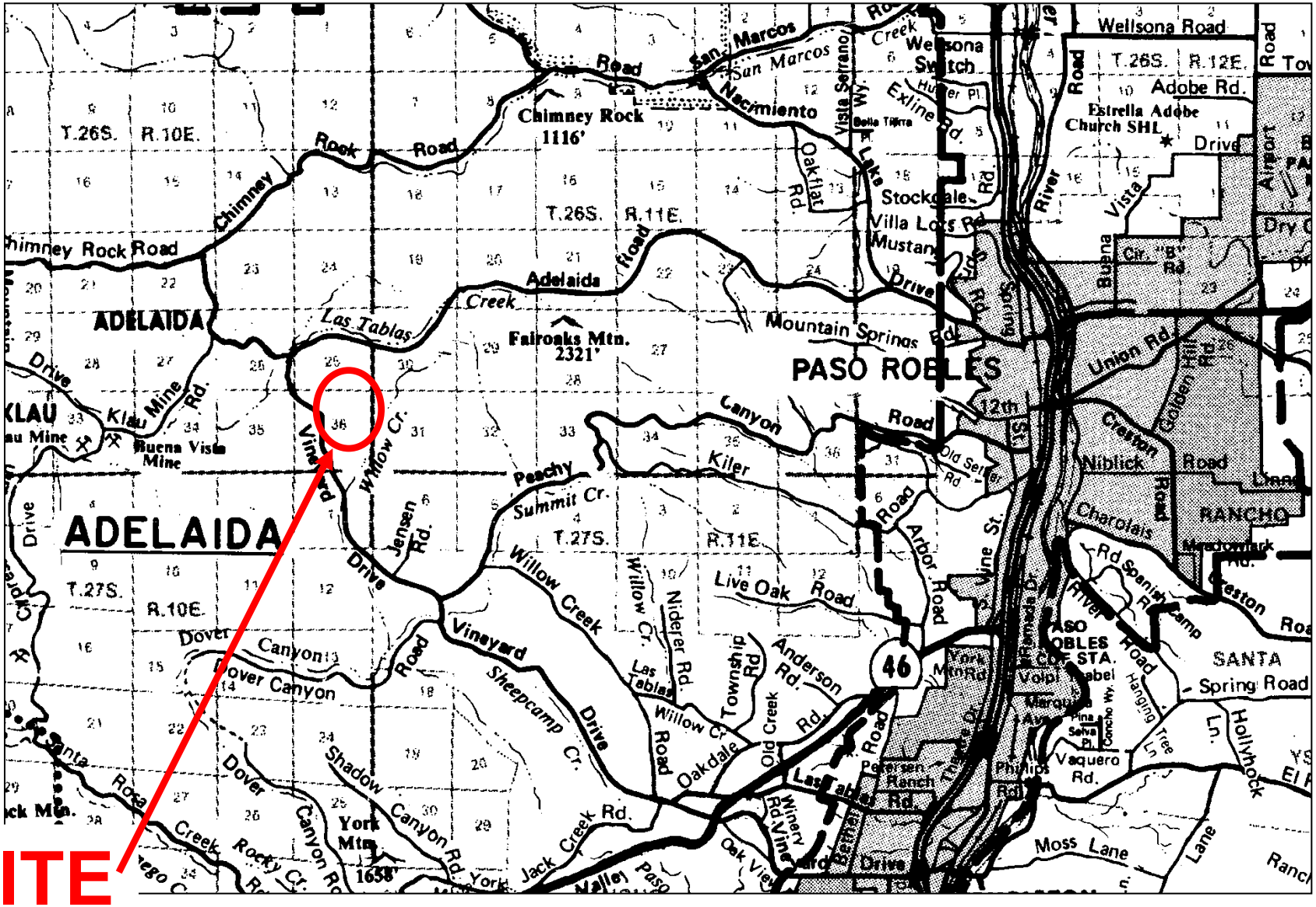

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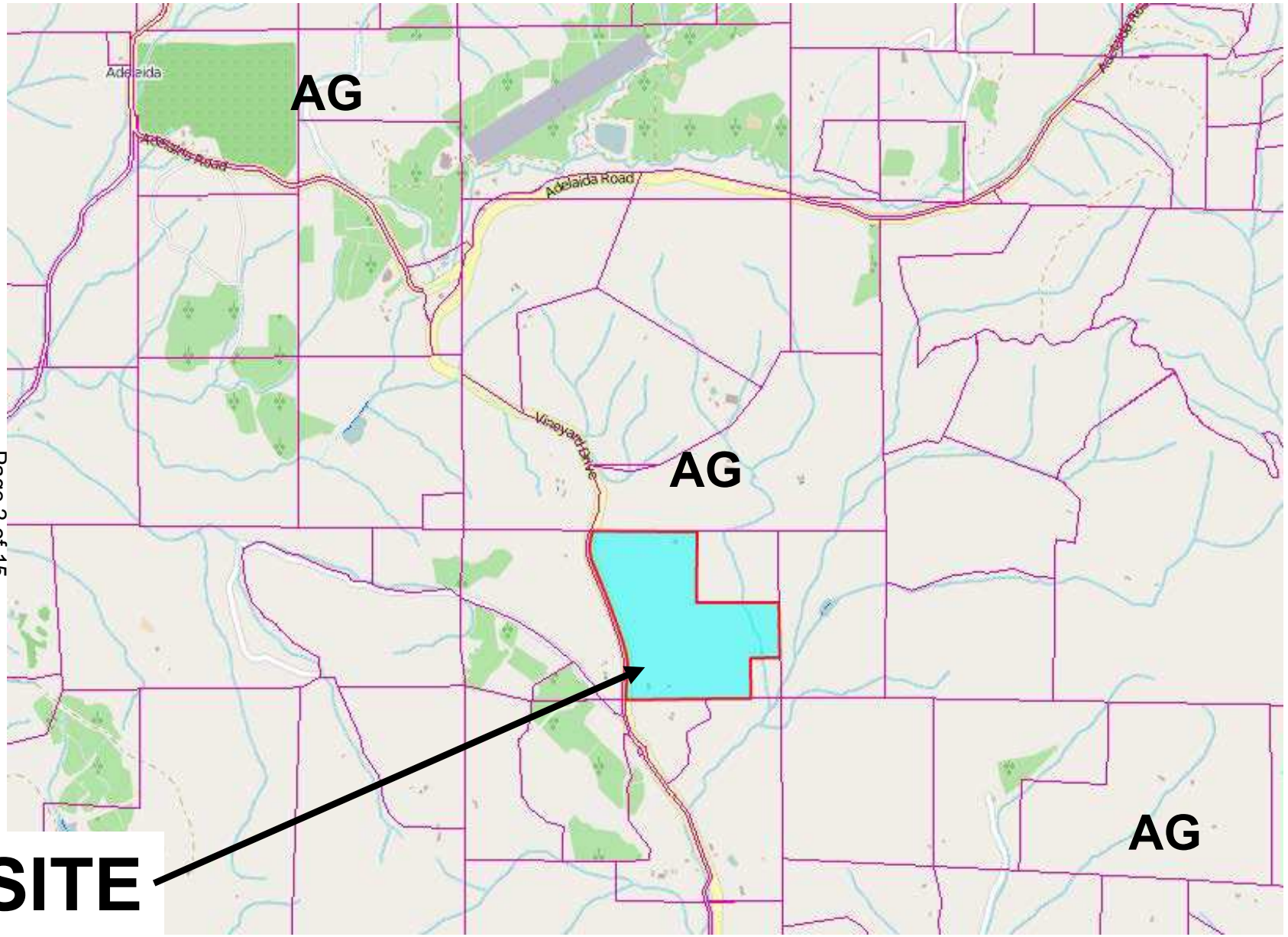
ATTACHMENT 5

PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Vicinity Map

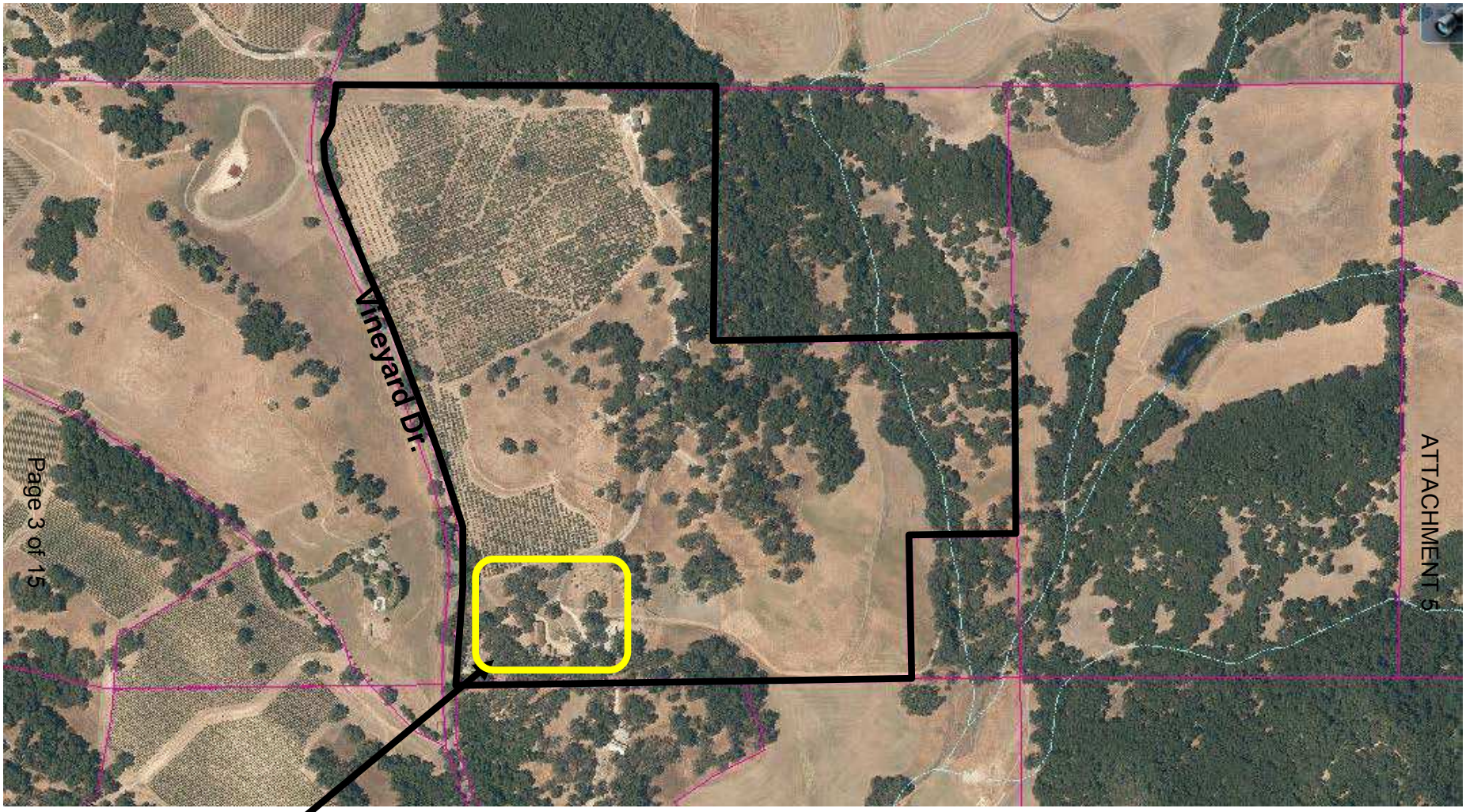


PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Land Use Category



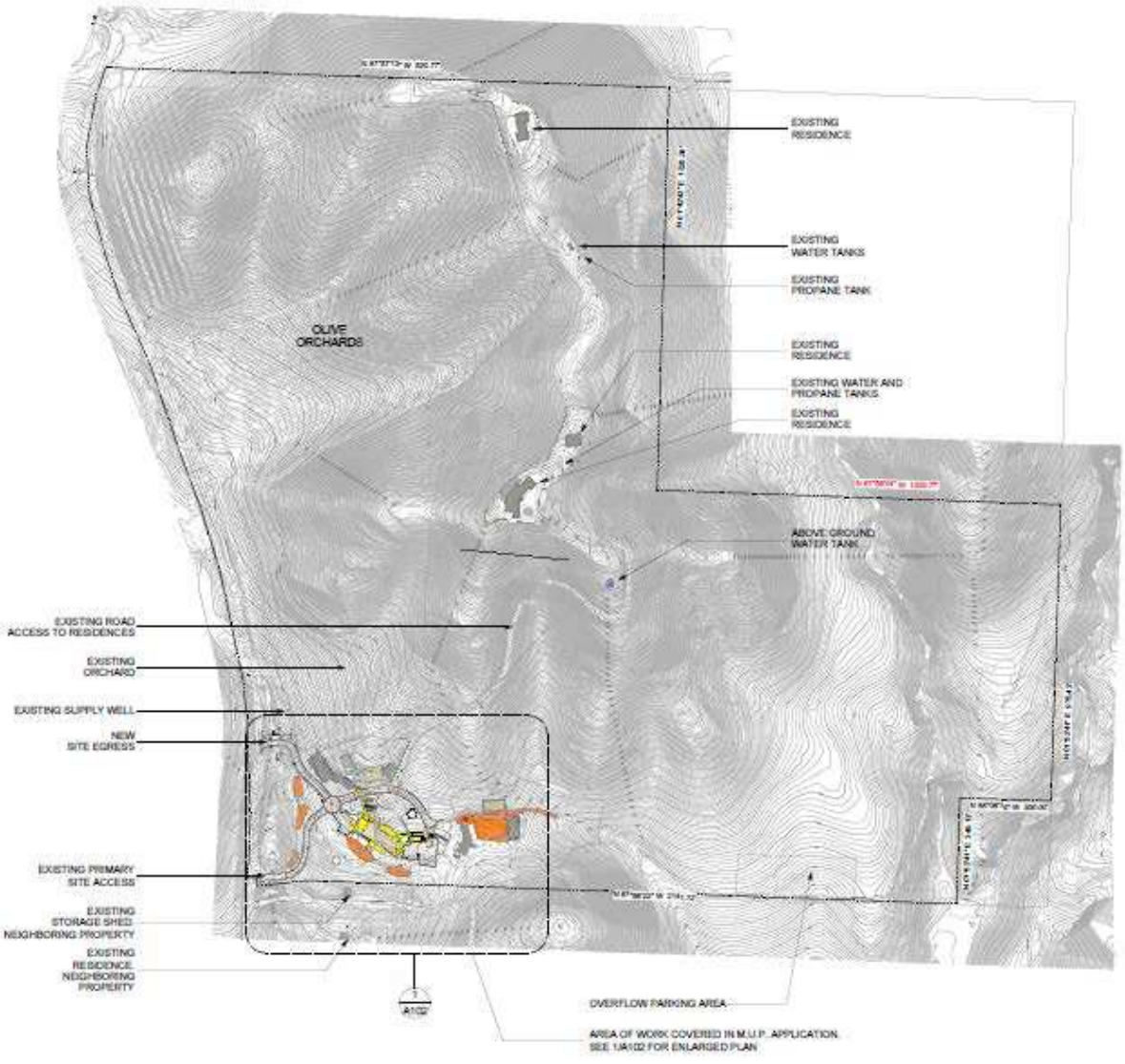
ATTACHMENT 5

PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Aerial

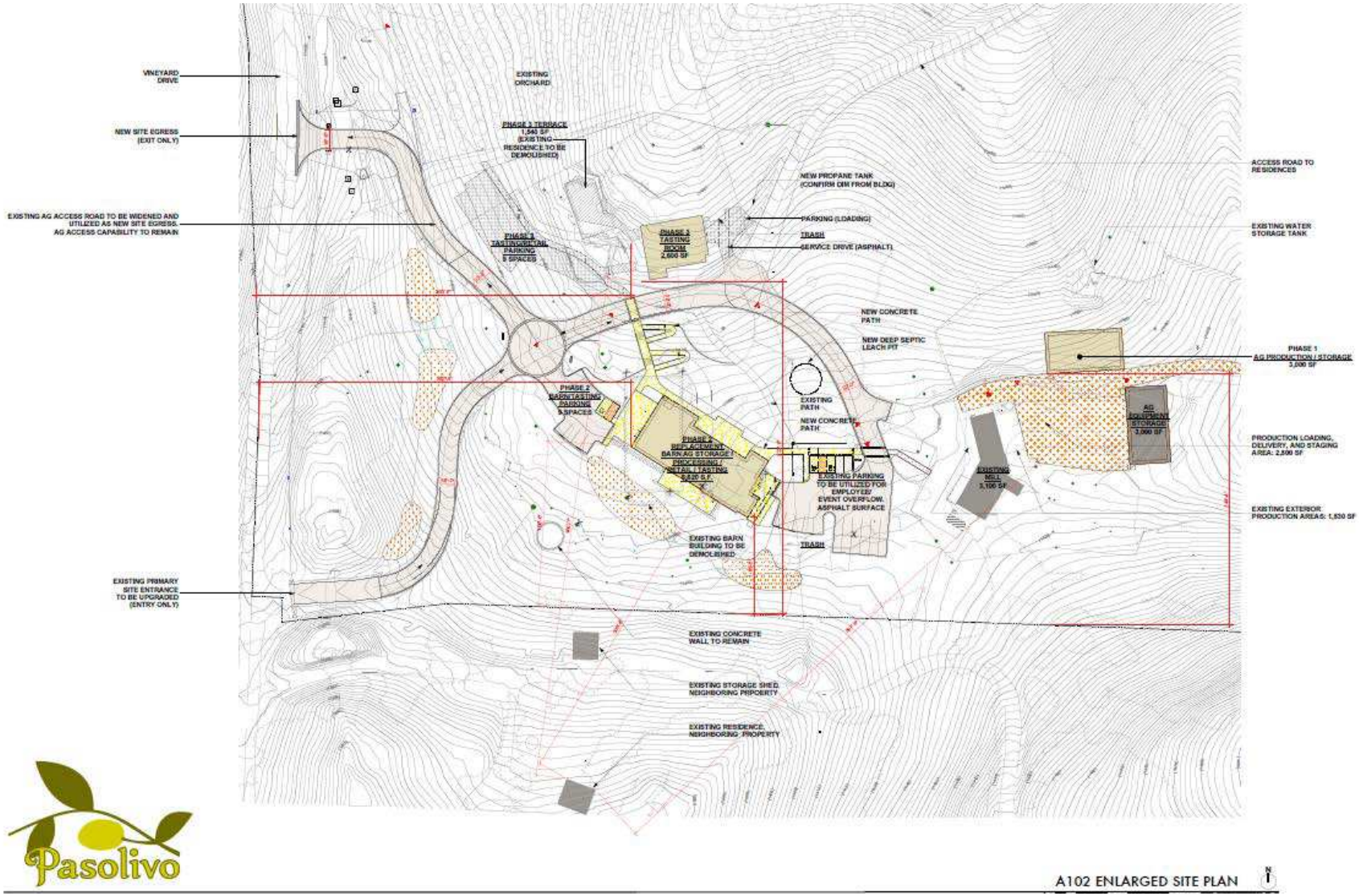


PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Site Plan



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PROJECT

Willow Creek / Minor Use Permit
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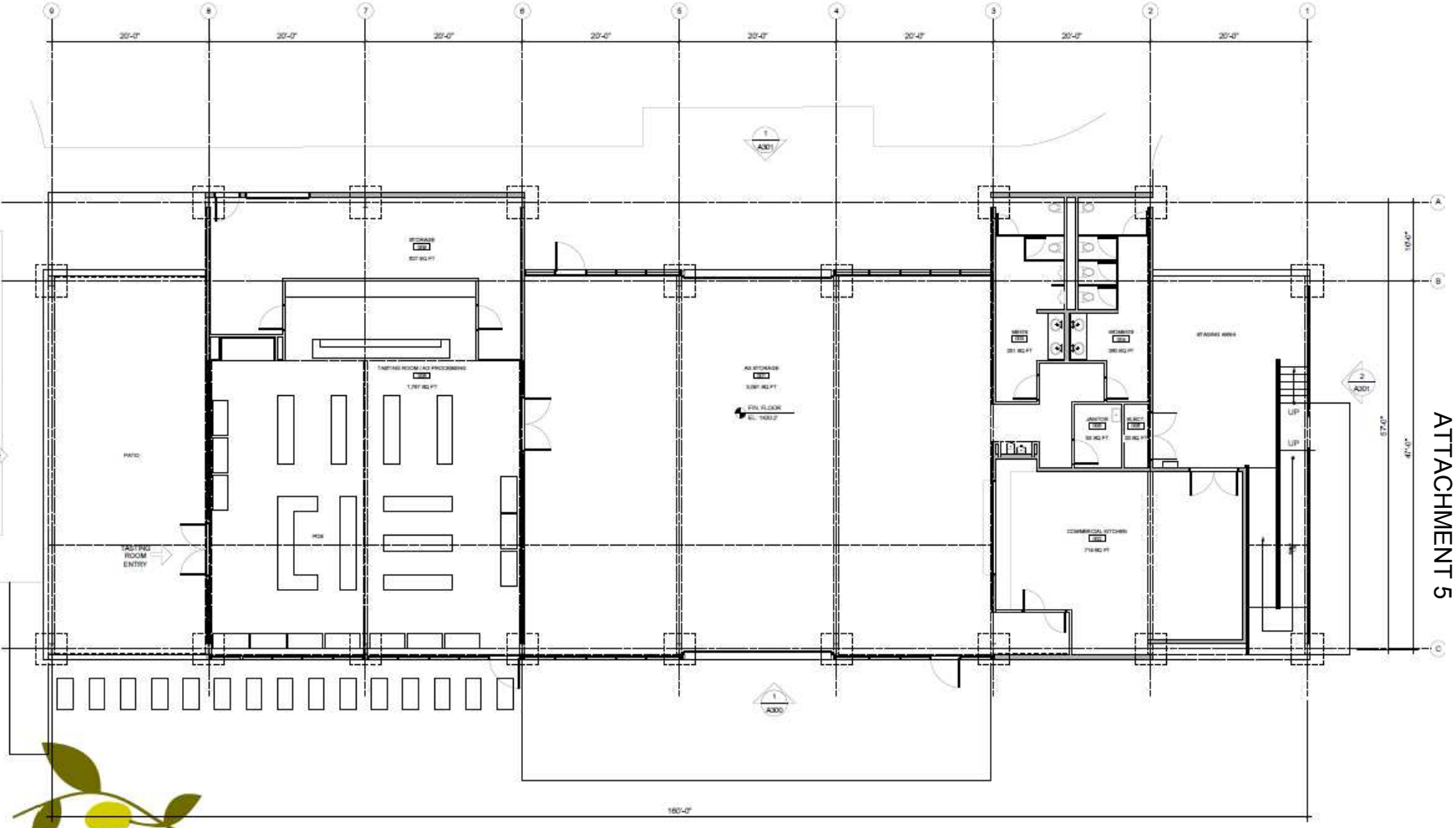
EXHIBIT

Enlarged Site Plan



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8530 VINEYARD DRIVE, PASO ROBLES, CALIFORNIA 14 JULY 2014

A103.1 PHASE 2 : BARN/TASTING GROUND FLOOR PLAN

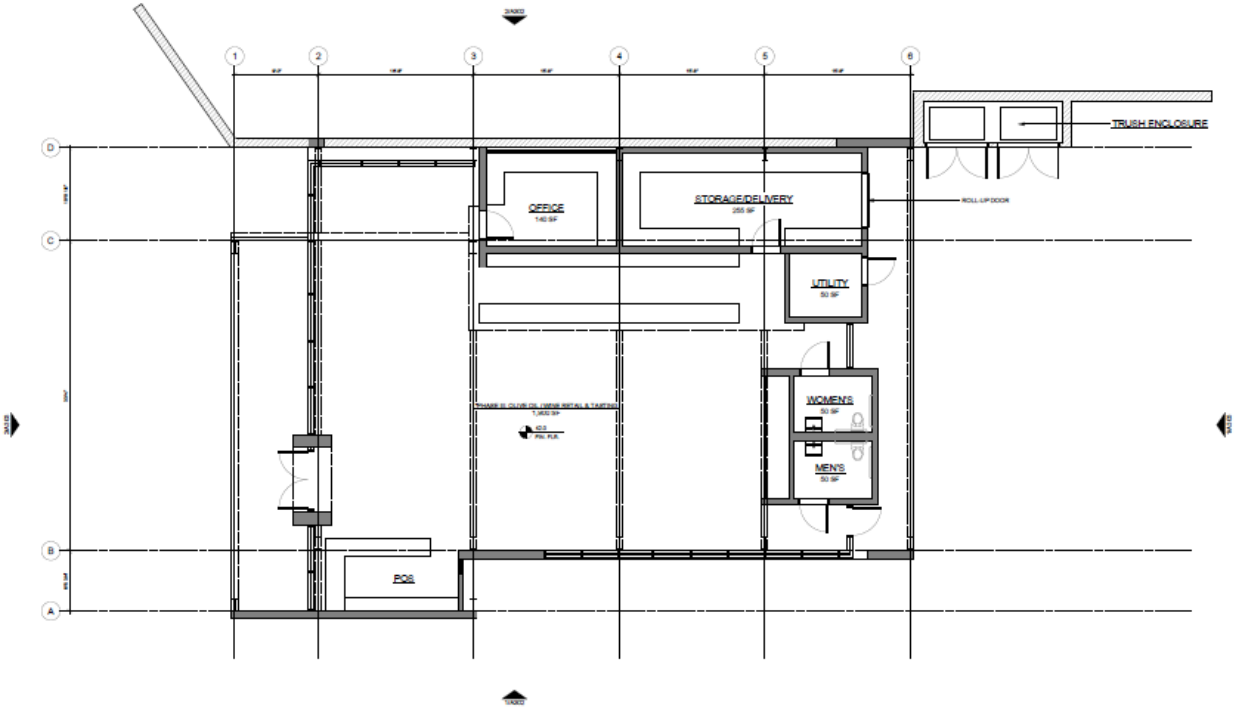
ATTACHMENT 5

PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Phase 2: Replacement Barn (ag processing and ag storage, tasting room, kitchen, storage, & restrooms)



* NOTE:
PHASE I TASTING ROOM CONVERTS TO STORAGE (1,472 SF)

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A105 PHASE 3 : RETAIL BUILDING GROUND FLOOR PLAN

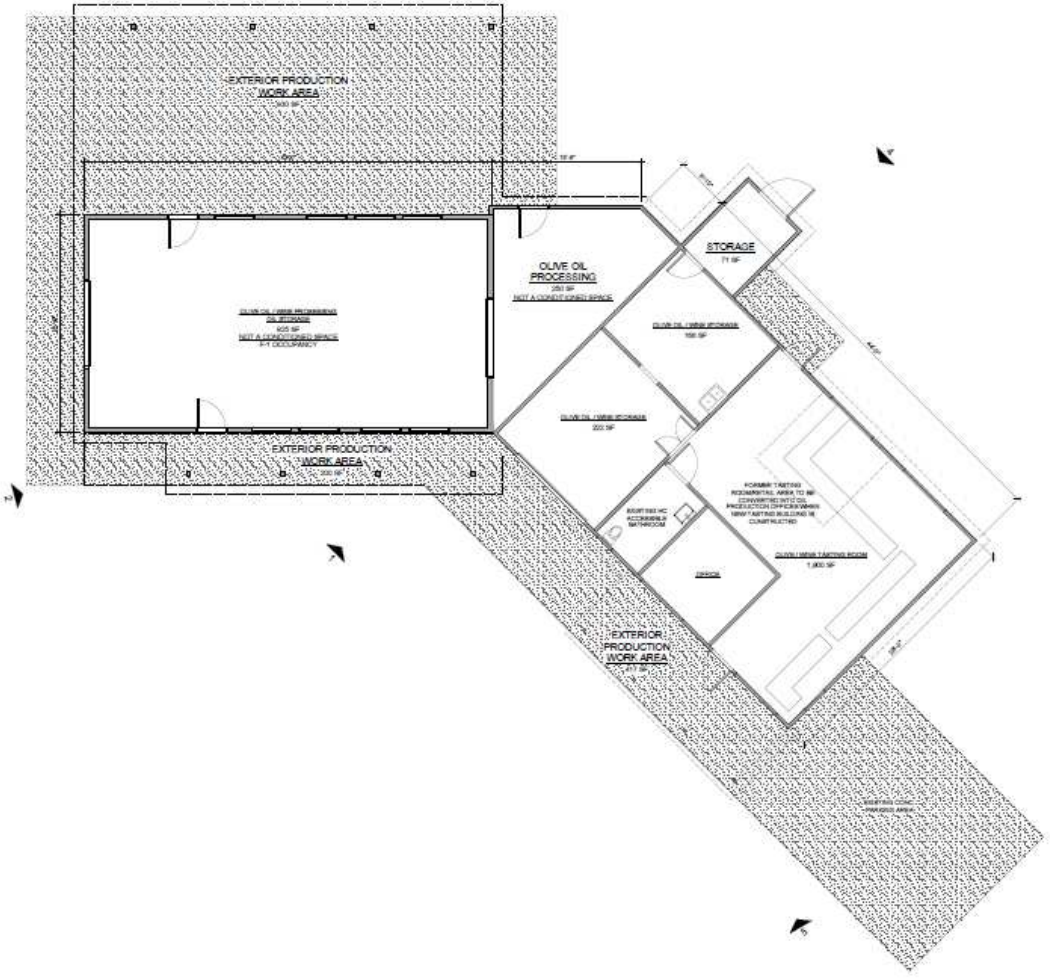
PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Phase 3: Tasting Rm, Retail Sales, Office, Restrooms and Storage Building / Ground FL

EXISTING MILL BUILDING PHOTOGRAPHS 2



EXISTING MILL BUILDING FLOOR PLAN 1

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A107 EXISTING MILL BUILDING INFORMATION

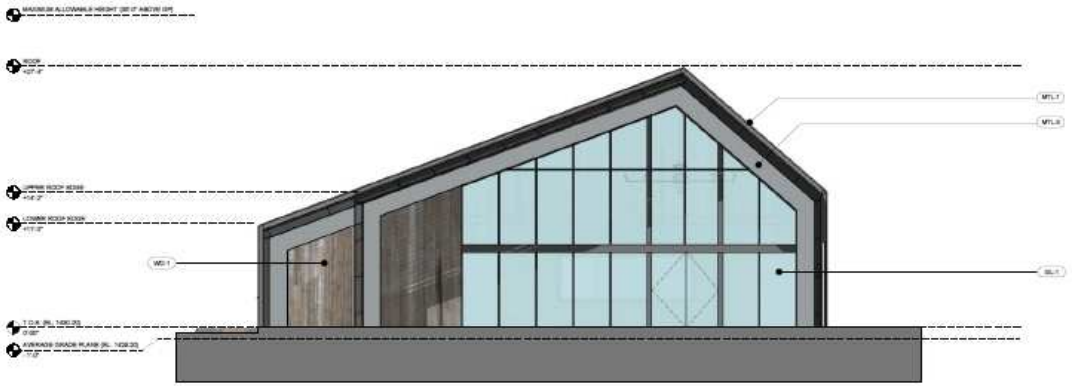
ATTACHMENT 5

PROJECT

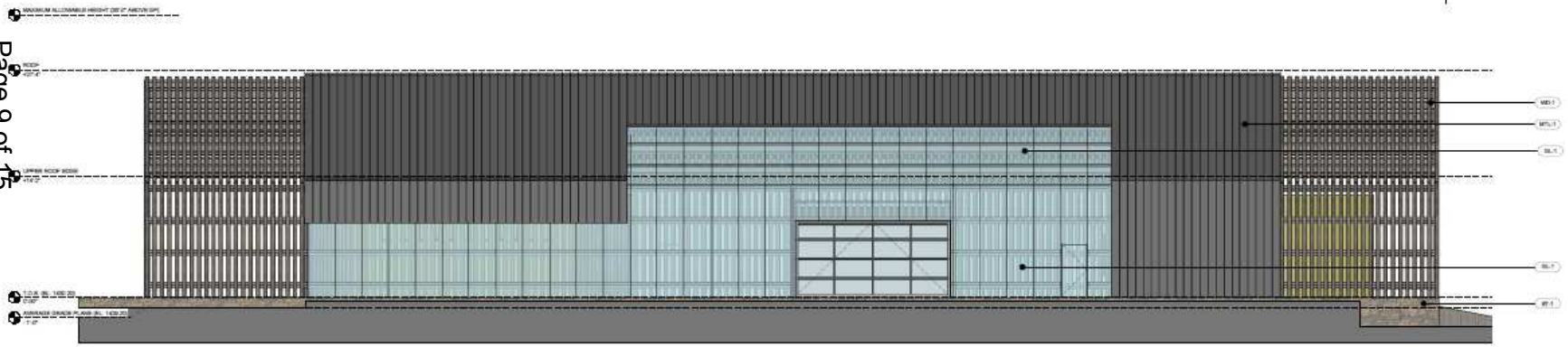
Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Existing Mill Building



WEST ELEVATION 2



SOUTH ELEVATION 1

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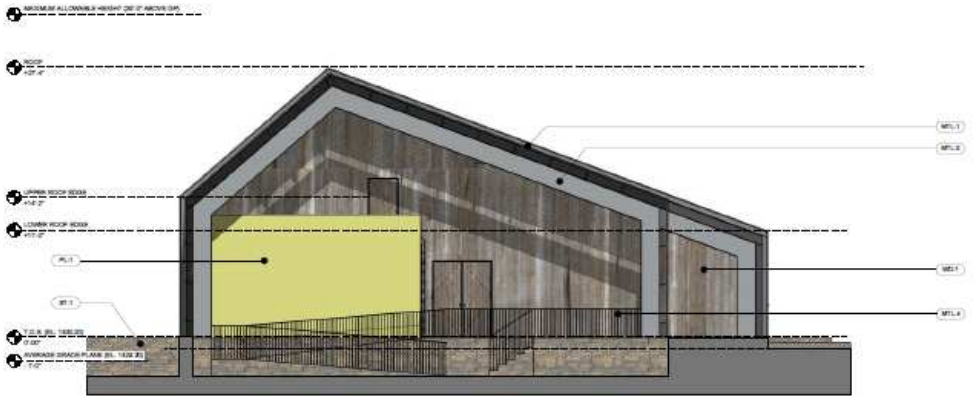
A300 BARN BUILDING ELEVATIONS

PROJECT

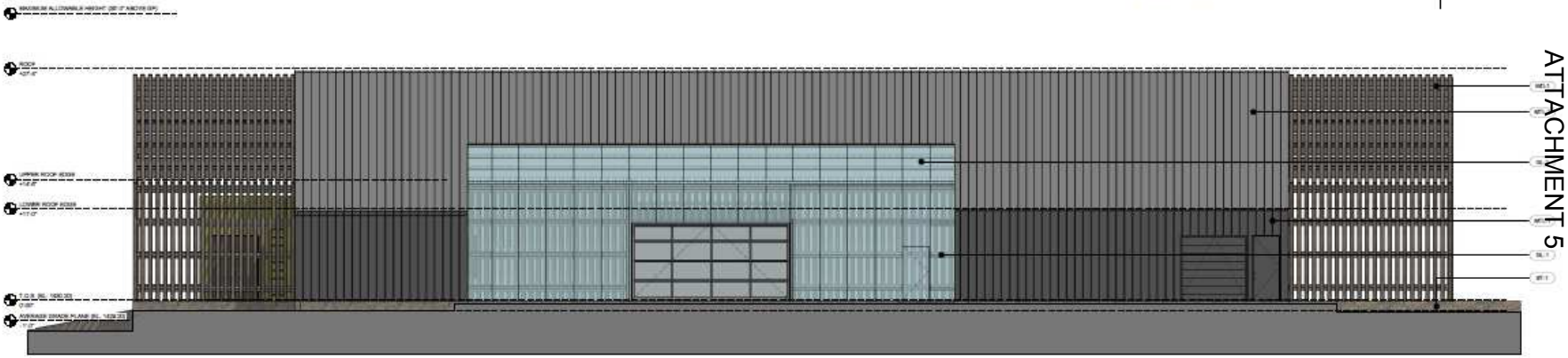
Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Barn Elevations



EAST ELEVATION



NORTH ELEVATION

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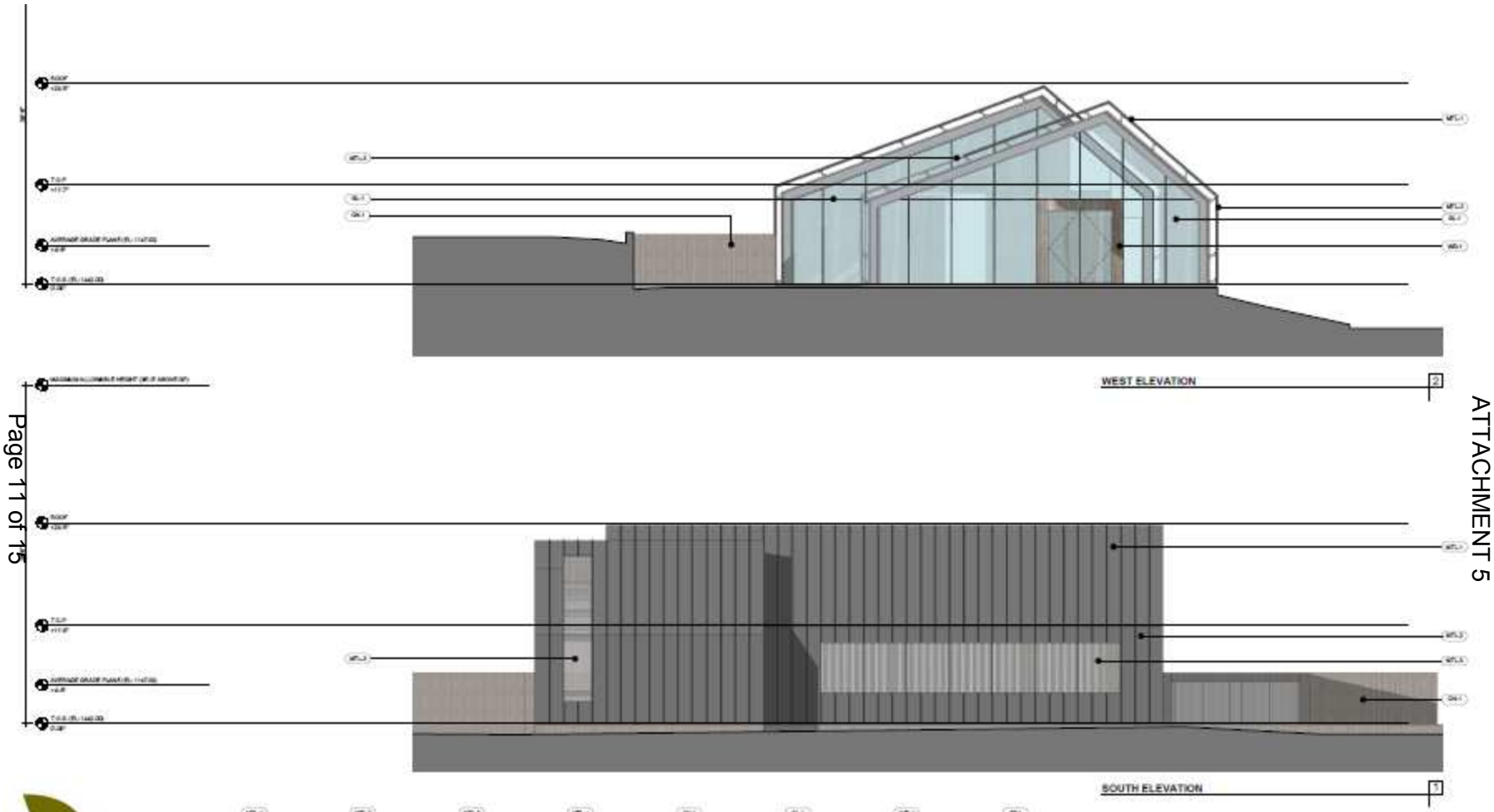
A301 BARN BUILDING ELEVATIONS

PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Barn Elevations

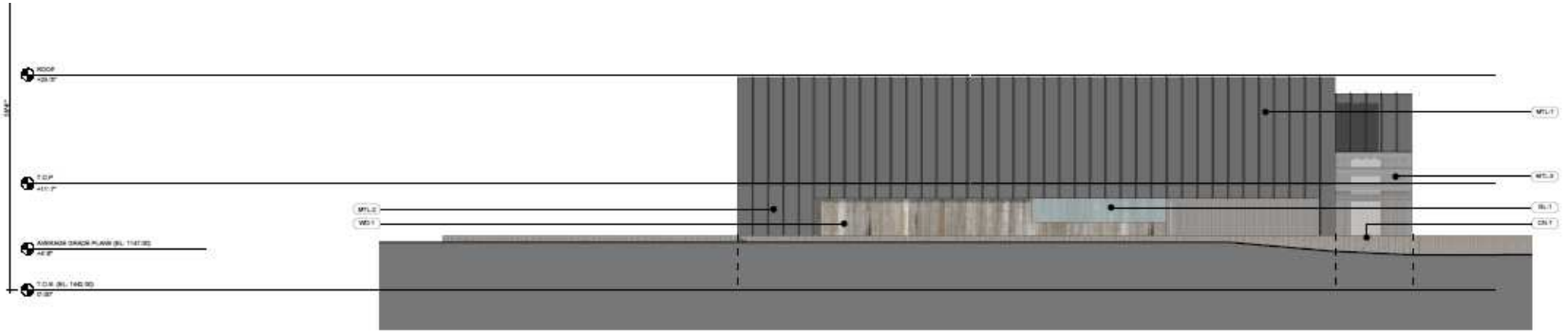


PROJECT

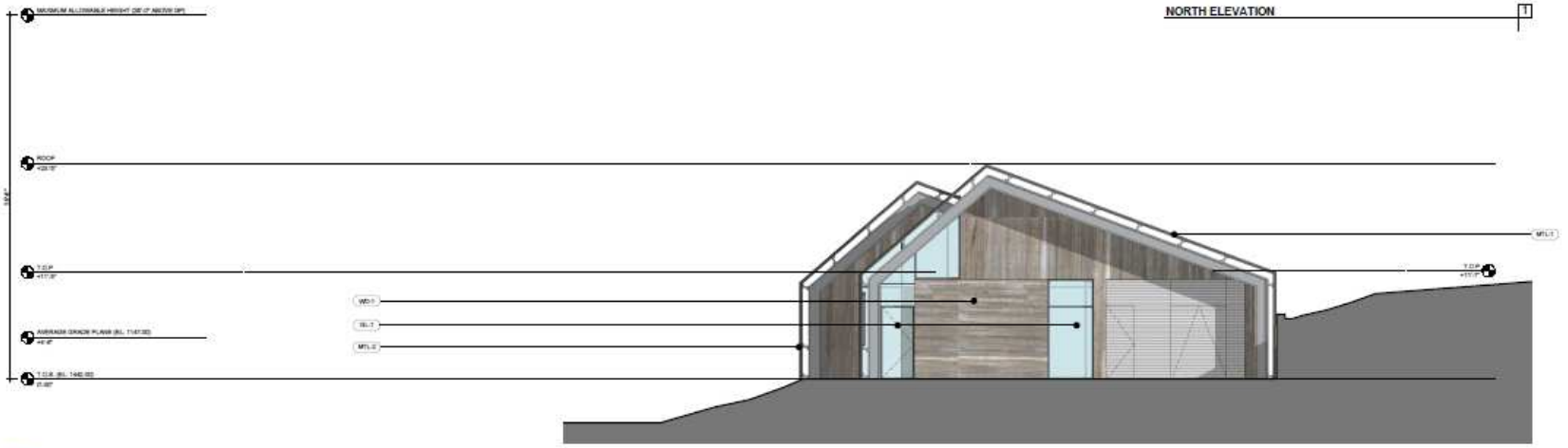
Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

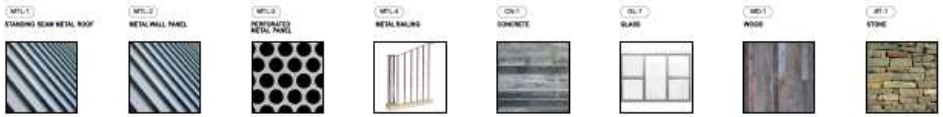
Phase 3: Tasting Rm/Retail Sales Elevations



NORTH ELEVATION 1



EAST ELEVATION 2



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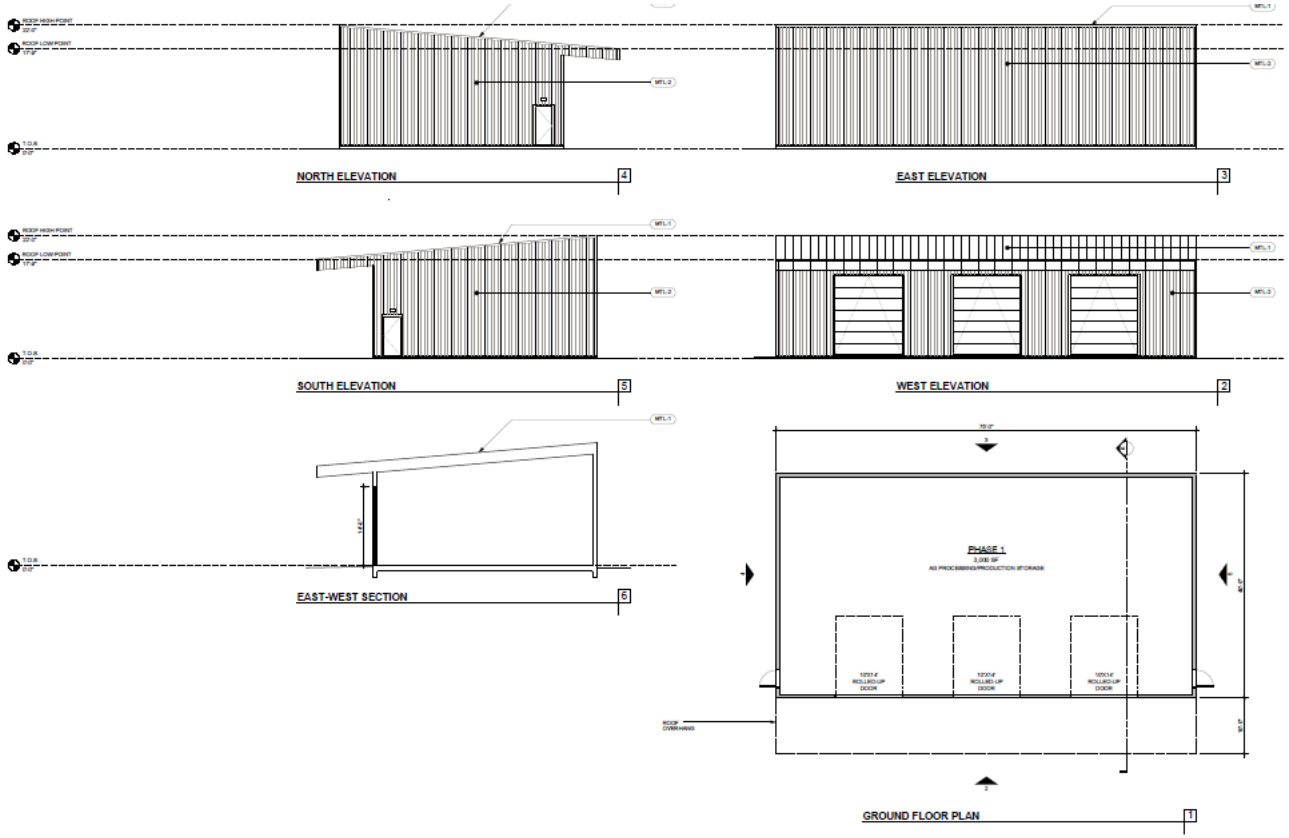
A303 PHASE 3 : RETAIL BUILDING ELEVATIONS

PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Phase 3: Tasting Rm/Retail Sales Elevations



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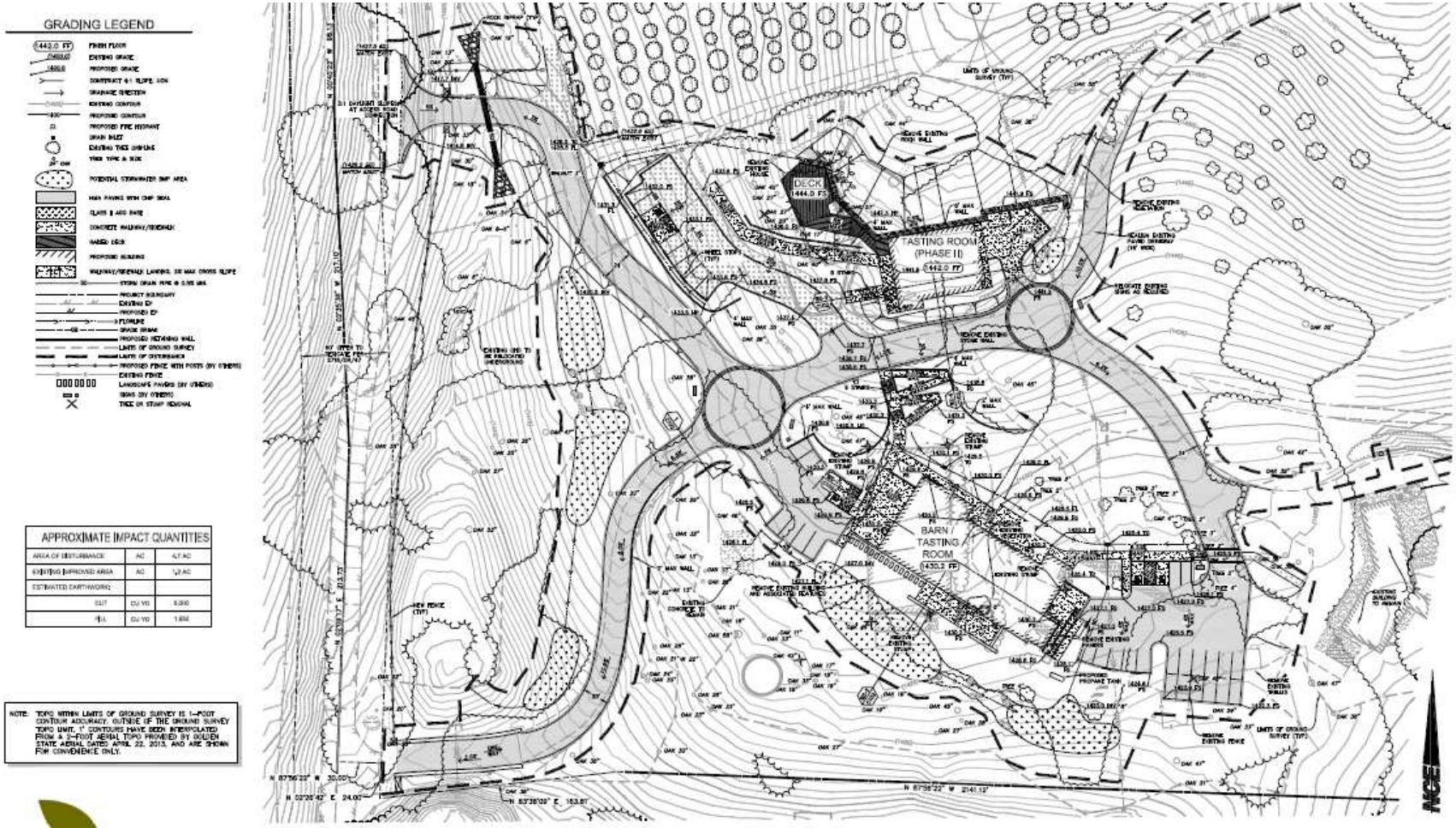
A304 PHASE 1 : AG PROCESSING / PRODUCTION STORAGE

PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Phase 1: AG Processing / Production Building



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8530 VINEYARD DRIVE, PASO ROBLES, CALIFORNIA 17 JULY 2014

C101 PRELIMINARY GRADING & DRAINAGE

NCE

PROJECT

Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT

Preliminary Grading and Drainage Plan

Plant Palette

PASOLIVO • 8530 VINEYARD DRIVE, PASO ROBLES, CA

Plant Palette per the County-approved Plant List

TREES:
Mature Tuscan Olive Trees. Variety to be selected by Owner.
Drip Irrigation on Trees only as part of the Agriculture operations.

OAK TREE MITIGATION

Quercus lobata	Valley Oak	96" & 72" Box

Botanical Name	Common Name	Size

NEW LANDSCAPE AREA • Automatic Drip Irrigation

Trees

Arbutus menziesii	Madrone	15 gal.
Cercis occidentalis	Western Redbud	24" box
Fremontodendron sp.	Flannel Bush	15 gal.
Platanus racemosa	California Sycamore	24" box

Shrubs

Artemisia tridentata d. 'Parish Mist'	Manzanita	5 gal.
Baccharis 'Pigeon Point'	Coyote Brush	5 gal.
Ceanothus 'Yankee Point'	Ceanothus	5 gal.
Cistus 'Sunset'	Rockrose	5 gal.
Heteromeles arbutifolia	Toyon	15 gal.
Lavandula species	Lavender	5 gal.
Mahonia repens	Creeping Barberry	5 gal.
Muhlenbergia rigens	Deer Grass	5 gal.
Rhamnus californica	Coffeeberry	5 gal.
Ribes speciosum	Fuchsia Flowering Gooseberry	5 gal.
Ribes viburnifolium	Evergreen Currant	5 gal.
Rosmarinus prostratus	Dwarf Rosemary	5 gal.
Salvia leucantha 'Santa Barbara'	Dwarf Mexican Bush Sage	5 gal.

DRY HYDROSEED TO MATCH EXISTING GRASSLAND VEGETATION • mulch of graded areas due to improvements. No irrigation

Available from Stover Seed Company (or equal):
1416 E. 6th Street
Los Angeles, CA 90021
213-627-4664

Bromus carinatus	California Brome
Danthonia californica	California Oatgrass
Hordeum californicum	California Barley
Lasthenia californica	California Goldfields
Elymus triticoides	Creeping Wild Rye

Application Rate 150 lbs. per 50,000 sf
Apply with blower and soil prep per Supplier recommendations.

WATER QUALITY BASINS. No Irrigation
Vegetated swales slowly convey runoff flow to preventdown discharge points.
Vegetated swales will be planted with species adapted to seasonal inundation and extended periods of dry conditions.
Installation ideas to be floated rocked outings, liners or 1 gallon.

Emergent Species: Planted within the center of the swale where the soil will be saturated for a greater duration.

Carex densa	Dense Sedge
Juncus patens	Blue Rush
Juncus xiphioides	Iris-leaved Rush

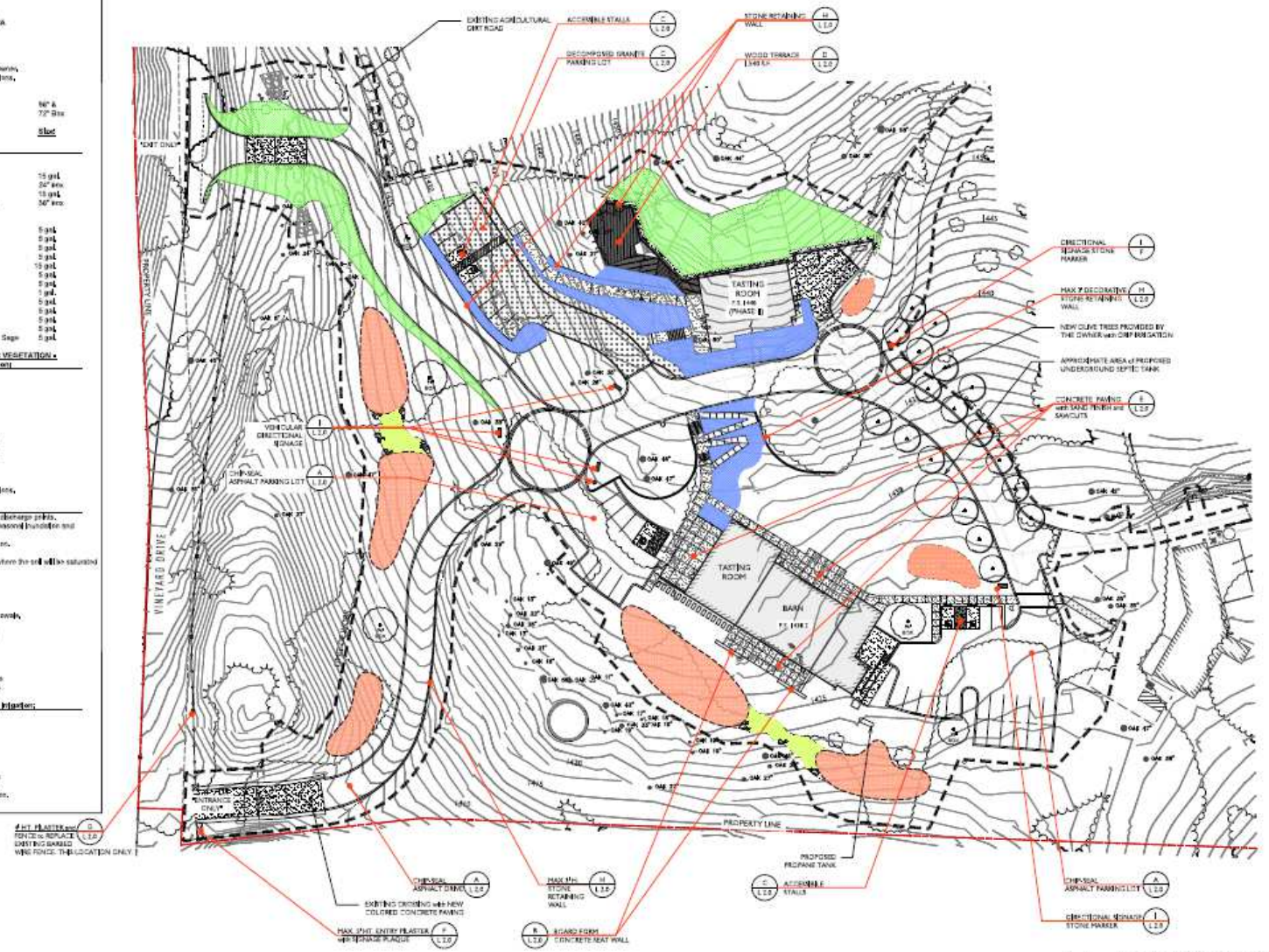
Grass Species: Grow throughout the area of the vegetated swale.

Bromus carinatus	California Brome
Danthonia californica	California Oatgrass
Festuca idahoensis (upper swale only)	Blue Bunchgrass
Hordeum californicum	California Barley
Leymus triticoides	Creeping Wild Rye
Melica californica (upper swale only)	California Melic
Nassella cernua (upper swale only)	Nodding Needlegrass
Nassella pulchra (upper swale only)	Purple Needle Grass

TRANSITION BETWEEN WATER QUALITY BASINS. No Irrigation:

Cornus stolonifera	Redtwig Dogwood
Carex densa	Dense Sedge
Eschscholzia californica	Wild Hyacinth
Eriophyllum lanatum	Golden Yarrow
Juncus xiphioides	Iris-leaved Rush
Hesperoyucca whipplei	Our Lord's Candle
Mimulus aurantiacus	Sticky Monkeyflower
Nassella pulchra	Purple Needle Grass

Natural Boulders selected from on-site mass grading operation.
Located in field by Landscape Architect.



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8530 VINEYARD DRIVE, PASO ROBLES, CALIFORNIA 11 JULY 2014

L.1 LANDSCAPE PLAN

ATTACHMENT 5

PROJECT
Willow Creek / Minor Use Permit
DRC2013-00028

EXHIBIT
Landscaping Plan