** The majority of land being developed is annual grassland that has developed as a result of leaving lands fallow. Many areas of the site have severely compacted soil and are consequently barren. The remaining portions being affected are established vineyard plantings that will be relocated on site to accommodate new buildings.

Form Completed By: Terra Verde Environmental Consulting, LLC

Rev 3/02  
G:\envdiv/forms\kit fox  
habitat

## San Joaquin Kit Fox Habitat Evaluation form

**Is the project area within 10 miles of a recorded San Joaquin kit fox observation or within contiguous suitable habitat as defined in question 2 (A-E)**

- ☒ **Yes** - Continue with evaluation form  
☐ **No** - Evaluation form/surveys are not necessary

1. Importance of the project area relative to Recovery Plan for Upland Species of the San Joaquin Valley, California (Williams et al., 1998)

- ☒ A. Project would block or degrade an existing corridor linking core populations or isolate a subpopulation (20)  
B. Project is within core population (15)  
C. Project area is identified within satellite populations (12)  
D. Project area is within a corridor linking satellite populations (10)  
E. Project area is not within any of the previously described areas but is within known kit fox range (5)

2. Habitat characteristics of project area.

- A. Annual grassland or saltbush scrub present >50% of site (15)  
☒ B. Grassland or saltbush scrub present but comprises <50% of project area (10)  
C. Oak savannah present on >50% of site (8)  
D. Fallow ag fields or grain/alfalfa crops (7)  
E. Orchards/vineyards (5)  
F. Intensively maintained row crops or suitable vegetation absent (0)

3. Isolation of project area.

- A. Project area surrounded by contiguous kit fox habitat as described in Question 2a-e (15)  
☒ B. Project area adjacent to at least 40 acres of contiguous habitat or part of an existing corridor (10)  
C. Project area adjacent to <40 acres of habitat but linked by existing corridor (i.e., river, canal, aqueduct) (7)  
D. Project area surrounded by ag but less than 200 yards from habitat (5)

- E. Project area completely isolated by row crops or development and is greater than 200 yards from potential habitat (0)
4. Potential for increased mortality as a result of project implementation. Mortality may come from direct (e.g., - construction related) or indirect (e.g., - vehicle strikes due to increases in post development traffic) sources.
- A. Increased mortality likely (10)
- ☒ B. Unknown mortality effects (5)
- C. No long term effect on mortality (0)
5. Amount of potential kit fox habitat affected.
- A. >320 acres (10)
- B. 160 - 319 acres (7)
- C. 80 - 159 acres (5)
- D. 40 - 79 acres (3)
- ☒ E. < 40 acres (1)
6. Results of project implementation.
- ☒ A. Project site will be permanently converted and will no longer support foxes (10)
- B. Project area will be temporarily impacted but will require periodic disturbance for ongoing maintenance (7)
- C. Project area will be temporarily impacted and no maintenance necessary (5)
- D. Project will result in changes to agricultural crops (2)
- E. No habitat impacts (0)
7. Project Shape
- ☒ A. Large Block (10)
- B. Linear with > 40 foot right-of-way (5)
- C. Linear with < 40 foot right-of-way (3)
8. Have San Joaquin kit foxes been observed within 3 miles of the project area within the last 10 years?
- A. Yes (10)
- ☒ B. No (0)

Revised 03-02

### Scoring

- |                        |           |
|------------------------|-----------|
| 1. Recovery importance | <u>20</u> |
| 2. Habitat condition   | <u>10</u> |

3.	Isolation	<u>10</u>
4.	Mortality	<u>5</u>
5.	Quantity of habitat impacted	<u>1</u>
6.	Project results	<u>10</u>
7.	Project shape	<u>10</u>
8.	Recent observations	<u>0</u>

TOTAL	<u>66</u>
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*Revised 03/02-lpd*



## **ATTACHMENT B – PROJECT PLANS**

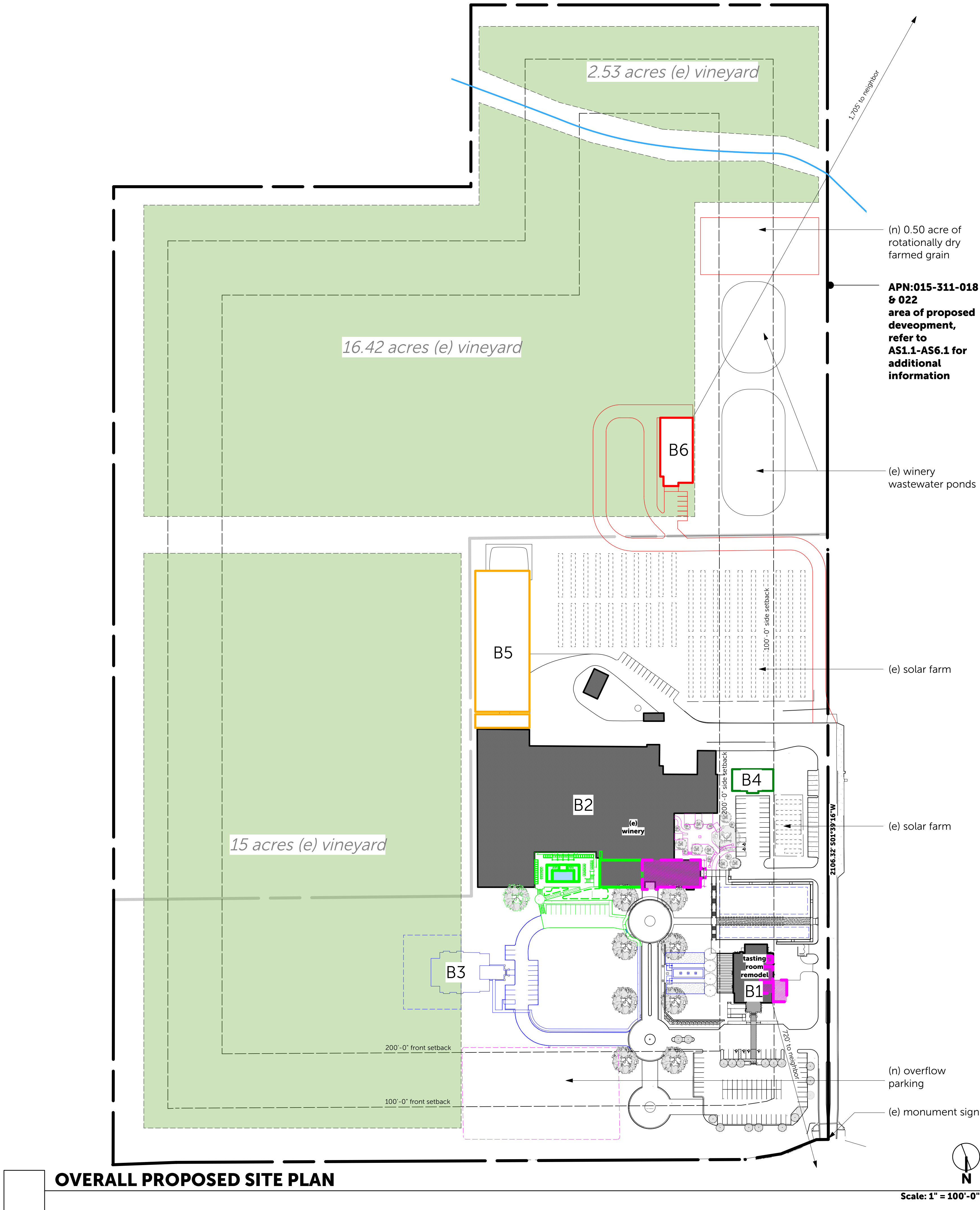


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PROJECT: Conditional Use Permit

**PARIS VALLEY ROAD**

5625 Highway 46 East  
Paso Robles, CA 93446

CLIENT: Craig Stoller

P.O. Box 391  
Paso Robles, CA 93447

(661) 331-2000

SHEET CONTENTS:

**OVERALL PROPOSED SITE PLAN**

CONSULTANT:

**PHASE 1**  
**PHASE 2**  
**PHASE 3**  
**PHASE 4**  
**PHASE 5**  
**PHASE 6**

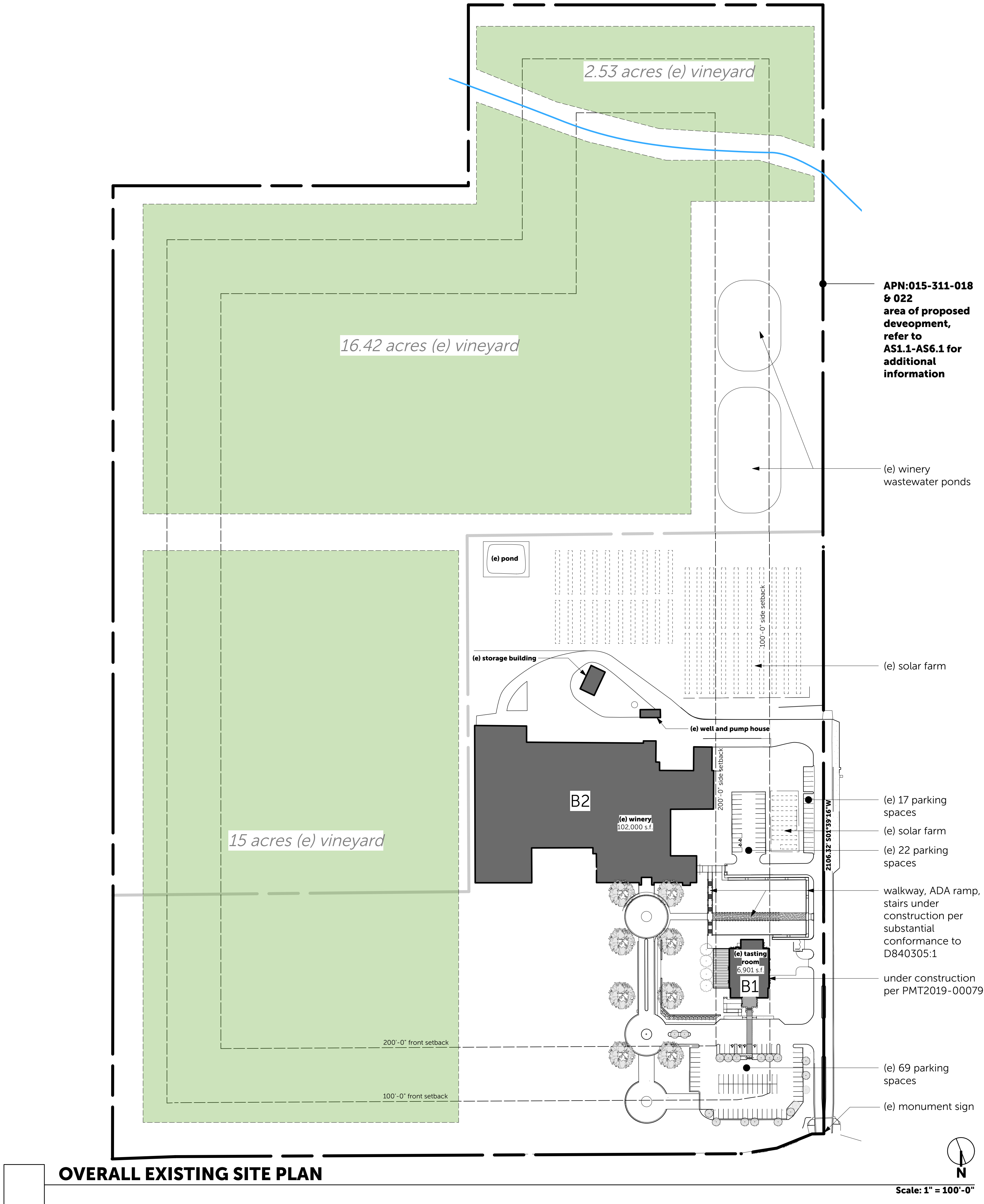


DATE: February 6, 2020

REVISIONS:

JOB NUMBER: 1734

SHEET: **A0.0**



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Paso Robles, CA 93447

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SHEET CONTENTS:

**OVERALL EXISTING SITE PLAN**

CONSULTANT:

**PHASE 1**  
**PHASE 2**  
**PHASE 3**  
**PHASE 4**  
**PHASE 5**  
**PHASE 6**

STAMP:

**NOT FOR  
CONSTRUCTION**

EXPIRATION DATE: 09-30-2021

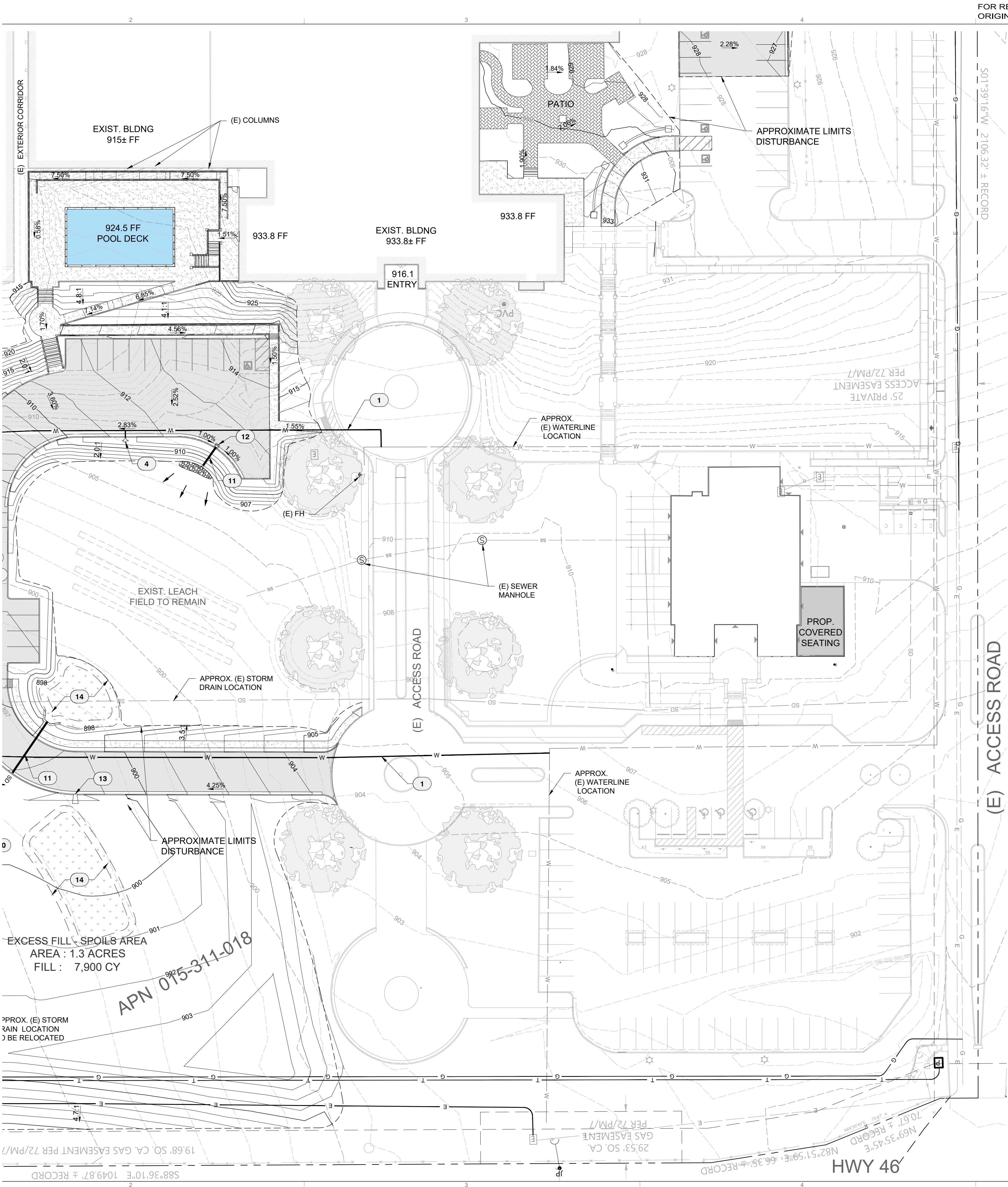
DATE: February 6, 2020

REVISIONS:

JOB NUMBER: 1734

SHEET: **A0.1**





FOR REDUCED PLANS  
ORIGINAL SCALE IS IN INCHES

REFERENCE KEYNOTES

(XXX)	DESCRIPTION
1	8" FIRE LINE C900 PVC, DR18
2	6" FIRE LINE C900 PVC, DR18
3	2" DOMESTIC WATERLINE SCH. 80 PVC
4	STANDARD FIRE HYDRANT
5	FIRE DEPARTMENT CONNECTION (FDC)
6	4" SANITARY SEWER SDR-35 PVC
7	2,500 GALLON SEPTIC TANK
8	LEACH FIELD DISTRIBUTION BOX
9	LEACH FIELD: 200 LF = 100% SYSTEM (300% SHOWN). AREA APPROXIMATE
10	(E) STORM DRAIN PIPE, ASSUMED LOCATION CONTRACTOR TO VERIFY
11	12" HDPE STORM DRAIN PIPE
12	CATCH BASIN
13	OVER THE SIDE DRAIN
14	LID BASIN
15	PG&E LINE (UNDER GROUND)
16	AT&T COM-LINE (UNDER GROUND)
17	GAS LINE

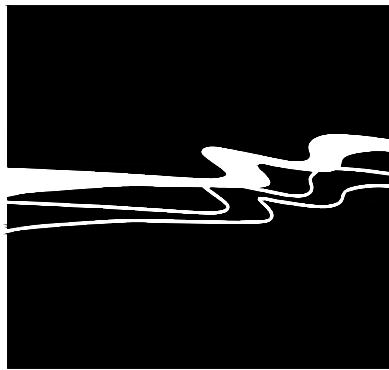
UTILITY TYPICAL LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
FIRE	FIRE LINE
W	WATER
E	ELECTRICAL
T	TELEPHONE / COMMUNICATION

THRUST BLOCK LEGEND

PIPE SIZE	2"	4"	6"	8"
TEE	2 SF	6 SF	9 SF	15 SF
90° BEND	3 SF	6 SF	9 SF	20 SF
45° BEND	2 SF	4 SF	7 SF	11 SF
22° BEND	2 SF	3 SF	4 SF	6 SF

- NOTE**
- Area of Disturbance: 4.5 Acres
  - Temporary Area of Disturbance: 1.3 Acres
  - Max. Cut 22' Max. Fill 9'
  - Cut and fill volume to Finish Surface: Cut:14,605 cy  
Fill: 14,605 cy  
Total 0 cy



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SIGNATURE

DATE SIGNED

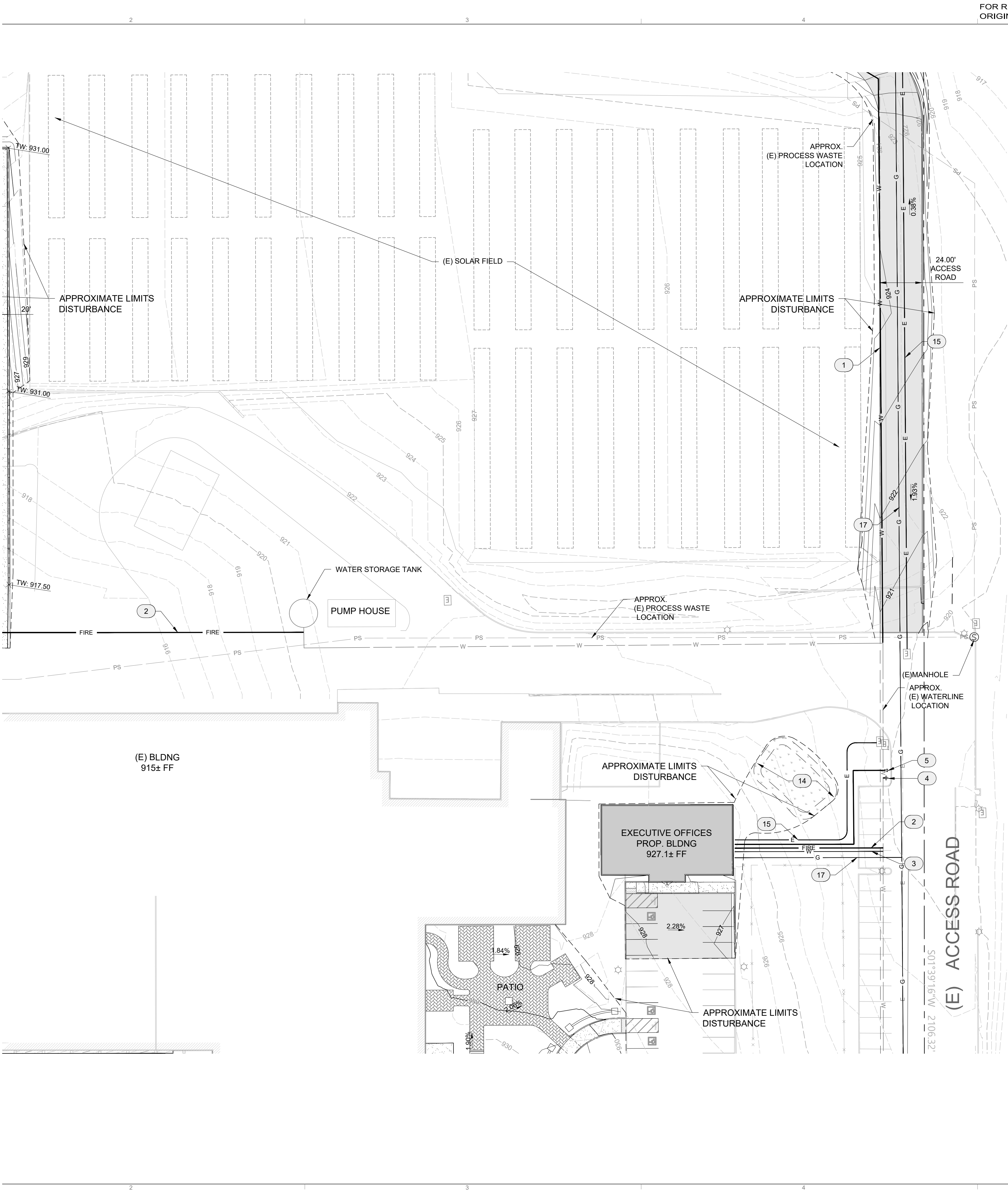
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**PARIS VALLEY WINERY  
PRELIMINARY GRADING AND UTILITY PLAN**

JOB #: 1239-01 PH2  
DESIGNERS: CD  
DRAWN BY: CD  
DATE: 02-07-2020  
**DRAWING NO.  
C1.1**  
1 OF 3





FOR REDUCED PLANS  
ORIGINAL SCALE IS IN INCHES



REFERENCE KEYNOTES

(XXX)	DESCRIPTION
1	8" WATER LINE C900 PVC, DR18
2	6" FIRE LINE C900 PVC, DR18
3	2" DOMESTIC WATERLINE SCH. 80 PVC
4	STANDARD FIRE HYDRANT
5	FIRE DEPARTMENT CONNECTION (FDC)
6	4" SANITARY SEWER SDR-35 PVC
7	2,500 GALLON SEPTIC TANK
8	LEACH FIELD DISTRIBUTION BOX
9	LEACH FIELD: 200 LF = 100% SYSTEM (300% SHOWN). AREA APPROXIMATE
10	(E) STORM DRAIN PIPE, ASSUMED LOCATION CONTRACTOR TO VERIFY
11	12" HDPE STORM DRAIN PIPE
12	CATCH BASIN
13	OVER THE SIDE DRAIN
14	LID BASIN
15	PG&E LINE (UNDER GROUND)
16	AT&T COM-LINE (UNDER GROUND)
17	GAS LINE

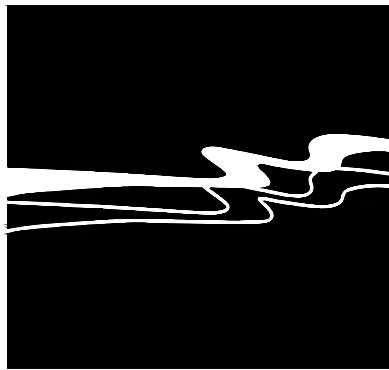
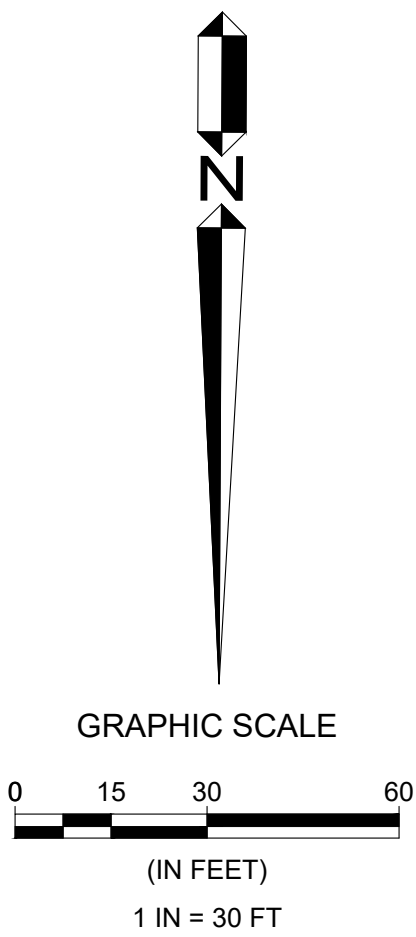
UTILITY TYPICAL LEGEND

SS	SANITARY SEWER
PS	PROCESS WASTE
SD	STORM DRAIN
FIRE	FIRE LINE
W	WATER
E	ELECTRICAL
T	TELEPHONE / COMMUNICATION

THRUST BLOCK LEGEND

PIPE SIZE	2"	4"	6"	8"
TEE	2 SF	6 SF	9 SF	15 SF
90° BEND	3 SF	6 SF	9 SF	20 SF
45° BEND	2 SF	4 SF	7 SF	11 SF
22° BEND	2 SF	3 SF	4 SF	6 SF

- NOTE**
- Area of Disturbance: 4.4 Acres
  - Temporary Area of Disturbance: 1.3 Acres
  - Max. Cut 22' Max. Fill 9'
  - Cut and fill volume to Finish Surface: Cut:14,605 cy  
Fill: 14,605 cy  
Total 0 cy



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SIGNATURE

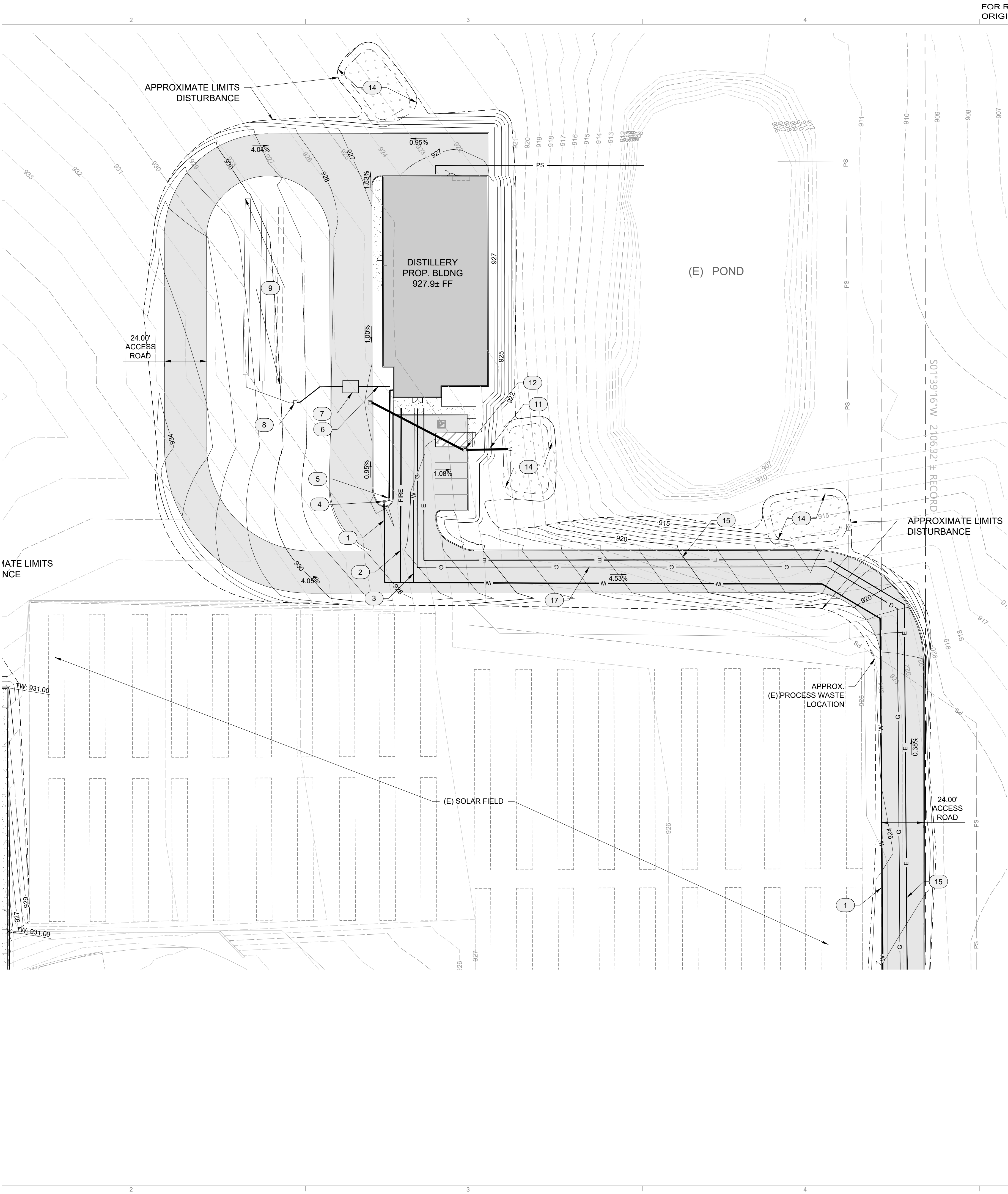
DATE SIGNED

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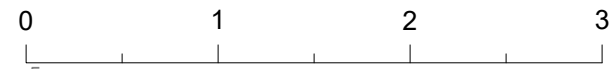
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**PARIS VALLEY WINERY**  
**PRELIMINARY GRADING AND UTILITY PLAN**

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DRAWN BY: CD  
DATE: 02-07-2020  
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**C1.2**  
2 OF 3



FOR REDUCED PLANS  
ORIGINAL SCALE IS IN INCHES



REFERENCE KEYNOTES

(XXX)	DESCRIPTION
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2	6" FIRE LINE C900 PVC, DR18
3	2" DOMESTIC WATERLINE SCH. 80 PVC
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9	LEACH FIELD: 100 LF = 100% SYSTEM (300% SHOWN). AREA APPROXIMATE
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17	GAS LINE

UTILITY TYPICAL LEGEND

SS	SANITARY SEWER
PS	PROCESS WASTE
SD	STORM DRAIN
FIRE	FIRE LINE
W	WATER
E	ELECTRICAL
T	TELEPHONE / COMMUNICATION

THRUST BLOCK LEGEND

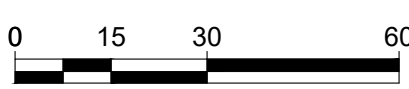
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22° BEND	2 SF	3 SF	4 SF	6 SF

NOTE

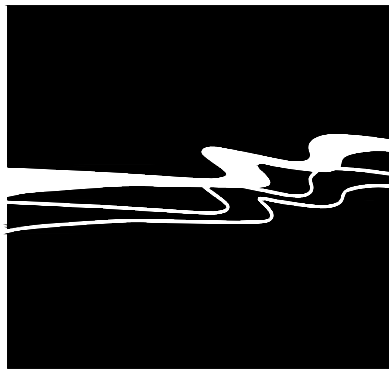
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- Temporary Area of Disturbance: 1.3 Acres
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- Cut and fill volume to Finish Surface: Cut:14,605 cy  
Fill: 14,605 cy  
Total 0 cy



GRAPHIC SCALE



(IN FEET)  
1 IN = 30 FT



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DATE SIGNED

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PRELIMINARY GRADING AND UTILITY PLAN

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DRAWN BY: CD

DATE: 02-07-2020

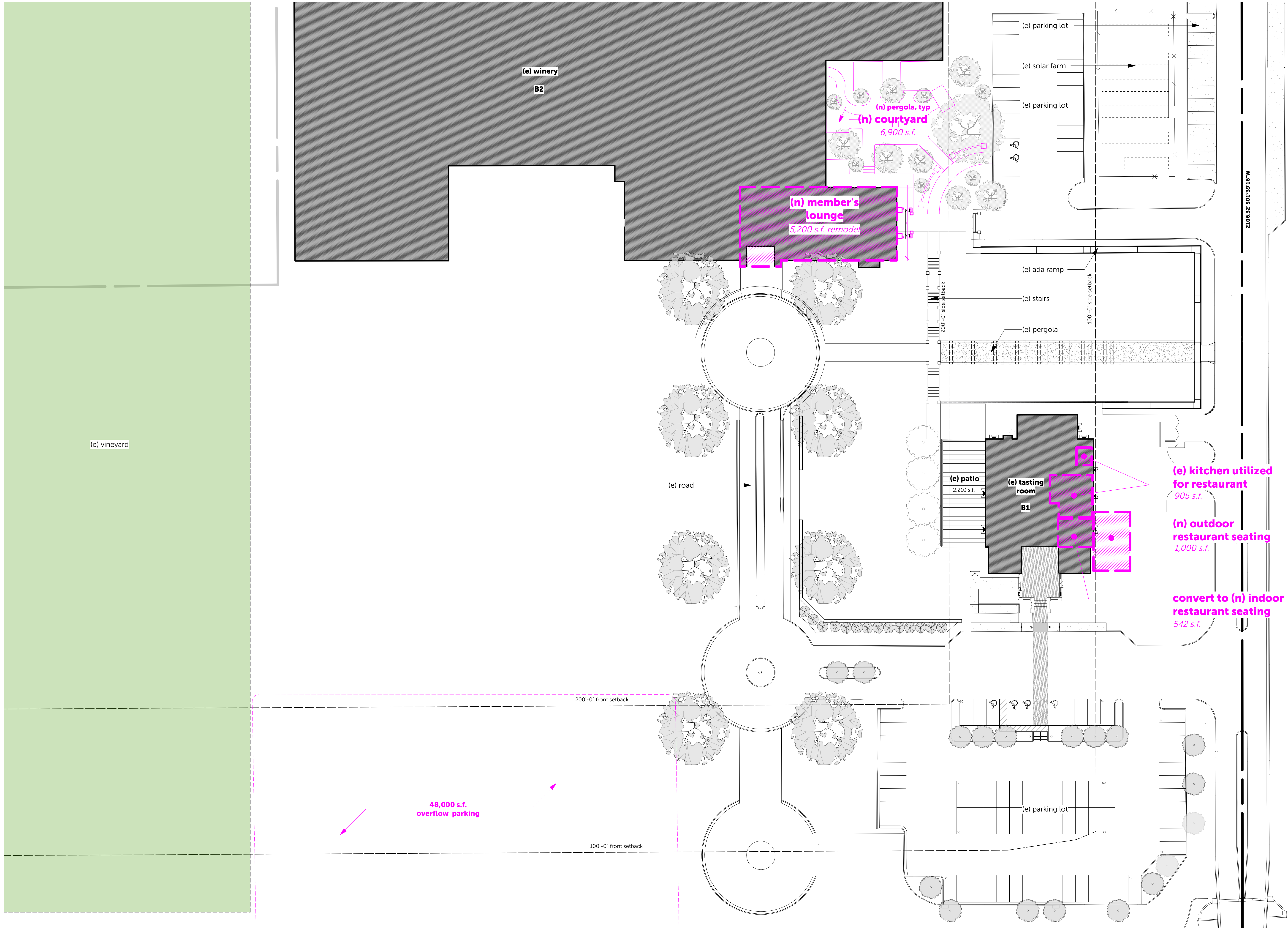
DRAWING NO.

C1.3

3 OF 3



Date: April 1, 2020 Time: 1:27:21 PM Filename: P:\G Site\_MUP\GUPD.vxxx



## PHASE 1 - SITE PLAN

Scale: 1" = 30'-0"

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PROJECT: Conditional Use Permit

## PARIS VALLEY ROAD

5625 Highway 46 East  
Paso Robles, CA 93446

CLIENT: Craig Stoller

P.O. Box 391  
Paso Robles, CA 93447

(661) 331-2000

SHEET CONTENTS:

PHASE 1 - SITE PLAN

CONSULTANT:

PHASE 1  
PHASE 2  
PHASE 3  
PHASE 4  
PHASE 5  
PHASE 6

STAMP:  
NOT FOR  
CONSTRUCTION  
STATE OF CALIFORNIA

DATE: February 6, 2020

REVISIONS:

JOB NUMBER: 1734

SHEET: A1.1



Date: February 6, 2020 Time: 3:24:07 PM File name: P:\G Phase 1b.vcx



1

FLOOR PLAN

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



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PROJECT: Remodel  
**PARIS VALLEY ROAD  
TASTING ROOM**

5625 Highway 46 East  
Paso Robles, CA 93446

CLIENT:

SHEET CONTENTS:  
**PHASE 1 FLOOR PLAN**

CONSULTANT:

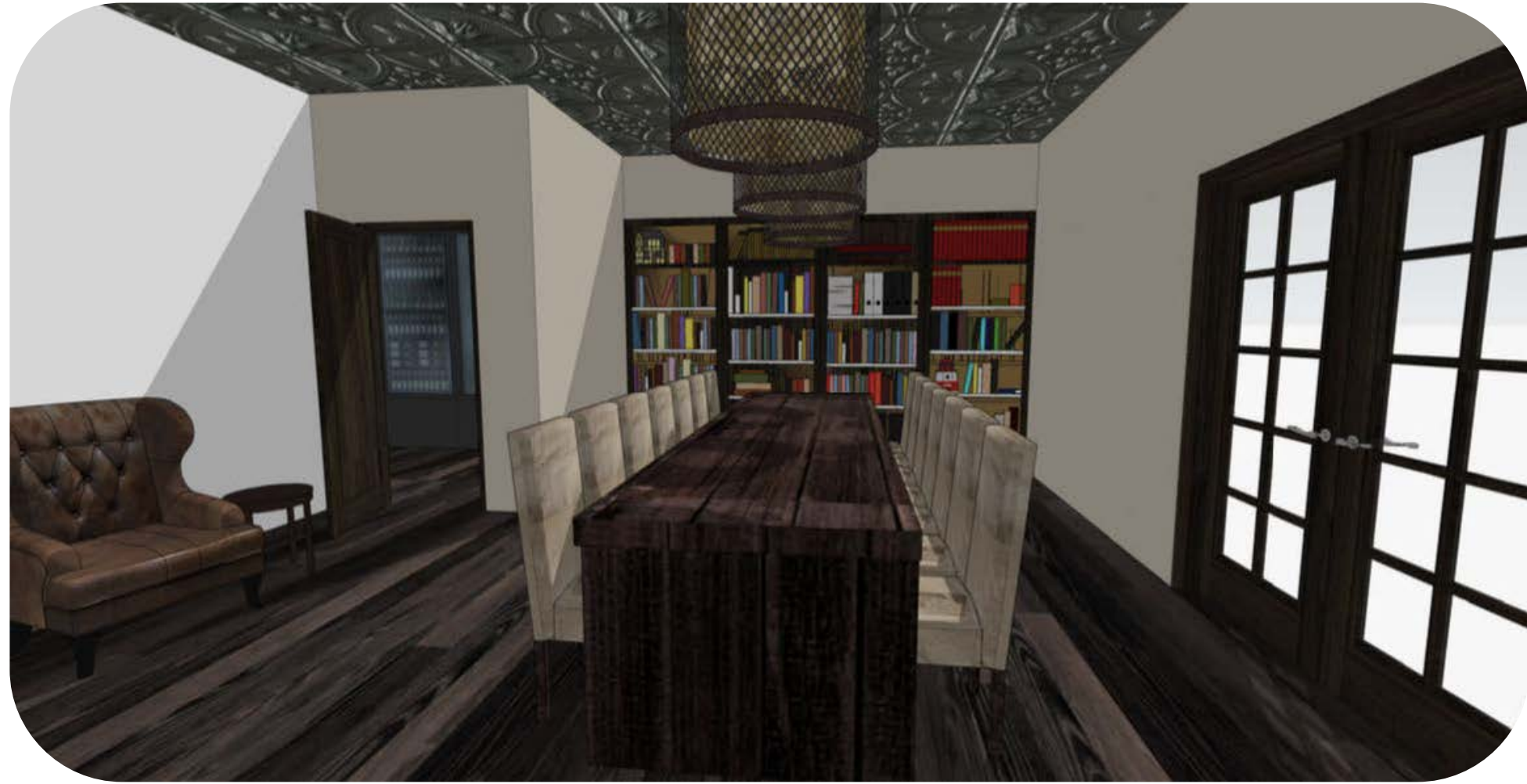


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REVISIONS:

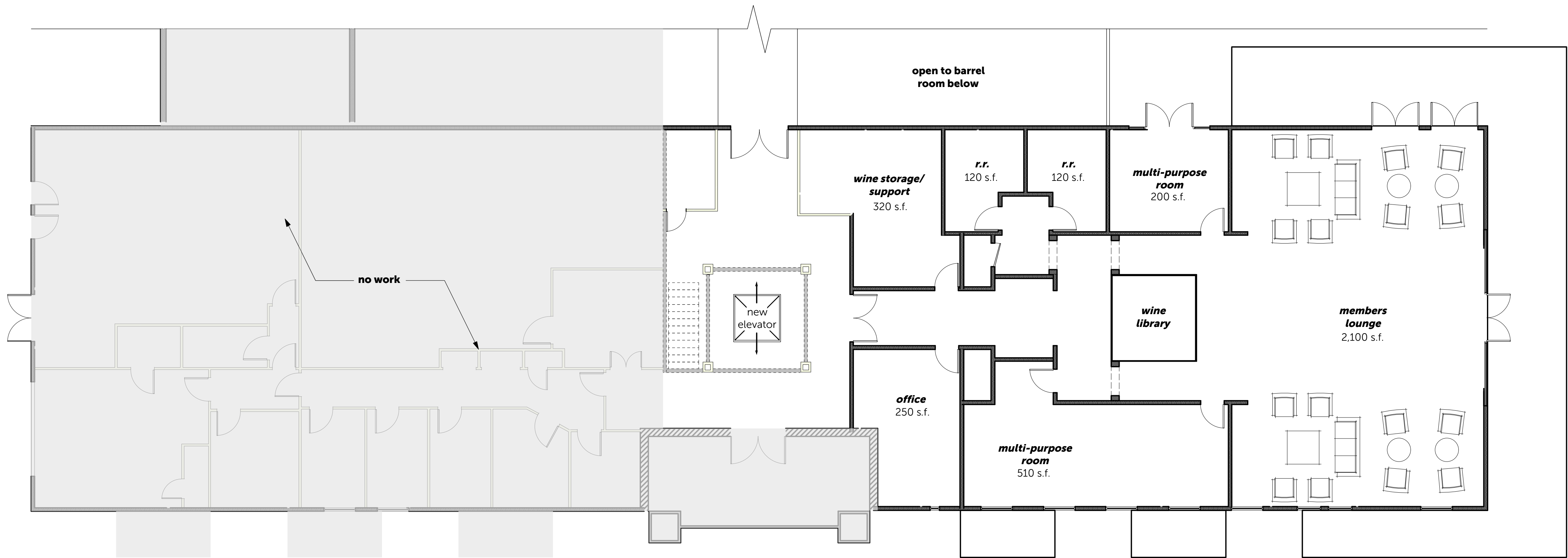
JOB NUMBER:

SHEET: **A1.2**





PHASE 1 - MEMBERS ROOM 3D VIEWS



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PROJECT: Conditional Use Permit

**PARIS VALLEY ROAD**

5625 Highway 46 East  
Paso Robles, CA 93446

CLIENT: Craig Stoller

P.O. Box 391  
Paso Robles, CA 93446

(661) 331-2000

SHEET CONTENTS:  
**PHASE 1 - FLOOR PLAN & 3D VIEWS**

CONSULTANT:

**PHASE 0 - SC**  
**PHASE 1**  
**PHASE 2**  
**PHASE 3**  
**PHASE 4**  
**PHASE 5**  
**PHASE 6**

STAMP:  
**NOT FOR CONSTRUCTION**

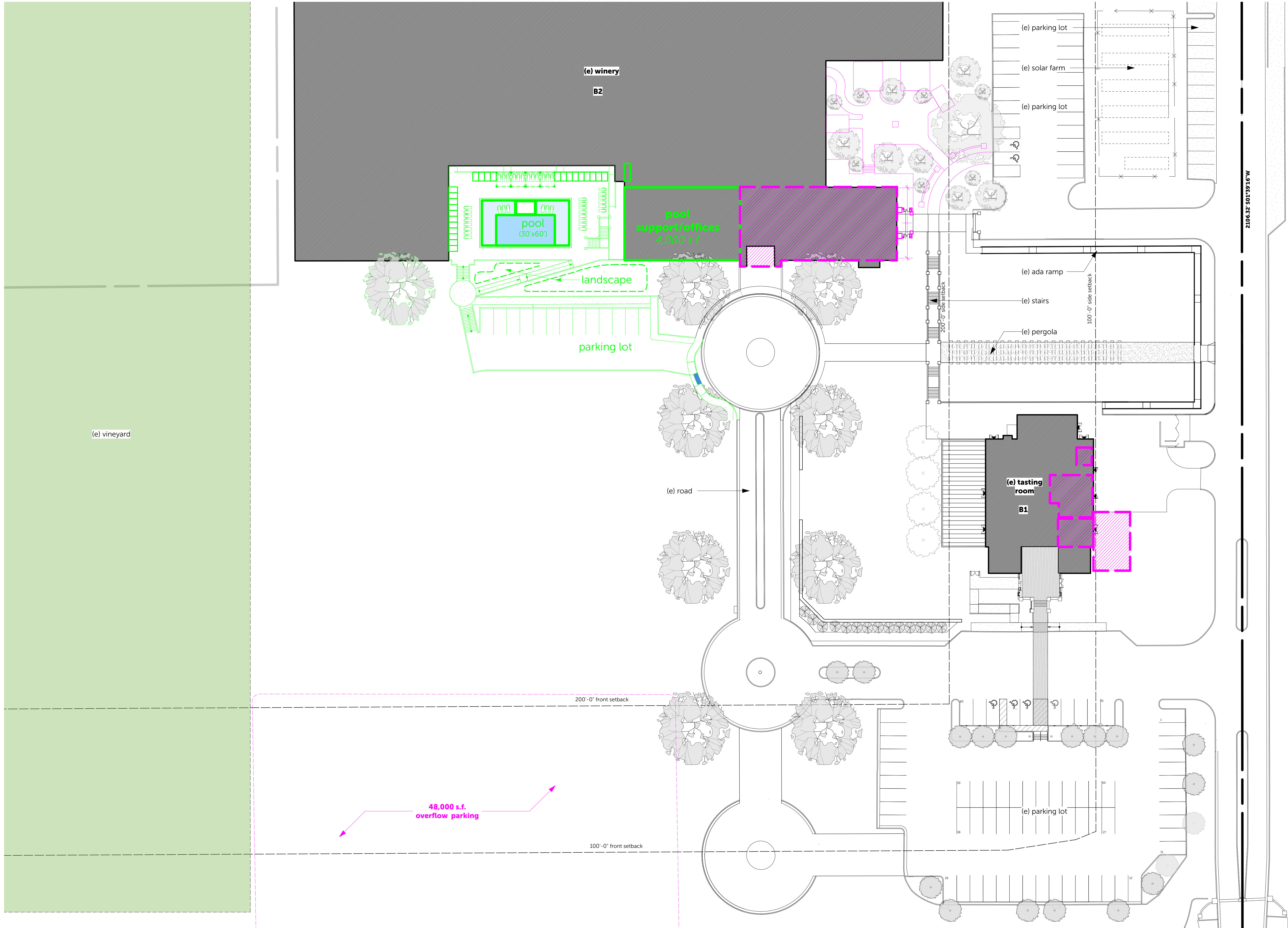
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REVISIONS:

JOB NUMBER: 1734

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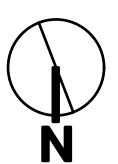


Date: April 1, 2020 Time: 1:27:25 PM Filename: P:\S Site\_MUP\CU\JP2020



## PHASE 2 - SITE PLAN

Scale: 1" = 30'-0"



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## PARIS VALLEY ROAD

5625 Highway 46 East  
Paso Robles, CA 93446

CLIENT: Craig Stoller

P.O. Box 391  
Paso Robles, CA 93447

(661) 331-2000

SHEET CONTENTS:  
PHASE 2 - SITE PLAN

CONSULTANT:

PHASE 1  
PHASE 2  
PHASE 3  
PHASE 4  
PHASE 5  
PHASE 6



DATE: February 6, 2020

REVISIONS:

JOB NUMBER: 1734

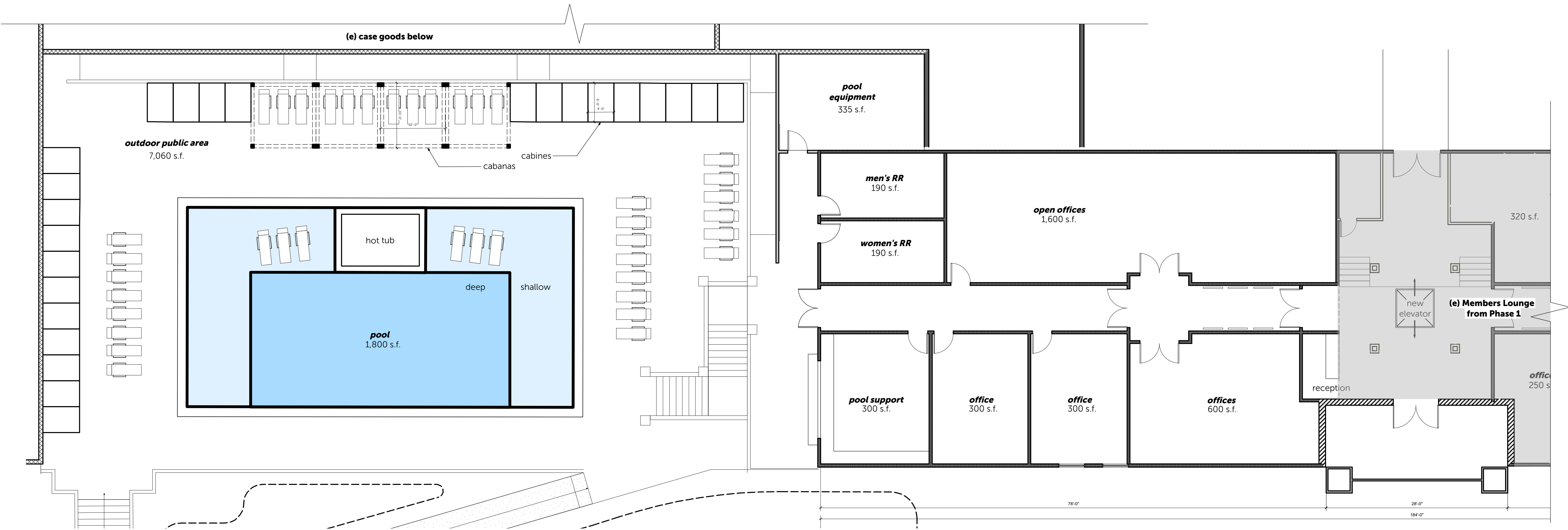
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June 16, 2020 10:46 AM 2/24/2020 10:46 AM PVR Phase 1/2 2020



POOL PRECEDENT IMAGES



PHASE 2 - ENLARGED FLOOR PLAN

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

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Craig Stoller

P.O. Box 391  
Paso Robles, CA 93446

(661) 331-2000

SHEET CONTENTS:  
**PHASE 2 - FLOOR PLAN**

CONSULTANT:

**PHASE 0 - SC**

**PHASE 1**

**PHASE 2**

**PHASE 3**

**PHASE 4**

**PHASE 5**

**PHASE 6**

STAMP:



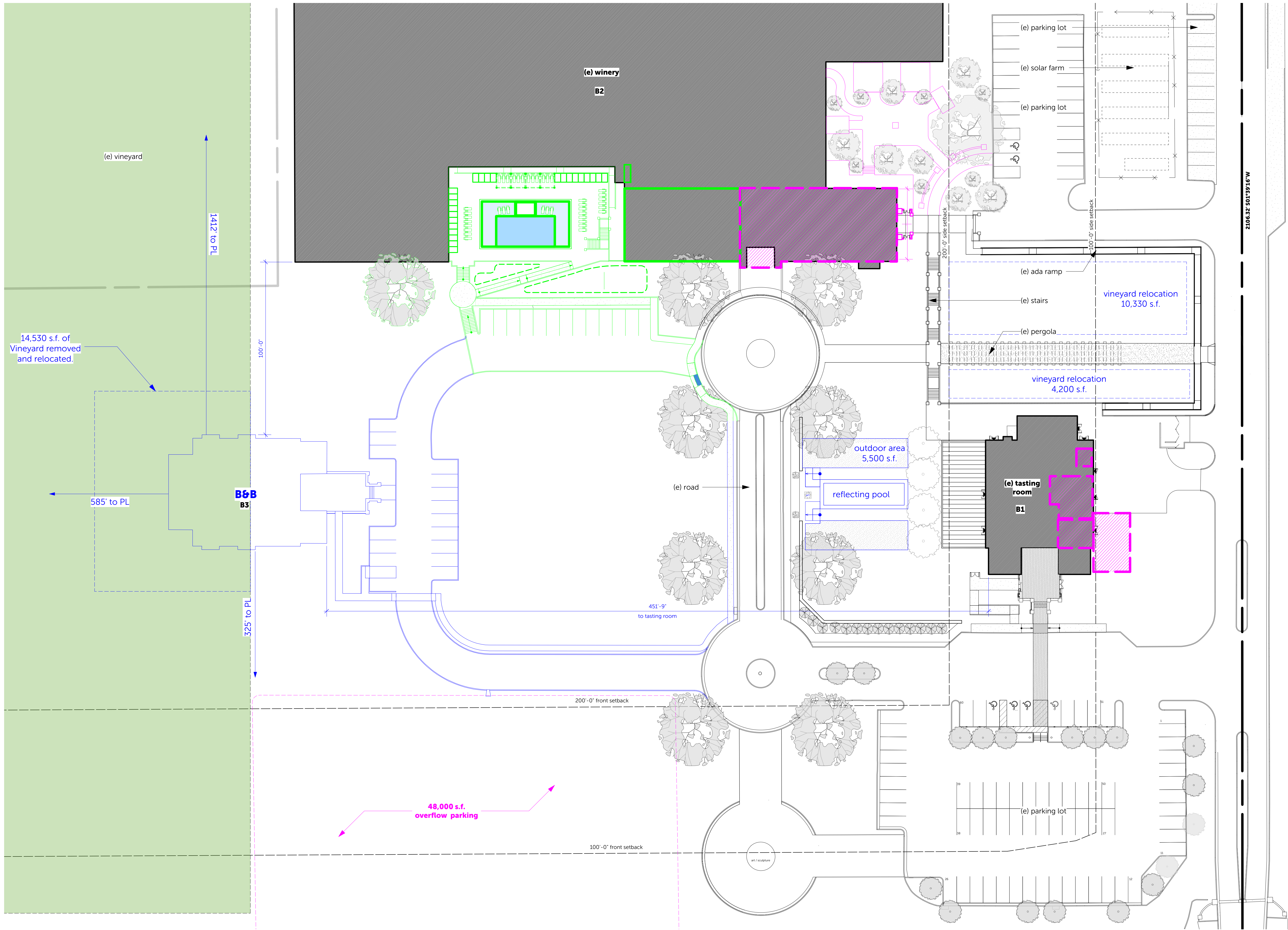
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February 6, 2020  
REVISIONS:

JOB NUMBER:  
1734

SHEET:  
**A2.2**



Date: April 3, 2020 Time: 1:36:30 PM File name: P:\S Site\_MUP\CD\000000



### PHASE 3 - SITE PLAN

Scale: 1" = 30'-0"

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Paso Robles, CA 93446

CLIENT: Craig Stoller

P.O. Box 391  
Paso Robles, CA 93447

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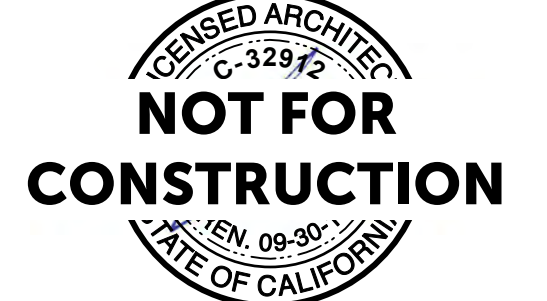
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PHASE 3 - SITE PLAN

CONSULTANT:

PHASE 1  
PHASE 2  
PHASE 3  
PHASE 4  
PHASE 5  
PHASE 6

STAMP:



DATE: February 6, 2020

REVISIONS:

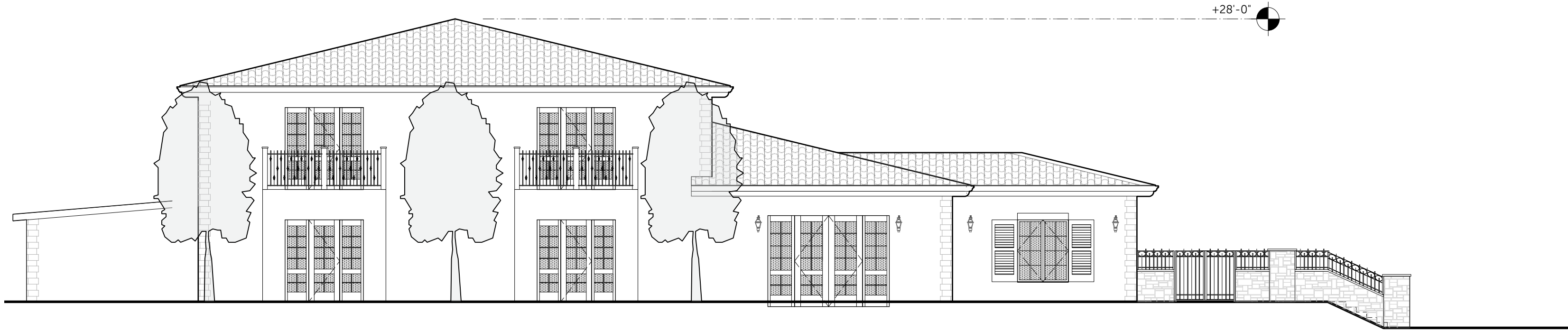
JOB NUMBER:

1734

SHEET:

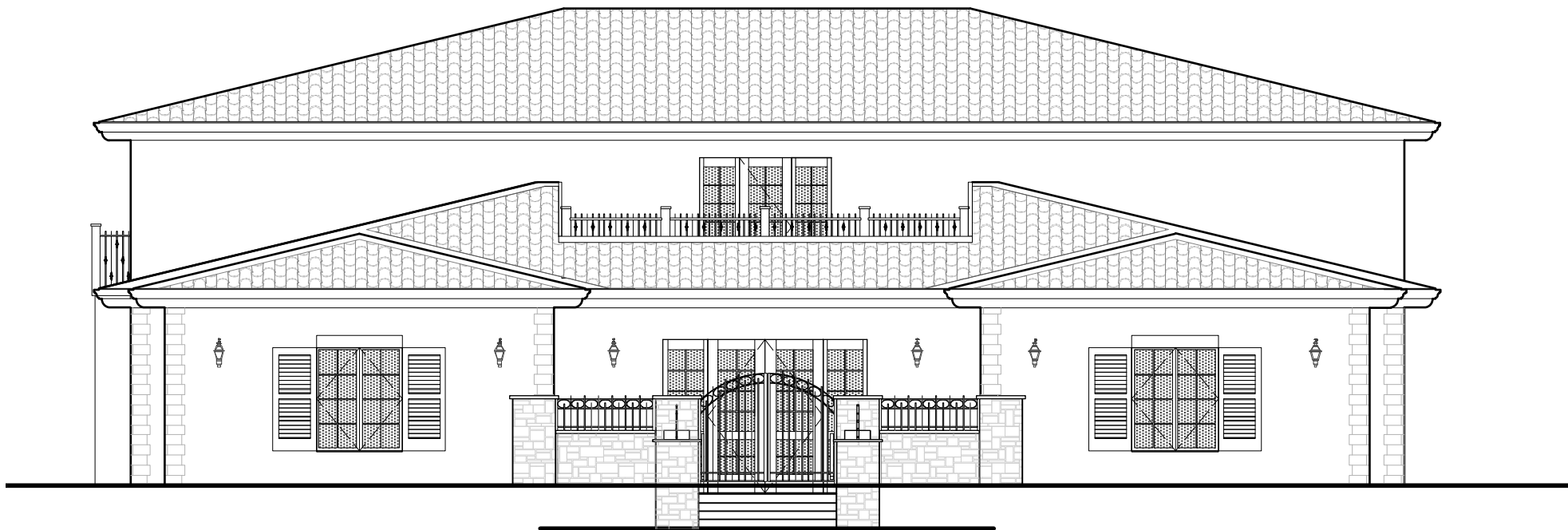
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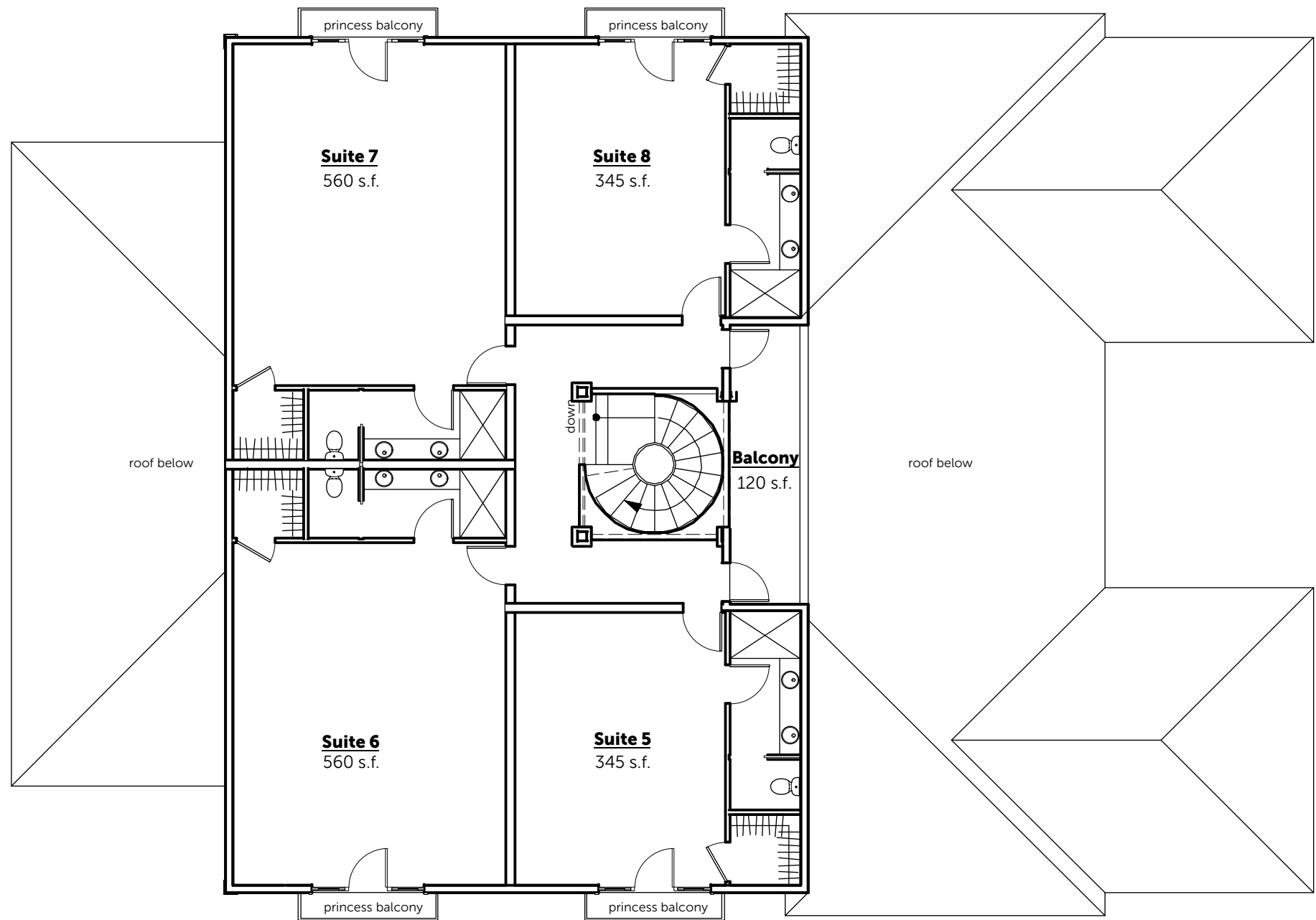
EAST ELEVATION

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



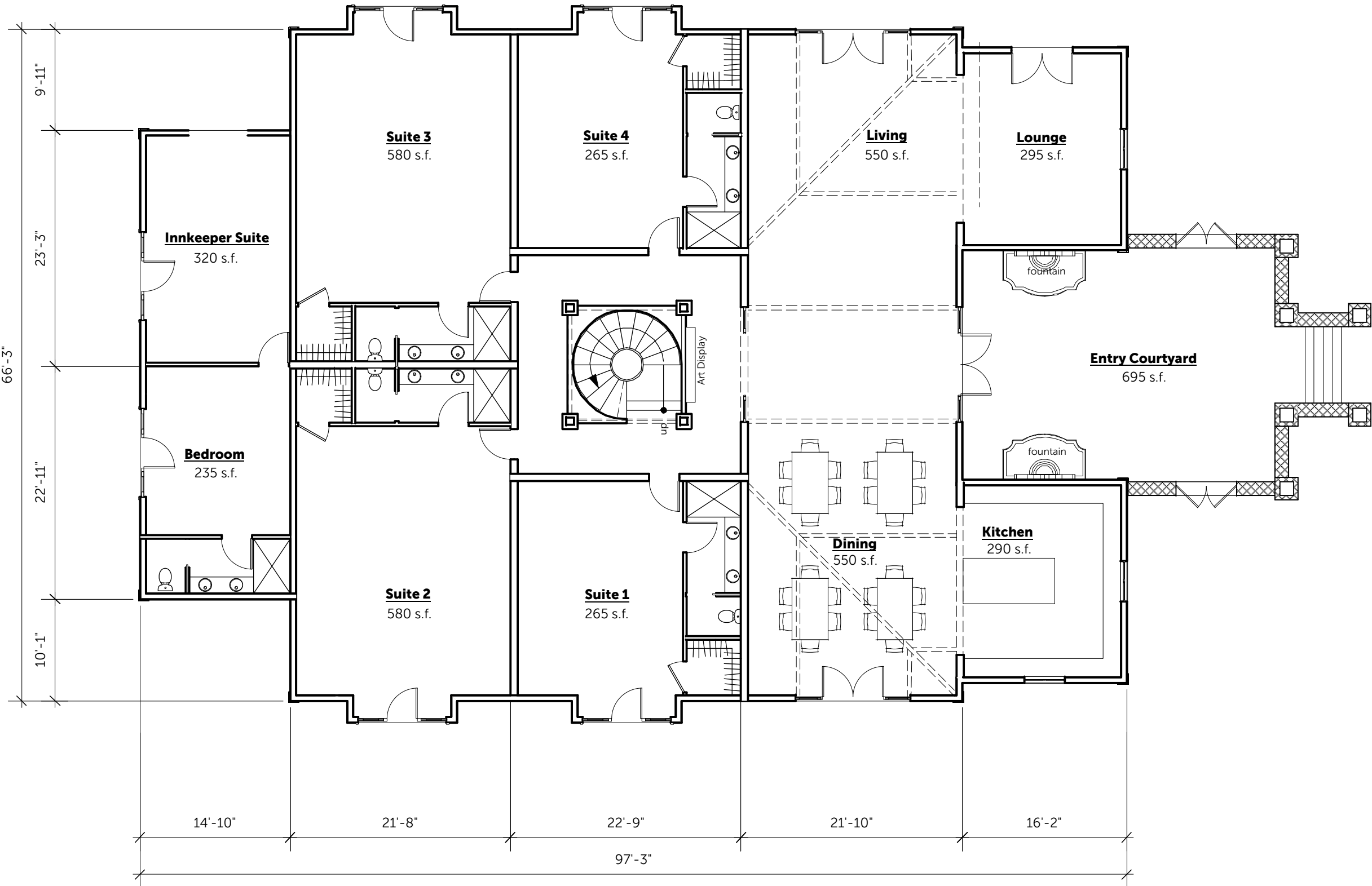
NORTH ELEVATION

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



PHASE 3 - B&B 2ND FLOOR - 2,700 s.f.

Scale: 3/32" = 1'-0"

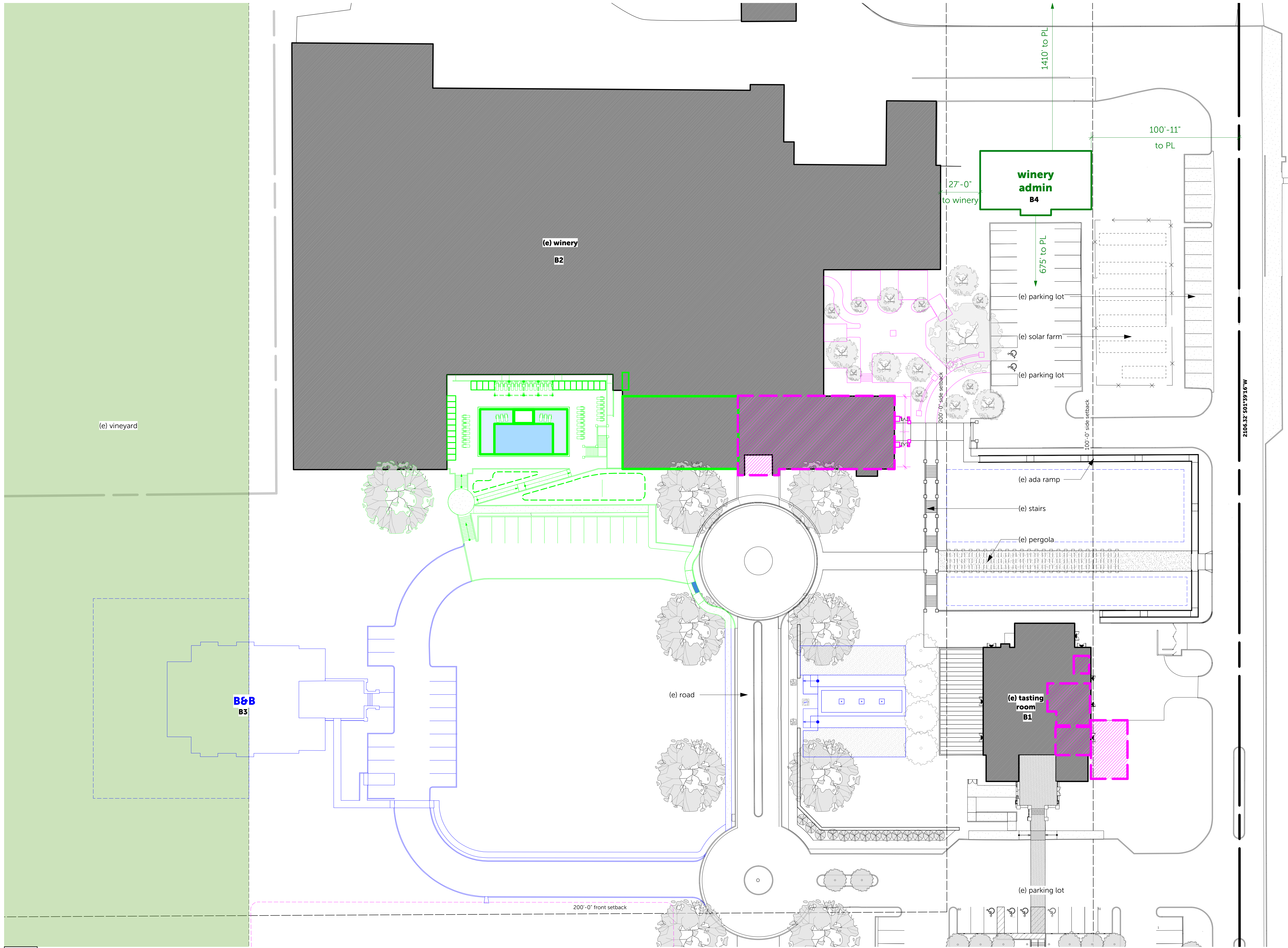


PHASE 3 - B&B 1ST FLOOR - 5,800 s.f.

Scale: 3/32" = 1'-0"



Date: April 1, 2020 Time: 1:21:44 PM Filename: P:\S Site\_MUP\CU\JP-xxx



PHASE 4 - SITE PLAN

Scale: 1" = 30'-0"

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**PARIS VALLEY ROAD**

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Paso Robles, CA 93446

CLIENT: Craig Stoller

P.O. Box 391  
Paso Robles, CA 93447

(661) 331-2000

SHEET CONTENTS:  
**PHASE 4 - SITE PLAN**

CONSULTANT:  
**PHASE 1**  
**PHASE 2**  
**PHASE 3**  
**PHASE 4**  
**PHASE 5**  
**PHASE 6**

STAMP:  
**NOT FOR  
CONSTRUCTION**  
LICENSED ARCHITECT  
C-32912  
EXPIRES 09-30-2021  
STATE OF CALIFORNIA

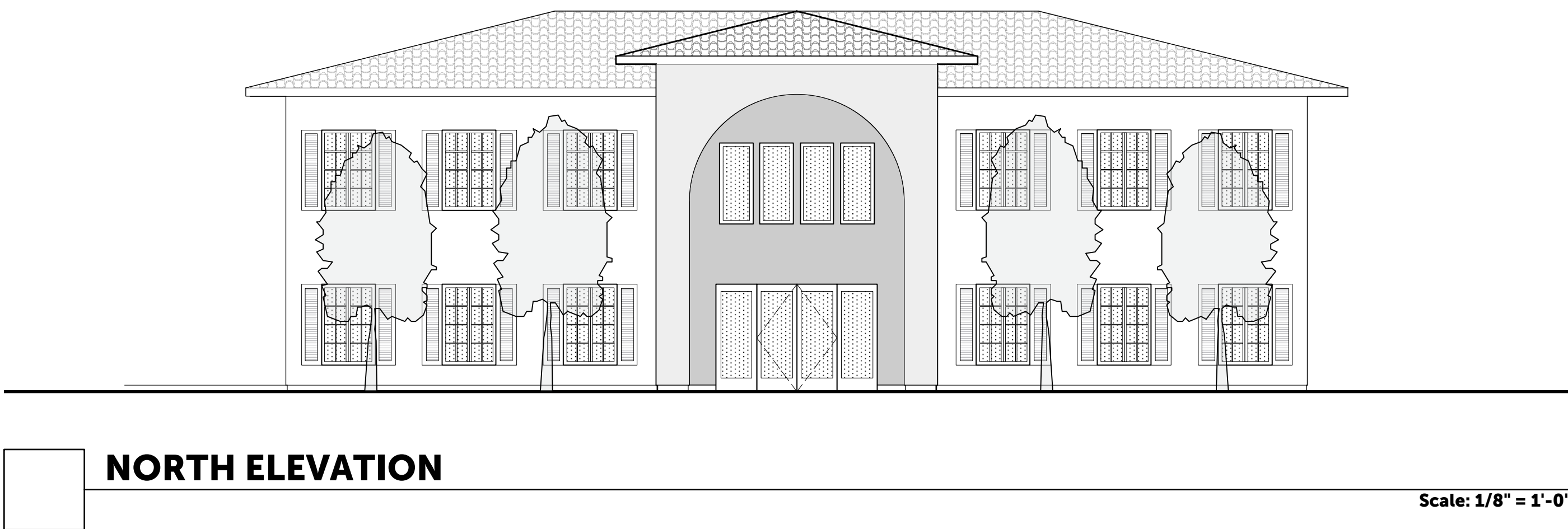
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REVISIONS:

JOB NUMBER: 1734

SHEET: **A4.1**

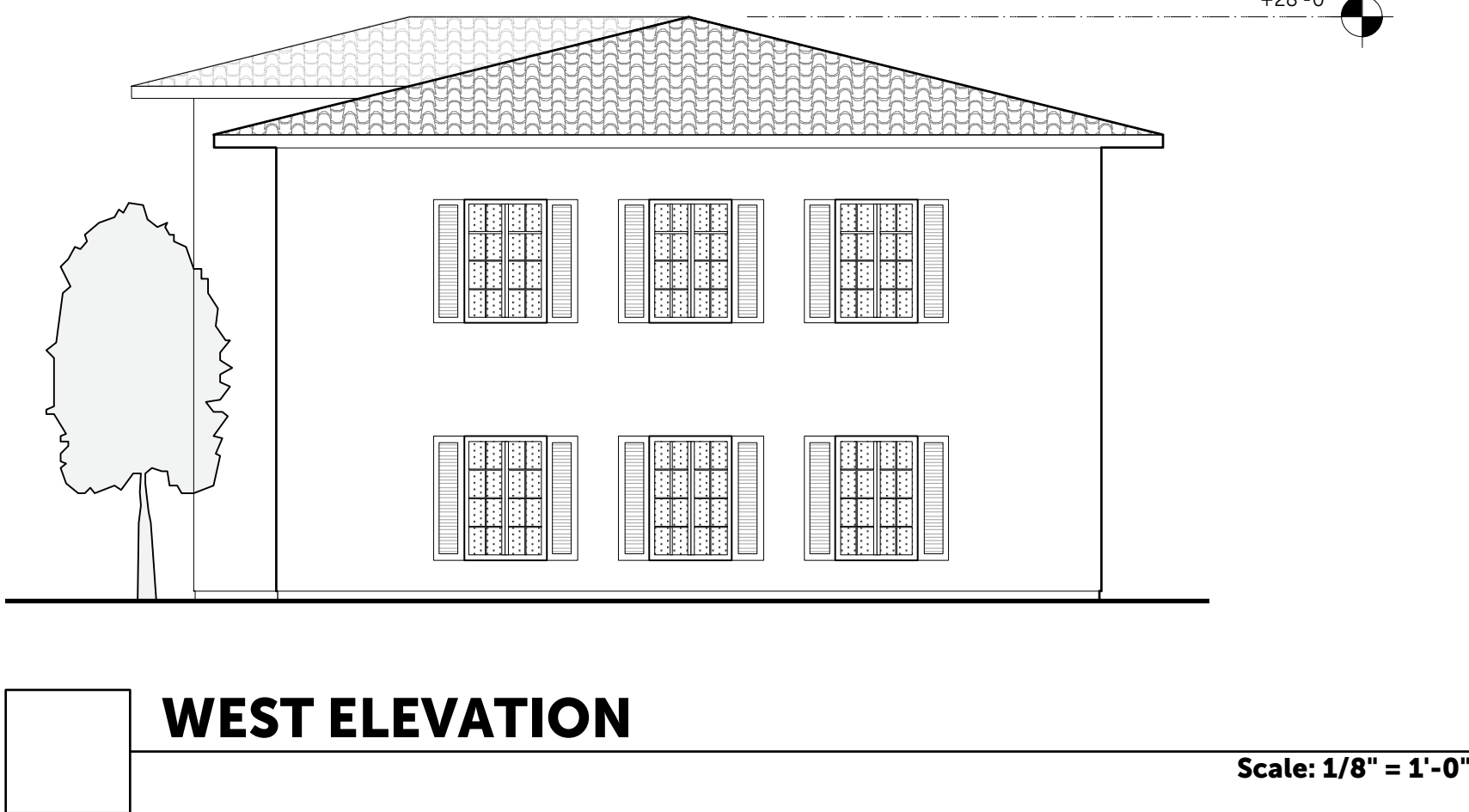


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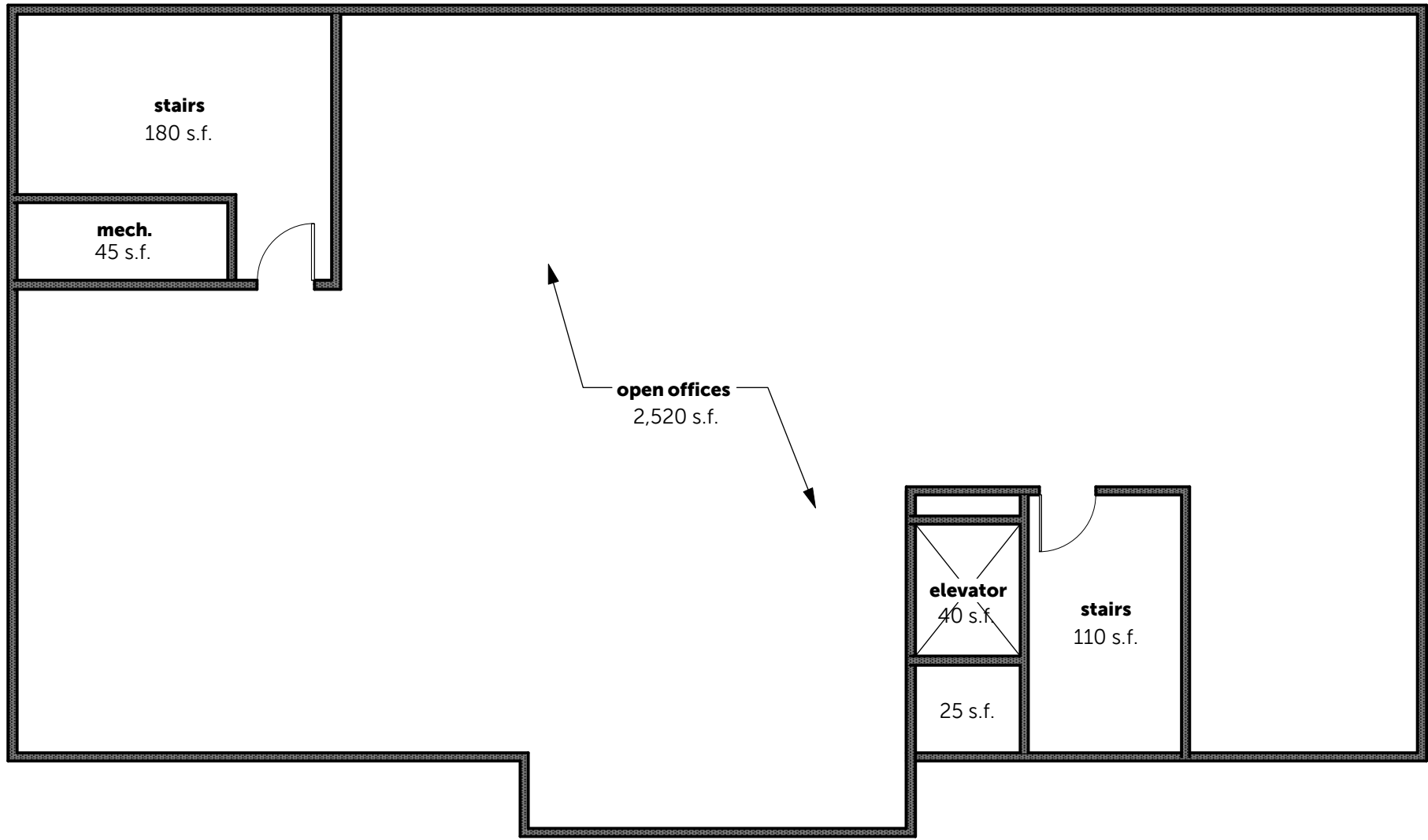
**NORTH ELEVATION**

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



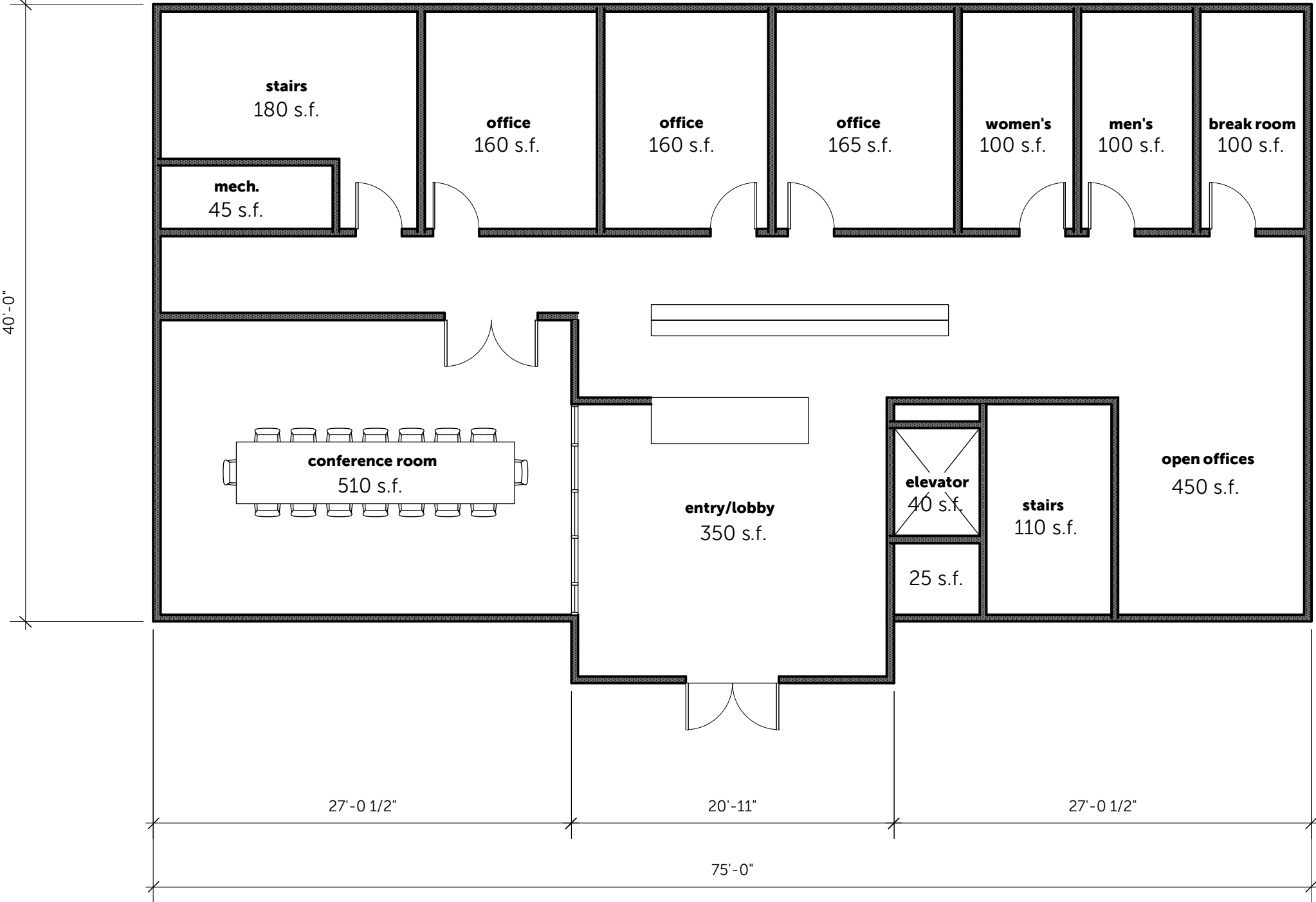
**WEST ELEVATION**

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



**PHASE 4 - EXECUTIVE OFFICES 2ND FLOOR - 3,000 s.f.**

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



**PHASE 4 - EXECUTIVE OFFICES 1ST FLOOR - 3,000 s.f.**

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

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(661) 331-2000

SHEET CONTENTS:  
**PHASE 4 - FLOOR PLAN  
AND ELEVATIONS**

CONSULTANT:

**PHASE 0 - SC**  
**PHASE 1**  
**PHASE 2**  
**PHASE 3**  
**PHASE 4**  
**PHASE 5**  
**PHASE 6**

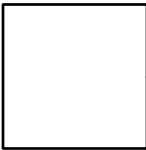


DATE:  
February 6, 2020

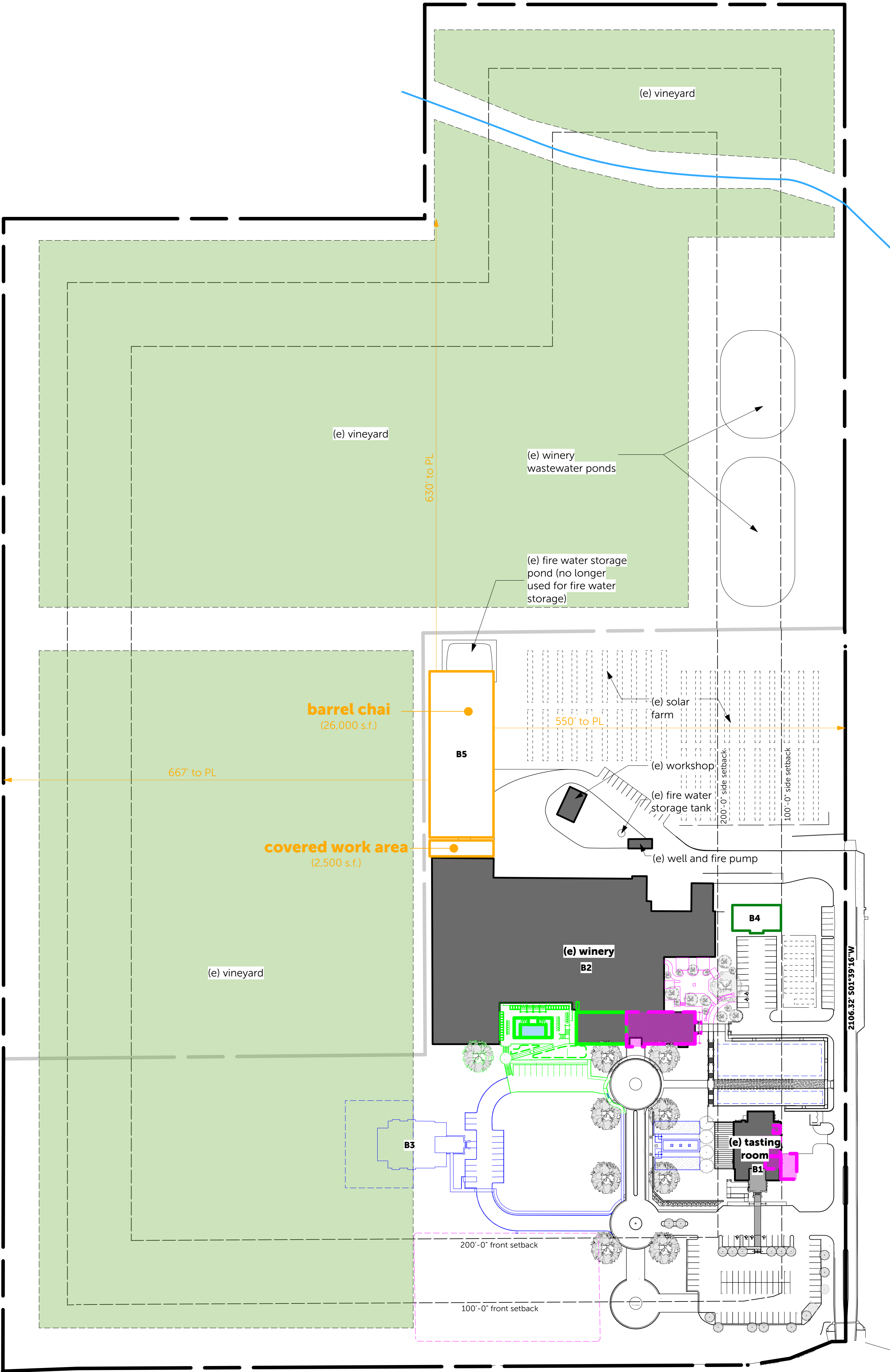
REVISIONS:

JOB NUMBER:  
1734

SHEET:  
**A4.2**



PHASE 5 - SITE PLAN



Scale: 1" = 100'-0"



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Paso Robles, CA 93446

CLIENT: Craig Stoller

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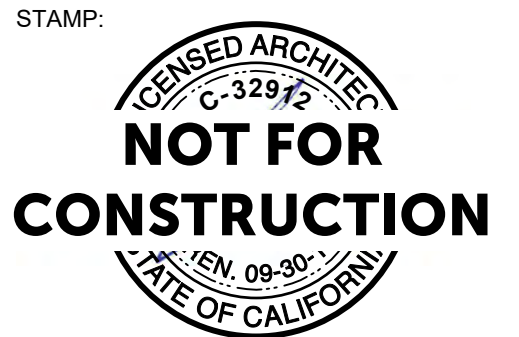
(661) 331-2000

SHEET CONTENTS:

PHASE 5 - SITE PLAN

CONSULTANT:

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6



DATE: February 6, 2020

REVISIONS:

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SHEET: A5.1



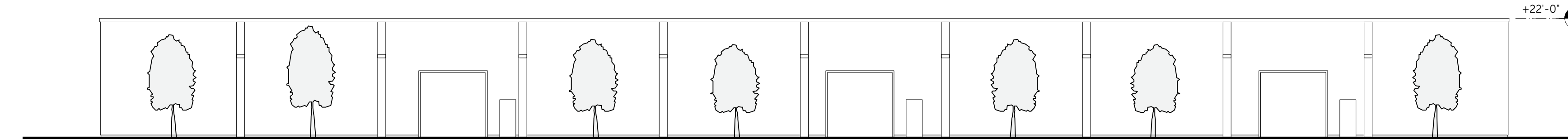


construction and materials to match existing winery



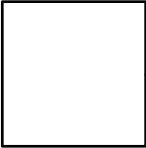
PRECEDENT IMAGES

Scale: Actual Size



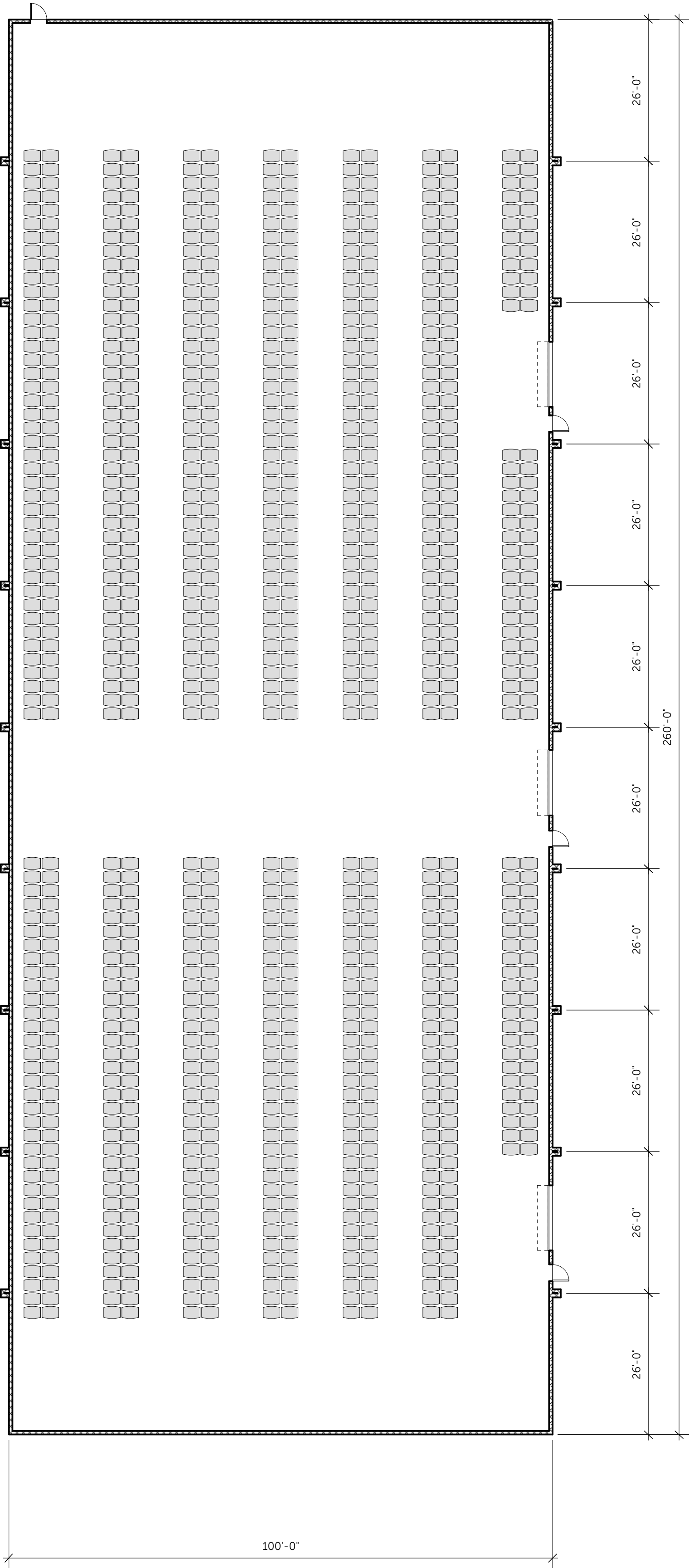
WEST ELEVATION

Scale: 1/16" = 1'-0"



PHASE 5 - BARREL CHAI FLOOR PLAN - 26,000 s.f.

Scale: 1/16" = 1'-0"



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SHEET CONTENTS:  
PHASE 5 - FLOOR PLAN  
AND ELEVATIONS

CONSULTANT:  
PHASE 0 - SC  
PHASE 1  
PHASE 2  
PHASE 3  
PHASE 4  
PHASE 5  
PHASE 6

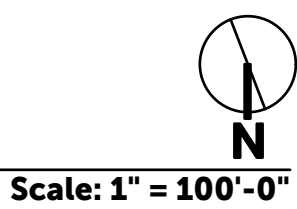
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NOT FOR  
CONSTRUCTION

DATE:  
February 6, 2020  
REVISIONS:

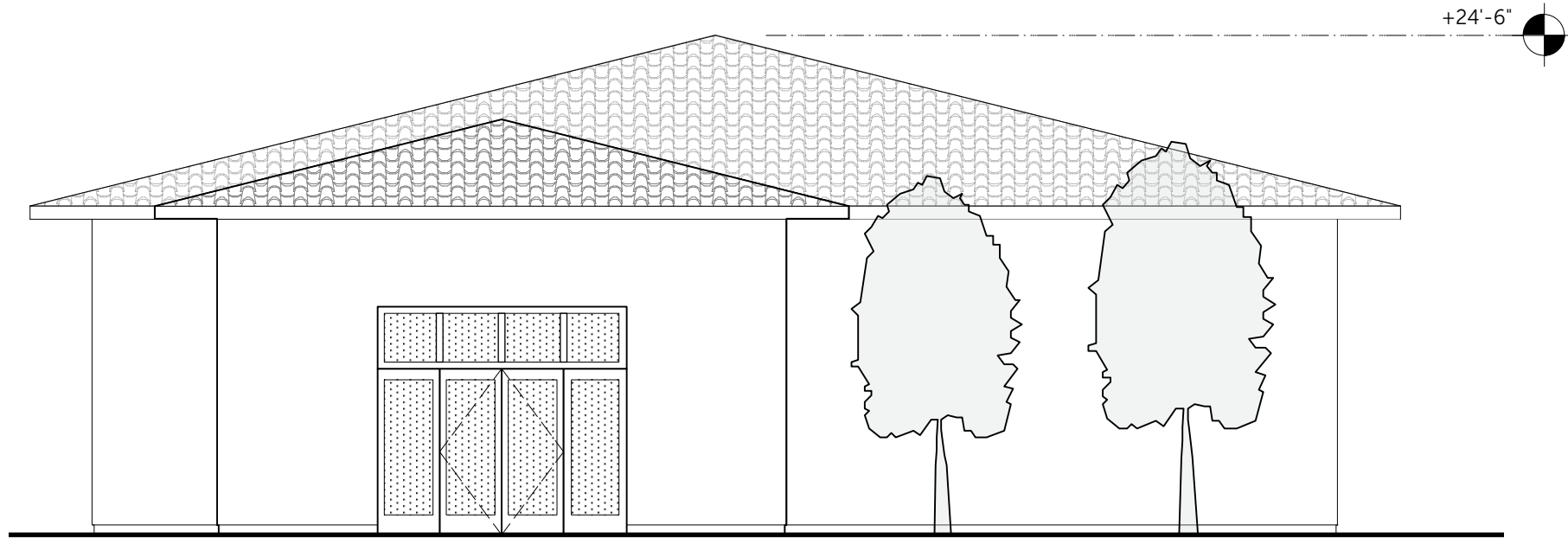
JOB NUMBER:  
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SHEET:  
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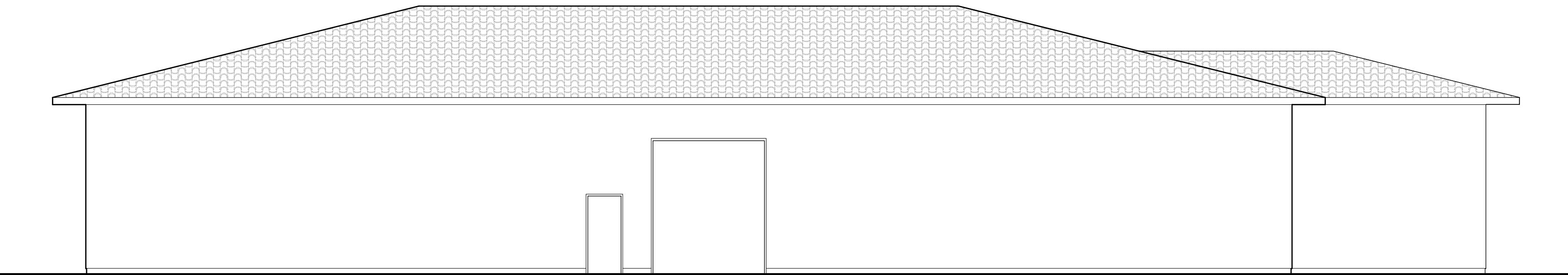


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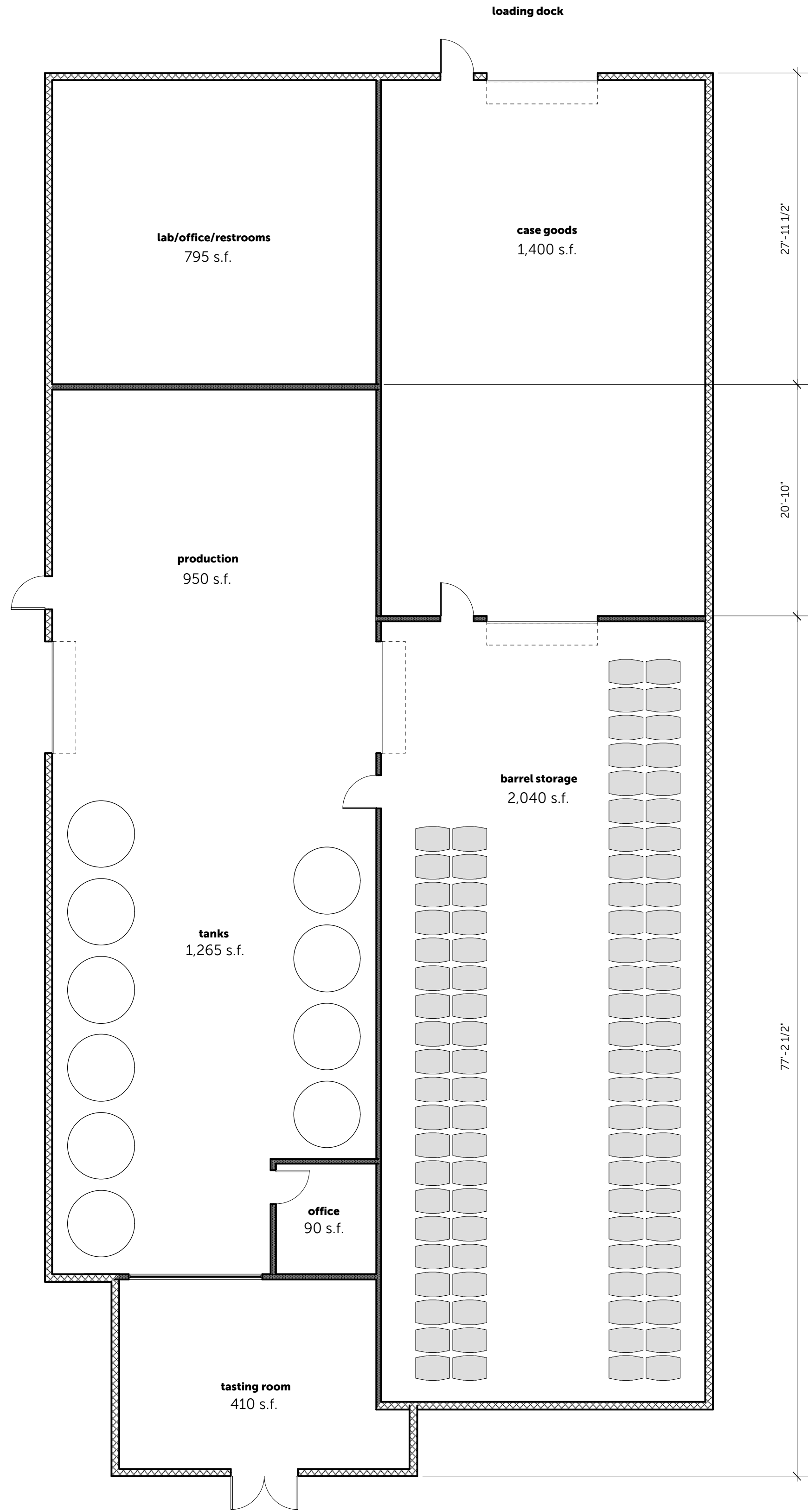
**NORTH ELEVATION**

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



**EAST ELEVATION**

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



**PHASE 6 - PRODUCTION BUILDING FLOOR PLAN - 7,300 s.f.**

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

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CLIENT:  
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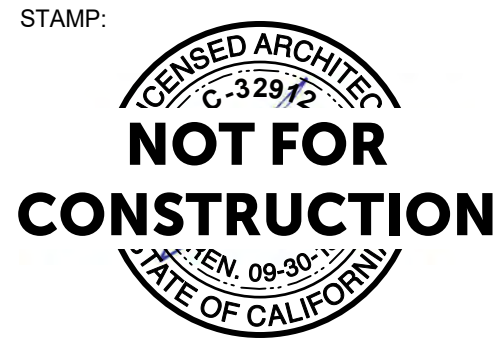
P.O. Box 391  
Paso Robles, CA 93445

(661) 331-2000

SHEET CONTENTS:  
**PHASE 6 - FLOOR PLAN  
AND ELEVATIONS**

CONSULTANT:

**PHASE 0 - SC**  
**PHASE 1**  
**PHASE 2**  
**PHASE 3**  
**PHASE 4**  
**PHASE 5**  
**PHASE 6**



DATE: February 6, 2020  
REVISIONS:

JOB NUMBER:  
1734

SHEET:  
**A6.2**



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## **ATTACHMENT C – MAPS**



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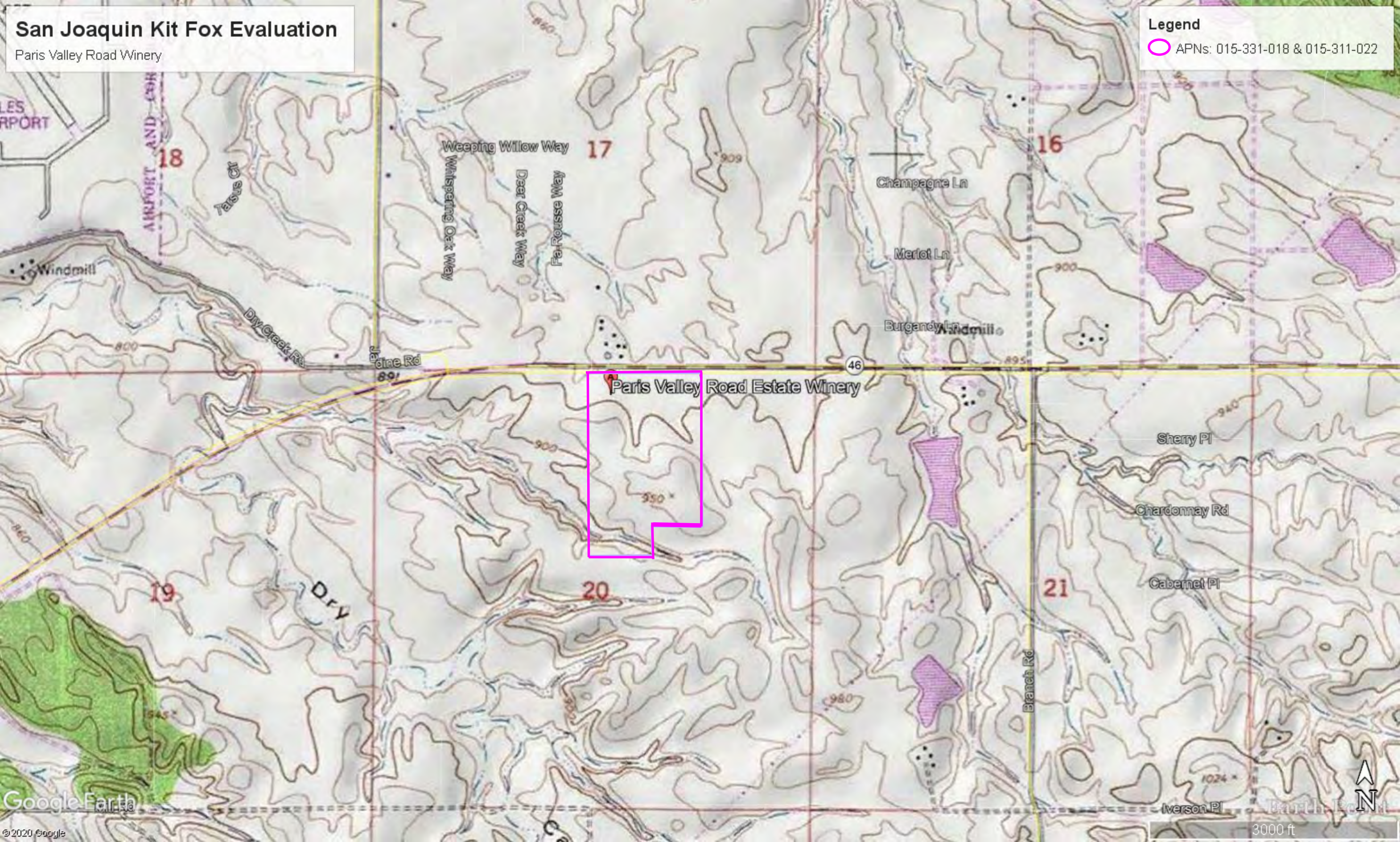


# San Joaquin Kit Fox Evaluation

Paris Valley Road Winery

## Legend

APNs: 015-331-018 & 015-311-022



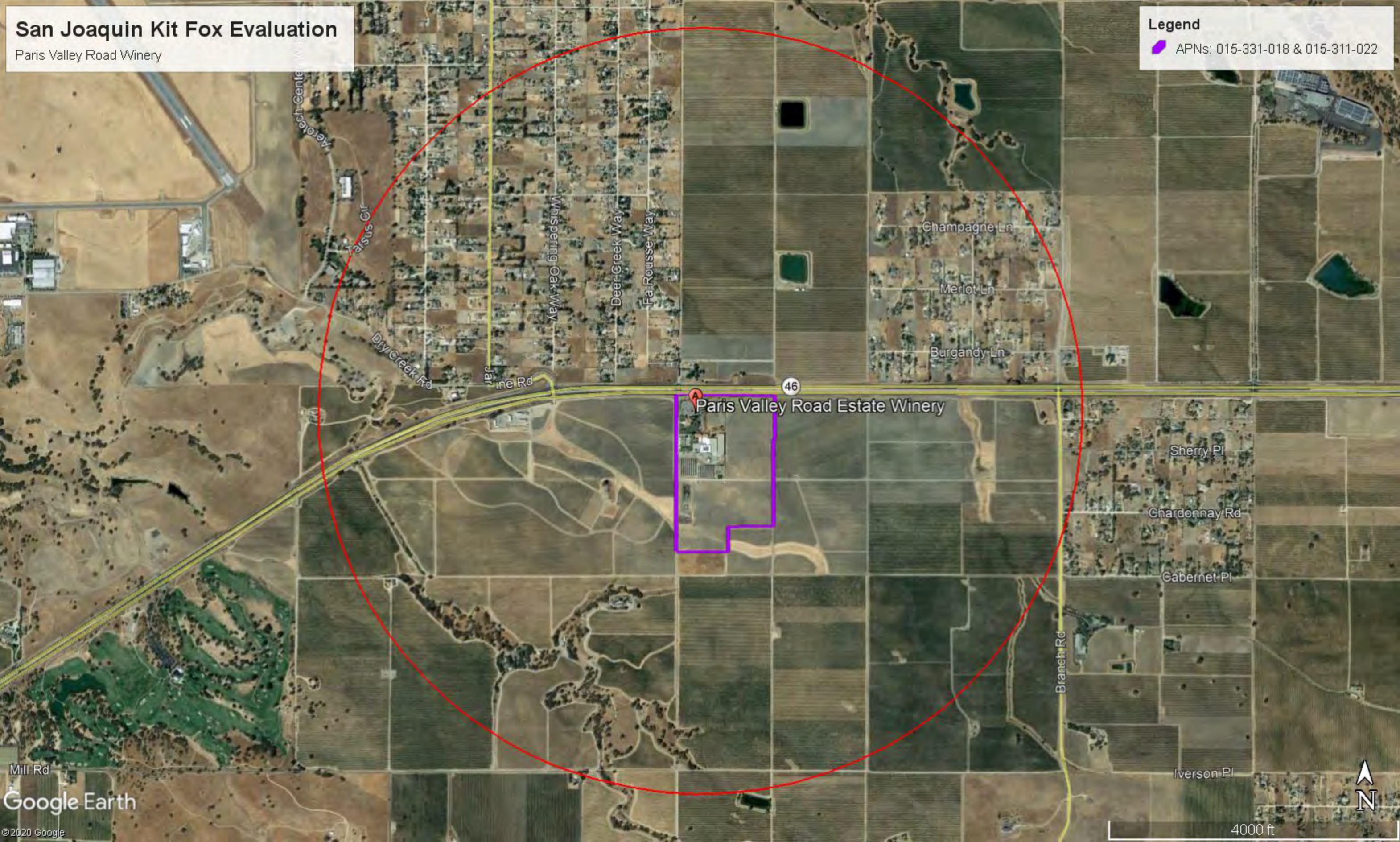


# San Joaquin Kit Fox Evaluation

Paris Valley Road Winery

## Legend

APNs: 015-331-018 & 015-311-022





San Joaquin Kit Fox Evaluation

Paris Valley Road Winery  
Aerial Imagery 2018

Legend

APNs: 015-331-018 & 015-311-022

Paris Valley Road Estate Winery

Fallow

Currently  
Active  
Vineyard

Currently  
Active  
Vineyard









# San Joaquin Kit Fox Evaluation

Paris Valley Road Winery  
Aerial Imagery 2010

## Legend

APNs: 015-331-018 & 015-311-022

Paris Valley Road Estate Winery





# San Joaquin Kit Fox Evaluation

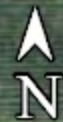
Paris Valley Road Winery  
Aerial Imagery 2005

## Legend

APNs: 015-331-018 & 015-311-022

Paris Valley Road Estate Winery

46





# San Joaquin Kit Fox Evaluation

Paris Valley Road Winery  
Aerial Imagery 1994

## Legend

APNs: 015-331-018 & 015-311-022

46

Paris Valley Road Estate Winery





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## **ATTACHMENT D – REPRESENTATIVE SITE PHOTOGRAPHS**



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**Photo 1.** View east from the west side of the proposed courtyard to be remodeled in Phase 1 (June 9, 2020).



**Photo 2.** View west from the east side of the proposed lounge and pool area in Phase 2 (June 9, 2020).



**Photo 3.** View north from the west side of the proposed Bed and Breakfast and associated development in Phase 3 (June 9, 2020).



**Photo 4.** View northeast from the west side of the proposed Bed and Breakfast and associated development in Phase 3 (June 9, 2020).





**Photo 5.** View east from the west side of the proposed Bed and Breakfast and associated development in Phase 3 (June 9, 2020).



**Photo 6.** View southeast from the west side of the proposed Bed and Breakfast and associated development in Phase 3 (June 9, 2020).





**Photo 7.** View south from the west side of the proposed Bed and Breakfast and associated development in Phase 3 (June 9, 2020).



**Photo 8.** View west from the east side of the proposed barrel storage building in Phase 5 (June 9, 2020).



**Photo 9.** View southwest from the northwest corner of the proposed production building in Phase 6. Proposed dry farmed grain area is in the background, south of the wastewater pond (June 9, 2020).



**Photo 10.** Few California ground squirrel burrows observed in loose soil surrounding the pond south of the winery building (June 9, 2020).





**Photo 11.** Vineyards to be removed and relocated (June 9, 2020).