



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/6/2015

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

FROM: Brian Pedrotti (805-788-2788 or bpedrotti@co.slo.ca.us)  
North County Team / Development Review

**PROJECT DESCRIPTION:** LRP2013-00018 SAUNDERS – Proposed ordinance amendment to allow truck sales and service within the Wellsona Road Commercial Services area. Site location is 80 Wellsona Rd, Paso Robles. APN: 027-321-027

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 APPLICATIC

San Luis Obispo County Department of Planning and Bui

Non-Land Tax Parcel

ORDINANCE AMENDMENT TO ALLOW TRUCK SALES AND SERVICE WITHIN THE SAL/ RSAL HAP

CS

### 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 Terry & Janelle Saunders Daytime Phone \_\_\_\_\_  
 Mailing Address 2270 Niderer Road, Paso Robles Zip 93446  
 Email Address: \_\_\_\_\_

Applicant Name Ormonde Properties Inc, Steve Ormonde Daytime Phone 238-1466 ext 104  
 Mailing Address 30 Dandelion Lane, Templeton CA Zip 93465  
 Email Address: \_\_\_\_\_

Agent Name Kirk Consulting Daytime Phone 805-461-5765  
 Mailing Address 8830 Morro Rd, Atascadero CA Zip 93422  
 Email Address: kim@kirk-consulting.net

### PROPERTY INFORMATION

Total Size of Site: 4.17 acres Assessor Parcel Number(s): 027-321-027

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

Address of the project (if known): 238-1466 ext 104

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, just north of Paso Robles, left onto Wellsona Rd. Property located on the right on the corner of Wellsona and Benton Road

Describe current uses, existing structures, and other improvements and vegetation on the property: Existing parking lot

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): \_\_\_\_\_

Ordinance amendment to allow truck sales and service within the Wellsona Road Commercial Services area

### 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 Jamie Kirk Date 5-29-14

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

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

**What is the Existing Combining Designation(s)?:** \_\_\_\_\_

**What is the Requested Land Use Category?**

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

**What is the Requested Combining Designation(s)?:** \_\_\_\_\_

**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. 22.104.040 G 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:** \_\_\_\_\_  
To allow truck sales and service within the Wellsona Road area

**Describe existing and future access to the proposed project site:** \_\_\_\_\_  
Existing and future access from Wellsona Road and Benton Road

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

North: Commercial Services- vacant South: Commercial Services- Truck stop  
East: Commercial Services- RV Park West: Residential Rural- Single Family residence

**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 If yes, please submit copy  No

**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 If yes, please submit copy  No

**Fire Agency:** - List the agency responsible for fire protection: Cal Fire

# 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: 4.17 \_\_\_\_\_ 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: grading permit PMT2005-00687
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: Highway 101

**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 \_\_\_\_\_  
 Industrial: explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? \_\_\_\_\_
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 \_\_\_\_\_ 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? 100 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: San Miguel Garbage 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: Paso Robles Joint Unified
2. Location of nearest police station: Paso Robles
3. Location of nearest fire station: Paso Robles
4. Location of nearest public transit stop: Paso Robles
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
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: 6 days / week Hours of Operation: 8 am to 5 pm
2. How many people will this project employ? 20 people
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: APCD approved paint booth
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:
7. Will hazardous products be used or stored on-site?  Yes  No

If yes, please describe in detail: Waste oil and anti-freeze from vehicle service. All waste stored and disposed of according to County regulations.

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.  
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 \_\_\_\_\_

### **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): \_\_\_\_\_
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\*: \_\_\_\_\_

\* 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): ED04-006

**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 department staff currently assigned in either current planning or the environmental division)*



**Detailed Project Description**  
**Ordinance Amendment**  
Paso Robles Truck Center (Ormonde Properties Inc)  
80 Wellsona Road, Paso Robles

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**Proposal:**

The proposed project is an application for an Ordinance Amendment to allow Vehicle Service and Repair and Vehicle Retail Sales within the Wellsona Commercial Service Area Plan Standards contained in the Salinas River Area Plan. The purpose of the Ordinance Amendment is to allow development on a 4.17 acre parcel located in the Wellsona Road Area, just north of the City of Paso Robles.

**Project Site:**

The project site is located at 80 Wellsona Road, on the east side of Highway 101, at the northwest corner of the intersection of Benton Road and Highway 101. The property is fronted by Wellsona Road and Benton Road, a frontage road along Highway 101. The property is within the Salinas River planning area and is zoned Commercial Services. The property is subject to the Wellsona Road Area Planning Area Standards for Commercial Services properties. The Wellsona Road Planning Area Standards refine the list of allowable uses for the Commercial Service properties.

The project site is a 4.17 acre parcel currently vacant. Neighboring uses include San Paso Truck Stop to the south, The Vines RV Resort to the east San Miguel Garbage to the North and Residential to the west.

**Background:**

The original parcel was approximately 9 acres (APN 027-321-001). In 2002 the property was split into two parcels APN 027-321-026 and 027 however the property has remained vacant. Truck drivers looking to stop at the San Paso Truck stop, located across the street, have intermittently used the site for overnight camping and trailer storage. Over the years people has inquired about possible commercial development on the site, however due to the limitations and restrictions of the Planning Area Standards commercial development has not occurred and the site has remained vacant.

In 2005 Varborg-Davis was granted approval for a Minor Use Permit to allow commercial development. The commercial development included 18,000 sq.ft of buildings and +/- 26,000 sq.ft of outdoor storage. Uses contemplated with the previous Minor Use Permit included retail uses and warehousing. After the Minor Use Permit was approved a grading permit and building permit were issued to begin construction for the commercial development. Unfortunately the previous owners were unable to

complete construction and the permits expired. Since that time the property has changed ownership but has remained vacant. The Ormonde brothers purchased the property in December of 2013 with the hope to relocate their existing business, Paso Robles Truck Center, to the site.

**Paso Robles Truck Center Business Model:**

Paso Robles Truck Center is a full service sales and repair shop specializing in large Class 8 vehicles such as big rigs, busses and motor homes. Paso Robles Truck Center is currently located on a +/- 3 acre site at the corner of Highway 46 and Golden Hill Road. The business is broken up into five departments that all work in conjunction with one another.

**Sales-** The sales department comprises approximately 10% of the business model. PRTC is the authorized dealer for Volvo, Mack and Autocar big rig trucks.

**Service-** The service department comprises approximately 35% of the business model. The service department of Paso Robles Truck Center is all encompassing for maintenance, service and repair needs of large trucks. PRTC has authorized service contracts for Volvo, Mack, Autocar, Prevost, and Monaco coach. PRTC service department also includes a paint and body services. The paint booth in the service department is the largest paint booth on the Central Coast to offer body and paint services for large and small vehicles.

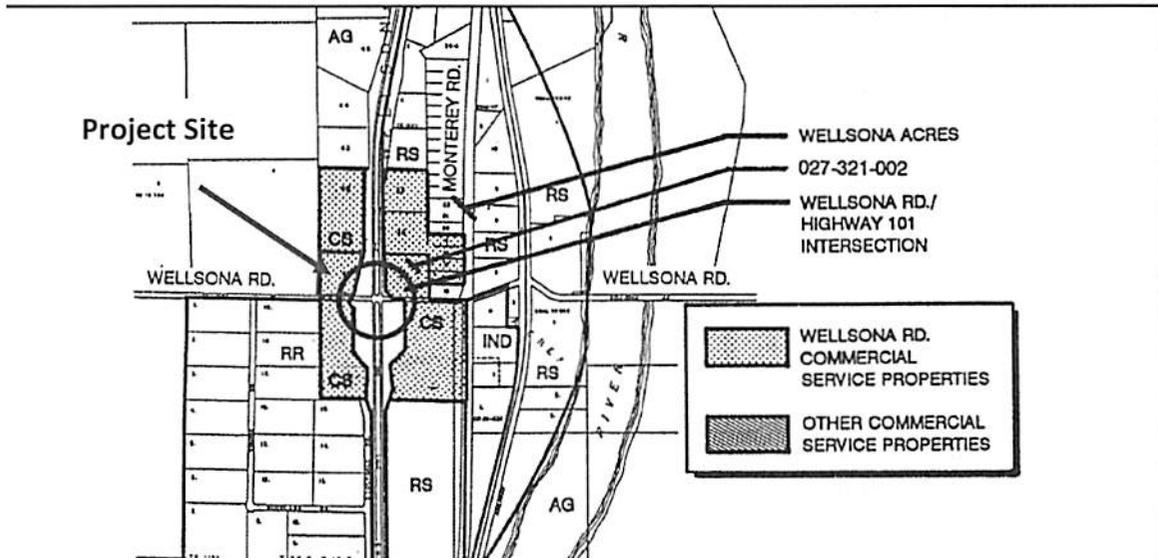
**Parts-** PRTC parts department stocks parts for all big rig maintenance and repair needs. The parts department also stocks luxury items to enhance the comfort of your big rig or motorhome. The parts department makes up about 35% of the business.

**Towing-** Towing services are available any day or time, and can handle any situation or vehicle. Again PRTC towing department is one of the few businesses that specializes in Class 8, large vehicles. The towing department makes up about 10% of the business.

**Tires-** The tire department provides service for all types of vehicles from busses to construction and farm equipment. PRTC tire department is even equipped to repair and replace track tires on farm equipment. The tire department makes up about 10% of the business.

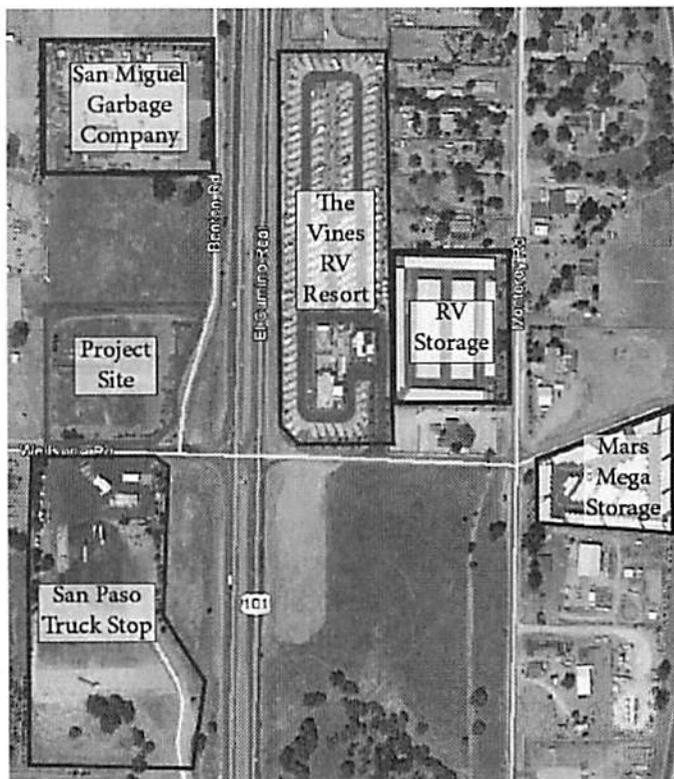
**Use Compatibility:**

The proposed site is within the Commercial Services land use category. The CS category extends to the north and south as well as to the east, on the other side of Highway 101.



Existing commercial uses in the vicinity include a Truck Stop, outdoor storage, RV park, storage facilities and scrap yards.

The existing uses and a majority of the approved uses within the area can be characterized as being businesses that are associated with and serve highway traffic. The proposed use of a business that provides vehicle service with accessory vehicle sales can be characterized in the same way. Paso Robles Truck Center is a little unique in that they specialize in large class 8 vehicles such as tractor trailer trucks, motorhomes and other large vehicles. This location directly off of Highway 101 has become a hub for large vehicles with the presence of both the truck stop and RV park. Paso Robles Truck Center regularly tows large trucks from this area to be serviced at their existing location off of Highway 46 and Golden Hill Road. The Paso Robles Truck Center business and service center being relocated to the Wellsona Road area will provide a more convenient location and better service to drivers of large vehicles.



**Framework for Planning- Commercial Service Purpose and Character Statement:**

**Purpose:**

The purpose of the Commercial Services category is to allow retail, wholesale, service and commercial in suitable locations that will not adversely affect surrounding uses and property, preferably adjacent to highway traffic.

**Character:**

- a. Areas characterized by existing heavy commercial, service, and small-scale industrial uses.
- b. Areas where uses generally serve occasional needs rather than day-to-day needs.
- c. Areas and uses that will not create extensive, incompatible land use mixtures.
- d. Areas within urban service and reserve lines, or village reserve lines.
- e. Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.
- f. Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.
- g. Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.
- h. Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.

**Justification Statement:**

Vehicle service and Vehicle sales use is consistent with the purpose and character of the Commercial Services land use category. The addition of these uses will promote infill and development in an existing commercial service area. Vehicle service and sales in close proximity to Highway 101 a major transportation corridor, is mutually beneficial to the business itself and to the greater community by keeping heavy traffic centrally located and away from residential areas.

**Existing Allowable Uses:**

The uses currently allowed within the Commercial Service (CS) – Wellsona Road area are varied and assumed to be intended to accommodate existing uses and businesses. Uses allowed vary from agriculture, residential, grocery stores and vehicle and freight terminals. The allowable land uses on the Wellsona Road properties include:

Agricultural accessory structures	Convenience and liquor stores
Bars and night clubs	(maximum gross floor area of 5,000
Bed and breakfast inns	sq.ft.)
Caretaker residences	Crop production and grazing
Concrete, gypsum and plaster products	Existing motorcycle dealer
Construction contractors	Gas stations

General retail (limited to gifts, novelties, souvenirs, and antiques)  
Grocery stores (maximum gross floor area of 5,000 sq.ft.)  
Hotels, motels if associated with truck stops as uses  
Personal services  
Public safety facilities  
Recreational Vehicle Parks  
Recycling and scrap  
Recycling collection stations  
Residential accessory use  
Restaurants

Roadside stands  
Small scale manufacturing  
Stone and cut stone products  
Storage, accessory  
Storage yards  
Temporary offices  
Transmission facilities  
Truck stops  
Vehicle and freight terminals  
Vehicle storage  
Warehousing  
Wholesaling and distribution

As mentioned above, the allowed uses listed above largely accommodate uses that existed prior to the adoption of the area plan standards. While there is considerable diversity in the allowable uses, the specific allowed uses limit the opportunity for additional commercial development. The Planning Area Standard also intended to limit uses in the Wellsona area to uses that were not significant traffic generators. Traffic associated with vehicle repair and accessory vehicle sales uses is similar to, if not less than, the various uses that are currently allowed to be located on the site.

The purpose and character of the Commercial Services category is to locate commercial services within suitable areas to limit the impact on less intense uses such as residential. This area within the CS land use category has already been characterized as a suitable area for commercial development.

## **Proposed Allowable Uses:**

### **Vehicle Service and Repair**

**Auto and Vehicle Repair and Services (land use).** Commercial Service establishments engaged in repair, alteration, restoration, towing, painting, cleaning or finishing of automobiles, trucks, recreational; vehicles, boats and other vehicles as a principal use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. May also include rental of cars, trucks or trailers; leasing of cars and trucks, except finance (equity) leasing which is included under "Financial Services." Does not include: automobile parking (classified in "Transportation"); repair shops subordinate to and maintained by a vehicle dealership which are included under "Auto, Mobile Home and Vehicle Dealers and Supplies"; service stations (which are separately defined); or automobile wrecking yards (which are included under "Recycling and Scrap"). (SIC: Groups 751, 753, 754)

## **Vehicle Retail Sales**

**Auto, Mobile Home and Vehicle Dealers and Supplies (land use).** Retail trade establishments selling new and used automobiles, boats, vans, campers, trucks, mobile homes, recreational and utility trailers, motorized farm equipment, motorcycles, golf carts, snowmobile and jet-skis (except bicycles and mopeds, which are included under "General Merchandise"). Such dealerships include any sales of vehicles by an individual when more than six vehicles are sold in one calendar year. Also includes establishments selling new automobile parts, tires and accessories (including tire recapping establishments), as well as establishments dealing in used automobiles exclusively. Does not include establishments dealing exclusively in used parts, which are included under "Recycling and Scrap." Includes automobile repair shops only when maintained by an establishment selling new vehicles on the same site. Does not include "Service Stations," which are separately defined. (SIC: Group 55)

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The proposed uses to be added to the Commercial Services- Wellsona Road Area are consistent with the purpose and character of the Commercial Services use category and consistent with the existing allowable uses.

The vehicle service and accessory vehicle sales is consistent with the purpose and character by encouraging infill and development within an existing commercial service area, and by centrally locating higher intensity uses to minimize the impact to lower intensity uses such as residential and agriculture.

Many of the uses currently allowed in the Area Plan Standard are associated with vehicles, such as: motorcycle dealer, gas station, RV parks, truck stop, vehicle and freight terminal, and hotel and motel if associated with truck stop as use. Vehicle service and sales is also a use associated with vehicles and is therefore similar and consistent with the existing uses allowed.

### **Traffic:**

The intersection of Wellsona Road and Highway 101 is currently un-signalized. There are currently right and left hand turn lanes for both north and south bound traffic on Highway 101. There are also acceleration and deceleration lanes for both north and south bound traffic on Highway 101.

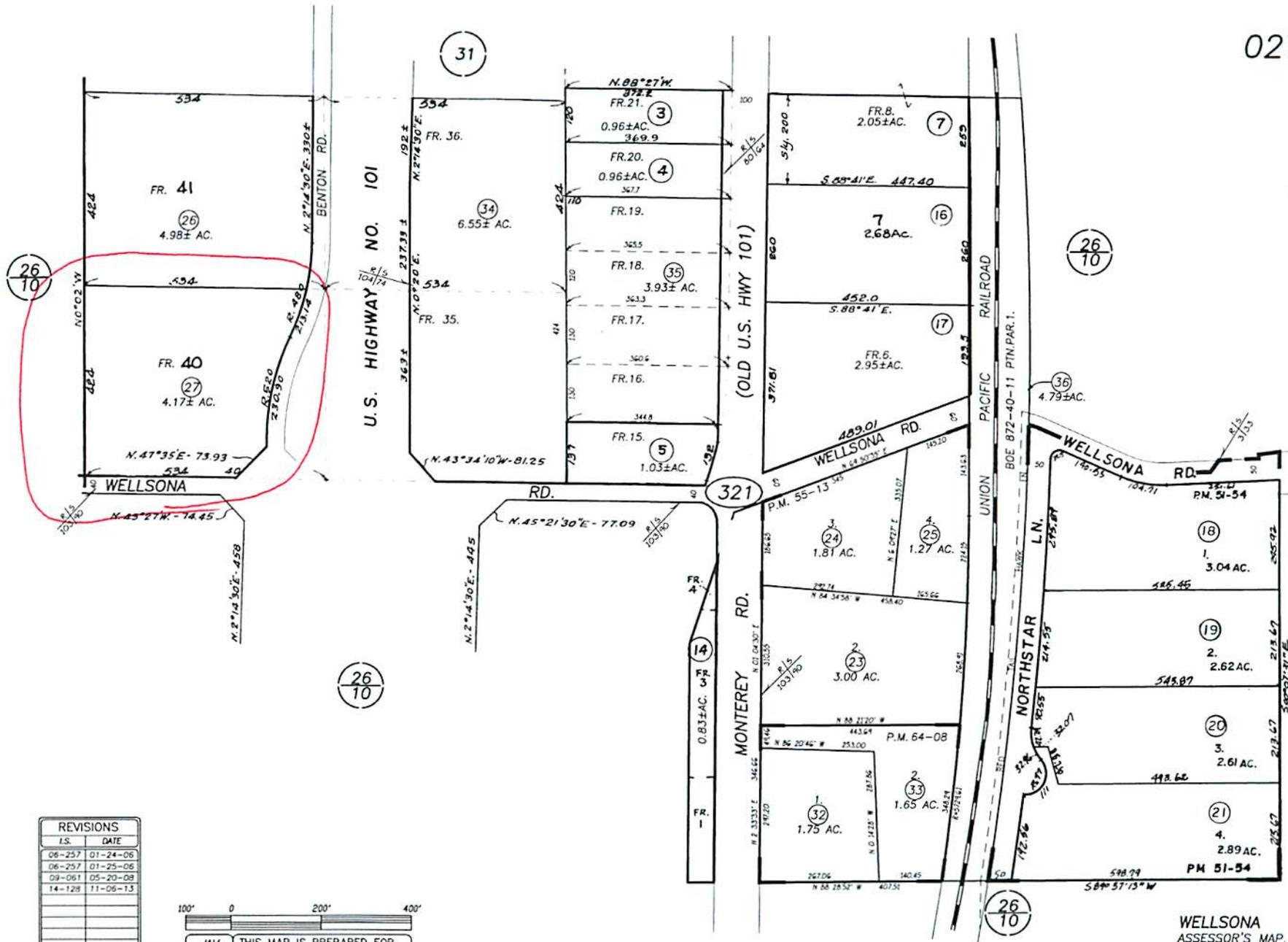
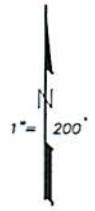
The County of San Luis Obispo has set a threshold of 2,300 trips per day as the maximum allowed for the existing intersection conditions. Once the threshold is reached intersection improvements will be required to mitigate traffic impacts. The County also has set the standard that intersections shall maintain a Level of Service of C or better. If the Level of Service is a D or F, mitigation measures will be required. In 2011 a traffic study was prepared for the Vines RV Report. In the report the intersection was rated at a Level of Service C. The estimated trip generation, including traffic generated from The Vines RV resort, is estimated to be at 930 ADT eastbound on Wellsona Road. The existing trip rate on eastbound Wellsona is well below the County set threshold. The traffic rate on westbound Wellsona is estimated to be similar to that on eastbound

Wellsona. The proposed use and proposed project are not anticipated to generate a large volume of traffic. Due to the low traffic rate on Wellsona Road the addition of vehicle sales and service is not anticipated to generate traffic in excess of the intersection threshold.

Per the ITE Trip Generation Manual, the average trip generation rate for the allowable uses range from 2.13 trips for a manufacturing facility, up to 168.56 trips for a gas station fueling pump. The average trip generation rate for the proposed uses range from 2.31 for a tire store to 21.14 trips for car sales. The potential impacts from the proposed uses are within the same range or below the potential impacts from the allowable uses. Therefore, the addition of vehicle sales, and vehicle service use to the Wellsona Road area will not increase the potential traffic impacts beyond the potential impacts of the existing allowed uses.

Cordially,

**Kim Johnson**  
**[kim@kirk-consulting.net](mailto:kim@kirk-consulting.net)**  
**Phone: (805) 461-5765**  
**Fax: (805) 462-9466**



REVISIONS	
LS.	DATE
06-257	01-24-06
06-257	01-25-06
09-061	05-20-08
14-128	11-06-13

100' 0 200' 400'

JAV  
02-25-00

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



50m  
200 ft

POWERED BY  
esri



# Parcel Summary Report For Parcel # 027-321-027

6/9/2014  
2:25:29PM

## 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 SAUNDERS TERRY  
2270 NIDERER RD PASO ROBLES CA 93446-9661

OWN HDA MORTGAGE FUND  
1900 AVE OF THE STARS #2400 LOS ANGELES CA 90067-

OWN SAUNDERS JANELLE

### Address Information

<u>Status</u>	<u>Address</u>
P	06525 BENTON RD RSAL
P	00080 WELLSONA RD RSAL

### 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>
WELSNAAC	0000	40P	Salinas Rural	Salinas	CS			Y	VP	
APV.C01-	505	0001	Salinas Rural	Salinas				N		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	WELLSONA AC LT 40

### Notes

PER CALL FROM LEE & ASSOCIATES (JODY WALTERS @ 782-9000, EXT 10), CONFIRMED EXISTING ASSOCIATED ADDRESS 80 WELLSONA RD, FLAGGED AS DEFAULT ADDRESS FOR APN, AND EMAILED VERIFICATION LETTER. 11/15/13-PCS

### Tax Districts

PASO ROBLES JT(27,40) (SB1537)  
SAN LUIS OBISPO JT(27,40)  
PASO ROBLES PUBLIC  
NO. 01



# Parcel Summary Report For Parcel # 027-321-027

6/9/2014  
2:25:29PM

## San Luis Obispo County Department of Planning and Building

County Government Center

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AREA NO. 21

PASO ROBLES UNION (SB1537 BLO)

### Case Information

**Case Number:**            **Case Status:**

COD2006-00455            CLD            Primary Parcel

**Description:**

UMPERMITTED MOBILE HOME

COD2009-00109            REC            Primary Parcel

**Description:**

PMT2005-00687, 2005-00688, 2005-00695 (MAJOR GRADING, COMMERCIAL WAREHOUSE & TEMP TRAILER) EXPIRED

DRC2003-00063            APV            Primary Parcel

**Description:**

MUP FOR COMMERCIAL BUILDING ON WELLSONA ROAD

LRP2013-00018            REC            Primary Parcel

**Description:**

ORDINANCE AMENDMENT TO ALLOW TRUCK SALES AND SERVICE WITHIN THE WELLSONA ROAD COMMERCIAL SERVICES AREA

PMT2005-00687            EXP            Primary Parcel

**Description:**

EXPIRED TO CODE ENF. 8/4/09 - MAJOR GRADING FOR 2 COMMERCIAL BDLGS, BLDG A & B, UTILITIES, NO SEPTIC & LEACH, PARKING LOT, DETENTION BASIN, ALL SITE WALLS < 4FT, THUS NO PMT IS REQ'D - R.THOMPSON, RCE/SOILS: GEOSOLUTIONS ALL ACCESSIBILITY W/ THE BLDGS.

PMT2005-00688            EXP            Primary Parcel

**Description:**

EXPIRED TO CODE ENF. 8-4-09 - COMMERCIAL OFFICE/WAREHOUSE FOR MODULAR HOME BUSINESS (8,087 SF) MAJOR GRADING  
PMT2005-00687

PMT2005-00695            EXP            Primary Parcel

**Description:**

EXPIRED TO CODE ENF 8-4-09 - TEMPORARY CONSTRUCTION TRAILER (FOR COMMERCIAL BLDG PERMIT PMT2005-00687 & PMT2005-00688

PMT2006-01650            EXP            Primary Parcel

**Description:**

EXPIRED - FIRESPRINKLERS FOR COMMERCIAL WAREHOUSE /OFFICE/ RETAIL PMT2005-00688/ NFPA 13 ORDINARY HAZARD GROUP 11/

PRE2013-00023            MET            Primary Parcel

**Description:**

METAL BUILDING FOR AG USE OF WAREHOUSING, DELIVERY, AND SALES OF BAGGED HAY CUBES AND SHAVINGS. JOINTLY USED FOR AG EQUIPMENT SUPPORT AS A MOBILE, COMMERCIAL TIRE REPAIR SERVICE.



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6/9/2014  
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PRE2013-00032      MET      Primary Parcel

**Description:**

PROPOSED ORDINANCE AMENDMENT TO SALINAS RIVER PLAN TO ADD AUTO REPAIR WITH ACCESSORY SALES AS AN ALLOWED USE

D010286P      EXP      Related Parcel

**Description:**

OFFICE/WAREHOUSE

E980167      RES      Related Parcel

**Description:**

TRUCK STOP PARKING NO PMT

S010164C      RDD      Related Parcel

**Description:**

PROP 2 CERT OF COMP