



# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

DATE: 1/27/2015

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

FROM: ARLIN SINGEWALD, 805-781-5198, ASingewald@co.slo.ca.us  
NORTH COUNTY Team / Development Review

**PROJECT DESCRIPTION:** LRP2015-00010 GV4 LLC, PROPOSED GENERAL PLAN AMENDMENT TO ADD CS ZONING TO THE PROPERTY TO MAKE IT CR/CS ZONING LOCATED AT THE PRIMARY ACCESS OFF OF RAMADA DR. ALONG THE 101 FRWY, RAMADA DR IS ACCESSIBLE OFF OF NORTH MAIN STREET, TEMPLETON APN: 040-211-009

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 File No \_\_\_\_\_

## 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 GV4 LLC/ MichaelJoe Goldstein Daytime Phone (805) 674-8127  
Mailing Address P.O. Box 4189 Paso Robles, CA Zip 93447  
Email Address: mj@mgeunderground.com

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

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

## PROPERTY INFORMATION

Total Size of Site: 41.6 Assessor Parcel Number(s): 040-211-009

Legal Description: RHO PR PTN LT 11

Address of the project (if known): 4210 Ramada Dr. Paso Robles, CA 93446

Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Primary access off of Ramada Dr. along the 101 freeway. Ramada Dr. is accesible off of North Main Street.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
The land is currently vacant. The only structure on the property is a vacant SFR.

## PROPOSED PROJECT

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

General Plan Amendment to add CS zoning to the property to make it CR/CS zoning.

## 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 1-15-16

## FOR STAFF USE ONLY

Current Land Use Category: \_\_\_\_\_

PAS?  Yes  No

Revised 5/07

4

LRP2015-00010

GV4 LLC/ MICHAEL

M

GENERAL PLAN AMENDMENT TO ADD CS  
ZONING TO THE PROPERTY TO MAKE IT  
NCSAL/ TEMP

CR EX1

# 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 Salinas River Sub 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. 10 - 61 Paragraph: Figure 104-22 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:** The property has a opportunity to be developed with a mix of uses that would complement and augment the community of Templeton and the North County as a whole.

**Describe existing and future access to the proposed project site:** Existing access off of Ramada Dr.

Proposed future access will be from extension of Ruth Way and Ramada Dr. See design plans for proposed subdivision circulation.

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

North: Commercial Service South: Agriculture

East: Ramda Dr & Highway 101 West: Agriculture

**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: Templeton Fire Department

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 40 acres  
Moderate slopes of 10-30%: 1.4 acres  
Steep slopes over 30%: .2 acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: Nearest stream is approximately 200' from eastern property boundary.
3. Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: Adjacent property to the south is in a flood hazard zone.
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: The property can be seen from Ramada Dr.

**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 If GPA is approved a CUP will be submitted to establish a Construction Contractors Yard. see project description \_\_\_\_\_  
 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 \_\_\_\_\_ 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: 200'    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? \_\_\_\_\_
- 2. Name of Solid Waste Disposal Company: Midstate Solid Waste & Recycling
- 3. Where is the waste disposal storage in relation to buildings? Located behind buildings (CUP Cons. Contractors Yard)
- 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: San Luis Obispo County Sheriff 356 N Main Street, Templeton, CA 93465
- 3. Location of nearest fire station: Station 30- Paso Robles Fire Station
- 4. Location of nearest public transit stop: Theatre Drive at Rancho Paso Rd.
- 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:  
Single Family Residence + Ag
- 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: Report will follow
- 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**   Following information is for Land Division Application

*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? TBD
- 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: Vehides commuting (Commuters & Trucks)  
 (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: \_\_\_\_\_  
Typical industrial waste
- 7. Will hazardous products be used or stored on-site?    Yes    No  
 If yes, please describe in detail: Diesel Fuel, Petroleum Lubricants, Paints, Used Engine Oil,
- 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. \_\_\_\_\_ 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 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): \_\_\_\_\_
2. Will the development occur in phases?  Yes  No  
If yes describe: Please see project description from Kirk Consulting included in the submittal package. \_\_\_\_\_
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: \_\_\_\_\_  
Please see project description from Kirk Consulting included in the submittal package.
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 the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



## SUPPLEMENTAL DEVELOPMENT STATEMENT General Plan Amendment

**Applicant:** GV4, LLC  
**Project Address:** 4210 Ramada Dr. Templeton, CA  
**APN:** 040-211-009  
**Site Area:** 40.6  
**Land Use Designation:** Commercial Retail  
**Area Plan:** North County Planning Area, Salinas River Sub Area  
**Application:** General Plan Amendment

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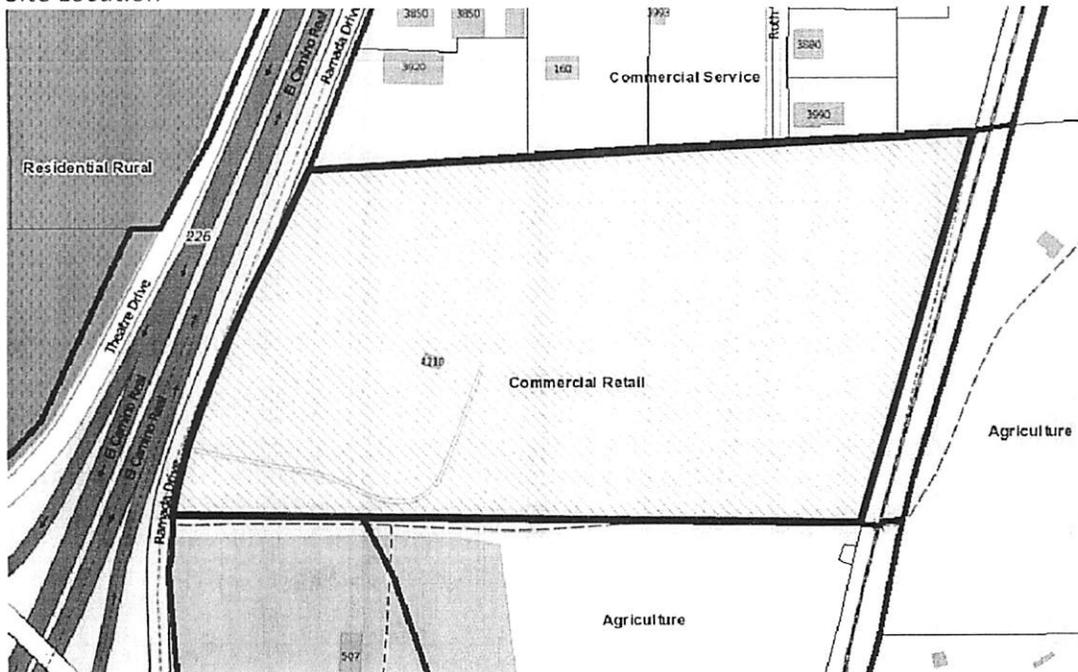
### Project Summary:

- General Plan Amendment to add CS Zoning to the existing CR land use designation resulting in Mixed Use Zoning on the property consistent with similar General Plan Amendment applications approved in the area
- Commercial Subdivision of Rear 20 acres with Remainder Parcel for 20 acres along Ramada Drive
- Subsequent Use Permit for MGE Underground Construction Contractors Office and Operations Headquarters
- Future Commercial Development and Subdivision of front 20 acres by 'others' at future date

### Project Site

The project site is located along the Highway 101 corridor north of North Main Street on Ramada Drive in Templeton. The property is just over 40 acres in size and currently has a Commercial Retail land use designation. There is a vacant single family residence on the property. Surrounding uses include agricultural uses to the south and east, commercial service / industrial uses to the north, and Ramada Drive and Highway 101 to the west.

### Site Location

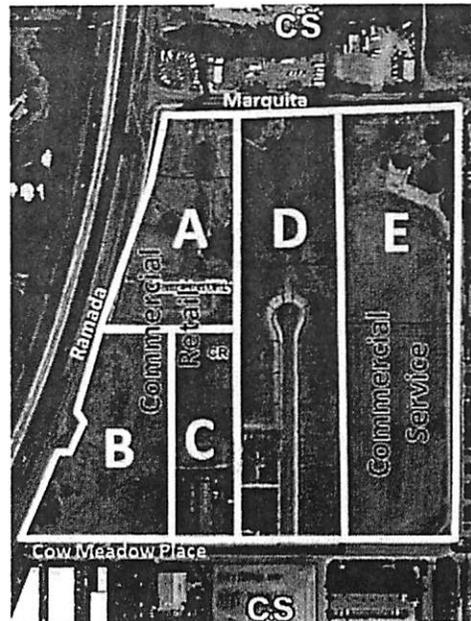


### **General Plan Amendment:**

When the Salinas River Area Plan was adopted in 1996, this property along with properties south of Marquita Drive were envisioned as Regional Shopping Districts with the purpose of 'serving the North County Region with major commercial establishments and providing visitor themed destinations'. Since the adoption of the Salinas River Area Plan in 1996 the regional shopping center that was envisioned to be at this location was instead built just north of this property in the City of Paso Robles on North Theatre Drive. The Target Center, the Walmart Center, and the Lowes Center in Paso Robles serve the Regional Shopping needs for North County Region residents.

While much of the regional shopping needs are met by existing and approved but not yet built shopping centers, there still remains a need for uses that don't require the individual land mass that a regional shopping center requires. The Ramada Drive property has an opportunity to be developed with a mix of uses that would complement and augment the community of Templeton and the North County as a whole. Underserved and emerging uses that could be developed on the property include smaller community serving retail uses, (grocery store), uses that are sales tax generators (car lots or other vehicle sales lots), uses that target the growing and lucrative tourist industry (wineries or craft distilleries, or other artisan culinary products or crafts), and/or uses that employ skilled / trade labor (small scale manufacturing, construction contractors, etc).

Amending the Land Use Designation to a Mixed Use CR/CS designation would facilitate the range of uses listed above. While all of the uses listed above would be allowed in the Commercial Service Land Use Designation, not all uses listed above would be allowed in the existing Commercial Retail Land Use Category (i.e. wineries, breweries, artisan craft / food production). The Mixed Use CR/CS designation would allow the maximum flexibility for this property to evolve in order to meet the changing market demands for uses and services. A similar General Plan Amendment for a property north of this site was approved by the Board of Supervisor on August 25, 2015 (LRP2014-00013).



CR/CS Approved on Properties (LRP 2014-00013)

The front 10 acres to 20 acres of the property lends itself to higher intensity commercial retail uses as it has freeway visibility and direct access from Ramada Drive. In order to prevent the freeway oriented portion of the property along Ramada Drive from being underdeveloped with outdoor storage yards, recycle yards, or uses that would be unattractive and unsightly it would be appropriate to incorporate planning area standards that would restrict outdoor storage related uses from being developed on the front portion of the property. Those type of uses would be more appropriate on the rear (eastern) portion of the property as it is not highly visible from Highway 101 and is not conducive to higher intensity commercial retail uses.

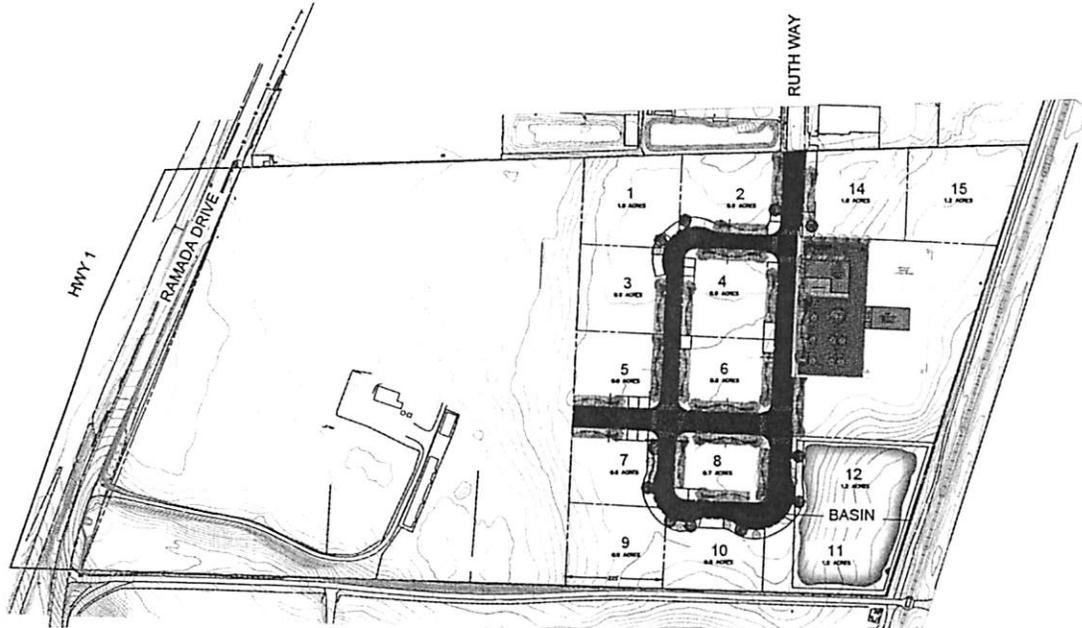
#### **Conceptual Subdivision Layout**

A preliminary subdivision plan has been provided to identify how the rear portion of the property could be developed into a commercial subdivision while leaving the front 20 acres along Ramada Drive available for a larger commercial development. The commercial subdivision application for the property will be submitted and processed separate of the General Plan Amendment application as the subdivision is not dependent upon the approval of the General Plan Amendment however it is being provided in the project description for information purposes to illustrate the owner's intended development design for the property.

The commercial subdivision has been designed with larger parcel sizes that can support a range of uses and to allow further subdivision if deemed necessary by future owners/tenants. The design includes an extension of Ruth Way, a circulation connection to the west 20 acres to ensure future connectivity from Ruth Way to Ramada Drive. A common parcel designed to accommodate the drainage needs for the rear 20 acres has also been provided.

The subdivision design is intended to create an attractive commercial development that has a neighborhood type character with pedestrian friendly streetscapes, including sidewalks and attractive landscaping. Anticipated uses would include a mix of service, retail, light industrial/processing uses and tourist / entertainment uses, similar to the development pattern and uses occurring north of the property in the area referred to as 'Tin City'. While the subdivision is not dependent upon the General Plan Amendment application, the range and mix of uses will be increased if the General Plan Amendment is approved.

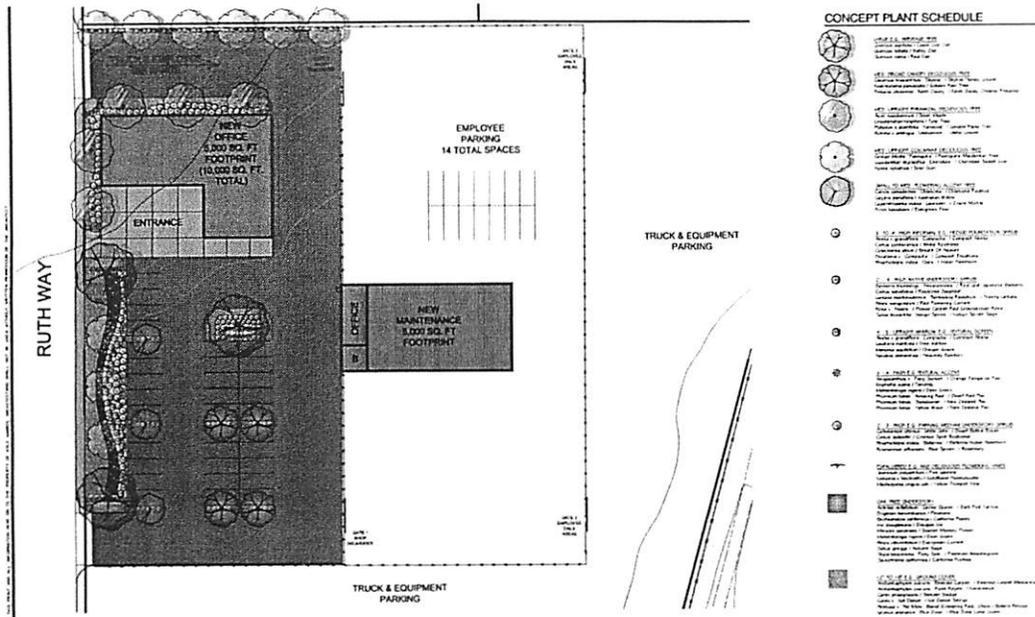
Subdivision Landscape Plan



**Future Conditional Use Permit for MGE Construction**

If the General Plan Amendment is approved a Conditional Use Permit will be submitted to establish a Construction Contractors Office and Operations Headquarters on one of the parcels along the eastern portion of the site. The proposed Construction Contractors Office and Operations Headquarters is a prime example of an appropriate use for the rear portion of the site that is not currently allowed in the Commercial Retail Land Use Category. The proposed site for MGE Construction is located adjacent to the railroad tracks and as shown on the conceptual site plan, the street frontage development will be an attractive stick built administrative building with landscaping along the street frontage and the parking, outdoor storage, and maintenance areas located behind the building screened from public view.

Construction Yard Conceptual Site Plan



The proposed amendment is consistent with existing land use element policies, including the purpose and character statements for the proposed land use categories, Commercial Retail and Commercial Service.

While all of the uses under Commercial Retail would be allowed in the Commercial Service Land Use Designation, not all uses listed in Commercial Service would be allowed in the existing Commercial Retail Land Use Category (i.e. wineries, breweries, artisan craft / food production). The project site conforms to the purpose and character statements described in the proposed land use category.

Allowing mixed use of CR/CS zoning on the property would enable more flexibility for future development and allow the project site to adapt to changing market demands of commercial retail and commercial services.

This general plan amendment would not impede retail development in the project area; rather, it would allow development of commercial retail and/or commercial service depending on market demand. Adding mixed use CR/CS can help stimulate development in the area and encourage retail development to follow Commercial Service projects.

The rationale for adding Commercial Service Land Use Designation to the entire property is to allow for greater flexibility and increase the opportunity for higher intensity commercial retail uses as the area continues to develop. Both Commercial Retail and Commercial Service Land Use Categories are compatible uses where

development of one designated land use can stimulate new development from the other category. A similar General Plan Amendment for a property north of this site was approved by the Board of Supervisor on August 25, 2015.

The project has water and sewer service from the Templeton Community Service District.

There are no foreseen significant environmental constraints foreseen with this General Plan Amendment. There were several resources studies completed for a previous application that was submitted on the properties. Many of those are relevant to this application and have been included in the submittal.

**General Plan Amendment – Add Land Use Category:  
Commercial Service to Commercial Retail**

**Framework for Planning – CR Purpose and Character Statement**

**Purpose:**

The purpose of the Commercial Retail land use category is as follows:

**CBD: N/A**

**Visitor-Serving Commercial Areas:**

- a. *To provide limited areas for highway traveler services and uses associated with tourists and vacationers within urban areas on collectors or arterials or in rural areas where other commercial areas are distant.*
- b. *To allow for commercial and compatible accessory uses related to resort or recreational activities.*

**Justification Statement:**

The project is located in a prime area for services and uses associated with tourists and vacationers given its visibility and access off of Freeway 101 and Ramada Drive. By allowing both Commercial Retail and Commercial Service uses on the property, the proposed general plan amendment would allow more flexibility and enable the site to adapt to changing market demands for commercial goods and services without impeding development of Commercial Retail.

**Neighborhood Commercial Areas:**

- c. *To provide convenient locations for retail commercial and service establishments to meet daily shopping needs of residential areas.*

**Justification Statement:**

The Crossings Shopping Center, also referred to as the Target Shopping Center, is less than (1) one mile away north of the project site. The Target Shopping Center fulfills most of the daily shopping needs for nearby residential areas however the project site can absorb additional retail establishments depending on the market demands.

**Character:**

The character of the Commercial Retail land use category is as follows:

**CBD Areas: N/A**

**Visitor-Serving Commercial Areas:**

- a. *Areas that serve transient and tourist needs incidental to traveling rather than local or regional residential demands, located within urban or village areas or at remote locations distant from urban or village areas where highway services already exist or would be accommodating of traveler safety in new locations.*
- b. *Areas where the following use groups from Article 2 of the Land Use Ordinance are eligible:*
  - Libraries and museums*
  - Collection stations*
  - Eating and drinking places*
  - Food and beverage sales*
  - Service stations*
  - Financial services*
  - Public safety facilities*
  - Accessory storage*
  - Bed and breakfast facilities*
  - Hotels*
  - Motels*
  - Personal services*
  - Recreational vehicle parks*
  - Pipelines and power transmission*
  - Transit stations and terminals, and*
  - Truck stops*
- c. *Areas that are easily accessible and apparent from regional transportation routes.*
- d. *Areas in communities that are close to cultural, recreational and entertainment destinations or where needed to provide travel and tourism services.*
- e. *Areas that concentrate tourist accommodations and services and preclude functionally unrelated multi-family and retail commercial uses, discouraging dispersion of motels and other highway commercial uses in other commercial or residential areas.*

**Neighborhood Commercial Areas:**

- f. *Limited areas where small-scale neighborhood commercial and service uses can be allowed to enable each community to attain self-sufficiency in regard to day-to-day shopping needs without disrupting the residential character of the area.*
- g. *Locations between residential areas and downtown areas along collector or arterial streets which serve to reduce the number of shopping trips for daily needs and to encourage walking or bicycling.*
- h. *Sites between two and five acres in size, related to the population within a one-half to one mile radius market area.*
- i. *Areas with individual uses of generally less than 8,000 square feet of floor area to support small-scale business, with site and building design to blend with surrounding residential character. The following use groups from Article 2 of the Land Use Ordinance are eligible to be allowed in neighborhood commercial areas, with a maximum of 8,000 square feet for any use unless otherwise noted:*
  - Nursery specialties*

*Membership organization facilities*  
*Collection stations*  
*Small scale manufacturing*  
*Building materials and hardware*  
*Eating and drinking facilities (maximum 80 seats)*  
*Food and beverage retail sales*  
*General merchandise stores (2,000 square feet each, up to maximum of  
25% of total floor area on a site)*  
*Outdoor retail sales*  
*Service stations*  
*Financial services*  
*Offices (2,000 square feet each, up to a maximum of 25% of floor area on  
a site)*  
*Offices, temporary*  
*Personal services*  
*Public safety facilities*  
*Repair services, consumer*  
*Accessory storage*  
*Temporary construction yards*  
*Pipelines and power transmission*  
*Transit stations and terminals*  
*Vehicle storage*

**Justification Statement:**

The amendment to add mixed use CR/CS zoning will allow the site to remain consistent with the character of the Commercial Retail land use category described above.

**Framework for Planning – Commercial Service (CS) Purpose and Character Statement**

**Purpose:**

The purpose of the Commercial Service land use category is as follows:

- a. To provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.*
- b. To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.*
- c. To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.*

**Justification Statement:**

The parcel and proposed amendment will allow the site to remain consistent with the purpose statement for the Commercial Service land use category. Adding CR/CS zoning to the project site will result in an attractive mixed use area that will protect from incompatible uses and protect from conflicting uses as both uses complement one another. The project area of approximately 40 acres is large enough to sustain a variety of activities / uses to meet demand for both land use categories.

**Character:**

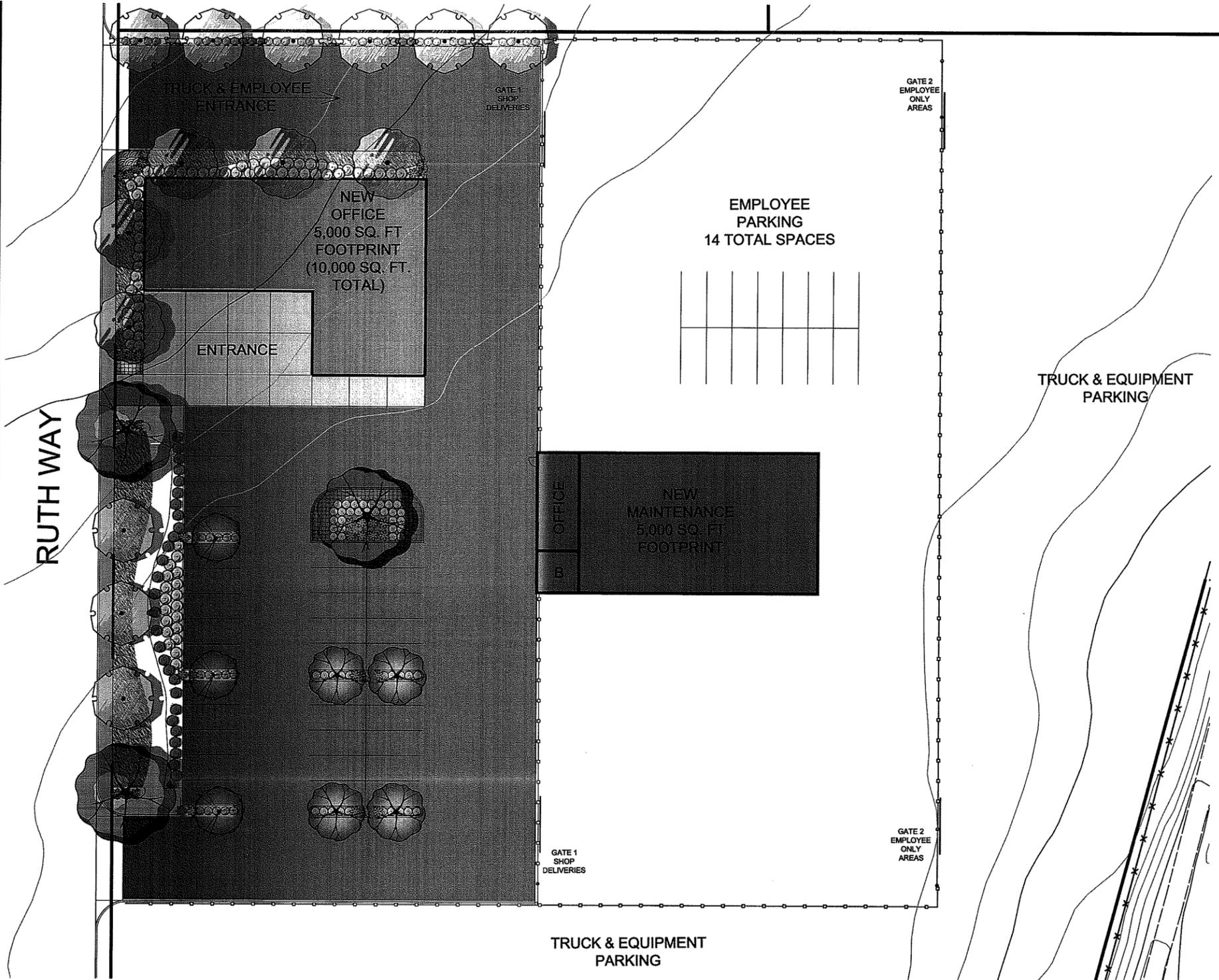
The character of the Commercial Service land use category is as follows:

- 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:**

The location of the project site presents ideal opportunities for both Commercial Retail and Commercial Service categories. The parcel configuration and surrounding uses fit the character of the Commercial Service land use category. The area along the railroad tracks on the eastern portion of the site is an ideal location for Commercial Service uses such as heavy commercial, service, and small scale industrial. Such Commercial Service type uses would be better suited along this area because they are less vulnerable to noise and other potential hazards from a railroad corridor.

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# CONCEPTUAL LANDSCAPE PLAN



## CONCEPT PLANT SCHEDULE

-  **LARGE E.G. HERITAGE TREE**  
*Quercus agrifolia* / Coast Live Oak  
*Quercus lobata* / Valley Oak  
*Quercus rubra* / Red Oak
-  **MED. BROAD CANOPY DECIDUOUS TREE**  
*Gleditsia triacanthos* 'Skyline' / Skyline Honey Locust  
*Koelerutena paniculata* / Golden Rain Tree  
*Pistacia chinensis* 'Keith Davey' / Keith Davey Chinese Pistache
-  **MED. UPRIGHT PYRAMIDAL DECIDUOUS TREE**  
*Acer saccharinum* / Silver Maple  
*Linodendron tulipifera* / Tulip Tree  
*Platanus x acenifolia* 'Yarwood' / London Plane Tree  
*Robinia x ambigua* 'Idahoensis' / Idaho Locust
-  **MED. UPRIGHT COLUMNAR DECIDUOUS TREE**  
*Ginkgo biloba* 'Fastigata' / Fastigiate Maidenhair Tree  
*Liquidambar styraciflua* 'Cherokee' / Cherokee Sweet Gum  
*Nyssa sylvatica* / Sour Gum
-  **SMALL TO MED. FLOWERING ACCENT TREE**  
*Cercis canadensis* 'Oklahoma' / Oklahoma Redbud  
*Geijera parviflora* / Australian Willow  
*Lagerstroemia indica* 'Lavender' / Crape Myrtle  
*Pyrus kawakami* / Evergreen Pear
-  **3' TO 4' HIGH INFORMAL E.G. HEDGE FOUNDATION SHRUB**  
*Abelia x grandiflora* 'Compacta' / Compact Abelia  
*Cistus corbanense* / White Rockrose  
*Coleonema album* / Breath Of Heaven  
*Escallonia x 'Compacta'* / Compact Escallonia  
*Rhaphtolepis indica* 'Clara' / Indian Hawthorn
-  **2' - 4' HIGH NATIVE UNDERSTORY SHRUB**  
*Berberis thunbergii* 'Atropurpurea' / Red Leaf Japanese Barberry  
*Cistus salvifolius* / Rockrose Sageleaf  
*Lantana montevidensis* 'Spreading Radiation' / Trailing Lantana  
*Ribes sanguineum* / Red Flowering Currant  
*Rosa x 'Noare'* / Flower Carpet Red Groundcover Rose  
*Salvia leucantha* 'Indigo Spires' / Indigo Spires Sage
-  **4' - 5' UPRIGHT NARROW E.G. TEXTURAL SCREEN**  
*Abelia x grandiflora* 'Compacta' / Compact Abelia  
*Lavatera maritima* / Tree mallow  
*Mahonia aquifolium* / Oregon Grape  
*Nandina domestica* / Heavenly Bamboo
-  **3' - 4' HIGH E.G. TEXTURAL ACCENT**  
*Amigozanthos x 'Fiery Sunset'* / Orange Kangaroo Paw  
*Kniphofia uvana* / Torch Lily  
*Muhlenbergia ngens* / Deer Grass  
*Phormium tenax* 'Amazing Red' / Dwarf Red Flax  
*Phormium tenax* 'Sundowner' / New Zealand Flax  
*Phormium tenax* 'Yellow Wave' / New Zealand Flax
-  **2' - 3' HIGH E.G. PARKING MEDIAN UNDERSTORY SHRUB**  
*Callistemon citrinus* 'Little John' / Dwarf Bottle Brush  
*Cistus ladanifer* / Crimson Spot Rockrose  
*Rhaphtolepis indica* 'Ballena' / Ballena Indian Hawthorn  
*Rosmannia officinalis* 'Blue Spires' / Rosemary
-  **ESPALLIERED E.G. AND DECIDUOUS FLOWERING VINES**  
*Jasminum polyanthum* / Pink Jasmine  
*Lonicera x heckrotti* / Goldflame Honeysuckle  
*Maccladyenia unguis-cati* / Yellow Trumpet Vine
-  **OAK TREE UNDERSTORY**  
*Achillea millefolium* 'Cense Queen' / Dark Pink Yarrow  
*Erigeron karvinskianus* / Fleabane  
*Eschscholzia californica* / California Poppy  
*Ins douglasiana* / Douglas Ins  
*Mimulus cardinalis* / Scarlet Monkey Flower  
*Muhlenbergia ngens* / Deer Grass  
*Ribes viburnifolium* / Evergreen Currant  
*Salvia greggii* / Autumn Sage  
*Stipa tenuissima* 'Pony Tails' / Finestem Needlegrass  
*Zauschneria californica* / California Fuchsia
-  **12' TO 18' E.G. GROUND COVER**  
*Arctostaphylos uva-ursi* 'Emerald Carpet' / Emerald Carpet Manzanita  
*Arctostaphylos uva-ursi* 'Point Reyes' / Kunlknick  
*Carex praegracilis* / Slender Sedge  
*Carex x 'Ice Dance'* / Ice Dance Sedge  
*Festuca x 'No Mow' Blend* (Creeping Red, Chewi / Bolero Fescue  
*Leymus arenarius* 'Blue Dune' / Blue Dune Lyme Grass
-  **ANNUAL/PERENNIAL ACCENT FLOWERING G.C.**  
*Achillea millefolium* 'Red Beauty' / Red Beauty Yarrow  
*Dimorphotheca aurantiaca* / African Daisy  
*Gazania x 'Sunburst'* / Gazania  
*Ins douglasiana* / Douglas Ins  
*Oenothera bertlandii* / Mexican Evening Pnmrose  
*Penstemon heterophyllus* 'Blue Springs' / Beard Tongue

### LANDSCAPING AND IRRIGATION NOTES:

- NEW CONSTRUCTION SHALL COMPLY WITH CAL GREEN TIER 1 FOR OUTDOOR REQUIREMENTS.
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS (4.304.1) FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

CONTROLLERS SHALL BE WEATHER OR SOIL-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.

WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAIN FALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL-MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

**CAL GREEN TIER 1:**  
CGC A4.304.1 INSTALL A LOW-WATER CONSUMPTION IRRIGATION SYSTEM WHICH MINIMIZES THE USE OF SPRAY TYPE HEADS.

CGC A4.304.2 A RAINWATER CAPTURE, STORAGE AND REUSE SYSTEM IS DESIGNED AND INSTALLED. (OPTIONAL)

CGC A4.304.3 A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPING IRRIGATION. (OPTIONAL)

CGC A4.304.4 PROVIDE WATER EFFICIENT LANDSCAPING IRRIGATION DESIGN THAT REDUCES THE USE OF POTABLE WATER DOES NOT EXCEED 60 PERCENT OF ETO TIMES THE LANDSCAPING AREA.

### SOIL MANAGEMENT

- CONTRACTOR SHALL PROVIDE 4" OF NON-MECHANICALLY COMPACTED TOPSOIL AS FINISH GRADE FOR PROPER WATER ABSORPTION AND ROOT GROWTH.
- THE TOPSOIL LAYER SHALL INCLUDE INCORPORATION OF ORGANIC COMPOST AT A RATE OF 4 CYDS/1000 SF.
- PROVIDE A MINIMUM OF 3" OF SHREDDED REDWOOD 'STRINGY' BARK TO ALL EXPOSED PLANTING AREA SURFACES INCLUDING CREEPING OR ROOTING GROUND COVERS AND SEEDING AREAS.



**HARRIS**  
Architecture & Design  
151 West Branch Street, Suite E Arroyo Grande, CA 93420 (805) 574-1550

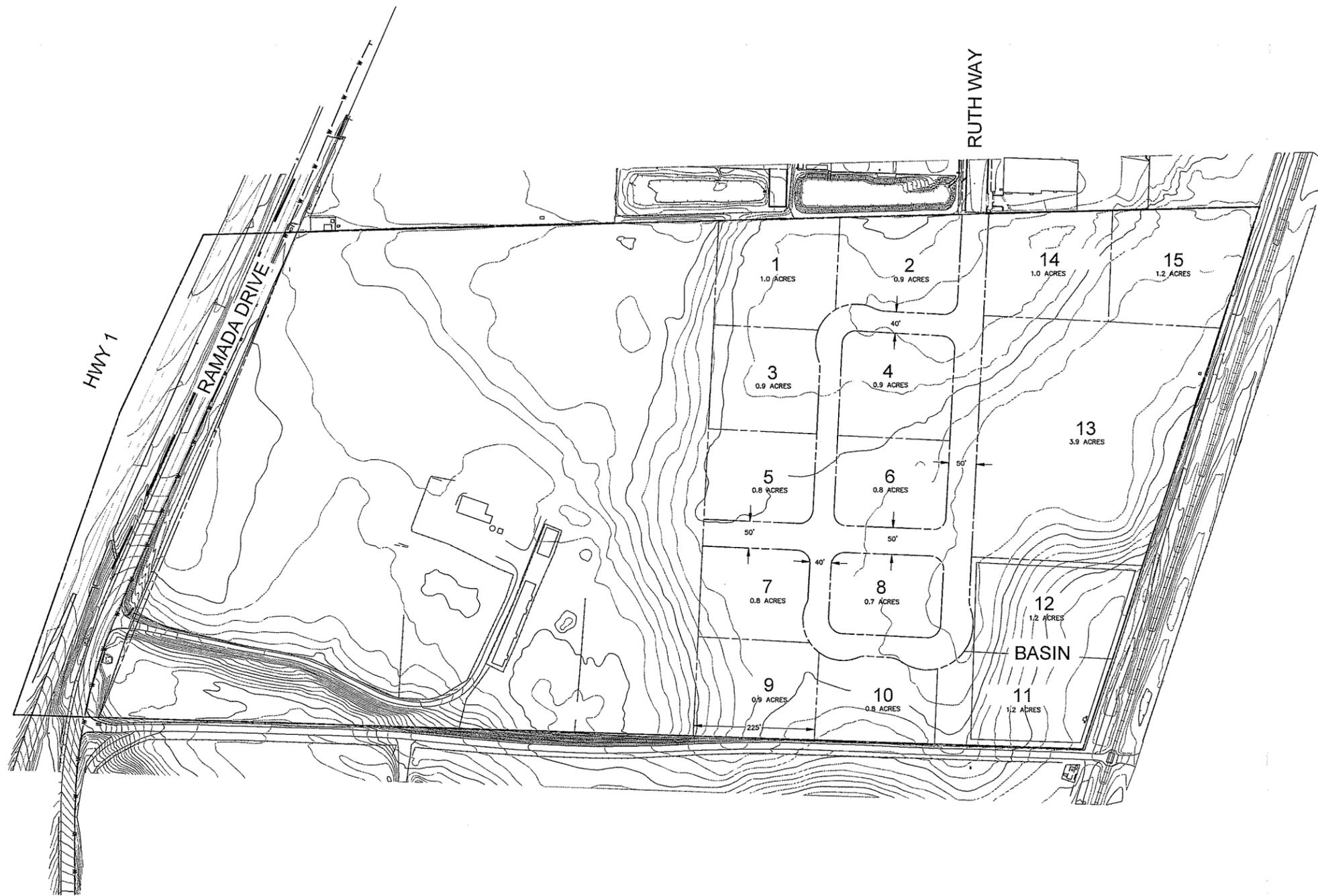


NO.	DATE	REVISIONS
1		
2		
3		
4		

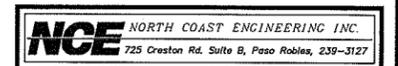
PROJECT TITLE  
**MGE UNDERGROUND CORPORATE OFFICES TEMPLETON, CALIFORNIA**

DRAWN BY: GLG  
December 28, 2015  
CHECKED:  
PROJECT NO.:

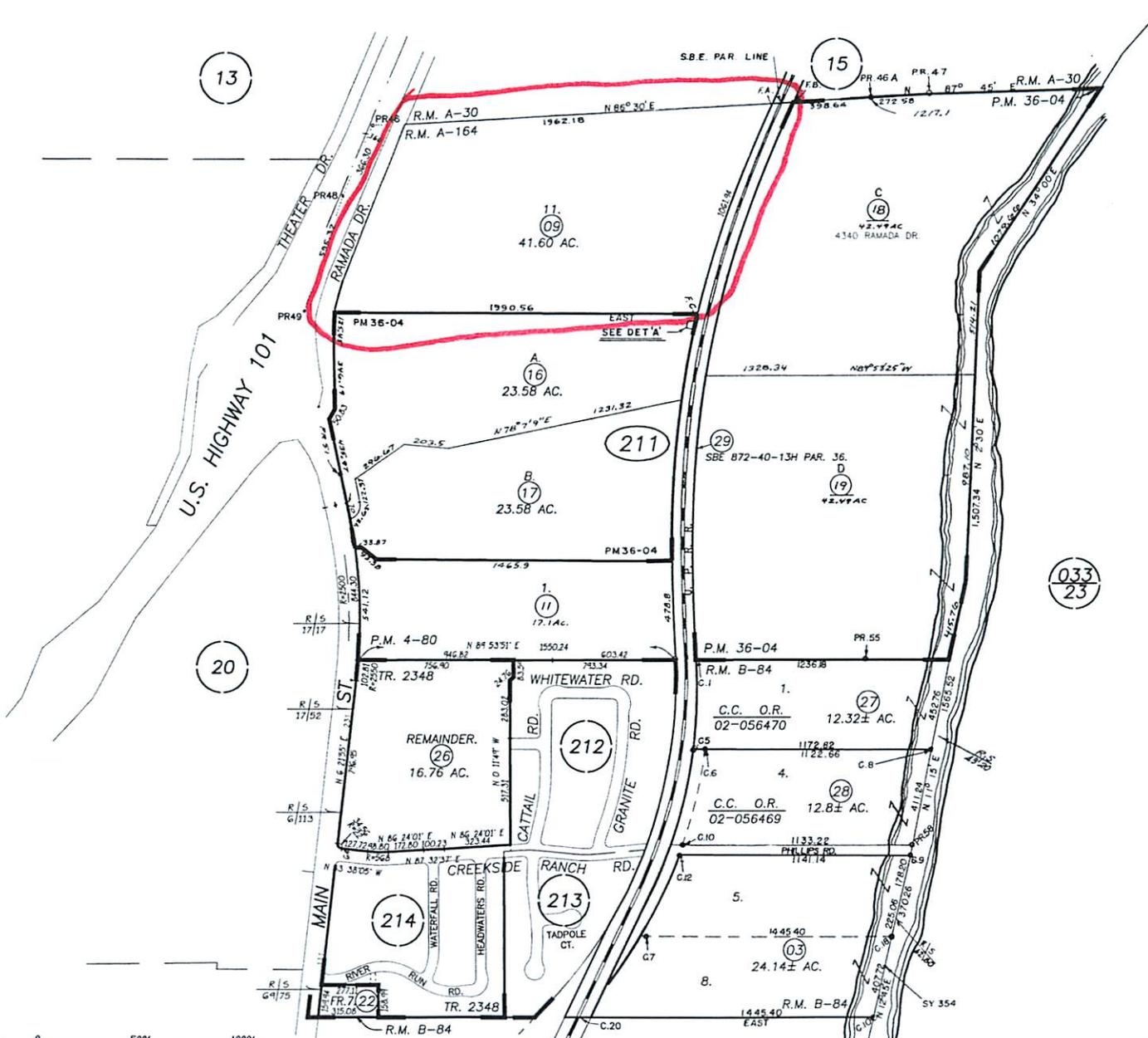




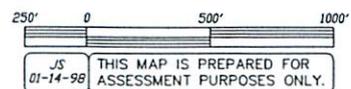
RUTH WAY COMMERCIAL SUBDIVISION  
PRELIMINARY LAYOUT





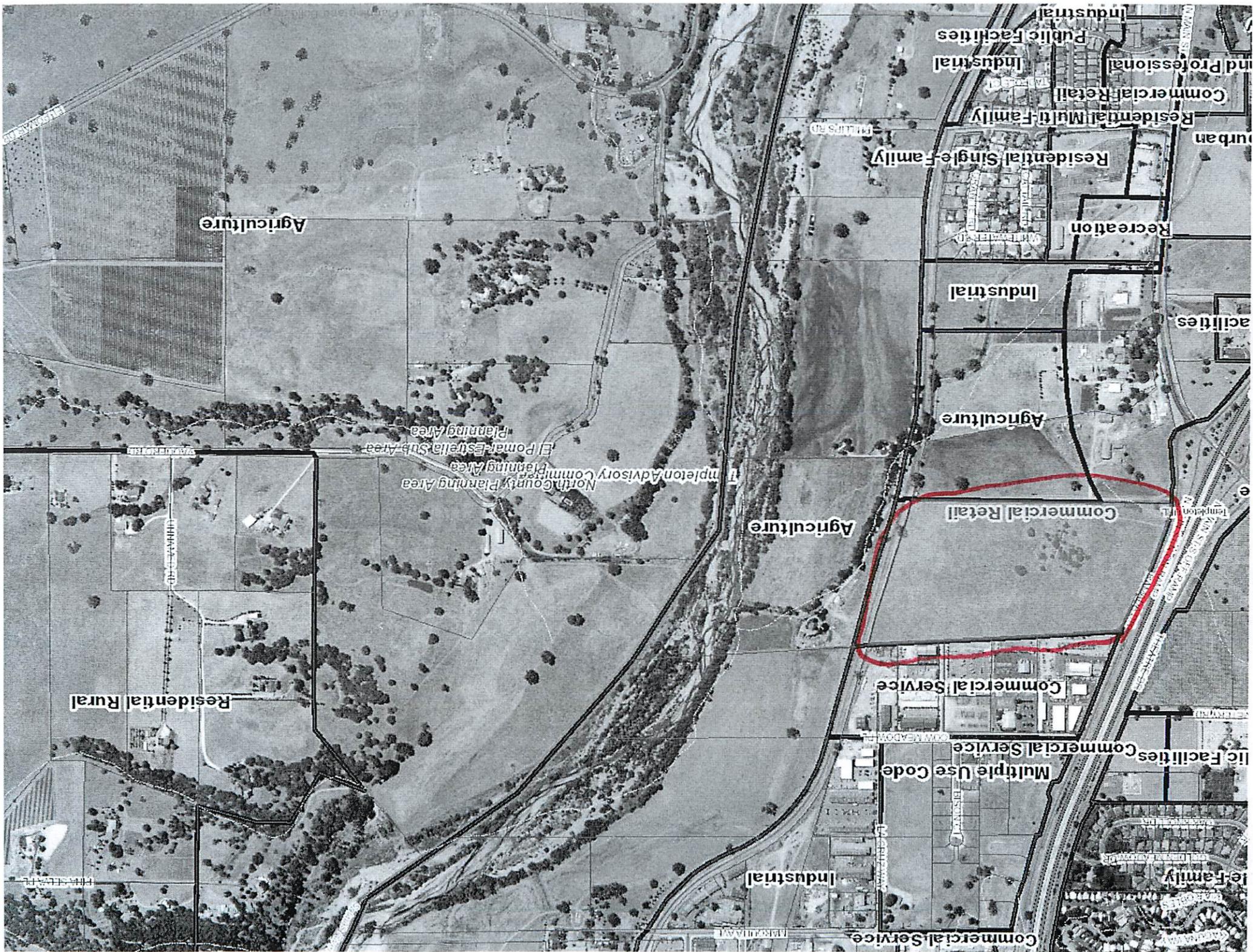


REVISIONS	
I.S.	DATE
04-036	07-15-03
15-068	08-21-14



PHILLIP'S RESUB., 29 TRACT NO. 2348, R.M. Bk. 19 , Pg. 80.  
 RHO. EL PASO DE ROBLES, R.M. Bk. B , Pg. 84.  
 RANCHO EL PASO DE ROBLES, R.M. Bk. A , Pg. 164.

TEMPLETON  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 040 PAGE 21





# Parcel Summary Report For Parcel # 040-211-009

1/22/2016  
2:30:47PM

## 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    GV4 LLC  
          1355 W HIGHWAY 46 PASO ROBLES CA 93446-8652  
OWN    GV4 LLC A CA LLC

### Address Information

Status            Address  
P                    04210 RAMADA DR 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>
RHOPR	0000	11P	Templeton	North County I CR				Y	MB	G950005F

### Parcel Information

Status    Description  
Active    RHO PR PTN LT 11

Notes  
APN IS ONE LEGAL PARCEL PER DEED 1280 OR 284 CUT BY 1324 OR 396. JSM 4/25/14

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



# Parcel Summary Report For Parcel # 040-211-009

1/22/2016  
2:30:47PM

## 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:**

G810065M                      CMP                      Primary Parcel

**Description:**

LU MAP CHANGE AG TO COMM SERV & INDUST

G950005F                      CMP                      Primary Parcel

**Description:**

TEMP CSD ANNEXATION # 14

LRP2015-00010              REC                      Primary Parcel

**Description:**

GENERAL PLAN AMENDMENT TO ADD CS ZONING TO THE PROPERTY TO MAKE IT CR/CS ZONING.

PRE2014-00051              MET                      Primary Parcel

**Description:**

GPA TO INCLUDE CS ZONING.

S010005Q                      APV                      Primary Parcel

**Description:**

PARCEL MAP W/CONCURRENT DEV. PLAN

SUB2004-00001              CON                      Primary Parcel

**Description:**

VESTING TENTATIVE TRACT MAP AND CONDITIONAL USE PERMIT TO SUBDIVIDE AN EXISTING 41.6-ACRE PARCEL INTO 74 PARCELS FOR THE PURPOSE OF SALE AND/OR DEVELOPMENT (INCLUDING RECREATION AND OPEN SPACE) TO BE PHASED IN 3 STAGES. 66 PARCELS ARE PROPOSED FOR RESIDENTIAL DEVELOPMENT THAT VARY IN SIZE FROM 4,019 SQUARE FEET TO 7,637 SQUARE FEET; 3 PARCELS ARE PROPOSED FOR MIXED USE AND LIVE/WORK DEVELOPMENT OF 16,721, 18,757, AND 98,726 SQUARE FEET EACH; 3 PARCELS ARE PROPOSED FOR COMMERCIAL DEVELOPMENT OF 99,404, 128,350, AND 197,072 SQUARE FEET EACH; AND 2 PARCELS ARE PROPOSED FOR USE AS RECREATION AND OPEN SPACE AT 39,675 SQUARE FEET AND 8.28 ACRES EACH. PHASE 1 INCLUDES 8 LIVE/WORK BUILDINGS TOTALING 10,044 SQUARE FEET OF COMMERCIAL SPACE AND 42,138 SQUARE FEET OF RESIDENTIAL SPACE, 13 MINI-STORAGE BUILDINGS TOTALING 67,600 SQUARE FEET OF STORAGE SPACE AND 5,000 SQUARE FEET OF OFFICE SPACE, 2 DRIVE-THROUGH RESTAURANTS TOTALING 7,200 SQUARE FEET, 11 MULTI-FAMILY RESIDENTIAL BUILDINGS TOTALING 52,382 SQUARE FEET, 1 SIT-DOWN RESTAURANT AT 7,000 SQUARE FEET, PHASE 2 INCLUDES 16 SINGLE-FAMILY RESIDENTIAL BUILDINGS TOTALING APPROXIMATELY 38,400 SQUARE FEET AND 3 COMMERCIAL BUILDINGS TOTALING APPROXIMATELY 14,000 SQUARE FEET, AND PHASE 3 INCLUDES 3 COMMERCIAL BUILDINGS TOTALING APPROXIMATELY 26,800 SQUARE FEET. THE PROJECT WILL RESULT IN THE DISTURBANCE THE ENTIRE PARCEL. THE PROJECT INCLUDES OFF-SITE ROAD IMPROVEMENTS TO BOTH MAIN STREET AND RAMADA DRIVE AND WILL CREATE 5 ON-SITE ROADS. IMPROVEMENTS INCLUDE: 1) WIDENING THE RAMADA DRIVE NORTHBOUND APPROACH OF RAMADA DRIVE AT HIGHWAY 46 WEST, EASTBOUND APPROACH AT HIGHWAY 46, FROM THE PROJECT SITE SOUTH TO MAIN STREET, AND 2) PROVISION FOR A SECOND TURN LANE AT MAIN STREET. THE PROPOSED PROJECT IS WITHIN THE COMMERCIAL RETAIL LAND USE CATEGORY AND IS LOCATED ON THE EAST SIDE OF RAMADA DRIVE APPROXIMATELY 550 FEET NORTH OF THE INTERSECTION WITH NORTH MAIN STREET AND THE HIGHWAY 101 ON-RAMP IN THE COMMUNITY OF TEMPLETON. THE SITE IS IN THE SALINAS RIVER PLANNING AREA.