SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/28/2014

TO: _____

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: LRP2014-00013 ZACASTREET21 – Proposed general plan amendment to change the zoning from Commerical Retail to Commercial Service & Commercial Retail. Site location is Ramada Dr and Marquita Ave, Templeton. APNs: 040-153-001, -002, -003, and -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 APPLICATIO

San Luis Obispo County Department of Planning and Build

LRP2014-00013 ZACASTREET21 L
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GENERAL PLAN ADMENDMENT TO CHANGE THE ZONING FROM COMMERCIAL RETAIL
/

APPLICATION TYPE CHECK ALL THAT APPLY

☒ General Plan Amendment ☐ Ordinance Amendment
☐ Specific Plan ☐ Specific Plan Amendme...

APPLICANT INFORMATION *Check box for contact person assigned to this project*

☒ Landowner Name Zaca Street 21, llc Daytime Phone 544-2400
Mailing Address 3474 Empresa St. #100, SLO CA Zip 93401
Email Address: rpaul@cornerstonedevelop.com

☒ Applicant Name Cornerstone Development, llc Daytime Phone 544-2400
Mailing Address SAME AS ABOVE Zip 93401
Email Address: SAME AS ABOVE

☒ Agent Name Ric Paul Daytime Phone 544-2400
Mailing Address SAME Zip 93401
Email Address: SAME

PROPERTY INFORMATION

Total Size of Site: Assessor Parcel Number(s): 040-153-001, 002, 003, 004
Legal Description:
Address of the project (if known):
Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.:

Describe current uses, existing structures, and other improvements and vegetation on the property:
see attached

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See attached

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 10/14/14

FOR STAFF USE ONLY

Current Land Use Category: PAS? ☐ Yes ☐ No

CONSENT OF LANDOWNER

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

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): 3330 Ramada Drive, Templeton identified as Assessor Parcel Number 040-151-013 for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: General Plan Amendment specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.

2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.

3. If prior notice is required for an entry to survey or inspect the property. Please contact:
   Print Name: Ric Paul
   Daytime Telephone Number: 805 610 8610

4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property N/A

Person or entity granting consent:
Print Name: Zeca Street 21 llc
Print Address: 3474 Empresa St., #100, SLO, CA 93401
Daytime Telephone Number: 805 544-2400
Signature of landowner: _____ Date: 10/14/14
M. Member: Cornerstone Development, llc
its: M. Member

Authorized agent:
Print Name: _____
Print Address: _____
Daytime Telephone Number: _____
Signature of authorized agent: _____ Date: _____

Proposed Project

This proposal requests that property that is currently zoned Commercial Retail also be zoned Commercial Service. The parcels of land requesting this change are surrounded by Commercial Service zoned property on three (3) (north, south, and east) sides, with the fourth (4th) side being exposed to the 101 Freeway. The parcels of land requesting this zoning addition are relatively small in size, not allowing adequate parking for traditional retail uses.

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 Templeton 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)?: _____

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)?: _____

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

Page No. 9-161, 9-162 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: See attached

Describe existing and future access to the proposed project site: Cow Meadow Place, Ramada Drive, and Margvita, Bison Court

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

North: CS South: CS
East: CS West: 101 Freeway

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ 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 _____
☒ Community System -List the agency or company responsible for sewage disposal: TCSD
Do you have a valid will-serve letter? ☒ Yes If yes, please submit copy ☐ No

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

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: _____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: CO-06-0088
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 Dr, Marquita Ave., 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 CS/CR Tenancy - TBD
   ☐ Industrial: explain _____
3. What is the expected daily water demand associated with the project? TBD
4. How many service connections will be required? TBD
5. Do operable water facilities exist on the site?
   ☑ Yes ☐ No If yes, please describe: Farm Credit West Bldg - Totally Tile Bldg -
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☐ No If yes please attach N/A
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? TCSD
   ☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach filed to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility or 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? TBD 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? TBD
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: Paso Robles
2. Location of nearest police 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: Farm/Agriculture
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: TBD Hours of Operation: _____
2. How many people will this project employ? _____
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:
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, 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: N/A

   _____

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: TBD
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: _____

_____

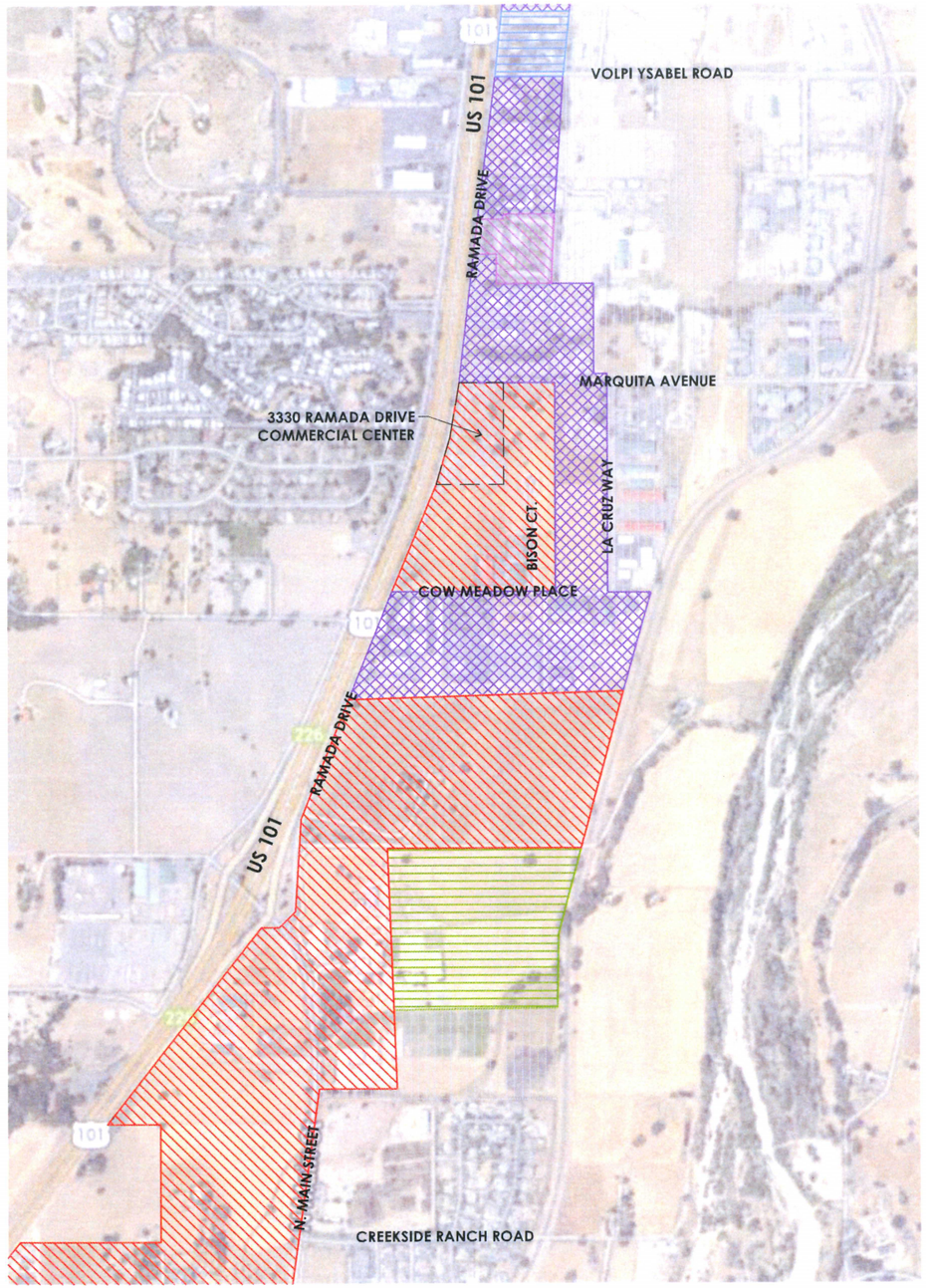
_____

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): _____

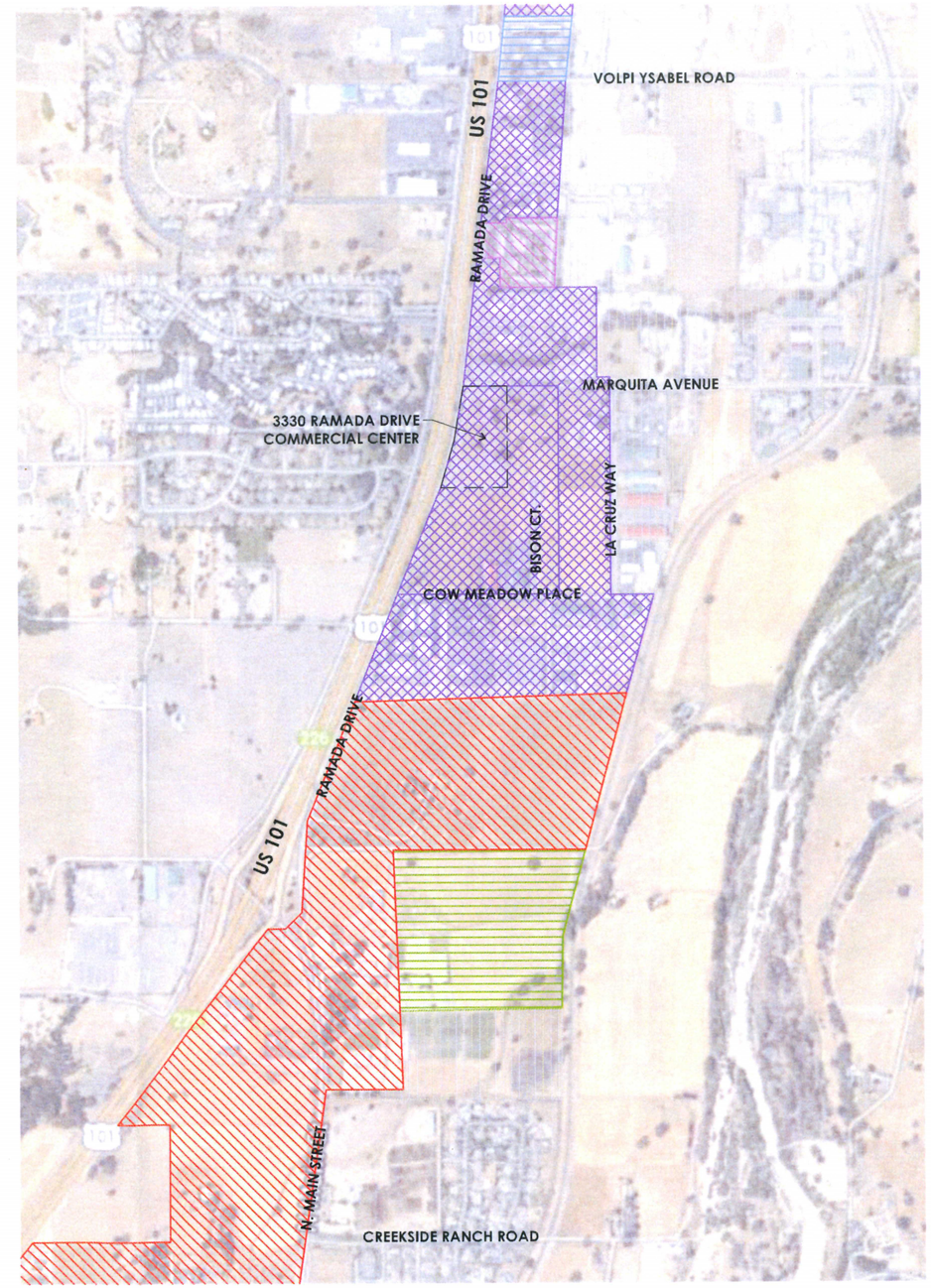
Other Related Permits

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)



EXISTING LAND USE SITE PLAN



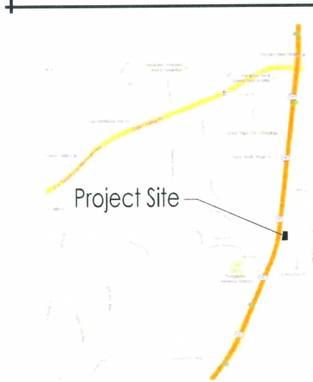
PROPOSED LAND USE SITE PLAN

LEGEND

LAND USE CATEGORIES:

- COMMERCIAL RETAIL
- COMMERCIAL SERVICE
- AGRICULTURE
- INDUSTRIAL
- MULTI-LAND USE CATEGORY
- PUBLIC FACILITY

VICINITY MAP

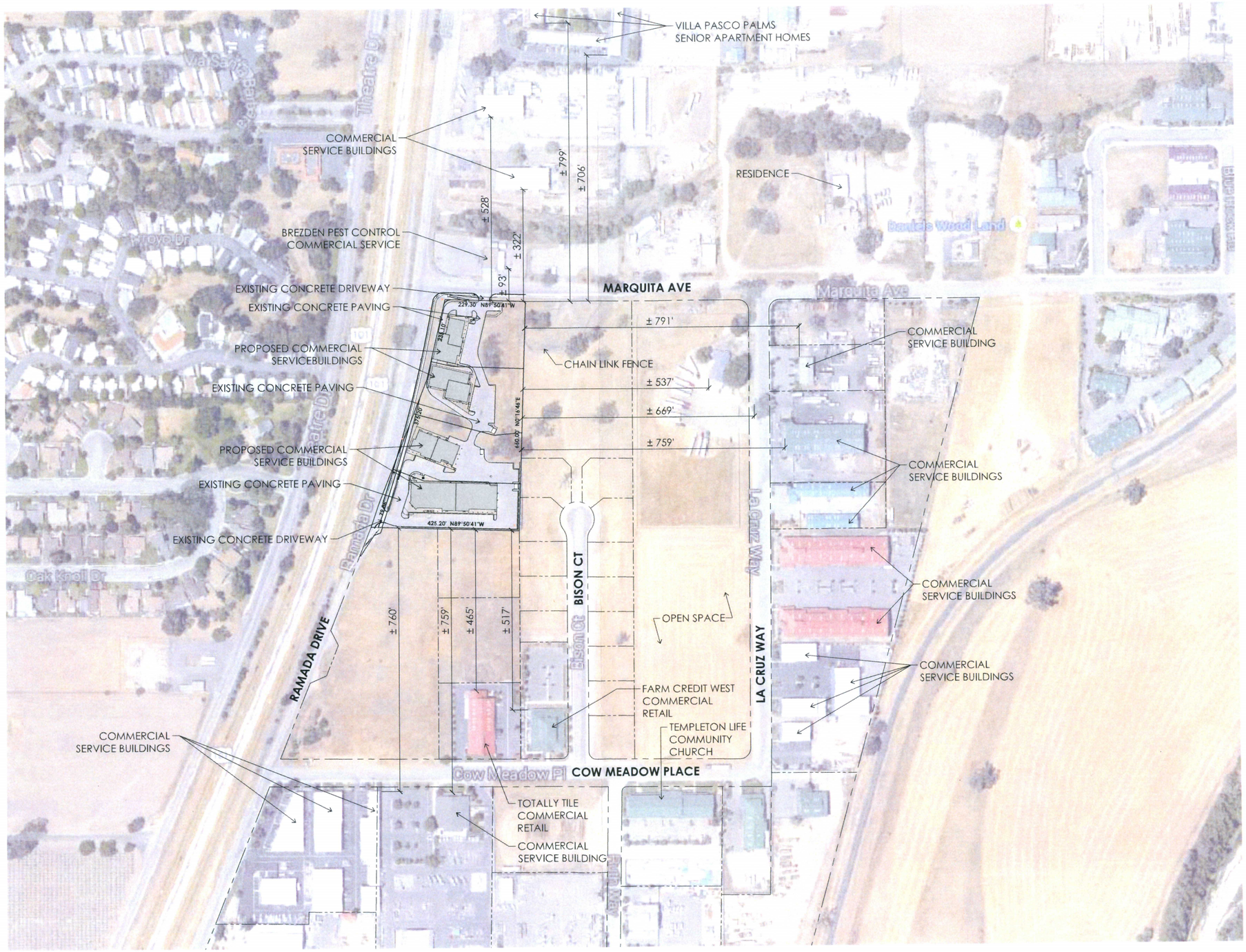


Arris STUDIO ARCHITECTS

CORNERSTONE DEVELOPMENT
3473 Empresa Street #100
San Luis Obispo CA 93401
ph: (805) 544-2400
fax: (805) 594-1381

LAND USE REVISION
Ramada Drive Commercial Service Center
RAMADA DRIVE & MARQUITA AVENUE
Templeton, California

LAND USE SITE PLAN
0 100' 200' 500' 1000'
SCALE: 1" = 1000'-0"
October 9, 2014
TRUE NORTH
A1



SITE PLAN

arris
STUDIO ARCHITECTS

CORNERSTONE DEVELOPMENT
3473 Empresa Street #100
San Luis Obispo CA 93401
ph: (805) 544-2400
fax: (805) 594-1381

LAND USE REVISION
Ramada Drive Commercial Service Center
RAMADA DRIVE & MARQUITA AVENUE
Templeton, California

SITE PLAN
0 50 100 150 250 300
SCALE: 1" = 300'-0"
October 9, 2014
TRUE NORTH
A2

CS
MARQUITA AVE
VIA ROBLES
RSF
Salinas River Sub Area
Planning Area
North County Planning Area
Planning Area
101
CR
CS
CS
100 m
400 ft

Parcel Summary Report For Parcel # 040-153-001

10/17/2014
2:25:33PM

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	ZACASTREET21 LLC 3474 EMPRESA ST STE 100 SLO CA 93401-7327
OWN	ZACASTREET21 LLC A CA LLC

Address Information

Status	Address

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc

Parcel Information

Status	Description
Active	PM 77/39-43 PAR 1

Notes

Tax Districts

TEMPLETON
TEMPLETON
AREA NO. 21
TEMPLETON PUBLIC
NO. 01
SAN LUIS OBISPO JT(27,40)

Parcel Summary Report For Parcel # 040-153-001

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

Case Information

Case Number:	Case Status:	
LRP2014-00013	REC	Primary Parcel

Description:
GENERAL PLAN ADMENDMENT TO CHANGE THE ZONING FROM COMMERCIAL RETAIL TO COMMERCIAL SERVICE & COMMERCIAL RETAIL

Parcel Summary Report For Parcel # 040-153-001

10/17/2014
2:25:59PM

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	ZACASTREET21 LLC 3474 EMPRESA ST STE 100 SLO CA 93401-7327
OWN	ZACASTREET21 LLC A CA LLC

Address Information

Status	Address

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc

Parcel Information

Status	Description
Active	PM 77/39-43 PAR 1

Notes

Tax Districts

TEMPLETON
TEMPLETON
AREA NO. 21
TEMPLETON PUBLIC
NO. 01
SAN LUIS OBISPO JT(27,40)

Parcel Summary Report For Parcel # 040-153-001

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

Case Information

Case Number:	Case Status:	
LRP2014-00013	REC	Primary Parcel

Description:
GENERAL PLAN ADMENDMENT TO CHANGE THE ZONING FROM COMMERCIAL RETAIL TO COMMERCIAL SERVICE & COMMERCIAL RETAIL

Parcel Summary Report For Parcel # 040-153-003

10/17/2014
2:26:32PM

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	ZACASTREET21 LLC 3474 EMPRESA ST STE 100 SLO CA 93401-7327
OWN	ZACASTREET21 LLC A CA LLC

Address Information

Status	Address

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc

Parcel Information

Status	Description
Active	PM 77/39-43 PAR 3

Notes

Tax Districts

TEMPLETON
TEMPLETON
AREA NO. 21
TEMPLETON PUBLIC
NO. 01
SAN LUIS OBISPO JT(27,40)

Parcel Summary Report For Parcel # 040-153-003

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

Case Information

Case Number:	Case Status:	
LRP2014-00013	REC	Related Parcel

Description:
GENERAL PLAN ADMENDMENT TO CHANGE THE ZONING FROM COMMERCIAL RETAIL TO COMMERCIAL SERVICE & COMMERCIAL RETAIL

Parcel Summary Report For Parcel # 040-153-004

10/17/2014
2:26:49PM

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	ZACASTREET21 LLC 3474 EMPRESA ST STE 100 SLO CA 93401-7327
OWN	ZACASTREET21 LLC A CA LLC

Address Information

Status	Address

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc

Parcel Information

Status	Description
Active	PM 77/39-43 PAR 4

Notes

Tax Districts

TEMPLETON
TEMPLETON
AREA NO. 21
TEMPLETON PUBLIC
NO. 01
SAN LUIS OBISPO JT(27,40)

Parcel Summary Report For Parcel # 040-153-004

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

Case Information

Case Number:	Case Status:	
LRP2014-00013	REC	Related Parcel

Description:
GENERAL PLAN ADMENDMENT TO CHANGE THE ZONING FROM COMMERCIAL RETAIL TO COMMERCIAL SERVICE & COMMERCIAL RETAIL