



DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

Date: October 21, 2016
To: Ryan Foster, Planning Department Hearing Officer
Subject: Change to Staff Report / Condition of Approval 3.a. / Foshay Minor Use Permit / DRC2015-00039
From: Holly Phipps / Project Manager

Dear Mr. Foster:

Staff would like to amend the above mentioned Minor Use Permit Condition of Approval 3 to delete 3.a. See attached Public Works Referral Response dated October 12, 2016.

Proposed Changes:

Access

3. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include as applicable:
 - a. ~~Road plan and profile for widening the project side of Klau Mine Road to an A-1 rural road standard for ¼ mile from Dodd Ranch Road westerly towards Adelaida Road.~~
 - b. Reconstruct the existing primary and secondary access driveway approaches in accordance with B-1 standards for rural roadways.
 - c. Drainage ditches, culverts, and other structures (if drainage calculations require).

As Modified:

Access

3. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include as applicable:
 - a. Reconstruct the existing primary and secondary access driveway approaches in accordance with B-1 standards for rural roadways.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

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Date: October 12, 2016

To: Holly Phipps, Project Planner

From: Glenn Marshall, Development Services

Subject: Public Works Comments on DRC2015-00039, Foshay MUP for wine production & tasting, Klau Mine Rd., Paso Robles, APN 014-101-059

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. Public Works has reviewed the Dec 31, 2015 package provided by Kornreich Architects and have the following comments:
 - a. Public Works accepts the EG Civil Engineering sight distance analysis
 - b. Public Works did not review the access easement documents to ensure the applicant has legal use of all proposed primary and emergency access roads, legal access remains the applicant's responsibility and liability.
 - c. We have added a condition to reconstruct the primary and emergency access roads to Cal Fire standards.
 - d. The proposed property has been identified by the applicant's architect to be located within 1-mile from a collector or arterial.

- B. The proposed project is located off non-county maintained roads. In accordance with Resolution 2008-152 no proposed land development which attracts general public traffic shall be permitted on privately maintained roads without a submission of a road maintenance agreement acceptable to all residents served by those roads.

- C. Roadway Safety Analysis (RSA) requirements per Resolution 2008-152:
 - a. Klau Mine Rd has a collision history below county average – No RSA required.

- D. Public Works has reviewed the project traffic generation estimation letter prepared by EG Civil Engineering, dated 6/27/16, and concurs with their methodology. We have updated below recommended Project Condition of Approval No. 8, below; and remove recommended condition 1a (widen Klau Mine Road).

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Reconstruct the existing primary and secondary access driveway approaches in accordance with county B-1 standards for rural roadways.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
2. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Planning and Building to secure a Grading Permit to construct primary and secondary site access (driveway) improvements in accordance with County Cal Fire standards. The plan is to include, as applicable:
 - a. Road plan and profile for widening Dodd Ranch Road.
 - b. Road plan and profile for widening the secondary (emergency) access road/s.
 - c. Tree removal plan
 - d. Drainage plan.
 - e. Environmental permits as required.
3. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Planning and Building of a road maintenance agreement. The agreement shall establish an organized and perpetual mechanism to ensure adequate maintenance of the primary and emergency access roads in a form acceptable to the County. The road maintenance agreement shall be signed by the owners of all properties which have shared access rights, be binding upon their heirs and assigns, and be recorded with the County Clerk on each of the effected properties.
4. **Prior to occupancy or final inspection**, the applicant shall provide evidence to the Department of Planning and Building that primary and emergency access driveways have been designed and constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
5. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
6. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree

planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

7. **On-going condition of approval (valid for the life of the project):**
 - a. Any gate constructed on a driveway where off-site grapes are delivered and/or product is exported from the site shall be a minimum of 75-feet from the traveled way of any road open to public traffic.
 - b. Any gate constructed on a driveway to the site shall be a minimum of 75-feet from the traveled way of any Collector or Arterial Road.

Fees

8. **At the time of application for construction permits**, the applicant shall be responsible for paying to the Department of Public Works a fair share contribution towards the intersection improvement at Adelaida Road and Nacimiento Lake Drive. This fee shall be paid with the issuance of each future building permit and shall be based on the peak hour (Friday afternoon) trip generated by the project, calculated as two (2) by EG Civil Engineering, in their letter report dated 6/27/16. Currently, the fee shall be \$2,051 per peak hour trip (\$4,102 total fee), but may be adjusted annually based on the Caltrans Construction Cost Index.

Drainage

9. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage of the Land Use Ordinance).
10. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
11. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.