



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/12/2012

TO: _____

FROM: Cody Scheel, Inland Team

PROJECT DESCRIPTION: SUB2011-00063 CO12-0048 DELORE- Parcel map subdividing a 7.41 acre parcel into 4 parcels of 1.00, 1.17, 1.56, and 3.68 acres. Site located off Concrete Court in Templeton. APN: 040-143-022.

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

Parcel Map

PARCEL MAP OF 7.41 ACRE PARCEL
PROPOSED TO BE SUBDIVIDED TO 1.0, 1.17,
SAL/ TEMP

FH IND

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Certificate of Compliance
- Parcel Map
- Road Abandonment
- Condominium (new or conversion)
- Tract Map
- Road Name

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name JACK DELORE Daytime Phone 238 5034
 Mailing Address PO BOX 877 ATASCADERO CA Zip Code 93422
 Email Address: _____

Applicant Name JACK DELORE Daytime Phone 238 5034
 Mailing Address PO BOX 877 ATASCADERO CA Zip Code 93422
 Email Address: _____

Agent Name DAKOS LAND SURVEYS, INC. Daytime Phone 466-2445
 Mailing Address 7600 MORRO RD, ATASCADERO, CA Zip Code 93422
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 7.41 AC Assessor Parcel Number(s): 040-143-022
 Legal Description: PARCEL 1 OF PM CO 85-245, SLO COUNTY PER 971 PM/64
 Address of the project (if known): 2755 CONCRETE CT, TEMPLETON, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101 TO MAIN ST EXIT IN TEMPLETON, RAMADA DRIVE FRONTAGE RD TO VOLPI YSABEL RD, TO CONCRETE CT.
 Describe current uses, existing structures, and other improvements and vegetation on the property: COMMERCIAL / INDUSTRIAL STRUCTURES (TWO) AND VACANT LAND.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): PROPOSED SUBDIVISION INTO FOUR PARCELS: 1.00 AC, 1.17 AC, 1.56 AC, AND 3.68 AC.

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 [Signature]

Date 27 JUNE 2010

FOR STAFF USE ONLY			
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS? <input type="checkbox"/> 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?: 1.00 AC, 1.17 AC, 1.56 AC, 3.68 AC

Number of existing lots, parcels or certificates: ONE Existing parcel sizes: 7.41 AC

What will the property be used for after division: SAME USE / NO CHANGE

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: 47/PM

A recorded certificate of compliance or a recorded map? Yes No PM CO 85-245 PER: 64

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 FROM CONCRETE CT.

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

North: TRUCKING CO. South: INDUSTRIAL PROPERTY

East: CONST. YARDS West: R.R. EASEMENT

~~EXISTING~~ 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

~~EXISTING~~ Proposed sewage disposal: Individual on-site system Other _____

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

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

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

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): N/A

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)

Acres 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):

N/A

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.

✓ ENVIRONMENTAL DOCUMENT PREVIOUSLY ISSUED:

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

SEE ED #08-033 FOR TRACT 2774 ✓

- 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: 100% OF SITE acres
 Moderate slopes of 10-30%: _____ acres
 Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes ~~on or~~ near the site? Yes No
 If yes, please describe: SEASONAL STREAM TO THE SOUTH - NOT ON SITE
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? FOR EXISTING DEVELOPMENT 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: FOR EXISTING DEVELOPMENT
6. Has a grading plan been prepared? FOR EXISTING DEVELOPMENT 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 _____
 Industrial - Explain _____
- 3. What is the expected daily water demand associated with the project? NO CHANGE
- 4. How many service connections will be required? NO CHANGE
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: TCSID - FIRE - WELLS
- 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? N/A
 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: EXISTING / NO CHANGE

- 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? NO NEW PROPOSED GENERATION
 Domestic Industrial Agricultural Other, please explain? N/A (EXISTING)
- 2. Name of Solid Waste Disposal Company: MID-STATE
- 3. Where is the waste disposal storage in relation to buildings? ADJACENT TRASH ENCLOSURES
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No (EXISTING)

Community Service Information

- 1. Name of School District: TEMPLETON
- 2. Location of nearest police station: MAIN ST TEMPLETON
- 3. Location of nearest fire station: TEMPLETON
- 4. Location of nearest public transit stop: _____
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: OLD QUARRY
- 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. NONE KNOWN

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production. N/A

- 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

NONE

- 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 *: BLDG ON LOT 3 HAS SOLAR

*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 NO IMPACT, NO DEVELOPMENT PROPOSED

- 1. List any mitigation measures that you propose to lessen the impacts associated with your project: NO IMPACT PROPOSED

- 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: _____

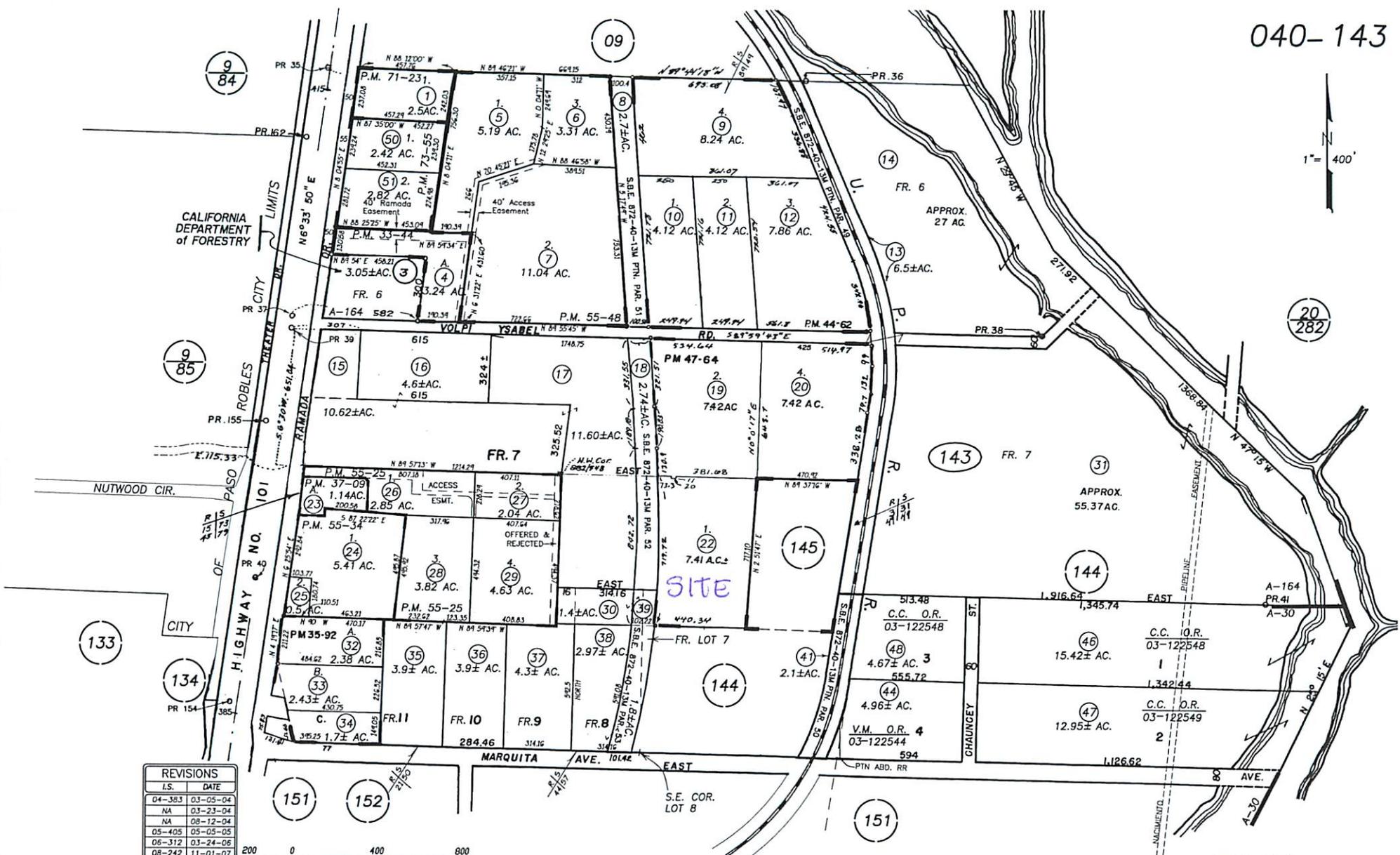
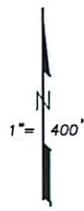
- 3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

If yes, please describe and provide "ED" number(s): OR-033

Other Related Permits

- 1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): N/A

(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.)

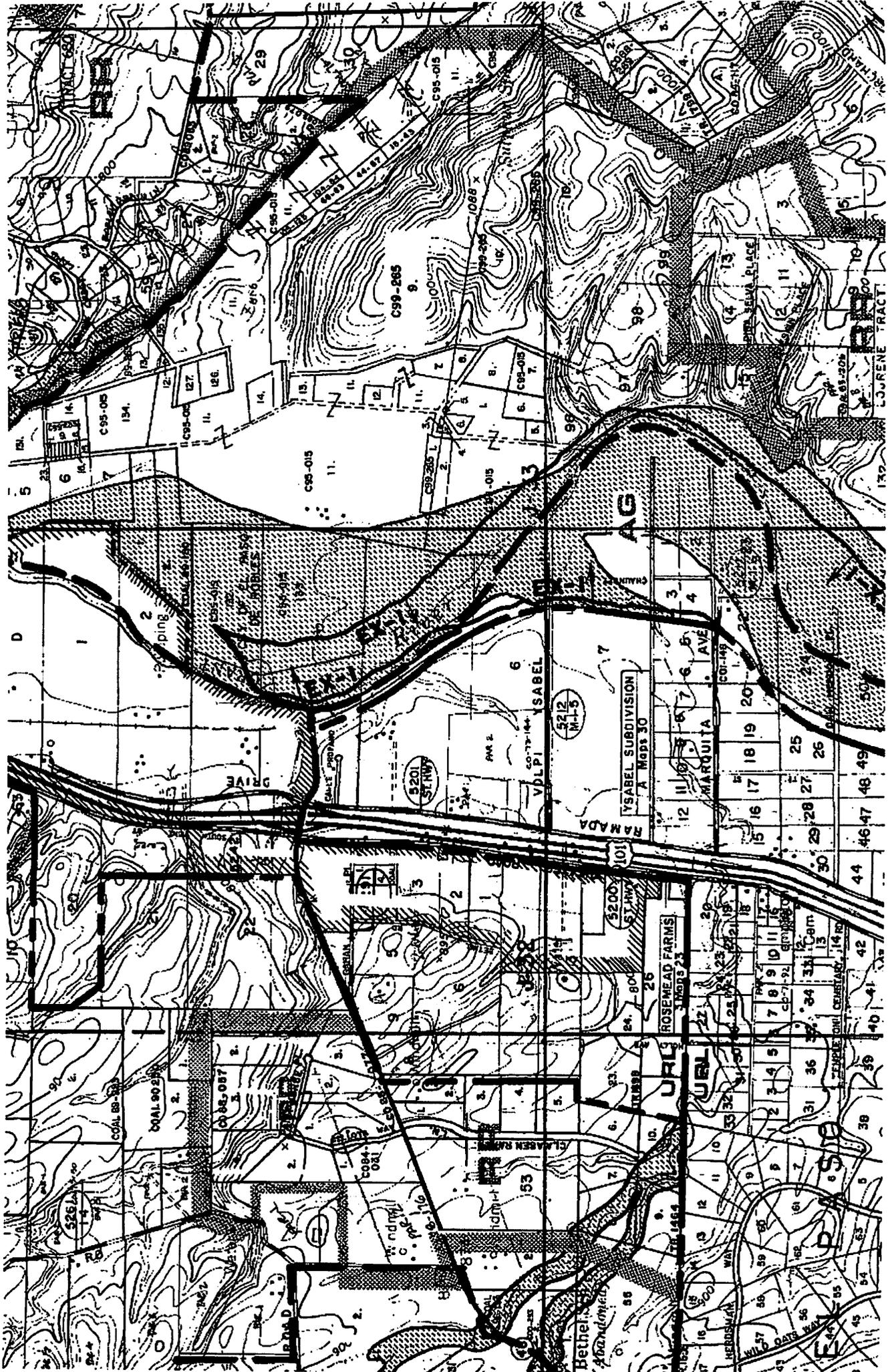


REVISIONS	
I.S.	DATE
04-383	03-05-04
NA	03-23-04
NA	08-12-04
05-405	03-05-05
05-312	03-24-05
08-242	11-01-07
09-091	08-17-08
NA	09-10-08
10-173	03-17-10
NA	08-25-10

GB 05-08-02 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

MAP OF YSABEL, R.M. Bk. A , Pg. 30.
RANCHO EL PASO DE ROBLES, R.M. Bk. A , Pg. 164.

TEMPLETON
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 40 PAGE 143





400 ft

100 m

396 Longitude: 120.690372



Parcel Summary Report For Parcel # 040-143-022

7/12/2012
2:49:21PM

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 RICE JOHN M
8310 COROMAR RD ATASCADERO CA 93422-5226

OWN DELORE JACK E

OWN DELORE KATHLEEN I

OWN FREDERICK MICHAEL

OWN RICE CAROLE J

Address Information

<u>Status</u>	<u>Address</u>
P	02755 CONCRETE CT A TEMP
P	02757 CONCRETE CT TEMP
P	02759 CONCRETE CT TEMP
P	02755 CONCRETE CT B 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>
CO85-	245	0001	Templeton	Salinas	IND	FH		Y		



Parcel Summary Report For Parcel # 040-143-022

7/12/2012
2:49:22PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Parcel Information

Status Description

Active RHO PR PM 47-64 PAR 1

Notes

Tax Districts

TEMPLETON UNIFIED SCHOOL
TEMPLETON COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
TEMPLETON PUBLIC CEMETERY
NO. 01 ROAD-CO/SUPVR

Case Information

Case Number:

Case Status:

COD2009-00354 CLD Primary Parcel

Description:

OCC RV

D990393S CMP Primary Parcel

Description:

STORAGE FACILITY FOR RENT-A-BINS/EQUIPME

DRC2007-00132 APV Primary Parcel

Description:

PROPOSED 10 LOT INDUSTRIAL SUBDIVISION, PARKING, CUL DE SAC IMPROVEMENTS (MUP REQUIRED AS A PART OF THE PLANNING AREA STANDARDS. ASSOCIATED WITH SUB2006-00234.)

PMT2002-14461 FNL Primary Parcel

Description:

COMMERCIAL BUILDING "A" - PRE-MFR METAL BLDG W/ CONDITIONED OFFICES, MECH PLANS - DEF. SUB. INSTALL PRIVATE LIFT STATION/GRINDER PUMP W/ FORCED MAIN TO SEWER LINE IN EASEMENT.

PMT2002-14462 FNL Primary Parcel

Description:

MAJOR GRADING/MID COAST GEOTECH/CERTIFY 4 PADS S.KOPE,RCE/TARTAGLIA/SEP PMT REQD 4 ELEC LIFT STAT



Parcel Summary Report For Parcel # 040-143-022

7/12/2012
2:49:22PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2003-01710 FNL Primary Parcel

Description:

CHAIN LINK FENCE WITH 2" SLATS (OVER 6 FEET)

PMT2003-01858 FNL Primary Parcel

Description:

COMMERCIAL BUILDING "B" 12,743 SF + 3750 UNDER CANOPY - SPRINKLERED. DEF, SUB. ELEC. PLANS REQUIRED PRIOR TO OCCUPANCY

PMT2009-01266 RVW Primary Parcel

Description:

AS BUILT ENCLOSE PORTION OF EXISTING COVERED STORAGE (1300 SF) FOR "GRINDING ROOM" FOR HAANAH COMPANY (FIBERGLASS PRODUCT FABRICATION) - ADD 8X40 HAZ MATRLS CONTAINER, (COMMERCIAL STEEL BUILDING - PMT2003-01858)

PMT2009-01565 FNL Primary Parcel

Description:

PHOTOVOLTAIC - ROOF MOUNTED

PMT2009-01566 FNL Primary Parcel

Description:

PHOTOVOLTAIC - ROOF MOUNTED

PRE2005-00036 REC Primary Parcel

Description:

6 LOT TR MAP ON 7.41 ACRES

SUB2006-00234 PTX Primary Parcel

Description:

REQUEST BY MICHAEL FREDERICK FOR A TENTATIVE TRACT MAP (TRACT 2774) AND MINOR USE PERMIT (DRC2007-00132) TO SUBDIVIDE AN EXISTING 7.41 ACRE PARCEL INTO 10 PARCELS INDUSTRIAL LOTS RANGING IN SIZE FROM .33 - 1.5 ACRES EACH FOR THE PURPOSE OF SALE AND/OR DEVELOPMENT. THE PROJECT WILL RESULT IN THE FUTURE DISTURBANCE OF APPROXIMATELY 2.5 ACRES OF A 7.41 ACRE PARCEL DUE TO GRADING FOR BUILDING PADS AND PARKING LOTS.

LAND USE ORDINANCE SECTION 22.104.090, PLANNING AREA STANDARD J (INDUSTRIAL LAND USE CATEGORY), STATES THAT MINOR USE PERMIT APPROVAL IS REQUIRED FOR NEW INDUSTRIAL CONSTRUCTION OR SUBDIVISION .

SUB2011-00063 REC Primary Parcel

Description:

PARCEL MAP OF 7.41 ACRE PARCEL PROPOSED TO BE SUBDIVIDED TO 1.0, 1.17, 1.56 AND 3.688 ACRES.

ZON2011-00356 APV Primary Parcel

Description:

MANUFACTURING AIRCRAFT COMPONENTS



Parcel Summary Report For Parcel # 040-143-022

7/12/2012
2:49:22PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

81128 FNL Related Parcel

Description:

DEMO SFD

D990380D APP Related Parcel

Description:

OFFICE & STORAGE YARD

G000017F CMP Related Parcel

Description:

LAFCO REFERRAL-TCSD ANNEX #18

S960011N CMP Related Parcel

Description:

PROPOSED ROAD NAME - CONCRETE COURT