SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 5/16/2016

TO: _____

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

PROJECT DESCRIPTION: SUB2015-00069 GV4 LLC – Proposed commercial parcel map for 14 new lots and one remainder. Project location is off of Ramada Drive, Templeton.
APN(s): 040-211-009

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

_____

_____

_____

_____	_____	_____
Date	Name	Phone

GENERAL APPLICATION FORM

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

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name GV4 LLC / MichaelJoe Goldstein Daytime Phone (805) 674-8127
Mailing Address 1355 Hwy 46 West Paso Robles, CA Zip Code 93446
Email Address: mj@mgeunderground.com

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

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

PROPERTY INFORMATION

Total Size of Site: 40 Assessor Parcel Number(s): 040-211-009
Legal Description: RHO PR PTN LT 11
Address of the project (if known): 4210 Ramada Dr. Paso Robles, CA 93446
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Current access is off of Ramada Dr. along the 101 Freeway. Ramada Dr. is accessible off of North Main Street. Access to subdivision is proposed off of Ruth Way.

Describe current uses, existing structures, and other improvements and vegetation on the property:
There is an existing vacant residence on the west portion of the property (outside of proposed subdivision). The rest of the land is undeveloped.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Proposed subdivision with drainage basin on southeast portion of property. GPA application submitted and pending approval (LRP2015-00010).

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 Francisco Vargas Date 4/19/16

FOR STAFF USE ONLY

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SUB2015-00069 CO16-0130 GV4 LLC A CA LL
Parcel Map
COMMERCIAL PARCEL MAP FOR 14 NEW LOTS AND ONE REMAINDER
NCSAL/ TEMP AMS
CR EX1

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☐ Minor Use Permit
- ☑ Conditional Use Permit/Development Plan ☐ Plot Plan
- ☐ Curb, Gutter & Sidewalk Waiver ☐ Other ☐ Site Plan
- ☐ Surface Mining/Reclamation Plan ☐ Zoning Clearance
- ☐ Amendment to approved land use permit ☐ Variance

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name GV4 LLC / MichaelJoe Goldstein Daytime Phone (805) 674-8127
Mailing Address 1355 Hwy 46 West Paso Robles, CA Zip Code 93446
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Describe current uses, existing structures, and other improvements and vegetation on the property:
There is an existing vacant residence on the west portion of the property (outside of proposed subdivision). The rest of the land is undeveloped.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Proposed subdivision with drainage basin on southeast portion of property. GPA application submitted and pending approval (LRP2015-00010).

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 Francisco Vargas Date 4/6/16

FOR STAFF USE ONLY

LAND DIVISION APPLICATION

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

Project Information:

What is the proposed density or parcel size?: (13 parcels= +/- 0.7 ac to +/-1.3 ac) (1 parcel= +/-3.7 ac) (1 remaining parcel = +/-20.6 ac)

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 40

What will the property be used for after division: _____

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: Existing access to the property off of Ramada Dr.

Access to subdivision is proposed off of Ruth Way. Access off of Ramada Dr. is not proposed at this time.

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

North: Commercial Service South: Agriculture / Commercial Retail

East: Agriculture West: Ramada Dr & Highway 101

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____

■ Community System - List the agency or company responsible for provision: TCSD

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

Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____

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

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

Fire Agency: List the agency responsible for fire protection: Templeton Fire Department

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: 39.1 acres
   Moderate slopes - 10-20%: 0.6 acres
   20-30%: 0.1 acres
   Steep slopes over 30%: 0.2 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☑ Yes ☐ No
   If yes, please describe: A creek is approx 200 feet from eastern property line.(creek connects to Salinas River)
3. Are there any flooding problems on the site or in the surrounding area? ☑ Yes ☐ No
   If yes, please describe: Project site is not in flood hazard area. Parcels to the South and East are in a flood hazard area. APN040-211-016 & 018
4. Has a drainage plan been prepared? Preliminary Drainage Plan ☑ 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. Preliminary Grading Plan
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☑ No
8. Is a railroad or highway within 300 feet of your project site? ☑ Yes ☐ No
9. Can the proposed project be seen from surrounding public roads? ☑ Yes ☐ No
   If yes, please list: The property can be seen from Ramada Dr. & Ruth Way

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? Not determined at this time
4. How many service connections will be required? To Be Determined
5. Do operable water facilities exist on the site?
   ☐ Yes ☑ No If yes, please describe: Pending Conditional Will Serve with TCSD
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 Evidence of Water Letter

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 If 'Yes', please attach.~~
~~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: approx 200' Location of connection: _____
2. What is the amount of proposed flow? TBD G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ■ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☐ Domestic ☐ Industrial ☐ Agricultural ■ Other, please explain? Commercial
2. Name of Solid Waste Disposal Company: Midstate Solid Waste & Recycling

3. Where is the waste disposal storage in relation to buildings? TBD
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
   ☐ Yes ☐ No

Community Service Information

1. Name of School District: Templeton Unified School District
2. Location of nearest police station: San Luis Obispo County Sheriff 356 N Main Street, Templeton, CA 93465
3. Location of nearest fire station: Station 30- Paso Robles Fire Station
4. Location of nearest public transit stop: Theatre Drive at Rancho Paso Rd.
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ■ No

Historic and Archeological Information

1. Please describe the historic use of the property: Single Family Residence + Ag
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ■ No
   If yes, please describe: _____
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. SLO County has copy of Archaeological survey.

~~Agricultural Information~~

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

1. ~~Is the site currently in Agricultural Preserve (Williamson Act)?~~ ☐ ~~Yes~~ ☐ ~~No~~
2. ~~If yes, is the site currently under land conservation contract?~~ ☐ ~~Yes~~ ☐ ~~No~~
3. ~~If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail:~~ _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? ■ Yes ☐ No
   If yes describe: Please refer to project description from Kirk consulting included in the submittal packet.
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ■ Yes ☐ No If yes, explain: Please refer to project description from Kirk consulting included in the submittal packet.
4. Are there any proposed or existing deed restrictions? ☐ Yes ■ No
   If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____
   *The County's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

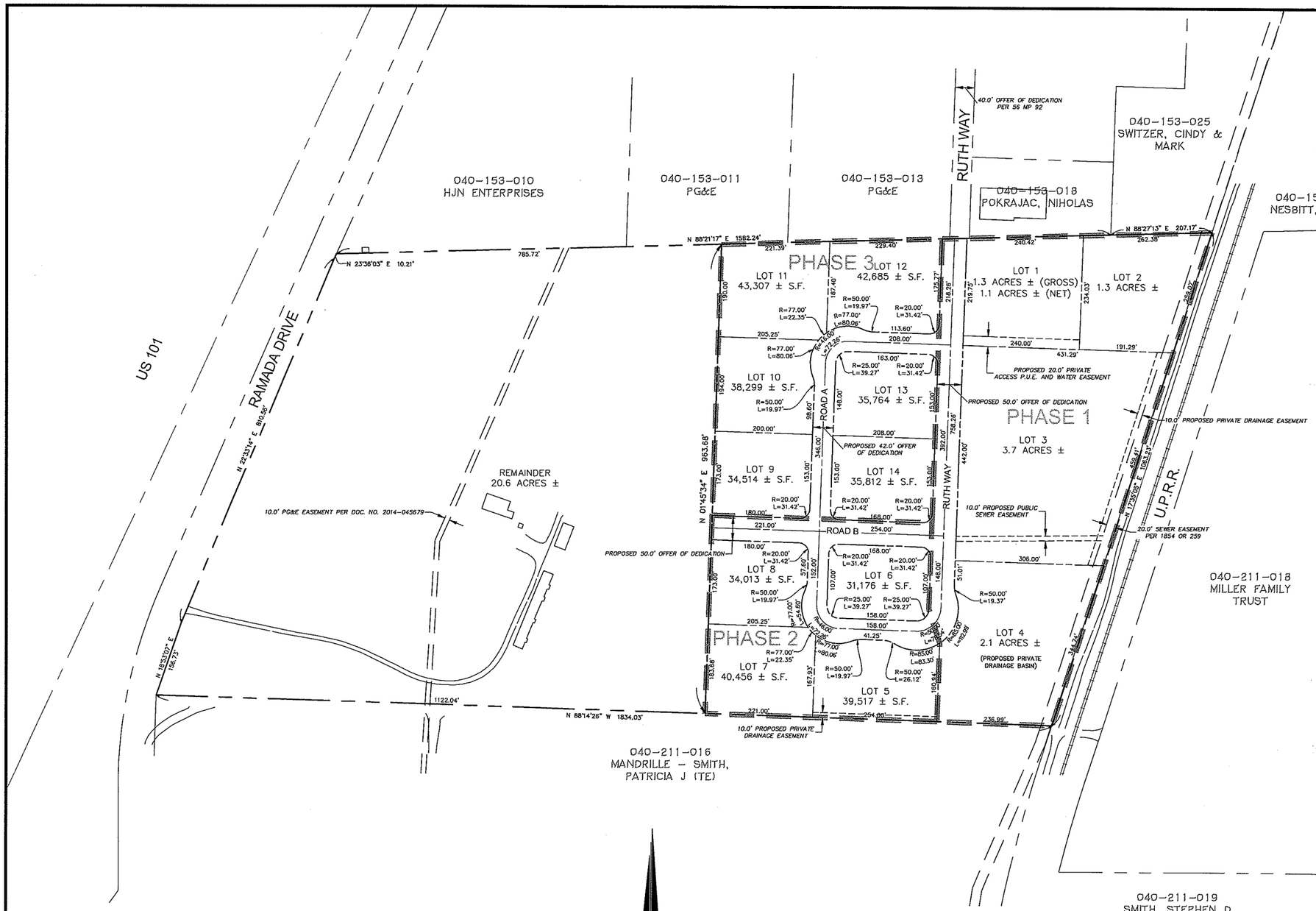
Environmental Information

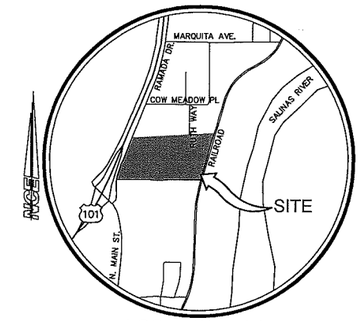
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   _____
   _____
   _____
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ■ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☐ Yes ■ No
   If yes, please describe and provide "ED" number(s): _____

Other Related Permits

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

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project.)





LOCATION MAP
NO SCALE

SITE STATISTICS - OVERVIEW

TOTAL AREA	40.0 ACRES
TOTAL LOTS	14 PLUS REMAINDER
RECORD OWNER:	GV4 LLC 1355 W HIGHWAY 46 PASO ROBLES, CA 93446
APPLICANT	MGE, INC P.O. BOX 4189 PASO ROBLES, CA 93446
JOHN R. SANDERS	
ENGINEER	NORTH COAST ENGINEERING, INC. 725 CRESTON RD., STE. B, PASO ROBLES, CA 93446 GREG JAEGER R.C.E. 5803 CONTACT: GREG JAEGER (805)-239-3127
LS 5812	
A.P.N.	040-211-009
PROPOSED USE OF PROPERTY	COMMERCIAL RETAIL

PRELIMINARY

SHEET INDEX

1. VESTING TENTATIVE MAP
2. PRELIMINARY GRADING & DRAINAGE PLAN
3. PRELIMINARY UNDERGROUND PLAN

0 50' 100' 200'
SCALE: 1"=100'

EARTHWORK QUANTITIES		
MAX DEPTH CUT	FT	6
MAX DEPTH FILL	FT	9
EARTHWORK QUANTITY:		
CUT	CU YD	29,700
FILL	CU YD	28,400
AREA OF DISTURBANCE	ACRE	18.9

NOTES

1. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY IN PROGRESS BY NORTH COAST ENGINEERING.
2. THERE IS AN UNPLOTTABLE EASEMENT FOR COMMUNICATION PURPOSES PER DOC. NO. 2014-009569
3. PROPOSED 6' P.U.E. ON FRONTAGE OF ALL LOTS.

VESTING TENTATIVE MAP
PARCEL MAP CO 16-0130

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 11, ACCORDING TO THE MAP RECORDED IN BOOK A OF MAPS, AT PAGE 164 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NCE NORTH COAST ENGINEERING INC.
725 Creston Rd. Suite B, Paso Robles, 239-3127

NORTH COAST ENGINEERING INC. copyright © 2016

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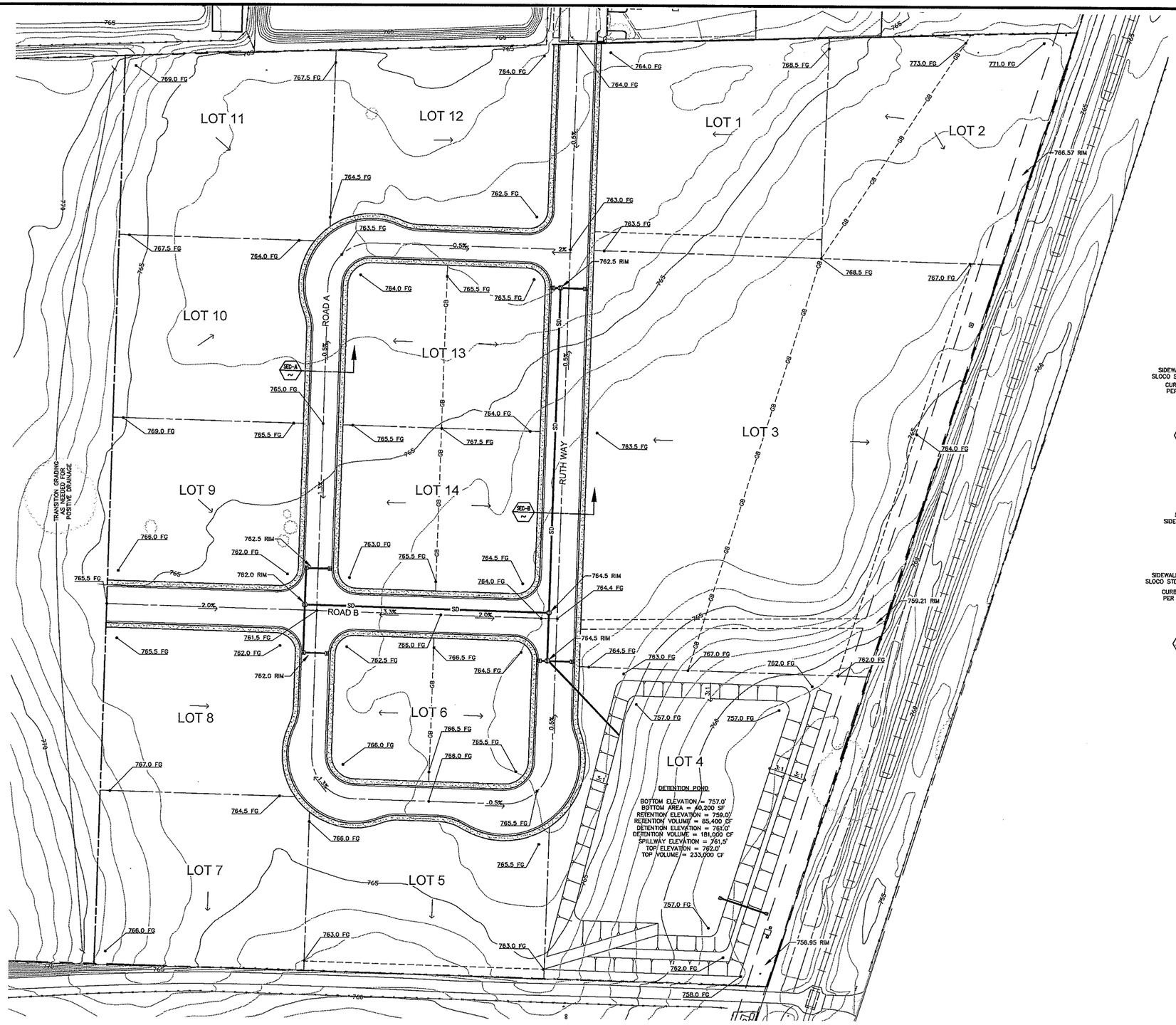
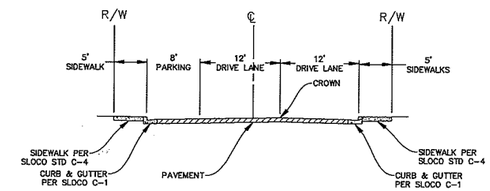
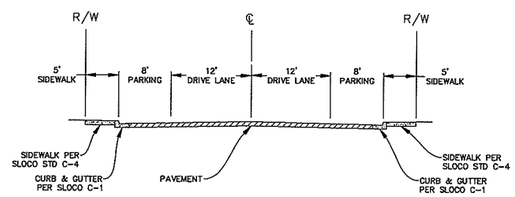


LEGEND

- 800.00 — FINISH GRADE, PER PLAN
- (700.0) — EXISTING GRADE, PER PLAN
- DRAINAGE DIRECTION, 2% MINIMUM
- 700 — FINISH GRADE CONTOUR
- (800) — EXISTING GRADE CONTOUR
- 2:1 SLOPE, UON
- STORM DRAIN MANHOLE
- SD — STORM DRAIN LINE
- CONCRETE
- CATCH BASIN (SDDI)
- STORM DRAIN INLET
- GB — GRADE BREAK



SEC-A 42' RIGHT OF WAY SECTION
SCALE: 1" =10'



SEC-B 50' RIGHT OF WAY SECTION
SCALE: 1" =10'

0 25' 50' 100'
SCALE: 1"=50'

VESTING TENTATIVE MAP
PRELIMINARY GRADING & DRAINAGE PLAN
PARCEL MAP CO 16-0130

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725 Creston Rd. Suite B, Paso Robles, 239-3127

JOB NUMBER: 15111

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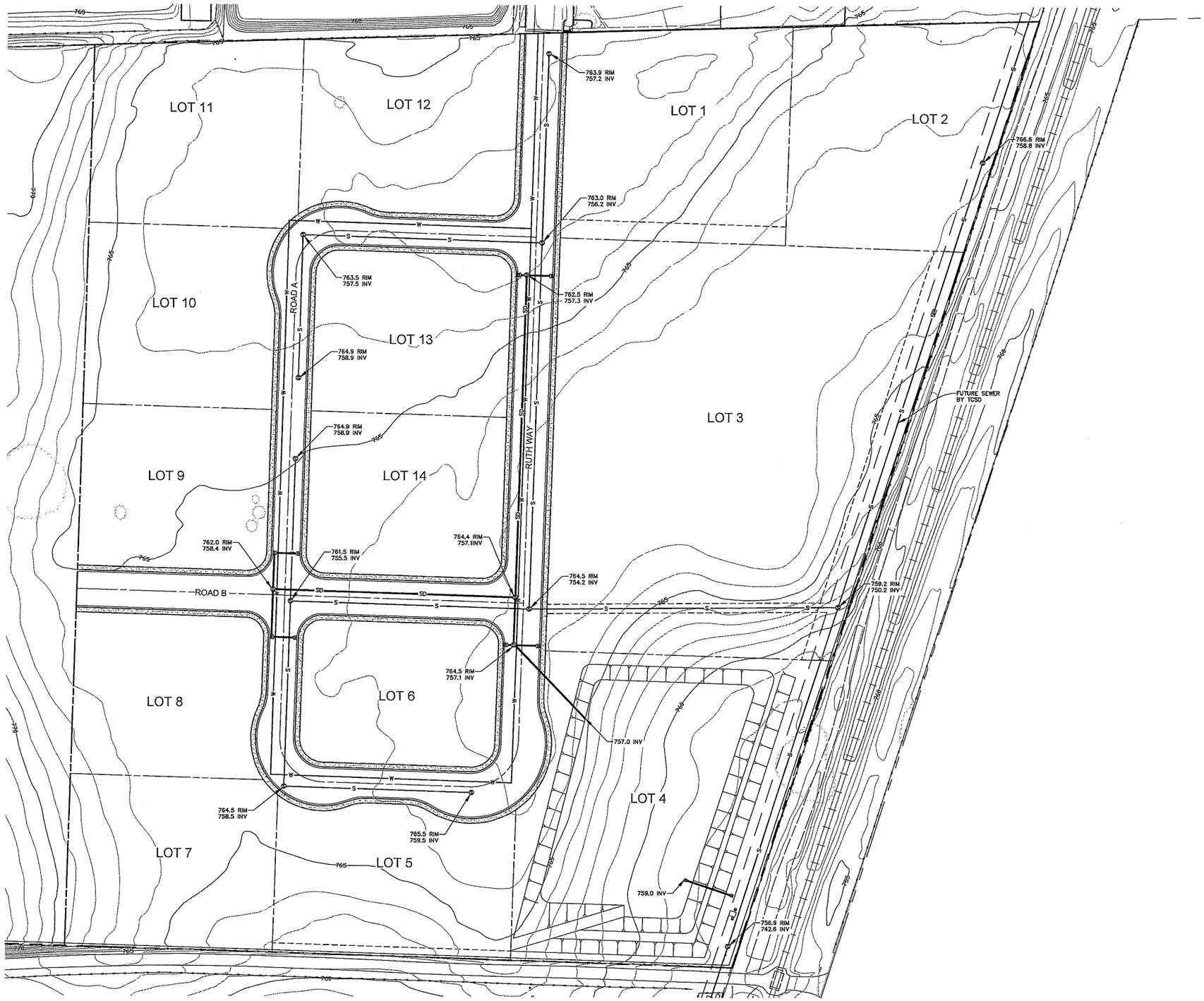

LEGEND

800.00	FINISH GRADE, PER PLAN
(700.0)	EXISTING GRADE, PER PLAN
→	DRAINAGE DIRECTION, 2% MINIMUM
—700—	FINISH GRADE CONTOUR
—(800)—	EXISTING GRADE CONTOUR
>—	2:1 SLOPE, UON
Ⓓ	STORM DRAIN MANHOLE
Ⓢ	SEWER DROP MANHOLE
—SD—	STORM DRAIN LINE
—S—	SANITARY SEWER LINE
—W—	WATER MAIN LINE
	CONCRETE
	CATCH BASIN (SDDI)
⊠	STORM DRAIN INLET

0 25' 50' 100'

SCALE: 1"=50'

VESTING TENTATIVE MAP
PRELIMINARY UNDERGROUND PLAN
PARCEL MAP CO 16-0130

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725 Creston Rd. Suite B, Paso Robles, 239-3127

JOB NUMBER: 15111

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SHEET 3 OF 3

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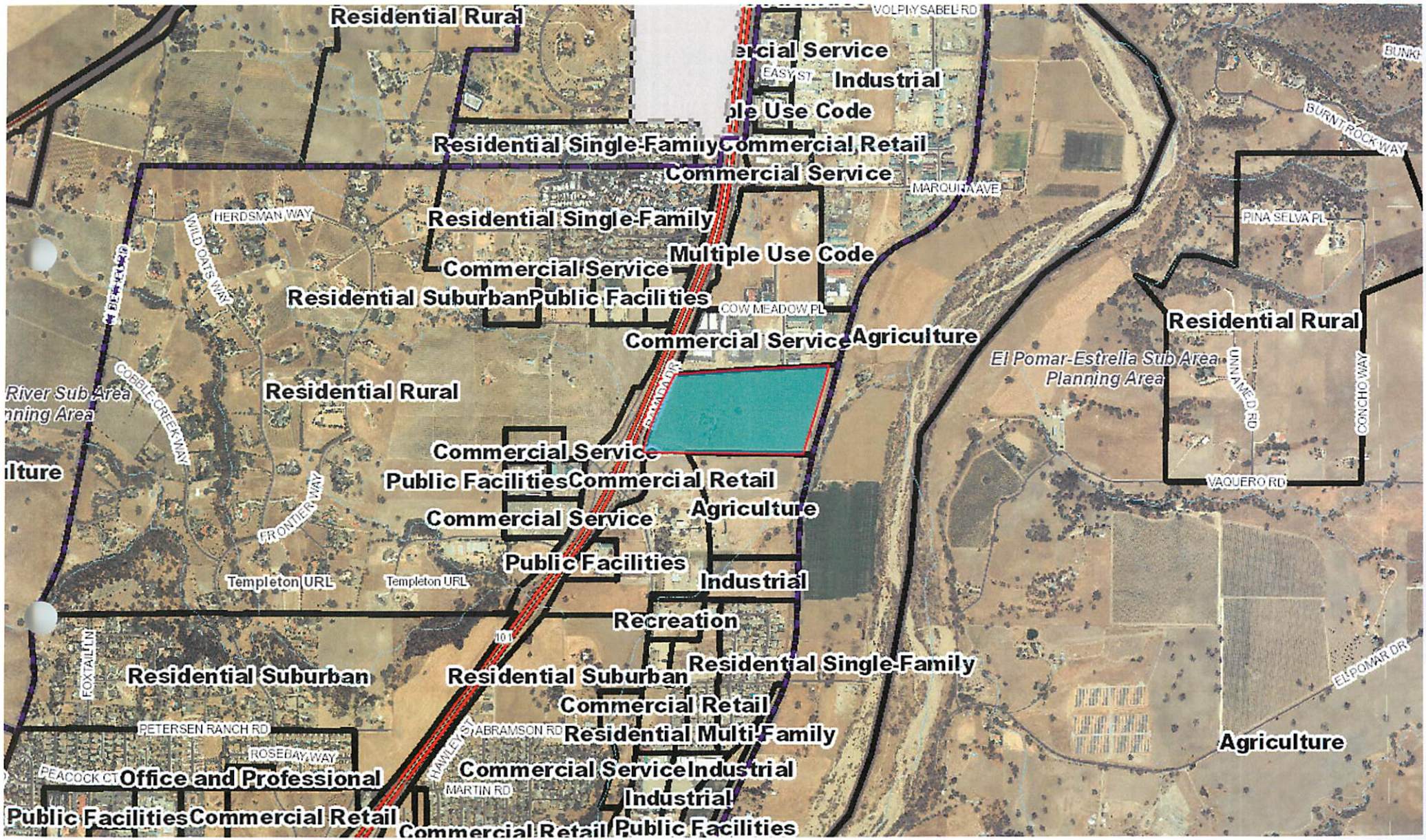
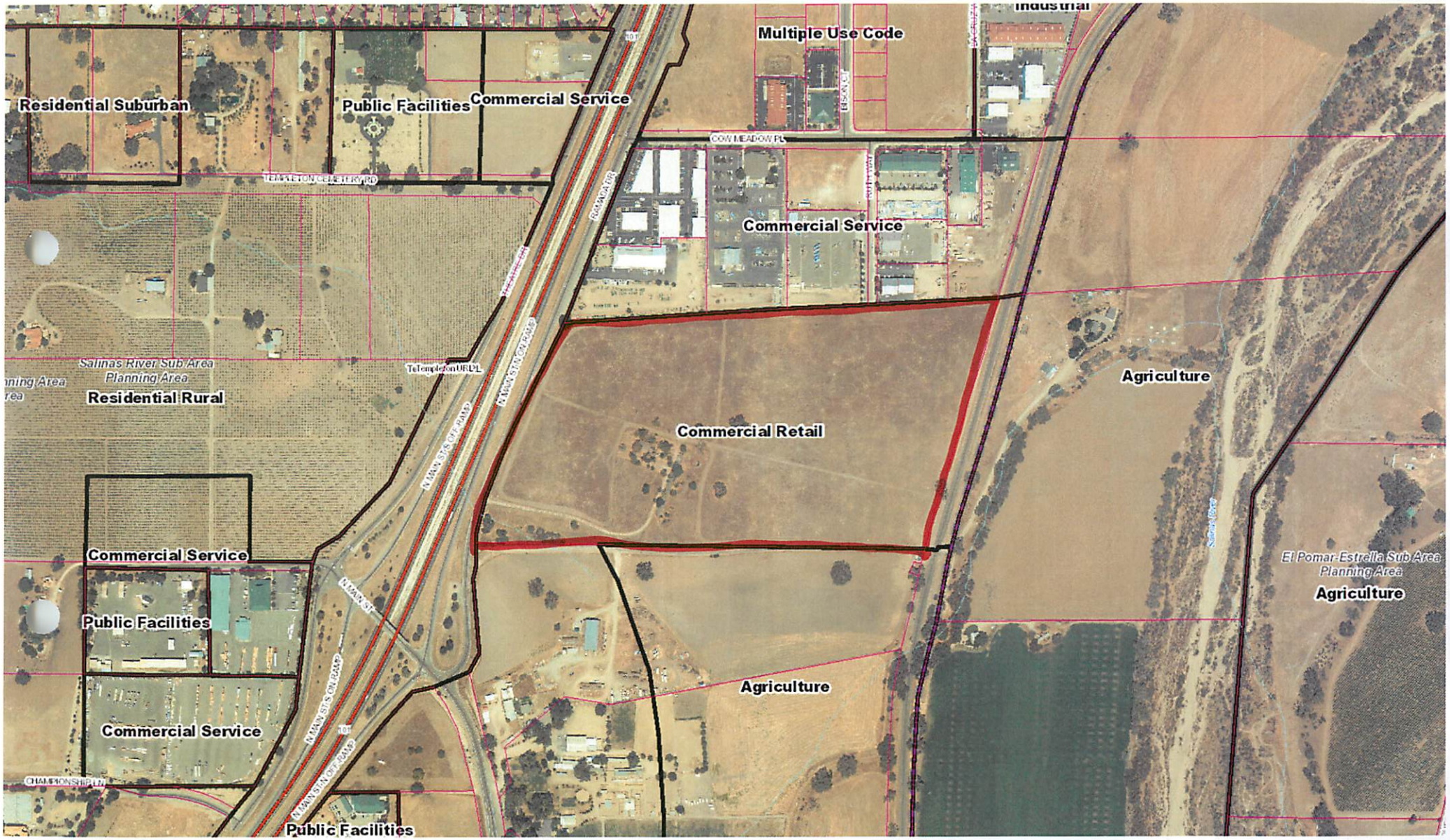
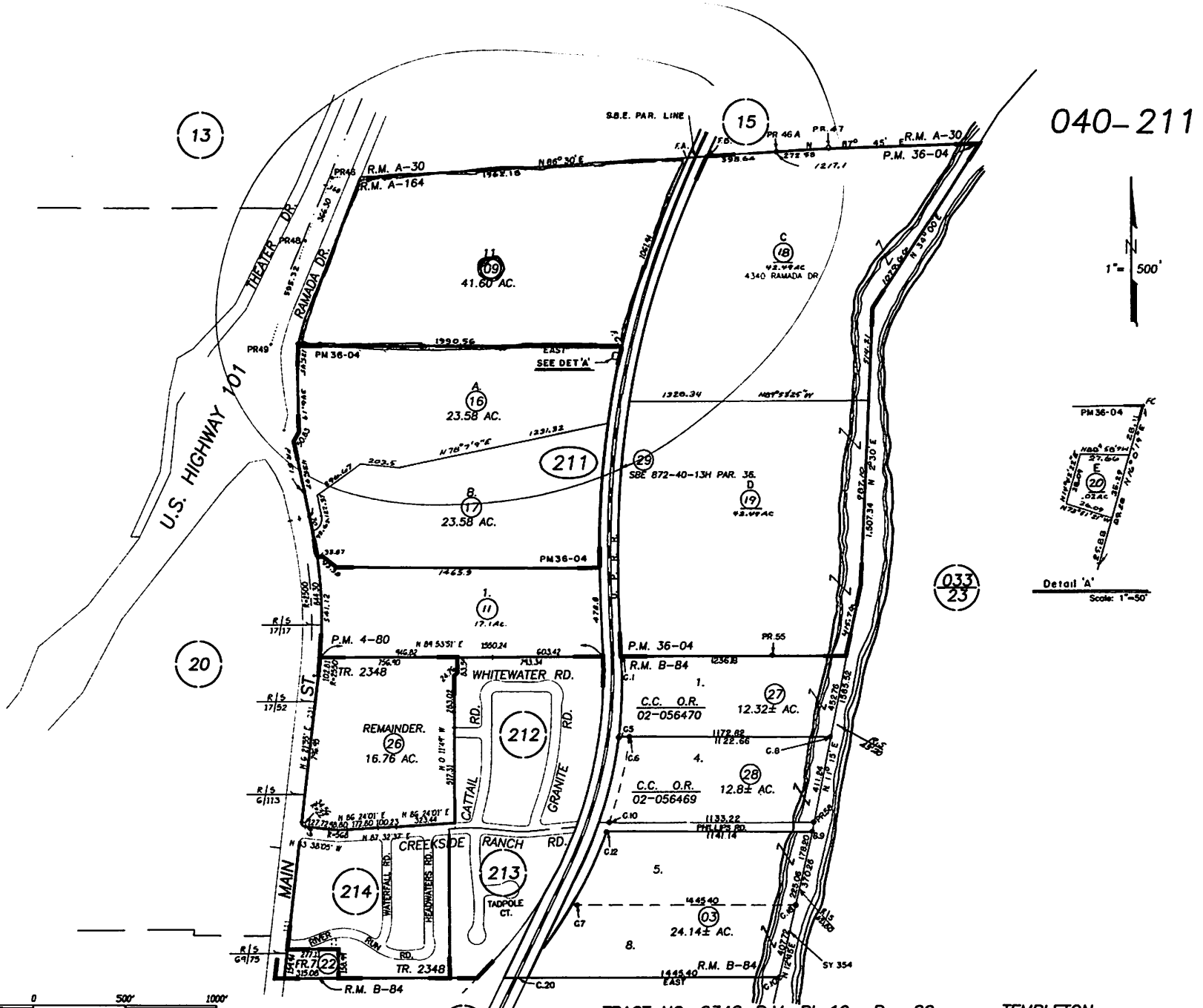

Residential Rural
VOLPI Y SABEL RD
ercial Service
EASY ST
Industrial
ple Use Code
Residential Single-Family
Commercial Retail
Commercial Service
MARQUIA AVE
BURNT ROCK WAY
HERDSMAN WAY
Residential Single-Family
PINA SELVA PL
WILD OATS WAY
Multiple Use Code
Commercial Service
Residential Suburban
Public Facilities
COW MEADOW PL
Residential Rural
Commercial Service
Agriculture
El Pomar-Estrella Sub Area
Planning Area
UNNAMED RD
CONCHO WAY
River Sub Area
nning Area
COBBLE CREEK WAY
Residential Rural
Commercial Service
ilture
Public Facilities
Commercial Retail
VAQUERO RD
Agriculture
Commercial Service
FRONTIER WAY
Public Facilities
Templeton URL
Templeton URL
Industrial
Recreation
101
FOXTAIL LN
Residential Suburban
Residential Suburban
Residential Single-Family
Commercial Retail
PETERSEN RANCH RD
ABRAMSON RD
Residential Multi-Family
ROSEBAY WAY
Agriculture
PEACOCK CT
Office and Professional
HAWLEY
Commercial Service
Industrial
MARTIN RD
Industrial
Public Facilities
Commercial Retail
Commercial Retail
Public Facilities
EL POMAR DR


Industrial
Multiple Use Code
Residential Suburban
Public Facilities
Commercial Service
COW MEADOW PL
TEMPLETON CEMETERY RD
Commercial Service
Salinas River Sub Area
Planning Area
Residential Rural
Agriculture
Commercial Retail
Commercial Service
Public Facilities
Commercial Service
Agriculture
El Pomar-Estrella Sub Area
Planning Area
Agriculture
Public Facilities


040-211
1" = 500'
U.S. HIGHWAY 101
THEATER DR.
RAMADA DR.
MAIN ST.
WHITEWATER RD.
CATTAIL RD.
GRANITE RD.
CREEKSIDE RANCH RD.
WATERFALL RD.
HEADWATERS RD.
TADPOLE CT.
RIVER RUN RD.
PHILLIPS RD.
41.60 AC.
23.58 AC.
23.58 AC.
17.1 Ac.
4340 RAMADA DR.
SEE DET 'A'
SBE 872-40-13H PAR. 36.
S.B.E. PAR. LINE
R.M. A-30
R.M. A-164
P.M. 36-04
P.M. 4-80
R.M. B-84
TR. 2348
REMAINDER.
16.76 AC.
C.C. O.R. 02-056470
12.32± AC.
C.C. O.R. 02-056469
12.8± AC.
24.14± AC.
Detail 'A'
Scale: 1"=50'
PHILLIP'S RESUB., 29
TRACT NO. 2348, R.M. Bk. 19, Pg. 80.
RHO. EL PASO DE ROBLES, R.M. Bk. B, Pg. 84.
RANCHO EL PASO DE ROBLES, R.M. Bk. A, Pg. 164.
TEMPLETON
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 040 PAGE 21
250' 0 500' 1000'
JS 01-14-98
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
REVISIONS
I.S. DATE
04-036 07-15-03
15-068 08-21-14

Parcel Summary Report For Parcel # 040-211-009

4/25/2016
1:34:24PM

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

People Information

Role	Name and Address
OWN	GV4 LLC 1355 W HIGHWAY 46 PASO ROBLES CA 93446-8652
OWN	GV4 LLC A CA LLC

Address Information

Status	Address
P	04210 RAMADA DR TEMP

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
RHOPR	0000	11P	Templeton	North County I	CR			Y	MB	G950005F

Parcel Information

Status	Description
Active	RHO PR PTN LT 11

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

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

Parcel Summary Report For Parcel # 040-211-009

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Case Information

Case Number:	Case Status:	
G810065M	CMP	Primary Parcel

Description:
LU MAP CHANGE AG TO COMM SERV & INDUST

G950005F	CMP	Primary Parcel

Description:
TEMP CSD ANNEXATION # 14

LRP2015-00010	REC	Primary Parcel

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

PRE2014-00051	MET	Primary Parcel

Description:
GPA TO INCLUDE CS ZONING.

S010005Q	APV	Primary Parcel

Description:
PARCEL MAP W/CONCURRENT DEV. PLAN

SUB2004-00001	CON	Primary Parcel

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

Parcel Summary Report For Parcel # 040-211-009

4/25/2016
1:34:25PM

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

SUB2015-00069 REC Primary Parcel

Description:

COMMERCIAL PARCEL MAP FOR 14 NEW LOTS AND ONE REMAINDER