



# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 9/11/2015

**TO:** \_\_\_\_\_

**FROM:** Megan Martin (805-781-4163) mamartin@co.slo.ca.us  
North County Team / Development Review

**PROJECT DESCRIPTION:** DRC2015-00039 FOSHAY – Proposed minor use permit to construct a winery production and tasting facility of 9,416 sf. Site location is 10425 Klau Mine Rd, Paso Robles. APN: 014-101-059

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.

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\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00039

FOSHAY LAIRD A

## APPLICATION TYPE - CHECK ALL THAT APPLY

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

MINOR USE PERMIT

9416 SF WINERY AND TASTING ROOM, 5016 SF WINERY STORAGE AND PROCESSING, NCADEL/ NCADEL AG

## APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Laird & Lisa Foshay Daytime Phone (805) 674-9293  
Mailing Address 10425 Klau Mine Road, Paso Robles, CA Zip Code 93446  
Email Address: laird@foshay.com

Applicant Name Laird & Lisa Foshay Daytime Phone (805) 674-9293  
Mailing Address 10425 Klau Mine Road, Paso Robles, CA Zip Code 93446  
Email Address: laird@foshay.com

Agent Name Garth Kornreich Daytime Phone (805) 543-6680  
Mailing Address 2668 Richard Ave., Cayucos, CA Zip Code 93430  
Email Address: gkornreich@charter.net

## PROPERTY INFORMATION

Total Size of Site: 330.42 acres Assessor Parcel Number(s): 014-101-059

Legal Description: \_\_\_\_\_

Address of the project (if known): 10425 Klau Mine 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.: Klau Mine Road (gate code 2000) to Borealis Way, turn left continue through 2 automatic gates approx 1/4 mile past vineyard.

Describe current uses, existing structures, and other improvements and vegetation on the property: vineyard, cattle & sheep ranch

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 9416 sf Winery & tasting room  
5016 sf Winery storage and processing, 2000 sf covered crush, 870 sf tasting room, 670 sf loft  
860 sf storage loft

## LEGAL DECLARATION

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 \_\_\_\_\_

Date 9-2-2015

**FOR STAFF USE ONLY**

# 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): No special requests

Describe existing and future access to the proposed project site: Klau Mine Road to Dodd Ranch Road to Borealis Way

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? 560 acres

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

North: Ag ranch South: Ag ranch  
East: Ag ranch West: Ag ranch

### For all projects, answer the following:

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

Buildings: 8556 sq. feet .0006 % Landscaping: 1445 sq. feet .0001 %

Paving: 12278 sq. feet .0008 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 20834  sq. feet  acres

Total area of grading or removal of ground cover: 0.86  sq. feet  acres

Number of parking spaces proposed: 14 Height of tallest structure: 33'-2"

Number of trees to be removed: \_\_\_\_\_ Type: \_\_\_\_\_

Setbacks: Front 788'-11" Right 2063'-9" Left 2003'-0" Back 1892'-4"

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: Cal Fire

### For commercial/industrial projects answer the following:

Total outdoor use area: 394 sf  sq. feet  acres

Total floor area of all structures including upper stories: 9416 sq. feet

### 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: (for the 6.7 acre area immediately surrounding the winery)

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes:       .75       acres  
Moderate slopes of 10-30%:       5.25       acres  
Steep slopes over 30%:       .70       acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe:       4.0 acre stock pond
- 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?  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?  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: \_\_\_\_\_

**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well       Shared well       Community water system
2. What is the proposed use of the water?  
 Residential       Agricultural - Explain Winery processing  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 550 gallons/day
4. How many service connections will be required? one
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: operating 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 10 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 engineered 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? 800 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: N/A
- 3. Where is the waste disposal storage in relation to buildings? below in a septic tank and leach field
- 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: Paso Robles Joint Unified School District
- 2. Location of nearest police station: 15 miles
- 3. Location of nearest fire station: 5 miles
- 4. Location of nearest public transit stop: 15 miles
- 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:  
cattle ranch and winery
- 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: Tasting: Thurs - Monday    Processing: Mon-Sat (seasonal)    Hours of Operation: Tasting: 11am-5pm    Processing: 7am-5pm
- 2. How many people will this project employ? 4 (normal), 6 (crush)
- 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: More vehicles transporting grapes to the winery, wine processing noise  
 (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: wine pomace solid waste, spilled wine waste
- 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. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
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: some grades exceeding 20%

**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: There is an existing vineyard and cattle and sheep range.

**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): A good portion of the land is left natural and is used for free range of cattle
2. Will the development occur in phases?  Yes  No  
If yes describe: Winery and tasting room phase 1, possible special events in phase 2
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: Potential additional storage building
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 \*: Highly insulated walls with R values of up to R-100, solar panels, "SIP" panels (highly insulated roof panels)  
\*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:  
Remove as few oak trees as possible, build a compact and energy efficient building, incorporate solar photovoltaic panels

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):    DRC2006-00244

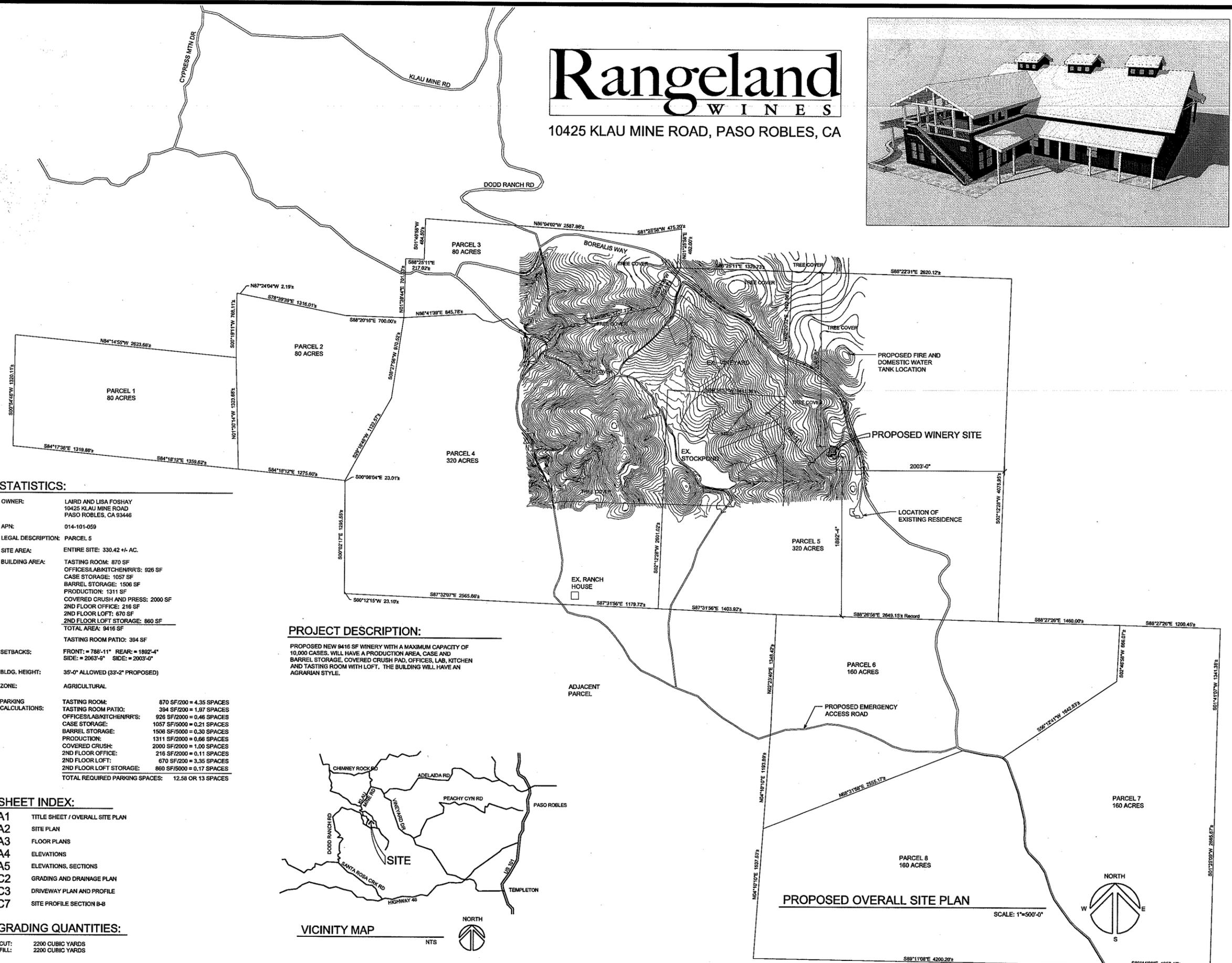
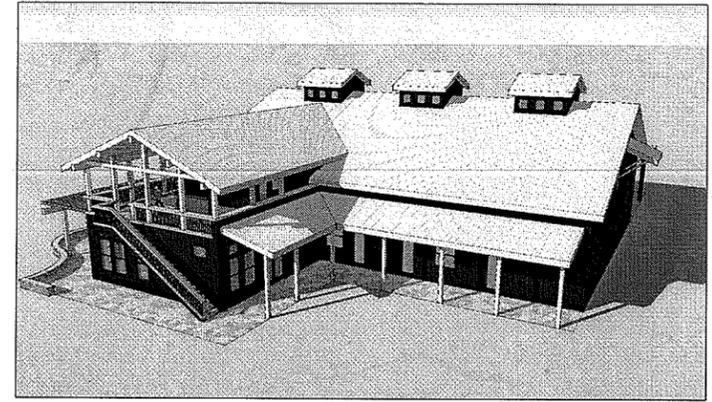
**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local):    Minor Use Permit, building permit

(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.)

# Rangeland Wines

10425 KLAU MINE ROAD, PASO ROBLES, CA



### STATISTICS:

OWNER:	LAIRD AND LISA FOSHAY 10425 KLAU MINE ROAD PASO ROBLES, CA 93446	
APN:	014-101-059	
LEGAL DESCRIPTION:	PARCEL 5	
SITE AREA:	ENTIRE SITE: 330.42 +/- AC.	
BUILDING AREA:	TASTING ROOM: 870 SF OFFICES/LAB/KITCHEN/R'S: 926 SF CASE STORAGE: 1057 SF BARREL STORAGE: 1506 SF PRODUCTION: 1311 SF COVERED CRUSH AND PRESS: 2000 SF 2ND FLOOR OFFICE: 216 SF 2ND FLOOR LOFT: 670 SF 2ND FLOOR LOFT STORAGE: 860 SF TOTAL AREA: 9416 SF	
SETBACKS:	TASTING ROOM PATIO: 394 SF FRONT: = 788'-11" REAR: = 1892'-4" SIDE: = 2063'-0" SIDE: = 2003'-0"	
BLDG. HEIGHT:	35'-0" ALLOWED (33'-2" PROPOSED)	
ZONE:	AGRICULTURAL	
PARKING CALCULATIONS:	TASTING ROOM: 870 SF/200 = 4.35 SPACES TASTING ROOM PATIO: 394 SF/200 = 1.97 SPACES OFFICES/LAB/KITCHEN/R'S: 926 SF/2000 = 0.46 SPACES CASE STORAGE: 1057 SF/5000 = 0.21 SPACES BARREL STORAGE: 1506 SF/5000 = 0.30 SPACES PRODUCTION: 1311 SF/2000 = 0.66 SPACES COVERED CRUSH: 2000 SF/2000 = 1.00 SPACES 2ND FLOOR OFFICE: 216 SF/2000 = 0.11 SPACES 2ND FLOOR LOFT: 670 SF/2000 = 3.35 SPACES 2ND FLOOR LOFT STORAGE: 860 SF/5000 = 0.17 SPACES TOTAL REQUIRED PARKING SPACES: 12.58 OR 13 SPACES	

### PROJECT DESCRIPTION:

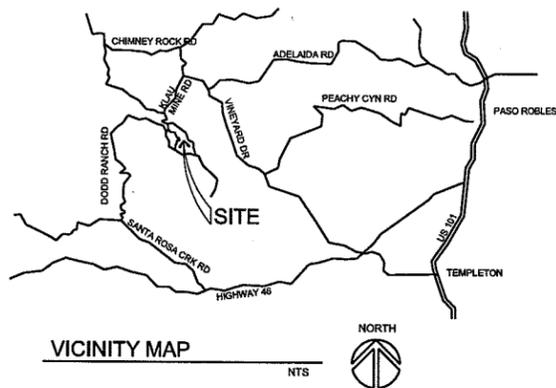
PROPOSED NEW 9416 SF WINERY WITH A MAXIMUM CAPACITY OF 10,000 CASES. WILL HAVE A PRODUCTION AREA, CASE AND BARREL STORAGE, COVERED CRUSH PAD, OFFICES, LAB, KITCHEN AND TASTING ROOM WITH LOFT. THE BUILDING WILL HAVE AN AGRARIAN STYLE.

### SHEET INDEX:

- A1 TITLE SHEET / OVERALL SITE PLAN
- A2 SITE PLAN
- A3 FLOOR PLANS
- A4 ELEVATIONS
- A5 ELEVATIONS, SECTIONS
- C2 GRADING AND DRAINAGE PLAN
- C3 DRIVEWAY PLAN AND PROFILE
- C7 SITE PROFILE SECTION B-B

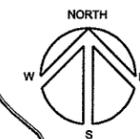
### GRADING QUANTITIES:

CUT: 2200 CUBIC YARDS  
FILL: 2200 CUBIC YARDS



### PROPOSED OVERALL SITE PLAN

SCALE: 1"=500'-0"



**KORNREICH ARCHITECTS**  
COMMERCIAL  
RESIDENTIAL  
2568 Richard Avenue  
Cayucos, CA 93430  
Phone: 805-343-6680  
E-Mail: kornreich@charter.net

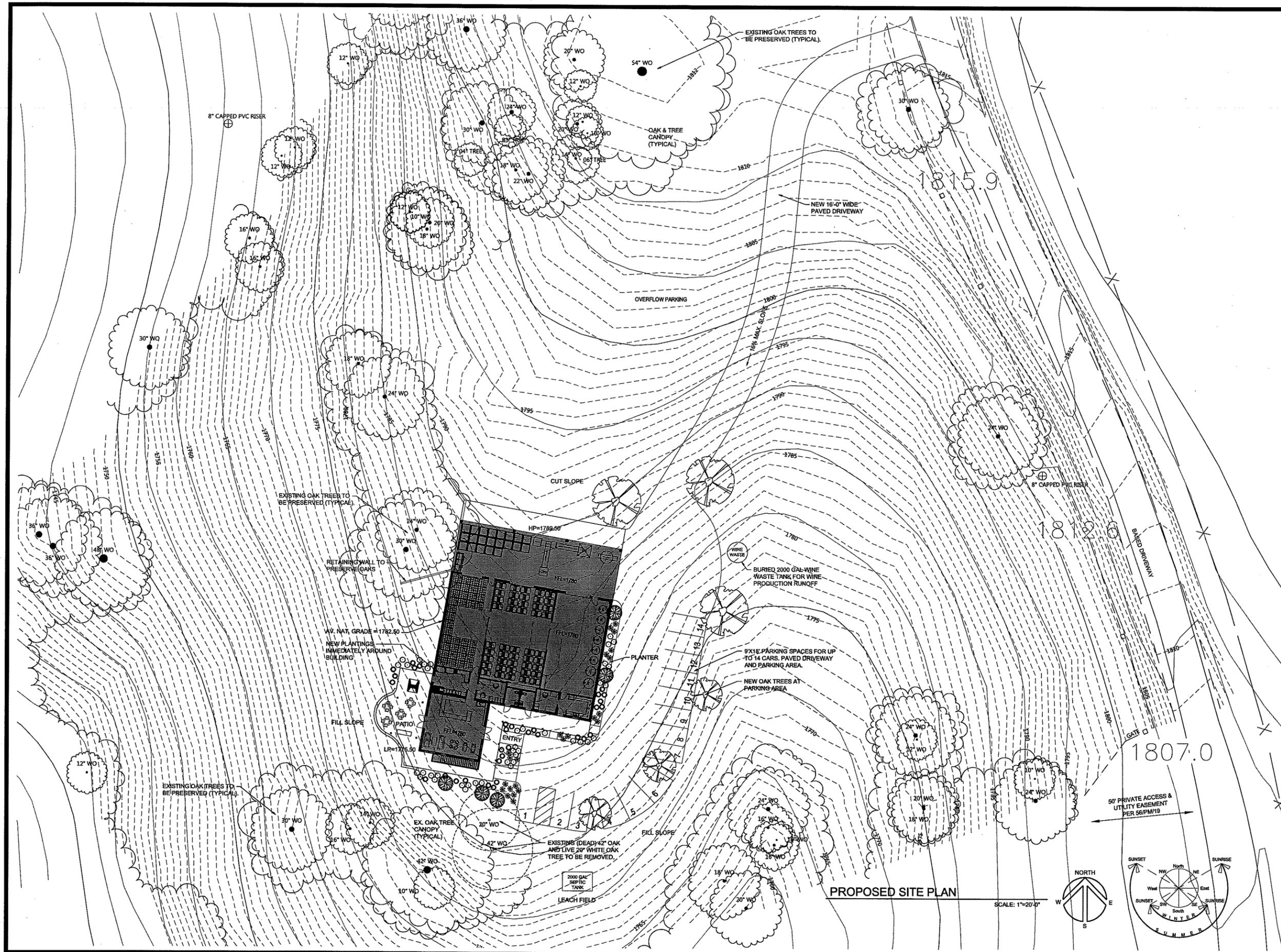


CLIENT  
LAIRD AND LISA FOSHAY  
RANGELAND WINES  
10425 KLAU MINE ROAD  
PASO ROBLES, CA 93446

PROJECT  
**RANGELAND WINES WINERY**  
10425 Klau Mine Road, Paso Robles, CA 93446  
SHEET  
**OVERALL SITE PLAN**

DATE	REMARKS
9-2-15	MINOR USE PERMIT SUB
PRELIMINARY DRAWINGS THE ARCHITECT ASSUMES RESPONSIBILITY FOR CONTRACT REVIEW FROM THE DRAWING, INCLUDING SEPARATE CONNECTIONS AND FINAL CONSTRUCTION THEREON. HAS NOT BEEN USED TO THIS DATE.	
DRAWN GOK	
SCALE 1" = 500'-0"	
JOB NO. 1508	

SHEET  
**A1**  
OF SHEETS



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 COMMERCIAL  
 RESIDENTIAL  
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 Coyote, CA 93430  
 Phone: 805-543-6800  
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 RANGELAND WINES  
 10425 KLAU MINE ROAD  
 PASO ROBLES, CA 93446

PROJECT  
**RANGELAND WINES WINERY**  
 10425 Klau Mine Road, Paso Robles, CA 93446

SHEET  
**SITE PLAN**

DATE	REMARKS
9-2-15	MINOR USE PERMIT SUB

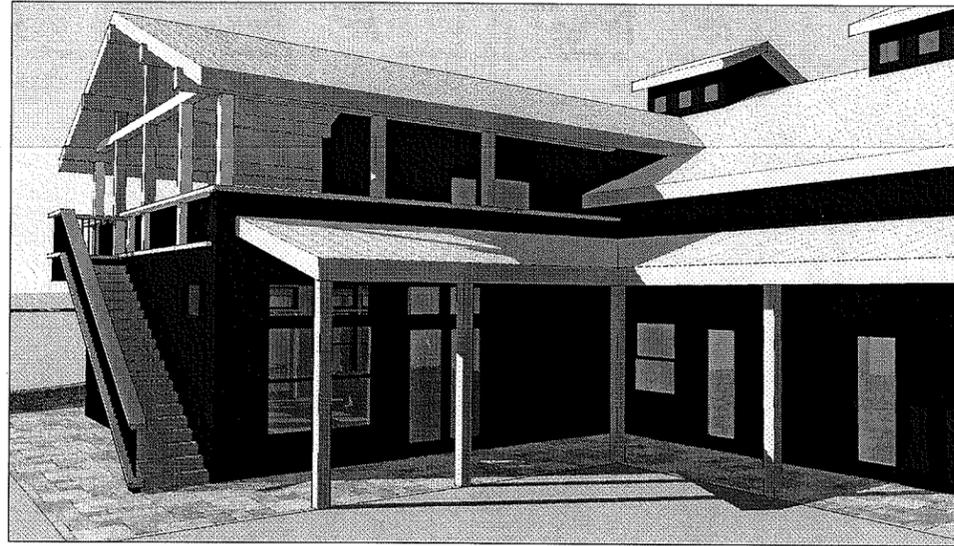
PRELIMINARY DRAWINGS  
 THE ARCHITECT ASSURES NO RESPONSIBILITY FOR CONSTRUCTION OF THIS PROJECT AND FINAL CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE OWNER.

DRAWN  
 GOK

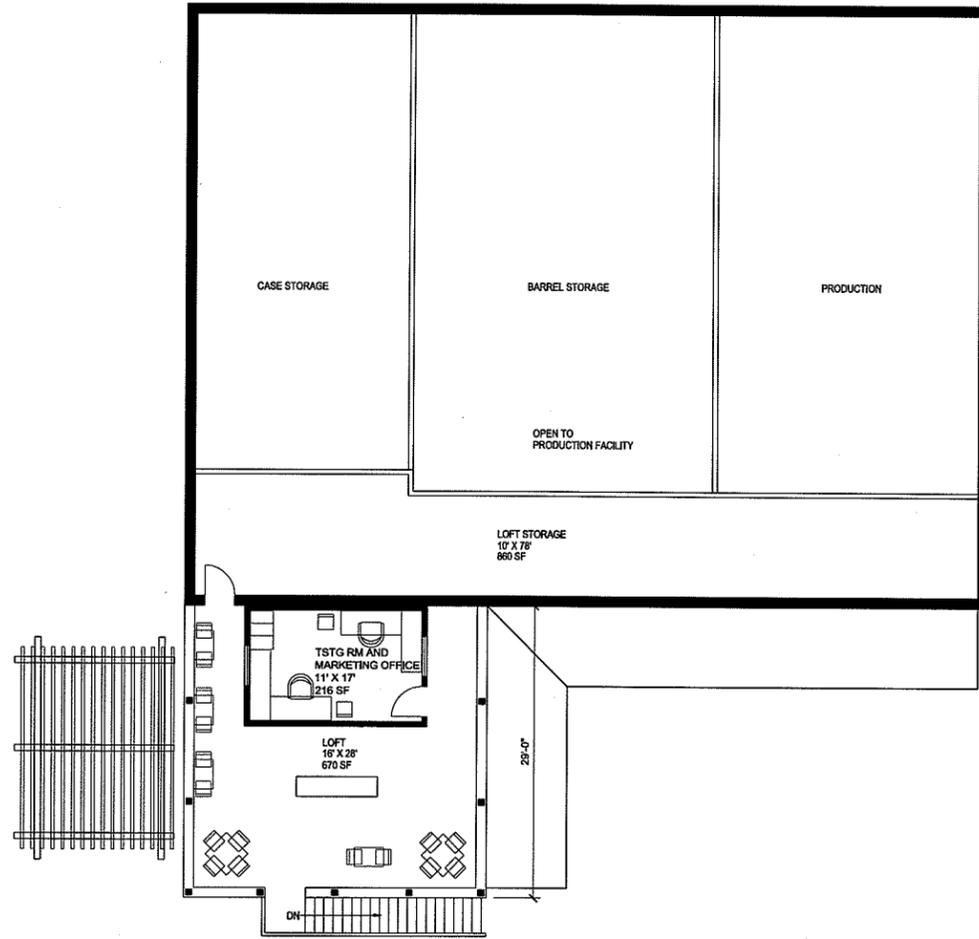
SCALE  
 1" = 20'-0"

JOB NO.  
 1508

SHEET  
**A2**  
 OF SHEETS

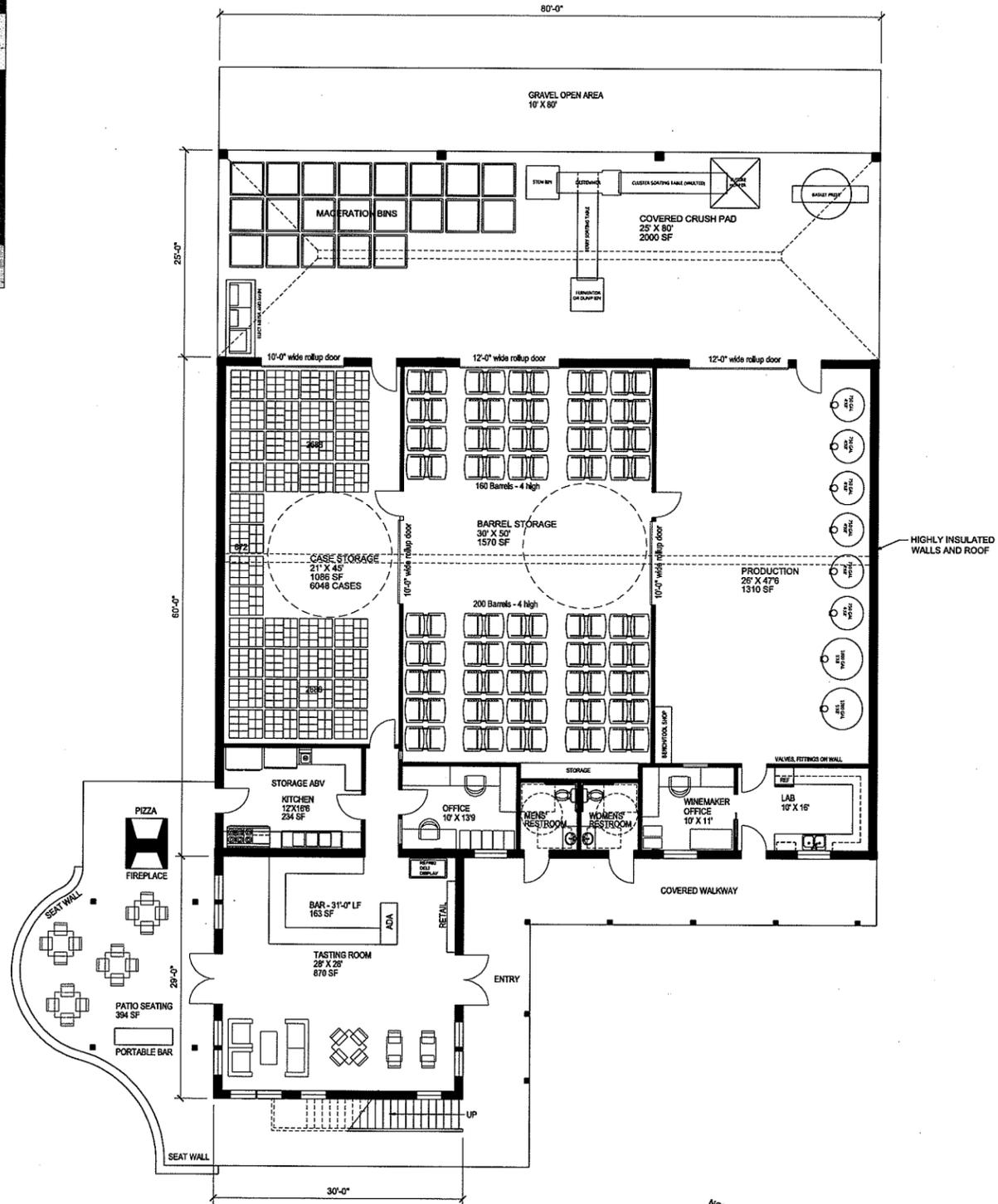


VIEW OF THE ENTRY TO TASTING ROOM



PROPOSED 2ND FLOOR OFFICE AND LOFT PLAN

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



PROPOSED 1ST FLOOR PLAN

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



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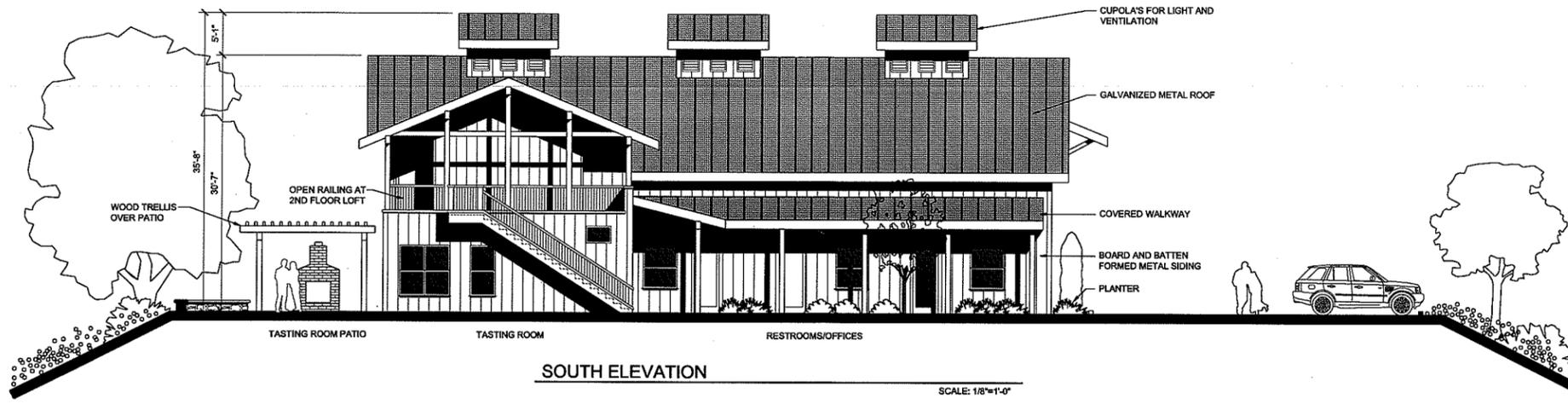
CLIENT  
LAIRD AND LISA FOSHAY  
RANGELAND WINES  
10425 KLAU MINE ROAD  
PASO ROBLES, CA 93446

PROJECT  
RANGELAND WINES WINERY  
10425 Klau Mine Road, Paso Robles, CA 93446

SHEET  
FLOOR PLANS

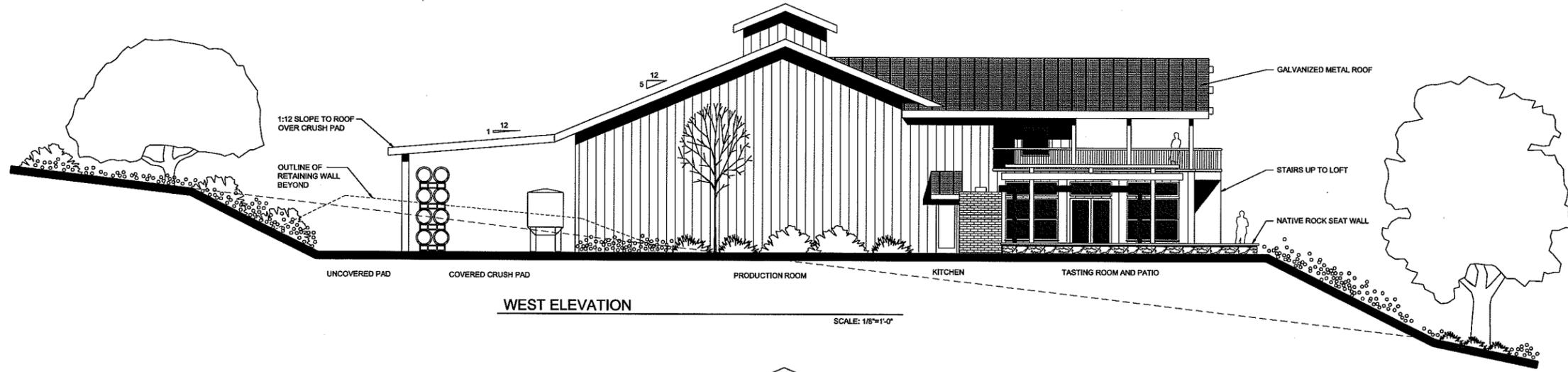
DATE	REMARKS
9-2-15	MINOR USE PERMIT SUB
PRELIMINARY DRAWINGS THE ARCHITECT ASSUMES RESPONSIBILITY FOR CONTRACTORS TO VERIFY ALL DIMENSIONS, CONDITIONS AND CONSTRUCTION DETAILS AND NOT BE RESPONSIBLE TO THIS DRAWING.	
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SCALE 1/8" = 1'-0"	
JOB NO. 1508	

SHEET  
**A3**  
OF SHEETS



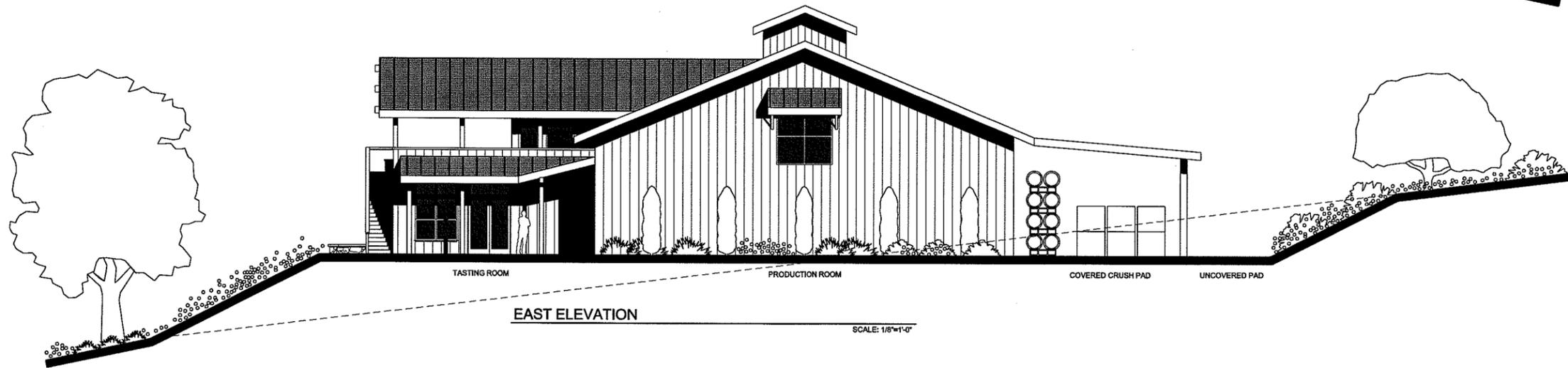
**SOUTH ELEVATION**

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



**WEST ELEVATION**

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



**EAST ELEVATION**

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

**KORNREICH ARCHITECTS**  
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 RESIDENTIAL  
 2566 Richard Avenue  
 Coyote, CA 95330  
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 E-Mail: kornreich@char.net

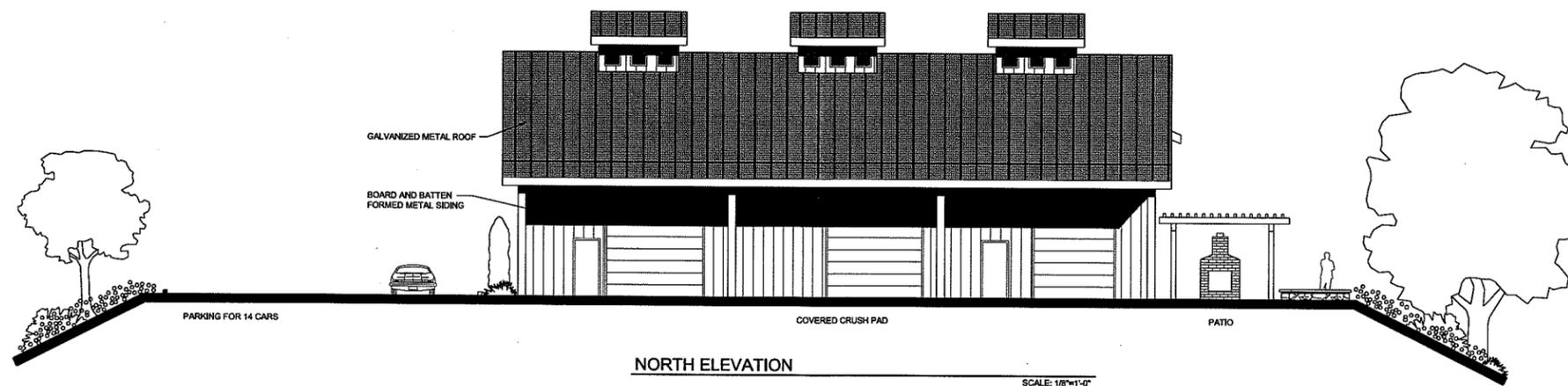
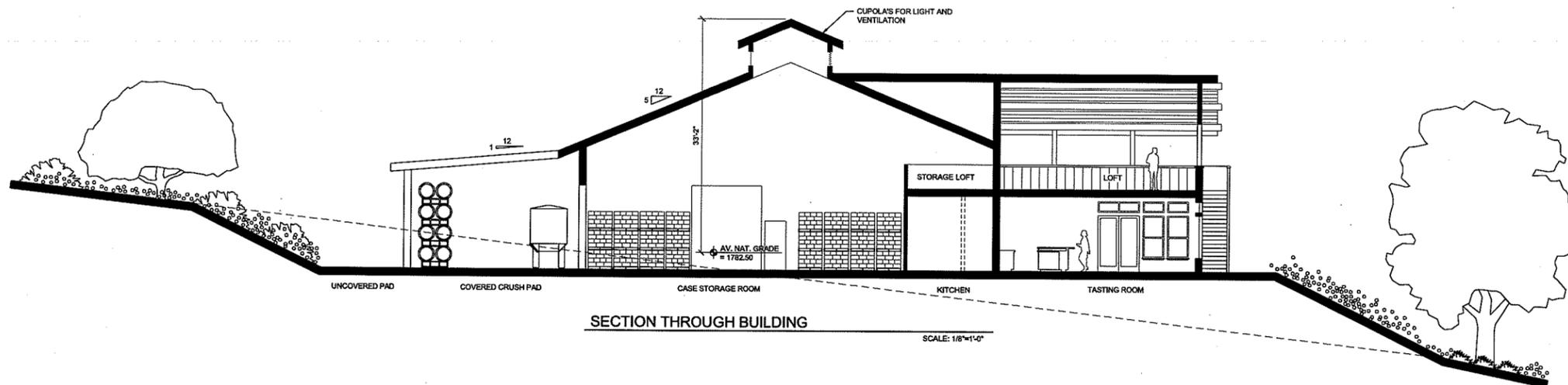


CLIENT  
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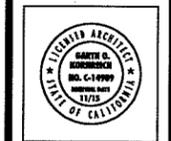
PROJECT  
**RANGELAND WINES WINERY**  
 10425 Klau Mine Road, Paso Robles, CA 93446  
 SHEET  
**EXTERIOR ELEVATIONS**

DATE	REMARKS
9-2-15	MINOR USE PERMIT SUB
PRELIMINARY DRAWINGS <small>THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S WORK IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT GUARANTEED TO BE COMPLETE OR ACCURATE.</small>	
DRAWN GOK	
SCALE 1/8" = 1'-0"	
JOB NO. 1508	

SHEET  
**A4**  
 OF SHEETS



**KORNREICH ARCHITECTS**  
 COMMERCIAL  
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 Coyote, CA 93430  
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 E-Mail: kornreich@charter.net



CLIENT  
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PROJECT  
**RANGELAND WINES WINERY**  
 10425 Klau Mine Road, Paso Robles, CA 93446

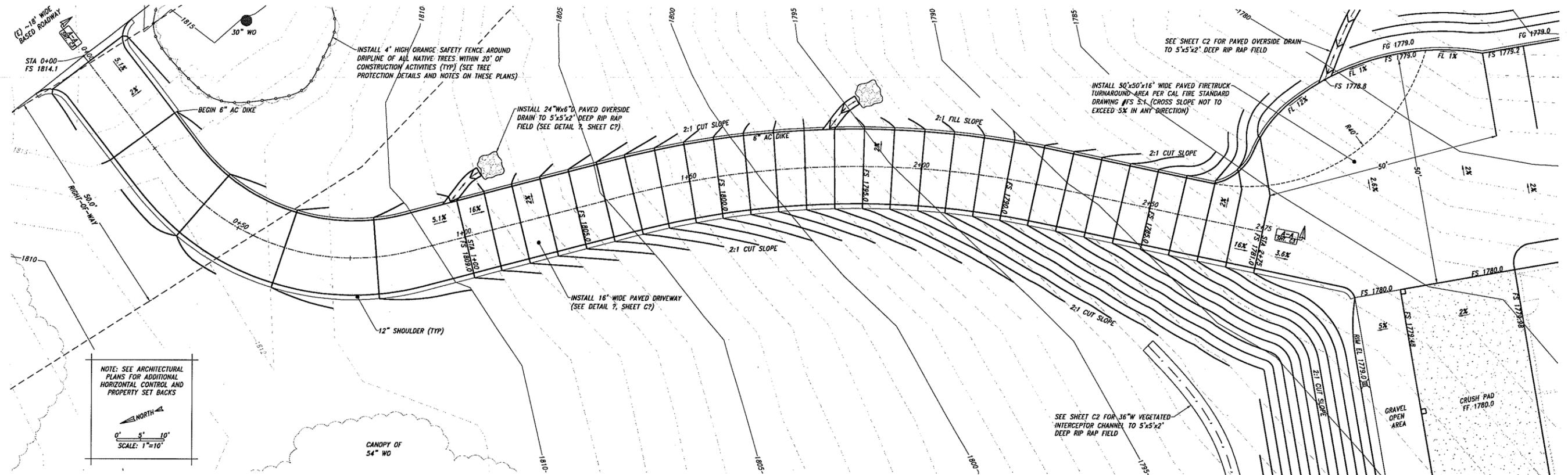
SHEET  
**EXT ELEVATIONS, SECTIONS**

DATE	REMARKS
9-2-15	MINOR USE PERMIT SUB
PRELIMINARY DRAWINGS <small>THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONTRACTORS' ERRORS OR OMISSIONS FROM THE DRAWINGS. BUILDING DEPARTMENT CORRECTIONS AND FINAL CONSTRUCTION NOTES HAVE NOT BEEN ADDED TO THIS DRAWING.</small>	
DRAWN GOK	
SCALE 1/8" = 1'-0"	
JOB NO. 1508	

SHEET  
**A5**  
 OF SHEETS



**PROPOSED DRIVEWAY PLAN AND PROFILE:**



NOTE: SEE ARCHITECTURAL PLANS FOR ADDITIONAL HORIZONTAL CONTROL AND PROPERTY SET BACKS

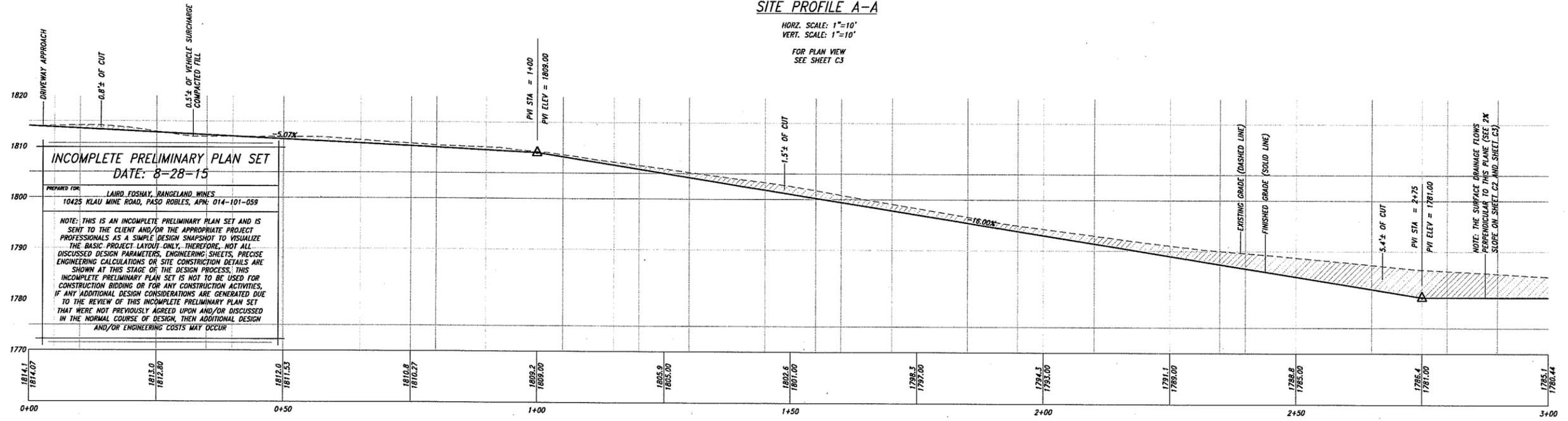
NORTH

0' 5' 10'

SCALE: 1"=10'

**SITE PROFILE A-A**

HORZ. SCALE: 1"=10'  
 VERT. SCALE: 1"=10'  
 FOR PLAN VIEW SEE SHEET C3



**INCOMPLETE PRELIMINARY PLAN SET**  
 DATE: 8-28-15

PREPARED FOR: LAIRD FOSHAY, RANGELAND WINES  
 10425 KLAU MINE ROAD, PASO ROBLES, APN: 014-101-059

NOTE: THIS IS AN INCOMPLETE PRELIMINARY PLAN SET AND IS SENT TO THE CLIENT AND/OR THE APPROPRIATE PROJECT PROFESSIONALS AS A SIMPLE DESIGN SNAPSHOT TO VISUALIZE THE BASIC PROJECT LAYOUT ONLY. THEREFORE, NOT ALL DISCUSSED DESIGN PARAMETERS, ENGINEERING SHEETS, PRECISE ENGINEERING CALCULATIONS OR SITE CONSTRUCTION DETAILS ARE SHOWN AT THIS STAGE OF THE DESIGN PROCESS. THIS INCOMPLETE PRELIMINARY PLAN SET IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR FOR ANY CONSTRUCTION ACTIVITIES. IF ANY ADDITIONAL DESIGN CONSIDERATIONS ARE GENERATED DUE TO THE REVIEW OF THIS INCOMPLETE PRELIMINARY PLAN SET THAT WERE NOT PREVIOUSLY AGREED UPON AND/OR DISCUSSED IN THE NORMAL COURSE OF DESIGN, THEN ADDITIONAL DESIGN AND/OR ENGINEERING COSTS MAY OCCUR.

**DRIVEWAY GRADING REQUIREMENTS:**

- DRIVEWAY AREA: NOTE TO CONTRACTOR - PRIOR TO ANY DRIVEWAY CONSTRUCTION ACTIVITIES REVIEW THE ENTIRE CURRENT SOILS REPORT.
- PRIOR TO DRIVEWAY FINAL INSPECTION ALL DRIVEWAY AREAS SHALL BE FIELD VERIFIED TO BE IN CONFORMANCE WITH COUNTY STANDARDS. DRIVEWAY SLOPE MUST NOT EXCEED 20% AND MUST MEET CERTAIN DESIGN STANDARDS (I.e. TRAVEL, WIDTH, PASSING AREAS, etc.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO BID ACCORDINGLY.
- SEE ALSO THE EMERGENCY VEHICLE ACCESS ROAD/DRIVEWAY REQUIREMENTS NOTE.

**CUT AND FILL ESTIMATES:**

NOTE: ALL CUT AND FILL ESTIMATES ARE CALCULATED AT PROFILE CENTERLINE. CONTRACTOR'S RESPONSIBILITY TO BID ACCORDINGLY

NO.	REVISIONS
1	
2	
3	



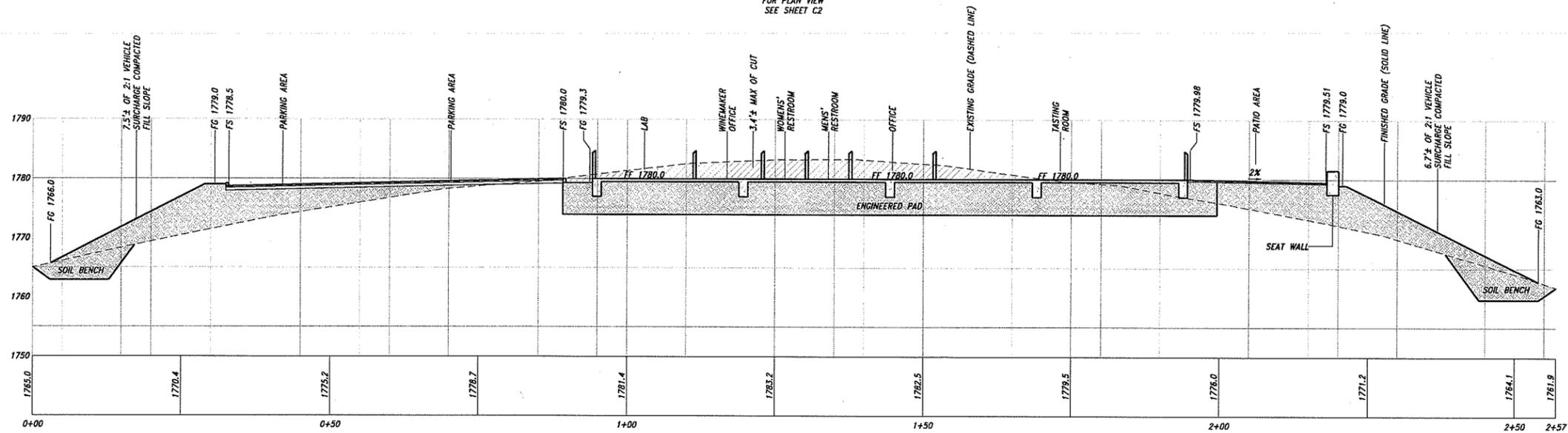
ENGINEER OF WORK:  
 ERIC J. GOBLE, P.E.  
 LIC. #C-30438  
 9110 ATASCADERO AVENUE  
 ATASCADERO, CA 94522  
 (925) 466-8832 OFFICE  
 (925) 459-3288 CELL  
 (925) 455-6485 FAX

PROJECT DESCRIPTION: LAIRD FOSHAY, RANGELAND WINES 10425 KLAU MINE ROAD, PASO ROBLES, APN: 014-101-059	
SHEET DESCRIPTION: PRELIMINARY DRIVEWAY PLAN AND PROFILE (8-24-15)	PLAN #1 SEPT. 2015
DESIGN/DATE: ERIC J. GOBLE 15-062	COUNTY PLAN CHECKER: DATE: 9-5-15
APPROVING ENGINEER FOR COUNTY REQUIREMENTS: ERIC J. GOBLE, P.E. 30438 EXP. 03/31/16	DATE: 03/31/16
CALIFORNIA COORDINATES: N	E

**PROPOSED SITE PROFILES:**

**SITE PROFILE B-B**

HORZ. SCALE: 1"=10'  
 VERT. SCALE: 1"=10'  
 FOR PLAN VIEW  
 SEE SHEET C2



**INCOMPLETE PRELIMINARY PLAN SET**  
 DATE: 8-28-15

PREPARED FOR: LAIRD FOSHAY, RANGLAND WINES  
 10425 KLAU MINE ROAD, PASO ROBLES, APN: 014-101-059

NOTE: THIS IS AN INCOMPLETE PRELIMINARY PLAN SET AND IS SENT TO THE CLIENT AND/OR THE APPROPRIATE PROJECT PROFESSIONALS AS A SIMPLE DESIGN SNAPSHOT TO VISUALIZE THE BASIC PROJECT LAYOUT ONLY. THEREFORE, NOT ALL DISCUSSED DESIGN PARAMETERS, ENGINEERING SHEETS, PRECISE ENGINEERING CALCULATIONS OR SITE CONSTRUCTION DETAILS ARE SHOWN AT THIS STAGE OF THE DESIGN PROCESS. THIS INCOMPLETE PRELIMINARY PLAN SET IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR FOR ANY CONSTRUCTION ACTIVITIES. IF ANY ADDITIONAL DESIGN CONSIDERATIONS ARE GENERATED DUE TO THE REVIEW OF THIS INCOMPLETE PRELIMINARY PLAN SET THAT WERE NOT PREVIOUSLY AGREED UPON AND/OR DISCUSSED IN THE NORMAL COURSE OF DESIGN, THEN ADDITIONAL DESIGN AND/OR ENGINEERING COSTS MAY OCCUR.

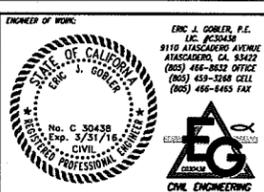
ADDITIONAL CONSTRUCTION NOTES  
 PLACED HERE

SITE PROFILE C-C PLACED HERE

**REVISIONS**

1	
2	
3	

**PROCELYTARY NOTES:**  
 THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOLBER 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 GOLBER, CIVIL ENGINEER.

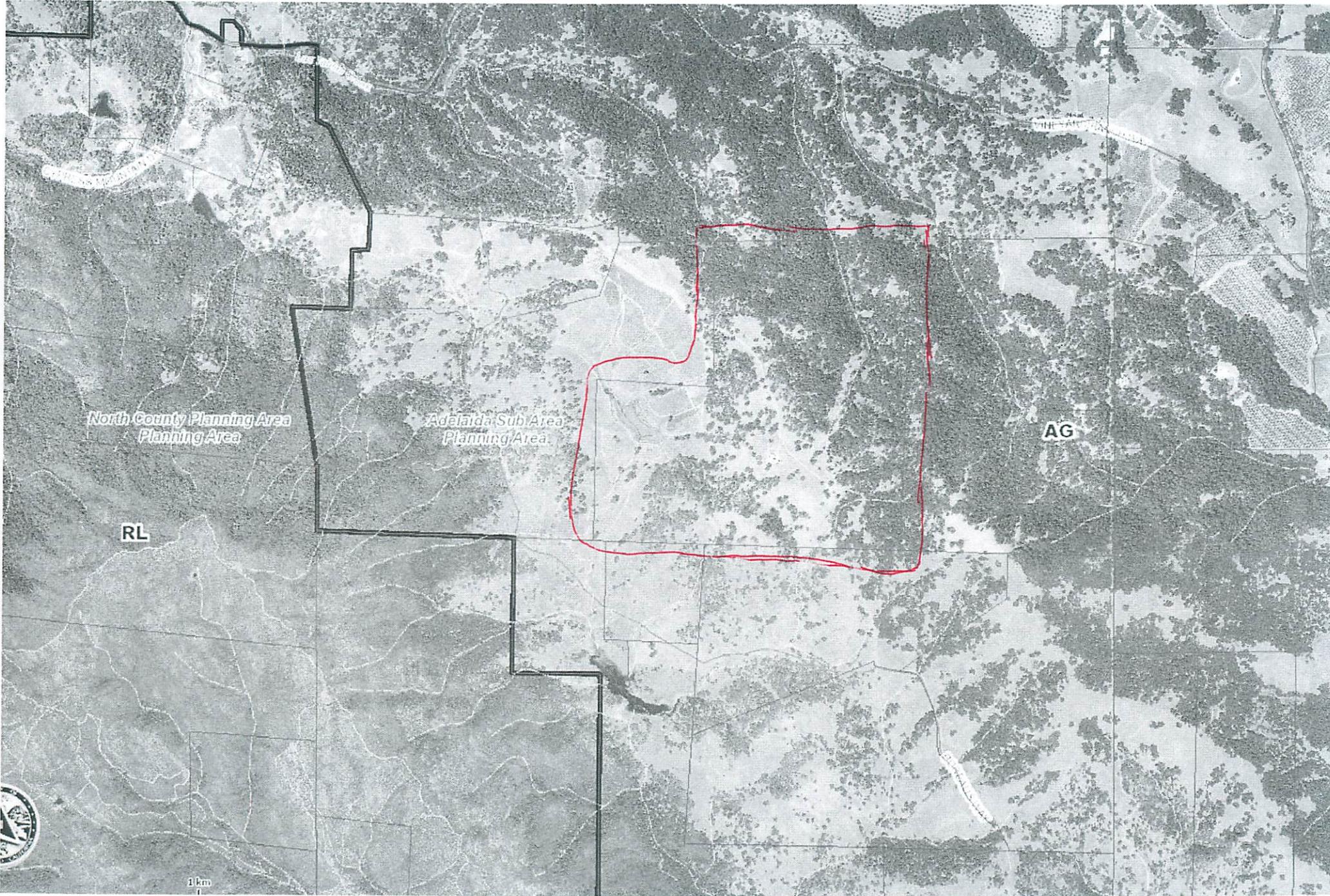


**PROJECT DESCRIPTION:** LAIRD FOSHAY, RANGLAND WINES  
 10425 KLAU MINE ROAD, PASO ROBLES, APN: 014-101-059

**SHEET DESCRIPTION:** PROPOSED SITE PROFILES PLAN #1 SEPT. 2015

DESIGN/DRAWN: Rob Williams	COUNTY PLAN CHECKER:	DATE:
JOB NUMBER: 15-062	CO. PERMIT NUMBER:	9-5-15
CALIFORNIA COORDINATES: N	E	SHEET: C7





North County Planning Area  
Planning Area

Adelaida Sub Area  
Planning Area

AG

RL

1 km





# Parcel Summary Report For Parcel # 014-101-059

9/8/2015  
12:39:19PM

## 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    FOSHAY LAIRD  
          10425 KLAU MINE RD PASO ROBLES CA 93446-9761  
OWN    FOSHAY LISA

### Address Information

<u>Status</u>	<u>Address</u>
P	01015 BOREALIS WY NCADEL

### Lot Information:

<u>Tract / Township</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>
COAL00-	274	0005	North Cty. Plan	North County I	AG			Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 56-19 PAR 5

### Notes

#### Tax Districts

PASO ROBLES JT(27,40) (SB1537)  
SAN LUIS OBISPO JT(27,40)  
ADELAIDA PUBLIC  
NO. 01  
AREA NO. 21  
PASO ROBLES UNION (SB1537 BLO)



# Parcel Summary Report For Parcel # 014-101-059

9/8/2015  
12:39:19PM

## 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:**

A010001A AGC Primary Parcel

**Description:**

ESTABLISH AG PRESERVE

C9763 FNL Primary Parcel

**Description:**

SFD W/DEDICATED WINE CELLAR & GRADING & TEMP POWER ENGR STEPHSON

C9764 FNL Primary Parcel

**Description:**

GUEST HOUSE W/ATT GARAGE

C9834 FNL Primary Parcel

**Description:**

PLAN MOD CHANGE 255 SF CELLAR TO 738 SF & RETAINING WALL/A.STEPHENSON,ARCH

COD2007-00657 CLD Primary Parcel

**Description:**

PMT2004-03837 & PMT2005-01406 (SWIMMING POOL & SOLAR POOL HEATING) EXPIRED

DRC2006-00244 APV Primary Parcel

**Description:**

CONVERSION OF AN EXISTING 1000 SQ FT VINEYARD WORKSHOP INTO A WINERY PROCESSING FACILITY WITH BARREL STORAGE IN SMALL AREA OF EXISTING BASEMENT.

DRC2015-00039 REC Primary Parcel

**Description:**

9416 SF WINERY AND TASTING ROOM, 5016 SF WINERY STORAGE AND PROCESSING, 2000SF COVERED CRUSH, 870 SF TASTING ROOM, 670 ST LOFT, 860 SF STORAGE LOFT

PMT2002-14089 EXP Primary Parcel

**Description:**

AG EXEMPT BARN - 40 X 25 FOR TRACTOR STORAGE

PMT2002-29125 CMP Primary Parcel

**Description:**

Ag Exempt Barn (2160 s.f.) - Horse Barn MEETS 100' SETBACKS IT IS 50 FOOT OFF A PRIVATE ROAD WHICH IS OK.

PMT2002-29127 FNL Primary Parcel

**Description:**

electrical for ag exempt building for (PMT2002-29125)

PMT2002-29128 FNL Primary Parcel

**Description:**

electrical for an ag exempt building pmt2002-14089



# Parcel Summary Report For Parcel # 014-101-059

9/8/2015  
12:39:19PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2003-02500 FNL Primary Parcel

**Description:**

FIRESPRINKLERS FOR SINGLE FAMILY DWELLING AND BASEMENT W/ WINE CELLAR./ PIPING CPVC/ SPRINKLERS TYCO FL11 TY2234 AND TY2596/ PLANS REVIEWED BY J.COLLINGS FPE

PMT2003-02501 FNL Primary Parcel

**Description:**

FIRESPRINKLERS FOR GUESTHOUSE WITH GARAGE BELOW/ PIPING CPVC/ SPRINKLERS TYCO TY2234 AND TY2596/ PLANS APPROVED BY J.COLLINGS FPE

PMT2004-03837 RPL Primary Parcel

**Description:**

REPLACED WITH PMT2009-01338 - EXPIRED - SENT TO CODE ENF. SWIMMING POOL - FIBERGLASS 624 SF

PMT2005-01406 EXP Primary Parcel

**Description:**

EXPIRED - SENT TO CODE ENF. INSTALLATION OF SOLAR POOL HEATING (7 PANELS)

PMT2006-01326 FNL Primary Parcel

**Description:**

GRID TIED PHOTOVOLTAIC SYSTEM (ROOF MOUNTED MODULES)

PMT2007-02659 FNL Primary Parcel

**Description:**

ELECTRIC FOR AG WELL - 100 AMP

PMT2009-01338 FNL Primary Parcel

**Description:**

PERMIT TO FINAL AN EXPIRED PMT2004-03837 - FIBERGLASS SWIMMING POOL \*\*\*ASTM F22008\*\*\*

S000069L RDD Primary Parcel

**Description:**

PROPOSED LOT LINE ADJUSTMENT - COAL 00-0274

S010116N APV Primary Parcel

**Description:**

BOREALIS WAY AND DODD RANCH ROAD

ZON2009-00319 APV Primary Parcel

**Description:**

RECORD STORAGE AND HOME OFFICE FOR WINE WHOLESALER.

A000005A AGC Related Parcel

**Description:**

ESTABLISH AG PRESERVE