



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/20/2014

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

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

**PROJECT DESCRIPTION:** DRC2014-00033 LEWIS – Proposed minor use permit for interior tenant improvements of approximately 250 sf to include tasting room, unisex restroom, and installation of interior trench drain. Site location is 2490 Ramada Dr, Templeton. APN: 040-143-004

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

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

MINOR USE PERMIT

MINOR USE PERMIT FOR WINE GRAPE PROCESSING WITHIN EXISTING 3,600 SF NCSAL/ TEMP

CS IND PF

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

### APPLICANT INFORMATION

Check box for contact person assigned to this project  
 Landowner Name Alberta A. Lewis Daytime Phone (831) 809-6947  
 Mailing Address 4906 E. Pozo Rd., Santa Margarita, CA Zip Code 93453  
 Email Address: scyardscape@aol.com

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 141,365 S.F. (3.25 Acres) Assessor Parcel Number(s): 040-143-004  
 Legal Description: RHO PR PM 33/44 PAR A

Address of the project (if known): 2490 Ramada Drive, Templeton, CA 93465

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 101 to Templeton, CA. Exit on Hiway 46W, and drive East. Turn right onto Ramada Drive. Travel approx 1/2 mile to 2490 Ramada Drive on left.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Current warehouse building. Other uses on site: offices, warehouse, workshop and concrete product manufacturer.

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Existing total building 3,600 S.F. Interior tenant improvement of approx 250 S.F. to include testing room and unisex restroom and install interior trench drain.

### 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 Alberta A Lewis Date 10/9/14

**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: Existing curb cut / driveway apron

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: Farm Supply Company Hardware

South: Cal Fire Fire Station

East: Cal Portland Asphalt Concrete Plant

West: Highway 101

For all projects, answer the following: **Note: All below is existing.**

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

Buildings: 16,975 sq. feet 12 %                      Landscaping: 2,765 sq. feet 2 %

Paving: 21,566 sq. feet 15 %                      Other (specify) \_\_\_\_\_

Total area of all paving and structures: 38,541                       sq. feet     acres

Total area of grading or removal of ground cover: None                       sq. feet     acres

Number of parking spaces proposed: 11 (Existing)    Height of tallest structure: 24 Feet

Number of trees to be removed: None    Type: \_\_\_\_\_

Setbacks:            Front 1                      Right 1                      Left 1                      Back 1

Proposed water source:  Existing  
 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:  Existing and New  
 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: San Luis Obispo County Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 116,950                       sq. feet     acres

Total floor area of all structures including upper stories: 16,975 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** **Note: Existing site and buildings.**  
**No change in building footprint, nor site improvements.**

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: 3.25 acres  
Moderate slopes of 10-30%: 0 acres  
Steep slopes over 30%: 0 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: \_\_\_\_\_
- 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: Ramada Drive, Templeton, CA

**Water Supply Information**

1. What type of water supply is proposed? **Existing**  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain Agricultural Processing  
 Commercial/Office - Explain Restroom and sink  
 Industrial – Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 258 gallons per day
4. How many service connections will be required? 4 existing (all building on site)
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: 1 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 4 Hours 13.4 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? \_\_\_\_\_ 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: \_\_\_\_\_
- 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: Sheriff Substation: 356 N. Main Street, Templeton, CA 93465
- 3. Location of nearest fire station: San Luis Obispo County Fire: 2510 Ramada Dr., Paso Robles, CA 93446
- 4. Location of nearest public transit stop: 2305 Theater Drive, Paso Robles, CA 93446
- 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:  
Records Storage
- 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: Monday to Saturday    Hours of Operation: 7am to 6pm
- 2. How many people will this project employ? 3
- 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. 6 Between 4:00 to 6:00 p.m. 6
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 \*: Removing 12 existing skylights and adding roof and wall insulation

\*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:  
Removing 12 existing skylights and adding roof and wall insulation

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): SLO County Building Permit, Business License, Existing Winery (Change Location)

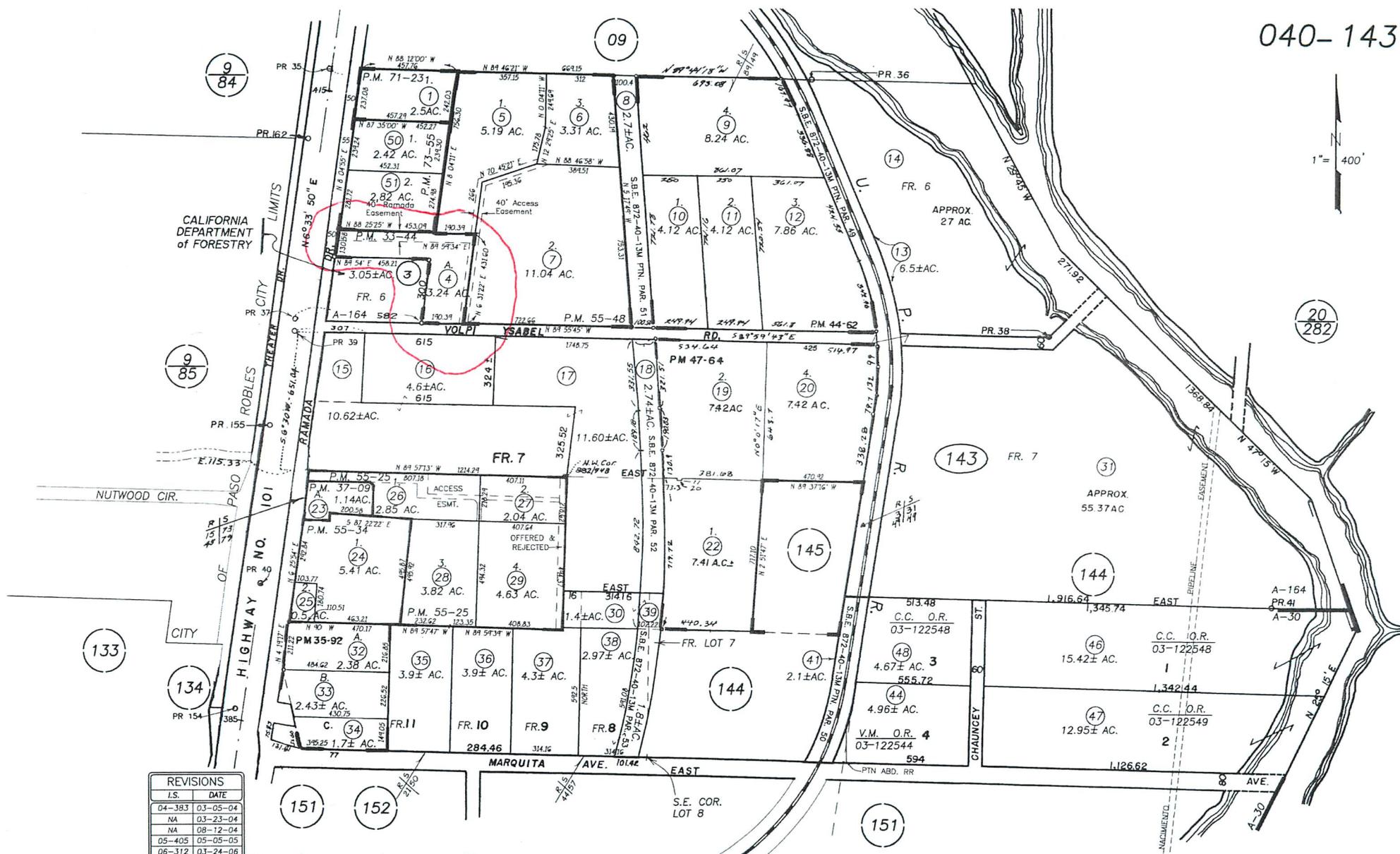
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)











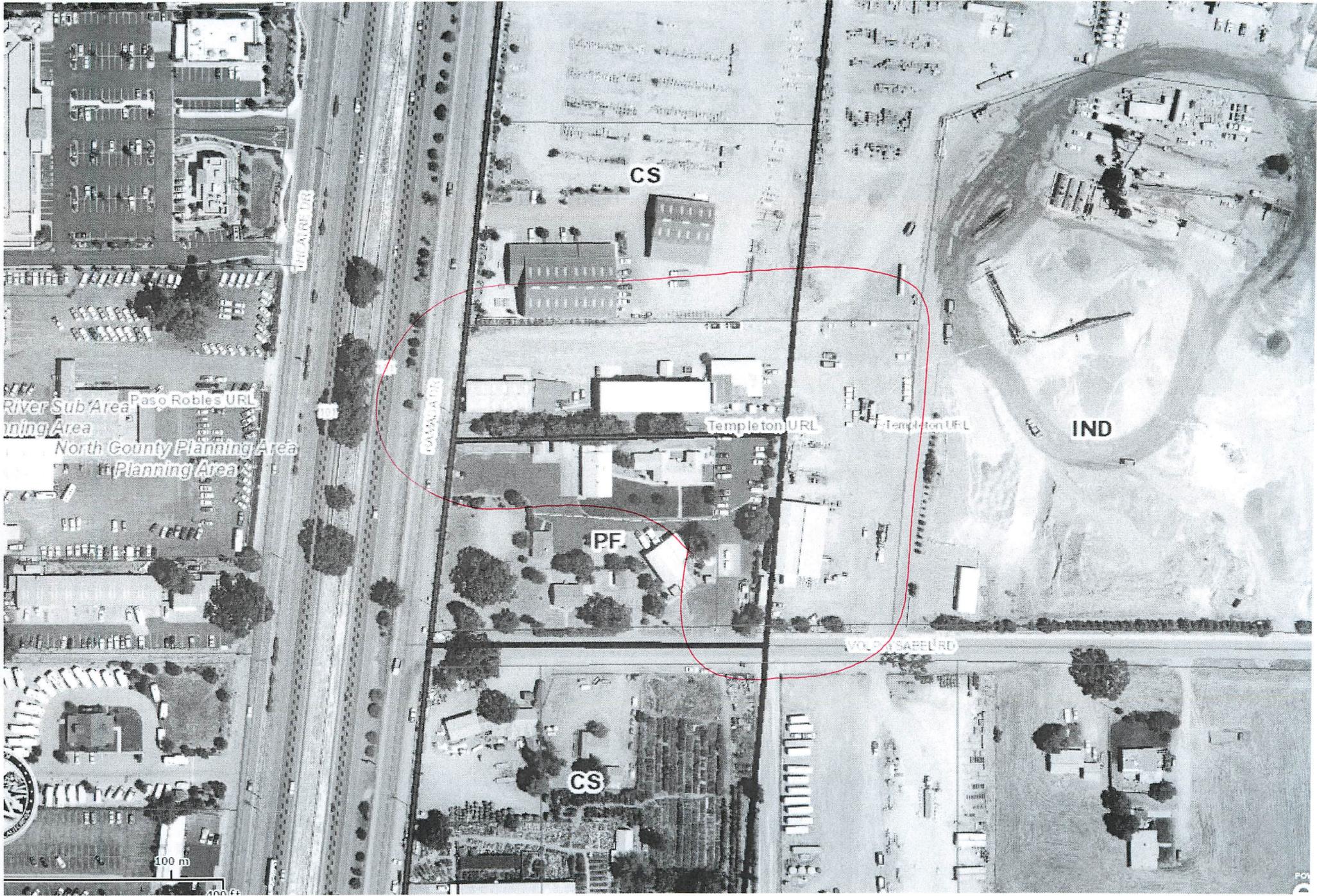
REVISIONS	
I.S.	DATE
04-383	03-05-04
NA	03-23-04
NA	08-12-04
05-405	05-05-05
06-312	03-24-06
08-242	11-01-07
09-091	06-17-08
NA	09-10-09
10-173	03-17-10
NA	08-25-10



GB 05-08-02 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

MAP OF YSABEL, R.M. Bk. A, Pg. 30.  
RANCHO EL PASO DE ROBLES, R.M. Bk. A, Pg. 164.

TEMPLETON  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 40 PAGE 143





# Parcel Summary Report For Parcel # 040-143-004

10/14/2014  
2:01:18PM

## 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    LEWIS ALBERTA A  
           4906 E POZO RD SANTA MARGARITA CA 93453-9748

OWN    LEWIS ROBERT G

OWN    LEWIS ROBERT G FAMILY TRUST-EXEMPTI

OWN    LEWIS ROBERT G FAMILY TRUST-SURVIVO

### Address Information

<u>Status</u>	<u>Address</u>
P	02490 RAMADA DR TEMP
P	02492 RAMADA DR TEMP
P	02494 RAMADA DR TEMP
P	00166 VOLPI YSABEL RD TEMP

### 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>
CO79-	136	A	Templeton	North County I CS		IND		Y	BU / MB / VP	

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO PR PM 33/44 PAR A

### Notes

### Tax Districts

TEMPLETON  
 SAN LUIS OBISPO JT(27,40)



# Parcel Summary Report For Parcel # 040-143-004

10/14/2014  
2:01:18PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

TEMPLETON PUBLIC

NO. 01

AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

97098 FNL Primary Parcel

**Description:**

INSTALL GAS LINE & OVERHEAD FAU

97181 FNL Primary Parcel

**Description:**

UPGRADE ELECTRICAL PANEL FOR 100A TO 200A

98421 FNL Primary Parcel

**Description:**

STEEL FABRICATION BUILDING

A7676 FNL Primary Parcel

**Description:**

FIRESPRINKLERS FOR RECORD STORAGE BUILDING

C1871 FNL Primary Parcel

**Description:**

WAREHOUSE BUILDING W/ELECT. & MECH. BY A.NIBECKER 15899

C2588 FNL Primary Parcel

**Description:**

FIRESPRINKLERS FOR WAREHOUSE RECORD STORAGE

C3811 FNL Primary Parcel

**Description:**

INSTALL PALLET RACKS/CATWALK (INTERIOR) ENGR: PETER HIGGENS, SE 2642 (310)589-1781

D940085D CMP Primary Parcel

**Description:**

BLDG FOR STEEL FABRICATION

D950089W DEN Primary Parcel

**Description:**

WAIVER

D990320P CMP Primary Parcel

**Description:**

METAL STORAGE BLD



# Parcel Summary Report For Parcel # 040-143-004

10/14/2014  
2:01:18PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

DRC2014-00033      REC      Primary Parcel

**Description:**

MINOR USE PERMIT FOR WINE GRAPE PROCESSING WITHIN EXISTING 3,600 SF BUILDING, INCLUDING TESTING ROOM AND UNISEX RESTROOM

PMT2002-27914      WIT      Primary Parcel

**Description:**

PART OF /001 DEFERRED SUBMITAL

G970012F      CMP      Related Parcel

**Description:**

LAFCO REFERRAL-REVISE TCSD/PASO SPHERES