

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



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 or (702) 610-6308.

Sincerely,

Tours

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
LUCATION	

\*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 <u>5.18</u> Acres Amount of Kit Fox Habitat Affected <u>5.18</u> 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)

Scoring

1.	Recovery importance	20
2.	Habitat condition	10

Revised 03-02

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

TOTAL

66

Revised 03/02-lpd

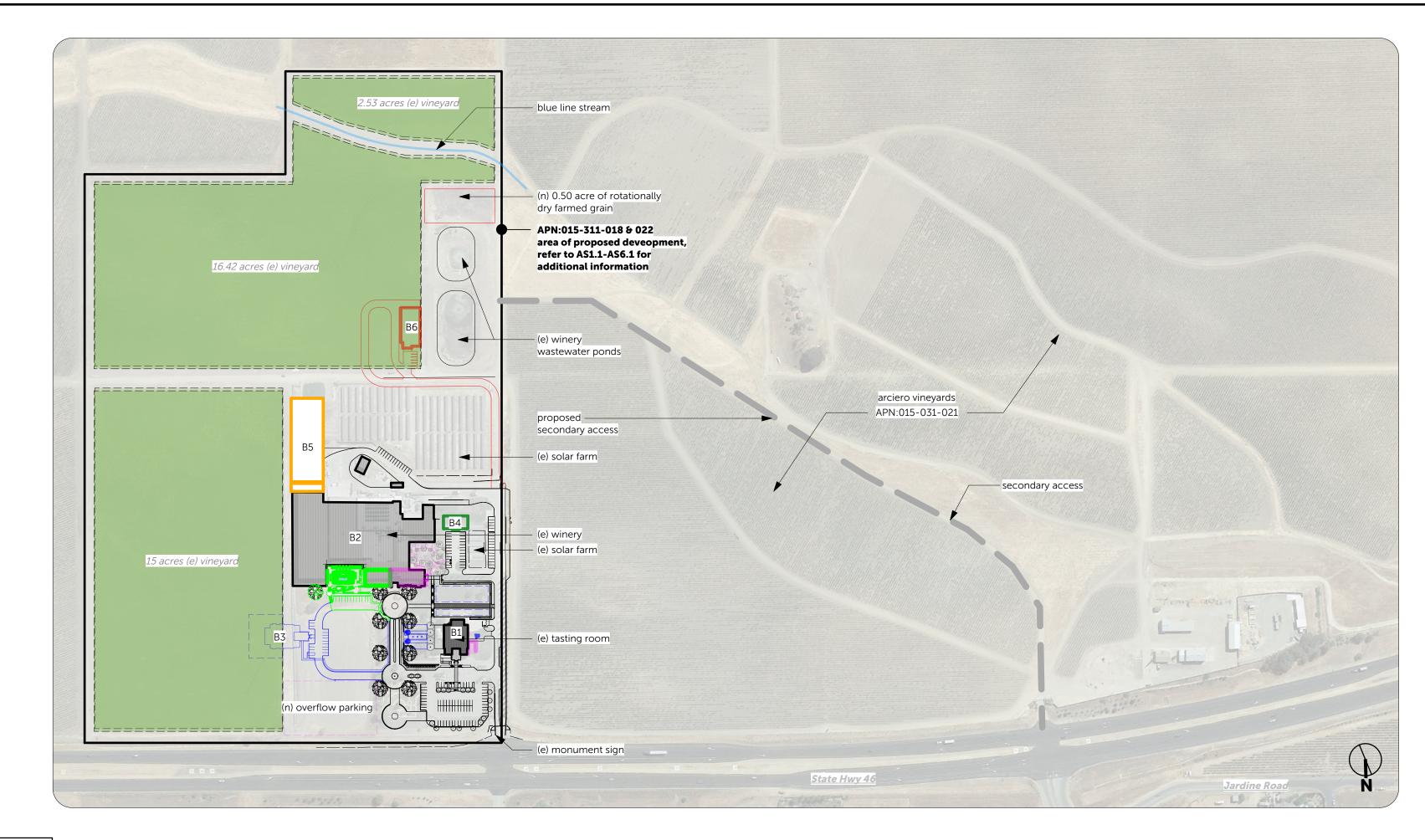


#### ATTACHMENT B – PROJECT PLANS



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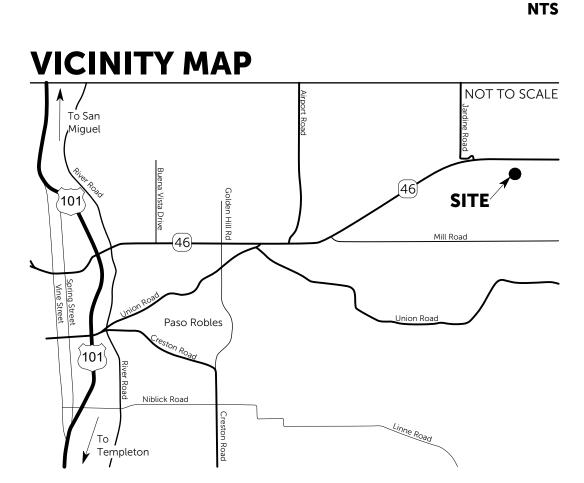
# PARIS VALLEY ROAD WINERY



### **OVERALL SITE PLAN**

## Conditional Use Permit

### 5625 Highway 46 East, Paso Robles, CA 93446



### **PROJECT DESCRIPTION**

### **SCOPE OF WORK**

A Phased Conditional Use Permit to update, convert and expand existing and ancillery uses to an established winery with tasting room (D840305:1/D960193D). Including remodel to the main winery building, utilize the existing facilities as a limited food facility (restaurant), conversion of existing admin to Members lounge with pool and multipurpose space, a new office winery office building, a new barrel storage building, a new distillery. A special events program is proposed to allow up to 40 events with a maximum of 300 guests. The project will be phased as follows:

102,000 s
60,850 s.f
28,400 s.f
12,300 s.f.
<b>21,200</b> s. <sup>-</sup>
6,901 s.f.
6,500 s.f.

#### PHASE 1

Use of the existing 1,020 s.f. kitchen & 1,542 s.f. areas for indoor and outdoor seating for Limited Food Serving Facility (restaurant) within existing Hospitality building (Bldg. 1). Convert 5,200 s.f. area of the second floor of the winery (Bldg. 2) from offices to a 2,100 s.f. member's lounge with 710 s.f. of multi-purpose areas, 240 s.f. restrooms, 250 s.f. office and 320 s.f. storage. In addition, an existing 6,900 s.f. courtyard to the south of the new members lounge will be re-developed with new landscaping and flatwork. Building Areas:

	-,
Outdoor Public Areas:	<b>6,900</b> s.

#### <u>PHASE 2</u>

Convert 4,000 s.f. area of the second floor of the winery (Bldg. 2) from all offices to reconfigured 2,800 s.f. individual and open offices, 380 s.f. new restrooms, 635 s.f. pool support and pool equipment, and 1,800 s.f. pool. A 7,515 s.f. members and B&B guest only outdoor lounge area with cabanas and cabines with a pool. In addition, landscaping, pedestrian access and a new parking lot will be added.

Building Areas:	4,000 :
Outdoor Public Areas (pool deck, flatwork):	7,060 s
Parking Lot:	6,500 :
Pool:	1,800 s

#### PHASE 3

Construction of a new 8,500 s.f. two story eight unit Bed & Breakfast (Bldg. 3) including an innkeeper suite, commercial kitchen, dining, living and lounge and an 695 s.f. entry courtyard. Extension of the accessible path of travel to Winery (Bldg. 2). New access loop and parking lot off existing interior circulation roads. Removal of 0.35 acres (15,000 s.f.) of vineyard to be relocated between Hospitality (Bldg. 1), Winery (Bldg. 2) and B&B (Bldg. 3). **Building Areas:** 8,500 s.f. 5,500 s.f.

Outdoor Public Areas (reflection pool, seating area): Parking Lot: 5,000 s.f. Access Road: 7,500 s.f.

### <u>PHASE 4</u>

Construction of a new 6,000 s.f. two story winery admin building (Bldg. 4) adjacent to the winery. Areas include open and individual offices, conference room, entry/lobby, breakroom and restrooms. Utilize existing access and parking lot to the north of the proposed building. Building Areas: 6,000 s.f.

#### PHASE 5

onstruction of a 2,500 s.f. shade cover over e	xisting work area off the southe
inery (Bldg. 2). Construction of a new 26,000	s.f. barrel storage building (Bldg
Building Areas:	26,000
Outdoor Area (covered):	<b>2,500</b> s

#### PHASE 6

Construction of a new 7,300 s.f. production building (Bldg. 6). Including a 410 s.f. second tasting room for the distillery, barrel storage, case good storage, production, tank room and office. Extension off existing access road into a new access loop, loading dock and parking lot. Removal of 1.15 acres (50,000 s.f.) of vineyard to be relocated between Hospitality (Bldg. 1), Winery (Bldg. 2) and B&B (Bldg. 3). Building Areas: 7,300 s.f.

2,400 s.f. 38,000 s.f. 50,000 s.f.

**FULL BUILD OUT** Interior Area Exterior Area

Parking Lot:

Access Road:

Vineyard Relocated:

### **PLANNING DATA**

ZONING COMMUNITY	AG El Palomar-Estrella Sub Area	
SETBACKS/YARDS	Front/Street Setback Side Rear	100'0" 100'0" 100'0"

### **PROJECT DATA**

5,200 s.f. (remodel

heast corner of the ) s.f.

165,901 s.f. 156,800 s.f.

PROJECT ADDRESS 5625 Highway 46 East, Paso Robles, CA 93446 APN 015-311-018 / 015-311-022 LEGAL DESCRIPTION PM 35/49 PTN PAR A LOT SIZE +/- 59 acres UTILITIES

Electricity

Natural Gas

**TOTAL VINEYARD** 34 acres **ROTATIONALLY DRY** 0.50 acres FARM GRAIN

EVENT PARKING Required

Proposed **BUILDING PARKING** Required (B1) Proposed (B1) Required (B2)

Proposed (B2) Required (Phase 1)

Proposed (Phase 1) Required (Phase 2)

Proposed (Phase 2)

Required (Phase 3) Proposed (Phase 3) Required (Phase 4) Proposed (Phase 4)

Required (Phase 5) Proposed (Phase 5)

Total Required

**Total Proposed** 

Required (Phase 6) Proposed (Phase 6) Total Existing

PG&E

300 people @ 2.5 people/car = 120 Spaces x 400 s.f. / space = 48,000 s.f. 48,900 s.f.

Southern California Gas Company

6,901 s.f. / 200 = 35 spaces 35 spaces

60,850 storage / 5,000 = 12.17 spaces 28,400 active (production) / 2,000 = 14.2 spaces 3,100 active (office) / 2,000 = 1.55 spaces

2,810 tasting (member's lounge) / 200 = 14.05 spaces 2,390 office / 2000 = 1.2 spaces

7,000 deck area / 300 = 23.5 spaces 4,000 office / 2,000 = 2 spaces 44 spaces

(2) spaces per unit. 8 units x 2 spaces = 16 spaces 16 spaces

6,000 office / 2,000 = 3 spaces

26,000 storage / 5,000 = 6 spaces

6,890 active (production) / 2,000 = 3.45 spaces 6 spaces

> 108 spaces 153 spaces

### **SHEET INDEX**

T1.0 TITLE SHEET & OVERALL SITE PLAN A0.0 OVERALL PROPOSED SITE PLAN A0.1 OVERALL EXISTING SITE PLAN C1.1 PRELIMINARY GRADING AND UTILITY PLAN C1.2 PRELIMINARY GRADING AND UTILITY PLAN C1.3 PRELIMINARY GRADING AND UTILITY PLAN A1.1 PHASE 1 - SITE PLAN A1.2 PHASE 1 - B1 FLOOR PLAN A1.3 PHASE 1 - B2 FLOOR PLAN A2.1 PHASE 2 - SITE PLAN A2.2 PHASE 2 - B2 FLOOR PLAN A3.1 PHASE 3 - SITE PLAN A3.2 PHASE 3 - B3 FLOOR PLAN & ELEVATIONS A4.1 PHASE 4 - SITE PLAN A4.2 PHASE 4 - B4 FLOOR PLAN & ELEVATIONS A5.1 PHASE 5 - SITE PLAN A5.2 PHASE 5 - B5 FLOOR PLAN AND ELEVATIONS A6.1 PHASE 6 - SITE PLAN A6.2 PHASE 6 - B6 FLOOR PLAN AND ELEVATIONS 19 TOTAL SHEETS



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PROJECT: Conditional Use Permit

### PARIS VALLEY ROAD

5625 Highway 46 East Paso Robles, CA 93446

Craig Stoller

### P.O. Box 391 Paso Robles, CA 93447

(661) 331-2000

SHEET CONTENTS: **TITLE SHEET AND OVERALL SITE PLAN** 

CONSULTANT:

CLIENT:



JOB NUMBER: 1734



28 spaces

44 spaces (includes 34 spaces @ North parking lot)

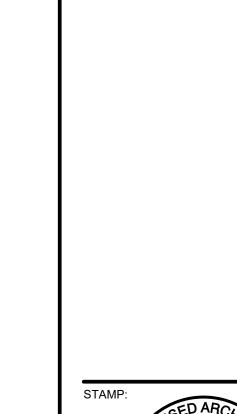
3 spaces

410 tasting / 200 = 2.05

153 spaces

15 spaces 15 spaces 1,800 pool area / 100 = 18 spaces

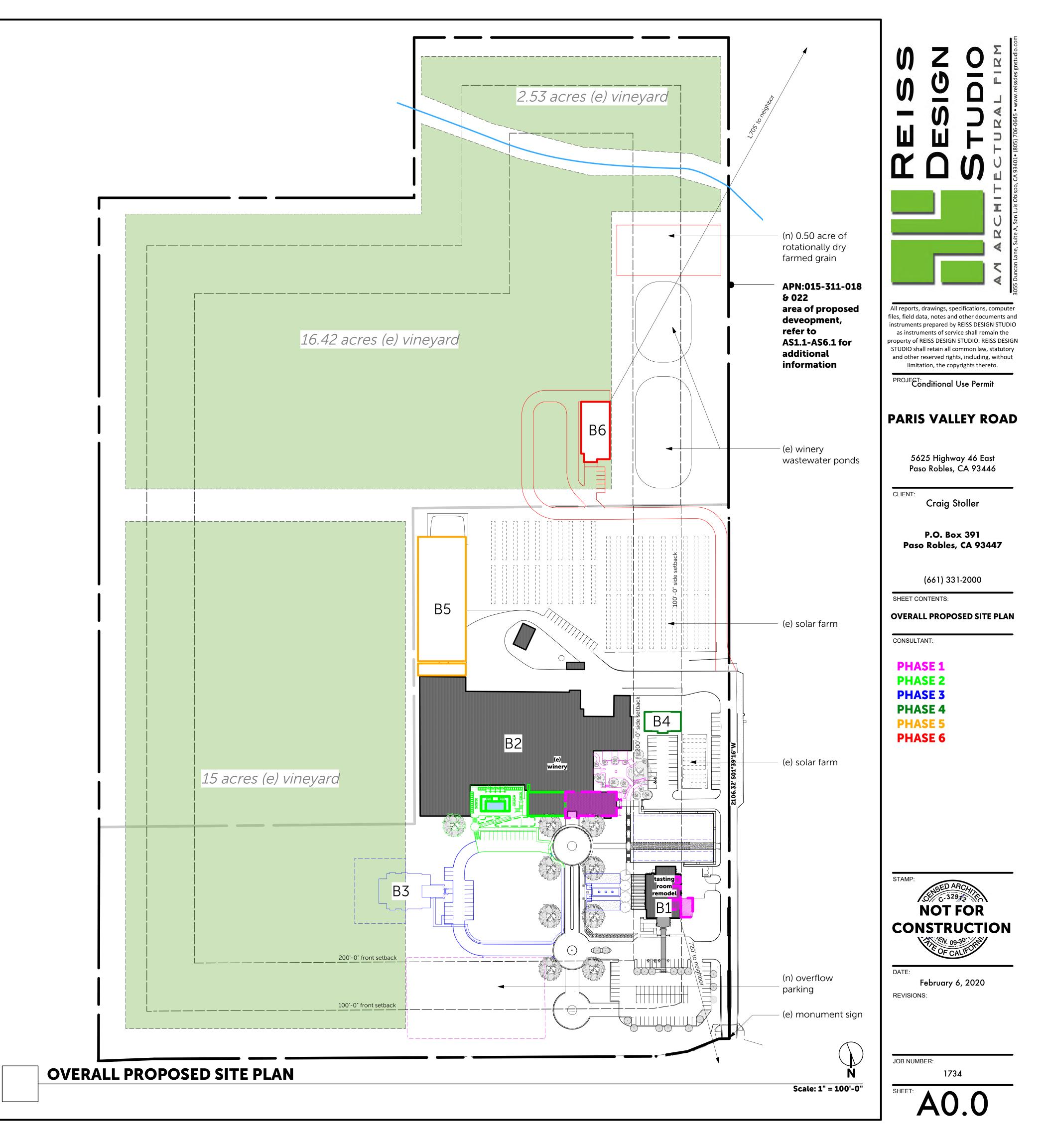
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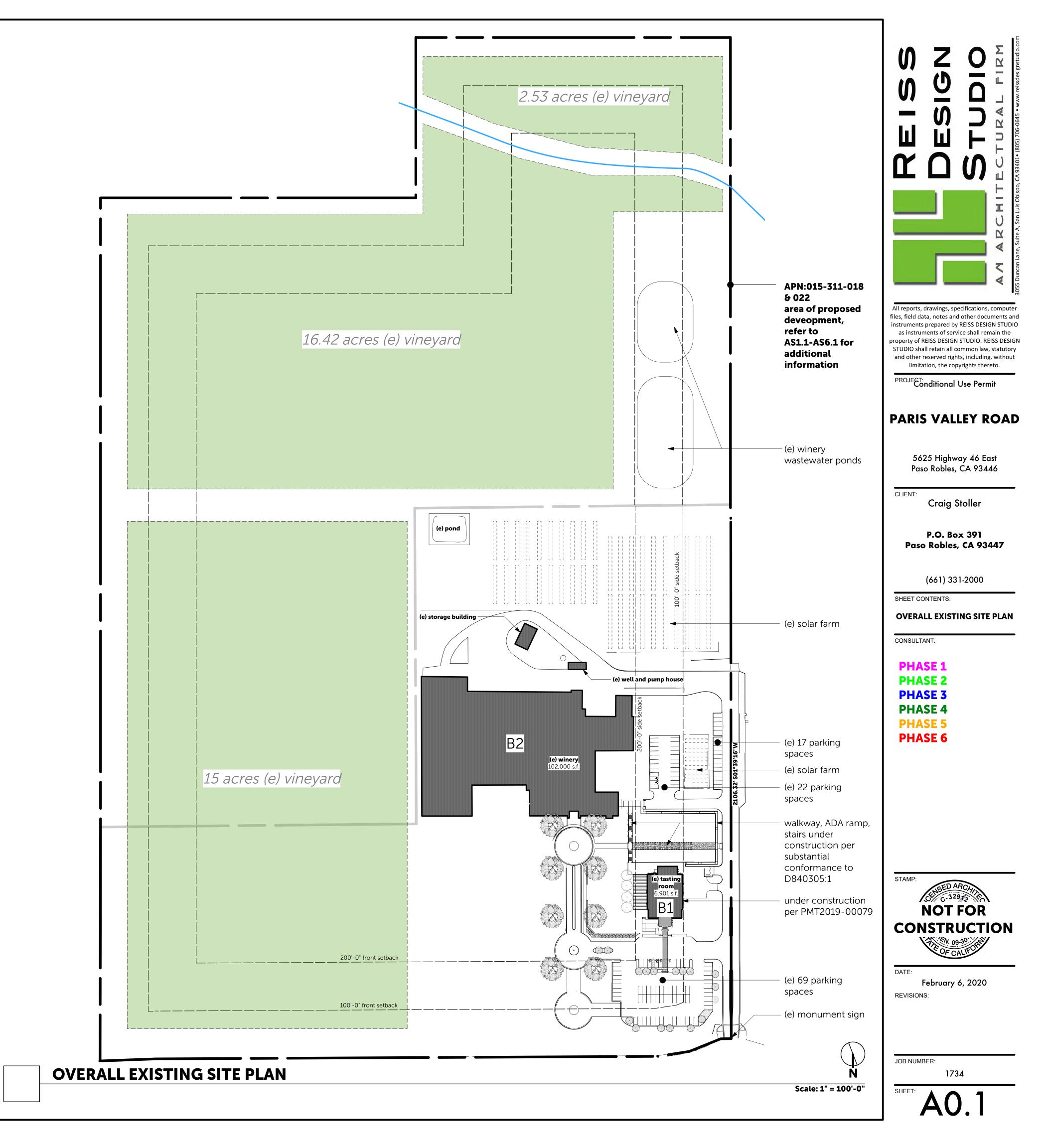
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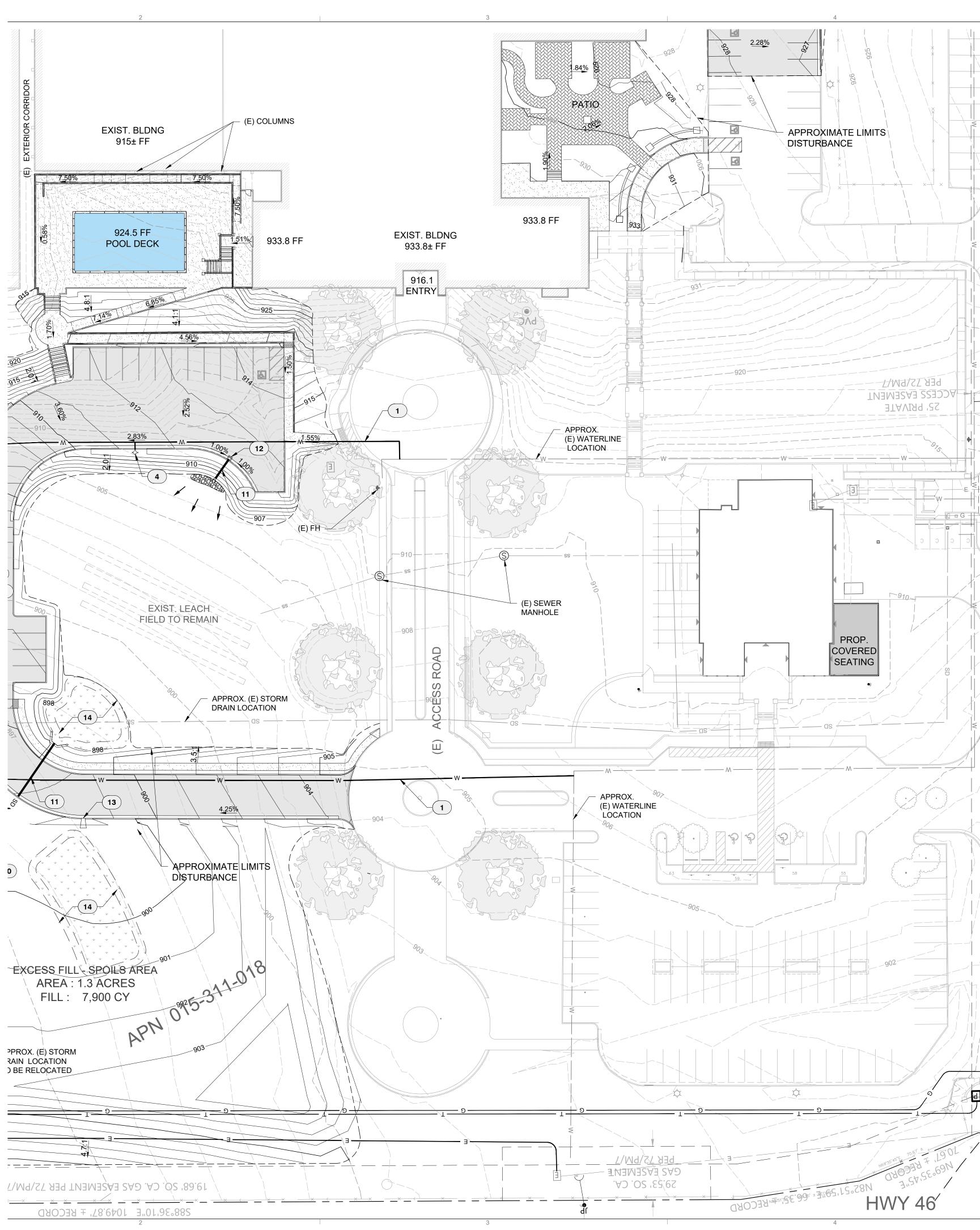
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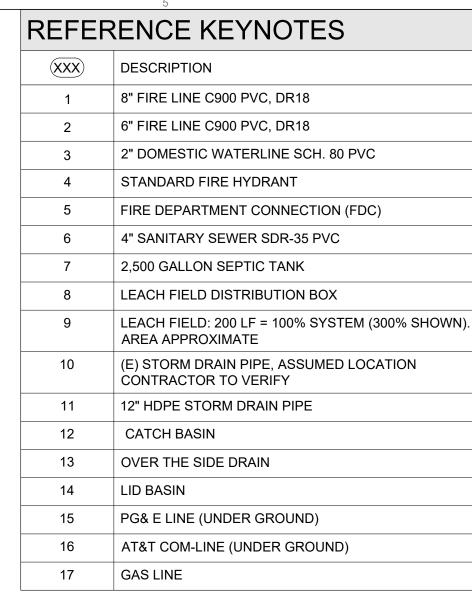


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#### FOR REDUCED PLANS 3 0 1 2 ORIGINAL SCALE IS IN INCHES



### UTILITY TYPICAL LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
FIRE	FIRE LINE
W	WATER
E	ELECTRICAL
Т	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

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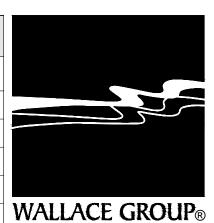
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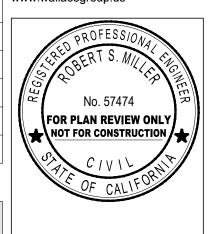
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- Area of Disturbance: 4.5 Acres
- Temporary Area of Disturbance: 1.3 Acres
- Max. Cut 22' Max. Fill 9'
- Cut and fill volume to Finish Surface: Cut:14,605 cy Fill: 14,605 cY Total 0 cy



CIVIL AND TRANSPORTATION ENGINEERING CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECTURE MECHANICAL ENGINEERING PLANNING PUBLIC WORKS ADMINISTRATION SURVEYING / GIS SOLUTIONS WATER RESOURCES

612 CLARION COURT SAN LUIS OBISPO, CA 93401 T 805 544-4011 F 805 544-4294 www.wallacegroup.us

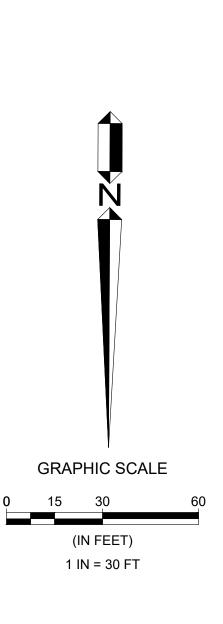


SIGNATURE

DATE SIGNED These plans and specifications, and the ideas and

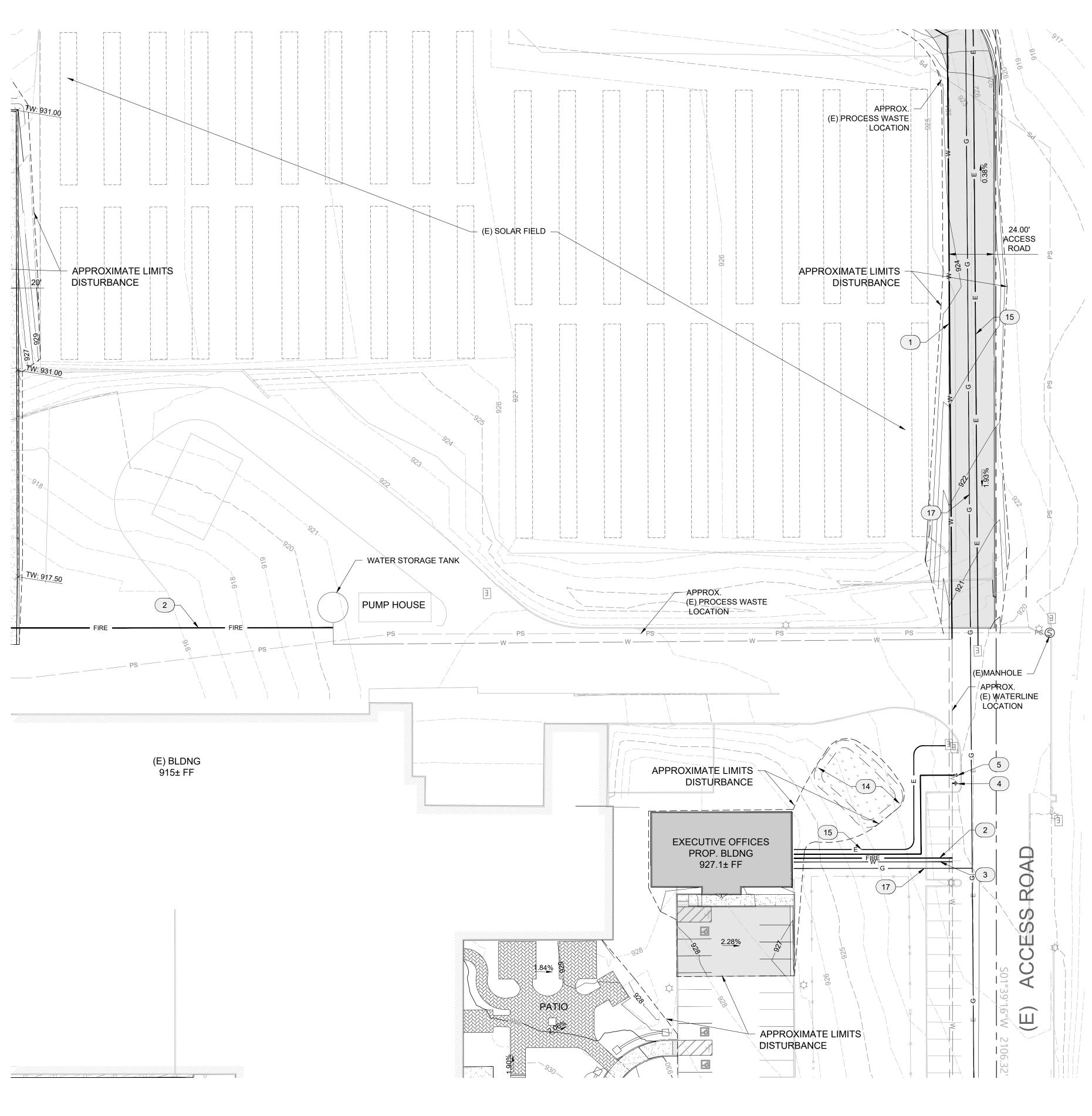
designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

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FILE NAME: 1239-01 DSGN-PH-2.DWG



REFER	RENCE 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)	WALLACE GROUP®
6	4" SANITARY SEWER SDR-35 PVC	CIVIL AND TRANSPORTATION ENGINEERING CONSTRUCTION MANAGEMENT
7	2,500 GALLON SEPTIC TANK	LANDSCAPE ARCHITECTURE MECHANICAL ENGINEERING
8	LEACH FIELD DISTRIBUTION BOX	PLANNING PUBLIC WORKS ADMINISTRATION
9	LEACH FIELD: 200 LF = 100% SYSTEM (300% SHOWN). AREA APPROXIMATE	SURVEYING / GIS SOLUTIONS WATER RESOURCES
10	(E) STORM DRAIN PIPE, ASSUMED LOCATION CONTRACTOR TO VERIFY	612 CLARION COURT
11	12" HDPE STORM DRAIN PIPE	SAN LUIS OBISPO, CA 93401 T 805 544-4011 F 805 544-4294
12	CATCH BASIN	www.wallacegroup.us
13	OVER THE SIDE DRAIN	PROFESSIONAL
14	LID BASIN	LE ADBERTS. MILLED
15	PG& E LINE (UNDER GROUND)	No. 57474
16	AT&T COM-LINE (UNDER GROUND)	FOR PLAN REVIEW ONLY
17	GAS LINE	
		CIVIL SHE

### UTILITY TYPICAL LEGEND

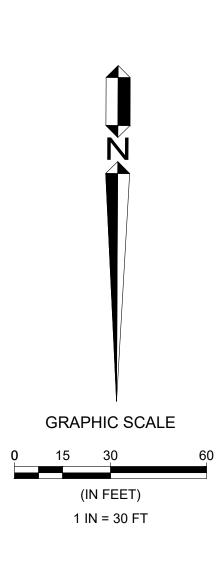
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SS	SANITARY SEWER	SIG
PS	PROCESS WASTE	DA
SD	STORM DRAIN	These pl designs i
FIRE	FIRE LINE	service p hereon a any other
W	WATER	Group, a Copyrigh
E	ELECTRICAL	Corporat drawing
Т	TELEPHONE / COMMUNICATION	

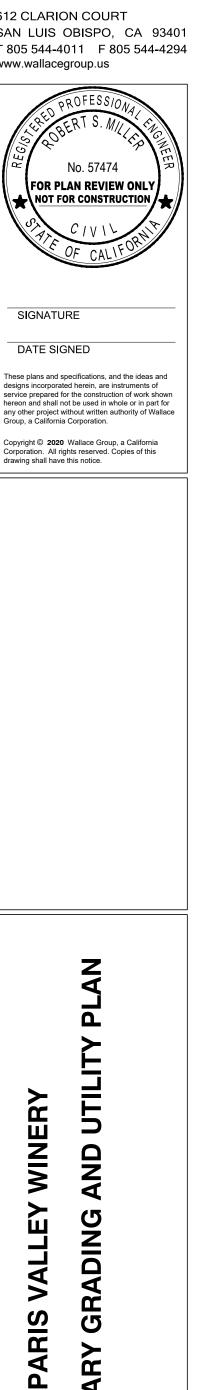
### THRUST BLOCK LEGEND

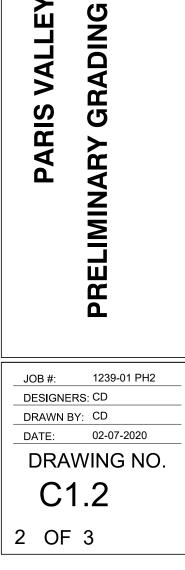
PIPE SIZE	2"	4"	6"	8"	
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22° BEND	2 SF	3 SF	4 SF	6 SF	

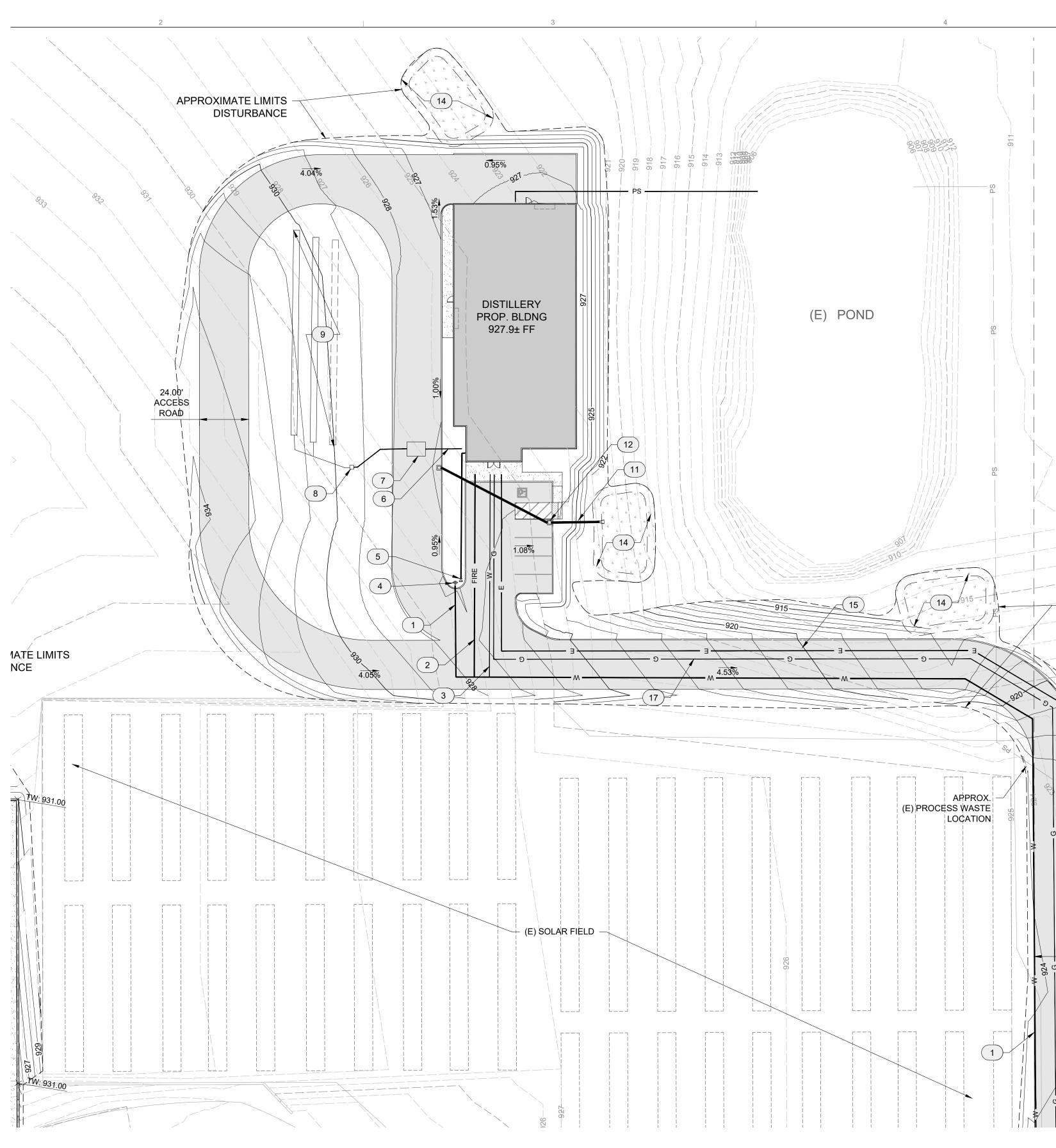
### NOTE

- 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









#### FOR REDUCED PLANS 3 0 1 2 ORIGINAL SCALE IS IN INCHES

	5		
REFE	RENCE 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: 100 LF = 100% SYSTEM (300% SHOW 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

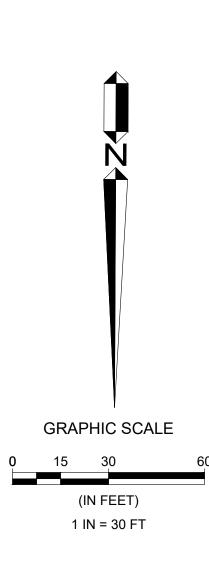
SS	SANITARY SEWER	SIGNATUR	
PS	PROCESS WASTE	DATE SIGN	
SD	STORM DRAIN	These plans and spec designs incorporated	
FIRE	FIRE LINE	service prepared for the hereon and shall not hereon and shall not hereon and shall not hereon and shall not here project with	
W	WATER	Group, a California Co Copyright © <b>2020</b> W	
E	ELECTRICAL	Corporation. All rights drawing shall have thi	
Т	TELEPHONE / COMMUNICATION		

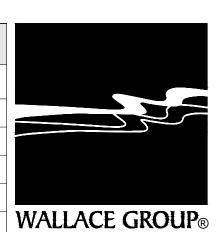
### THRUST BLOCK LEGEND

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: <u>14,605 cY</u> Total 0 cy





CIVIL AND TRANSPORTATION ENGINEERING CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECTURE MECHANICAL ENGINEERING PLANNING PUBLIC WORKS ADMINISTRATION **WN).** SURVEYING / GIS SOLUTIONS WATER RESOURCES

> 612 CLARION COURT SAN LUIS OBISPO, CA 93401
> T 805 544-4011 F 805 544-4294
> www.wallacegroup.us

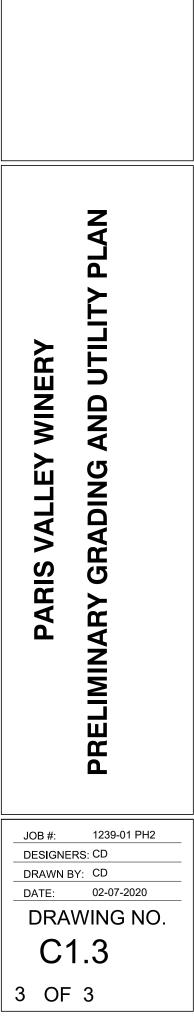


SIGNATURE

DATE SIGNED

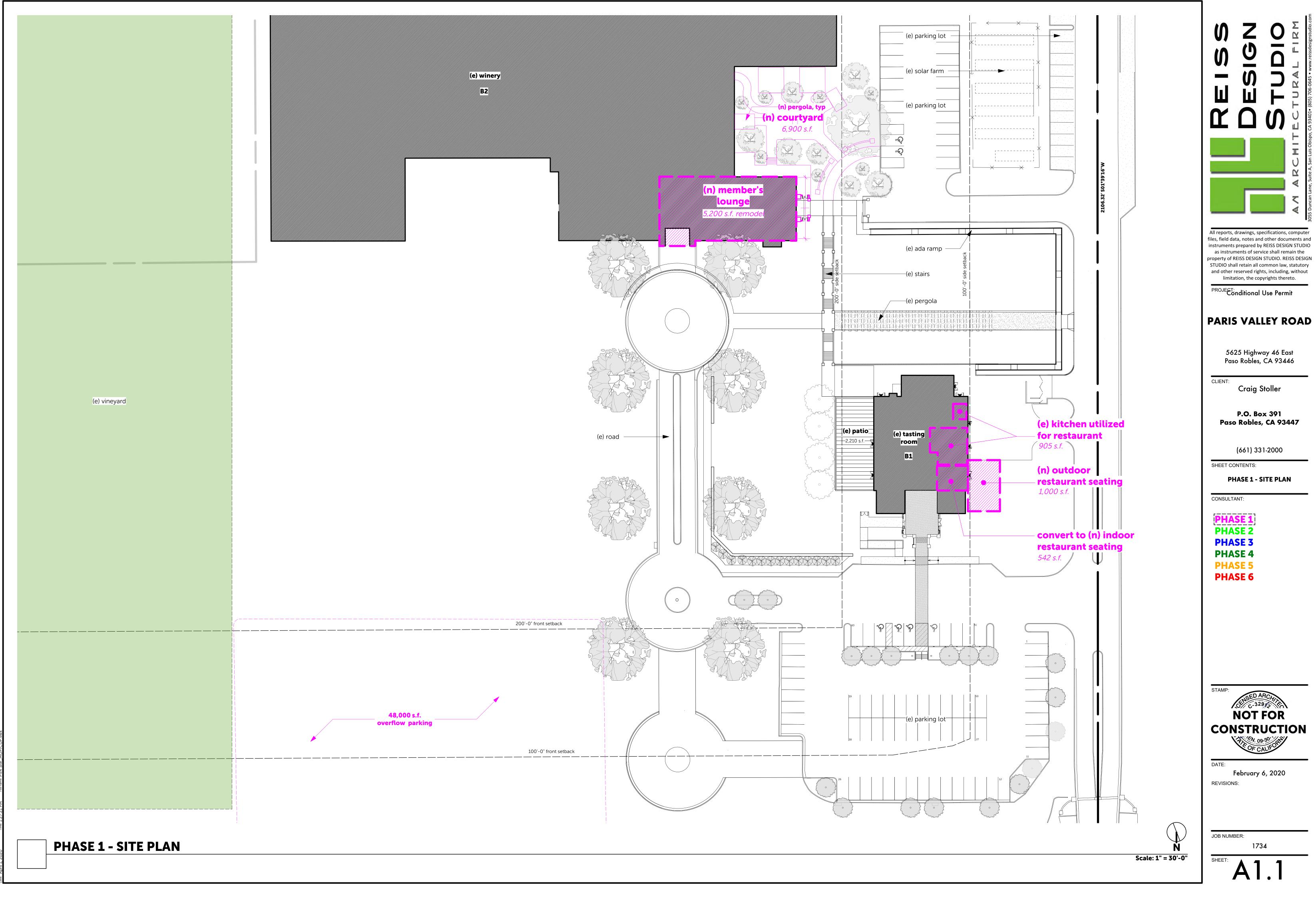
These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of work shown hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

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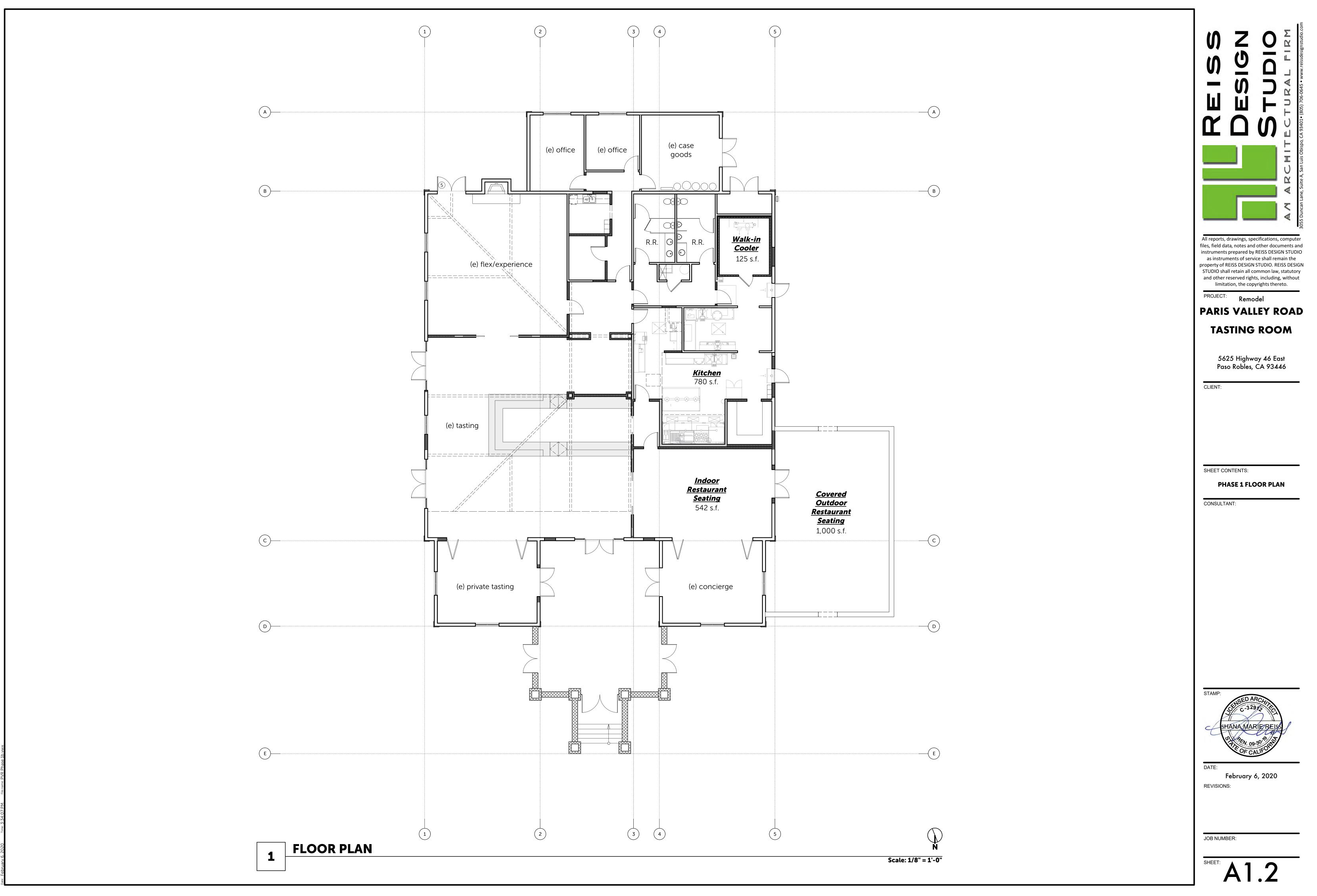


APPROXIMATE LIMITS DISTURBANCE

24.00' ACCESS ROAD 15



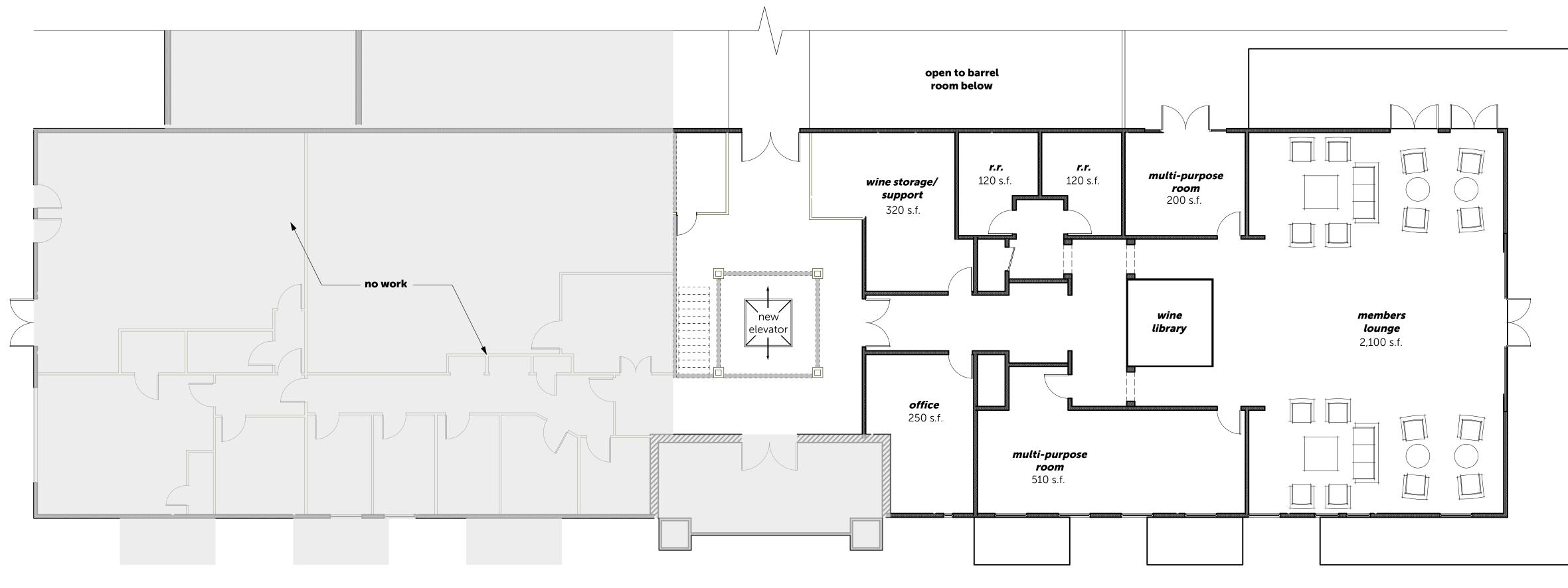
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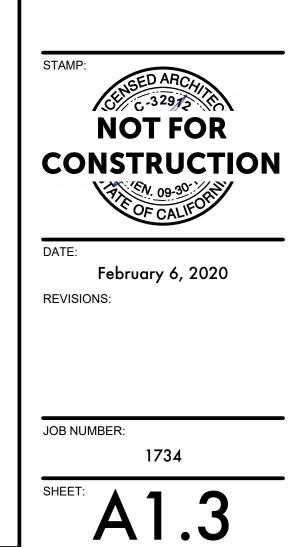
### PHASE 1 - MEMBERS ROOM 3D VIEWS

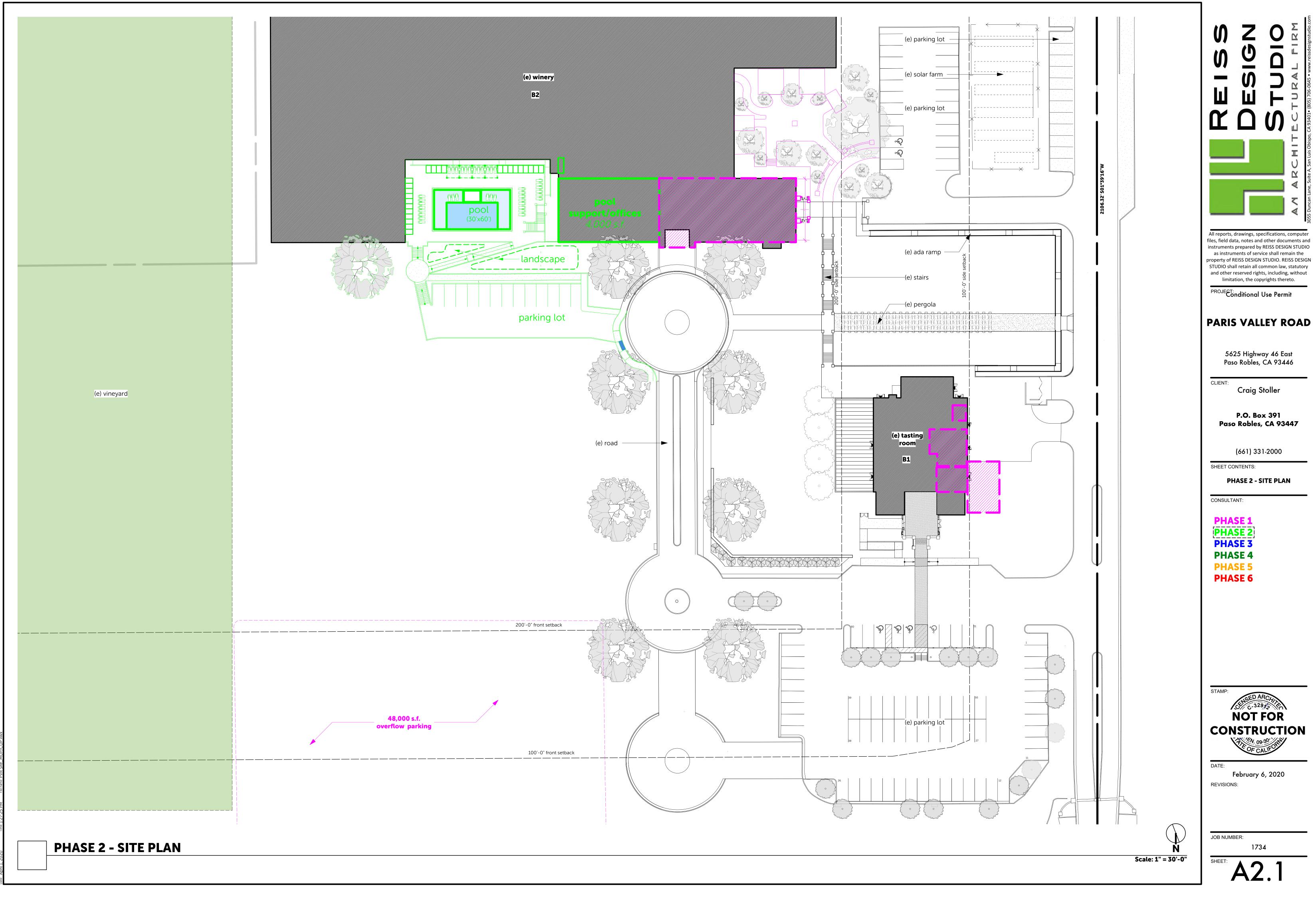


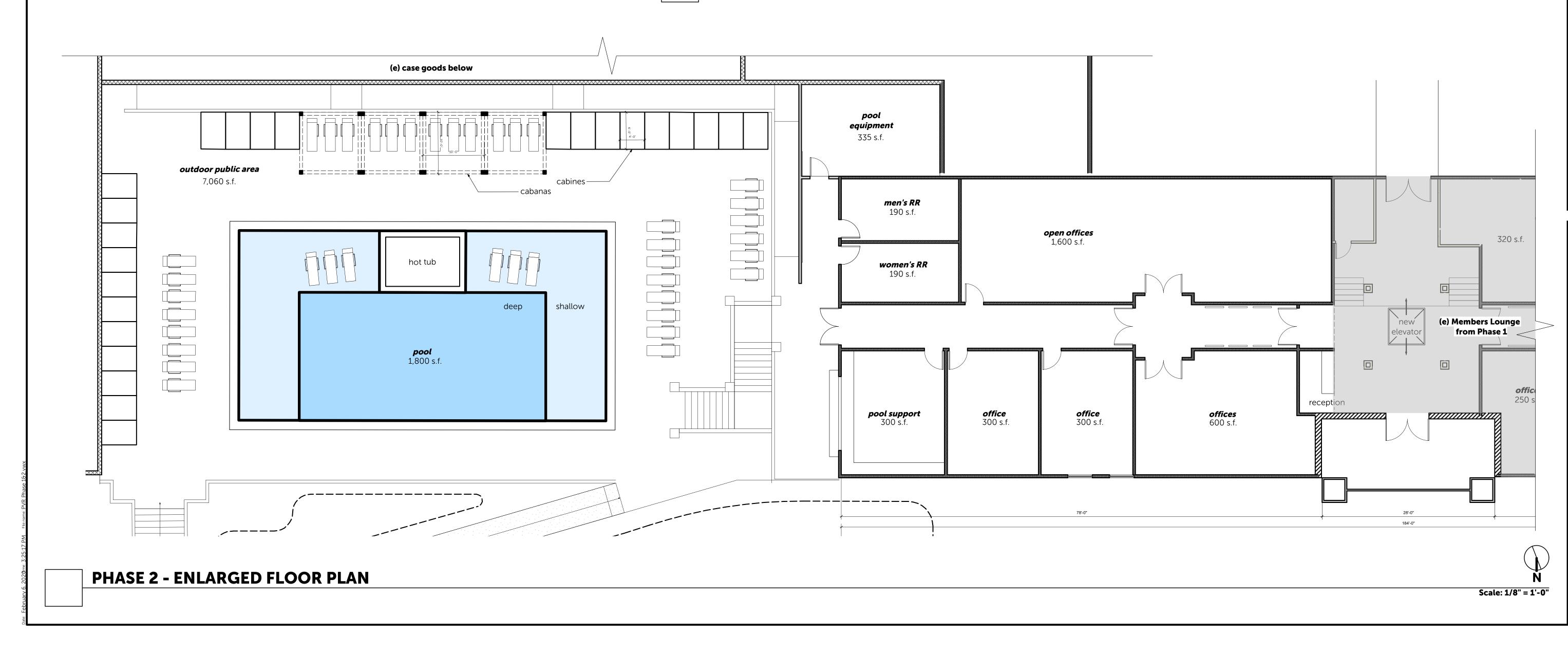




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### POOL PRECEDENT IMAGES







P.O. Box 391 Paso Robles, CA 93446

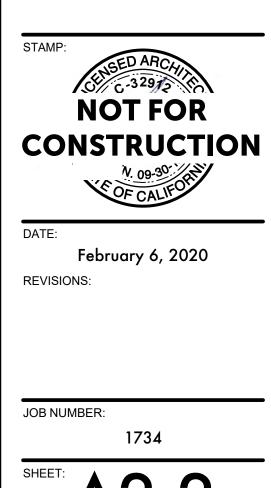
(661) 331-2000

SHEET CONTENTS:

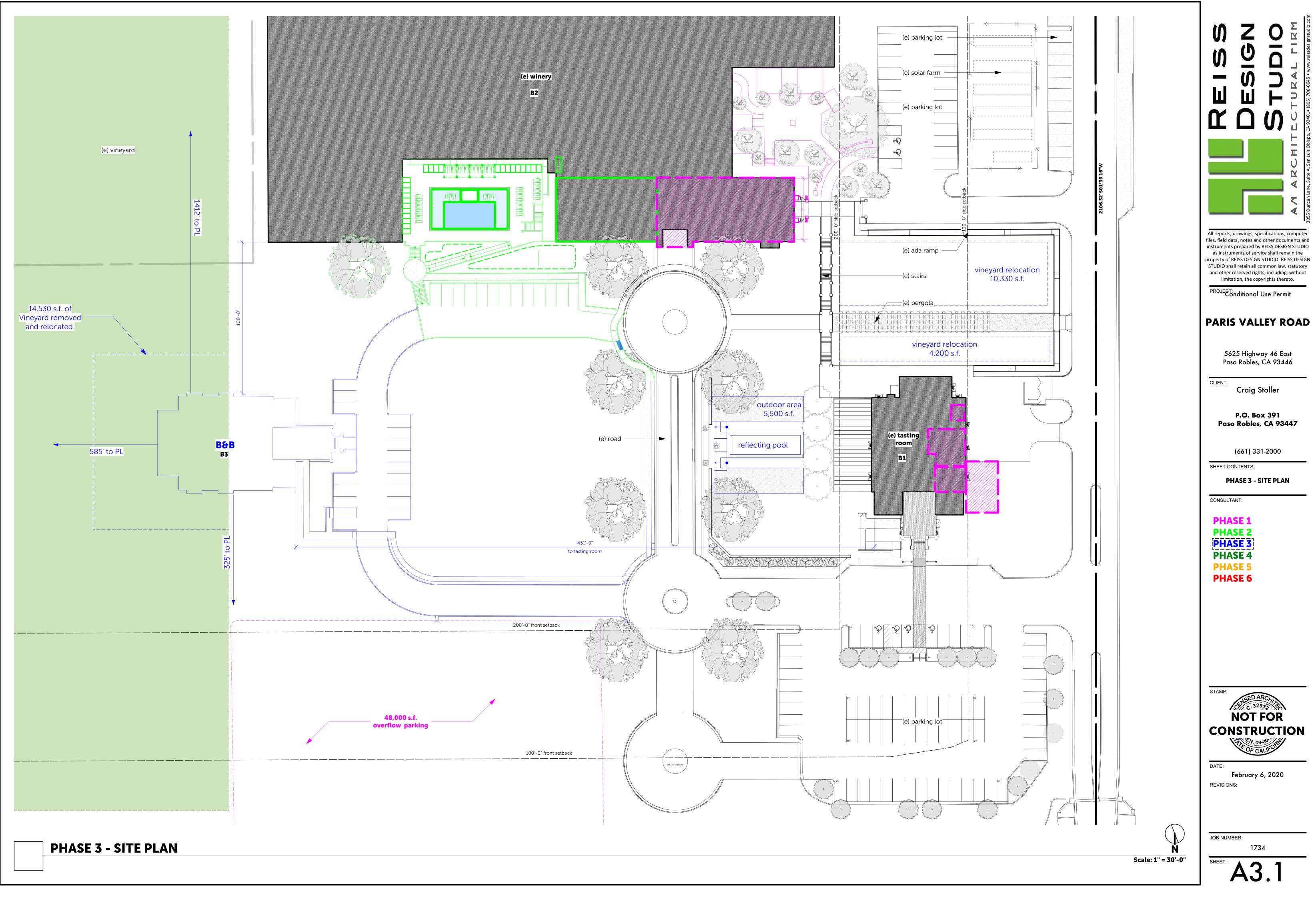
PHASE 2 - FLOOR PLAN

CONSULTANT:

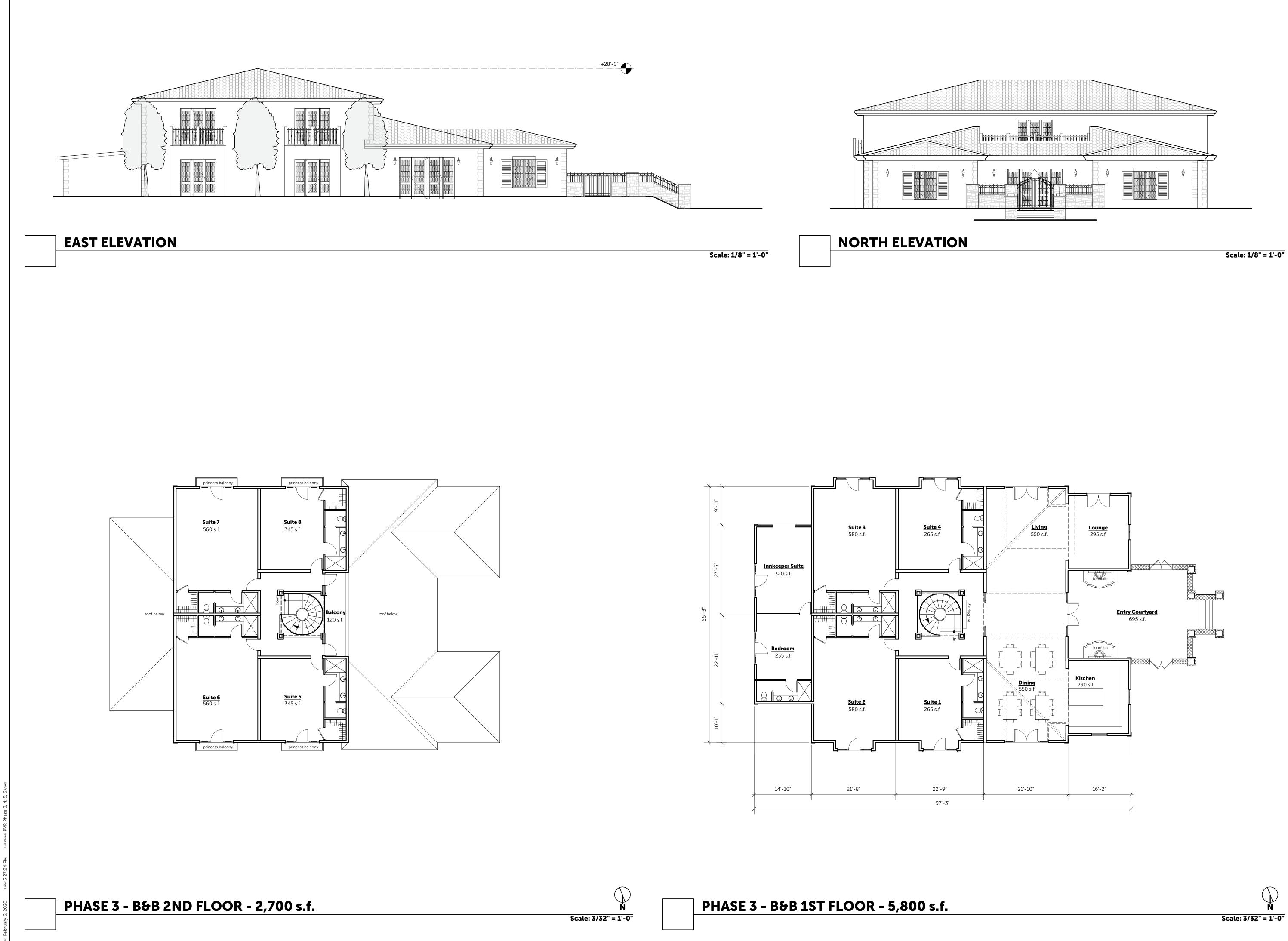
PHASE 0 - SC PHASE 1 PHASE 2 PHASE 3 PHASE 4 PHASE 5 PHASE 6



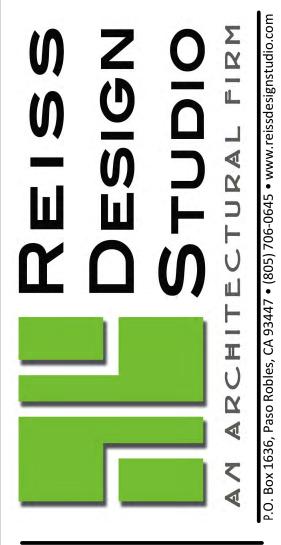




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Scale: 1/8" = 1'-0"



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PROJECT: Conditional Use Permit

### PARIS VALLEY ROAD

5625 Highway 46 East Paso Robles, CA 93445

Craig Stoller

P.O. Box 391 Paso Robles, CA 93445

(661) 331-2000

SHEET CONTENTS: PHASE 3 - FLOOR PLANS AND ELEVATIONS

CONSULTANT:

CLIENT:

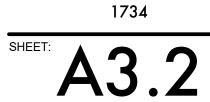
PHASE 0 - SC PHASE 1 PHASE 2 PHASE 3 PHASE 4 PHASE 5 PHASE 6

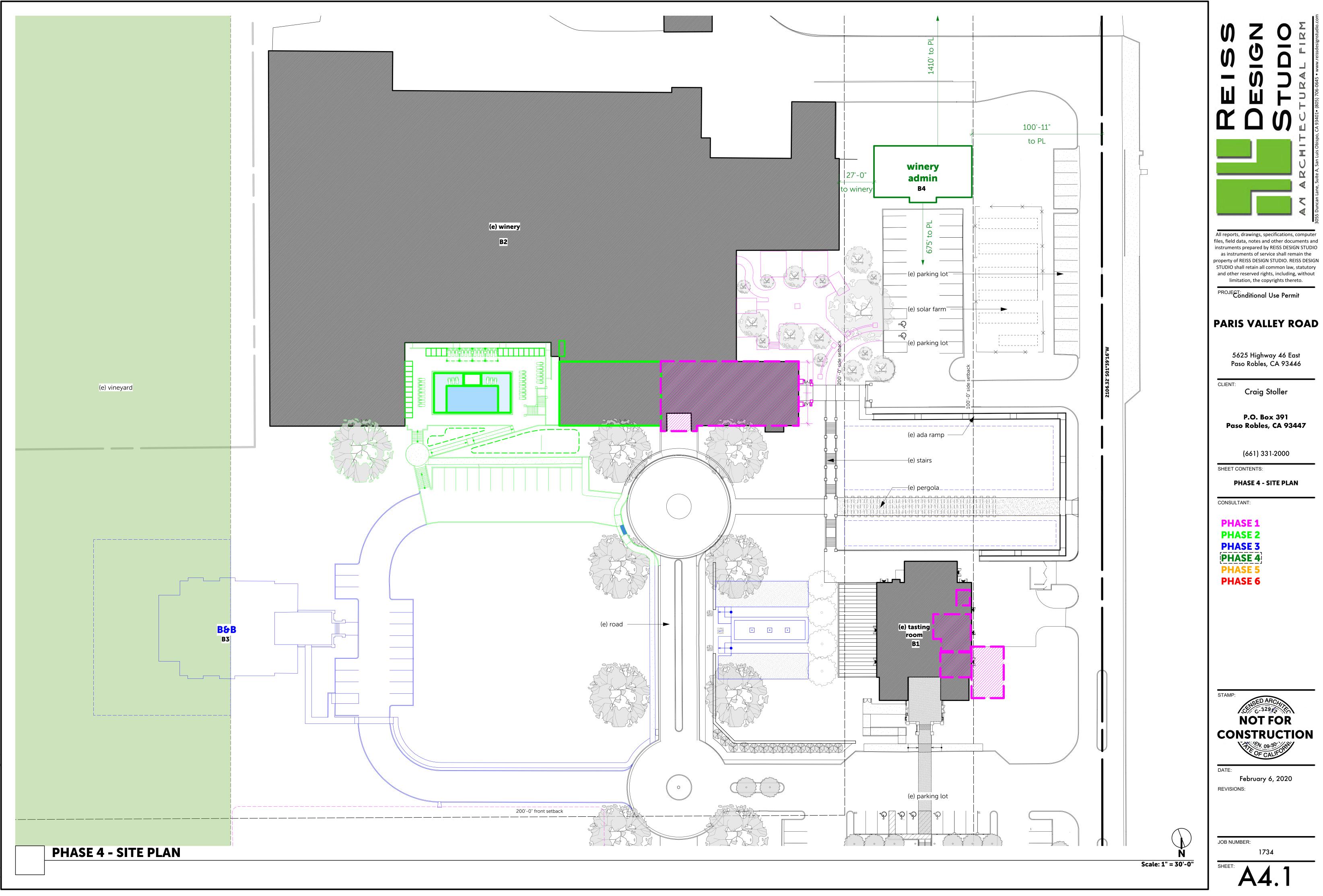


February 6, 2020 **REVISIONS**:

JOB NUMBER:

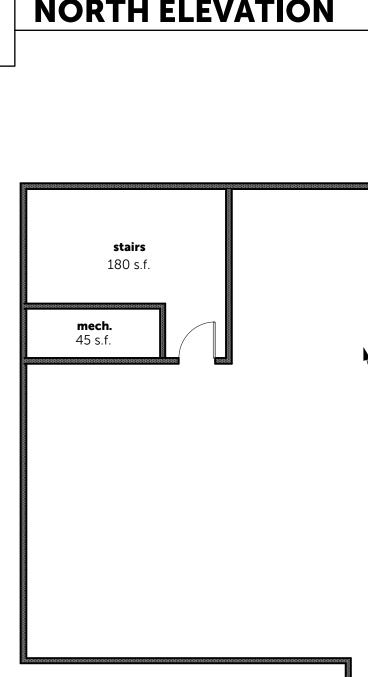
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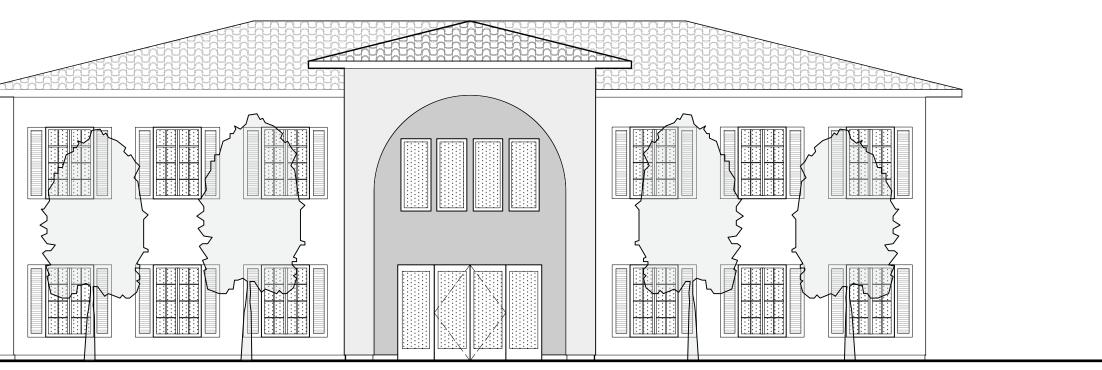
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- open offices 2,520 s.f.

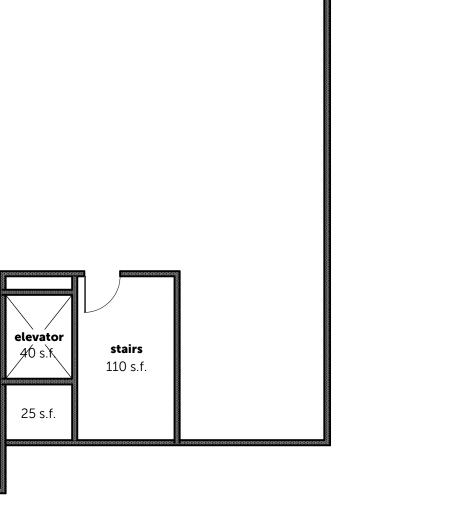


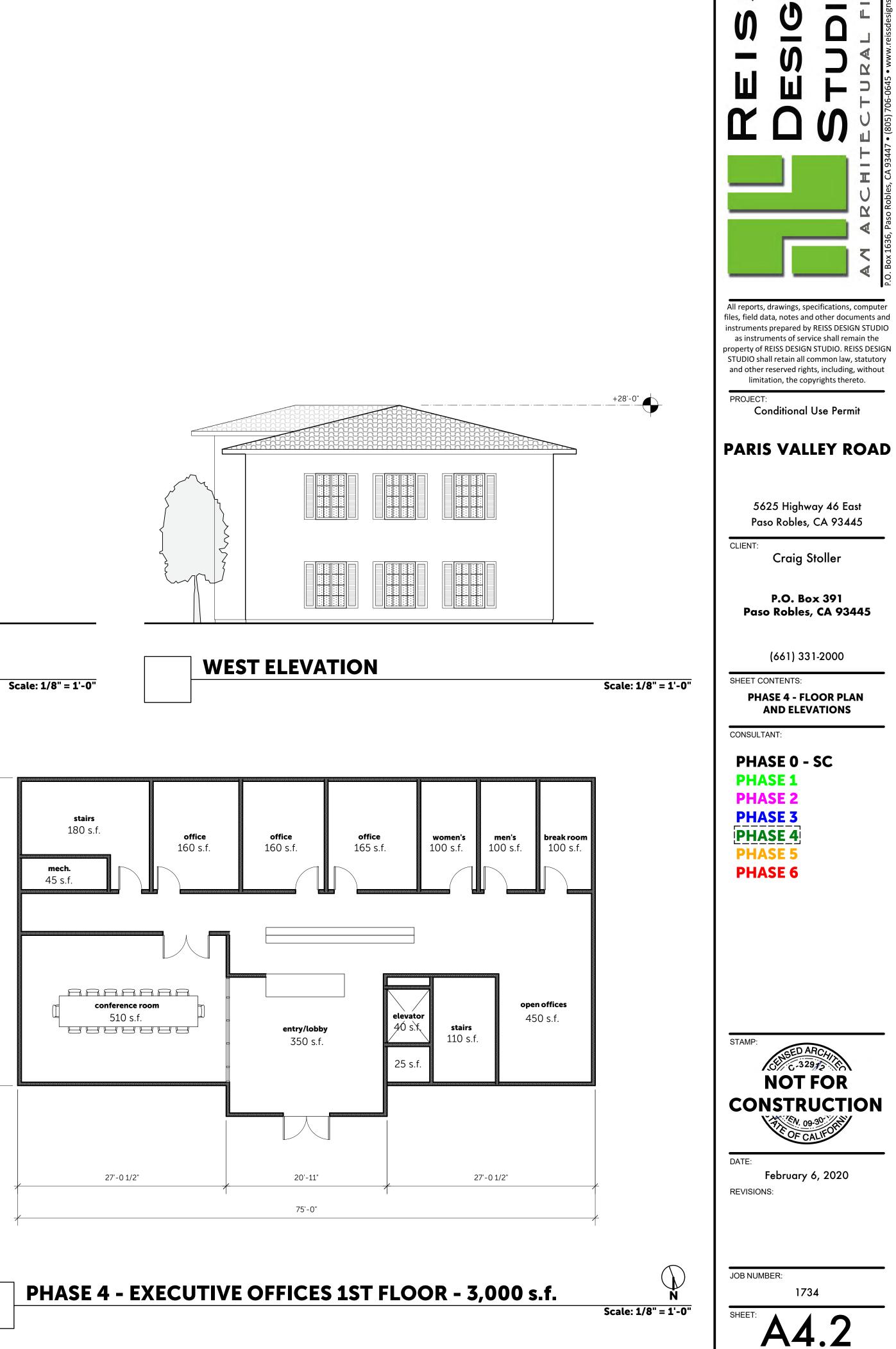


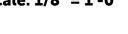
### PHASE 4 - EXECUTIVE OFFICES 2ND FLOOR - 3,000 s.f.

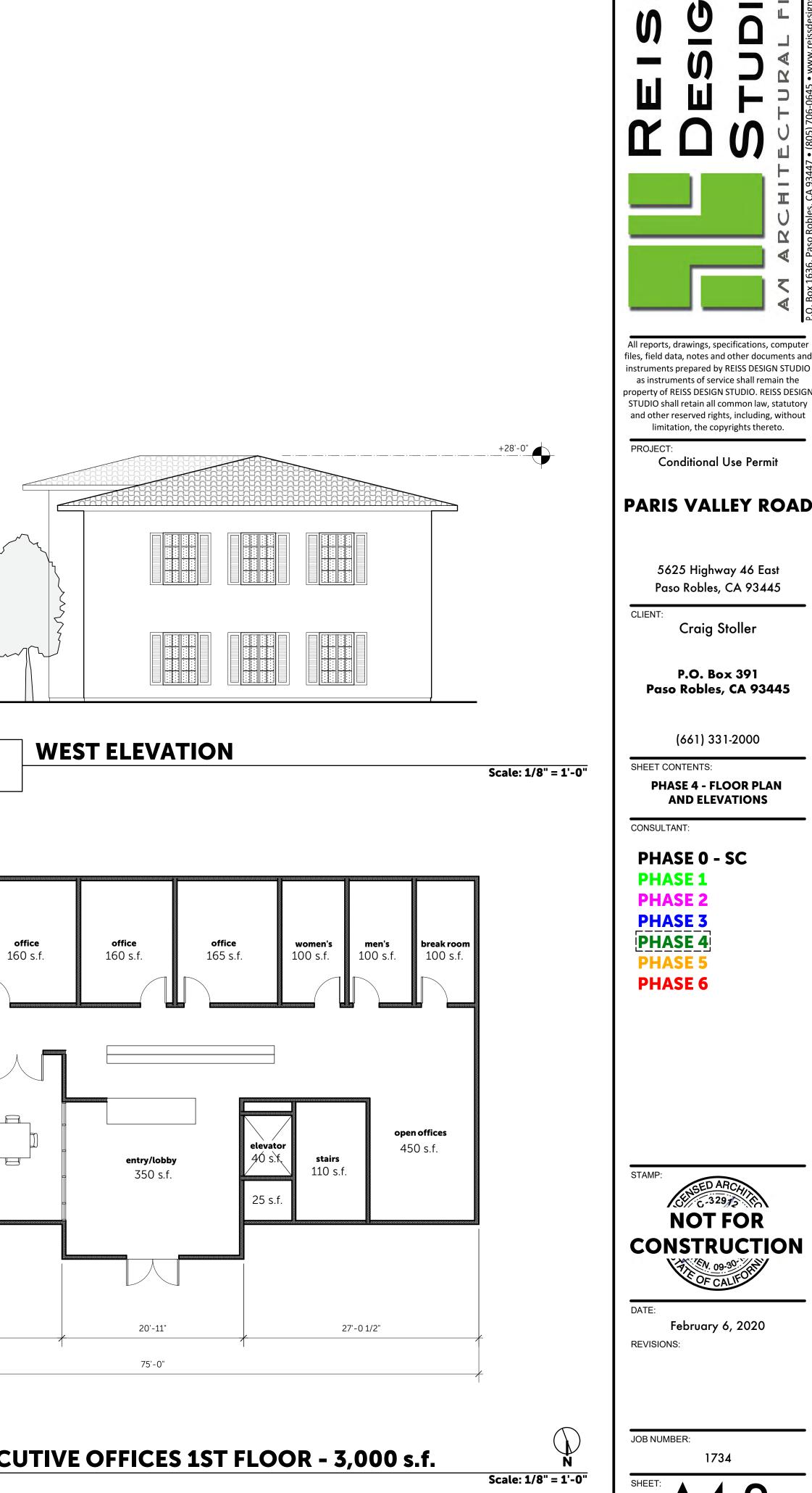


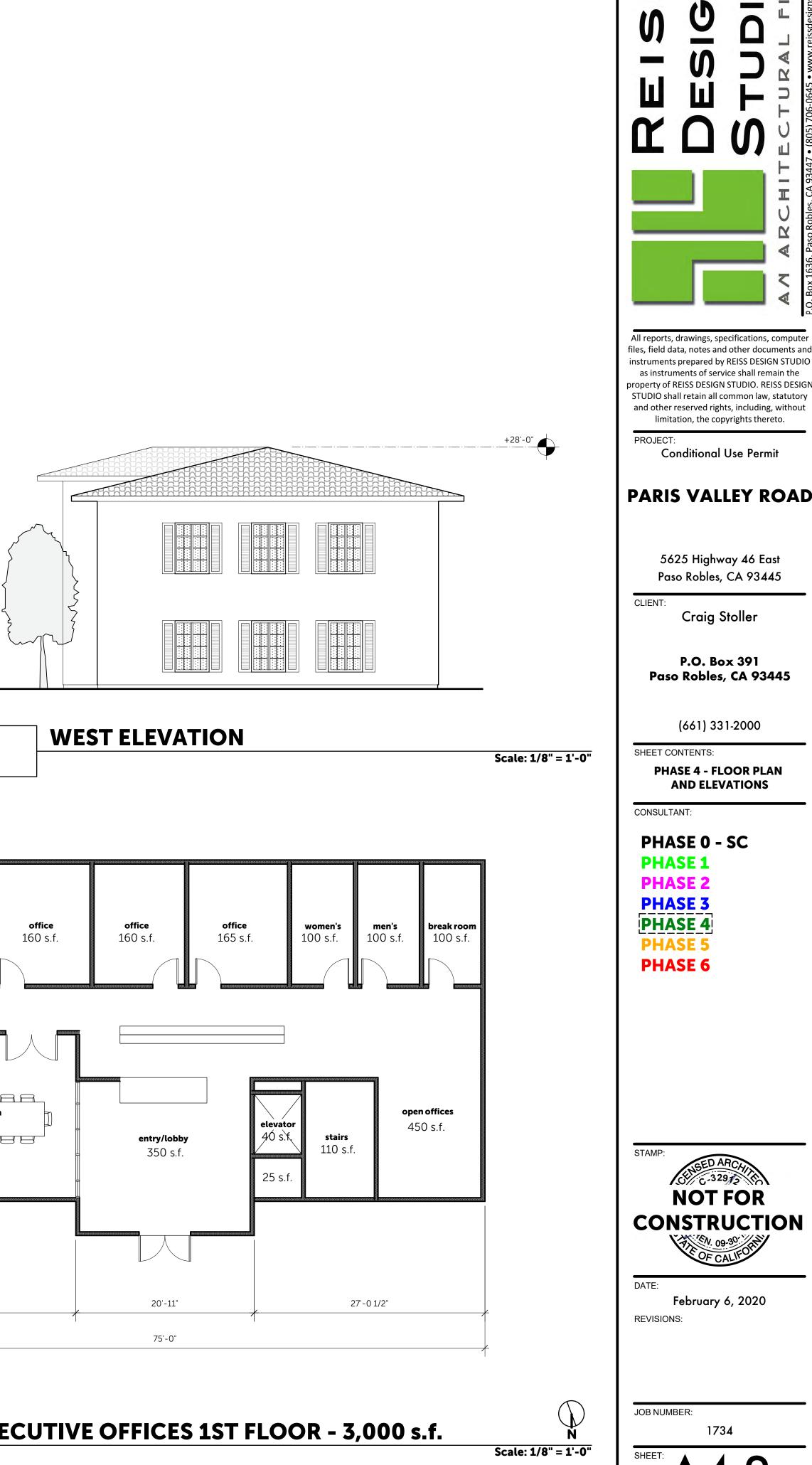
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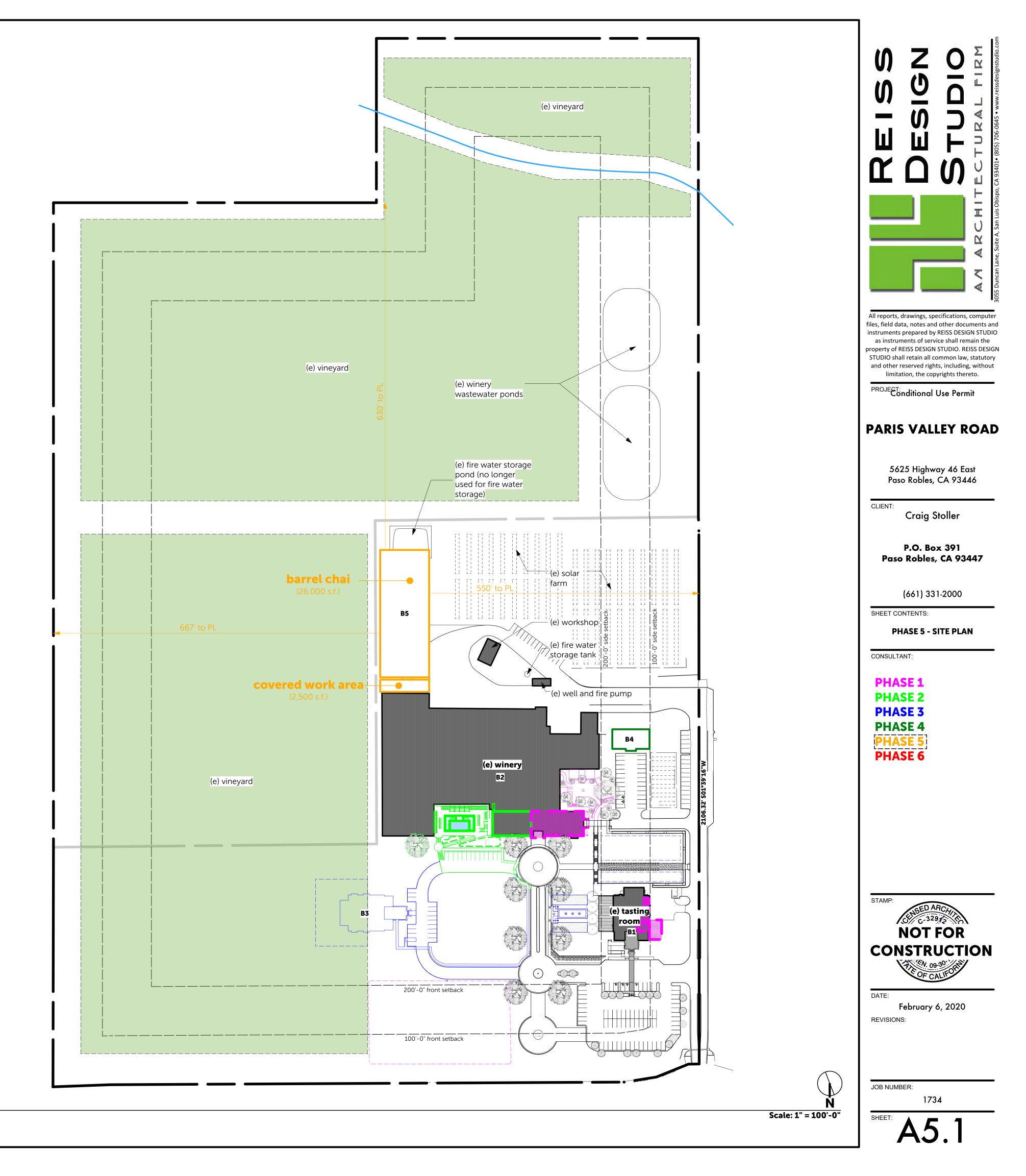


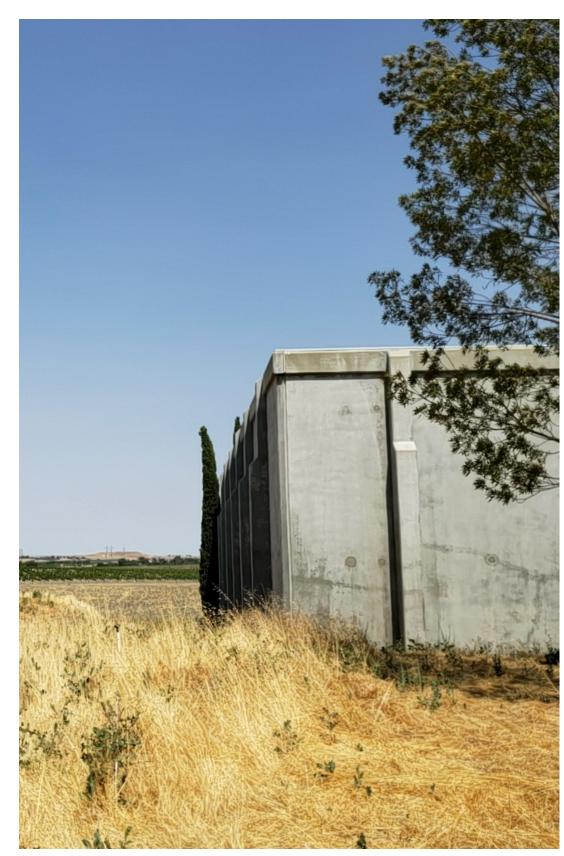
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April 1, 2020 Time: 1:21:47 PM File name: PVR Site\_MUP/CUP.vwx

**PHASE 5 - SITE PLAN** 





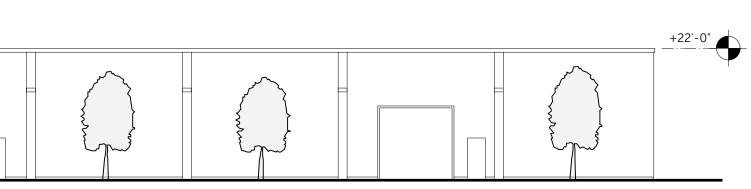


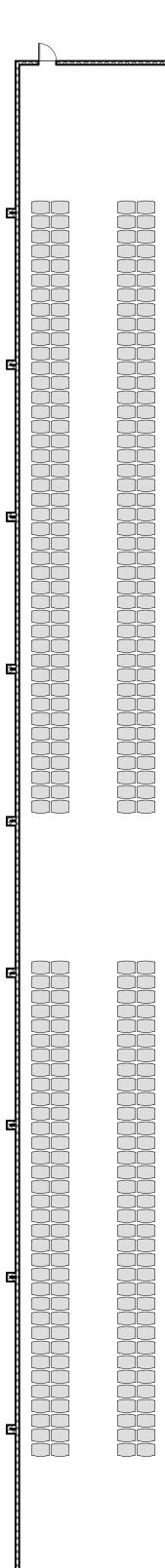
construction and materials to match existing winery

### **PRECEDENT IMAGES**

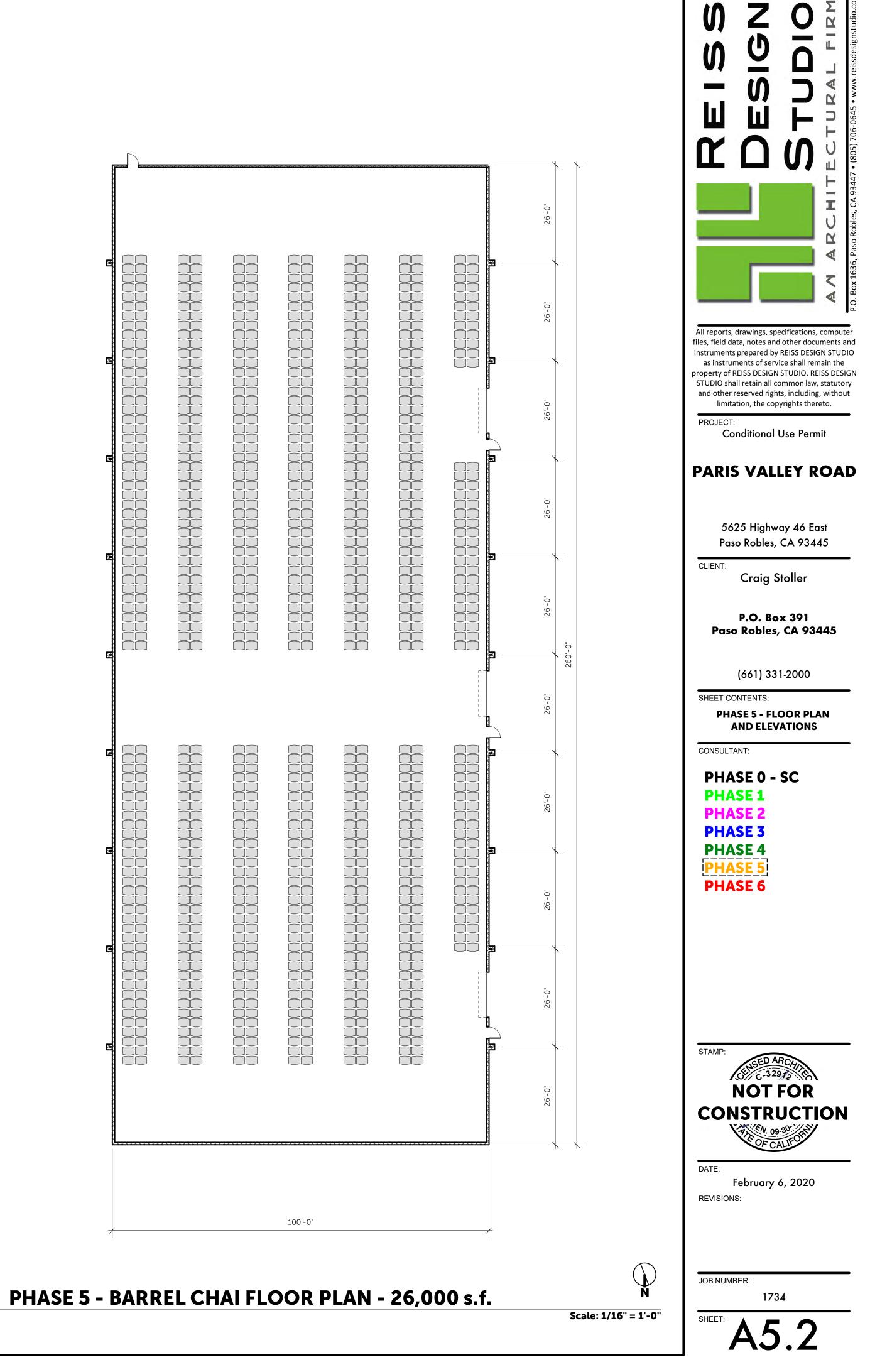
### WEST ELEVATION

Scale: Actual Size



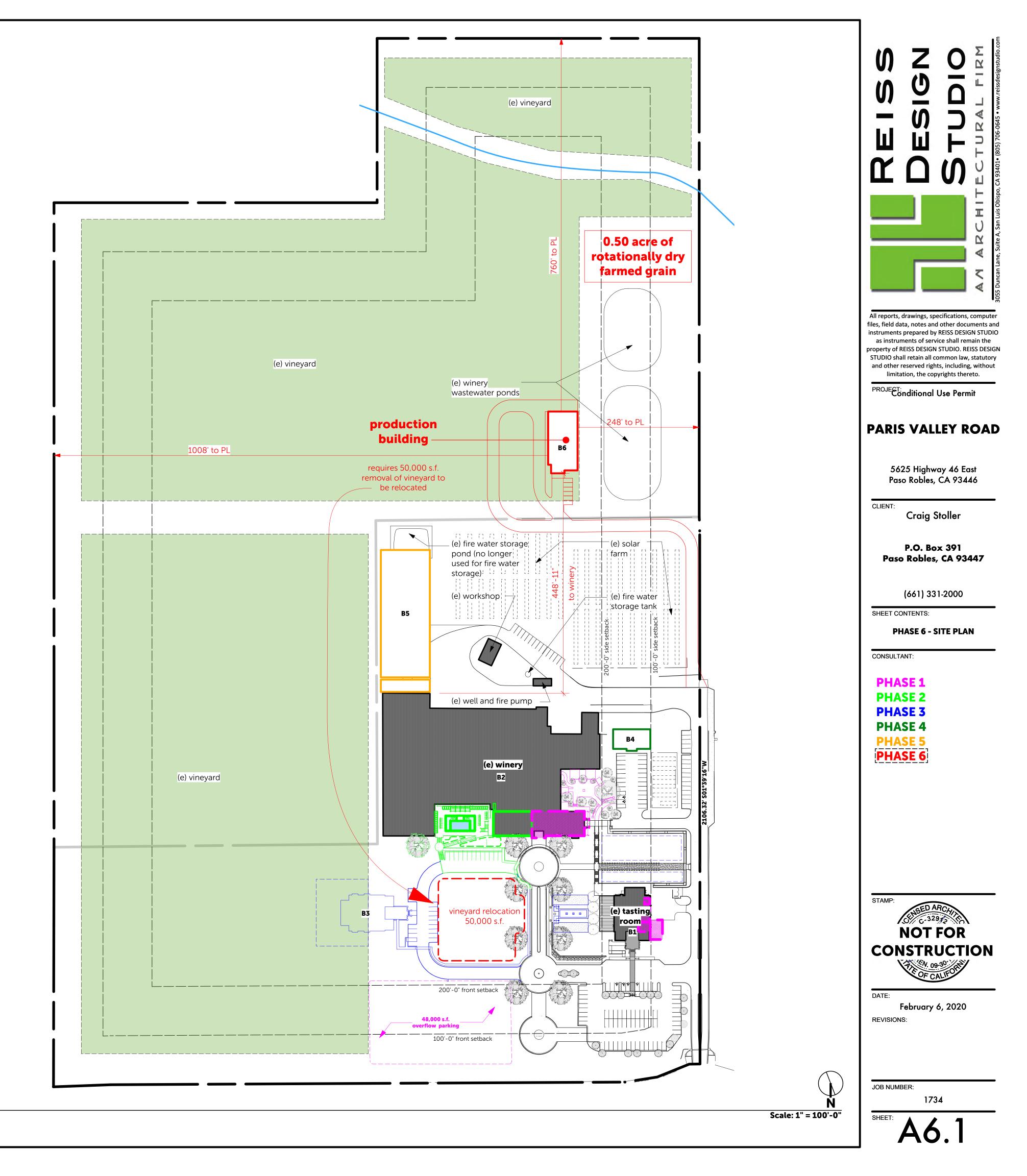


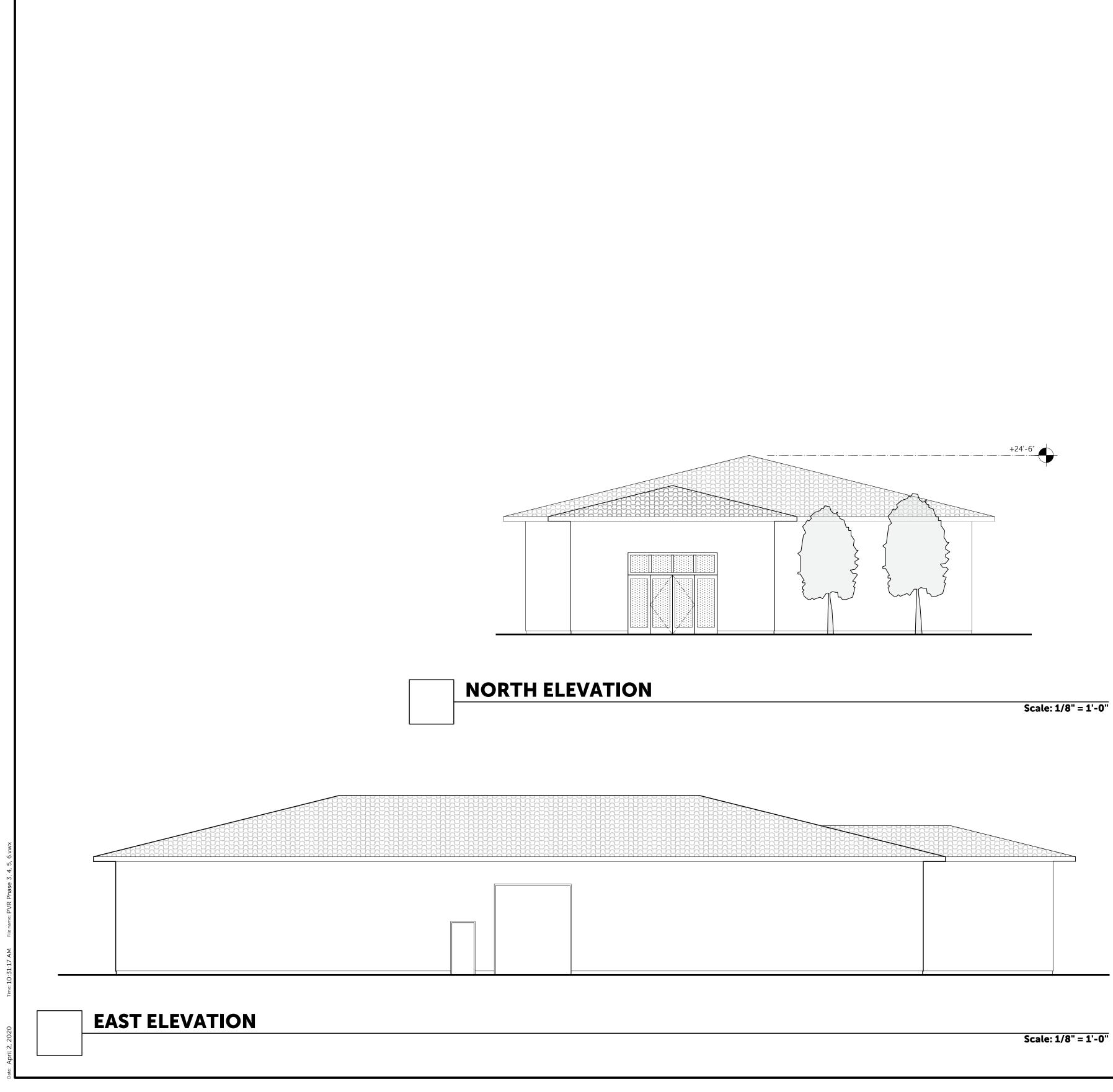
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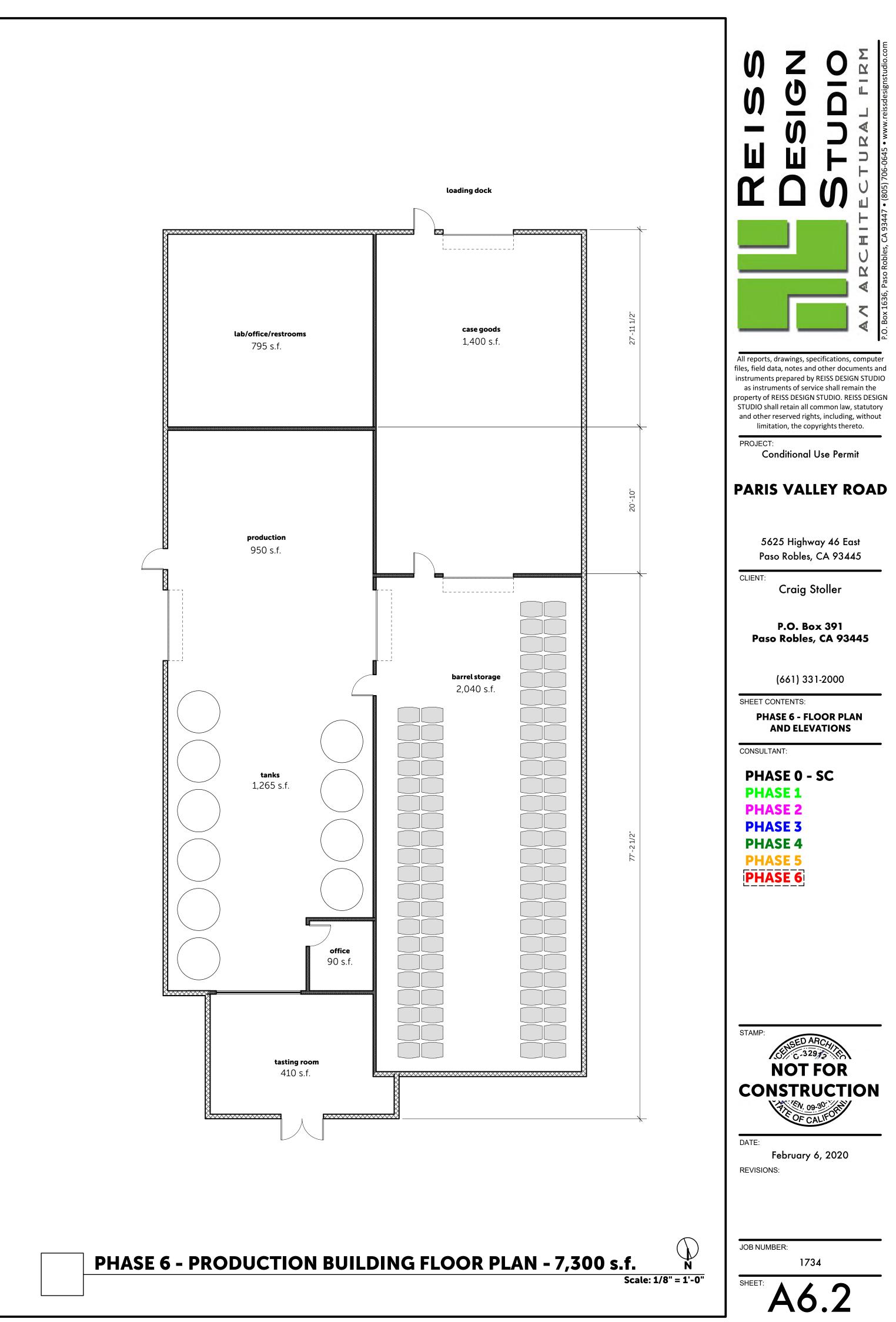


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PHASE 6 - SITE PLAN









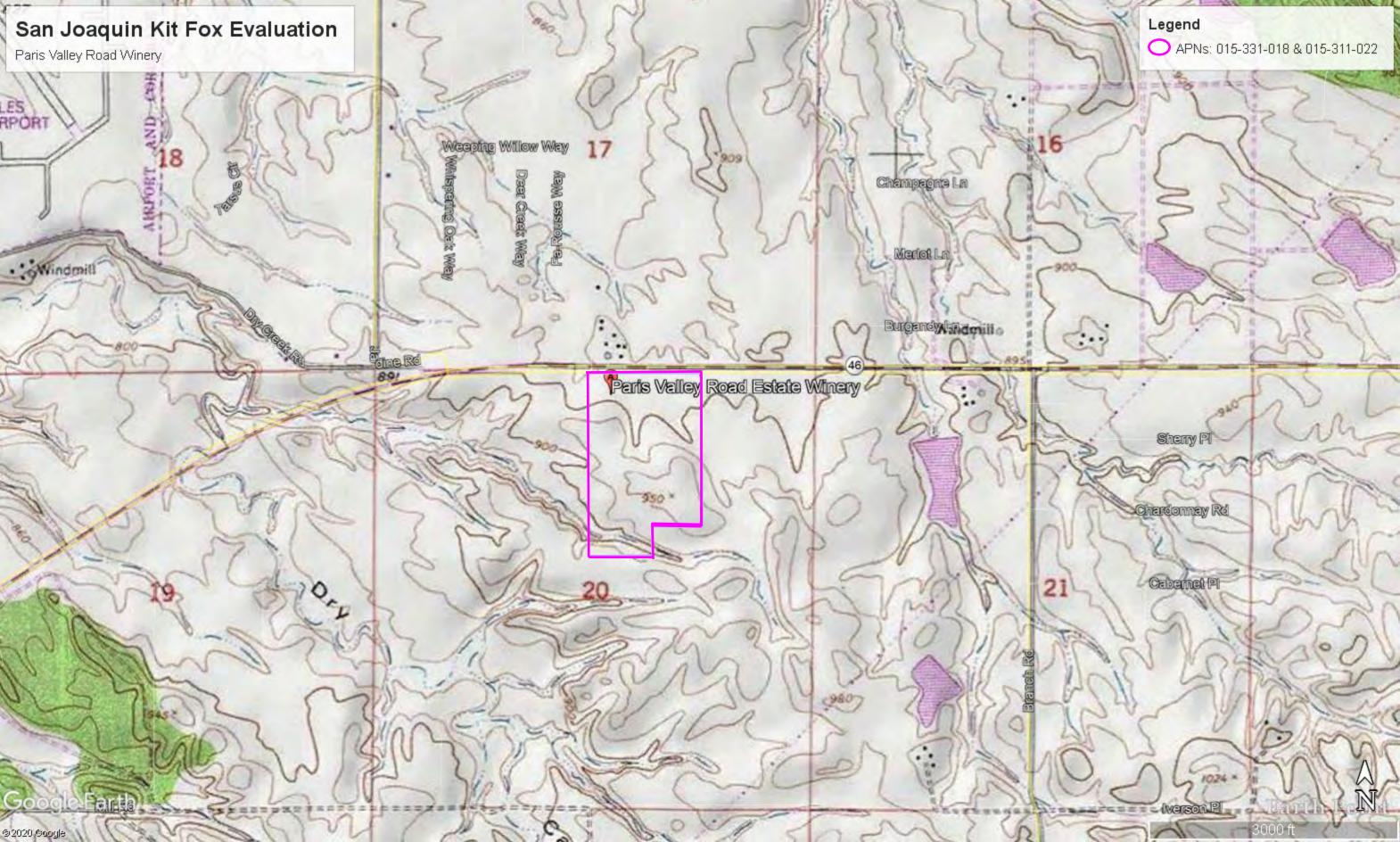
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#### ATTACHMENT C – MAPS



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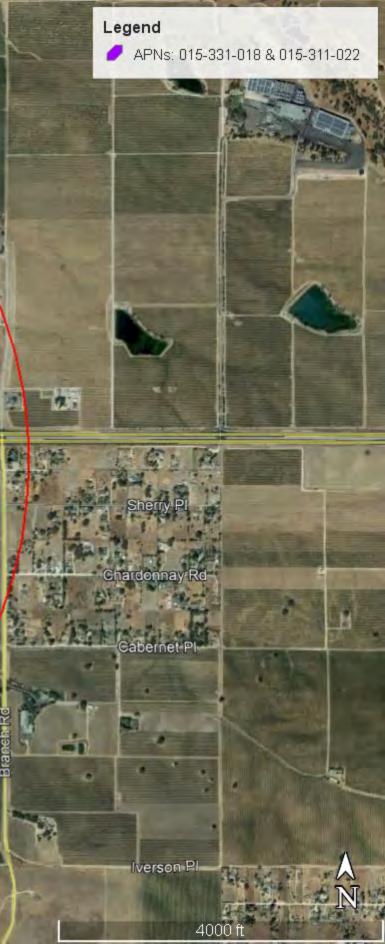


### San Joaquin Kit Fox Evaluation

5,1

Paris Valley Road Winery

© 2020 Google



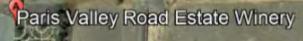
46 Paris Valley Road Estate Winery

## San Joaquin Kit Fox Evaluation

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Paris Valley Road Winery Aerial Imagery 2018

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Currently Active Vineyard

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Currently Active Vineyard

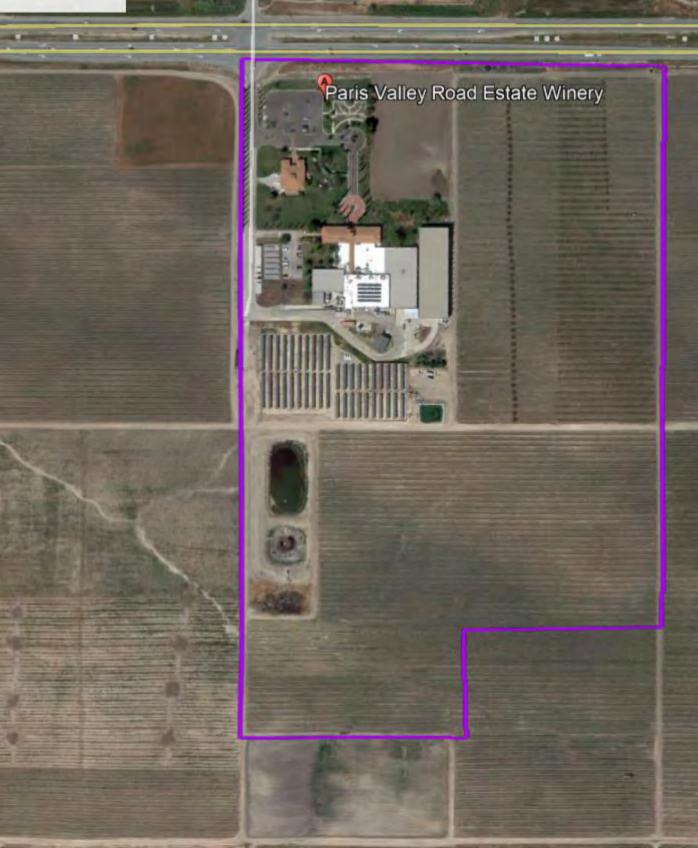
Google Earth



# San Joaquin Kit Fox Evaluation

11.2

Paris Valley Road Winery Aerial Imagery 2015



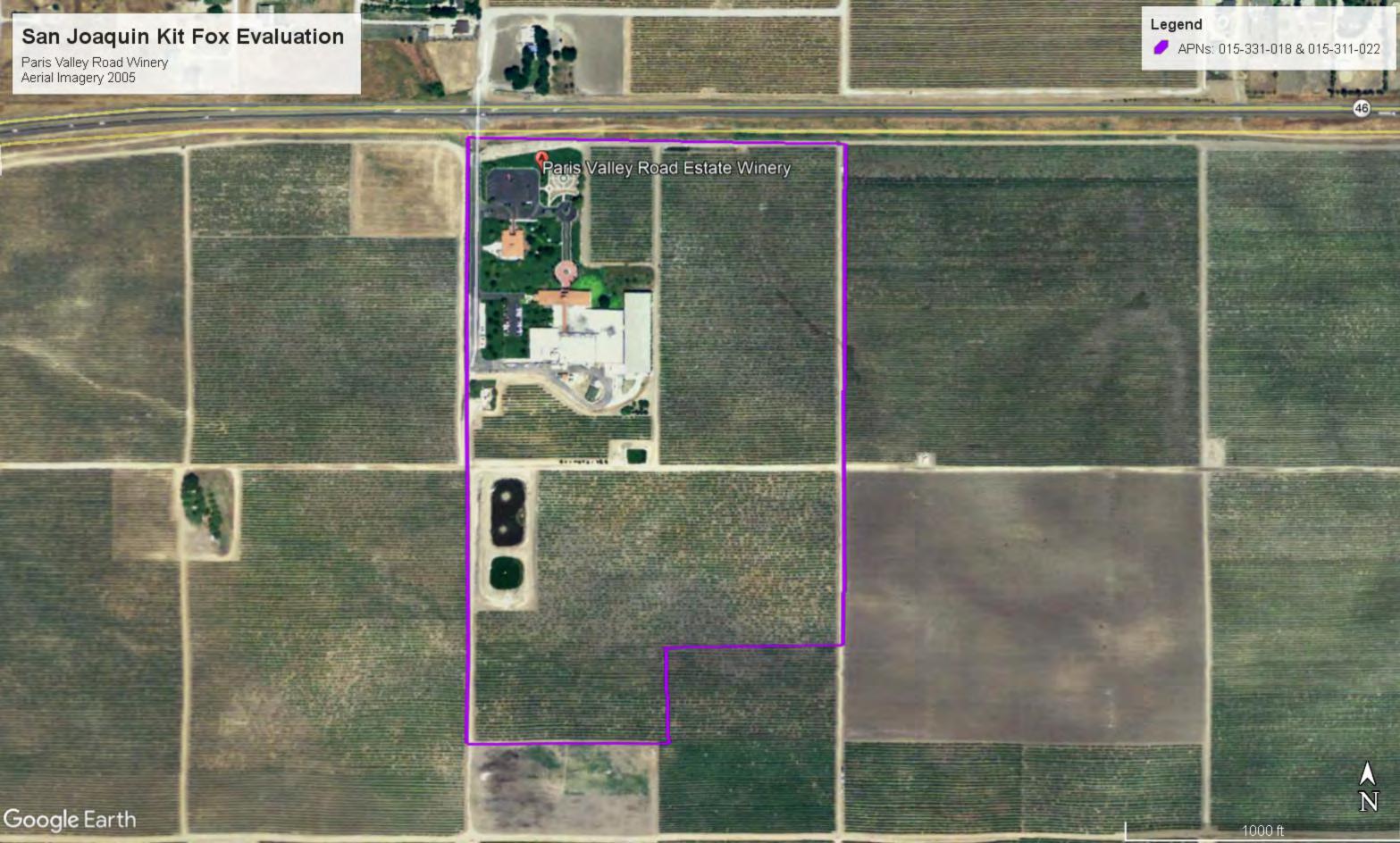
46

Google Earth













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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).