SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/9/2014

TO: _____

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00105 TEMPLETON ENTERPRISES – Proposed minor use permit for expansion of existing storage business by adding 85 mini-storage units. Site location is 71 N Main St, Templeton. APN: 040-291-040

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

DRC2013-00105 TEMPLETON ENT
MINOR USE PERMIT
MUP FOR 85 UNIT MINI STORAGE EXPANSION
SAL/ TEMP
CS

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 Templeton Enterprises LLC Daytime Phone 805-598-1825
Mailing Address P.O. Box 184 Templeton Ca Zip Code 93465
Email Address:

☐ Applicant Name Daytime Phone
Mailing Address Zip Code
Email Address:

☒ Agent Name Will Tucker Daytime Phone 805-598-1825
Mailing Address 475 Jacob Way Templeton Ca Zip Code 93465
Email Address:

PROPERTY INFORMATION

Total Size of Site: 1.5 acre (approx) Assessor Parcel Number(s): 040-291-040
Legal Description:
Address of the project (if known):
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: located off Abby Way and Cross of Main Street.
Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant lot

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 85 mini storage units. Addition
Expansion of existing storage business -

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 6-4-14

FOR STAFF USE ONLY

Reason for Land Use Permit:

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: Access property off Abby 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? 10 acres

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Post Office South: ware house
East: mini storage West: office space

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: _____ sq. feet 60 % Landscaping: _____ sq. feet 5 %
Paving: _____ sq. feet 35 % Other (specify) _____
Total area of all paving and structures: 1.5 ☐ sq. feet ☒ acres
Total area of grading or removal of ground cover: 1.5 ☐ sq. feet ☒ acres
Number of parking spaces proposed: none Height of tallest structure: 10 feet
Number of trees to be removed: none Type: _____
Setbacks: Front _____ Right _____ Left _____ Back _____

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

Fire Agency: List the agency responsible for fire protection: Templeton Fire

For commercial/industrial projects answer the following:
Total outdoor use area: 1/2 ☐ sq. feet ☒ acres
Total floor area of all structures including upper stories: 30,000 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:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. 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.
d. 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:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 100% acres
   Moderate slopes of 10-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
   If yes, please explain: Sewer, power, drainage connections completed 2007
6. Has a grading plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
   If yes, please list: Can be seen from Abby Way

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 _____
   ☒ Commercial/Office - Explain fire sprinklers only
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 0
4. How many service connections will be required? 1 fire sprinkler connection
5. Do operable water facilities exist on the site?
   ☐ Yes ☒ No If yes, please describe: _____
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 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? N/A 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? N/A G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No N/A

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☐ Domestic ☐ Industrial ☐ Agricultural ☒ Other, please explain? none
2. Name of Solid Waste Disposal Company: N/A
3. Where is the waste disposal storage in relation to buildings? N/A
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
2. Location of nearest police station: Sheriff North County station
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
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:
   Vacant land
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: 7 Hours of Operation: 9-5
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: none
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. 10 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: _____

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: _____
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 *: LED lighting will be used

*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

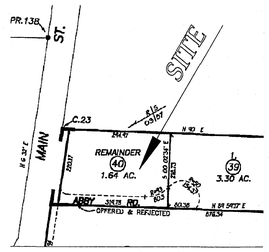
1. List any mitigation measures that you propose to lessen the impacts associated with your project:

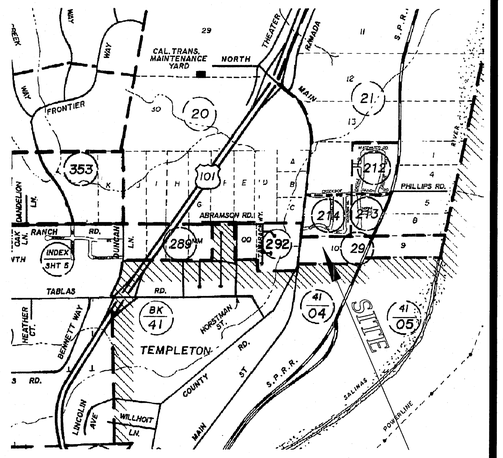
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? ☐ Yes ☒ No
   If yes, please describe and provide "ED" number(s): _____

Other Related Permits

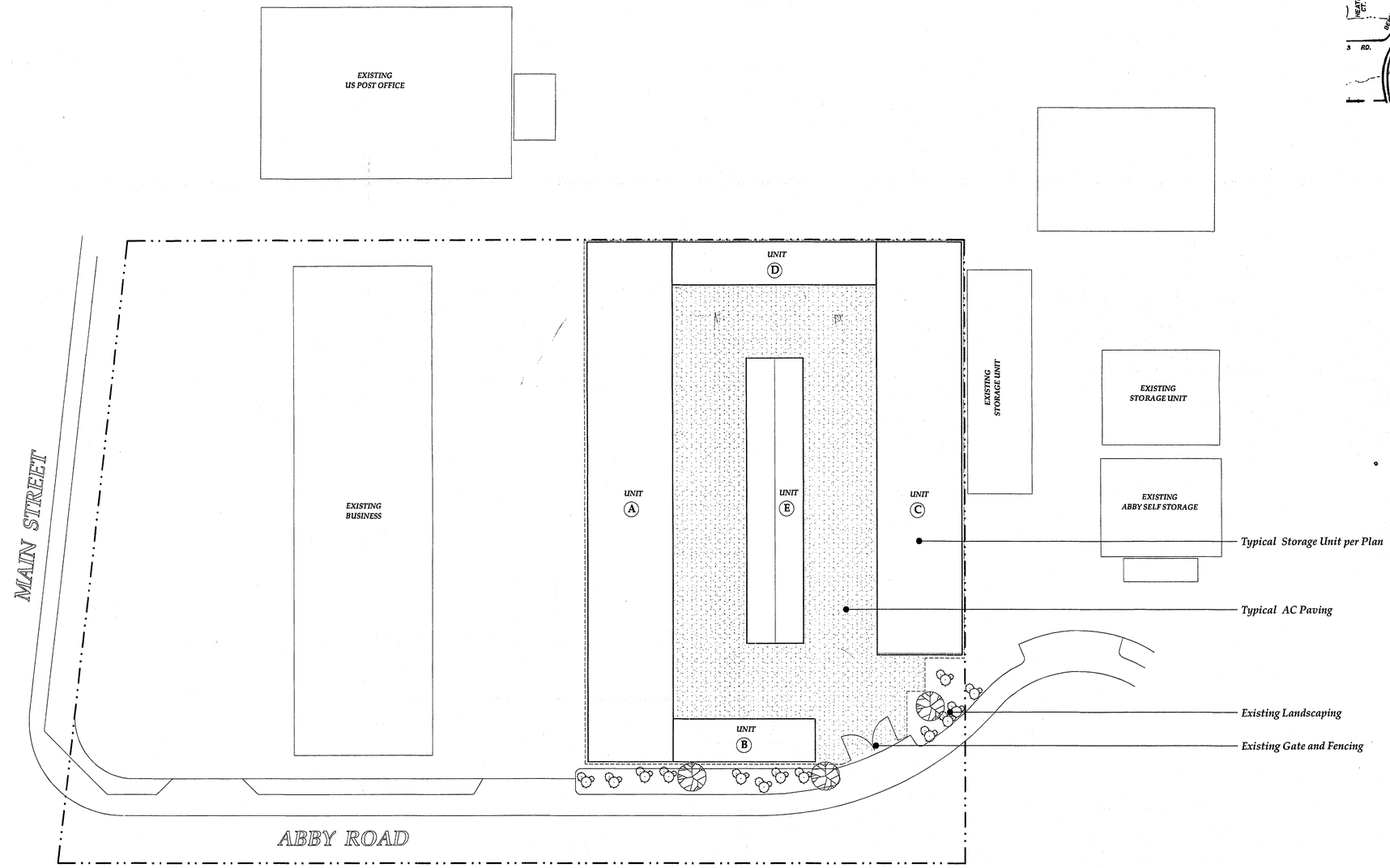
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

   (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.)





VICINITY MAPS



SITEPLAN

1" = 20'

NORTH

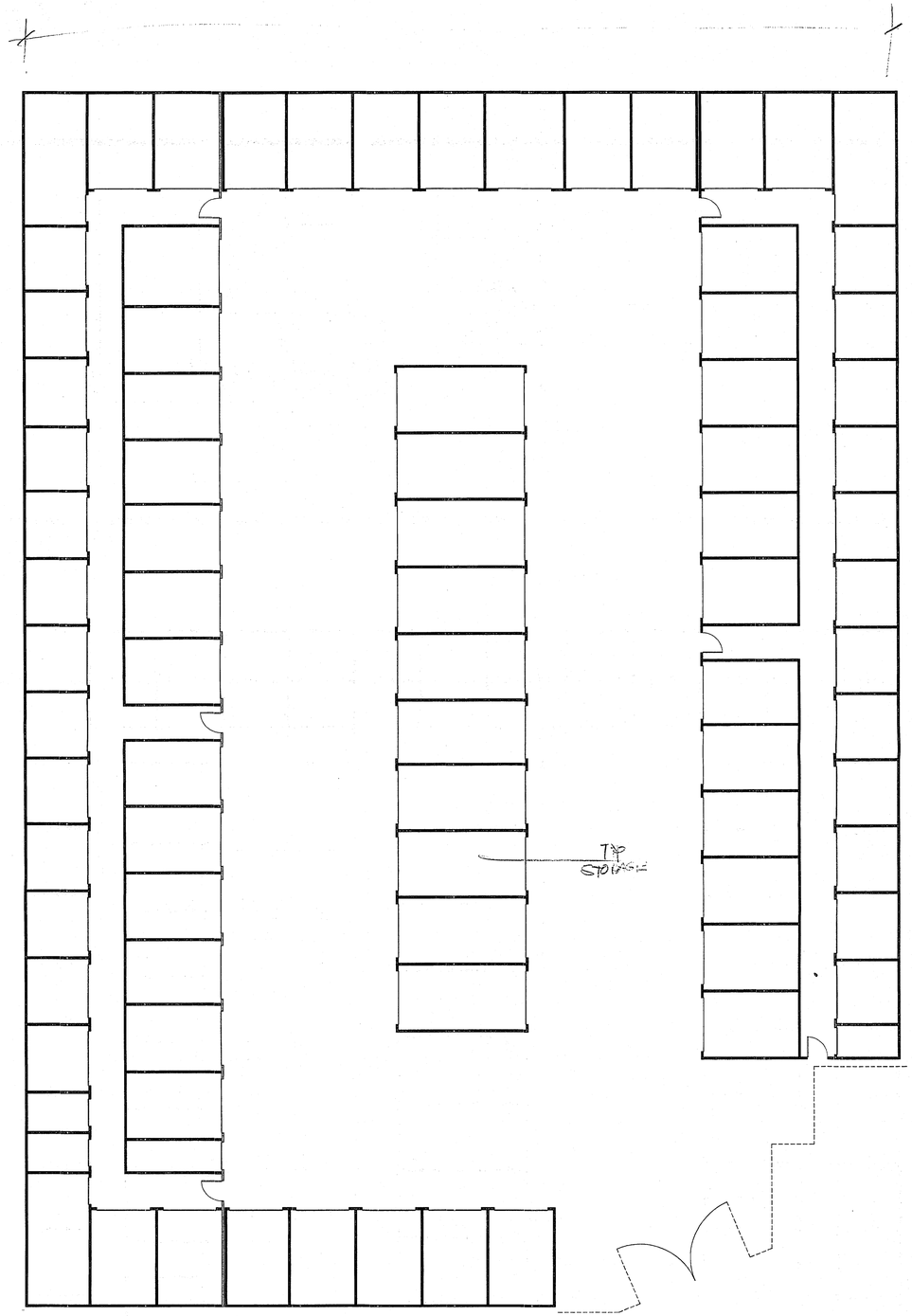
Revisions	By

Nick Gilman Architect
945 12th Street, Suite E
Paso Robles, Calif. 93446
805.238.3432

SITEPLAN

ABBY SELF STORAGE II
ABBY ROAD,
TEMPLETON, CA.

Drawn	Randy O'Connor
Checked	
Date	01.29.2014
Scale	
Job No.	
Sheet	TS



FLOOR PLAN

1" = 20'-0"

NORTH

Revisions	By

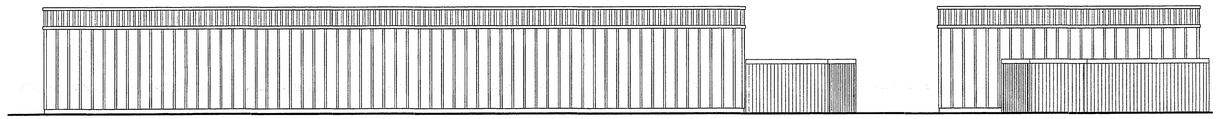
Nick Gilman Architect
945 12th Street, Suite E
Paso Robles, Calif. 93446
805.238.3432

FLOORPLAN

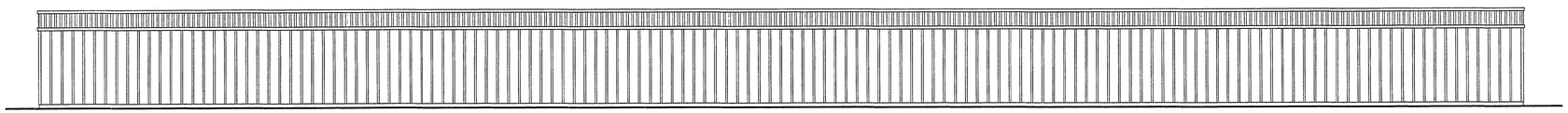
ABBY SELF STORAGE II
ABBY ROAD,
TEMPLETON, CA.

Drawn: Randy O'Connor
Checked:
Date: 01.29.2014
Scale:
Job No.:
Sheet: **A.1**

11 x 17
8½ x 11



SOUTH



WEST

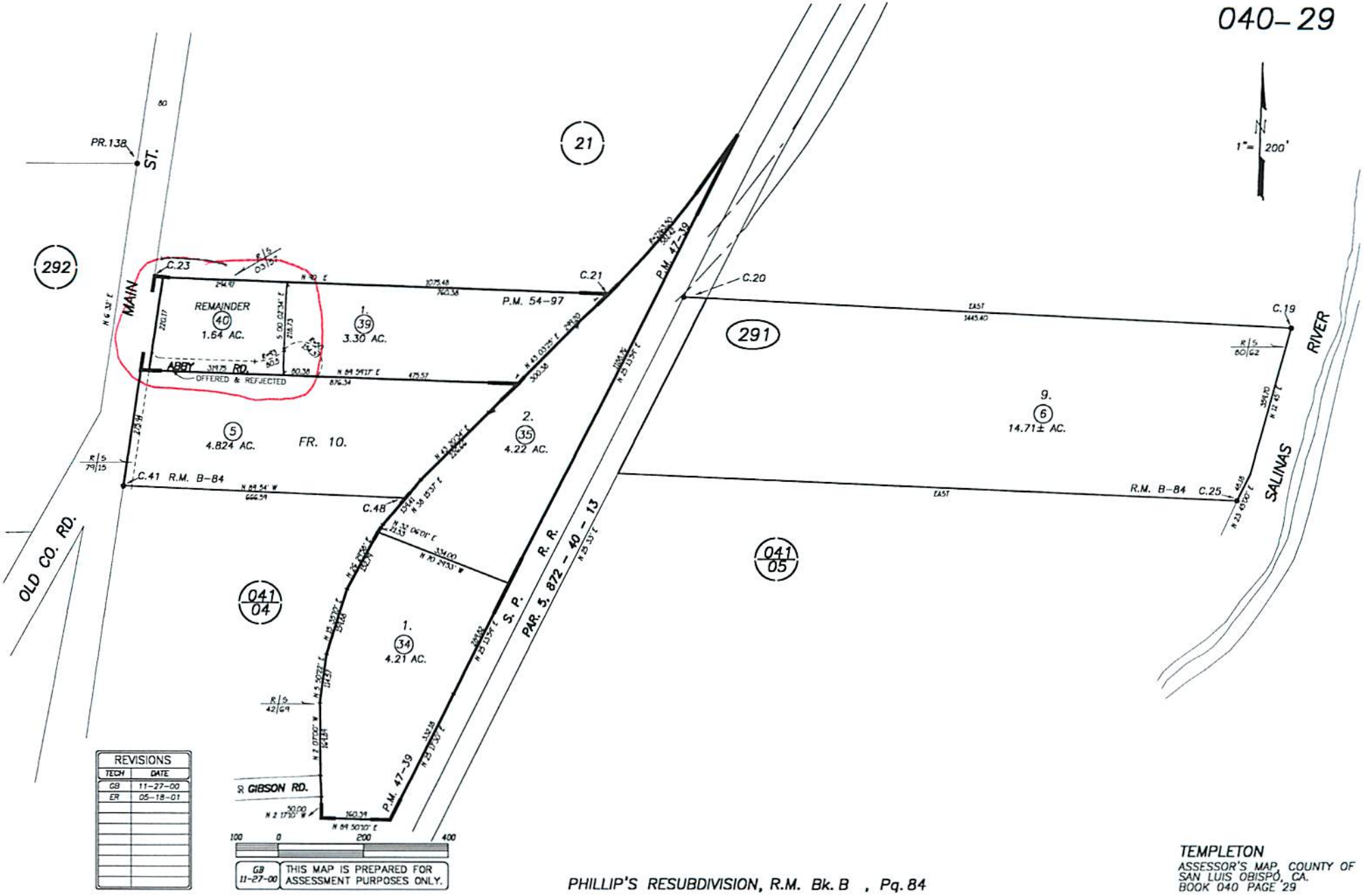
Revisions	By

Nick Gilman Architect
945 12th Street, Suite E
Paso Robles, Calif. 93446
805.238.3432

ELEVATIONS

ABBY SELF STORAGE II
ABBY ROAD,
TEMPLETON, CA.

Drawn: Randy O'Connor
Checked:
Date: 01.29.2014
Scale:
Job No.
Sheet: **A.1**

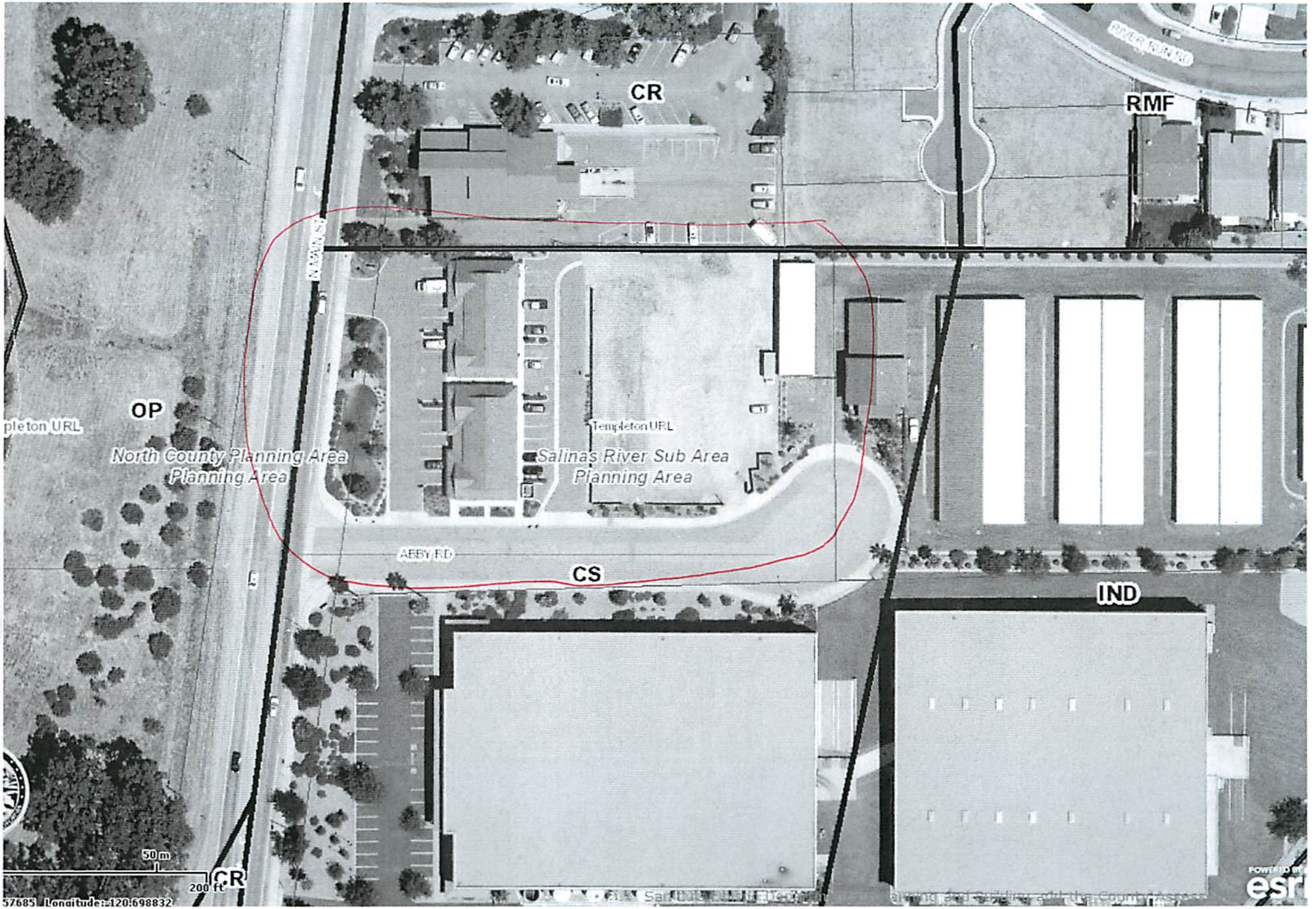


REVISIONS	
TECH	DATE
GB	11-27-00
ER	05-18-01

GB 11-27-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PHILLIP'S RESUBDIVISION, R.M. Bk. B , Pg. 84

TEMPLETON
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 040 PAGE 29


CR
RMF
OP
North County Planning Area
Planning Area
Templeton URL
Salinas River Sub Area
Planning Area
ABBY RD
CS
IND
CR
50 m
200 ft
Longitude: -120.698832

Parcel Summary Report For Parcel # 040-291-040

6/5/2014
2:00:51PM

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	TEMPLETON ENTERPRISES LLC PO BOX 184 TEMPLETON CA 93465-0184

Address Information

Status	Address
P	00071 NO MAIN ST A-C TEMP
P	00075 NO MAIN ST C TEMP

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
APV.C02-	436	0001	Templeton	Salinas				N	S2	
CO98-	159	RMDR	Templeton	Salinas	CS			Y	VP / MB / VP	E000107C / E030082

Parcel Information

Status	Description
Active	PM 54-97 REMAINDER PAR

Notes

1) THE APPLICANT AND ALL FUTURE OWNERS AND/OR LESSEES OF THE PROPERTY BE ADVISED THAT APCD HAS RECEIVED A NUMBER OF COMPLAINTS FROM SURROUNDINGS RESIDENTS REGARDING THE DUST RELATED NUISANCE IMPACTS ASSOCIATED WITH THE LIVESTOCK MARKET. THE APPLICANT FOR ALL FUTURE CONSTRUCTION PERMITS, TENANT IMPROVEMENTS, AND/OR BUILDING LICENCES MUST SUBMIT EVIDENCE TO THE DEPARTMENT OF PLANNING AND BUILDING THAT THEY ARE AWARE OF THE NUISANCE IMPACTS ASSOCIATED WITH THE LIVESTOCK MARKET.

Tax Districts

2) TO REDUCE IMPACTS ASSOCIATED WITH FLY/VECTOR NUISANCE, THE APPLICANT SHALL BE REQUIRED TO DISCLOSE TO ALL FUTURE OWNERS AND/OR LESSEES OF THE PROPERTY THAT THE ENVIRONMENTAL HEALTH DEPARTMENT HAS RESPONDED TO NUMEROUS FLY/VECTOR COMPLAINTS STEMMING FROM THE LIVESTOCK MARKET PROPERTY LOCATED TO THE NORTH OF THE PROPERTY. THE APPLICANT FOR ALL FUTURE CONSTRUCTION PERMITS, TENANT IMPROVEMENTS, AND/OR BUILDING LICENCES MUST SUBMIT EVIDENCE TO THE DEPARTMENT OF PLANNING AND BUILDING THAT THEY ARE AWARE OF THE NUISANCE IMPACTS ASSOCIATED WITH THE LIVESTOCK MARKET.
TEMPLETON

Parcel Summary Report For Parcel # 040-291-040

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

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

Case Information

Case Number:	Case Status:	
A7037	FNL	Primary Parcel
Description: GRADING (STOCKPILE) {~AREA: 250' X 140'} JOHN WALLACE & ASSOCIATES		
C2741	FNL	Primary Parcel
Description: MINI STORAGE BUILDING (21,750 SQUARE FEET) BUILDING NO. 7/8		
C2742	FNL	Primary Parcel
Description: MINI STORAGE BUILDING (5,100 SQUARE FEET) BUILDING NO. 10		
COD2003-00082	CLD	Primary Parcel
Description: COMMERCIAL VEHICLE STORED ON VACATION LOT		
D020324P	CMP	Primary Parcel
Description: RETAIL, OFFICES, WAREHOUSE		
DRC2005-00184	CMP	Primary Parcel
Description: UTILIZE 1,000 SF OF SPACE FOR AN AMBULANCE RESPONSE STATION		
DRC2013-00105	REC	Primary Parcel
Description: MUP FOR 85 UNIT MINI STORAGE EXPANSION		
PMT2002-26800	WIT	Primary Parcel
Description: GRADING FOR FUTURE MINISTORAGE-WITHDRAWN 9-8-99 REPLACED BY B982594-002 PER F.WILKIE		
PMT2003-03868	FNL	Primary Parcel
Description: COMMERCIAL BLDG "A" WITH THREE LEASE SPACES		

Parcel Summary Report For Parcel # 040-291-040

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

PMT2003-03869 FNL Primary Parcel

Description:
COMMERCIAL BLDG "B" WITH THREE LEASE SPACES

PMT2005-02681 WIT Primary Parcel

Description:
TI FOR COMMERCIAL BLDG A -PARTITIONS,PLUMBING AND ELECTRICAL FOR A SPA IN UNIT B

PMT2005-03503 FNL Primary Parcel

Description:
TI FOR BLDG A - UNIT A - (75 N MAIN) & ADD AN 8' COFFEE BREAK AREA TO AN EXISTING OFFICE SPACE W/ ELECTRIC AND PLUMBING

PMT2005-03519 FNL Primary Parcel

Description:
TENANT IMPROVEMENT & ADDING PARTITIONS TO EXISTING OFFICE SPACE (BUILDING B) (SUITES A, B, & C) (SHELL BUILDING PMT2003-03869)

PMT2005-03714 FNL Primary Parcel

Description:
TENANT IMPROVEMENT (SAN LUIS ABULANCE SERVICE) INSIDE EXISTING COMMERICAL SHELL BUILDING 1040 SF OF TENANT IMPROVEMENT

PMT2006-00186 FNL Primary Parcel

Description:
TI FOR BLDG A - UNIT B (75 MAIN) & ADD AN 8' COFFEE BREAK AREA TO AN EXISTING OFFICE SPACE WITH ELECTRIC AND PLUMBING

S020211C RDD Primary Parcel

Description:
PROP 1 COND CERT OF COMPLIANCE

D980118D CMP Related Parcel

Description:
MINISTORAGE/CARETAKER RES/RV STORAGE

D980238V CMP Related Parcel

Description:
VARIANCE

E000107 RES Related Parcel

Description:
CONST NO PERMITS

S900160N EXP Related Parcel

Description:
PROP RD NAME (TR90-1821)

S980068P RDD Related Parcel

Description:
2-LOT PARCEL MAP

Parcel Summary Report For Parcel # 040-291-040

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

S990251N RDD Related Parcel

Description:
ABBY ROAD