Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Ramada Junction Conditional Use Permit

Lead Agency: County of San Luis Obispo

Contact Name: Eric Tolle, Senior Planner

Email: etolle@co.slo.ca.us Phone Number: 805-788-2148

Project Location: Templeton (unincorporated), San Luis Obispo County
City *County*

Project Description (Proposed actions, location, and/or consequences).

A request by Larrache Land Company for a Conditional Use Permit (N-DRC2022-00045) to allow for the phased construction of nine mixed-use commercial buildings, including a tasting room/brewery, restaurants, offices, storage facilities, and retail units. The project would be constructed in two phases and the buildings would total 94,099 square feet. The buildings would range from one to three stories, and the project would include associated frontage improvements, circulation, parking areas, and landscaping. The project is requesting a parking adjustment pursuant to Land Use Ordinance (LUO) Section 22.18.020D to allow for a reduction in the total number of required parking spaces from 130 to 110. The project would result in 5.96 acres of disturbance on the 5.08-acre site, including offsite improvements and 3.52 acres of new impervious surface area. The project is located at the intersection of Ramada Drive and Cow Meadow Place in the unincorporated community of Templeton, approximately 3 miles south of Paso Robles. The project is in the Multiple Use Code (MUC) land use category, in the Salinas River sub-area of the North County Planning Area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality - potential impacts related to consistency with an air quality plan (related to VMT), mitigation includes; potential impacts related to air quality emissions near sensitive receptors (residences), mitigation includes diesel idling restrictions and fugitive dust measures

Biological Resources - potential impacts related to American badger, coast horned lizard, crotch bumble bee, grasshopper sparrow, and golden eagle, mitigation includes worker awareness training, best management practices, and pre-construction surveys.

Noise - potential impacts related to increases in the ambient noise levels, mitigation includes siting and buffering requirements to reduce noise emissions

Transportation - potential impacts related to exceedance of the County's VMT-per-employee threshold, mitigation includes measures to reduce VMT-per-employee to below the threshold.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

n/a

Provide a list of the responsible or trustee agencies for the project.

Caltrans
Cal Fire
CDFW
RWQCB