



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/17/2014

TO: _____

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00086 MITTAL – Proposed minor use permit for a phase winery project. Phase I: 2,000 sf winery and tasting room with 1,000 sf crush pad and site improvements. Phase II: 1,600 sf tasting room building. Site location is 3690 Willow Creek Rd, Paso Robles. APN: 040-161-005

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

DRC2013-00086

MITTAL KUNAL & I

MINOR USE PERMIT

PHASED WINERY PROJECT FOR PRODUCTION FACILITY AND TASTING ADEL/ RADEL

AG FH

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Site Plan
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Tree Permit
- Minor Use Permit
- Plot Plan
- Variance
- Surface Mining/Reclamation Plan
- Modification to approved land use permit
- Zoning Clearance
- Other

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name KUNAL & NEETA MITTAL Daytime Phone 530-763-3821
 Mailing Address 3690 Willow Creek Rd. Paso Robles Zip Code 93446
 Email Address: kunale@vixwine.com neetae@vixwine.com

Applicant Name SAME AS LANDOWNER Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name ROBERT FISHER Daytime Phone 461-4804
 Mailing Address 9775 SAN RAFAEL RD. ATASCOSA, CA 93422 Zip Code 93422
 Email Address: rspacch@yahoo.com

PROPERTY INFORMATION

Total Size of Site: 13.6 ACRES Assessor Parcel Number(s): 040-161-005

Legal Description: PARCEL P 07160-73-17, 11/PM/9

Address of the project (if known): 3690 Willow Creek Road Paso Robles CA

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HIGHWAY 46 WEST, RIGHT ON VINEYARD DR, RIGHT ON WILLOW CREEK RD. 1 MILE TO PROPERTY ON RIGHT

Describe current uses, existing structures, and other improvements and vegetation on the property:

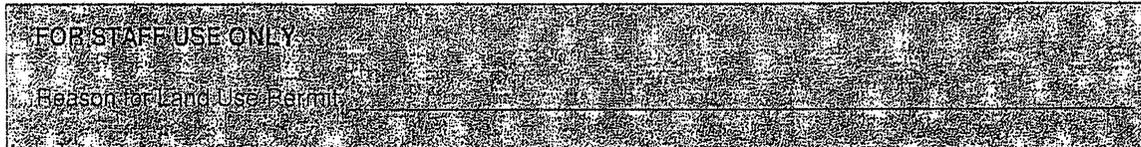
RESIDENCE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): PHASE I: 2000 S.F. WINERY AND TASTING ROOM w/ 1000 SF CRUSH PAD, SITE IMPROVEMENTS. PHASE II: 1600 SF TASTING ROOM BUILDING

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 3/19/13



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: EXISTING P.G. DRIVEWAY IN PLACE AND TO BE USED FOR THIS PROJECT

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: RESIDENCE ON ACREAGE South: WINERY (CHANZALA WINERY)
East: RESIDENCE/ACREAGE/QUADADO? West: PRY FARMING/RESIDENCE

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

NEW # EXISTING
Buildings: 7692 sq. feet 1.7 % (INCLUDES EX) Landscaping: ±1500 sq. feet 0.2 % (NO EX.)
Paving: 1606 sq. feet 0.2 % Other (specify) _____
Total area of all paving and structures: 9298 sq. feet acres
Total area of grading or removal of ground cover: 19200 sq. feet acres
Number of parking spaces proposed: 8 Height of tallest structure: 24'-0"
Number of trees to be removed: 4 Type: NOT TREES / ASH TREES
Setbacks: Front 107° (PHASE I) Right 172° Left 310° Back 940°+

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CALL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: 1000 CRUSH PAD sq. feet acres
Total floor area of all structures including upper stories: NEW 3600 sq. feet WITH BOTH PHASES
EX. RESIDENCE/GARAGE/BARN 4092 SF

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: ± 10.9 acres
Moderate slopes of 10-30%: ± 2.7 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: SEASONAL STREAM AT EAST PROP. LINE
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? PRELIMINARY Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? PRELIMINARY Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: WILLOW CREEK ROAD

Water Supply Information

1. What type of water supply is proposed?
 Ex Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain VINEYARD
 Commercial/Office - Explain WINERY/TASTING ROOM
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 150-200 GALLONS/MORE
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: ON SITE WELL
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
 Bacteriological? Yes No
 Chemical? Yes No
 Physical Yes No
 Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineer's percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 150 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
 Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: MID STATE DISPOSAL / RECYCLING
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: TEMPLETON UNIFIED SCHOOL DISTRICT
2. Location of nearest police station: TEMPLETON SHERIFFS DEPT
3. Location of nearest fire station: CAL FIRE / PALMADA DRIVE
4. Location of nearest public transit stop: HWY 46/100 NEAR TARGET CENTER
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
RESIDENTIAL AND PRY FARMING
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: SEVEN DAYS A WEEK Hours of Operation: 10:00 - 5:00
2. How many people will this project employ? 2
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 10
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: VACANT

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): NONE
2. Will the development occur in phases? Yes No
If yes describe: WINERY/TASTING ROOM/PHASE I LARGER TASTING ROOM/PHASE II
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: WILL MEET OR EXCEED CURRENT TITLE 24 REQUIREMENTS

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

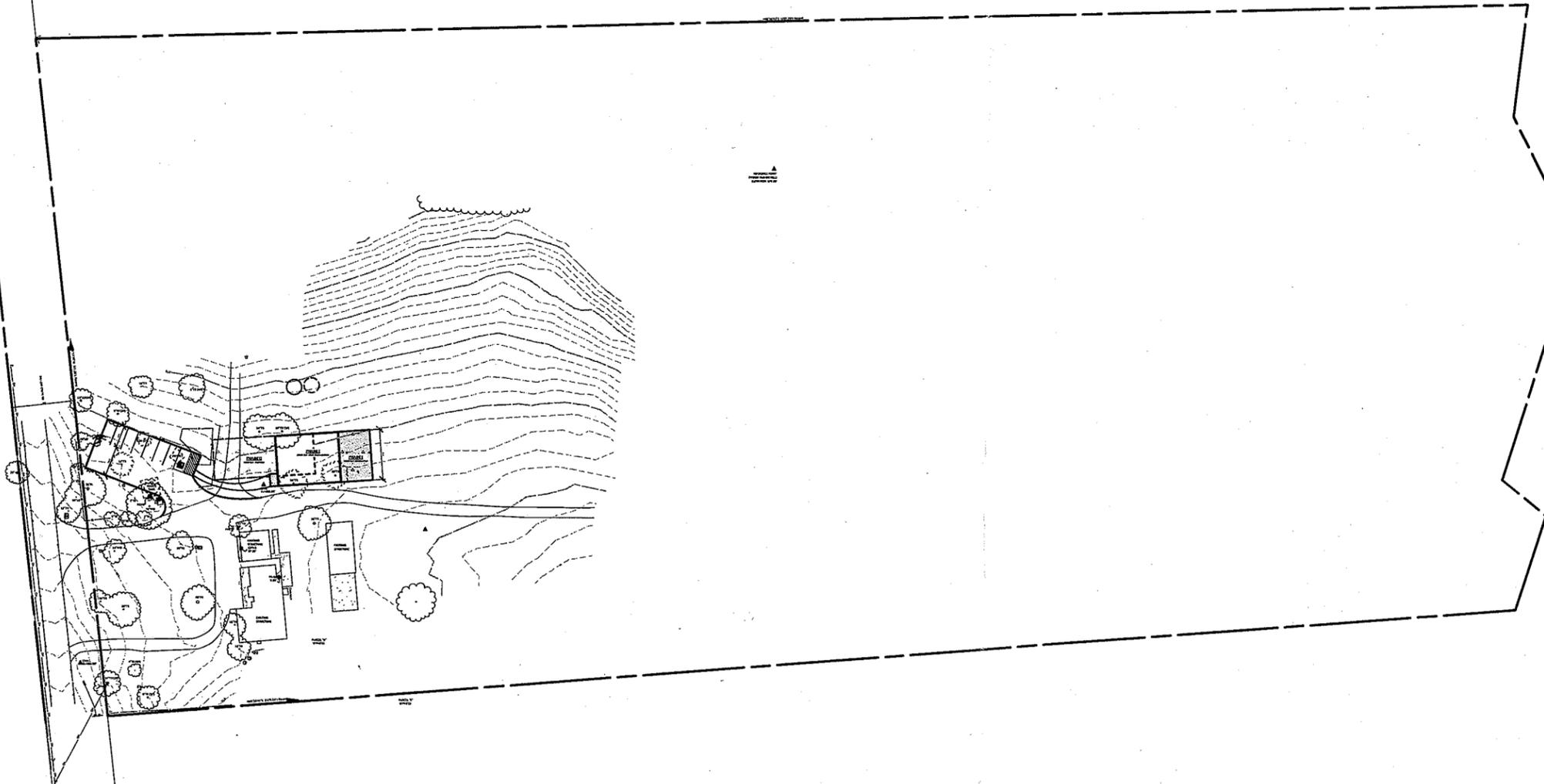
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): BUILDING PERMIT / SMALL WINDY WASTEWATER DISCHARGE PERMIT / HEALTH DEPT. ?

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

A WINERY AND TASTING ROOM PROJECT FOR

LXV Winery Kunal and Neeta Mittal

3690 Willow Creek Road
PASO ROBLES, CA. 93446



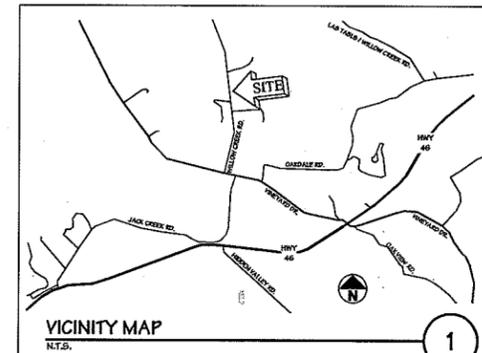
OVERALL SITE PLAN
SCALE 1" = 500'

SHEET INDEX

- A-0 OVERALL SITE PLAN, PROJECT DATA, VICINITY MAP
- A-1 PRELIMINARY ARCHITECTURAL SITE AND LANDSCAPE PLAN
- A-2 PRELIMINARY FLOOR PLAN AND ELEVATIONS
- C-1 PRELIMINARY CIVIL SITE, GRADING, & DRAINAGE PLAN

PROJECT DATA

COUNTY PLANNING APPROVAL : MINOR USE PERMIT.....
 ASSESSORS PARCEL NUMBER : 040 - 161 - 005
 LEGAL DESCRIPTION : PARCEL 'B', P.M. CD-73-13, 11/PM/9
 STREET ADDRESS : 3690 WILLOW CREEK ROAD PASO ROBLES, CA.
 PARCEL SIZE : 13.6 ACRES (692416 S.F. +/-)
 EXISTING STRUCTURES :
 EXISTING RESIDENCE.....1756 S.F.....REMAINS
 EX. ATTACHED GARAGE.....576 S.F.....REMAINS
 EX. MODULAR HOME.....960 S.F.....REMAINS
 EXISTING BARN.....960 S.F.....TO BE DEMOLISHED
 EXISTING BARN.....800 S.F.....REMAINS
 PROPOSED STRUCTURE(S) :
 PHASE I : 2000 S.F. WINERY AND TASTING ROOM BLDG.
 PHASE I : 2500 S.F. CONCRETE CRUSH PAD
 PHASE II : 1600 S.F. TASTING ROOM BUILDING
 PARKING PROVIDED : 8 SPACES (INCLUDING VAN ACCESSIBLE HANDICAP SPACE)
 ROOF TYPE AND CLASSIFICATION : METAL PANELS (NON-COMBUSTIBLE)
 WALL MATERIAL : INSULATED METAL PANEL ON STEEL BUILDING SYSTEM
 BUILDING HEIGHT : 24'-0" MAXIMUM
 FIRE SPRINKLERS : YES
 CLIMATE ZONE : '4' (FOUR)
 OCCUPANCY GROUP : GROUP 'F-2' - WINERY AND TASTING ROOM (PER CHAP 3, C.B.C.)
 CONSTRUCTION TYPE : TYPE 'V-B' - (PER CHAP. 6, C.B.C.)
 APPLICABLE CODES : 2010 C.B.C., 2010 C.P.C., 2010 C.E.C., 2010 C.M.C., 2010 C.F.C.,
 2010 C.En.C., COUNTY OF S.L.O. LAND USE ORDINANCE



VICINITY MAP
N.T.S.

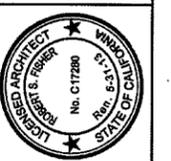
ROBERT FISHER
AN ARCHITECTURAL CORPORATION

ROBERT FISHER
ARCHITECT C17280

8775 San Rafael Road
Albany, CA 94722
805.461.4804
Email: rnfarch@yahoo.com

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH WORK AND REPORT ANY DISCREPANCIES OR CHANGES TO ROBERT FISHER PRIOR TO CONSTRUCTION OF AFFECTED ASPECTS OF THE PROJECT.



Shade Tree
Home
Design
& Drafting

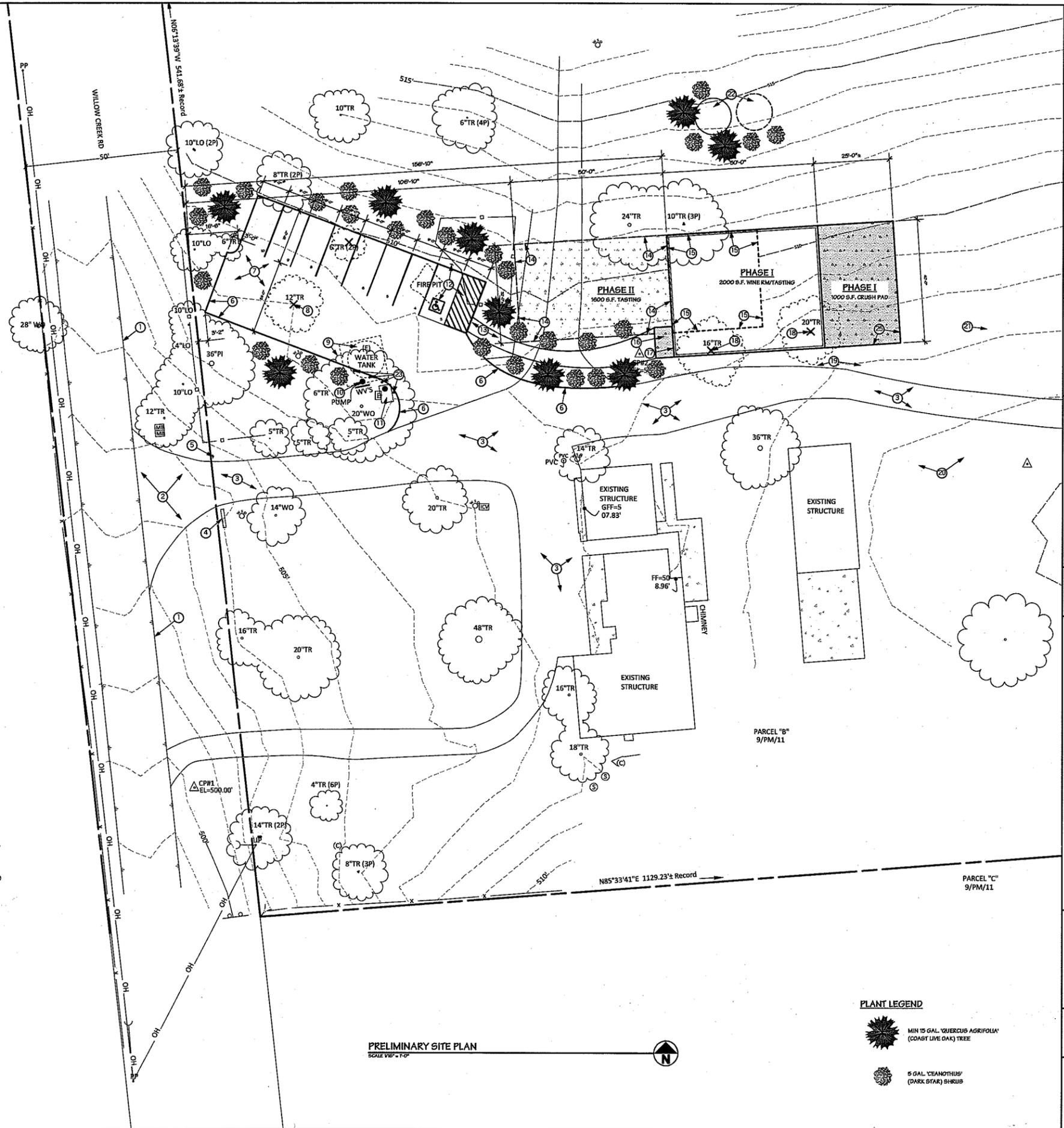
Joe Duhon
459-6713 phone
461-6713 fax
joe@duhon.com

PREPARED FOR:

A WINERY AND TASTING ROOM PROJECT FOR
 LXV Winery
 Kunal and Neeta Mittal
 3690 Willow Creek Road
 PASO ROBLES, CA. 93446

DATE: 03/18/2013
 REVISION:
 COVER
 OVERALL SITE PLAN
 SCALE: AS NOTED
 SHEET

A0
 OF 4



SITE PLAN REFERENCE NOTES

1. CENTERLINE OF EXISTING ROAD RIGHT OF WAY AND EDGE OF EXISTING A.C. PAVEMENT AT WILLOW CREEK ROAD.
2. PROVIDE NEW COUNTY STANDARD A.C. DRIVEWAY APPROACH FROM EDGE OF ROADWAY PAVEMENT.
3. EXISTING DECOMPOSED GRANITE DRIVEWAY, RE-GRADE AND IMPROVE AS REQUIRED. ALL SLOPES ARE LESS THAN 5% IN DIRECTION OF TRAVEL AND SIDE TO SIDE. SEE TOPO AND CIVIL SITE, GRADING, AND DRAINAGE PLAN.
4. LOCATION OF FUTURE MONUMENT OR POST MOUNTED WINERY SIGN.
5. LOCATION OF ACCESSIBLE PARKING SPACE TOW AWAY INFORMATION.
6. EXTENT OF NEW DECOMPOSED GRANITE PARKING AREAS, BACK UP SPACE, AND PROPOSED DRIVEWAY EXTENSIONS.
7. NEW DECOMPOSED GRANITE PARKING LOT. SEE CIVIL DRAWING FOR SITE, GRADING, DRAINAGE, AND SLOPES.
8. REMOVING EXISTING NUT TREES AS INDICATED.
9. REMOVE EXISTING WATER TANK BASE AND RELOCATE TANK TO NEW LOCATION AS INDICATED THIS PLAN AND AT CIVIL PLAN.
10. LOCATION OF EXISTING WATER TANK VALVES AND FIRE DEPT. CONNECTION.
11. EXISTING WATER WELL PUMP EQUIPMENT LOCATION.
12. NEW CONCRETE SLAB FOR VAN-ACCESSIBLE PARKING STALL AND ACCESS AISLE WITH REQUIRED STALL MARKINGS AND SIGNAGE.
13. NEW DECOMPOSED GRANITE WALKWAY PATH FROM ACCESSIBLE PARKING STALL TO MAIN ENTRANCE DOOR AT WINERY / TASTING ROOM. WALKWAY TO BE MINIMUM 4'-0" WIDE AND NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL OR 2% CROSS SLOPE. SEE CIVIL SITE, GRADING, AND DRAINAGE PLAN FOR SPECIFIC GRADES.
14. EXTENT OR PERIMETER OF FUTURE 1600 S.F. MAXIMUM PHASE II TASTING ROOM BUILDING ADDITION.
15. PERIMETER OR LOCATION OF EXISTING WOOD BARN STRUCTURE TO BE REMOVED. ALL LUMBER TO BE SALVAGED / STOCKPILED FOR FUTURE USE.
16. LOCATION OF MINIMUM 10'-0" X 6'-0" FLAT (2% O.K.) CONCRETE LANDING AT PROPOSED PHASE I WINERY / TASTING ROOM BUILDING.
17. LOCATION OF MAIN ACCESSIBLE BUILDING ENTRANCE TO NEW PHASE I WINERY / TASTING ROOM BUILDING.
18. REMOVE EXISTING NON-NATIVE DECIDUOUS TREES.
19. APPROXIMATE LOCATION OF FUTURE SEPTIC TANK FOR PROPOSED WINERY / TASTING ROOM BUILDING. SEE CIVIL SITE, GRADING, AND DRAINAGE PLAN.
20. APPROXIMATE LOCATION OF FUTURE LEACH FIELD AND EXPANSION AREA FOR PROPOSED WINERY / TASTING ROOM BUILDING. SEE CIVIL SITE, GRADING, AND DRAINAGE PLAN.
21. APPROXIMATE LOCATION OF FUTURE WINERY WASTEWATER MANAGEMENT SYSTEM. SEE CIVIL SITE, GRADING, AND DRAINAGE PLAN.
22. APPROXIMATE FUTURE LOCATION OF DOMESTIC AND FIRE SYSTEM WATER STORAGE TANKS FOR PROPOSED WINERY / TASTING ROOM BUILDING AND FOR EXISTING RESIDENCE.
23. PROVIDE (3) 4" MINIMUM CONCRETE FILLED STEEL PIPE BOLLARDS FOR WELL EQUIPMENT AND WATER VALVE PROTECTION.
24. EXTENT OF PROPOSED 5" THICK CONCRETE CRUSH SLAB WITH DRAIN TO WINERY WASTEWATER MANAGEMENT SYSTEM.

PRELIMINARY SITE PLAN
SCALE 1/16" = 1'-0"



PLANT LEGEND

-  MIN 15 GAL. 'QUERCUS AGRIFOLIA' (COAST LIVE OAK) TREE
-  5 GAL. 'CEANOTHUS' (DARK STAR) SHRUB

ROBERT FISHER
AN ARCHITECTURAL CORPORATION
ARCHITECT C17280
9775 San Rafael Road
Alhambra, CA 91802
626.461.4804
Email: rfisher@yahoo.com

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Shade Tree
Home
Design
& Drafting

Joe Duhon
469-6713 - phone
461-6713 - fax
joe@duhon.com

PREPARED FOR:

A WINERY AND TASTING ROOM PROJECT FOR
LXY Winery
Kunal and Neeta Mittal
9990 Willow Creek Road
PASO ROBLES, CA. 93446

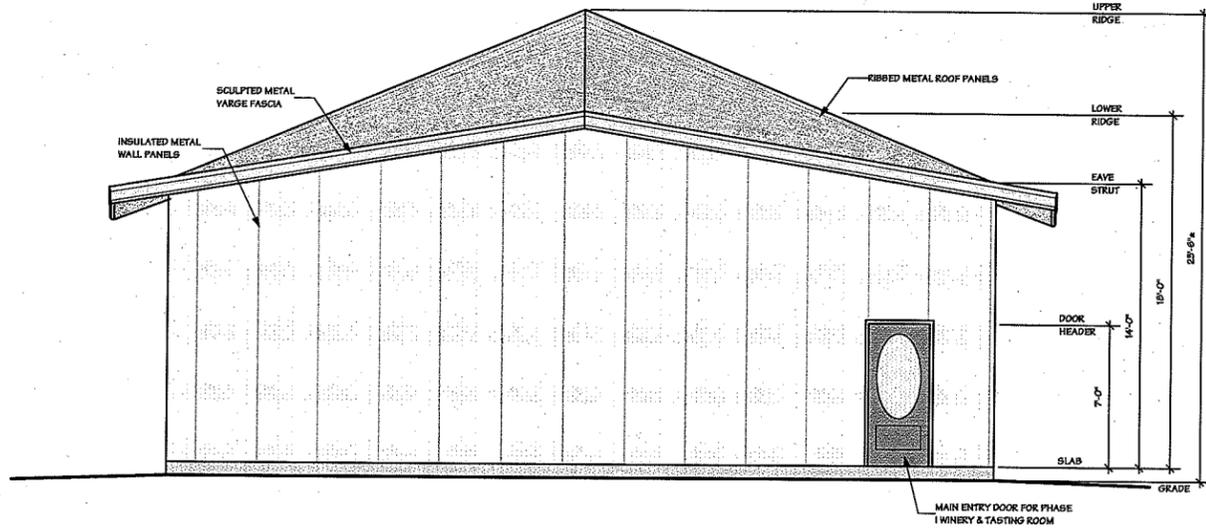
DATE: 09/18/2013

REVISION:

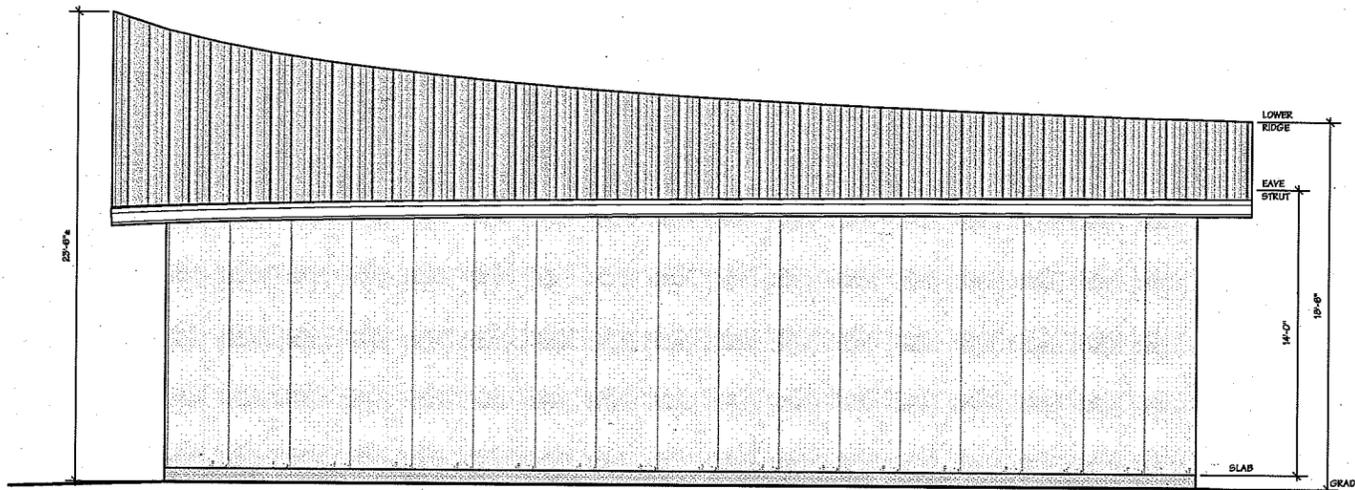
PRELIMINARY
ARCHITECTURAL SITE
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SCALE: 1/16" = 1'-0"

SHEET

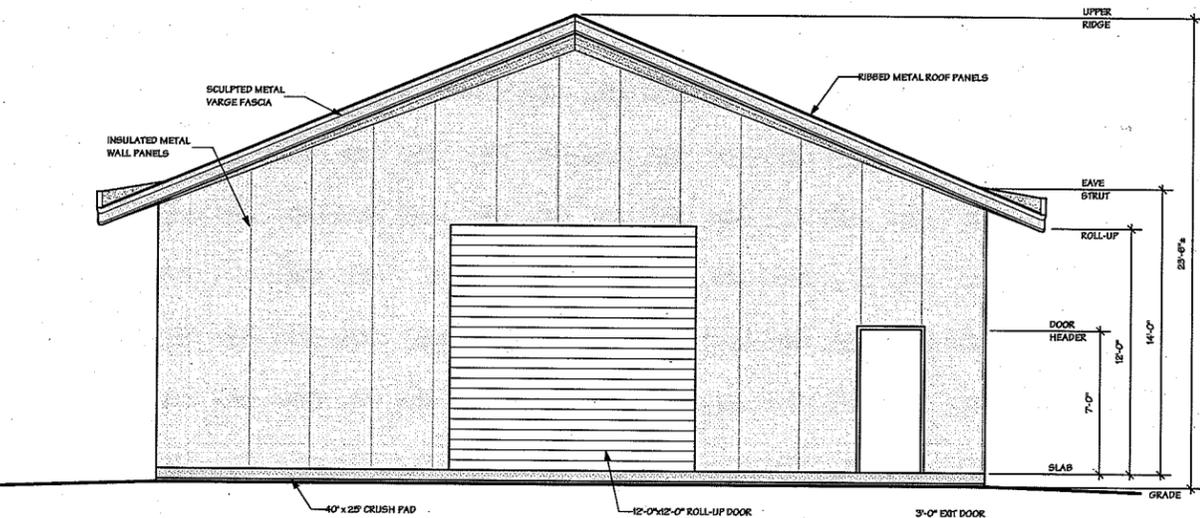
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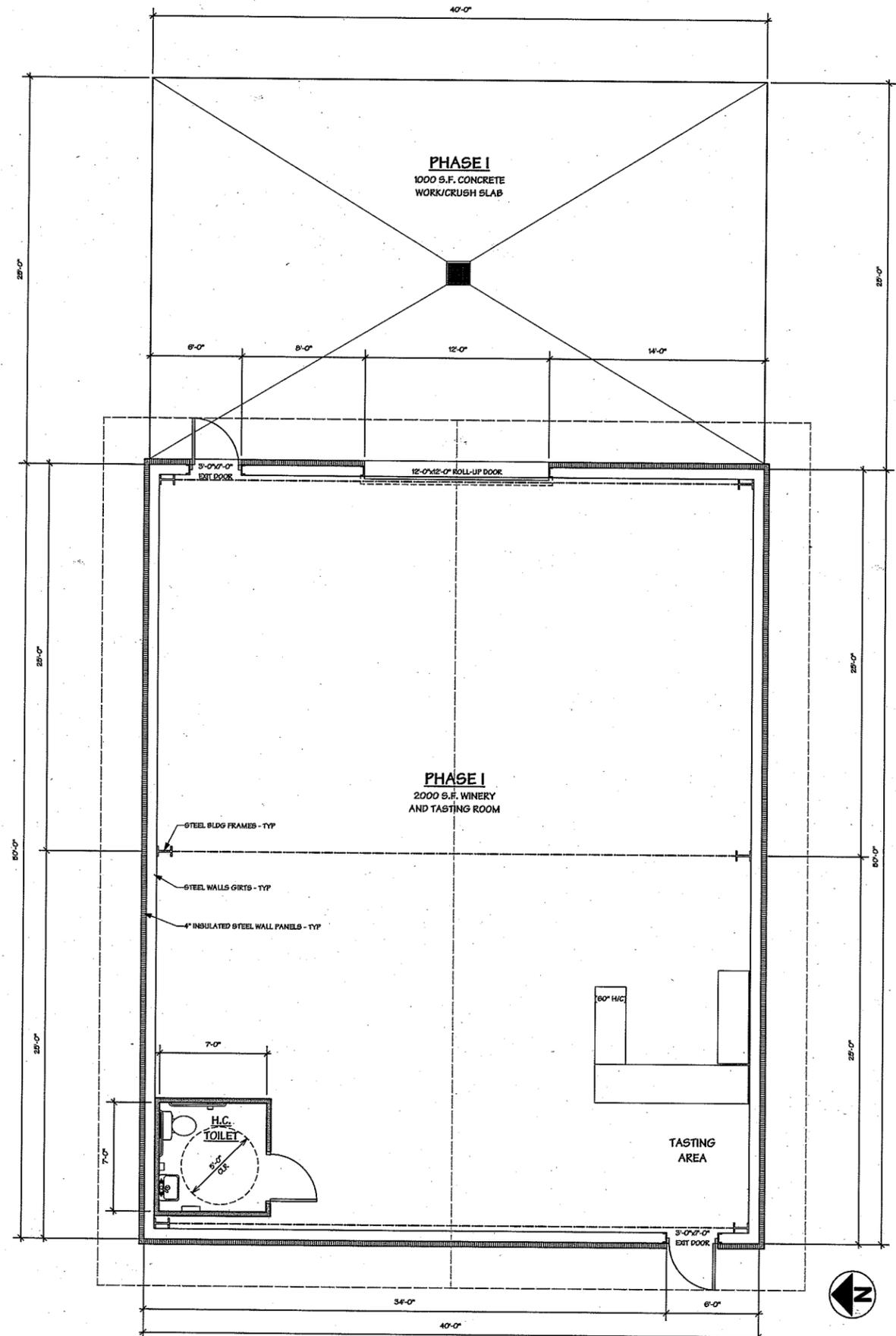
WEST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION (SIMILAR AT SOUTH)
SCALE 1/4" = 1'-0"



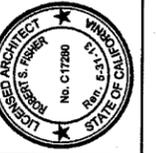
EAST ELEVATION
SCALE 1/4" = 1'-0"



ROBERT FISHER
AN ARCHITECTURAL CORPORATION
8775 San Rafael Road
Abbeville, CA 95422
805.461.4804
Email: rcfarch@yahoo.com

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Shade Tree Home Design & Drafting

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461-6713 - fax
joe@duhon.com

PREPARED FOR:
LXY Winery
Kunal and Neeta Mittal
3690 Willow Creek Road
PASO ROBLES, CA. 93446

A WINERY AND TASTING ROOM PROJECT FOR

DATE: 03/18/2013
REVISION:

FLOOR PLAN ELEVATIONS
SCALE: 1/4" = 1'-0"
SHEET

A2

PRELIMINARY SITE, GRADING AND DRAINAGE PLAN FOR TASTING ROOM AND PARKING AREA:

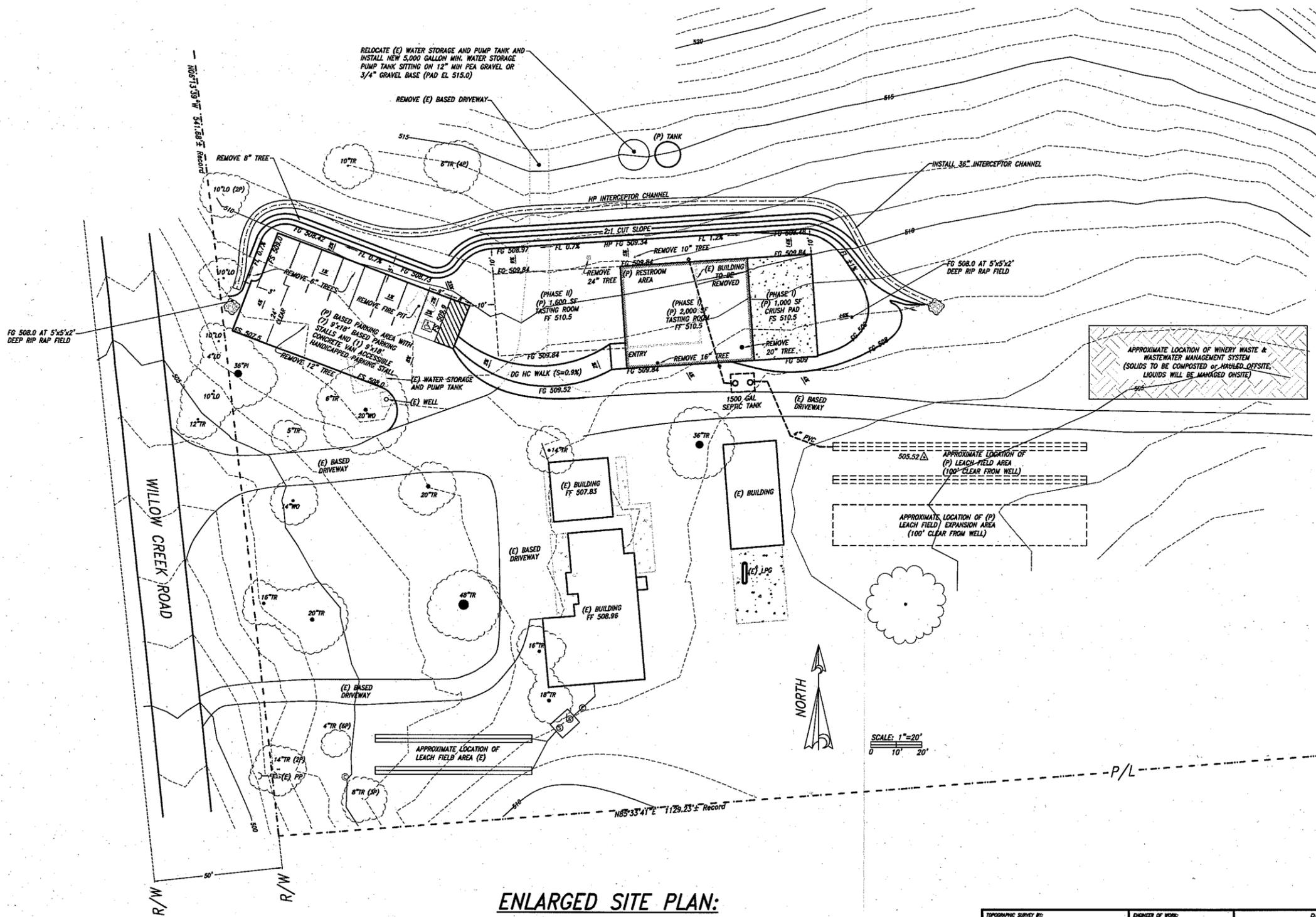
LXV WINERY, KUNAL & NITA MITTAL
 3690 WILLOW CREEK ROAD, PASO ROBLES
 PARCEL B, PM CO-73-13, 11/PM/9
 APN: 040-161-005; 13.6 ACRES

OWNER:
 KUNAL & NITA MITTAL
 3690 WILLOW CREEK ROAD
 PASO ROBLES, CA
 (530) 763-3821

ENGINEER OF RECORD:
 ERIC J. GOBLER, P.E. #C30438
 9110 ATASCADERO AVENUE
 ATASCADERO, CA. 93422
 (805) 466-8632 OFFICE
 (805) 459-3268 CELL
 (805) 466-6465 FAX

ARCHITECT:
 ROBERT FISHER, AIA
 8775 SAN RAFAEL
 ATASCADERO, CA. 93422
 (805) 461-4804

CONTRACTOR:
 TED FLEMONS
 PASO ROBLES, CA. 93446
 805-239-4626

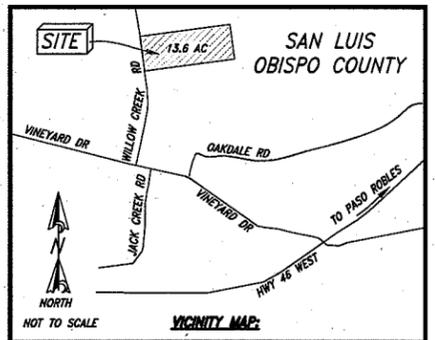


SCOPE OF WORK:

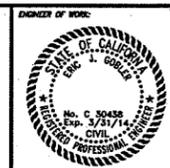
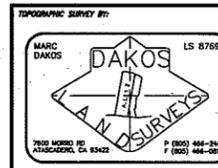
- (PHASE I) - INSTALL (P) 2,000 SF TASTING ROOM WITH A RESTROOM AND A 1,000 SF CRUSH PAD.
- (PHASE I) - INSTALL (P) BASED PARKING AREA WITH (7) 9'x18' BASED PARKING STALLS AND (1) 9'x18' CONCRETE VAN ACCESSIBLE HANDICAPPED PARKING STALL.
- (PHASE II) - INSTALL (P) 1,600 SF TASTING ROOM WITH A RESTROOM.
- (PHASE I) - RELOCATE (E) WATER STORAGE AND PUMP TANK AND INSTALL NEW 5,000 GALLON MIN. WATER STORAGE PUMP TANK.
- (PHASE I) - REMOVE (P) NON-NATIVE TREES
- (PHASE I) - INSTALL (P) SEPTIC SYSTEM AS SHOWN ON PLANS (SIZED TO BE DETERMINED BY USE AND PERCOLATION TESTING).

EROSION CONTROL AND NATIVE TREE PROTECTION MEASURES:

- EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL DURING RAIN EVENTS.
- THE BUILDING CONTRACTOR, GRADING CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE TO MONITOR SITE CONDITIONS THROUGHOUT THE RAINY SEASON AND MAKE NECESSARY CHANGES TO MINIMIZE EROSION AND SEDIMENTATION BOTH ONSITE AND OFFSITE.
- INSTALL 4' HIGH ORANGE SAFETY FENCE AROUND DRIPLINE OF ALL NATIVE TREES WITHIN 20' OF CONSTRUCTION ACTIVITIES.



ENLARGED SITE PLAN:



REVISIONS	

PROPRIETARY NOTES:
 THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

ENGINEER OF WORK: ERIC J. GOBLER, P.E. LICENSE #C30438 9110 ATASCADERO AVENUE, ATASCADERO, CA. 93422 (805) 466-8632 OFFICE, 459-3268 CELL, 466-6465 FAX	
PROJECT DESCRIPTION: 3690 WILLOW CREEK ROAD, PASO ROBLES PARCEL B, PM CO-73-13, 11/PM/9 APN: 040-161-005	
SHEET DESCRIPTION: TASTING ROOM AND PARKING AREA PRELIMINARY SITE, GRADING AND DRAINAGE PLAN	
DESIGN/DRAWN: Eric J. Goble	COUNTY PLAN CHECKER:
JOB NO.: 13-017	COUNTY REG. NO.:
CALIFORNIA COORDINATES: N E	DATE: 2-22-13
SHEET: C1	



Adelaida Sub Area
Planning Area
North County Planning Area
Planning Area

AG

OAKDALE RD

WINDYBROOK

CANTON RD

AG

400 m



POWERED BY



Parcel Summary Report For Parcel # 040-161-005

4/16/2014
1:11:47PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN MITTAL KUNAL
3690 WILLOW CREEK RD PASO ROBLES CA 93446-8661
OWN MITTAL NEETA K

Address Information

<u>Status</u>	<u>Address</u>
A	03680 WILLOW CREEK RD RADEL
P	03690 WILLOW CREEK RD RADEL

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CO73-	013	B	Rural Adelaida	Adelaida	AG	FH		Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 11-9 PAR B

Notes
OK TO REPLACE THIS MH WHERE IT IS LOCATED NOW TO AVOID A STEEP HILL. SWC 7/18/12

Tax Districts
TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05
AREA NO. 21



Parcel Summary Report For Parcel # 040-161-005

4/16/2014
1:11:48PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

DRC2012-00111

WIT

Primary Parcel

Description:

WITHDRAWN - PHASED WINERY PROJECT FOR PRODUCTION FACILITY AND TASTING ROOM

DRC2013-00086

REC

Primary Parcel

Description:

PHASED WINERY PROJECT FOR PRODUCTION FACILITY AND TASTING ROOM.

PRE2011-00044

REC

Primary Parcel

Description:

CONSTRUCTION OF WINERY AND TASTING ROOM W/ 10 ACRE VINEYARD. SITE-14 ACRES

PRE2012-00055

REC

Primary Parcel

Description:

2 PHASES / 13.6 ACRES