SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A REVISED PROJECT REFERRAL

DATE: 9/30/11

TO: _____

FROM: Karen Nall, North County Team

PROJECT DESCRIPTION: SUB2008-00019, TR 2992- BONESO- Conc. Tract map w/ CUP for a 10 lot subdivision and development of the 10 lots to include 42,400 square feet of commercial retail space, 62,700 square feet of office space, a 66,000 square foot -120 unit hotel and 2 single family residences. The site is 15 acres at the northwest corner of Las Tablas Rd. ans Bennett Way in Templeton. APNs: 040-289-030, 040-331-020, 040-371-001 and 040-370-001.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 10/15/11 please.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ❑ YES (Please go on to PART II.)
- ❑ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ❑ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ❑ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____

_____

Date	Name	Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600
EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

SUB2008-0019
Tract 2992

SUB2008-00019 TR2992 BONESO STEVEN
Conc. Tract Map w/ CUP

GENER
San Luis Obis

MIXED-USE DEVELOPMENT
RETAIL/COMMERCIAL 54,000 SF, OFFICE
SAL/ TEMP KBN
CR OP

File No _____

APPLICATIO

- ☐ Public Lot
- ☐ Receiving Site
- ☐ Reversion to Acreage
- ☐ Lot Line Adjustment
- ☐ Sending Site
- ☐ Reconsideration
- ☐ Parcel Map
- ☐ Road Abandonment
- ☐ Condominium (new or conversion)
- ☑ Tract Map & CUP
- ☐ Road Name

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Filipponi, Thomsen & Boneso Daytime Phone 227-4450
Mailing Address P.O. Box 932 Paso Robles Zip Code 93447
Email Address: _____

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

☐ Agent Name Kirk Consulting-Jamie Kirk/Mandi Pickens Daytime Phone 805-461-5765
Mailing Address 8830 Morro Road, Atascadero, CA 93422 Zip Code 93422
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: +/- 15 acres Assessor Parcel Number(s): 040-371-001,-070; 040-289-030,040-331-020
Legal Description: ptn. remainder lot of Tr.2559 Bk 25 pfs26-31;LotBB of Resubdivision of Lots 31-34,60-63 of Bk A pg166 and Parcel 2 of Tr. 611 Bk 9 pg 53
Address of the project (if known): NWcorner of Las Tablas Road and Bennet Way
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Take HWY 101 north, exit Las Tablas Road, make left toward hospital, site is at NE corner of Las Tablas Road/Bennet Way traffic signal

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

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): 10 lot Vesting Tentative Tract Map for Commercial/Office Subdivision: Lot 1:10,360sf, lot 2:10,387sf; Lot 3:38,469sf, Lot 4:49,003sf; Lot 5:75,124sf; Lot 6:85,692sf;Lot 7:85,641sf; Lot 8:79,392sf; Lot 9:73,592sf;Lot 10: 142,362sf

LEGAL DECLARATION

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

Property owner signature _____ Date 9-2-11

FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?

LAND DIVISION APPLICATION

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

Project Information:

What is the proposed density or parcel size?: Proposed Parcels range from +/-10,000sf to 150,000sf

Number of existing lots, parcels or certificates: 3 Existing parcel sizes: +?-130,000sf

What will the property be used for after division: Mixed Use Development: Commercial Retail, Office Professional and Residential

Is the property part of a previous subdivision that you filed? ☐ Yes ☑ No

If Yes, what was the map number: ☐ Tract No: _____ ☐ CO _____ ☐ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? ☑ Yes ☐ No

Building permits or other approval? ☐ Yes ☑ No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? ☐ Yes ☑ No

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☑ No

If yes, what is the acreage of all property you own that surrounds the project site? _____

Describe existing and future access to the proposed project site: Access will be provided from two main points of ingress/egress One will be located in the middle of the site's property frontage on Las Tablas Road and on Bennet Way

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

North: Single Family Residential South: Offices

East: Vacant West: Offices, Twin Cities Hospital

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: Templeton Fire Department

List available or proposed utilities: ☑ Gas ☑ Telephone ☑ Electricity ☑ Cable TV

Adjustments: Are you requesting any adjustments? ☐ Yes ☑ No If Yes, please complete:

☐ Parcel & site design (21.03.010(c)) ☐ Access & circulation design (21.03.010(d))

☐ Flood hazard & drainage (21.03.010(e)) ☐ Water supply (21.03.010(f))

☐ Sewage Disposal (21.03.010(g)) ☐ Public Utilities (21.03.010(h))

☐ Road Exception (21.03.010(d))

Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

☐ Dedicate property for park & recreation purposes ☑ Pay the in-lieu fee

☐ Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

_____

Specify the proposed ownership and method of maintenance of the open space: _____

_____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

☐ New housing project containing 11 or more dwelling units or parcels; OR

☐ Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.

☐ Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

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: 1 acres
   Moderate slopes of 10-30%: 14 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: _____
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: _____

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 Mixed Use: Commercial Retail, Offices, Hotel
   ☐ 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? ☐ Yes ☐ No
   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: _____ 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: Mid State Solid Waste & Recycling,
3. Where is the waste disposal storage in relation to buildings? Rear or side, varies with each building refer to site plan
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: County Sheriff station, Templeton
3. Location of nearest fire station: Templeton Fire Department
4. Location of nearest public transit stop: Twin Cities Hospital & Las Tablas Park and Ride
5. Are services (grocery/other shopping) within walking distance of the project? ☑ Yes ☐ No
   If yes, what is the distance? less than 1 mile to Main Street 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.

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: _____
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 *: tbd

   *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:
   Providing neighborhood path connections, sound wall buffer between residential development and project, shared parking and access and a mixed use development that provides smart growth and will contribute to jobs/housing balance, In addition the project is close to downtown and is within walking distance to the Las Tablas Park & Ride and transit stops near Twin Cities Hospital and adjacent residential development.
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.)

Kirk Consulting

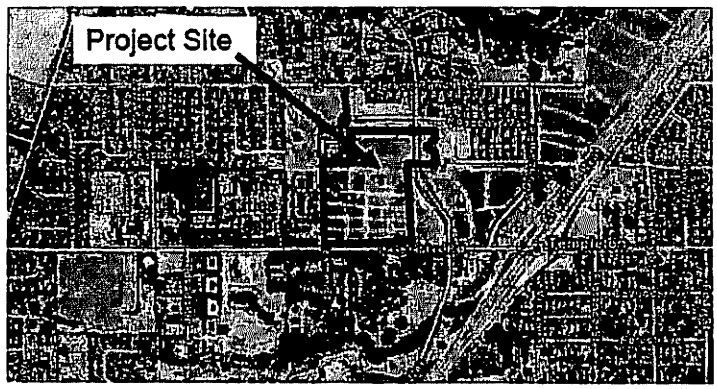
Las Tablas Village

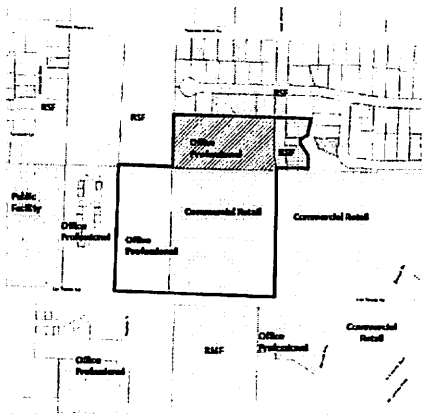
SUPPLEMENTAL DEVELOPMENT STATEMENT

Tentative Tract Map 2992/Conditional Use Permit

Project Setting:

The applicant is submitting a request for approval of a vesting tentative tract map and concurrent Conditional Use Permit to allow the subdivision and mixed-use development of a vacant, +/- 15 acre property, at the northwest corner of Las Tablas Road and Bennett Way (APN 040-370-001, 040-289-030, 040-331-020, 040-371-070). The property is multi-zoned as follows: Office Professional (APN 040-371-001, 040-331-020), Commercial Retail (APN 040-289-030 and Residential Single Family (APN 040-371-070). The property is within the Salinas River Planning Area and Templeton Urban Reserve Line. The site is bordered by single family residential use to the north, medical office and office professional use to the south, vacant commercial to the east and medical office and hospital uses to the west. The site is bordered by Las Tablas Road at the southern property line and Bennett Way to the immediate east (the RSF portion of the site is on the east side of Bennett Way. The topography of the site has gentle to moderate slopes, is currently undeveloped and consists of mostly annual grassland habitat.





Project Description:

Vesting Tentative Tract Map/Conditional Use Permit

Vesting Tentative Tract Map 2992: The proposed project will subdivide an existing +/- 15 acre property consisting of the following assessor parcel numbers (APN 040-370-001, 040-289-030, 040-331-020 and 040-371-070). The proposed tract map will subdivide the three existing parcels creating a total of eight commercial lots which will encompass each proposed commercial / office building and two lots which will divide the pocket of the RSF property on the east side of Bennett Way into two lots.

Commercial and office development are identified as lots 3-10 on the Vesting Tentative Tract Map, lots 1 & 2 are proposed for future single family development. Access to the property will be provided from Las Tablas Road and Bennett Way. Utilities will be relocated underground. Proposed reciprocal easements over all of the commercial parcels (except under buildings) include: access, public utilities, water, sewer, drainage and parking.

Subdivision Standards:

The County Land Use Ordinance Section 22.22.090 establishes the minimum parcel sizes for the Office and Professional, Commercial Retail land use categories. The required area is based community services as follows:

Type of Sewage Disposal System	Minimum Parcel Size	
	Community Water	Individual Well
Community Sewer	6,000 Sq. Ft.	1 Acre
Septic Tank Leaching Capacity:		
0-5 Minutes/Inch	20,000 Sq. Ft.	2.5 Acres
5+ Minutes/Inch	1 Acre	2.5 Acres

The proposed parcels will utilize community sewer and meet the minimum 6,000sf parcel size requirement and have will serve letters from TCSD for 34 water units and 34 sewer units.

The minimum parcel size for Residential Single Family zoned lots are set forth in Section 22.22.080, which states that the minimum parcel size for parcels in the Residential Single Family is based upon the type of public road serving the property proposed for division, terrain features, and the type of sewage disposal facilities to be used for the parcels to be created. This project meets the countywide standards for a 6,000 sq. ft. lot subdivision; however, Templeton Community has design standards requiring a minimum of 7,500 sq. ft. in the Single Family Residential land use category.

A. **Lot access test.** The lot size test considers both the type of public roadway providing vehicular access to the site and roads to be constructed with the land division. If more than one public street would serve a proposed parcel, this access standard shall be applied only to the street that actually provides vehicular access.

Road Type (1)	Minimum Parcel Size
Arterial	20,000 sf
Collector	10,000 sf
Local	6,000 sf

Notes:
(1) As identified by the Land Use Element (Part II).

B. **Slope test.** Site slope shall be measured as an average for each proposed parcel, as defined in Article 8 (Definitions - Slope).

Average Slope	Minimum Parcel Size	
	Outside GSA	Inside GSA (1)
Over 30%	20,000 Sq. Ft.	1 Acre
16-30%	8,500 Sq. Ft.	15,000 Sq. Ft.
0-15%	6,000 Sq. Ft.	6,000 Sq. Ft.

Notes:
1. Geologic Study Area combining designation.

C. **Sewer test.** The sewer test considers the type of sewage treatment facilities that will serve the proposed parcels.

Sewage Facility	Minimum Parcel Size
Community Sewer	6,000 Sq. Ft.
Septic Tank Leaching Capacity:	
0-5 Minutes/Inch	20,000 Sq. Ft.
5+ Minutes/Inch	1 Acre

Conditional Use Permit: This project requires a conditional use permit because it proposes Commercial Office/Retail development that exceeds 20,000sf. The +/- 181,900sf development is proposed as a village-type setting. Eight of the lots (lots 3-10) are proposed for development consisting of free standing Commercial Office and Retail structures and a 120-unit hotel.

Lot	Lot Zoning	Bldg Type	Bldg ID	Proposed Bldg Sf	# Stories
1	Residential		none		
2	Residential		none		
3	Commercial Retail	Retail/Commercial	C.3	10,800	1
4	Commercial Retail	Retail/Commercial	C.4	7,800	1
5	Commercial Retail	Retail/Commercial	C.1	18,800	1
6	Commercial Retail	Retail/Commercial	C.2	15,800	1
7	Office Professional	Office	O.1	24,000	2
8	Office Professional	Office	O.2	24,000	2
9	Office Professional	Office	O.3	14,700	1
10	Office Professional	Hotel	H.1	66,000	3

Conceptual building floor plans and elevations, guided by the Templeton Community Design Plan standards, have been provided with this application. The owners' vision is to create a shopping and working environment which will provide regional and local services. The site is immersed within the Las Tablas medical corridor and Petersen Ranch's residential community. The proposed project uses will enhance the commercial vitality of the community and provide additional jobs and walkable services to the immediate residential neighborhood. Foreseen uses include a balanced combination of general retail, office professional, hotel and restaurant(s). No tenants are locked into the development at this time.

Phasing

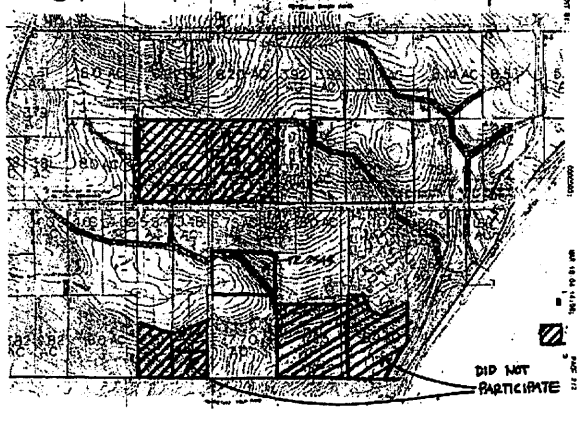
Project phasing includes the development of residential lots 1 & 2, development of commercial retail Lots 3,4,5,6, development of office professional Lots 7,8,9 and buildout with the additional development of the hotel proposed on Lot 10.

Preliminary Grading, Drainage and Utilities

The proposed project plans to disturb approximately 90% of the site. It is roughly estimated that the project will require 80,000 cubic yards cut and 35,000 fill with a net export of 45,000 cubic yards. Excess cut material(s) will be required to be transported to an approved site.

Step block walls (vary from 4'-6') will border the western and northwestern property lines as well as the southeastern corner and other locations on the project's east side. These walls will act as a retaining walls and sound barriers between the proposed development and adjacent commercial and residential uses.

Stormwater will be collected from the parking lot surface from various storm drain manholes and inlets throughout the site and to a new storm drain vault at the southern section of the site. The storm drain vault will direct water to connect to the existing storm drain pipe which ultimately leads to the Toad Creek Basin, refer to the conceptual site grading and drainage plan, sheet C.1. The property is a participant of the Toad Creek Basin, refer to TCSD Westside Drainage Map below, and will be required to pay drainage fees upon building permit issuance.



The project will be served by a public water line to be extended through the project. Future fire water and domestic service meter connection locations will be reviewed and approved by Templeton Community Services District and the TCSD Fire Chief with the development of construction documents.

In addition to the County's Environmental Health preliminary evidence of water letter, the Templeton Community Services District has also issued a Conditional Will Serve Letter (10/28/08) indicating that they are willing to provide 34 water units and 34 sewer units to the site. The proposed project will be provided electricity service by PG&E and telephone services by AT&T via existing lines which serve surrounding commercial and residential development. Southern California Gas will provide gas service to the project via an existing gas main on Las Tablas Road.

Environmental Documents:

Traffic/Circulation:
Traffic Impact Analysis- prepared by Associated Traffic Engineering (ATE)- The traffic report analyzed the existing plus project impacts and cumulative impacts in order to come up with its conclusion. The existing level of service at the Las Tablas Road/Bennet Way signal operates at a LOS C. The County accepts LOS D or better. The study analyzed project impacts for a mixed use development: 53,200sf commercial retail, 62,700sf office center, 120-hotel (66,000sf), and two single family residences. Primary trips for this mixed-use development was estimated at 5,397 ADT, average daily trips (508 pm peak trips and 332 am peak trips). These numbers were added to the existing traffic trips and came to the conclusion that existing plus project traffic trips would still maintain the an acceptable operation above LOS D. Project trips at peak hours will also maintain a LOS B at the Las Tablas/Bennet Way traffic intersection. In addition, the study accounted for cumulative impacts (considered recently approved projects, projects in pipeline) and this also met acceptable County level of service levels. Therefore, it was concluded that project impacts will not significantly impact peak hour operations existing signals, nor decrease the level of service (LOS) to an unacceptable level by County standards.

In addition, this project is within the Templeton Area Road Improvement Fees (Area A), which is subject to contribute into a fair share program that helps fund both regional and urban improvements. Road improvement fees are based on trip generation rates, determined by ITE manual, which are based on individual uses. The fees will be determined at the time construction permits are filed and will be based on amount of square footage allotted with each use.

In addition to the ITE traffic trip calculations, the project also has transportation amenities that will contribute to a transit-friendly environment which include: Las Tablas Park & Ride, transit stops at Twin Cities Hospital and the project itself will provide walkable services to the Peterson Ranch neighborhood as well as the adjacent multifamily developments..

Noise

Acoustical Analysis- prepared by David Dubbink Associates- Noise impacts from the proposed project were requested to be analyzed given the project's proximity to nearby residential land uses. Potential project noise levels were measured within the project site along with the present noise environment.

The study evaluated potential project noise related to truck delivery, parking lot navigation, doors closing, occasional alarms/horns, and general uses of the site. The study recognizes that there is background noise generated from a nearby helicopter pad, hospital emergency services and other commercial and residential uses. In addition a retaining/sound wall is proposed along the western and northwestern perimeter which will also aid in noise reduction heard on and off-site.

Trash and loading areas are located at the nearest 40'-60' away from the nearest residence. The project provides a 4-6" retaining, sound wall and landscape buffer to alleviate noise impacts.

The results of the acoustical analysis determined that the proposed project uses and projected noise generated will not exceed County noise standards except for the northwest trash enclosure near building O.3. This trash enclosure re-location is being addressed by the design team to be re-located further away from the adjacent apartment complex. The acoustical engineer also recommended additional mitigation implementation be provided to further reduce noise such as: limit construction activity time to avoid nuisance with nearby residences, provide disclosure to future tenants of the office buildings of helicopter noise, reduce helicopter noise impacts by constructing roofs, which will filter noise, at office buildings 2 and 3. All of these items can be addressed when construction documents are submitted.

Applicable Planning Standards:

The project is located within the Salinas River Planning Area and within the Templeton Urban Reserve Line Area. The site is designated as a Commercial Retail, Office Professional and Residential land categories and is also subject to requirements set forth in the County Land Use Ordinance. Since the site is located within Templeton's Urban Reserve Line Area, it is also subject to guidelines set forth in the Templeton Community Design Plan.

Salinas River Planning Area Standards:

The Salinas River Area plan recognizes the need for commercial development and creation of jobs. The Salinas Area Plan simply states that Templeton has a lack of local employment opportunities and retail services. The intention of the plan is to create a self-contained community and in order to so the community encourages commercial and office development which can house needed jobs in the community as well as provide necessary services. This project exceeds these goals for the community as it not only creates a live/work environment but also does so in a smart growth fashion since it is an infill project that will allow employees to reside in a walkable employment climate.

The Las Tablas Road area is specifically designated for commercial and office professional development. The Salinas River plan understands the need to expand medical office related uses as well as general employment opportunities. In addition, Las Tablas Road is also called out as a Commercial Retail node that should provide for visitor services such as lodging, entertainment and other services. The Las Tablas area is also intended for neighborhood daily shopping needs for nearby residences and employees. The Las Tablas Village project proposal provides a quality project that intends to fulfill the Salinas Area Plan's specific goals by providing a hotel, commercial retail structures available for the opportunity of a pharmacy, restaurant, market and other office / medical buildings to support the local job market.

Applicable Salinas River Planning Area Commercial Retail Design Standards apply to fencing, curb, gutter and sidewalk improvements. Retaining walls and curb, gutter and sidewalk improvements have been incorporated to the site design as required below.

H. Commercial Retail (CR). The following standards apply within the Commercial Retail category.

1. Fence and wall requirement. This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.
[Amended 2003, Ord. 3010]

2. Las Tablas Road and Vineyard Drive areas.

a. Streetside improvements. Curbs, gutters, sidewalks and street paving are required with all projects.

Land Use Ordinance Consistency:
The project site is within multiple land use categories: Commercial Retail, Office and Professional and Residential Single Family. Each proposed lot is zoned differently and its subsequent uses are all compatible with allowable uses set forth in Table 2-2 of the County LUO.

Commercial Retail
Types of Commercial Retail tenants are unknown at this time; however it is assumed that uses such as: a pharmacy, a restaurant and other retail anchors, such as a market, that may occur at this development.

Office Professional
Tenants for the office buildings are also not determined at this time. However, it is likely that medical related uses will occupy those buildings given the existing medical corridor provided alongside Twin Cities Community hospital. It is possible that the proposed buildings could potentially house a small outpatient clinic similar to the center in Arroyo Grande. Both medical related offices/suites, other offices and outpatient clinics are all allowed uses in the Office Professional land use category.

A 120 unit hotel is proposed for both conventional and extended stay guests. A hotel is an allowed use in the Office Professional land use category subject to a Conditional Use Permit, as is true in most land use categories.

Residential Single Family
Two lots are currently zoned Residential Single Family (lots 1 & 2 on Vesting Tentative Tract Map 2992). The project recognizes that they will remain as a future residential use, and will likely be developed individually at a later date.

Parking Calculation & Design
Tenants are unknown at this stage; however, parking calculations were provided to accommodate allowed, and desired commercial retail/office uses set forth in Chapter 18 of the County Land Use Ordinance. The anticipation of development uses is to include a balanced combination of general retail, office professional (medical related), a restaurant and hotel.

In the assumed scenario on the following page, the site would expect to be over parked by 90 parking spaces (*utilizing a shared parking reduction and use of compact car spaces). In addition, most of the uses have a high to medium parking lot turnover which would allow parking spaces' vacancy to be available more frequently.

PARKING ANALYSIS - Las Tablas Village Tract 2992, Templeton

land use		*building area*	*req'd parking ratio*	*parking required*
retail / commercial				
18,800	C.1 general merchandise (76%)	14,288 sf	1/ 300 cars psf	48 cars
	C.1 storage (24%)	4,512 sf	1/ 600 cars psf	8 cars
15,800	C.2 general merchandise (76%)	12,008 sf	1/ 300 cars psf	40 cars
	C.2 storage (24%)	3,792 sf	1/ 600 cars psf	6 cars
10,800	C.3 general merchandise (76%)	8,208 sf	1/ 300 cars psf	27 cars
	C.3 storage (24%)	2,592 sf	1/ 600 cars psf	4 cars
7,800	C.4 Restaurant- kitchen (Employee)	975 sf	1/ 100 cars psf	10 cars
	C.4 Restaurant- Cust. Area (Employee)	6,825 sf	1/ 360 cars psf	19 cars
	C.4 Restaurant- Customer	sf	1/ 60 cars psf	114 cars
hotel				
	Hotel Units (100 conventional/20 ext. stay)	120 units	1 per unit	120 cars
	66,000sf		2 for Hotel Employee	2 cars
			1 per 10 units	12 cars
medical				
	O.1 outpatient surgery center with	24,000 sf		
	1st Level: Outpatient Surgery center with	12,000	30 1 per bed	30 cars
	asscociated admin/physician offices		50 1 per office	50 cars
	2nd Level: physician offices	12,000	1/ 200 cars psf	60 cars
	O.2 medical suites	24,000 sf	1/ 200 cars psf	120 cars
	O.3 medical suites	14,700 sf	1/ 200 cars psf	74 cars
	commercial building subtotals	115,900 sf		743 cars
	20% reduction spaced required	**595** cars		149 cars
	parking provided	**685** cars	20% shared parking adjustment	
			320 medical spaces provided	
			231 retail spaces provided	
			134 hotel spaces provided	

The community has expressed concern with parking issues in recent commercial developments. In order to provide comfort to this issue, the proposed design provides for a variety of uses, high parking lot turnover, 30' wide drive aisles and more parking spaces than is required. Additionally the project includes the following attributes:

- Adjacent to regional transit hub with bus stops and ride sharing parking lot
- Site plan integrates an internal circulation system for pedestrians and bicycles
- Commercial tenants are within the walking/biking distance to several existing residential and office developments
- Proposed development will create shared parking easements between parcels

Loading bay intensity was also analyzed in the traffic analysis. Two loading bay areas are provided in the center of development (for Buildings C.1 and C.2) and near project entrance. These larger loading bays were found to be sufficient and further discussed in the traffic study. The remainder of the site will be serviced by small loading trucks during off-peak hours, in the evening or early morning to avoid traffic conflict during normal business hours.

Templeton Community Design Plan: Non-Residential Site Planning –Outside of Downtown

The Templeton Community Design Plan identifies this property within the 'non-residential site planning- outside of downtown' area. The Las Tablas Road area is further described as a commercial/ office node that encourages development which attracts regional visitors and provides local employment and neighborhood daily needs. This site complies with Templeton Community Design Plan standards since the design will cluster its structures, preserve the natural topography and provide architectural interest that replicates Templeton's history.

> Las Tablas Road: Quiet office corridor surrounded by single-family residential tracts. Large office complexes and sites with internal drives and commanding views.

Development should consolidate buildings into campus-like clusters that are also linked to other sites. The development should fit and blend comfortably into the landscape, deferring to prominent open spaces and existing natural features.

The project proposal has been designed to incorporate many features of the design plan including the following:

Guideline V.E.1: Setbacks. Front and street side setbacks for non-residential building shall be 10 feet minimum, and parking drives and areas should setback 20 feet minimum. The site contains Commercial Retail and Office Professional structures. All structures have a 10' setback. Office buildings closest to adjacent residential development include setbacks ranging from 20' to 80' and sound walls as buffers. Parking areas located near front setbacks and public road frontages are setback at least 20' from the property line.

Where development is located next to a residence or a residential land use category, provide a sound attenuation wall and landscaping within the setback that is required by the Land Use Ordinance, regardless if the area if fenced from view, as a buffer from non-residential activity.

Guideline V.E.2: Building Locations. Periodically locate buildings adjacent to the major road frontage of sites, with at least one public building entrance facing the street. Locate buildings on adjacent site to orient and relate to each other. Avoid double blank walls facing one another at the property line. The property is bounded by Las Tablas Road and Bennett Way. Each building is related to one another. The buildings have been designed with four-sided architecture so that no side appears as a 'blank wall'. The buildings are street oriented through its incorporation of architectural dimension, large windows, decorative features, and its walkways that are inviting for pedestrian traffic.

Guideline V.E.3: Site Alteration and Coverage. Minimize grading and coverage with buildings and parking to 70% or less of each site exclusive of setbacks, leaving the remainder in open area, landscaped in native-type plants, incorporated within parking

areas and the project's design. The project is a clustered, campus-like design. Building Coverage is limited to +/- 18% of the site. The remainder of the site is populated by native landscape, pathways, and parking.

Guideline V.E.4: Building Footprint. Articulate building footprints with a variety of insets, corners, and jogs in the facade that emphasize interesting entries, outdoor spaces, and circulation paths where visible from the public road. The buildings have been designed to provide architectural interest with a variety of elements that create visual interest. Each building has its unique personality and all coincide together to illustrate Templeton's small-town character. Varied rooflines, recessed entrances and windows, decorative balconies, trellises, decks, different materials for siding and colors all provide superior architectural articulation. There are also small pocket courtyards with landscaped tree wells in between buildings to provide public gathering areas.

Guideline V.E.5: Service Areas. Locate structures to conceal all service areas and storage areas from public street view. Incorporate these areas into the main building whenever possible
No storage areas or service areas are visible from public street view. They will be screened with walls and landscape.

Parking
Guideline V.E.6: Inter-site Connection. Parking lot design should provide for pedestrian and vehicular connection to adjacent parcels where uses are compatible and such connection is practical. Parking lot design provides for pedestrian connectivity with surrounding land uses. Residential development and additional offices and commercial retail make up adjacent land uses. Site design includes sidewalk connection at front and side locations, along public roads, to encourage pedestrian traffic, from nearby the nearby medical establishments homes, other commercial/office developments. Vehicular access is provided from Las Tablas Road and Bennett Way, both of which provide connection to Templeton's residential areas and downtown.

Guideline V.E.7: Parking Lot Design. Small parking lot areas of 30 spaces or less are encouraged. When parking requirements exceed 30 spaces, separate the lot into smaller lots interrupted by planted areas and sidewalks. There are several parking areas incorporated in the site design. Each area supports different buildings and their uses. All parking areas are heavily landscaped with a variety of trees, shrubs, native grasses and textured pedestrian pathways.

Guideline V.E.8: Parking Lot – Building Transition Space. Maintain a distance of at least 5 feet between a building and parking area. Except where walkways are provided, plant this transition space with groundcover, shrubs, and trees. Buildings are located more than 5 feet from parking areas. These transition areas will provide walkways, seating areas and landscape.

Guideline V.E.9: Parking Lot Landscaping. To provide a tree canopy, one of the following methods is recommended:

1. ***A planted island or break at least 5 feet wide should be provided at an interval of at least every 6 parking spaces in a row. At least 2 trees of minimum 15 gallon size should be provided in each required break.***
2. ***2. One tree planted at an interval of at least every 3 parking spaces. Under this method, a continuous row of up to 12 spaces may be used. If over 12 spaces, provide a planted break.***

Whether using method 1 or 2, provide a planted area with at least 2 trees at the end of each row of spaces. Parking lots have been designed to meet methods 1 and 2 by incorporating several islands and tree wells to achieve and most likely exceed the 60% shade requirement. Ornamental deciduous and evergreen trees will be located in tree wells and island areas, saturating the parking lot areas.

Entry Location / Design

Guideline V.E.10: Entry Location and Design. Where a corner location is being developed, locate parking lot entries on side streets (or the less busy street). Where this is not possible (mid-block location), design the major street site entries with an appropriately patterned concrete or pavers to differentiate it from the sidewalks. Pavers are not allowed within the right-of-way (ROW).

Access roads and/or parking lot entries for commercial developments should be located at least 200' apart unless a joint/shared driveway is designed. Also, separate private property driveway entries should be located a minimum of 10 feet from property lines.

Driveway entries should be at least 25 feet wide and preferably 30 to 35 feet wide so that an entering vehicle does not interfere with an exiting vehicle.

This project is located at the northwest corner of the Las Tablas Road and Bennett Way intersection. The entry location/design standard is met since the only access is off is provided off of both roads. Las Tablas Road entrance is approximately 40'wide with decorative paving and landscaped median. It includes a one lane entrance and two lane exiting (left and right turning queues) onto Las Tablas Road. The entrance from Bennet Way is 30' wide with two lanes. Both driveways are distinguished with landscape and monument signage.

Guideline V.E.11: Pedestrian Movements. Design parking areas so that pedestrians walk parallel to moving cars. Minimize the need for the pedestrian to cross parking aisles. Design the parking lot so that drive aisles are perpendicular to the buildings or major tenant.

The parking areas should be designed in a manner which physically links the building to the street sidewalk system as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways, trellis structures, and/or landscaping features. The parking areas have been designed so that pedestrians walk

parallel to the moving cars. Drive aisles have been designed perpendicular to the buildings. There are integrated pathways and landscape that encourage pedestrian activity throughout the site.

Guideline V.E.12: Queuing Setback. The first parking aisle which is perpendicular to a driveway or first aisle juncture, shall be set back at least 40 feet from the curb. With larger centers, significantly more setback area may be required. Without this provision, vehicles will queue into the street. Queuing setback is well over 40' from the curb. The design has a main access road through the site where queuing can occur. The queuing area/main access road provides plenty of space for site egress and turning movements.

Guideline V.E.13: Parking Area Screening. Provide three feet of screening (berms, fence, walls, lower grade, etc.) between street and parking. This will aid in obscuring views of automobiles while promoting views of building signs. The project is designed so that parking is surrounded by structures and landscaped corridors, thus obscuring views of parking from public streets. In addition perimeter walls and landscape are proposed to screen views from nearby adjacent residential development in compliance with Section 22.18.070G.

Standard V.F.1: Lighting. All lighting shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off site. All lighting, poles, fixtures and hoods shall be dark colored. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected directly, in an upward direction expect for flags or other objects as specified below. Lighting shall further be designed to meet the following specific criteria.
Light trespass at property line. Illumination from light fixtures on residential zoned property shall not exceed 0.1 foot candles, or on business and commercial property shall not exceed 0.5 candles.
Illuminated flags or other objects. Fixtures shall use a narrow cone beam of light that will not exceed 5.0 candles nor extend beyond illuminated object.
Architectural and decorative lighting. Upward directed decorative lighting shall not be visible above the building roofline.
Externally illuminated building identification signs. Signs shall only use shielded light fixtures mounted on top of the sign structure and will not exceed 1 footcandle reflected at 10 feet.
Outdoor light fixtures. Shall be directed so that there will be no objectionable direct light emissions. Light fixtures near adjacent property may need shielding to prevent light trespass.
Building exterior lighting will not exceed light trespass requirements since they are all planned to be under 1 footcandle. Decorative site and building downward shielded lighting will be used. Refer to the Conceptual Lighting Plan included with this package.

Standard V.F.2: Signs. <u>Commercial Signs.</u> All signs shall be shown on land use permit applications for any commercial projects. A sign plan that specifies location, types and size of signs shall be approved as part of any land use permit application for commercial projects. Development signage is currently being designed to comply with commercial development sign requirements set forth in Section 22.20.060 in County Land Use Ordinance. As part of the Conditional Use permit the project is requesting the following signage program for this mixed-use development.

Location	# of Signs: 10sf Suspended Sign	Up to 80sf Wall Sign	Monument Sign (60sf)	Entry Sign (60sf)	Directional Sign (60sf)	Signage Subtotal (SF)
Overall Site			1	1	7	580
O.1						
O.2						
O.3	2	2				180
C.1	1	1				90
C.2	4	7				600
C.3	4	7				600
C.4		1				80
H.1		2				160
					Total Signage Requested (SF)	**2,290**

Standard V.F.3: Hours of Operation. The conduct of retail business within the Templeton Urban Reserve Line, except for essential medical services, is limited to the hours between 5:00am and 2:00 am daily, and between 5:00am and 11:00 pm daily for any business within 500 feet of any residential land use category, unless alternative hours are approved as part of any land use permit.
Retail businesses associated with the project, with the exception of a potential drive- through associated with a pharmacy,will comply with allowed hours 5am to 11pm,. The hours of operation for a pharmacy with drive-through facilities would be 24 hours a day.

Standard V.F.3: Drive-In and Drive Facilities. Retail trade or service uses which conduct business while customers remain in their vehicles, such as drive-through facilities that are accessory to a principal building, where business is conducted inside or businesses that conduct all business by means of drive-through facilities; shall be limited to areas that are more than 500 feet from any residential land use category unless specifically approved through a minor use permit.
Building C.2 on lot 6 is designed to have the capability for a drive-through commercial retail building. A specific tenant has not been chosen; however the idea for this building is for a use similar to a drive through pharmacy. As stated above the Conditional use Permit application includes a request to allow 24 hour operation for a pharmacy with drive-through facilities tenant.

Guideline V1.C.1: Desirable Elements: Commercial buildings should include: richness of surface, wall articulation, wide roof overhangs, distinctive entries, distinctive massing, multi-planed pitched roof. This project has rich and different surfaces (wood, stone, columns and trellises) using a variety of complimentary materials and colors. Walls are varied with decorative overhangs and balconies. Each building is shaped differently in regards to its massing and height. Roofs also vary in style.

Guideline V1.C3. Materials: Stucco and horizontal wood siding have traditionally been the primary wall surface materials utilized throughout Templeton. Particular attention should be given to selecting an appropriate accent material.
Appropriate materials listed in this section, are utilized for project development. Including stucco, wood and stone siding.

Guideline V1.C.4: Height and scale of new development should be compatible with the surrounding development and should "transition" from the height of adjacent development. Maximum height of proposed buildings is 35 feet, extra height may be allowed for architectural emphasis.
All buildings are indicative of the medical and commercial development along Las Tablas Road. All buildings are under 35' except for one building, C.2 which has an entrance with architectural emphasis at 39'.

Guideline V1.C.5 Bulk: Large square buildings are un attractive and detract from the scale of Templeton. The following elements are recommended to minimize the bulk of large buildings: vary the planes of exterior walls, vary height, use color to articulate different parts of the building, use landscaping and architectural details at the base of building, utilize windows wall articulation, change in materials and architectural elements that transition the bulk from street level to roof.
This project incorporates all of the recommended elements to minimize bulk.

Guideline V1.C.6 Scale: Buildings should be scaled in relationship with pedestrians and other buildings in the area. Larger buildings should be broken up with structural features, colors, and landscape materials.
Buildings are broken up for architectural interest through varied rooflines and trellises, balconies, wood posts and columns and other elements that provide pedestrian scale. Other surrounding buildings are like in mass.

Guideline v1.C.7 Color: ***Large white areas should be avoided, use subdued colors and minimize contracting colors.***
The colors of the buildings are subdued earthtone colors that will blend well with the surrounding area.

Guideline V1.C.8 Accent Colors: ***Accent colors should complement the façade and promote visual interest and harmonize with the overall environment.***
The accent colors are also earthtones but will add visual interest and harmonize with the wall color of the buildings.

Guideline V1.C.9 Solid to Void: Blank solid walls should be avoided. All front entries should be a minimum of 30% transparent.
Blank walls are avoided. Each building has large storefronts, with decorative architectural surfaces accents, different windows, and textured rooflines.

Guideline V1.C.10 Roofs: The roof form should be consistent with the mass and form of the building. Visible roofing shall be sheated with a roofing material having texture at a pedestrian scale. Roof should screen rooftop equipment.
Metal seemed roofs and fabric and wood roof awnings all varying to provide pedestrian scale and texture. Rooftop equipment will be screened.

Conditional Use Permit & Vesting Tentative Tract Map # 2992

Las Tablas Village

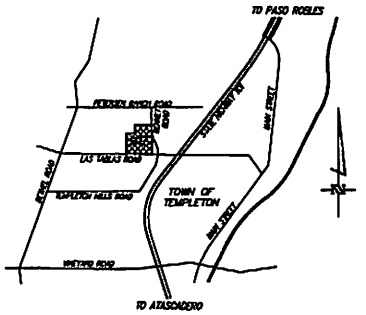
Templeton, California

Sheet Index

Number	Title
T1	Title Sheet
A1	Site Plan
A2	Building Elevations - Retail
A3	Building Elevations - Retail
A4	Building Elevations - Office
A5	Building Elevations - Hotel
A6	Site Sections
TM1	Vesting Tentative Tract Map
C1	Grading & Drainage Plan
C2	Site Utility Plan
L1	Landscape Plan
E-1.0	Conceptual Lighting Plan

Project Summary

Owner	Bonese Family Trust
	Contact: Steve Bonese Phone: 227-4450
Architect	RRM Design Group, 3765 S. Higuera St., SLO, CA 93401
	Contact: Pat Biote Phone: 543-1794
Civil Engineer	RRM Design Group, 3765 S. Higuera St., SLO, CA 93401
	Contact: Robert Montoya Phone: 543-1794
Landscape Architect	RRM Design Group, 3765 S. Higuera St., SLO, CA 93401
	Contact: Chris Dufour Phone: 543-1794
APN Number	040-371-001, 040-289-030, 040-331-020
Project Address	n/a (undeveloped), cross-street: Las Tablas Road, Bennet Way
Project Description	Mixed-use development including retail/commercial, medical offices, and senior housing.
Zoning	Refer to Site Plan Statistics on Sheet A1
Site Area	Refer to Site Plan Statistics on Sheet A1
Building Area	Refer to Site Plan Statistics on Sheet A1



Vicinity Map
NTS

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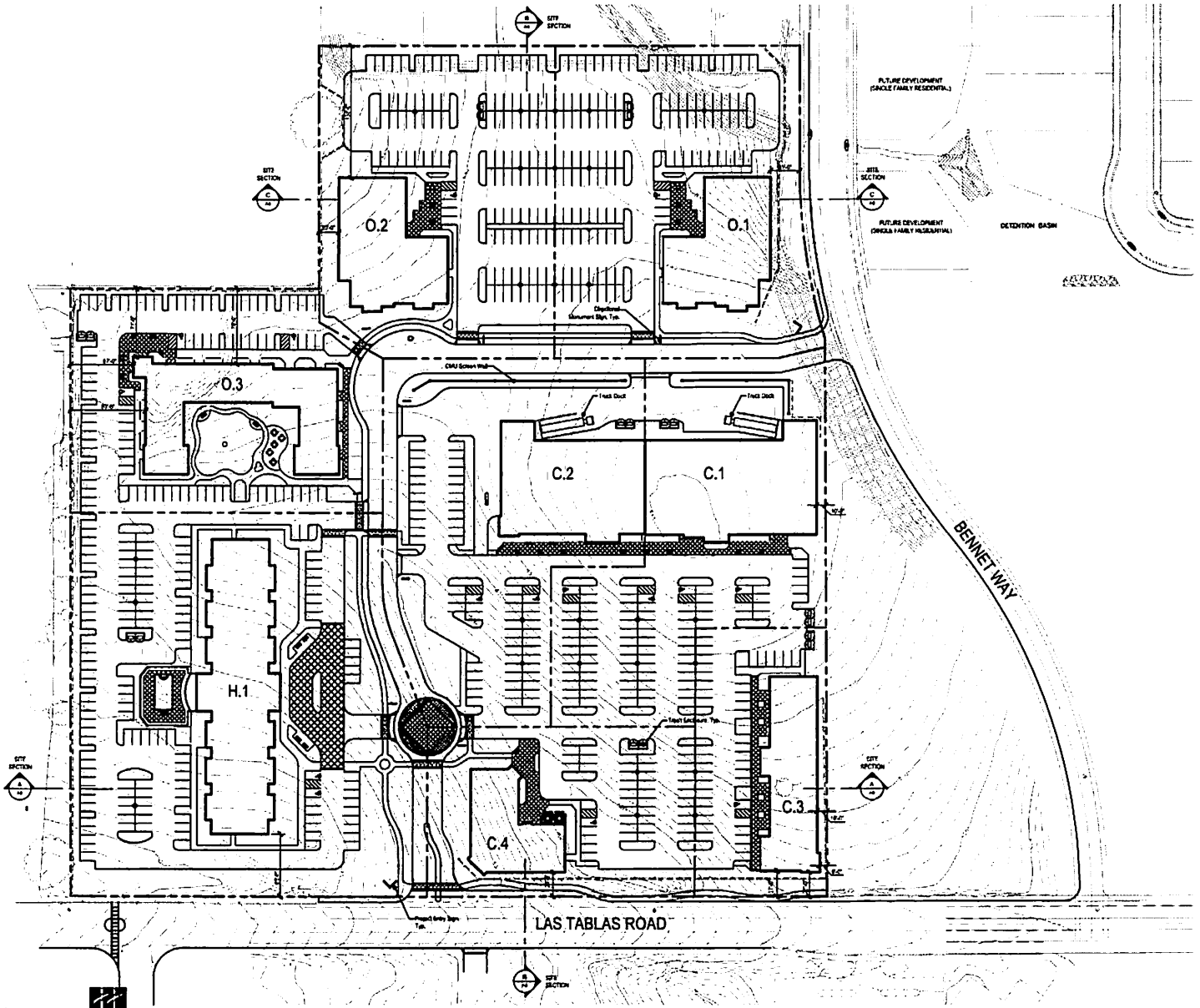
TITLE SHEET

Las Tablas Village–Tract 2992

2007048

August 15, 2011 County Resubmittal

T1



Notes

A. Existing and Proposed Property Boundaries: Refer to C1, Grading and Drainage Plan.

B. Planting and pedestrian pathways: Refer to L1, Conceptual Landscape Plan.

C. Site lighting: Refer to Exhibit E1.0, Conceptual Lighting Plan.

D. Site/Building Signage: Developer shall submit a comprehensive "sign program" to specify size location, and type of signage proposed.

Legend

- C.1 — Retail/Commercial Building
- O.1 — Office Building
- H.1 — Hotel Building
- Enclosure for Trash and Recycling
- Accessible Parking
- Project Entry Sign
- Directional Monument Sign

Project Statistics

Current Zoning Designation:

	Area	
APN 045-371-051 - Office Professional	128,736 sf	2.96 acres
APN 045-299-030 - Commercial Retail	333,529 sf	7.66 acres
APN 045-331-025 - Office Professional	158,951 sf	3.63 acres
APN 045-371-075 - Residential	20,747 sf	0.48 acres

Proposed Land Use: Mixed Use

Site Area: (Based on proposed parcel reconfiguration)

Retail/Commercial	248,396 sf	5.70 acres
Office	238,601 sf	5.48 acres
Hotel	142,257 sf	3.27 acres
Single Family Future	20,747 sf	0.48 acres
Total Site Area	650,001 sf	14.93 acres

Building Area:

Retail/Commercial	
C.1 - 1 Story	18,800 sf
C.2 - 1 Story	11,800 sf
C.3 - 1 Story	10,800 sf
C.4 - 1 Story	7,800 sf
Sub Total	53,200 sf
Office	
O.1 - 2 Story	34,000 sf
O.2 - 2 Story	34,000 sf
O.3 - 1 Story	14,700 sf
Sub Total	82,700 sf
Hotel (123 Units)	
H.1 - 3 Story	66,000 sf
Sub Total	66,000 sf
Total Building Area	181,900 sf

Site Coverage (Building Footprint):

Retail/Commercial	53,200 sf	
Office	36,700 sf	
Hotel	23,000 sf	
Total	113,900 sf	17.5%

Parking Provided:

Retail/Commercial	231 sf
Office	318 sf
Hotel	134 sf
Total Parking Provided	683 sf

N

1" = 50'-0"

SITE PLAN

A1

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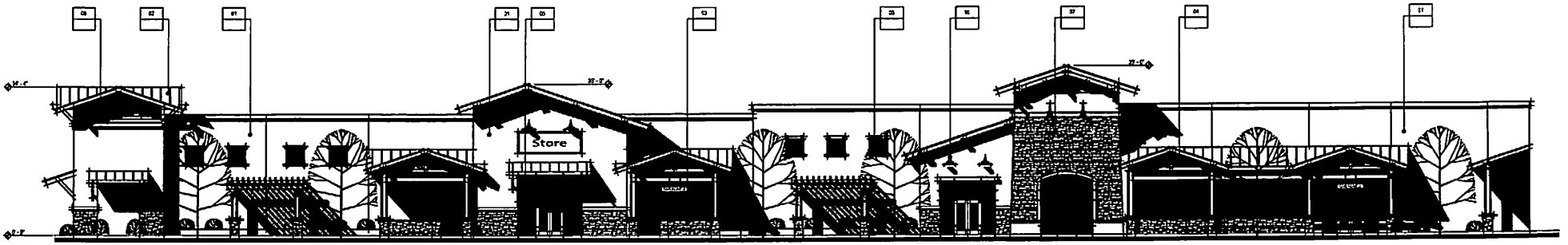
Las Tablas Village–Tract 2992

2007048

August 15, 2011 County Resubmittal

South Perspective-Building C.2
NTS

South Perspective-Building C.1
NTS



South Elevation-Buildings C.1 and C.2
3/32" = 1'-0"

Material

01	Cement Plaster Stucco	05	Aluminum Storefront System	10	Building Lighting
02	Standing Metal Seam Roof	06	Wood Siding		
03	Stone Veneer	07	Building Signage		
04	Exposed Timber	08	Fabric Awning		

Notes

A. Building lighting: Building mounted lights shall be shielded with light source not to exceed 1 footcandle.

B. Site/Building Signage: Developer shall submit a comprehensive "sign program" to specify size, location, and type of signage proposed.

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3/32"=1'-0"

BUILDING ELEVATIONS - RETAIL

Las Tablas Village–Tract 2992

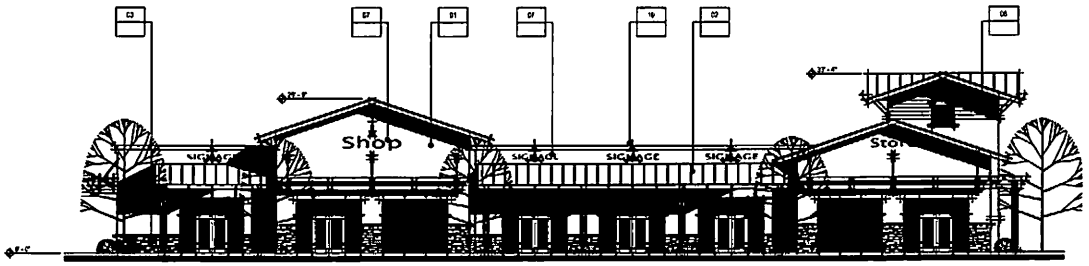
2007048

August 15, 2011 County Resubmittal

A2

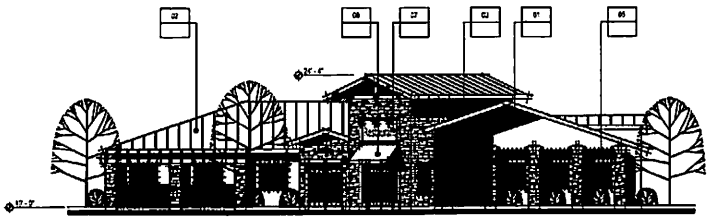
Southwest Perspective-Building C.3
NTS

South Elevation-Building C.3
3/32" = 1'-0"



East Elevation-Building C.3
3/32" = 1'-0"

Northeast Perspective-Building C.4
NTS



North Elevation-Building C.4
3/32" = 1'-0"

Material

01	Cement Plaster Stucco	05	Aluminum Storefront System	10	Building Lighting
02	Standing Metal Seam Roof	06	Wood Siding		
03	Stone Veneer	07	Building Signage		
04	Exposed Timber	08	Fabric Awning		

Notes

A. Building lighting: Building mounted lights shall be shielded with light source not to exceed 1 footcandle.

B. Site/Building Signage: Developer shall submit a comprehensive "style program" to specify size, location, and type of signage proposed.

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3/32"=1'-0"

BUILDING ELEVATIONS - RETAIL

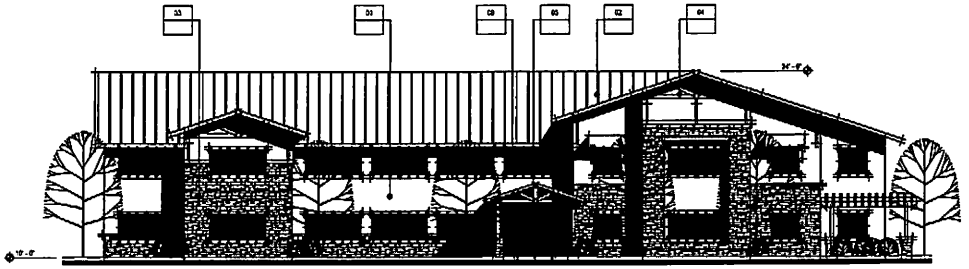
Las Tablas Village–Tract 2992

2007048

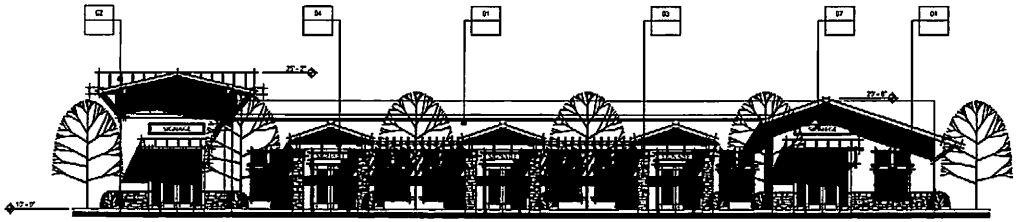
August 15, 2011 County Resubmittal

A3

South Perspective-Building O.2
NTS



South Elevation-Buildings O.1 / O.2
3/32" = 1'-0"



West Elevation-Building O.3
3/32" = 1'-0"

Southwest Perspective-Building O.3
NTS

Material

01	Cement Plaster Stucco	05	Aluminum Storefront System
02	Standing Metal Seam Roof	06	Vinyl Windows
03	Stone Veneer	07	Building Signage
04	Exposed Timber		

Notes

A. Building lighting: Building mounted lights shall be shielded with light source not to exceed 1 footcandle.

B. Site/Building Signage: Developer shall submit a comprehensive "sign program" to specify size, location, and type of signage proposed.

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3/32"=1'-0"

BUILDING ELEVATIONS - OFFICE

Las Tablas Village–Tract 2992

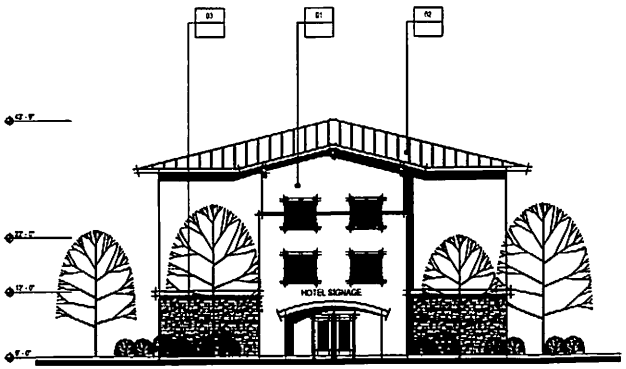
2007048

August 15, 2011 County Resubmittal

A4

East Elevation-Building H.1
3/32" = 1'-0"

Southeast Perspective-Building H.1
NTS



South Elevation-Building H.1
3/32" = 1'-0"

Material

01	Cement Plaster Stucco	05	Aluminum Storefront System	10	Building Lighting
02	Standing Metal Seam Roof	06	Wood Siding		
03	Stone Veneer	07	Building Signage		
04	Exposed Timber	08	Fabric Awning		

Notes

A. Building lighting: Building mounted lights shall be shielded with light source not to exceed 1 footcandle.
B. Site/Building Signage: Developer shall submit a comprehensive "sign program" to specify size, location, and type of signage proposed.

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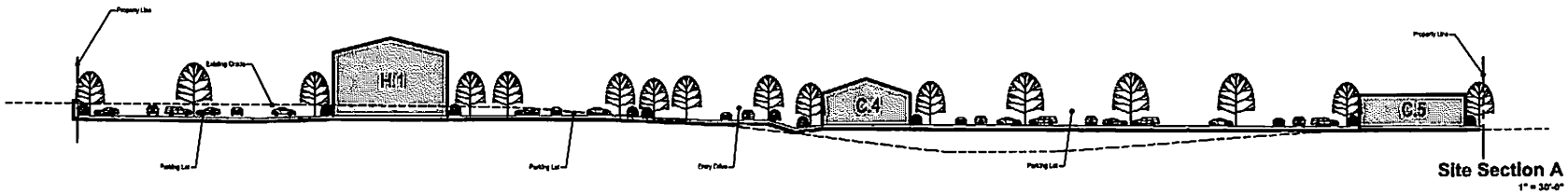
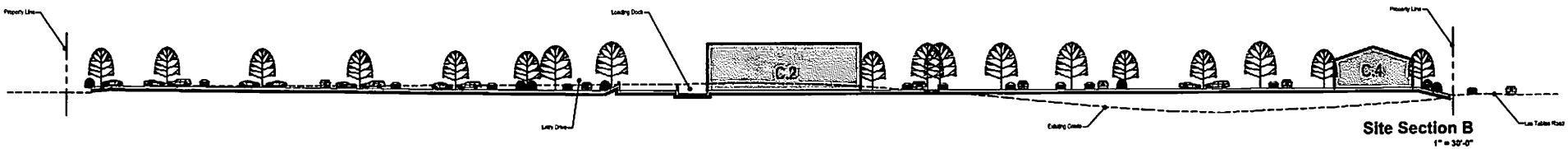
3/32"=1'-0"
BUILDING ELEVATIONS - HOTEL
Las Tablas Village-Tract 2992
2007048
August 15, 2011 County Resubmittal

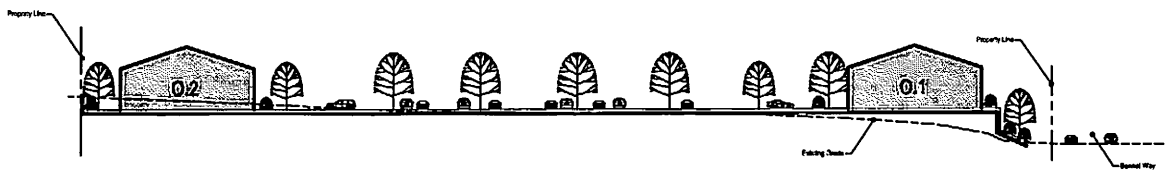
A5



Site Section A
1" = 30'-0"



Site Section B
1" = 30'-0"



Site Section C
1" = 30'-0"

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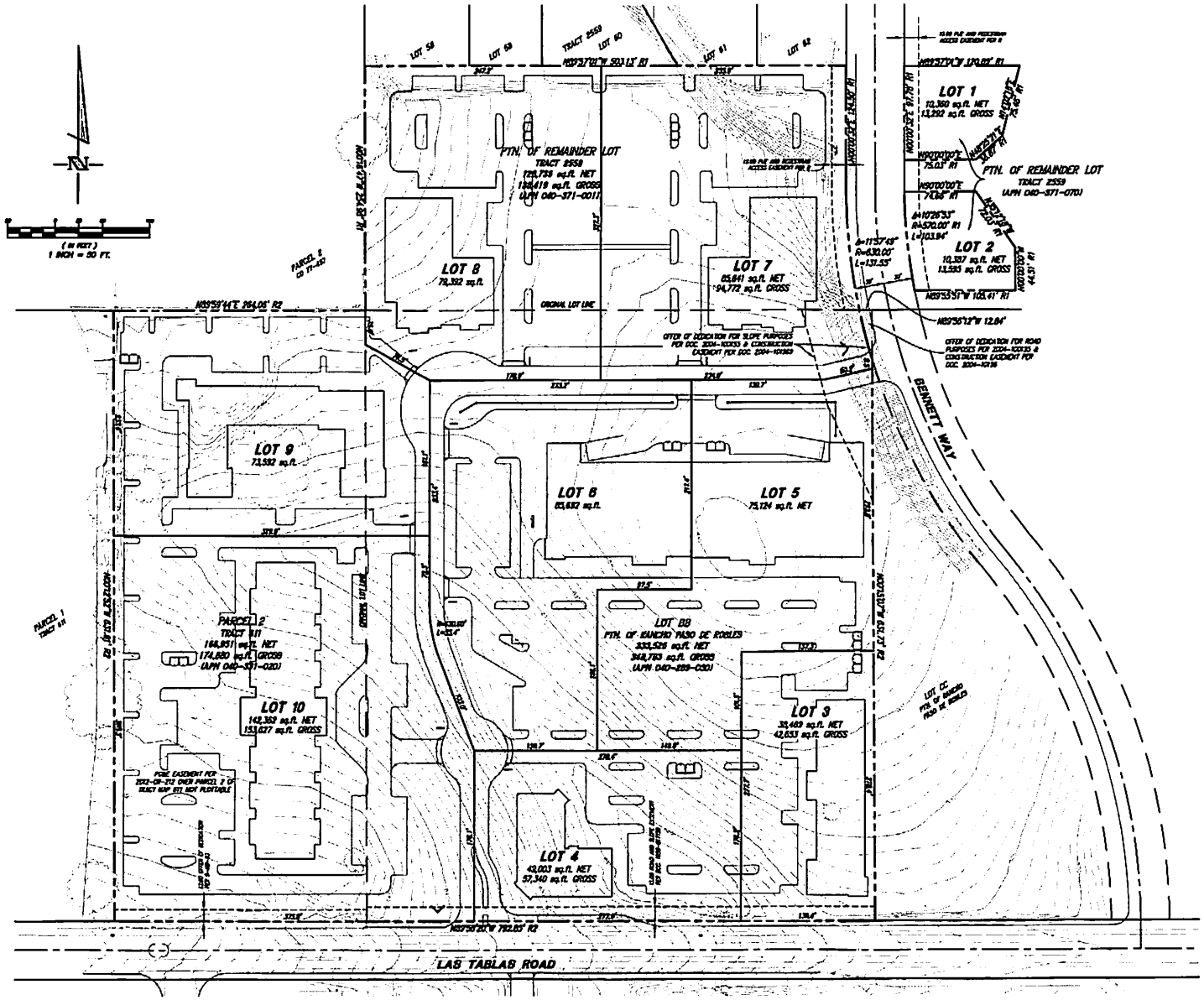
1"=30'-0"
SITE SECTIONS

Las Tablas Village-Tract 2992

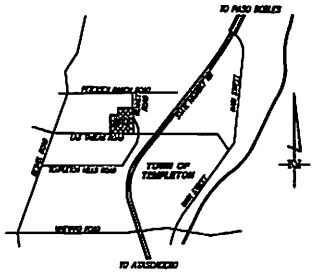
2007048

August 15, 2011 County Resubmittal

A6



(IN FEET)
1 INCH = 50 FT.



VICINITY MAP
N.T.S.

EASEMENT NOTE:

PROPOSED EASEMENT FOR THE PURPOSE OF PRIVATE ACCESS, PARKING, DRAINAGE, SEWER, & WATER EASEMENTS AND PUBLIC UTILITIES EASEMENT OVER ALL OF TRACT 2982 EXCLUDING BUILDING LOCATIONS.

PROJECT DATA

ADDRESS:	PICKERING RANCH RD, templeton CA 93465
ASSESSOR'S PARCEL NO:	040-371-020, 040-289-030, 040-371-070
ZONING	APN 040-371-020 - OFFICE AND PROFESSIONAL APN 040-371-070 - RESIDENTIAL SINGLE FAMILY APN 040-289-030 - COMMERCIAL RETAIL APN 040-371-020 - OFFICE AND PROFESSIONAL
WATER:	templeton CSD
SEWER:	templeton CSD
GAS:	SO. CAL GAS CO.
ELECTRICAL:	PG&E
PHONE:	AT&T
CABLE:	CHARTER
FIRE:	templeton CSD
P1:	23 MB 39-41
P2:	MB LS 73

PREPARED FOR:

Owners/Applicant:
RUPPERT FAMILY TRUST
THOMPSON FAMILY TRUST
BONESIO FAMILY TRUST
ROBERT & BEVERLY BONESIO 2002 TRUST
P.O. BOX 833
PASO ROBLES CA 93447
(805) 227-4600
STEVE BONESIO (CONTACT PERSON)

PREPARED BY:

Engineer:
RRM DESIGN GROUP
3765 SOUTH HIGUERA, SUITE 102
SAN LUIS OBISPO, CA 93401
(805) 543-1794
PAT BLOZIE (CONTACT PERSON)

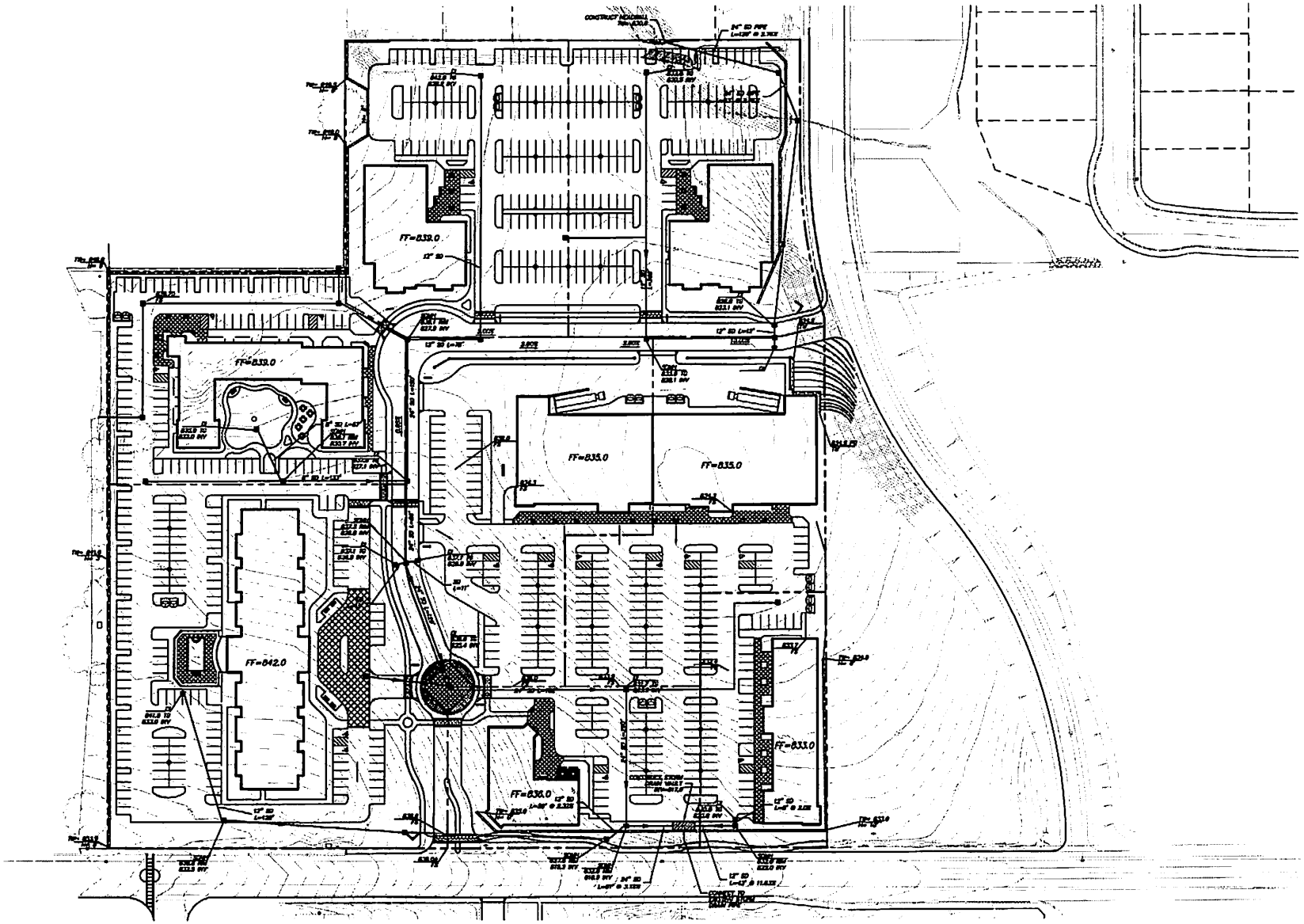
LEGAL DESCRIPTION

PORTION OF THE REMAINDER LOT OF TRACT 2559 FILED IN BOOK 25 OF MAPS AT PAGES 38-39, LOT BB OF THE RESUBDIVISION OF LOTS 31, 32, 33, 34, 60, 61, 62 AND 63 OF RANCHO PASO DE ROBLES FILED IN BOOK A OF MAPS AT PAGE 108 AND PARCEL 2 OF TRACT 911 FILED IN BOOK 23 OF MAPS AT PAGES 39 THE COUNTY RECORDERS OFFICE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

1"=50'

VESTING TENTATIVE TRACT MAP

TM-1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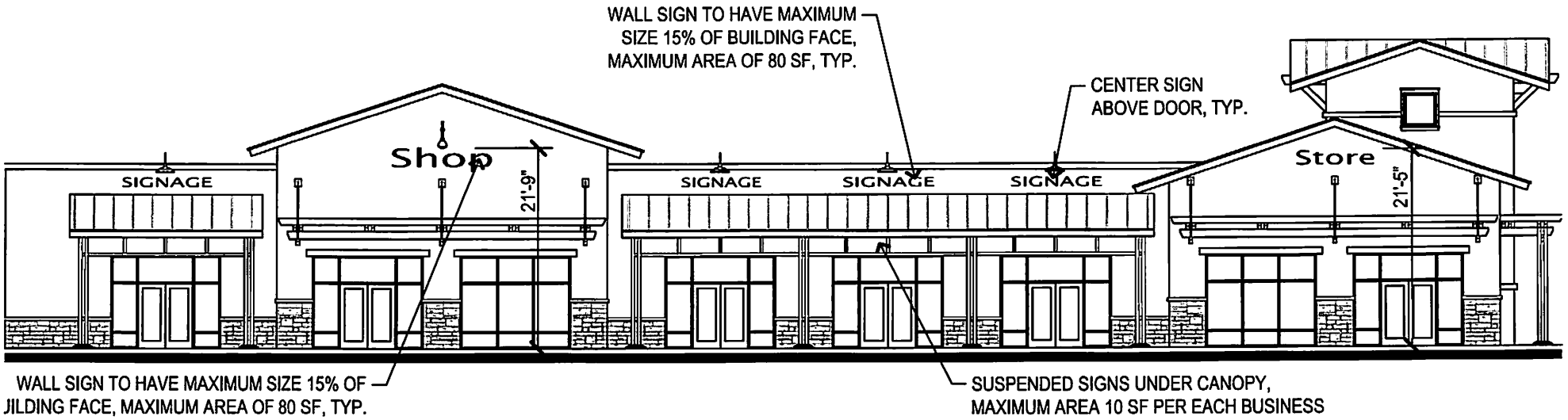

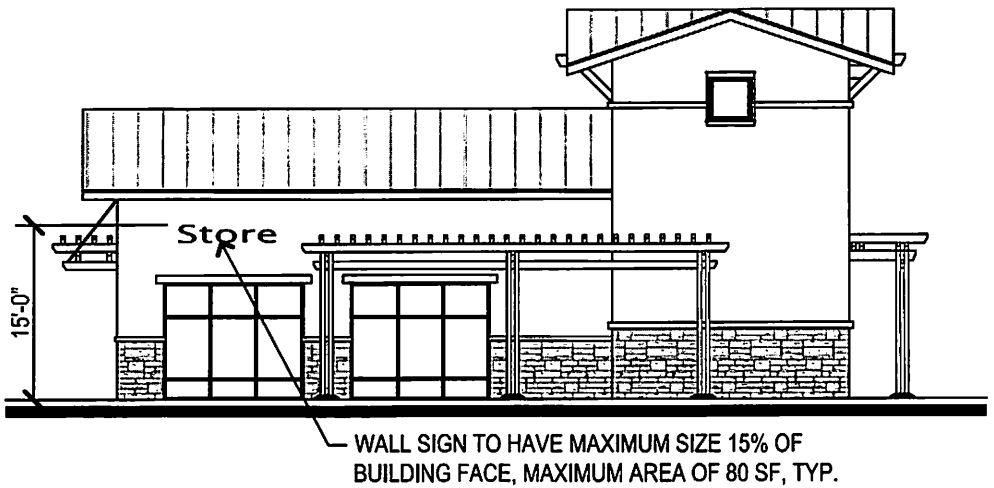

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3/32"=1'-0"

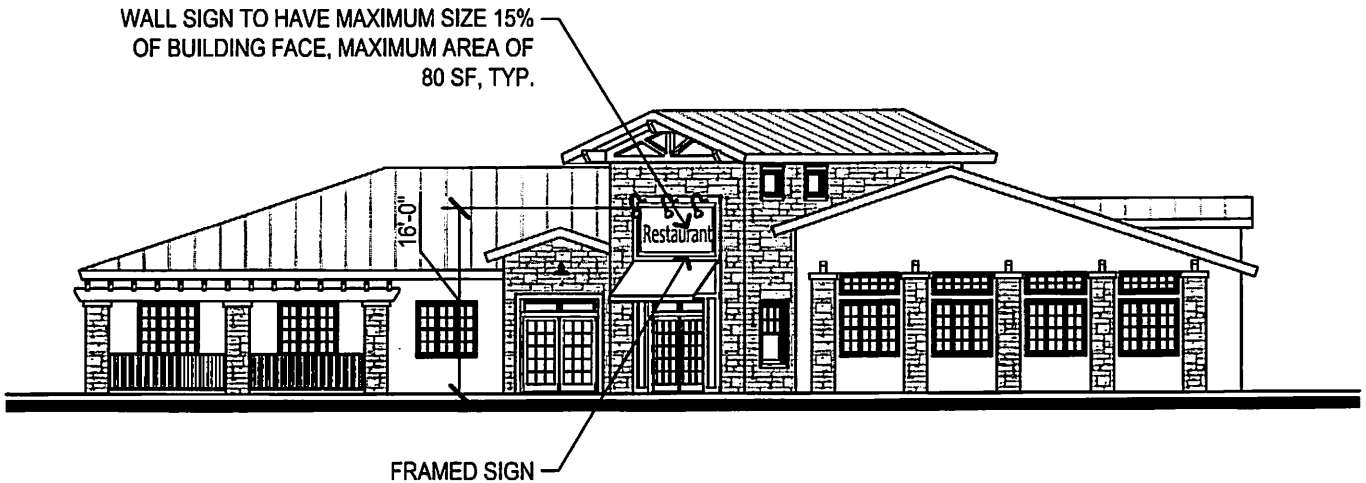
C.3 RETAIL-COMMERCIAL SIGNS

Las Tablas Village-Tract 2992 Sign Program Exhibits

2007048

August 12, 2011

SE3



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1/16"=1'-0"

C.4 RETAIL-COMMERCIAL SIGNS

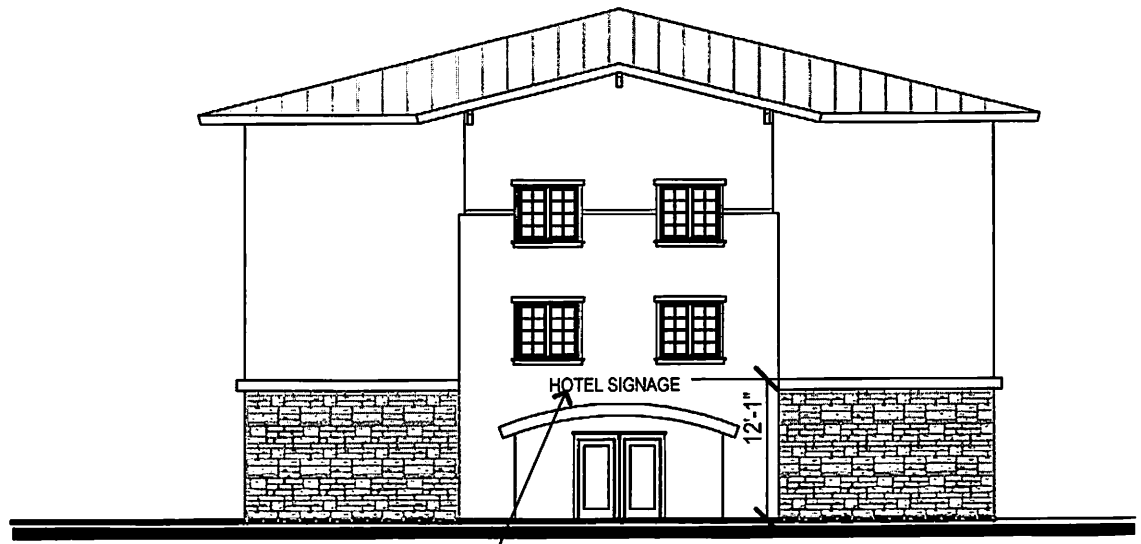
Las Tablas Village-Tract 2992 Sign Program Exhibits

2007048

August 12, 2011

SE4

WALL SIZE TO HAVE MAXIMUM SIZE
15% OF BUILDING FACE, MAXIMUM
AREA OF 80 SF



WALL SIZE TO HAVE MAXIMUM SIZE
15% OF BUILDING FACE, MAXIMUM
AREA OF 80 SF

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Las Tablas Village-Tract 2992 Sign Program Exhibits

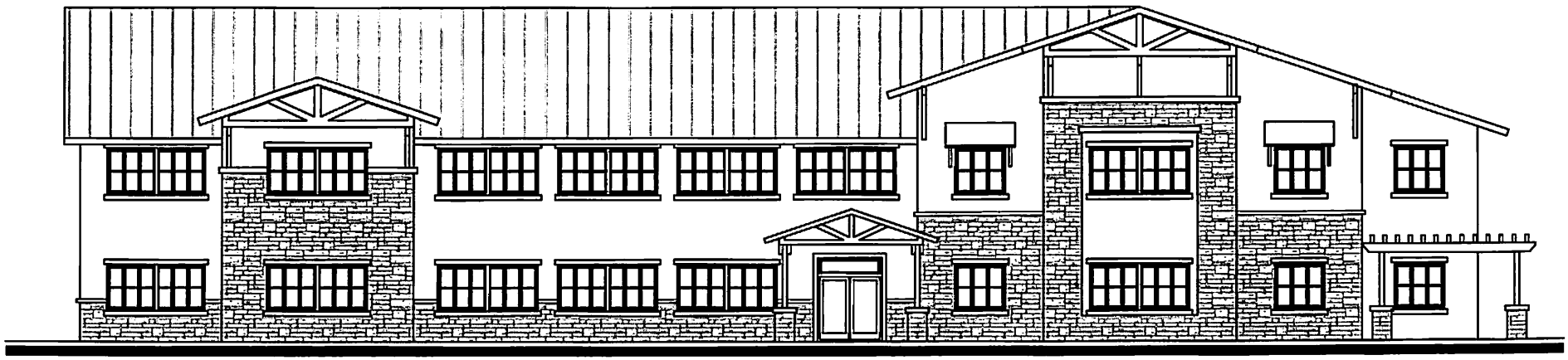
2007048

1/16"=1'-0"
H.1 HOTEL SIGNS
August 12, 2011

SE5

OFFICE O.1

NOTE: BUILDING SIGNAGE NOT ANTICIPATED FOR THIS BUILDNG



OFFICE O.2

NOTE: BUILDING SIGNAGE NOT ANTICIPATED FOR THIS BUILDNG

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3/32"=1'-0"

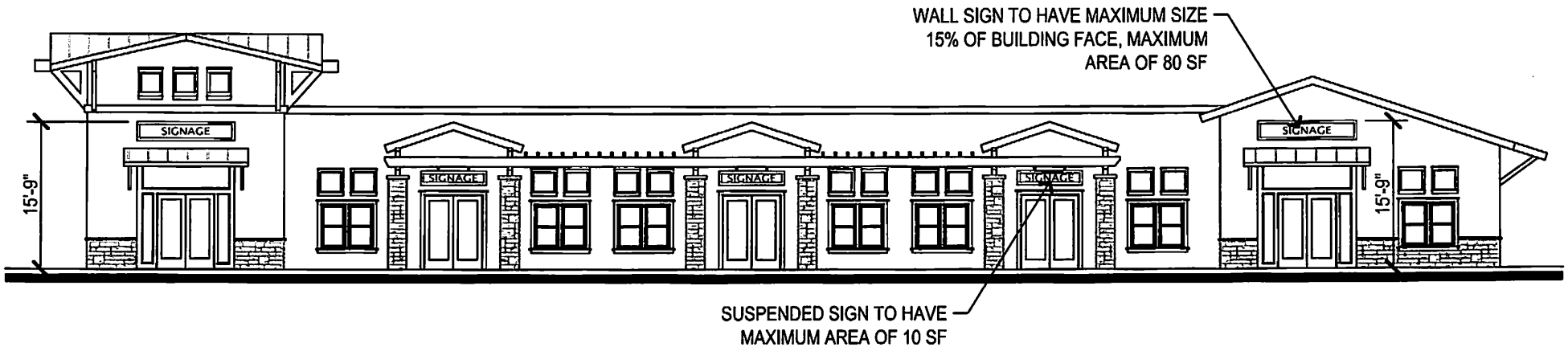
O.1 & O.2 OFFICE SIGNS

Las Tablas Village-Tract 2992 Sign Program Exhibits

2007048

August 12, 2011

SE6



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3/32"=1'-0"

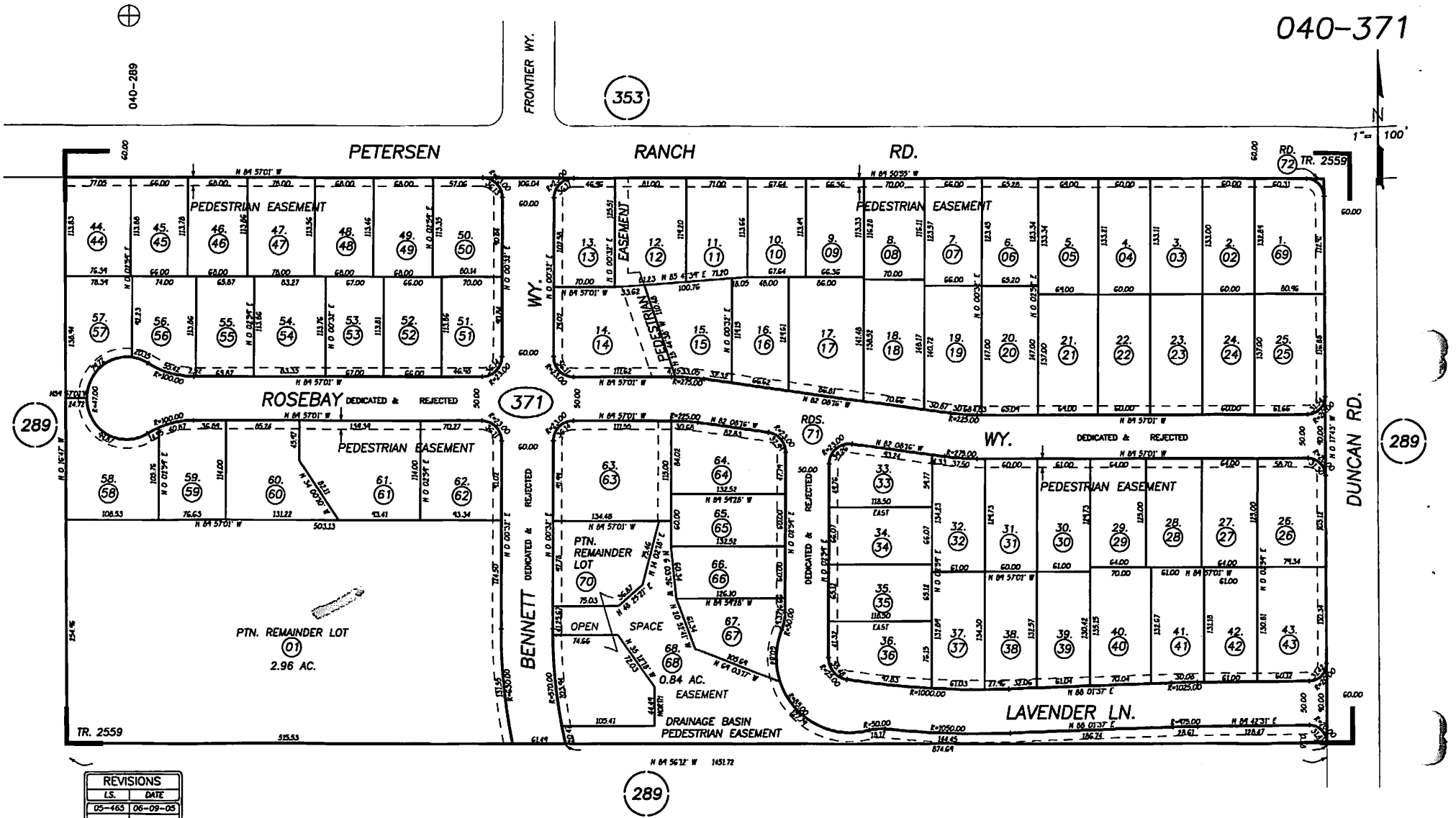
O.3 OFFICE SIGNS

Las Tablas Village-Tract 2992 Sign Program Exhibits

2007048

August 12, 2011

SE7



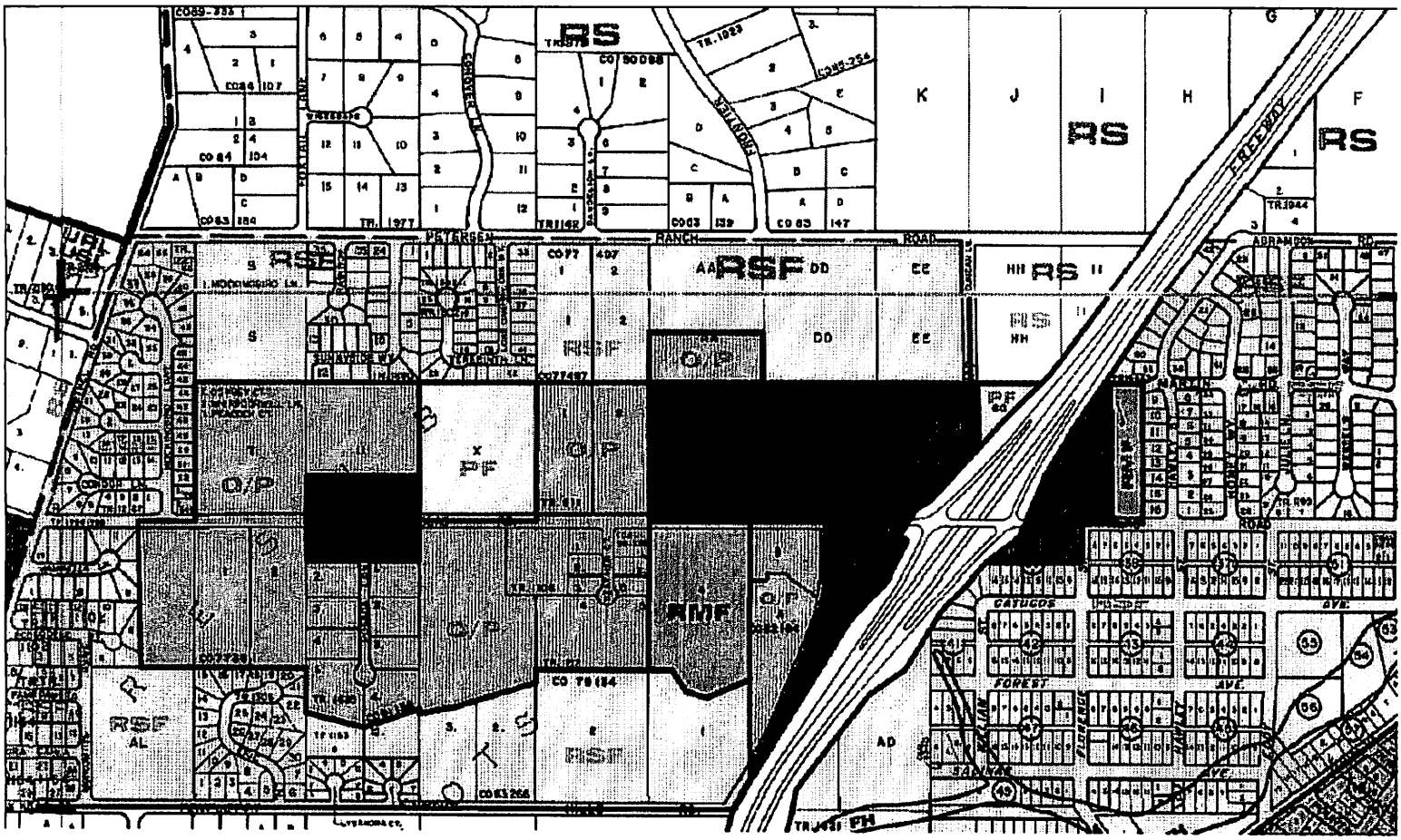
REVISIONS	
I.S.	DATE
05-465	06-09-05

50 0 100 200

GB 06-09-05 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 2559, R.M. Bk. 25 , Pg. 26-31

TEMPLETON
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 040 PAGE 371


RS
RSF
RMF
O/P
PETERSEN
RANCH
ROAD
FREEWAY
ABRAMOS
RD
CATUCOS
FOREST
AVE.
SANTA
ANA
AVE.

Parcel Summary Report For Parcel # 040-289-030

9/12/2008
12:10:37PM

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

Address Information

Status	Address
P	00000 LAS TABLAS RD TEMP

Lot Information:

Community: TEMP

Planning Area: SAL

Lot Type	Tract / Twnshp	Block / Range	Section	Lot	Land Use Elements	Lot Flags	Misc
T	APV.C0	064	0001	N		S2	
T	RHOPR	0000	BB	Y	CR		Z79082401

SUB2008-00019 TR2992 **BONESO STEVEN**
Conc. Tract Map w/ CUP
MIXED-USE DEVELOPMENT
RETAIL/COMMERCIAL 54,000 SF, OFFICE
SAL/ TEMP KBN
CR

Parcel Summary Report For Parcel # 040-289-030

9/12/2008
12:10:37PM

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	Phone Numbers and Contact info	Notes
OWN	FILIPPONI DOUGLAS C PO BOX 845 ATASCADERO CA 93423-0845		
OWN	BONESO MARY A		
OWN	BONESO REGINA		
OWN	BONESO ROBERT & REGINA 2002 TRUST		
OWN	BONESO ROBERT M		
OWN	BONESO STEVEN C		
OWN	BONESO STEVEN C FAMILY TRUST		
OWN	FILIPPONI FAMILY TRUST		
OWN	FILIPPONI KATHLEEN R		
OWN	THOMPSON CONNIE G		
OWN	THOMPSON NED M		
OWN	THOMPSON NED M & CONNIE G FAMILY TR		

Parcel Information

Status	Description	Notes
Active	RHO PR LT BB	