



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 3/5/09

TO: _____

FROM: Karen Nall, North County Team

PROJECT DESCRIPTION: LRP2008-00010 – GPA for zone change from RS to CR. Site located N. Main Street in Templeton. APN: 041-024-002.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 3/20/2009 please.

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 APPLICAT

San Luis Obispo County Department of Planning and

APPLICATION TYPE CHECK ALL THAT APPLY

- General Plan Amendment
- Ordinance Amendment
- Amendment w/update
- Specific Plan
- Specific Plan Amendment
- Other _____

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Bob Clouston Daytime Phone _____
 Mailing Address P.O. Box 366, Templeton Zip 93465
 Email Address: _____

referral
in progress /
back to Temp
Plse. [initials]

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

Agent Name Planning Solutions / Daytime Phone 801-0453
 Mailing Address 1360 New Wine Place Zip 93465
 Email Address: p

PROPERTY INFORMATION

Total Size of Site: 5.16 acres Assessor Parcel Number(s): 041-024-002
 Legal Description: Parcel B of Rancho Paso Robles
 Address of the project (if known): 248 North Main Street, Templeton
 Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 north to Vineyard exit, turn right, go to Main Street, turn left
 Describe current uses, existing structures, and other improvements and vegetation on the property: existing single family residence

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Requesting a zoning change from Residential Suburban to Commercial Retail

LEGAL DECLARATION

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

Property owner signature _____ Date 2.19.09

FOR STAFF USE ONLY

Current Land Use Category: _____ PAS? Yes No

AMENDMENT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

What are the Element(s) or Ordinance(s) requested for amendment:

- Land Use Element _____ Area Plan Framework for Planning
- Ag & Open Space Element Local Coastal Plan Land Use Ordinance
- Coastal Zone LUO Real Property Division Ordinance Construction Ordinance
- Growth Management Ordinance Other _____

If you are proposing an amendment to the maps of the general plan, complete the following:

What is the Existing Land Use Category?:

- Open Space Recreation Agriculture Rural Lands
- Residential Rural Residential Suburban Residential Single Family
- Residential Multi-Family Commercial Retail Commercial Service
- Industrial Office & Professional Public Facilities

What is the Existing Combining Designation(s)? Flood Hazard

What is the Requested Land Use Category?

- Open Space Recreation Agriculture Rural Lands
- Residential Rural Residential Suburban Residential Single Family
- Residential Multi-Family Commercial Retail Commercial Service
- Industrial Office & Professional Public Facilities

What is the Requested Combining Designation(s)? Flood Hazard would remain

If you are proposing an amendment to the text of the general plan, complete the following:

Page No. _____ Paragraph: _____ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

If you are proposing an amendment to an ordinance, complete the following:

Section No. _____ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

For all amendment requests, complete the following:

Reason for the request: Commercial Retail zoning would comply with Smart Growth Principals - large homesites under

Describe existing and future access to the proposed project site: access is from Main Street in Templeton

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

North: Commercial South: O+P and RS
East: Commercial, Ag, RMF West: Residential Suburban

Proposed water source: On-site well Shared well Other TCSD

Community System - List the agency or company responsible for provision: TCSD

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Proposed sewage disposal: Individual on-site system Other TCSP

Community System - List the agency or company responsible for sewage disposal: TCSP

Do you have a valid will-serve letter? Yes If yes, please submit copy No

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

current zoning does not make sense for Smart Growth Principals

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

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 5.16 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: north of property
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: Flood Hazard overlay
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: existing single family residence
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: Main Street, Highway 101

11.5.

North of property
Main Street, Lowell, Mass.

South of property
Main Street, Lowell, Mass.

East of property
Main Street, Lowell, Mass.

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 Commercial Retail Uses
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? unknown at this time
4. How many service connections will be required? unknown at this time
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: residence
6. Has there been a sustained yield test on proposed or existing wells? na
 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 _____ GPM
 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: Frontage of property
Location of connection: Main Street
2. What is the amount of proposed flow? unknown g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?
 Yes No

11

amalgamated iron

X

amalgamated iron
amalgamated iron

amalgamated
iron

X

X

X

X

amalgamated iron
amalgamated iron
amalgamated iron

X

Solid Waste Information

1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? Commercial
2. Name of Solid Waste Disposal Company: Waste Management
3. Where is the waste disposal storage in relation to buildings? next to buildings most
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: within 1/4 mile
3. Location of nearest fire station: within 2 miles approx
4. Location of nearest public transit stop: Main Street
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? 1,000 feet miles

Historic and Archeological Information

1. Please describe the historic use of the property: single family residence
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 days a week Hours of Operation: per LVO
2. How many people will this project employ? unknown at this time
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
depending on eventual uses as approved by a CUP
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:
n/a
7. Will hazardous products be used or stored on-site? Yes No

Commercial
Lumber Manufacturers
Trade for Building
1910

X

X

Transportation
within the
territory & other
Main Street

X

C

1900

single family residence

X

X

Large a small
residence in
this time

X

X

Transportation on several cars as approved by a C.T.

X

X

X

X

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, customer and other project-related traffic trips to or from the project. unknown at this time
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 _____
CVP will include measures
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: 1) within the Agricultural land use category or 2) your site is 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): _____
unknown at this time
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*: n/a

* 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.

2.

Smith said to Alexander

Alexander said to Smith

3.

Smith said to Alexander

4.

5.

6.

7/10

Environmental Information

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

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): CUP through SLO County Planning

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

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Handwritten mark or symbol.

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Matrix of requested (limited) land uses for commercial retail zoning

Agricultural, Resource and Open Space Uses

Request:	Not requested:
Animal facilities specialized	
Animal hospitals & veterinary facilities	
	Horse ranches and equestrian facilities
	Kennels
	Zoos - private
	Animal keeping
	Crop production and grazing
Nursery specialties	

Industry, Manufacturing & Processing Uses

Request:	Not requested:
Food and Beverage Products	
	Printing and Publishing
	Recycling, Collection stations
	Small scale manufacturing

Recreation, Education & Public Assembly Uses

Requested:	Not requested:
Clubs, lodges and private meeting halls	
Indoor amusement and recreation facilities	
	Libraries and museums
	Public parks and playgrounds
	Recreation equipment rental – non motorized
Public assembly and Entertainment Facilities	
Religious facilities	
School specialized education & training	
Temporary events	

Residential Uses

Requested:	Not requested
Caretakers quarters	
Home occupations	
Multi-family dwellings	
	Nursing and personal care
	Organizational Houses
Residential accessory uses	
Single family dwellings	
	Temporary dwellings

Retail Trade Uses

Requested:	Not requested:
	Auto, Mobile Home & Vehicle Dealers - Indoor
	Auto, Mobile Home & vehicle dealers - outdoor
	Automobile Service Stations/ Gas Stations
Building Materials and hardware	
Convenience and Liquor stores	
Furniture, Home Furnishings & Equipment	
General Retail	
Grocery Stores	
Mail order and vending	
Outdoor retail sales	
Restaurants	

Services

Requested:	Not requested:
Banks & Financial Services	
	Customer Product repair service
Health care services	
	Lodging – Bed & breakfast – 3 or fewer
	Lodging – Bed & breakfast – 4 or more
	Lodging – hotels & Motels 39 or fewer
	Lodging – hotels & Motels 40 or more
	Lodging – hotels or motels condos
	Lodging – Recreational vehicle park
Offices	
Offices – temporary during construction	
Offices, temporary in advance of construction	
Personal Services	
	Public Safety Facilities
	Social Service Organizations
	Storage - Accessory
	Temporary Construction Yards – off site

Transportation, communications & Utilities

Requested:	Not Requested:
	Broadcasting Studios
	Communication facilities
	Wireless communication facilities
	Pipelines and transmission lines
	Public Utility Facilities
	Transit stations and terminals
	Vehicle storage





Parcel Summary Report For Parcel # 041-024-002

San Luis Obispo County Department of Planning and Building

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

Address Information

Status P
Address 00248 NO MAIN ST TEMP

Lot Information:

Community: TEMP
Planning Area: SAL

<u>Lot Type</u>	<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	RHOPR	0000	A	U	RS / FH		
T	RHOPR	0000	B	U			
T	RHOPR	0000	D	U			

People Information

Role Name and Address
 OWN NELSON RM
 23 MAIN ST PASO ROBLES CA 93446-9415
 OWN NELSON EC
 OWN NELSON ELIZABETH C
 OWN NELSON RAYMOND M

Notes

Phone Numbers and Contact info



Parcel Summary Report For Parcel # 041-024-002

2/24/2009
1:17:55PM

San Luis Obispo County Department of Planning and Building

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

Parcel Information

Status Active
Description RHO PR LT A & B PTN LT D

Notes

