

MEMORANDUM



Date: March 23, 2020

To: Craig Stoller,
Chalk Knoll Vineyards LLC, DBA Paris Valley Road Estate Winery

From: Shannon Jessica, PE
Wallace Group

Subject: Water Use Evaluation for Paris Valley Road Winery Expansion

Wallace Group has been retained to estimate the water demand and associated offset for a proposed winery expansion at Paris Valley Road Estate Winery located at 5625 Highway-46 East, Paso Robles CA. The proposed winery improvements include the following:

- Phase 1: Winery Remodel and Conversion of Kitchen to Restaurant
- Phase 2: Winery Office Remodel and New Pool with Outdoor Lounge
- Phase 3: New Bed & Breakfast Building, Parking Lot and Road Improvements
- Phase 4: New Winery Admin Building
- Phase 5: New Barrel Storage and Covered Work Area
- Phase 6: New Whiskey Production Building, Parking Lot and Access Road

A site plan showing phase 1-6 improvements can be found in Attachment A.

Winery production capacity will remain unchanged at buildout, therefore, no new water demand for winemaking is included in this analysis. New water demands for the project include commercial, landscape, industrial and recreational uses. These water demands are further described below:

1. Spirits Production: Phase 6 will include a new whiskey production facility which is estimated to produce 1,000 cases per year. Based on processes used by other local spirits facilities it estimated that spirits production will contribute 3.75 gal/case of domestic water demand.
2. Events: At buildout, the facilities special event program is anticipated allow 40 events per year with a maximum of 300 guests per event, contributing 5 gallons per guest of domestic water demand.
3. Restaurant: Phase 1 will convert the tasting room's existing kitchen (Building 1) into a restaurant with indoor and outdoor seating. Based on the occupancy, it is anticipated that the restaurant will serve a maximum of 100 meals per day, contributing 7 gallons per meal of domestic water demand.

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4. Bed & Breakfast: Phase 3 will include a new 8-unit Bed and Breakfast building with an innkeeper's suite and commercial kitchen. It is estimated that the Bed and Breakfast will have a 70% occupancy rate year-round, contributing 38 gallons per day per guest of domestic water demand.
5. Employees: At buildout, the proposed winery expansion require an additional 40 full-time employees, contributing 10 gallons per day per employee of domestic water demand.
6. Swimming Pool: Phase 2 will include a new 1,800 sf exterior swimming pool as part of the winery building remodel. The domestic water demand for the swimming pool will be equal to the annual evaporation from the pool which is approximately 5.2 ft/year.
7. Ornamental Landscaping: At buildout out, approximately 1.2 acres of turf grass will be removed and replaced with ornamental landscaping. It is estimated the domestic water demand will be approximate 1-acre foot per year-acre for ornamentals.



Table 1 outlines the proposed annual water demand for this project at build-out.

Table 1: Annual Water Demand Estimate			
Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
Spirits Production	1,000 cases per year x 3.75 gal/case ¹	3,750	0.01
Events	40 events/year x 300 guests/event x 5 gal/day-guest ²	60,000	0.18
Restaurant	100 guests/day x 255.5 days/year x 7 gal/day-guest ²	178,850	0.55
Bed & Breakfast	16 guests/day x 255.5 days/year x 38 gal/day-guest ²	155,344	0.48
Employees	40 employee x 365 days/year x 10 gal/day-employee ²	146,000	0.45
Pool	1800 sf x 5.21 ft/year (evaporation) ³	70,130	0.22
Ornamental Landscaping	1.2 acres x 1 acre- ft/year-acre	391,021	1.2
Total New Water Demand			3.08

¹Calculated based on process wastewater flow estimates for similar distilleries in the area.

²Calculated based on wastewater flows from Metcalf and Eddy Table 3-3

³Calculated using ETo data from CIMIS weather station 163, Atascadero CA. December 2018-December 2019.

Water Offset

The project site is located within an area of severe decline within the Paso Robles Groundwater Basin and therefore the new water demand will require a 2:1 offset for new development. As part of the site improvements, 1.2 acres of existing irrigated lawn area will be removed and replaced with outdoor patios and drought tolerant ornamental landscape. A historical water use of 3.0 acre-ft/year, from 1994 to the present, was calculated using the square footage of the lawn area and a value of 2.5 acre-ft/year-acre for turf irrigation.



Phase 5 improvements will include removal of the 2,800 sf irrigation reservoir located south of the winery to make room for a new barrel storage building (Building 5). Removal of the reservoir will eliminate evaporative losses associated with the open water surface. Historical water use of 0.33 acre-ft/year, from 1994 to the present, was calculated using the square footage of the reservoir and a value of 5.21 ft/year for evaporation in the Paso Robles area.

In addition to the water offsets listed above, the winery is in the process of installing a stormwater recovery system that will capture on-site stormwater and roof run-off from the facility and pump it to the existing wastewater polishing ponds to be used for irrigation, dust abatement, and percolation. A stormwater capture volume of 4.92 acre-ft/year was calculated using the square footage of impervious surface area (256,166 sf) with an 80% capture rate, and average rainfall year (12.54 inches).

Table shows the water offset credit for the winery improvements (Phase 1-6 with the installation of the stormwater capture system) and the removal of the existing lawn area and irrigation reservoir.

Table 2. Proposed Water Offset		
	Units	Water Demand (AFY)
Removal of Lawn Area	1.2 acres x 2.5 acre-ft/year-acre	3.0
Removal of Irrigation Reservoir	2,800 sf x 5.21 ft/year	0.33
Stormwater Capture System	256,166 sf x 12.54 in/year	4.92
Water Credit		8.25



Table 3. Net Water Demand Summary		
	Water Demand (AFY)	Demand with Offset (AFY)
Phase 1-6 Winery Improvements	3.08	6.17
Water Offset	8.25	8.25
Net Water Credit		2.08

Water Supply

The proposed project will utilize an existing on-site groundwater well to meet the water demand. The well is currently located south of the Winery building and will be situated inside the new barrel storage area (Building 5) upon the completion of phase 5. The existing well is 570 feet deep and is estimated to yield 70 gpm (see Attachment B for well completion report and pump test).

APPENDIX A – PHASE 1-6 PROPOSED SITE PLAN



Conditional Use Permit

PARIS VALLEY ROAD WINERY

5625 Highway 46 East, Paso Robles, CA 93446

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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:
TITLE SHEET AND
OVERALL SITE PLAN

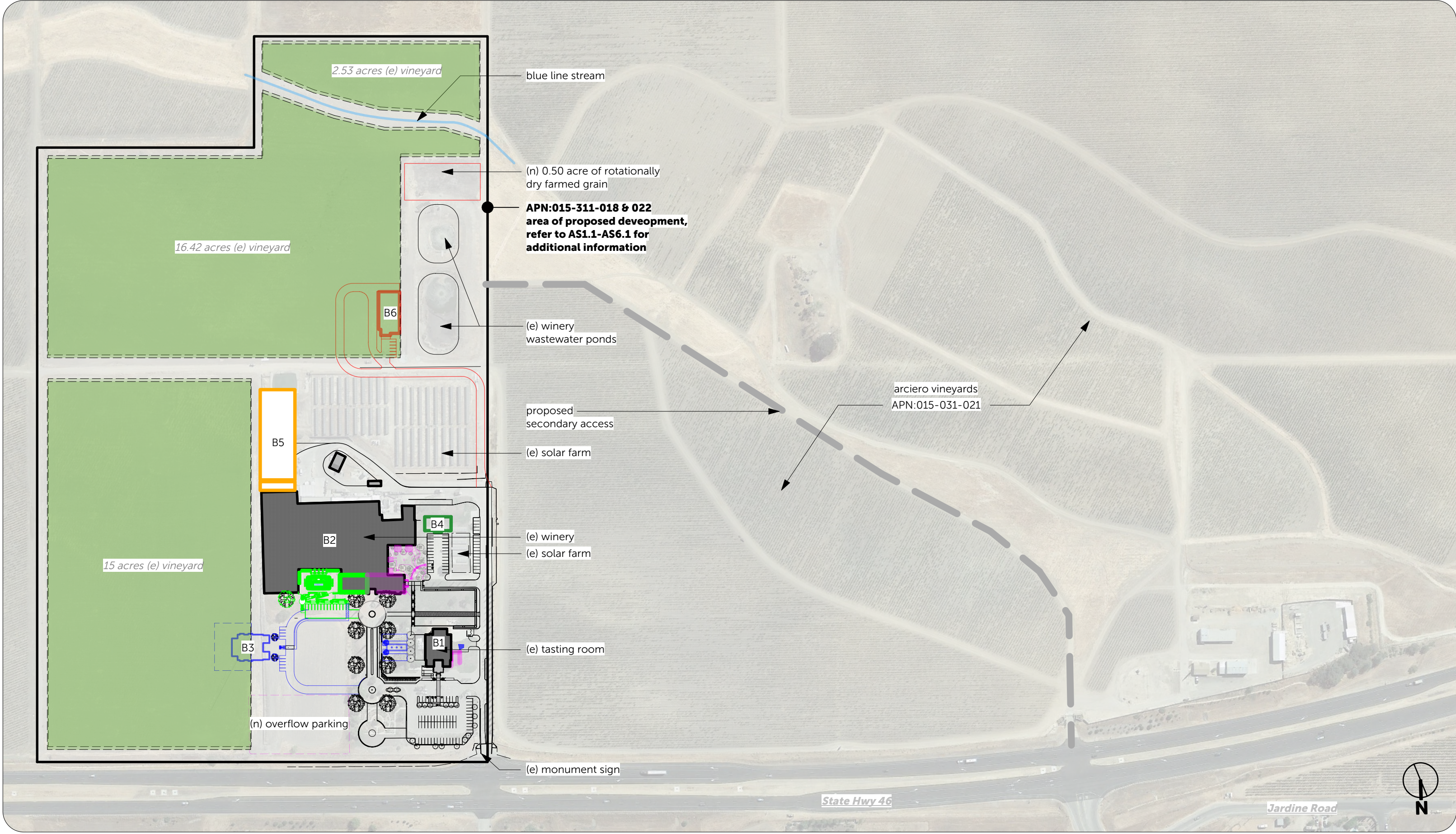
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DATE: December 19, 2019
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JOB NUMBER: 1734

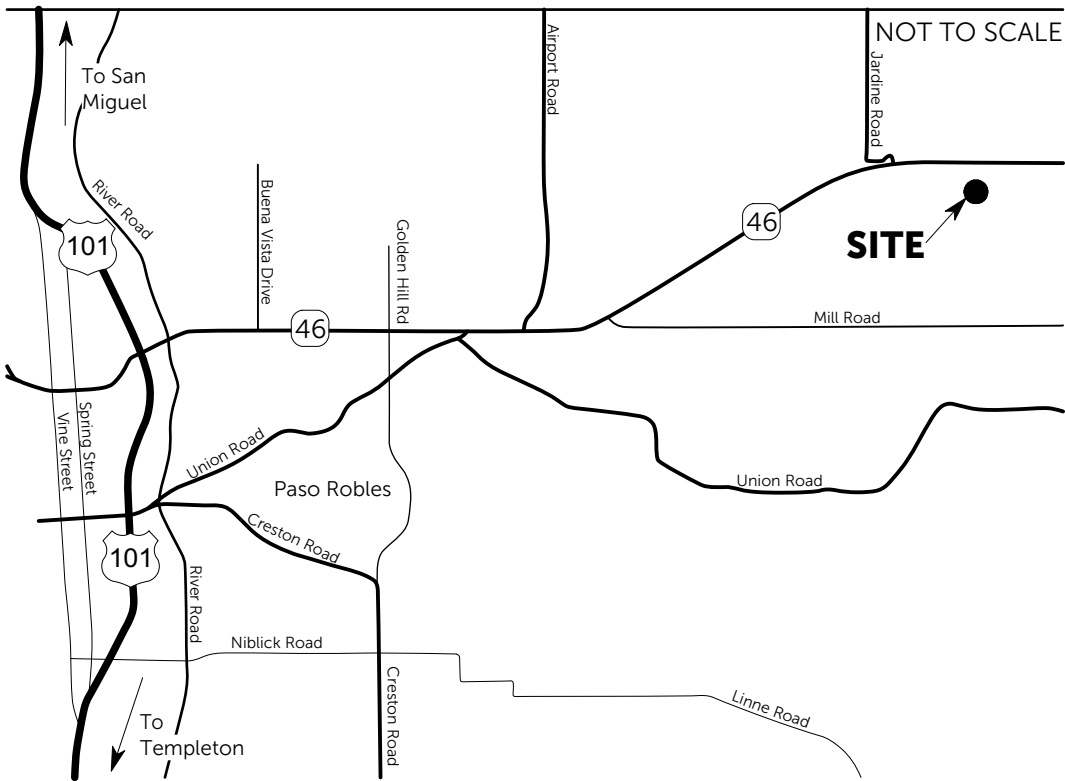
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OVERALL SITE PLAN

NTS

VICINITY MAP



PROJECT DESCRIPTION

SCOPE OF WORK
A Phased Conditional Use Permit to update, convert and expand existing and ancillary 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:

EXISTING DEVELOPMENT	
Winery	102,000 s.f.
Storage	60,850 s.f.
Production	28,400 s.f.
Office	12,300 s.f.
Winery - Outdoor Work Areas	21,200 s.f.
Tasting Room	6,901 s.f.
Tasting Room - Outdoor Areas	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: **5,200 s.f. (remodel)**
Outdoor Public Areas: **4,700 s.f.**

PHASE 2
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 cabins with a pool. In addition, landscaping, pedestrian access and a new parking lot will be added.
Building Areas: **4,000 s.f. (remodel)**
Outdoor Public Areas: **6,200 s.f.**
Parking Lot: **6,500 s.f.**
Pool: **1,800 s.f.**

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.**
Outdoor Public Areas: **5,500 s.f.**
Parking Lot: **5,000 s.f.**
Access Road: **7,500 s.f.**

PHASE 4
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.**

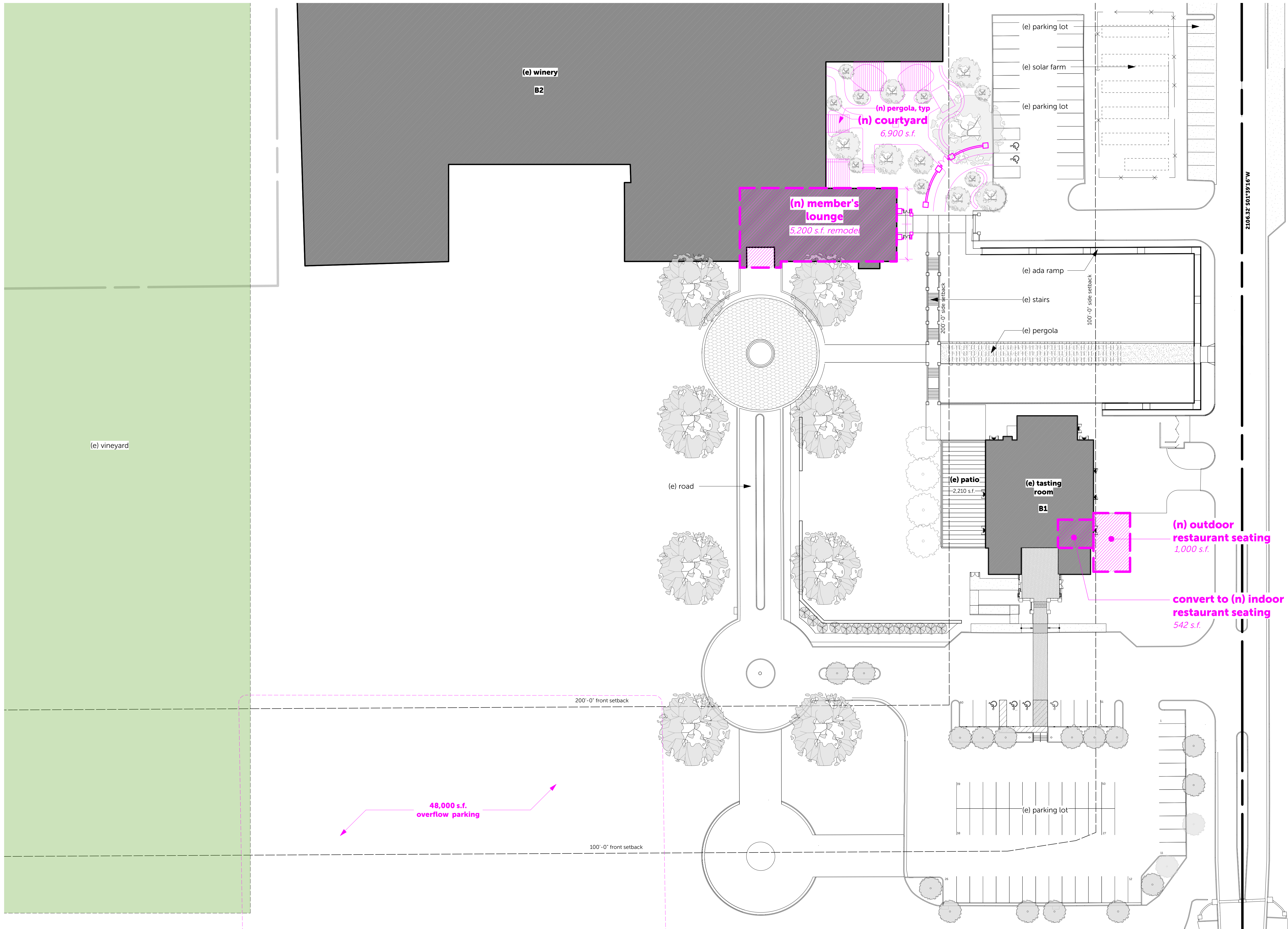
PHASE 5
Construction of a 2,500 s.f. shade cover over existing work area off the southeast corner of the winery (Bldg. 2). Construction of a new 26,000 s.f. barrel storage building (Bldg. 5).
Building Areas: **26,000 s.f.**
Outdoor Area (covered): **2,500 s.f.**

PHASE 6
Construction of a new 7,300 s.f. distillery 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.**
Parking Lot: **2,400 s.f.**
Access Road: **38,000 s.f.**
Vineyard Relocated: **50,000 s.f.**

FULL BUILD OUT	
Interior Area	165,901 s.f.
Exterior Area	156,800 s.f.



DATE: December 19, 2019 TIME: 3:20:53 PM FILE NAME: P:\G Site_MUP\GUPD.vxd



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

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PHASE 6

STAMP:



DATE:

December 19, 2019

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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

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PHASE 1 FLOOR PLAN

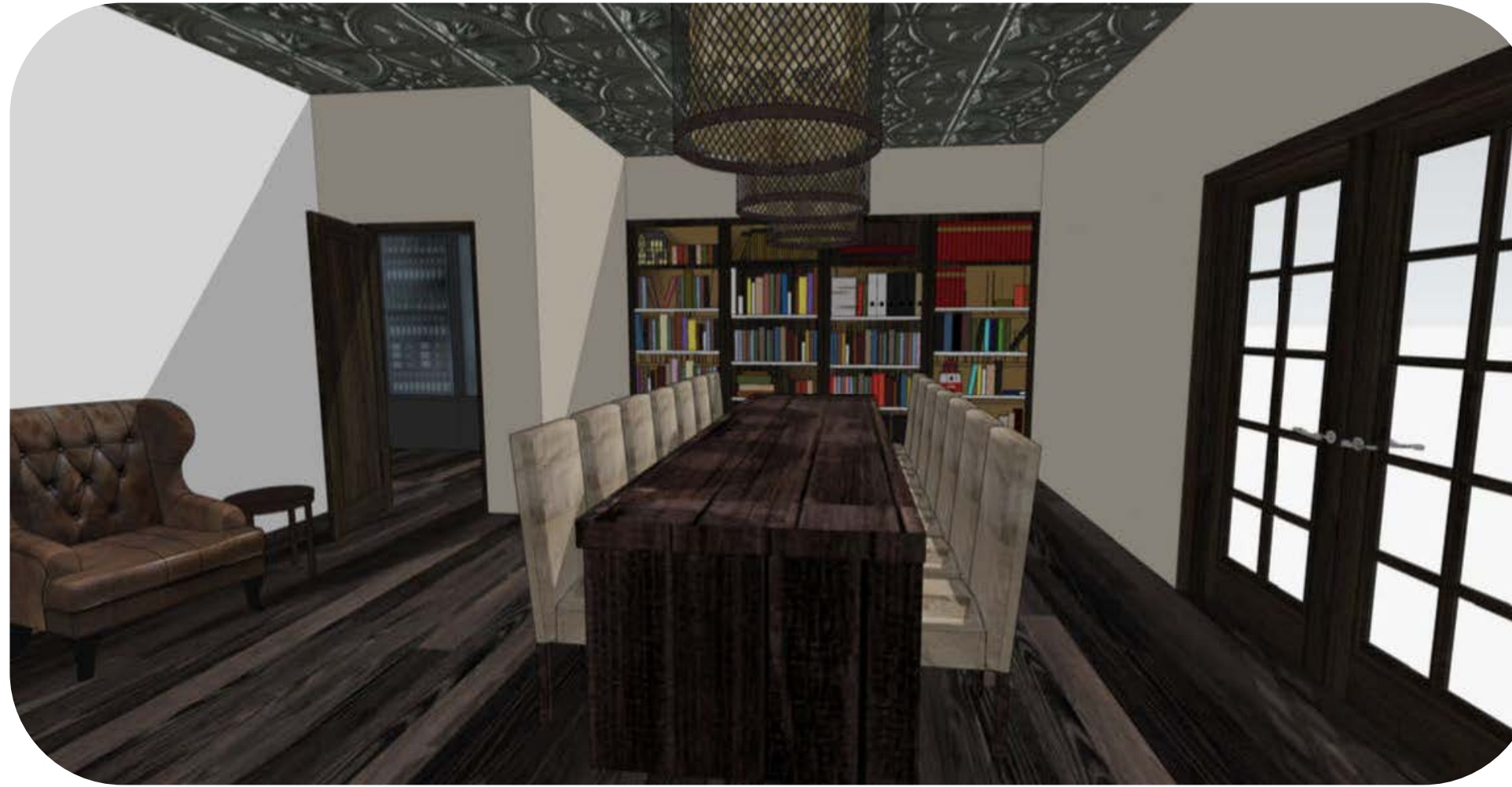
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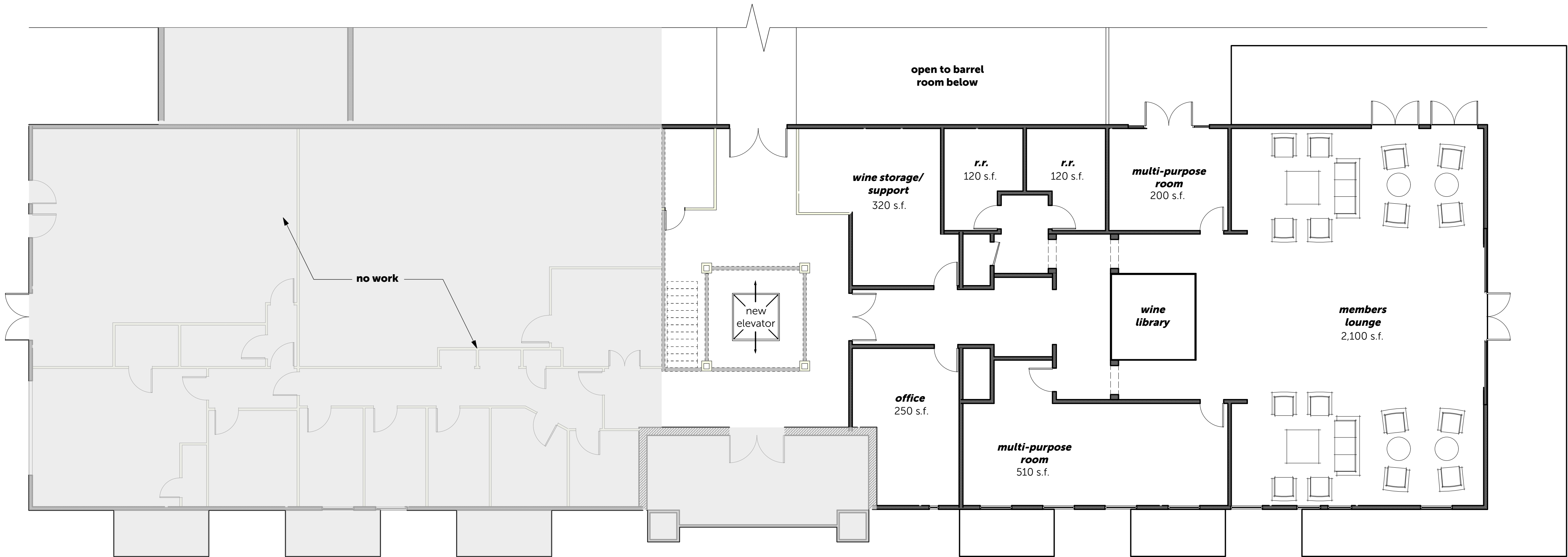
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PHASE 1 - MEMBERS ROOM 3D VIEWS



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PHASE 1 - FLOOR PLAN & 3D VIEWS

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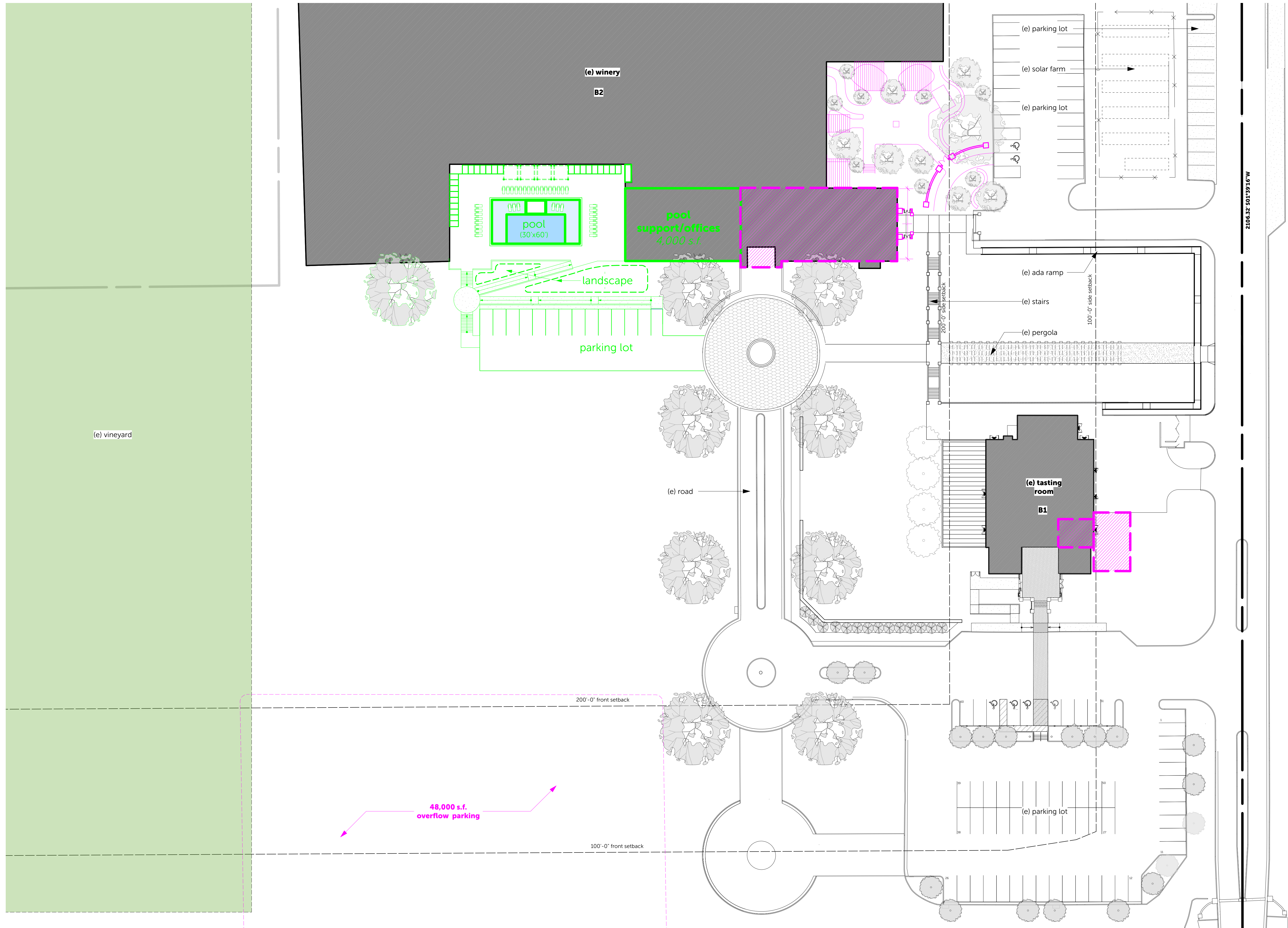
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PHASE 2 - SITE PLAN

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PROJECT: Conditional Use Permit

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PHASE 2 - SITE PLAN

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DATE: December 19, 2019

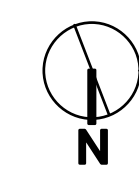
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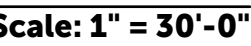


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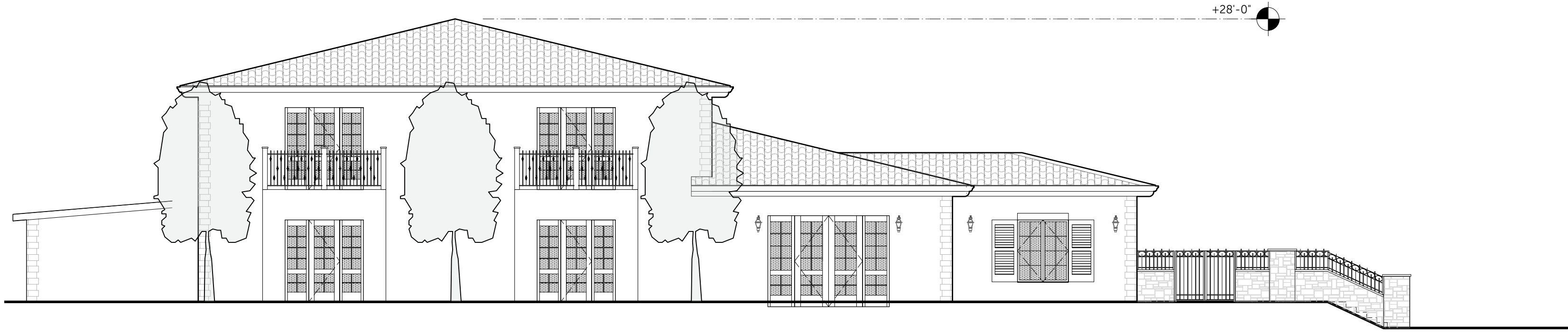
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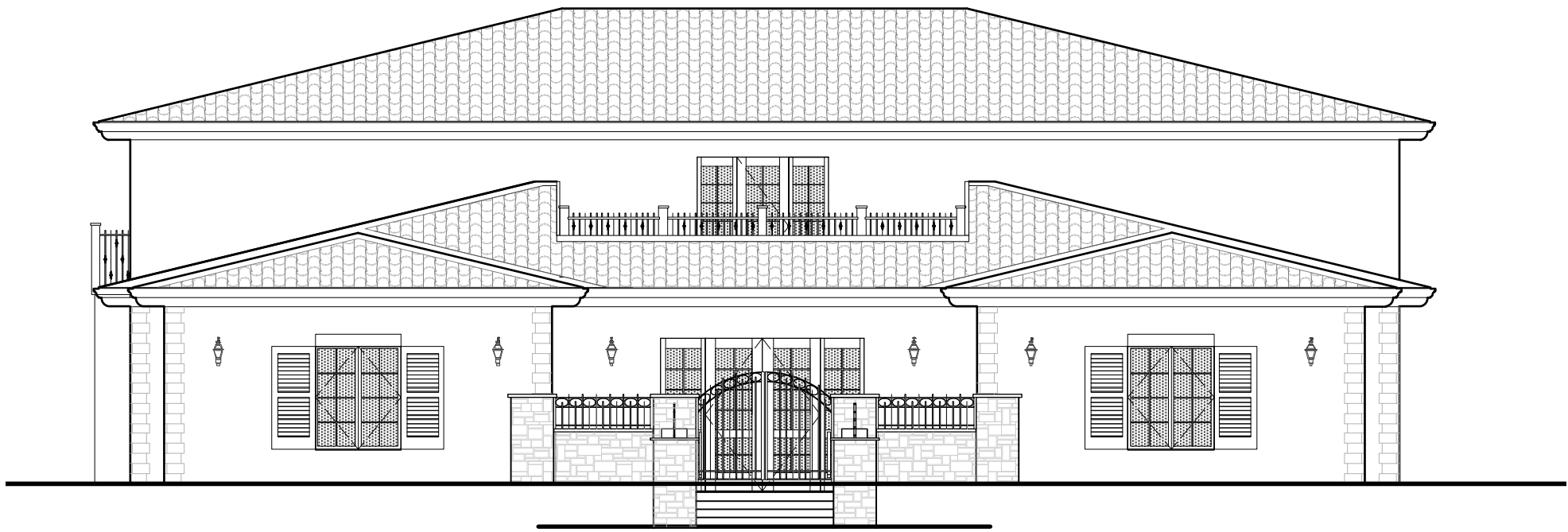
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PHASE 3 - SITE PLAN



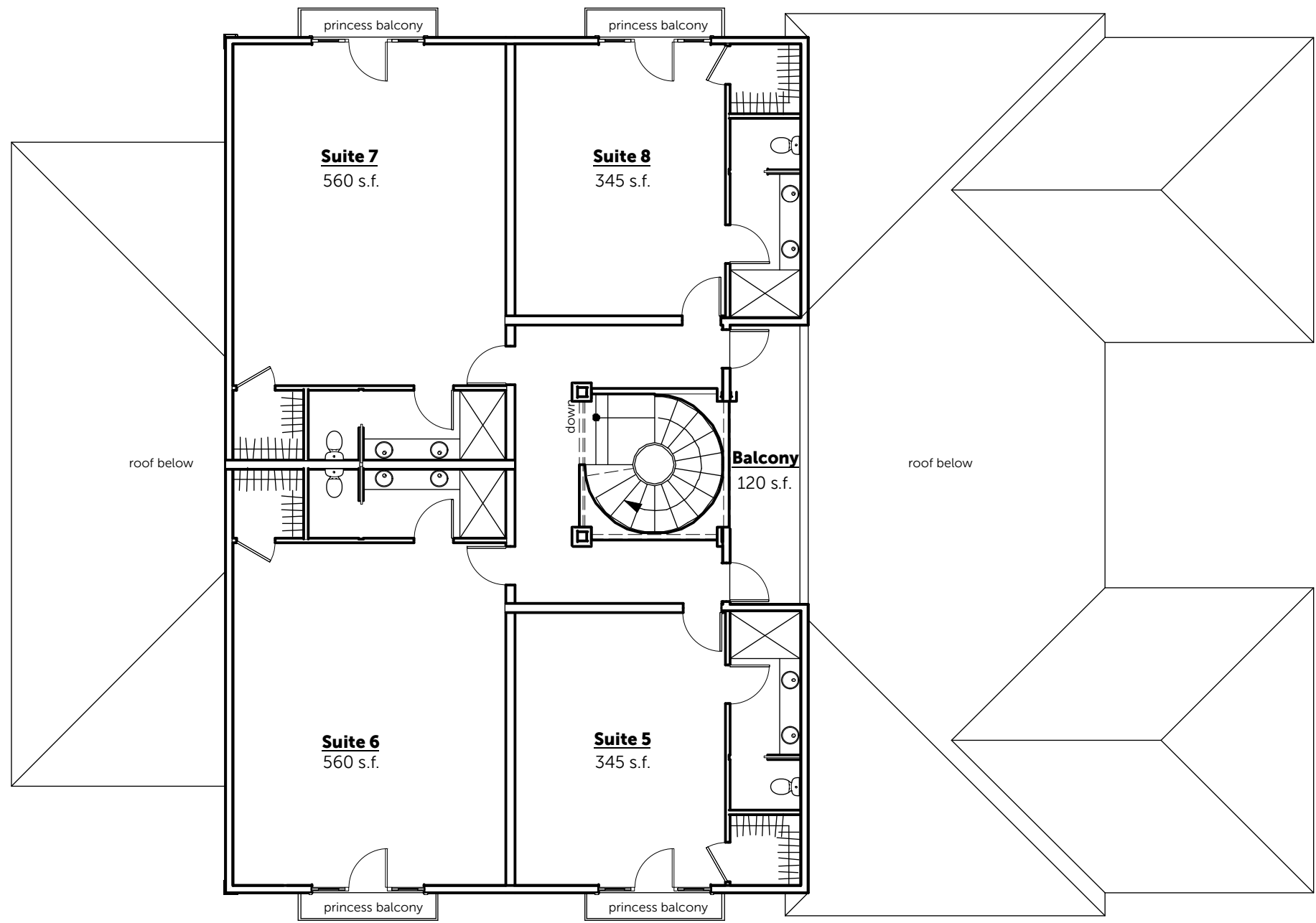
EAST ELEVATION

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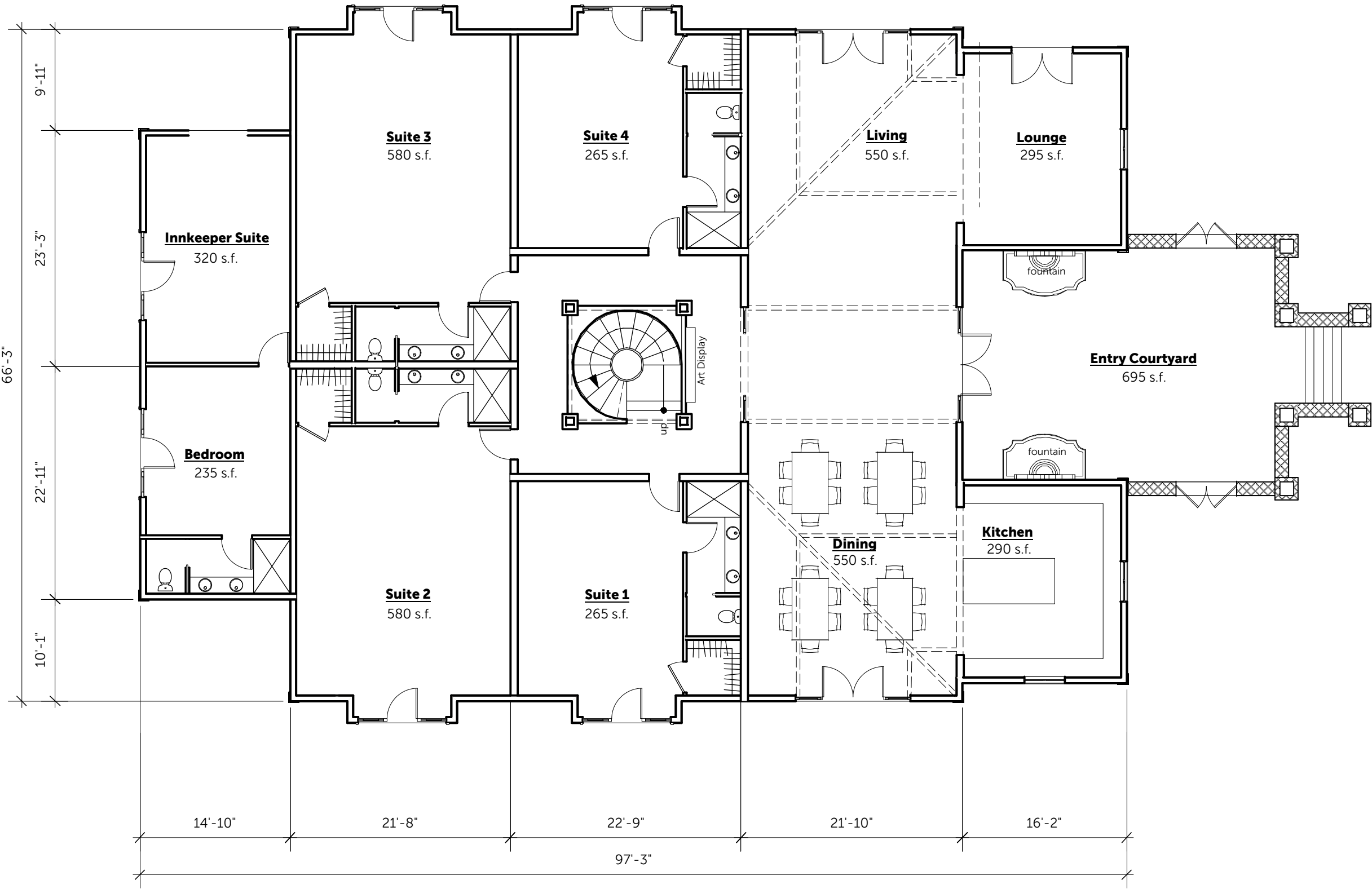
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PHASE 3 - B&B 2ND FLOOR - 2,700 s.f.

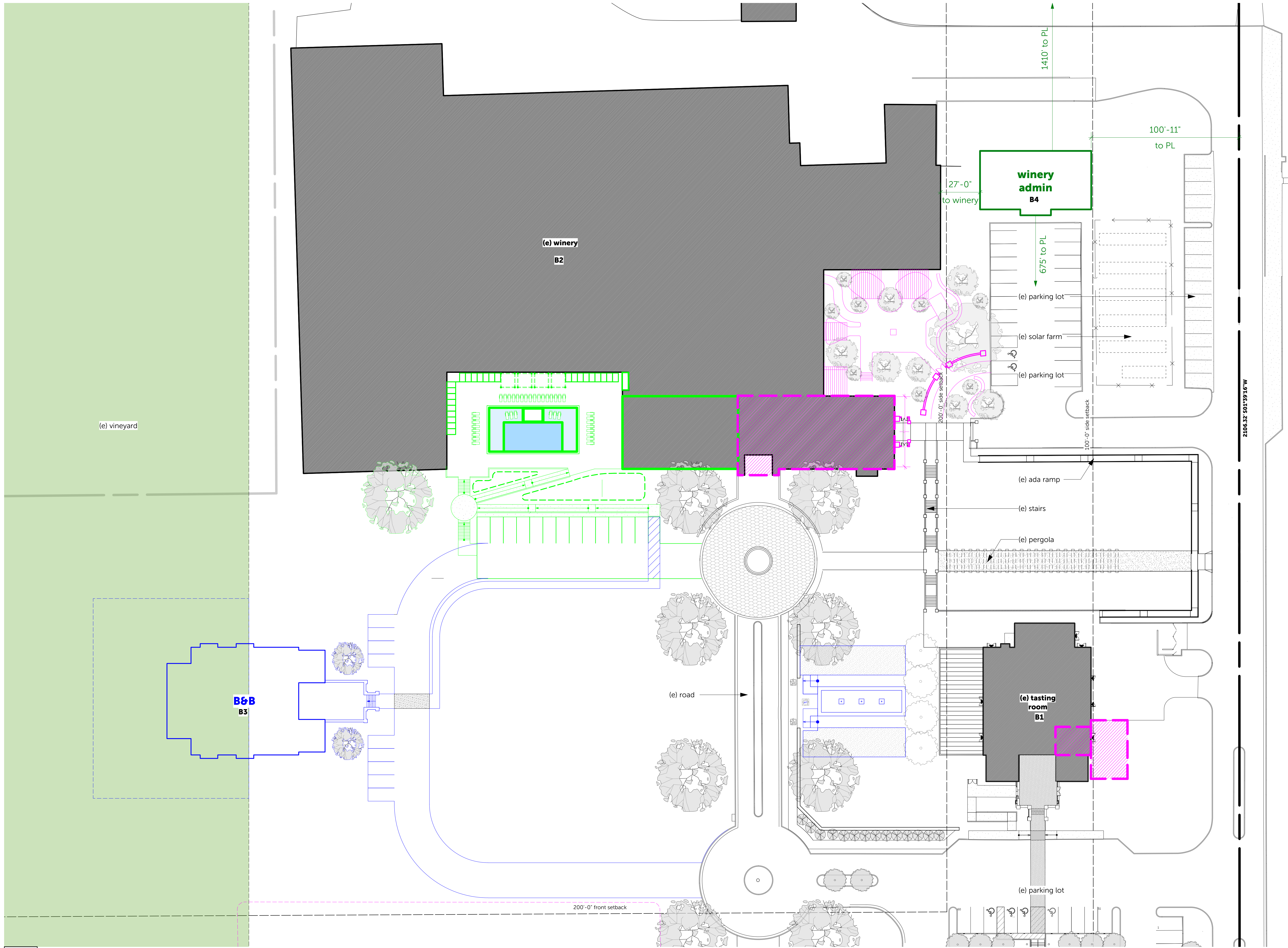
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PHASE 3 - B&B 1ST FLOOR - 5,800 s.f.

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PHASE 4 - SITE PLAN

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PROJECT: Conditional Use Permit

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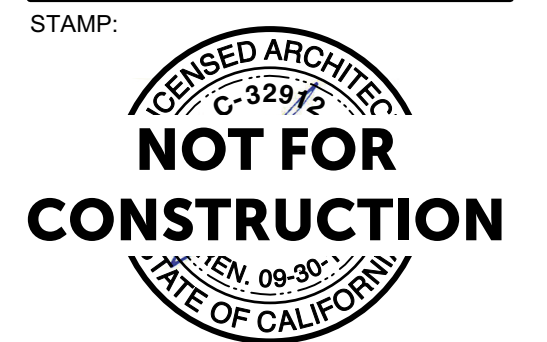
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PHASE 4 - SITE PLAN

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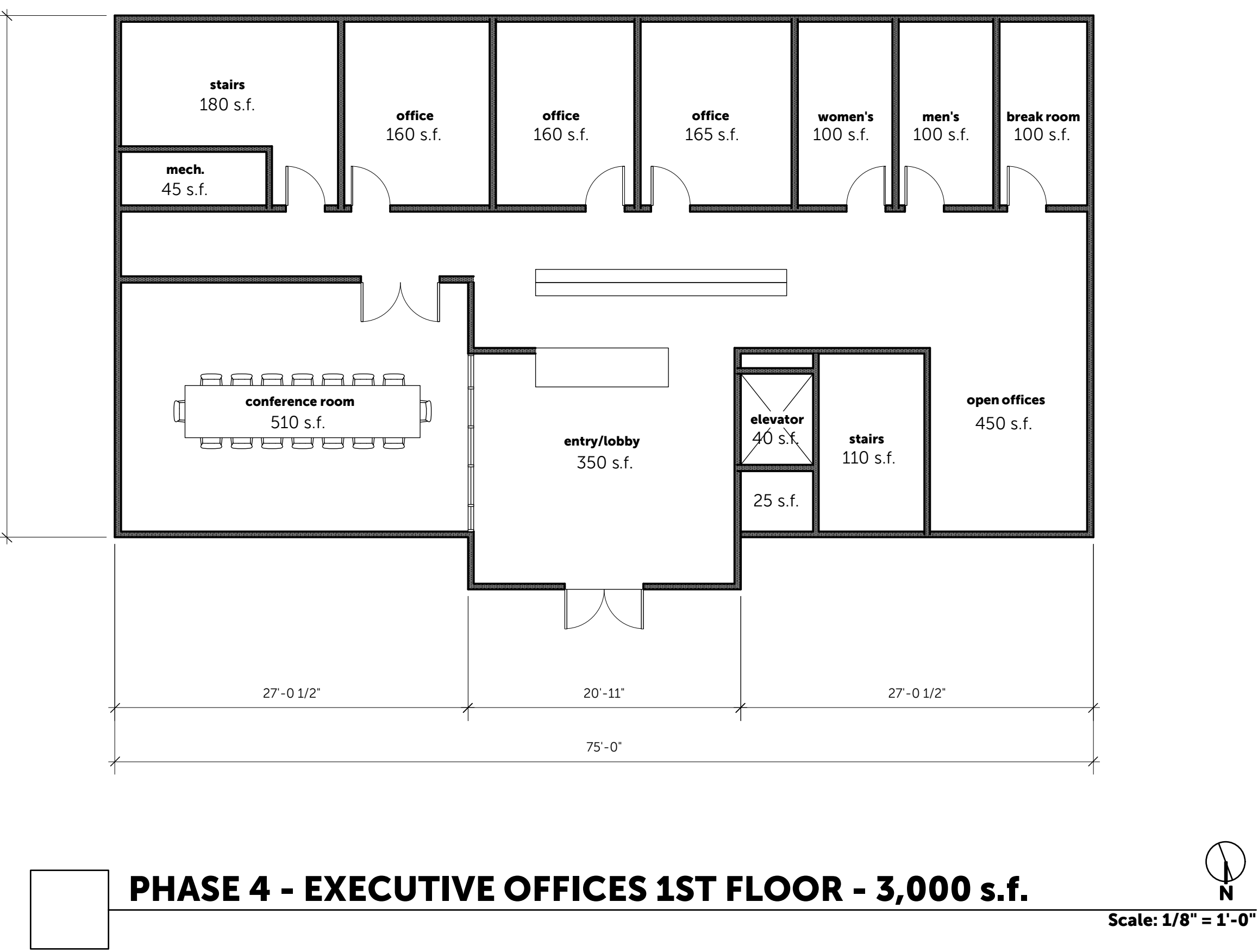
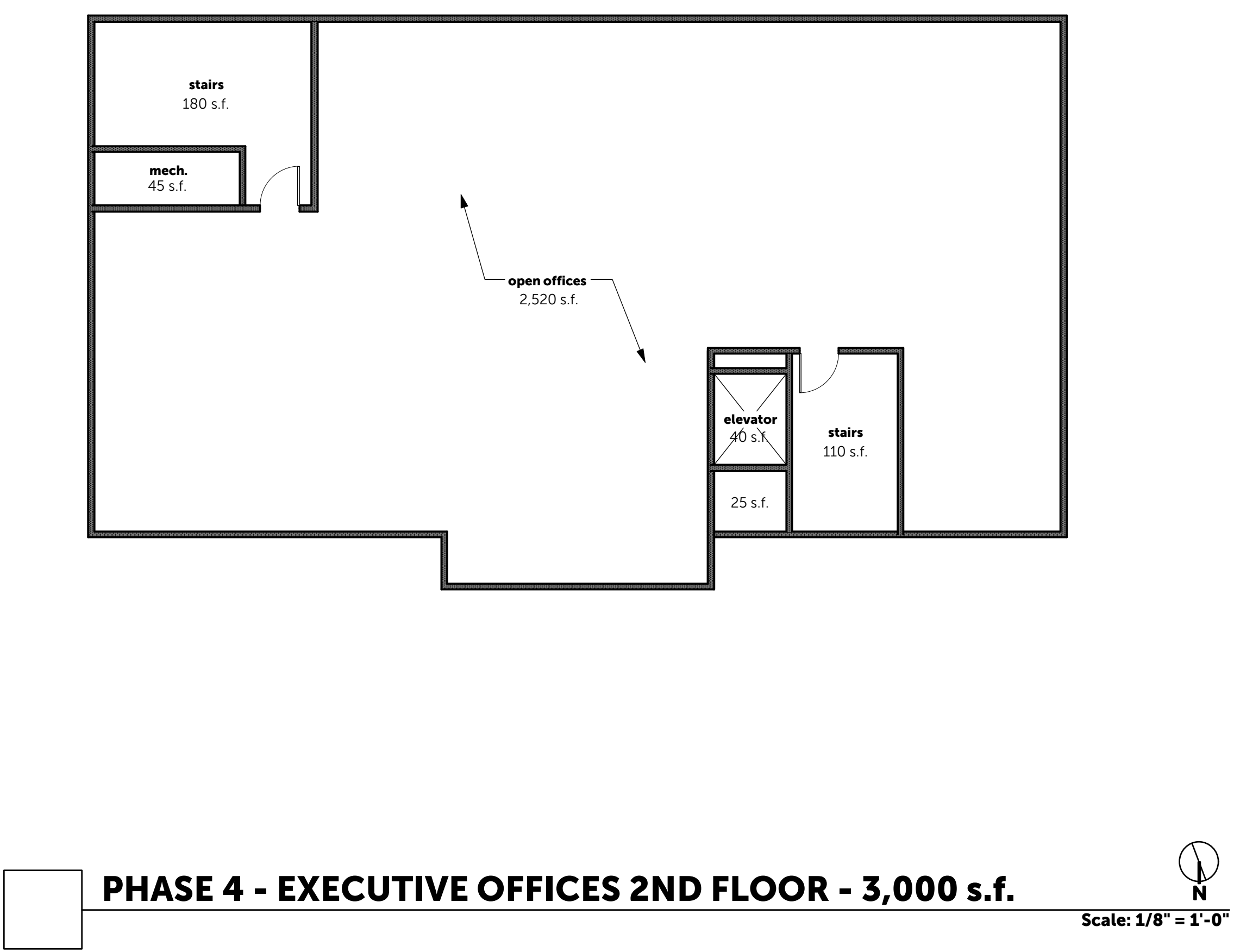
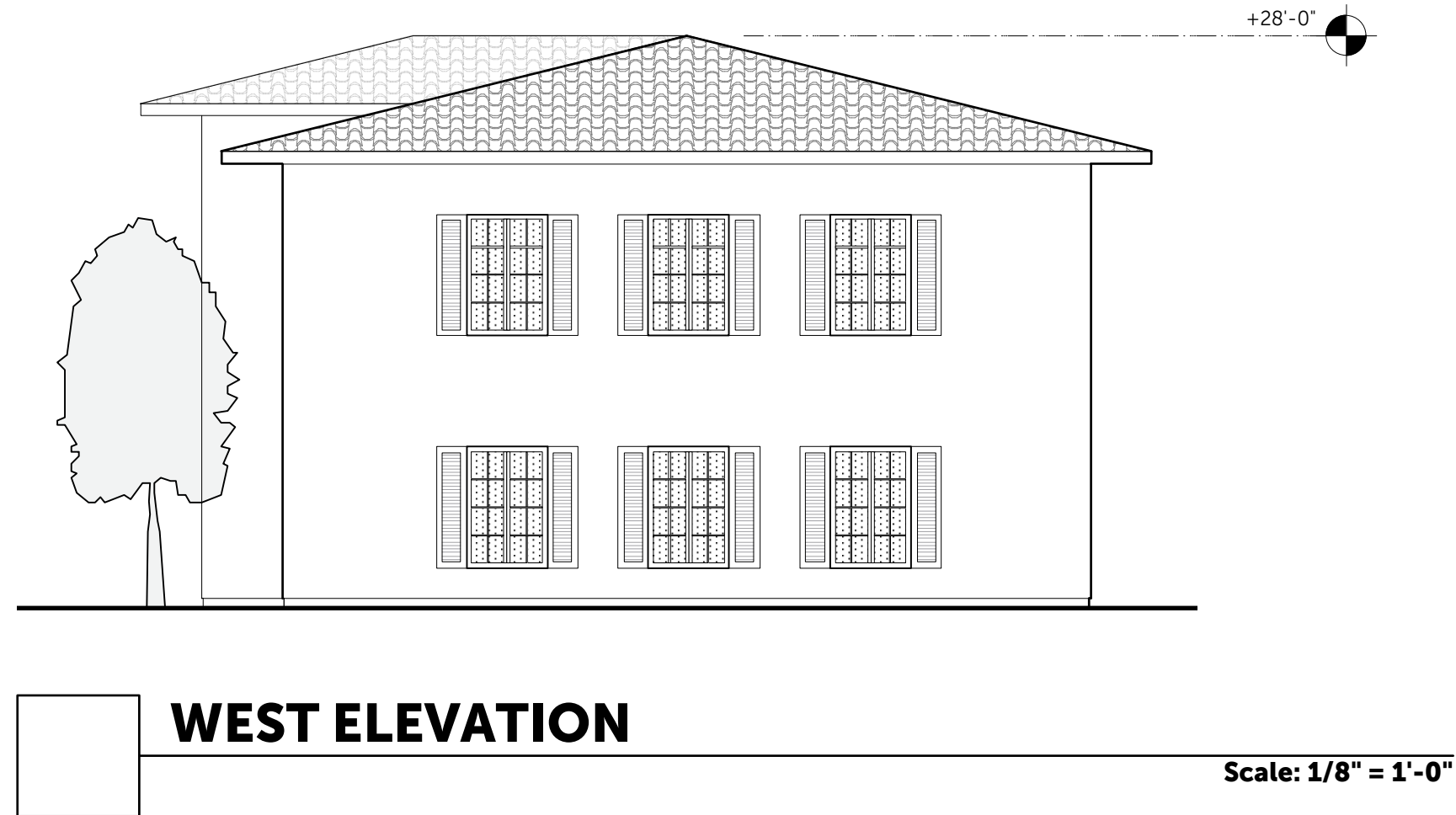
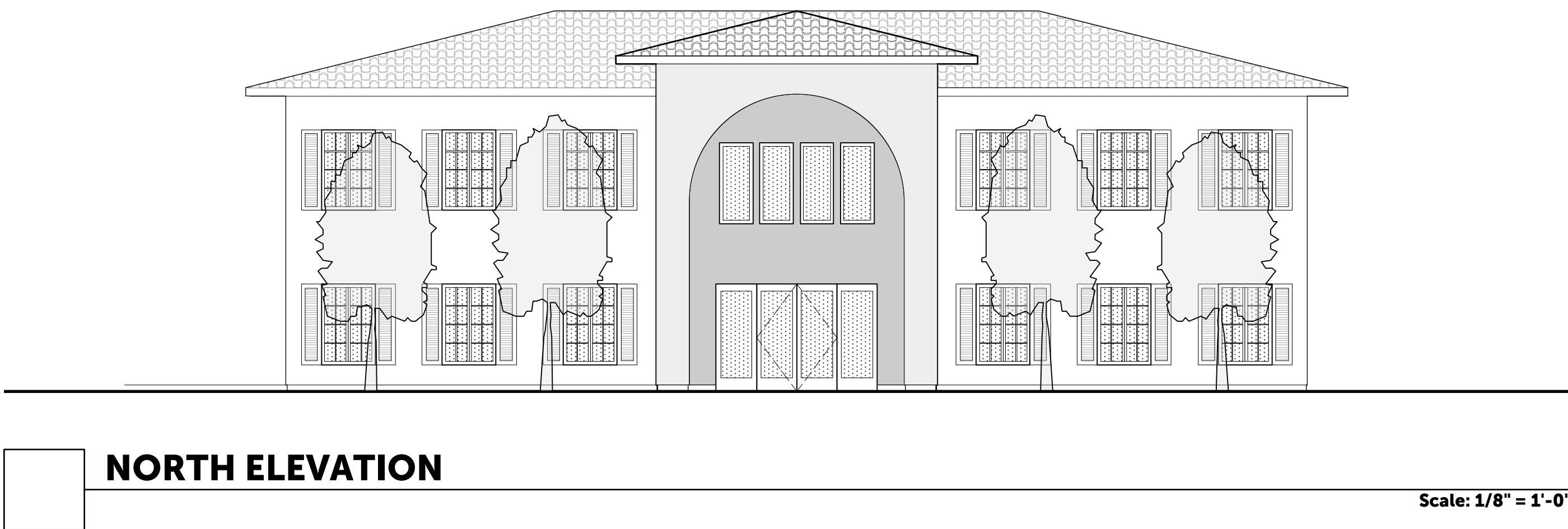


DATE: December 19, 2019
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Date: December 18, 2019 Time: 8:38:30 AM File name: PRR Phase 3, 4, 5, 6.vcx



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PROJECT:
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PARIS VALLEY ROAD

5625 Highway 46 East
Paso Robles, CA 93445

CLIENT:
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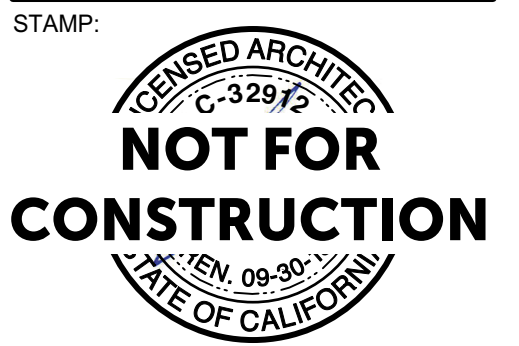
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**PHASE 4 - FLOOR PLAN
AND ELEVATIONS**

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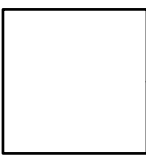
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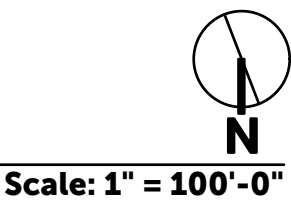
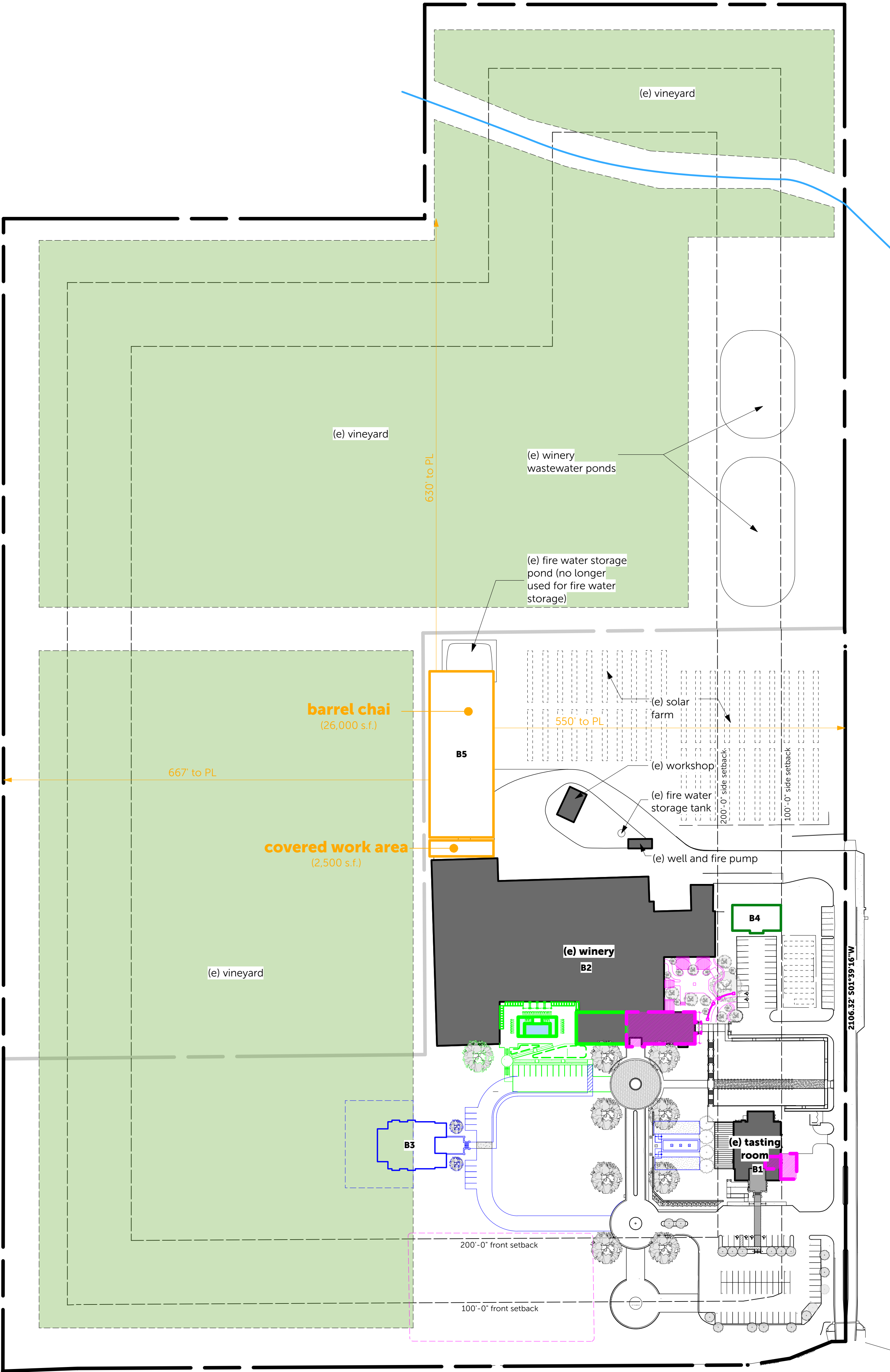
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PHASE 5 - SITE PLAN



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AN ARCHITECTURAL FIRM

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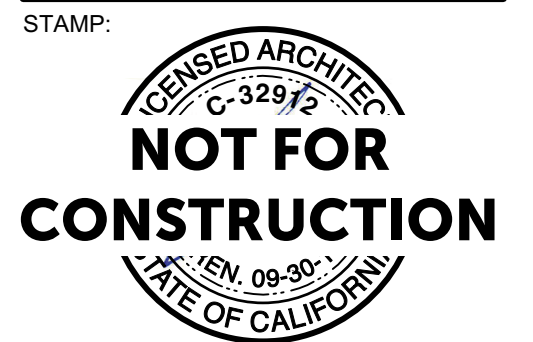
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DATE: December 19, 2019
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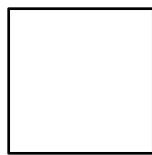
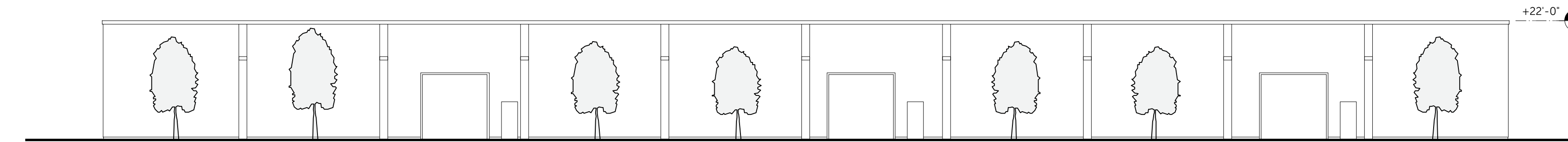


construction and materials to match existing winery



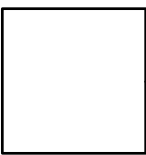
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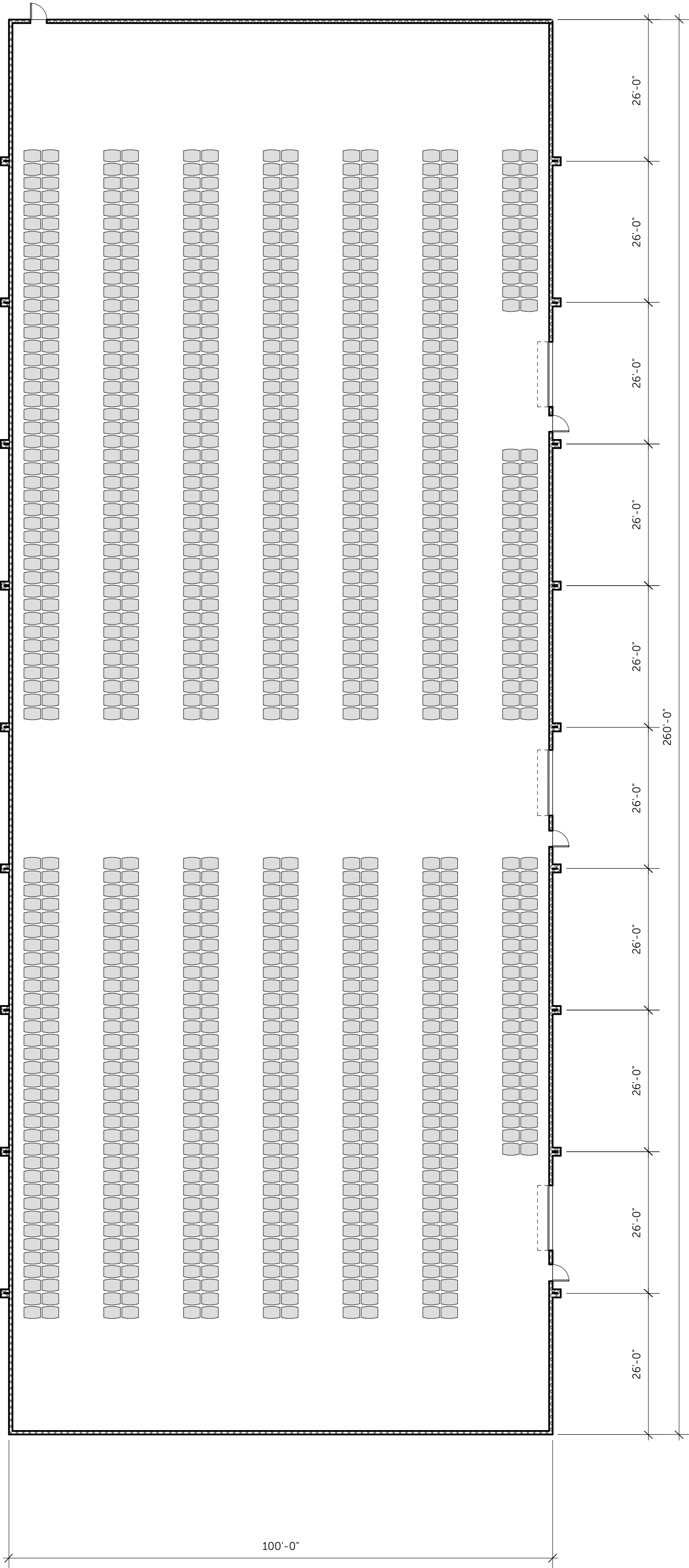
WEST ELEVATION

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

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



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PROJECT:
Conditional Use Permit

PARIS VALLEY ROAD

5625 Highway 46 East
Paso Robles, CA 93445

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Craig Stoller

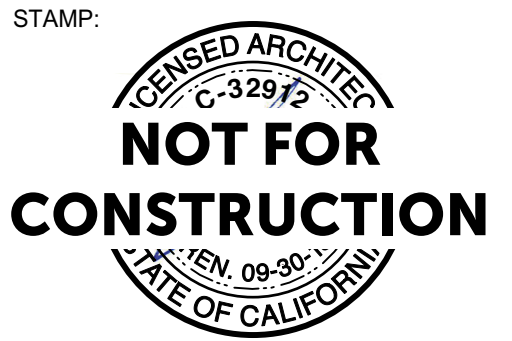
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AND ELEVATIONS

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PHASE 5
PHASE 6

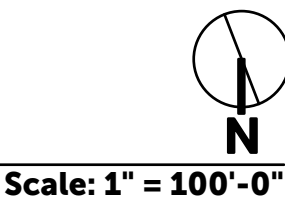
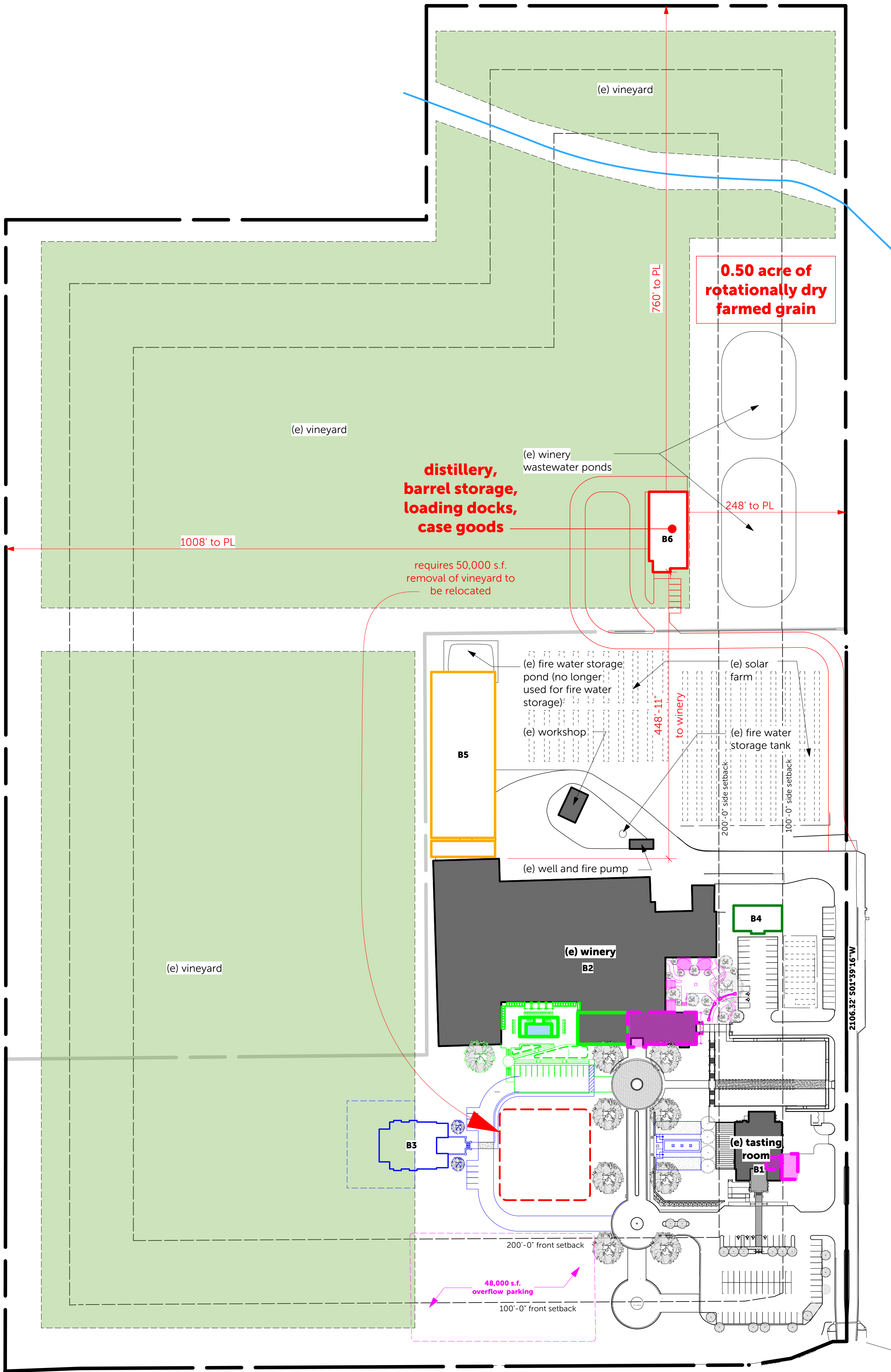


DATE:
November 01, 2019
REVISIONS:

JOB NUMBER:
1734

SHEET:
A5.2

PHASE 6 - SITE PLAN



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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 6 - SITE PLAN

CONSULTANT:

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



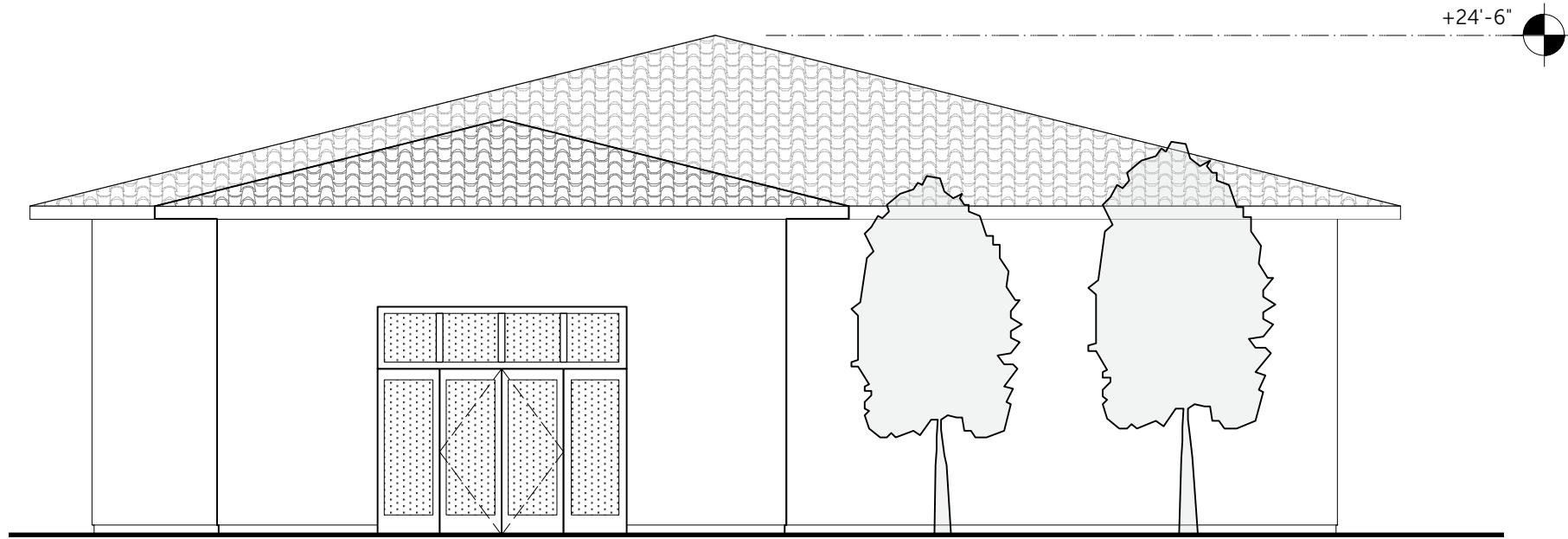
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REVISIONS:

JOB NUMBER: 1734

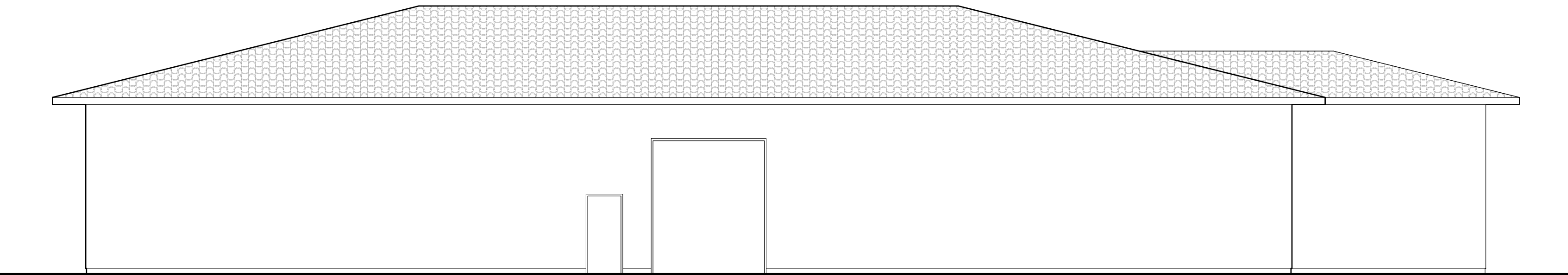
SHEET: A6.1

Date: December 18, 2019 Time: 8:38:32 AM File name: PRR Phase 3, 4, 5, 6.vxd



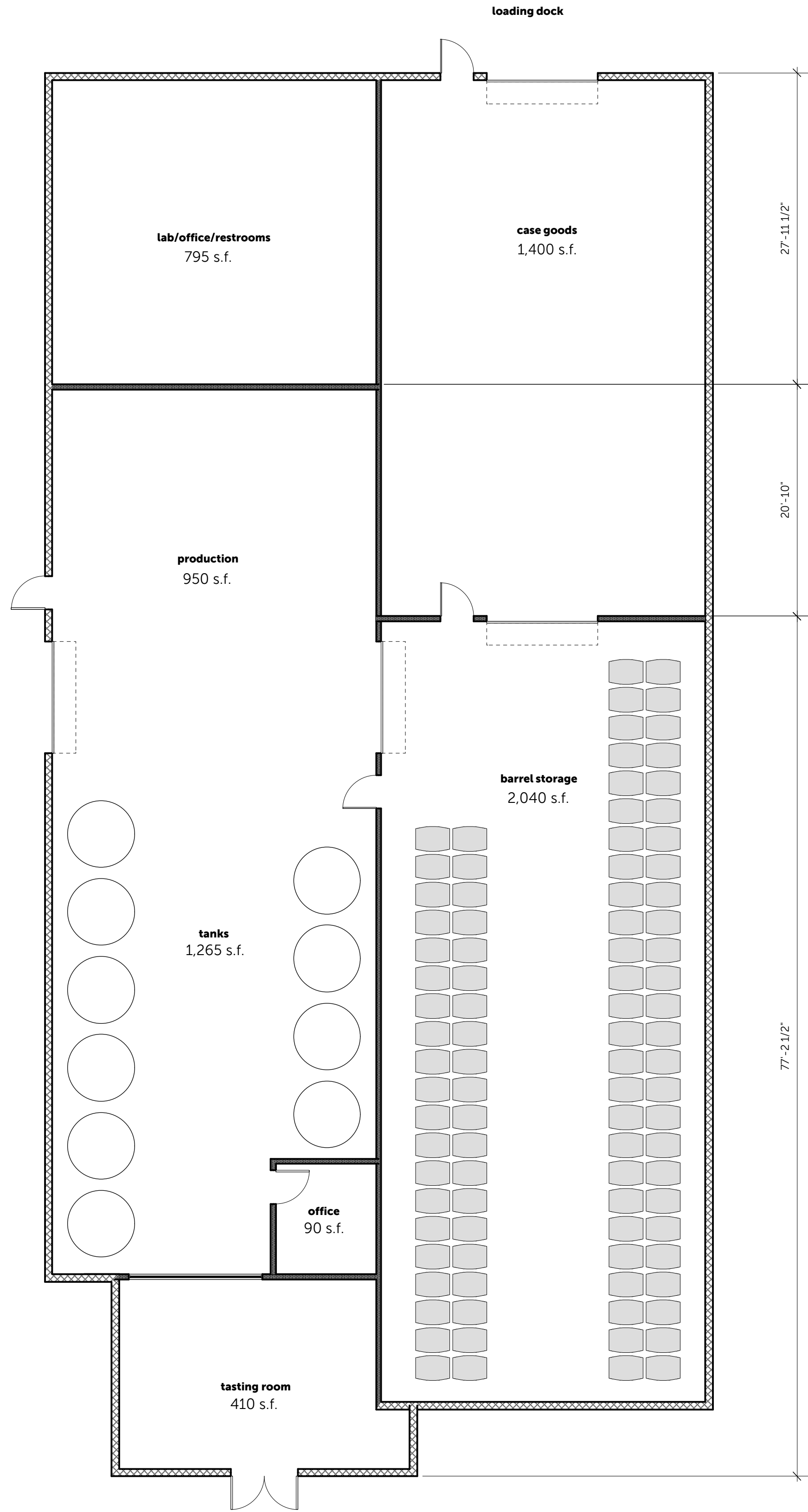
NORTH ELEVATION

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



EAST ELEVATION

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



PHASE 6 - DISTILLERY FLOOR PLAN - 7,300 s.f.

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

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PROJECT:
Conditional Use Permit

PARIS VALLEY ROAD

5625 Highway 46 East
Paso Robles, CA 93445

CLIENT:
Craig Stoller

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:
November 01, 2019
REVISIONS:

JOB NUMBER:
1734

SHEET:
A6.2

APPENDIX B – WELL COMPLETION REPORT AND PUMP TEST



QUADRUPLICATE
For Local Requirements

Page 1 of 1

Owner's Well No. 12 (Behind Winery)

Date Work Began 3/22/03, Ended 3/30/03

Local Permit Agency San Luis Obispo Co. Environmental

Permit No. 2003-100 Permit Date 3/21/03 Health

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. 802782

DWR USE ONLY - DO NOT FILL IN

RECEIVED	
STATE WELL NO./STATION NO.	
LATITUDE LONGITUDE	
ENVIRONMENTAL HEALTH	

GEOLOGIC LOG

WELL OWNER

ORIENTATION (°)			VERTICAL		HORIZONTAL		ANGLE		(SPECIFY)
DEPTH FROM SURFACE			DRILLING METHOD		FLUID		DESCRIPTION		
FL to FL							Describe material, grain size, color, etc.		
0	56						Brown Clay		
56	61						Brown Clay, Some Small Gravel		
							Little Fine Sand		
61	74						Brown Clay		
74	76						Dark Clay, Black in Color		
76	131						Dark Brown Clay, Fine Sand		
131	194						Blue Clay, Some Fine Sand		
194	221						Brown and Blue Clay Mix		
221	246						Small Gravel, Brown Clay		
246	256						Small Gravel, Coarse Sand, Very Little Brown Clay		
256	332						Some Brown Clay, Coarse Sand, Small Gravel, Fine Sand		
332	382						Small Gravel, Coarse Sand, Fine Sand		
382	436						Brown Clay, Fine Sand		
436	466						Blue Clay Mixed with Brown Clay, Some Fine Sand		
466	498						Blue Clay Mixed with Brown Clay, Some Fine Sand with Small Gravel		
498	503						Small Gravel, Brown Clay		
503	537						Brown Clay		
537	546						Small Gravel, Coarse Sand, Some Gray Clay		
546	549						Small Gravel, Coarse Sand, Little Brown Clay, Fine Sand		
549	600						Small Gravel, Coarse Sand, Fine Sand		

TOTAL DEPTH OF BORING 600 (Feet)

TOTAL DEPTH OF COMPLETED WELL 570 (Feet)

Name: [REDACTED]
Mailing Address: [REDACTED]
City: [REDACTED] STATE: [REDACTED] ZIP: [REDACTED]
WELL LOCATION:
Address: 5011 E. Highway 45
City: Paso Robles
County: San Luis Obispo
APN Book: [REDACTED] Page: [REDACTED] Parcel: 015-311-012
Township: 26S Range: 15E Section: [REDACTED]
Latitude: [REDACTED] NORTH Longitude: [REDACTED] WEST

LOCATION SKETCH

(See Attached)

ACTIVITY (°)

NEW WELL

MODIFICATION/REPAIR

Deepen

Other (Specify)

DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES (°)

WATER SUPPLY

Domestic Public

Industrial

MONITORING

TEST WELL

CATHODIC PROTECTION

HEAT EXCHANGE

DIRECT PUSH

INJECTION

VAPOR EXTRACTION

SPARGING

REMEDATION

OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER (FL) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL 231 (FL) & DATE MEASURED 4/8/03

ESTIMATED YIELD 152 (GPM) & TEST TYPE Continuous

TEST LENGTH 8 (Hrs.) TOTAL DRAWDOWN 97 (FL)

* May not be representative of a well's long-term yield.

DEPTH FROM SURFACE		BORE-HOLE DIA. (Inches)	CASING (S)						DEPTH FROM SURFACE		ANNULAR MATERIAL				
			TYPE ()				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)			GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE		
FL	to FL		BLANK	SCREEN	CON- DUCTOR FILL PIPE									FL	to FL
0	230	15	x			F480PVC	8	0.410		0	50	x			6-Sack
230	380	15	x			F480PVC	8	0.410	0.040	50	570			x	Lapis #3
380	500	15	x			F480PVC	8	0.410							
500	560	15	x			F480PVC	8	0.410	0.040						
560	570	15	x			F480PVC	8	0.410							

ATTACHMENTS (°)

- Geologic Log
- Well Construction Diagram
- ☒ Geophysical Log(s)
- Soil/Water Chemical Analyses
- Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Floyd V. Wells, Inc.

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

1337 W. Betteravia Road, Santa Maria, CA 93453

ADDRESS

CITY

STATE

ZIP

Signed

WELL DRILLER/AUTHORIZED REPRESENTATIVE

DATE SIGNED

C-57-229570

C-57 LICENSE NUMBER

**Filipponi &
Thompson
Drilling Inc.**

State License No. C57 432680
P.O. BOX 845
ATASCADERO, CA 93423
805-466-1271

PUMP INFORMATION FOR OUR RECORDS

Name	BROKEN EARTH WINERY		Date	3/9/2012
Address	PO BOX 1498 - PASO ROBLES, CA 93447		Code	63
Location	5625 HWY 46 EAST - PASO ROBLES	Well #	Phone	391-3171

PUMP

Make _____ Model # _____
H.P. _____ Serial # _____ Voltage _____
Pipe size _____ Type _____ Wire size _____ Type _____
Depth Setting _____ Well Seal _____ Check Valve _____
Motor Date _____ Motor Model # _____
Motor Serial # _____ Safety Rope _____
Booster Pump Make BALDOR 10HP 480V Model # _____
Misc. GOULDS LE 5BF11135

CONTROL

Control box	Make	
Pressure Switch	SQUARE-D GHG-2	On 50 Lbs. Off 70 Lbs.
Liquid Level	Low	High
Relief Valve	Make	Setting
Pump Panel Make	FURNES	Voltage 480V Mag Size
Heater/Overload	Fuses	30 AMP, 600V

STORAGE

Size _____ Galv ☐ Poly ☐ Fiberglass ☐
Pressure Tank Make (4)-WELL X TROL Size 86 GALLON Model _____
Misc. _____

WELL

Casing Size _____ Type _____
 Depth To Water _____ To Bottom _____
 G.P.M. _____ @ _____ Ft. Tested By _____



State License No. C57 432680
P.O. BOX 845
ATASCADERO, CA 93423
805-466-1271

Name	CHALK KNOLL VINEYARDS, LLC	Date	9/27/2017
Mailing Address	441 VINELAND RD. - BAKERSFIELD, CA 93307	Phone	
Job Location	5625 HWY 46 EAST - EXISTING WELL	Fax	
Well Size	8" W/ 12"	Depth	
Tested by	J. COOK	Rate of Flow (gpm)	70
		Duration	4 HOUR + RECOVERY
		Static Level	472.0'

Well Test Report

<u>Date</u>	<u>Time</u>	<u>Water Level (FT)</u>	<u>G.P.M.</u>
9/8/2017	11:00AM	472.0	79.0
	11:02	472.0	78.0
	11:05	472.0	79.0
	11:10	472.0	80.0
	11:20	472.0	79.0
	11:30	472.0	79.0
	11:45	472.0	76.0
	12:00PM	472.0	72.0
	12:30	472.0	72.0
	1:00	472.0	74.0
	2:00	472.0	72.0
	3:00	472.0	70.0

Recovery

<u>Date</u>	<u>Time</u>	<u>Water Level (FT)</u>
9/8/2017	3:00PM	472.0
	3:02	466.0
	3:05	461.0
	3:10	458.0
	3:15	458.0

Additional Comments:
PUMP WAS SET @ 483'

Thank you,



Ned M. Thompson