



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
**NOTICE OF DETERMINATION – ADDENDUM TO A**  
**PREVIOUS MITIGATED NEGATIVE DECLARATION**

**ENVIRONMENTAL DETERMINATION NO.:** ED24-156

**DATE:** October 17, 2024

**PROJECT TITLE:** Carroll Parcel Map and Minor Use Permit (N-SUB2021-00019 / N-DRC2024-00033 / ED24-156)

**APPLICANT NAME:** Steve Carroll

**ADDRESS:** 2653 Victoria Ave, San Luis Obispo, CA 93401

**TELEPHONE:** (805) 781-4097

**EMAIL:** steve@carrollbuilding.com

**PROPOSED USES/PROJECT DESCRIPTION:** A request by Steve Carroll for a Vesting Tentative Parcel Map and Minor Use Permit to divide a 1.3-acre parcel into two parcels of 0.85 and 0.68 acres each and allow a mixed-use development consisting of three buildings: Building 1 - Commercial 3427 sq ft, Building 2 - Commercial/Residential 7605 sq ft, Building 3 – Commercial/Residential 6662 sq ft. The proposed project is within the Commercial Retail Land Use Category and is located at 221 N. Main Street.

**LOCATION:** 221 Main St, Templeton, CA 93465; APN: 040-216-001

**LEAD AGENCY:** County of San Luis Obispo  
Dept of Planning & Building  
976 Osos Street, Room 200  
San Luis Obispo, CA 93408-2040  
Website: <http://www.sloplanning.org>  
(805) 781-5600

The proposed project includes additional information regarding the proposed infrastrucutes that was anticipated with the development of the previously approved **Templeton Properties Tract Map and Conditional Use Permit (SUB2008-00041)**. Additionally, the previously adopted Mitigated Negative Declaration (MND) (ED10-033) prepared the approved project is still adequate (see attached MND). No potential environmental impacts that were not previously addressed are anticipated; therefore, no new MND is necessary, and an Addendum to the previously adopted MND has been prepared.

### **STATEMENT OF FINDINGS**

The Environmental Coordinator, after review of the previously adopted MND , finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous MND ; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; and, no new information of substantial importance has been identified which was not known at the time that the previous MND was adopted. Therefore, recirculation of the previously adopted Negative Declaration is not required.

Based on staff's determination that all the above conditions apply, an addendum to the adopted MND is appropriate pursuant to Public Resources Code Section 21000 et seq. and CA Code of Regulations Section 15000 et seq. The basis for this conclusion is described in the following section. In addition, please refer to the original MND (attached) for further discussion about all potentially significant issues originally identified for the proposed project.

**Basis for Addendum:** The following section includes a discussion of the relevant environmental issue areas pertaining to the proposed project and why the proposed changes will not result in any significant additional impacts.

Agricultural Resources – the MND evaluated the conversion of the Templeton Livestock Market to residential uses and the proximity of residences to hay farming operations. A condition of approval required supplemental disclosure to all future owners concerning the nature of the neighboring agricultural activities and the County's Right to Farm Ordinance.

The project site is the commercial lot of Tract 2994, which is bordered by residential development and other commercial retail zoned property. No agricultural impacts can be expected with the proposed commercial/mixed-use development.

Air Quality – The MND found that the project would have less than significant air quality Impacts with the implementation of standard construction or operational mitigation measures. The proposed mixed-use development will not increase impacts to a significant level. The air quality mitigation measures and conditions of approval have been updated to current standards. A greenhouse gas reduction plan was required to identify measures to reduce energy demand of the project by 10 percent beyond what would otherwise be required by 2010 Title 24 California Building Code energy requirements. Such measures are now incorporated as standard requirements in the current Title 24 California Building Code, thus this condition is no longer necessary. Additionally, a geologic investigation to determine the presence of naturally-occurring asbestos was required as a condition of approval; however, the availability of current mapping information makes it clear that the area is not known to contain naturally occurring asbestos. This condition is no longer required.

Biological Resources – The MND evaluated the conversion of anthropogenic habitat to other anthropogenic uses and potential impacts due to tree removal and proximity to Toad Creek. The subject site is not located near Toad Creek, so measures related to potential impacts to riparian habitat are not applicable. The site was previously developed with structures and landscaping. One non-native tree is proposed for removal. No increase in biological resource impacts can be expected. Measures requiring a setback of 25ft from the top of the creek bank are not applicable, as the site is not near any creek. The requirement for a nesting bird survey prior to any tree removal or ground disturbance that occurs between March 15 and August 15 has been included in the conditions of approval.

Cultural Resources – A Phase 1 surface survey conducted in 2008 found no evidence of prehistoric cultural materials on the property and no mitigation measures were required. The site is previously disturbed and no additional impacts resulting from the proposed development are expected.

Geology and Soils – The MND evaluated potential impacts related to the northern portion of the project site for Tract 2994 being located in a Flood Zone. The subject site is not within a flood hazard area. A drainage plan was required due to poor soil drainage pursuant to the Inland Land Use

Ordinance Section 22.52.080. Public Works reviewed the project and requires a drainage plan and stormwater management conditions that have been included in the conditions or approval.

Hydrology and Water Quality – The MND noted that Templeton Community Service District (TCSD) had issued an intent to serve letter for the development and that no significant water quantity or quality impacts were identified. Standard drainage and erosion control measures were determined to provide sufficient protection for surface water quality. TCSD evaluated the proposed development in the context of water credits available for the site and issued an intent to serve letter in 2022. The applicant entered into a Main Line Extension Agreement with the District in 2021. The project was re-referred in 2024 and the TCSD confirmed the same conditions still apply. The project will not result in any new or increased impacts to water or wastewater resources.

Noise – The MND identified that the area is within the County's 60 decibel threshold area due to proximity to roadways including N. Main Street and found that specific construction measures specified in the County's noise element would reduce interior noise levels to acceptable levels. The same requirements apply to the proposed project.

The project site is across the street from existing residences. Standard limitations imposed by County code (Section 22.10.120) limit construction hours of operation to between the hours of 7am and 9pm on weekdays and 8am to 5pm on weekends. Additionally, the proposed residential and office uses are consistent with the surrounding uses. The project will not result in any significant noise impacts.

Population/Housing – The proposed project provides additional residential units and commercial uses in close proximity to existing residential areas and commercial services within an established community. The project will not cause any new housing and population impacts.

Recreation – The original development of the tract map required payment of Quimby fees and dedication of a trail easement adjacent to Toad Creek. The development also included a 1.17 acre park/open space area to serve the residential lots. As a new parcel map, the proposed project will be required to pay Quimby fees per County ordinance. No additional impacts are anticipated and no new mitigation measures are necessary.

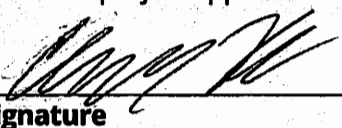
Transportation/Traffic – The MND determined that development of the tract would not result in any significant increase in traffic as compared to the previously existing use of the site as a livestock market. Road improvements were required by ordinance and applicable road fees resulted in less than significant impacts. In 2019 a trip generation analysis was prepared for the development of three commercial buildings on the subject site. This analysis found that the three commercial buildings would be expected to generate 41 PM Peak Hour Trips, which is 54% fewer PM Peak Hour Trips than originally estimated, and that no road improvement fees would be required due to credits from the previous land uses on the project site. The current proposal for one commercial and two mixed-use buildings can be expected to further reduce trips as compared to the project that was previously approved in 2019 due to the inclusion of residential uses. No new traffic impacts will result.

At the time the MND was adopted, CEQA did not require analysis of Vehicle Miles Traveled (VMT). The currently proposed development was analyzed using the County's VMT tool. The net VMT for the

project were determined to be below the established threshold of significance. No significant impacts can be anticipated.

Other CEQA Issues Considered – County staff also considered issue areas such as Energy, Greenhouse Gas Emissions (covered under Air Quality), Hazards and Hazardous Materials, Land Use and Planning, Public Services, Minerals, Utilities and Service Systems, Wildfire, and Cumulative Impacts, and determined that impacts to these issue areas are less than significant as the overall operational characteristics will not change.

**Additional Information:** Additional information pertaining to this environmental determination may be obtained by contacting the Lead Agency at the above address or telephone number.

<b>Notice of Determination</b>		<b>State Clearinghouse No. 2010101035</b>	
This is to advise that the San Luis Obispo County <u>Subdivision Review Board</u> as <input checked="" type="checkbox"/> <b>Lead Agency</b>			
<input type="checkbox"/> <b>Responsible Agency</b> approved the above described project on <u>November 4, 2024</u> , and has made the following determinations regarding the above described project:			
<i>The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.</i>			
This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.			
	Cheryl Ku	cku@co.slo.ca.us	11/4/2024 County of San Luis Obispo
<b>Signature</b>	<b>Project Manager</b>	<b>Date</b>	<b>Public Agency</b>



# NEGATIVE DECLARATION & NOTICE OF DETERMINATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

FOR OFFICIAL USE ONLY ( )

ENVIRONMENTAL DETERMINATION NO. ED10-033

DATE: October 7, 2010

PROJECT/ENTITLEMENT: Templeton Properties Tract Map and Conditional Use Permit (SUB2008-00041)

APPLICANT NAME: Will Tucker  
ADDRESS: P.O. Box 12358, San Luis Obispo, CA 93406  
CONTACT PERSON: Cindy Lewis, Wallace Group

Telephone: 805/544-4011

**PROPOSED USES/INTENT:** Request by Will Tucker/Templeton Properties for a Vesting Tentative Tract Map (Tract 2994) to subdivide an existing 16.76 acre parcel into: 107 residential lots, one commercial lot of 72,072 square feet and eight park/open/common space lots of totaling 2.47 acres with 1.17 acres of usable recreation space and a 12 foot trail easement along Toad Creek. The residential portion of the project features 67 small lot 4-packs (four parcels sharing a common driveway) ranging in size from 2,600 square feet to 3,999 square feet, and 40 traditional single family lots ranging in size from 4,800 square feet to 6,662 square feet. The project will result in the disturbance of the entire 16.76 acre parcel.

**LOCATION:** The project is located at is located at 221 Main Street (at the existing auction yard), on the northeast corner of Main Street and Creekside Ranch Road, in the community of Templeton. The site is in the Salinas River planning area.

FILED

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, CA 93408-2040

JAN 28 2011

Website: <http://www.sloplanning.org>

ANGEL RODRIGUEZ COUNTY CLERK  
BY ANGELA McCORMICK  
DEPUTY CLERK

**OTHER POTENTIAL PERMITTING AGENCIES:** California Department of Fish and Game

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. on October 21, 2010

30 PUBLIC REVIEW PERIOD begins at the time of public notification

## Notice of Determination

State Clearinghouse No. 2010101035

This is to advise that the San Luis Obispo County Board of Supervisors as ☒ Lead Agency  
☐ Responsible Agency approved/denied the above described project on 1-25-11, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Kerry Brown Kerry Brown

1-25-11

County of San Luis Obispo



# Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

(ver 3.3) 08/06/00

Project Title & No. Templeton Properties Tract Map and Conditional Use Permit ED10-033  
SUB2008-00041

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input checked="" type="checkbox"/> Land Use

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kerry Brown  
Prepared by (Print)

*Kerry Brown*  
Signature

9/29/16  
Date

Steven McMaster  
Reviewed by (Print)

*Steven McMaster*  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

10/4/10  
Date

### **Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

### **A. PROJECT**

**DESCRIPTION:** Request by Will Tucker/Templeton Properties for a Vesting Tentative Tract Map (Tract 2994) to subdivide an existing 16.76 acre parcel into: 107 residential lots, one commercial lot of 72,072 square feet and eight park/open/common space lots of totaling 2.47 acres with 1.17 acres of usable recreation space and a 12 foot trail easement along Toad Creek. The residential portion of the project features 67 small lot 4-packs (four parcels sharing a common driveway) ranging in size from 2,600 square feet to 3,999 square feet, and 40 traditional single family lots ranging in size from 4,800 square feet to 6,662 square feet. The project will result in the disturbance of the entire 16.76 acre parcel. The division will create two new on-site roads and extend Waterfall, Headwaters, and Reflection Place. The proposed road names are: Creekview Avenue and Sweetwater Lane. The proposed project is within the Recreation, Residential Multi-Family, and Commercial Retail land use categories and is located at 221 Main Street (at the existing auction yard), on the northeast corner of Main Street and Creekside Ranch Road, in the community of Templeton. The site is in the Salinas River planning area.

The site has been the home to the Templeton Livestock Market since 1947. The Market provides livestock auction services to the local and regional area. Existing structures include feed lot stock pens, hay barns, an auction house, an arena and two commercial structures containing a restaurant and offices. A portion of the site is used for truck and trailer transfer and storage, and also pipe storage. Hay, feed, and composted manure are stored and sold on site.

The Planning Commission denied the proposed project on November 19, 2009 due to the under-utilization of the Residential Multi-Family category. The applicant then appealed the Planning Commission's denial to the Board of Supervisors. The Board of Supervisors upheld the appeal but directed the applicant to include a more centralized park space. The applicant redesigned the project to include park space in a more central location.

ASSESSOR PARCEL NUMBER(S): 040-211-026

Latitude: 120 degrees 41'57.07"N Longitude: 35 degrees 33'38.96" W SUPERVISORIAL DISTRICT # 1

**B. EXISTING SETTING**

**PLANNING AREA:** Salinas River, Templeton

**LAND USE CATEGORY:** Recreation, Residential Multi-Family, Commercial Retail

**COMBINING DESIGNATION(S):** Flood Hazard

**EXISTING USES:** Agricultural uses, cattle auction yard retail commercial restaurant and offices

**TOPOGRAPHY:** Nearly level

**VEGETATION:** Ruderal

**PARCEL SIZE:** 16.76 acres

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Industrial and Commercial Retail; agricultural uses heavy commercial/light industrial	<i>East:</i> Residential Single Family; single-family residence(s)
<i>South:</i> Commercial Retail and Residential Multi Family; undeveloped and single-family residence(s)	<i>West:</i> Residential Suburban; undeveloped

### C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

#### COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project will be visible from Main Street, an arterial and can be seen from Highway 101 (1200 feet to the east). The project site is within the community of Templeton and proposes residential uses as allowed and anticipated by the land use category. The view from Main Street is shown on the attached graphics (Exhibit A). The project does not silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

**Impact.** No significant visual impacts are expected to occur as the resulting development will be consistent with uses associated with the underlying land use categories and consistent with the urban area.

**Mitigation/Conclusion.** No mitigation measures are necessary.

### 2. AGRICULTURAL RESOURCES - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting. Project Elements.** The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Recreation, Residential Multi-Family, Commercial Retail    Historic/Existing Commercial Crops: None

State Classification: Prime Farmland if irrigated    In Agricultural Preserve? No

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Hanford and Greenfield gravelly sandy loams (2 - 9% slope).

Hanford. This gently sloping, coarse loamy bottom soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics. No severe potential septic system constraints were identified. The soil is considered Class IV without irrigation and Class II when irrigated.

Greenfield. This gently sloping, coarse loamy bottom soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics. No severe potential septic system constraints were identified. The soil is considered Class IV without irrigation and Class II when irrigated.

Lockwood shaly loam (0 - 2% slope). This nearly level soil is considered moderately drained. The soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Since 1947 the project site has housed the Templeton Livestock Market. The Market provides livestock auction services to the local and regional area. Since the Market was established the community of Templeton has grown and residential developments are located to the south and east of the site.

**Impact.** Limited agricultural activities occur in the vicinity including an equestrian facility and small hay production on the property to the north and dry farm activities on the property to the west. These facilities are not considered production agriculture.

The County Agricultural Commissioner reviewed the proposed project (Co. Department of Agriculture; Lynda Auchinachie August 25, 2009) and determined the following:

The proposed project will result in the conversion of the Templeton Livestock Market to residential uses. While the livestock market has played an important role in the sale of local and regional livestock, new technologies such as video auctions and internet sales offer ranchers cost effective options for selling livestock. For this reason, the conversion of the livestock market will not significantly impact agricultural operations.

The proposed residential development will be near small scale hay production operations. These

operations do not require buffering in accordance with the County Agriculture Element Appendix C, however, future property owners should be notified about on going activities and the County's Right to Farm Ordinance. In addition, the proposed residential properties are located within one mile of a designated farmland area and disclosure of the State Right to Farm should be included in accordance with Section 11010 of the Business and Profession Code.

**Mitigation/Conclusion** Based on the above impact discussion, the project will be required to incorporate the following measures to reduce potentially significant impacts to agricultural resources to less than significant levels:

1. Require supplemental disclosure to all future owners concerning the nature of the neighboring agricultural activities and hours of operation, the County's Right to Farm Ordinance and the State's Right to Farm Disclosure in accordance with Section 11010 of the Business and Professions Code.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be Inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The Air Pollution Control District (APCD) has developed the 2009 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

The California's Attorney General has required numerous projects reviewed through CEQA, to quantify and implement feasible project level mitigation of greenhouse gas (GHG) emissions. Further, the Attorney General has stated that any project that produces large GHG emission increases clearly could be an obstacle to the State's effort to reach the goals defined in AB 32 and SB 375 to reduce greenhouse gas emissions and promote sustainable community strategies.

On June 19, 2008, the State of California's Governor's Office of Planning and Research (OPR) released a Technical Advisory entitled CEQA AND CLIMATE CHANGE: Addressing Climate Change Through California Environmental Quality Act Review. This document states:

Lead agencies should make a good-faith effort, based on available information, to calculate, model, or estimate the amount of CO<sub>2</sub> and other greenhouse gases (GHGs) emissions from a project, including the emissions associated with vehicular traffic, energy consumption, water usage and construction activities.

The potential effects of a project may be individually limited but cumulatively considerable. Lead agencies should not dismiss a proposed project's direct and/or indirect climate change impacts without careful available information and analysis should be provided for any project that may significantly contribute new GHG emissions, either individually or cumulatively, directly or indirectly (e.g., transportation impacts).

The California Air Pollution Control Officer Association (CAPCOA) published a document in January 2008 entitled "CEQA and Climate Change." The document is available at:

<http://www.capcoa.org/CEQA/CAPCOA%20White%20Paper.pdf>

This document provides methods for analyzing GHG both quantitatively and qualitatively and also provides a list of mitigations. This document is supported by both the Office of Planning and Research and the Attorney General's office.

**Impact.** As proposed, the project will result in the disturbance of approximately 16.76 acres.

#### **Construction Phase Impacts**

Construction Emissions - Importation of fill - The project will also include the importation of 44,657 cubic yards of material to the site. Transportation of this material will require a minimum of 1489 truck trips. The applicants have not indicated the source of this fill. Given this number of trips impacts to air quality may be significant, however based on the estimated number of trips during a typical construction phase, as indicated by the following table (derived from the CEQA Air Quality Handbook):

Pollutant	Pounds per Cubic Yard	Threshold (lbs/day)	Days Needed to Stay Below the Threshold
Particulate Matter (Diesel)	0.0049	185	1
Reactive Organic Gases	0.0203	185	5
Nitrogen Oxides	0.0935	185	23

Given the size of the project, it is highly unlikely that the construction phase and/or importation of material for this project will be completed in fewer than 23 days, based on the proposed earthwork quantities.

Naturally Occurring Asbestos- The project site is located in an area containing potentially naturally occurring asbestos, serpentine or ultramafic rock. The State Air Resources Board considers asbestos a toxic air contaminant. If asbestos is present within the soil underlying the project site, future grading and site disturbance activities would release the asbestos into the air, resulting in a potentially significant air quality impact. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; and 2) preparation of an "Asbestos Health and Safety Program", as determined necessary by APCD.

Developmental Burning - Developmental burning will not be allowed as part of development of the project site

Fugitive Dust - The project will include grading over 16 acres in close proximity to sensitive receptors (neighboring residences).

Greenhouse Gases - The project will result in emissions of carbon dioxide (CO<sub>2</sub>) and other greenhouse gases (GHGs), based on the following activities:

- o Construction vehicle trips
- o Equipment / machinery use
- o Production of source materials (embodied energy)
- o Transportation of source materials
- o Removal of vegetation (reduction of carbon sequestration)

### **Operational Phase**

Emissions- The development of this subdivision will exceed APCD's CEQA significance threshold value of 25 pounds per day of ozone pre-cursors (ROG + NOx).

Greenhouse Gases - The project will result in emissions of carbon dioxide (CO<sub>2</sub>) and other greenhouse gases (GHGs), based on the following activities:

- o Vehicle trips
- o Energy use to power residences

The Attorney General requires GHG impact evaluation and the implementation of feasible mitigation at the project level. As such, the project's environmental review should identify the project's carbon dioxide (CO<sub>2</sub>) emissions as well as other GHG sources converted to carbon dioxide equivalents and should identify feasible mitigation that the project shall implement. The San Luis Obispo County Air Pollution Control District (APCD) ran the computer model URBEMIS 9.2 software (a tool for estimating vehicle travel, fuel use and the resulting emissions) to estimate operational CO<sub>2</sub> emissions for the project (and noted that this is an underestimate because it does not include GHG impacts from energy use and irrigation). The project's CO<sub>2</sub> emissions are expected to be approximately 4.5 metric tons per day or 1,642.5 metric tons per year. The population of the project is 321 persons (average household size in Templeton 3.0 X 107), which brings the CO<sub>2</sub>-equivalent emissions to approximately 5.11 metric tons per capita. Although the APCD feels this is an underestimate, the removal of the existing uses at the site; including the Livestock Market, restaurant, office, and industrial uses were not considered in the calculation of GHG impacts. Consideration of the removal of existing uses (and associated GHG emissions) would likely negate any underestimation associated with the URBEMIS calculations.

At this time, the San Luis Obispo County Air Pollution Control District (APCD) has not adopted revisions to its CEQA guidelines to incorporate GHG standards and thresholds. The APCD has, however, recently referenced the standards and thresholds adopted by the Bay Area Air Quality Management District (BAAQMD), which are set at 4.6 metric tons per capita. Based on this threshold, the project is considered significant for greenhouse gas emissions. Additionally, when considered cumulatively with other existing and proposed projects, this project may also contribute towards a cumulatively significant effect.

**Mitigation/Conclusion.** The project will be required to comply with the following standard construction or operational mitigation measures, as described in APCD's response or CEQA Air Quality Handbook: fugitive dust control measures (as specified in Section 22.52.160C.1 of the Land

Use Ordinance); incorporate operational emission reductions by including several measures to increase efficiency above minimum state requirements and/or provide for alternative transportation modes. In addition, developmental burning will not be allowed as part of development of the project site. The applicant shall submit a Construction Activities Management Plan for the review and approval of the SLOAPCD, as well as a project phasing plan, hauling plan, and inventory of equipment for the review and approval of the Department of Planning and Building. The applicant is required to implement feasible GHG mitigation measures identified in the above-referenced CAPCOA document or from other proven energy efficiency measures. In some cases where the available measures are marginally effective, off-site GHG mitigation fees are appropriate. Refer to Exhibit B – Mitigation Summary Table.

Upon implementation of these measures, air quality impacts will be reduced to less than significant levels.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Result in a loss of unique or special status species or their habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Impact wetland or riparian habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Ag Land/Cropland and Pasture

Name and distance from blue line creek(s): Toad Creek a tributary to the Salinas River courses along the north boundary of the property.

Habitat(s):

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Mesa horkelia (*Horkelia cuneata* spp. *puberula*) List 1B

American badger (*Taxidea taxus*)

California red-legged frog (*Rana aurora draytonii*) FT

Western spadefoot toad (*Spea* (= *Scaphiopus*) *hammondi*) FSC, CSC

White-tailed kite (*Elanus leucurus*) FSC

The project site is home to the Templeton Livestock Market. The site includes unpaved areas of livestock holding pens, corrals, a riding arena, parking areas, a hay barn, other outbuildings, roadways, and equipment storage. Paved areas include commercial buildings and a small paved parking area fronting Main Street. The site is mostly bare dirt. Landscape trees are scattered across the property. A single mature valley oak is the only naturally occurring native tree on the property. A large walnut tree is located along Toad Creek. Several Monterey pine trees and toyons were planted near the commercial buildings. Toad Creek a seasonal tributary stream to the Salinas River that enters the property near the northwest corner of the property via two box culverts under Main Street and follows the perimeter around the northwest corner and along a portion of the northern property boundary. The current alignment is the result of a historic realignment from what was most likely a more natural course through the northwest portion of the project site.

A biological survey was completed for the project site (Althouse and Meade, November 2008) and reviewed by the Environmental Coordinator office. The report divided the site into three habitat types: anthropogenic, ruderal and seasonal drainage. The anthropogenic habitat consists of livestock pens, corrals, a riding arena, barns, dirt parking lots and roads, and commercial buildings, landscape trees and shrubs. The ruderal habitat consists of a weedy grasses and forbs that occur on a slope at the northeastern property corner and is of very poor quality habitat. Common reptiles and rodents may use this habitat. The seasonal drainage habitat type consists of Toad Creek. Toad Creek is a seasonal tributary stream to the Salinas River that runs through the property entering in two locations from box culverts under Main Street and at the northwest property corner the creek makes a 90 degree bend east. The creek has no riparian canopy and the stream bottom supports a variety of upland species with a few weedy wetland indicator species.

A wetland delineation report (Althouse and Meade, 2008) was prepared for the site. While no jurisdictional wetlands were observed at the site, 1,080 linear feet of section 404 non-wetland waters of the United States were observed at the site within the boundaries of Toad Creek.

A bat survey (Althouse and Meade, 2008) was prepared for the site. Existing structures on the property were surveyed to determine if roosting bats were present. Bat roosts were not present on the property and are very unlikely to occur due to poor quality potential roosting sites.

**Section 1600-1607 of the Fish and Game Code.** The California Department of Fish and Game (CDFG) is responsible for conserving, protecting, and managing California's fish, wildlife, and native plant resources. To meet this responsibility, the law requires any person, state or local government agency, or public utility proposing a project that may impact a river, stream, or lake to notify the CDFG before beginning the project. If the CDFG determines that the proposed project may adversely affect existing fish and wildlife resources, a Lake or Streambed Alteration Agreement is required. A Streambed Alteration Agreement lists the CDFG conditions of approval relative to the proposed project, and serves as an agreement between an applicant and the CDFG for a term of not more than five years for the performance of activities subject to this section.

Project activities proposed within or adjacent to streambeds, banks, channels or associated riparian resources, may fall under the jurisdiction of the CDFG; therefore, any impacts to jurisdictional areas will be regulated under Section 1600-1607 provisions.

**Section 401 of the Clean Water Act.** Section 401 of the Clean Water Act (CWA) and its provisions ensure that federally permitted activities comply with the federal CWA and state water quality laws. Section 401 is implemented through a review process that is conducted by the Regional Water Quality Control Board (RWQCB) or the County, and is triggered by the Section 404 permitting process. The RWQCB or the County certify, via the 401 process, that a proposed project complies with applicable effluent limitations, water quality standards, and other conditions of California law. Evaluating the effects of the proposed project on both water quality and quantity (runoff) falls under the jurisdiction of the RWQCB or the County.

Proposed project activities that have the potential to result in impacts to water quality and quantity may require certification by the RWQCB or the County.

**Impact.** The biological report found that the proposed project would have the following impacts: All anthropogenic habitat would be converted to other anthropogenic uses. All ruderal habitat would be converted to anthropogenic habitat, the loss of the ruderal habitat could negatively affect common animal species such as the Western fence lizard, and California ground squirrel. The proposed project includes re-alignment and restoration of the creek. The creek will be re-graded to a more natural configuration and revegetated with native riparian species. To ensure that the development will not impact the creek, the residences will be set back 25 feet from the top of the newly re-established creek bank.

Although not observed at the site the project could impact nesting birds (in trees or shrubs). The project may also reduce or temporarily block wildlife movement corridors (Toad Creek). Common wildlife species may be impacted and permanently displaced as a result of the project.

**Mitigation/Conclusion.** Based on the above-discussed impacts, the project will be required to incorporate the following measures to reduce potential biological impacts to less than significant levels:

**Prior to commencement of tree removal associated with subdivision public improvements or new residential development (within one week of ground disturbance or tree removal),** if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. To avoid impacts to nesting birds, grading and construction activities that affect trees and grasslands shall not be conducted during the breeding season from March 15 to August 15. If construction activities must be conducted during this period, nesting bird surveys shall take place within one week of habitat disturbance. If survey do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. Construction activities shall observe a 300-foot buffer for active raptor nests.

All residential development shall be setback 25 from the top of the creek bank.

A Riparian enhancement plan shall be submitted for review and approval by the Department of Planning and Building (more details can be found in Exhibit B Mitigation Summary Table.).

## 5. CULTURAL RESOURCES - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash and Salinan. The site is the home of the Templeton Livestock Market. The Market has been in operation since 1947, and has played an important role in the agricultural industry in the area. However, no historic structures are present and no paleontological resources are known to exist in the area.

**Impact.** A Phase I surface survey was conducted (Conway, March 2008). No evidence of prehistoric cultural materials was noted on the property. The project will result in the loss of the Templeton

Livestock Market use, however as discussed in the Agriculture Section this use is not longer considered economically viable. While the livestock market has played an important role in the sale of local and regional livestock, new technologies such as video auctions and internet sales offer ranchers cost effective options for selling livestock. In order to pay tribute to the history of the site, the applicant has designed the park fronting Main Street to incorporate specific features to evoke the cattle yard and auction use at the site. A commemorative plaque will be displayed detailing the historic use and facilities place in Templeton's history. The park will feature a 3-rail "corral" type fencing around the perimeter. At the center of the park, a design element will be incorporated reminiscent of the auctioneer's booth, with a small single-row amphitheater bench facing a central speaking "podium" ringed with corral fencing, where the plaque will be located.

Impacts to paleontological resources are not expected.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

## 6. GEOLOGY AND SOILS -

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone?"</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Setting

**GEOLOGY** - The following relates to the project's geologic aspects or conditions:

Topography: Nearly level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: Yes Distance? 0.5 mile

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

**DRAINAGE** - The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? Yes

Closest creek? Toad Creek tributary to the Salinas River Distance? Courses along the northern property line.

Soil drainage characteristics: Moderately drained

The area proposed for development is within the 100-year Flood Hazard designation. A Flood Study (Wallace Group, 2010) was prepared for the site to determine potential impacts of the proposed development with respect to flooding. Toad Creek runs through the property entering in two locations from box culverts under Main Street and at the northwest property corner the creek makes a 90 degree bend east. Toad Creek used to flow through the site and the FEMA maps and Flood Hazard designation reflect the historic course of Toad Creek.

Public Works reviewed the Flood Study and had the following comments:

The northerly portion of the property is currently shown on the Flood Insurance Rate Map (FIRM) as being within Zone A. In order for buildings to be constructed in that area, as shown on the site plan / proposed grading plan, that northerly portion should to be removed from Zone A, as follows:

- The applicant needs to first apply to the Federal Emergency Management Agency (FEMA) for a Conditional Letter of Map Change prior to any grading on the property or the issuance of any building permits.
- After approval by FEMA, the applicant may grade the property.
- Then after grading, a Letter of Map Revision will need to be processed with FEMA to

show the removal of the area from Zone A.

A Flood Study was prepared for the proposed project (Wallace Group). The Public Works Department reviewed the report and determined that the report was adequate to initiate the process with FEMA.

The flood zone boundary as shown on a FIRM is not accurate, the creek channel is shown in a location where there hasn't been a creek channel for over 60 years (which pre-dates the federal Flood Insurance program)

As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly drained. For areas where drainage is identified as a potential issue, the Land Use Ordinance (CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

**SEDIMENTATION AND EROSION** – Soil type, amount of disturbance and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Low

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

The project is subject to the Section 22.10.155 Stormwater Management requirements. The purpose of these standards is to address stormwater runoff from new development projects. Requirements for Drilage Plans, Erosion and Sedimentation Control Plans with constrction phase and long-term Best Management Practices.

**Impact.** As proposed, the project will result in the disturbance of approximately 16.76 acres. The project includes widening the creek channel to a more natural alignment and planting riparian vegetation to create a riparian environment. The floodplain will be filled to allow development. The project incorporates Low Impact Design features to ensure that the Toad Creek watershed is not impacted by developed drainage pollutants. Best Management Practices will be utilized to filter surface water before it reaches the creek. The project also includes landscaped biofilter swales. All structures will be set back 25 from the top of the bank of Toad Creek.

The project incorporates Low Impact Design (LID) features to ensure that the Toad Creek watershed is not impacted by developed drainage pollutants. Using water quality Best Management Practices, surface water will be filtered before it reaches the creek. Landscaped biofilter swales will be incorporated into the street design to capture and cleanse surface drainage within the larger lot development portion of the project. These bioswales, located within the landscaped "pop-outs" in the right-of-way, will be maintained by the Home Owner's Association. In the higher-density four-pack

portion of the project, units share common driveways to reduce the amount of impervious surface area. The common driveways will be constructed with a pervious gutter drain down the center to capture and percolate developed surface water before it reaches the streets.

A portion of the creek park is designed to serve as a biological filter to remove pollutants from street runoff before it reaches the creek channel. Sheet flow from Sweetwater Lane will be conveyed to this park at the northwest corner. The corner park area is designed to act as a large, shallow basin that will capture and filter pollutants and sediments before surface flows reach the creek channel.

Because the project will involve in excess of one acre of site disturbance, the applicant's will need to apply to the State Water Resources Control Board (SWRCB) for coverage under the Construction General Permit. This entails preparation of a Stormwater Pollution Prevention Plan (SWPPP). A SWPPP is a document which specifies stormwater Best Management Practices (BMPs) to be put into place prior to, during, and after construction activities. Pursuant to the new Construction General Permit order (effective July 2010), a qualified practitioner will be required to monitor for compliance with the SWPPP.

**Mitigation/Conclusion.** Several low-impact design (LID) strategies have been incorporated into the design of the project. These measures will help reduce the amount of runoff leaving the developed portions of the site. The project includes widening the creek channel to a more natural alignment and planting riparian vegetation to create a riparian environment. All structures will be built outside of the 100 year flood plain. Additional measures to further reduce drainage and sedimentation impacts are recommended to be included in the project and are Ordinance requirements. These measures, along with a comprehensive drainage plan, sedimentation and erosion control plan and Storm Water Pollution Prevention Plan will reduce impacts to a level of insignificance.

The project shall be consistent with Section 22.10.155 Stormwater Management standards.

All existing drainage features are to be contained in drainage easement(s) dedicated on the map, to the satisfaction of the Department of Public Works.

Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.

Portions of the site are located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 06079C0612F. Submit complete drainage calculations to the Department of Public Works for review and approval in accordance with County Code, Section 22.14.060.

Any vegetation planted within drainage swales and floodways shall conform to the "Flood Study of Toad Creek for Tract 2994" prepared by Wallace Group, dated May 2010, or subsequently approved revisions.

If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns. All drainage basin areas shall be indicated as a building restriction.

Prior to approval of any public improvement plans or issuance of construction permits the applicant shall document to County Public Works the Federal Emergency Management Agency's (FEMA) approval of a Conditional Letter of Map Change (CLOMC) addressing the proposed changes to Toad Creek and the Miller Levee (as shown in the "Flood Study of Toad Creek for Tract 2994" prepared by Wallace Group, dated May 2010, or subsequently approved revisions). The CLOMC is to determine

the Base flood Elevations for all properties affected by the proposed changes and to correct the current Flood Insurance Rate Map (FIRM) which does not reflect the current location of either Toad Creek or the Miller Levee.

Prior to occupancy or final of any new structure, a Letter of Map Revision shall be filed and approved by the Federal Emergency Management Agency.

The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

All structures will be built above the 100 year flood zone.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area. Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Portions of the subject project are within the 100-year Flood Hazard Combining designation (FH). These areas will be filled and removed from the flood zone as discussed in the Geologic Section of this report.

The site has served as staging area for emergencies and a designated evacuation site for livestock during emergency events (according to Rhonda Viegas of the Atascadero Horsemen's Club).

**Impact.** The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

The site will no longer serve as a staging area for emergencies and a designated evacuation site for livestock during emergency events, however there are other locations that may be used for these activities in the future. County Parks was recently bequeathed a park site in Templeton, the Duveneck parcel. This site may be able to serve this purpose.

**Mitigation/Conclusion.** No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate Increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The proposed project is within close proximity to the following roadways: (Main Street and Highway 101). Due to the proximity of these noise sources a portion of the project (approximately 25 residences) are proposed within the county's 60 decibel threshold area.

**Impact.** Based on the expected noise levels, specific construction measures, as specified in the Noise Element, would reduce interior noise levels to acceptable levels. Outside activity areas are acceptable at 60dB.

**Mitigation/Conclusion.** The project, being within the 60-65 future decibel boundary, as identified in the County's Noise Element, will be subject to additional building construction measures to insure acceptable interior noise levels can be achieved.

The applicant will demonstrate that the homes are designed to minimize interior noise exposure including, but not limited to the following features:

- Air conditioning or a mechanical ventilation system
- Windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications)
- Solid core exterior doors with perimeter weather stripping and threshold seals

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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**9. POPULATION/HOUSING -***Will the project:*Potentially  
SignificantImpact can  
& will be  
mitigatedInsignificant  
ImpactNot  
Applicable

- a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?
- b) Displace existing housing or people, requiring construction of replacement housing elsewhere?
- c) Create the need for substantial new housing in the area?
- d) Use substantial amount of fuel or energy?
- e) Other: \_\_\_\_\_

☐☐☒☐☐☐☒☐☐☐☒☐☐☐☒☐☐☐☐☐

**Setting** The County Housing Element's long-term goal is "to achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County." Towards this end, the Element includes policies, objectives and programs designed to retain existing affordable housing, facilitate provision of new affordable housing, and reduce homelessness. Projects are encouraged to incorporate features from the County's Strategic Growth Principles and Policies, such as housing choices (for all income levels) and placement of housing near employment (reduced travel and compact communities). The County has an Inclusionary Housing Ordinance that applies to both residential and non-residential development and subdivisions.

The proposed project is within close proximity to commercial uses. The project is approximately ½ mile from the central business district.

**Impact.** The project will not result in a need for a significant amount of new housing, and will not displace existing housing. The project includes two housing options with lots as small as 2,600 square feet and as large as 6,600 square feet.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects). No mitigation measures are necessary.

**10. PUBLIC SERVICES/UTILITIES -***Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*Potentially  
SignificantImpact can  
& will be  
mitigatedInsignificant  
ImpactNot  
Applicable

- a) Fire protection?
- b) Police protection (e.g., Sheriff, CHP)?
- c) Schools?

☐☒☐☐☐☒☐☐☐☒☐☐

**10. PUBLIC SERVICES/UTILITIES -**  
*Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project area is served by the following public services/facilities:

Police: County Sheriff Location: Templeton (Approximately 0.5 miles to the southwest)

Fire: Community Service District Hazard Severity: Not Applicable Response Time: 5-10 minutes  
 Templeton

Location: Approximately 0.7 miles to the southeast

School District: Templeton Unified School District.

**Impact.** No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police, fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Access for the proposed project is provided by three existing roadway connections: Creekview Avenue, Waterfall Road, and Headwaters Road; all three roads connect with Creekside Ranch Road which connects to Main Street. Waterfall Road and Headwaters Road both extend south of Creekside Ranch Road and connect to River Run Road, which connects to Main Street. This connection provides secondary access to Main Street for the development.

**Mitigation/Conclusion.** Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

**11. RECREATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Based on the County Trails Map, the project is within reasonably close proximity to the Salinas River Trail, Juan Batista De Anza National Historic Trail, Creston to Salinas River Trail, Whale

Rock to Templeton Trail. The project is adjacent to Toad Creek, a tributary to the Salinas River. Facilities at the Templeton Livestock Market include an arena that is used for recreational activities such as cattle sorting, team penning, and roping. The arena will be removed as a result of the development. The arena is not a public arena.

The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, public recreational resource, coastal access, and/or Natural Area.

Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks. The applicant will be requesting partial credit for providing common open space (not to exceed 50%).

County Parks Division reviewed the proposed project. The County's Parks & Recreation Element designates the Toad Creek Trail corridor in the vicinity of this property. In addition, the Templeton Community Design Plan Guidelines call for the preservation of the existing natural creek while also providing recreational opportunities within a creek preservation zone. Guideline III.D1: states: "It is recommended that offers of dedication along Toad Creek be required with subdivision and discretionary land use permit applications on creek-front properties where there is reasonable expectation that a continuous corridor can eventually be acquired." County Parks has been acquiring trail easements along Toad Creek with the intent to connect the Salinas River trail corridor to the Templeton to Whale Rock trail corridor. County Parks recommends the inclusion of a 12' trail easement adjacent to Toad Creek, located on top of the creek bank, outside of the creek flood plain.

**Impact.** The proposed project includes park /open space areas totaling 1.17 acre, these areas will serve the 107 residential lots as open space and recreational spaces.

The park/ open space areas include a small "tot lot" play area and a creek park with a Sustainable Landscape Demonstration Garden with interpretive signage to illustrate the bioswale function and explain the Low Impact Development (LID) principles of the park, street bioswales and overall landscape design. The creek park will also feature a design element to commemorate the Templeton Livestock Market in Templeton's history. The park will feature a design element reminiscent of the auctioneer's booth, with a small single-row amphitheater bench facing a central speaking podium encircled with "corral" fencing. A commemorative plaque will be placed at this location with information about the site's previous use as the former Templeton Livestock Market to connect future residents to the history and culture of the site. This park's perimeter fencing is proposed to reflect the pipe corrals of the cattle yard, using cobblestone pilasters supporting three 4" round rails. The rails will be of round wood post material or, if possible, the iron pipe rails from the existing corrals will be re-used for this purpose.

The open space lots will be maintained by the project Home Owners Association for the use of the residents.

**Mitigation/Conclusion.** The project will be required to incorporate the following measures to reduce potentially significant recreational impacts to less than significant levels:

Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks. The applicant will be requesting partial credit for providing common open space (not to exceed 50%).

Prior to map recordation, the applicant shall dedicate a 12 foot trail easement adjacent to Toad Creek, located on top of the creek bank, outside of the creek flood plain.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The county has established the acceptable Level of Service (LOS) on roads, for urban area as "D" or better. The existing road network in the area including the project's access streets: Main Street and Creekside Ranch Street are operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

A traffic study was prepared for the project (Associated Transportation Engineers, April 2009) was prepared to evaluate the impacts of the proposed development. The report was reviewed by the Department of Public Works.

Referrals were sent to Public Works and Caltrans.

Public Works review of the project recommends public improvements are constructed prior to map recordation. Caltrans referral review requested that the applicant's prepare a full traffic analysis to study and document the traffic impacts on State highway facilities. Caltrans stated that cumulative impacts can be addressed by paying into the County's Templeton Area Traffic Impact Fee program.

**Circulation Study Area.** The project is within the Templeton Area A Circulation Fee area. This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "buildout". The project will be subject to this fee.

**Impact.** The Traffic Study determined that proposed project is estimated to generate about 1,034 trips per day, based on the Institute of Traffic Engineer's manual of 9.57/unit. The project is estimated to generate about 1,034 trips per day, with 81 trips occurring during AM peak hour and 109 trips occurring during the PM peak hour. The existing uses at the Templeton Livestock Market include: a restaurant, offices, and agricultural uses. The existing uses generate 614 trips per day, with 86 trips occurring during AM peak hour and 92 trips occurring during the PM peak hour. An additional 420 trips will result from the proposed development. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

Access for the proposed project is provided by the site's three roadway connections: Creekview Avenue, Waterfall Road, and Headwaters Road; all three roads connect with Creekside Ranch Road which connects to Main Street. Waterfall Road and Headwaters Road both extend south of Creekside Ranch Road and connect to River Run Road, which connects to Main Street. This connection provides secondary access to Main Street for the development.

The interior streets are designed to accommodate the anticipated traffic associated with the development. The pavement width is narrowed in areas where 'pop-outs' are shown to soften the streetscape and control traffic.

Main Street is designated an arterial road. Improvements along the site's frontage on Main Street are required by Ordinance

Public Works comments regarding transportation are as follows:

**Main Street Road Section:** The existing section is 32' from centerline to curb face fronting a portion of the site – shown on the construction plans for Tract 2057. This section approximates the current standard A-3b II (5,000 to 16,000 future ADT) road section (31' from centerline to curb face). At the two Toad Creek bridges under Main Street, the Public Works Department has determined that parking may be eliminated in that area as shown on the Tentative Map.

**Street Maintenance per Board of Supervisors' Resolution 2007-334:** Information provided by the applicant indicates that the project satisfies the criteria for public maintenance (Residential Multi-family: 8 points from the list of screening criteria required). Public Works concurs that they meet the 8 point minimum provided that Reflection Place is extended from Cattail Road in Tract 2057 (COAL 98-0060) to Headwaters Road as shown on the Tentative Map.

The Circulation Element of the General Plan shows that Creekside Ranch Road (Phillips Lane) is a Collector. Therefore, the Public Works Department will recommend that access be denied from the adjacent residential lots because they have adequate access onto the local interior streets.

The Salinas River Area Plan calls for a future north-south collector in this general location. Although this requirement is called for in the Salinas River Area Plan, the Public Works Department feels that this future road is not warranted and that the Public Works Department likely does not have the necessary right-of-way for this collector. Please note that the Public Works Department's *Templeton Circulation Study Comprehensive Update 2009* does not include the future Collector as recommended mitigation for the traffic impacts to the Main Street – Ramada Drive corridor because it would direct heavy truck traffic to and from the industrial area through a residential neighborhood. Therefore, the Public Works Department does not recommend constructing the future Collector as shown in the Circulation Element of the General Plan. When the Circulation Element of the General Plan is next reviewed, the Public Works Department will recommend that the future Collector be deleted. The applicant does provide an offer of dedication for this future collector.

Extend Toad Creek culvert(s), as necessary, to accommodate road widening.

The applicant has requested design adjustments in accordance with Title 21, Section 21.03.020: To Section 21.03.010 (d) (7) to allow access to ten (10) lots (out of thirty-nine (39) total easement access lots) from a single private easement in the high density portion of the project. Public Works supports this request because that portion of the project is high density, because of the constraints caused by Toad Creek, and the need to maximize density within the riparian water rights area adjacent to Toad Creek.

To Section 21.03.010 (d) (1) to narrow Waterfall Road to a 40 foot wide right of way between Reflection Place and Sweetwater Lane (shown as 38 feet wide on the June 8<sup>th</sup> submittal, which does not meet the requirements of Section 906, *et seq.* of the Streets and Highways Code for publicly maintained streets.) Public Works supports this request because: first, while this is a portion of the future Collector, the Public Works Department would prefer to eliminate that use as discussed above, and second, this would maximize the area of Lots 112 and 113 which are to be two of the mini parks desired by the Board of Supervisors. As discussed above, the additional width to provide a 50 foot wide reservation for the future Collector shown on the Final Map from Creekside Ranch Road to the northerly property line may be vacated after the Circulation Element is amended.

**Mitigation/Conclusion.** Based on the previously-discussed project impacts, road improvements are required by Ordinance. Incorporation of applicable road fees will reduce traffic impacts to less than significant levels:

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project will be served by Templeton Community Service District (TCSD) for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.. A referral was sent to the TCSD, the TCSD had comments regarding the utility lines. The applicant's engineer is working with TCSD to address all of their concerns.

**Impact.** The project proposes to use a community system as its means to dispose of wastewater. Based on the proposed project, the proposed community system has the capacity to handle the project's additional effluent.

**Mitigation/Conclusion.** Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the proposed project, no mitigation measures are necessary.

The applicant will be required to meet the requirements of the TCSD

<b>14. WATER - Will the project:</b>		<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a)	<i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	<i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The local Templeton Community Services District provides water to the community from groundwater, Salinas River underflow and reclaimed water. The Services District has a 240 acre foot per year allocation from the Lake Nacimiento water project (under construction).

The topography of the project is nearly level. The closest creek from the proposed development is Toad Creek a tributary to the Salinas River that courses along the north property line. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility. The subject property is within the Salinas Valley/Paso Robles groundwater basin.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Due to

**Impact.** Based on the project description, as calculated on the County's water usage worksheet, the project's water usage is estimated as follows:

Indoor: 21.36 acre feet/year (AFY);  
 Outdoor: 16.05 AFY  
 Total Use: 37.41 AFY

The existing use is currently served by a supersized TCSD water meter. The existing water use "credit" (in terms of TCSD water units) was determined by a summary of the gallons of water used in

one year divided by 365, which amounted to 4,040 gpd / 430 = 9.39, or nine water units. The TCSD assigned a value of 9 water units (at 430 gpd each, per Ordinance #97-4) to the existing uses. The TCSD concluded that they have adequate water to serve the project, and a conditional will serve was issued for the project. An agreement made in 1996 respects the groundwater development and transfers the groundwater well facilities, riparian agency relationship and water service on site.

Sources used for this estimate include one or more of the following references: County's Land Use Ordinance, 2000 Census data, Pacific Institute studies (2003), City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide' (1989).

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 16.76 acres. The project is within close proximity to surface water sources. Drainage and Erosion control are incorporated into the project by Ordinance requirements

**Mitigation/Conclusion.** Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

The applicant has requested adjustments to Title 21. Staff is supportive of these adjustments as follows:

To Section 21.03.010 (c) (3) to allow lot dimensions less than 60 feet in width by eighty feet in depth. The proposed subdivision is a Planned Development with smaller parcel sizes maximizing density and achieving strategic growth principals while still maintaining detached residential development.

To Section 21.03.010 (d) (7) to allow access to ten (10) lots (out of thirty-nine (39) total easement access lots) from a single private easement in the high density portion of the project. Public Works supports this request because that portion of the project is high density, because of the constraints caused by Toad Creek, and the need to maximize density within the riparian water rights area adjacent to Toad Creek.

To Section 21.03.010 (d) (1) to narrow Waterfall Road to a 40 foot wide right of way between Reflection Place and Sweetwater Lane. Public Works supports this request because: first, while this is a portion of the future Collector, the Public Works Department would prefer to eliminate this future collector, and second, this would maximize the area of Lots 112 and 113 which are to be two of the mini parks desired by the Board of Supervisors. The additional width to provide a 50 foot wide reservation for the future Collector shown on the Final Map from Creekside Ranch Road to the northerly property line may be vacated after the Circulation Element is amended.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

**16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:**

Potentially  
Significant

Impact can  
& will be  
mitigated

Insignificant  
Impact

Not  
Applicable

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?* ☐ ☒ ☐ ☐
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)* ☐ ☒ ☐ ☐
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* ☐ ☒ ☐ ☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at [www.sloplanning.org](http://www.sloplanning.org) under "Environmental Information", or the California Environmental Resources Evaluation System at: [http://www.ceres.ca.gov/topic/env\\_law/ceqa/guidelines](http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines) for information about the California Environmental Quality Act.

### Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Divisions have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Templeton Community Service District	Attached
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

**\*\* "No comment" or "No concerns"-type responses are usually not attached**

The following checked (☒) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Salinas River Area Plan and Update EIR
<u>County documents</u>	<input checked="" type="checkbox"/> Templeton Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin - Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input checked="" type="checkbox"/> Other <u>Templeton Design Plan</u>
<input type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Final Biological Report for Vesting Tentative Tract 2994 Althouse and Meade November 2008

Wetland Delineation Vesting Tentative Tract 2994 Althouse and Meade September 2009

Bat Surveys for Vesting Tentative Tract 2994 Althouse and Meade December 2008

Final Traffic and Circulation Study (Associated Transportation Engineers April 2009)

Flood Study of Toad Creek (May 2010)

Supplemental Archeological Surface Survey (March 2008)

GeoTechnical Engineering Report (March 2008)

## Exhibit B - Mitigation Summary Table

### Agriculture

- AG-1 Require supplemental disclosure to all future owners concerning the nature of the neighboring agricultural activities and hours of operation, the County's Right to Farm Ordinance and the State's Right to Farm Disclosure in accordance with Section 11010 of the Business and Professions.

### Air Quality

- AQ-1. Prior to recordation of the map, in order to address the project's contribution and towards cumulatively significant greenhouse gas impacts, the applicant shall develop a greenhouse gas reduction plan, incorporating appropriate measures to reduce energy demand of the project by 10 percent beyond what would otherwise be required by 2010 Title 24 California Building Code energy requirements. The greenhouse gas reduction plan may include, but is not be limited to, any combination of the measures identified in the California Air Pollution Control Officers Association (CAPCOA)'s document *CEQA and Climate Change* (January 2008), such as the following:

- a. *LEED Certification* – Require compliance with Leadership in Energy and Environmental Design (LEED) criteria, which incorporate sustainable site development, water savings, energy efficiency, materials selection, and environmental quality requirements.
- b. *Green Building Materials* – Use materials which are resource efficient, recycled, have a long life cycle, and are managed in an environmentally friendly way.
- c. *Landscaping* – Use of drought-resistant native trees, trees with low emissions and high carbon sequestration potential, and planting of trees to create shade.
- d. *Facilities*. Projects shall use high-efficiency pumps, natural gas or electric stoves (i.e. no wood-burning), solar water heaters, and energy star appliances.
- e. *Roofing* – Roofing shall be energy star compliant, vegetated (i.e. green roof), or light-colored and highly emissive.
- f. *On-Site Renewable Energy* – Provide an on-site renewable energy system.
- g. *Exceed Energy Requirements* – Exceed Title 24 (California Code of Regulations) energy requirements by 10 percent.
- h. *Solar Orientation* – Orient buildings to face either north or south, provide roof overhangs, and use landscaping to create shade.
- i. *Shading* – Install energy-reducing shading mechanisms for windows, porches, patios, walkways, etc.
- j. *Ceiling Fans* – Install energy reducing ceiling fans.
- k. *Programmable Thermostats* – Install energy reducing programmable thermostats that automatically adjust temperature settings.
- l. *Passive Heating and Cooling* – Install passive heating and cooling systems.
- m. *Day Lighting* – Install energy reducing day lighting systems (e.g. skylights, light shelves, transom windows).
- n. *Local Building Materials* – Use locally made building materials for construction projects and related infrastructure.
- o. *Recycle Demolished Construction Materials* – Recycle or reuse demolished construction material.
- p. *Off-Site Mitigation Fee* – Provide or pay into an off-site mitigation fee program, which focuses primarily on reducing emissions from existing development and buildings.
- q. *Offset Purchase* – Provide or purchase offsets for additional emissions by acquiring carbon credits or engaging in other market “cap and trade” systems.

Pre-mitigation and post-mitigation quantification of energy use shall be provided to demonstrate compliance with the 10 percent reduction requirement.

**AQ-2. Prior to recordation of the final map, the applicant shall choose 18 air quality mitigation measures from Table 3-5 of the Air Pollution Control District's CEQA Handbook (December 2009). These measures shall be clearly reflected in all applicable plans.**

**AQ-3. Prior to acceptance of the subdivision public improvement plans the project plans shall include all dust control measures specified in Section 22.52.160C.1 of the Land Use Ordinance.**

**AQ-4. Prior to map recordation/ Prior to acceptance of the subdivision public improvement plans, the following idling restrictions shall be shown on the project plans:**

- a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors (residences);
- b. Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- c. Use of alternative fueled equipment is recommended whenever possible; and
- d. Signs that specify the no idling requirements must be posted and enforced at the construction site.

**AQ-5. Prior to map recordation, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins.**

**AQ-6. Prior to commencement of construction activities, the applicant shall consult with the APCD regarding construction and operational equipment to be used on the project site to determine if any APCD permits are needed.**

**AQ-7. Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, indicating the person designated to ensure compliance with the dust control program. This letter shall include the name and phone number of the contact person in the event of dust or odor complaints from the construction site..**

**AQ-8. Prior to map recordation, whichever occurs first, all applicable elements of the greenhouse gas reduction strategy shall have been implemented.**

**AQ-9. Prior to final inspections or occupancy, whichever occurs first, the applicant shall have implemented all applicable air quality mitigation measures, including the 18 measures selected from Table 3-5 of APCD's CEQA Handbook.**

**AQ-10. No developmental burning of vegetative material is allowed.**

**AQ-11 Prior to issuance of grading permits, the applicant shall submit a Construction Activities Management Plan for the review and approval of the SLOAPCD. This plan shall include but not be limited to the following Best Available Control Technologies for construction equipment:**

- a. Minimize the number of large pieces of construction equipment operating during any given period.

- b. Schedule construction related truck/equipment trips during non-peak hours to reduce peak-hour emissions and overall daily and quarterly emissions.
- c. Properly maintain and tune all construction equipment according to manufacturer's specifications.
- d. Fuel all off-road and portable diesel powered equipment including but not limited to: bulldozers, graders, cranes, loaders, scrapers, backhoes, generators, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel.
- e. All diesel construction equipment shall meet ARB's Tier 3 standard for off-road heavy duty diesel engines.
- f. All on-road heavy-duty trucks shall meet the ARB's 2007 or newer certification standard for on-road heavy-duty diesel engines.
- g. All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit.
- h. Electrify portable equipment where possible throughout the project area.
- i. All diesel powered portable equipment used shall have tier 2 or tier 3 engines and retrofitted with an ARB level 3 verified diesel emissions control strategy (VEDEC).
- j. Locate construction staging areas at least 1000 feet from sensitive receptors.

**AQ-12 Prior to the issuance of grading permits, the applicant shall submit a project phasing plan, hauling plan, and inventory of equipment for the review and approval of the Department of Planning and Building. The plans shall include, but are not limited to, the following features:**

- a. The phasing plan shall describe the approximate start date and end date for each component of the grading phase of the project.
- b. The phasing plan shall specify the estimated number of hours per day and days per week when work will occur.
- c. The phasing plan must demonstrate that work will be phased over 23 days or more.
- d. The hauling plan shall specify the destination site and proposed routing. The destination site must have the appropriate permits to receive the designated quantity of material.
- e. The hauling plan shall specify the capacity of trucks and how truck trips will be phased.
- f. The equipment inventory shall specify the type of equipment that will be used in association with grading, the energy source (e.g. electric, Diesel, gas, etc.), and specify when and for how long each piece of equipment will be used.

### **Biological Resources**

**BR-1 Prior to commencement of tree removal associated with subdivision public improvements or new residential development (within one week of ground disturbance or tree removal), if work occurs between March 15 and August 15, nesting bird surveys shall**

be conducted. To avoid impacts to nesting birds, grading and construction activities that affect trees and grasslands shall not be conducted during the breeding season from March 15 to August 15. If construction activities must be conducted during this period, nesting bird surveys shall take place within one week of habitat disturbance. If survey do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. Construction activities shall observe a 300-foot buffer for active raptor nests.

BR-2 All structures shall be set back 25 feet from the riparian corridor, as measured from edge of the top of the proposed bank. This setback shall be shown on all applicable plans submitted for county approval. **Prior to final inspection or occupancy**, whichever occurs first, the applicant shall provide verification to the satisfaction of the county that the required setback has been achieved.

BR-3 A Riparian enhancement plan shall be submitted for review and approval by the Department of Planning and Building. The plan shall also include the following:

- a. The Riparian Enhancement plan shall be prepared by a County-approved biologist and shall include the locations, amounts, size and types of plants to be replanted.
- b. All grading and construction plans shall reflect replanting locations.
- c. Planting and weed control methods, irrigation methods and timing shall be discussed in the plans.
- d. The plans shall address monitoring methods and timing, and success criteria, and reporting requirements.
- e. The restoration plan shall be monitored for success by a County-approved biologist for a minimum of five years or until the County has determined that restoration is successful.
- f. A fencing plan shall be prepared demonstrating how public intrusion into the sensitive riparian areas will be minimized.
- g. The restoration plan and habitat mitigation plan shall meet with the approval of the County and all state, and federal agencies with jurisdiction over the impacted wetlands.

BR-4 All plant restoration work shall be completed and verified by the county prior to final inspection.

BR-5 The applicant agrees to have the revegetation area monitored and maintained for no less than five years by a qualified individual (approved by the county) and until the plants are successfully reestablished. At a minimum, this shall include quarterly monitoring reports for the first year after planting and thereafter annually until it is determined to be successfully established (at least 80% success rate). **Prior to recordation of the map**, the applicant agrees to secure a bond with the county to cover the costs of monitoring and maintaining the site for the minimum three-year period. [Release of the bond will occur after the three-year period, and at the point the 80% success rate has been confirmed by the county.]

### Geology and Soils

- GS-1 The project shall be consistent with Section 22.10.155 Stormwater Management standards.
- GS-2 All existing drainage features are to be contained in drainage easement(s) dedicated on the map, to the satisfaction of the Department of Public Works.
- GS-3 Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.
- GS-4 Portions of the site are located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 06079C0612F. Submit complete drainage calculations to the Department of Public Works for review and approval in accordance with County Code, Section 22.14.060.
- GS-5 Any vegetation planted within drainage swales and floodways shall conform to the "Flood Study of Toad Creek for Tract 2994" prepared by Wallace Group, dated May 2010, or subsequently approved revisions.
- GS-6 If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns. All drainage basin areas shall be indicated as a building restriction.
- GS-7 Prior to approval of any public improvement plans or issuance of construction permits the applicant shall document to County Public Works the Federal Emergency Management Agency's (FEMA) approval of a Conditional Letter of Map Change (CLOMC) addressing the proposed changes to Toad Creek and the Miller Levee (as shown in the "Flood Study of Toad Creek for Tract 2994" prepared by Wallace Group, dated May 2010, or subsequently approved revisions). The CLOMC is to determine the Base flood Elevations for all properties affected by the proposed changes and to correct the current Flood Insurance Rate Map (FIRM) which does not reflect the current location of either Toad Creek or the Miller Levee.
- GS-8 Prior to occupancy or final of any new structure, a Letter of Map Revision shall be filed and approved by the Federal Emergency Management Agency.
- GS-9 The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et seq.
- GS-10 All structures will be built outside of the 100 year flood zone

### Noise

- N-1 The applicant will demonstrate that the homes are designed to minimize interior noise exposure including, but not limited to the following features:
  - a. Air conditioning or a mechanical ventilation system
  - b. Windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications)
  - c. Solid core exterior doors with perimeter weather stripping and threshold seals

### **Recreation**

Rec-1 Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks. The applicant will be requesting partial credit for providing common open space (not to exceed 50%).

Rec-2 Prior to map recordation, the applicant shall dedicate a 12 foot trail easement adjacent to Toad Creek, located on top of the creek bank, outside of the creek flood plain.

### **Transportation / Circulation**

TC-8 The project is located in the Templeton A Road Fee Area. Road fees current at the time of building permit issuance shall be paid to the County Department of Public Works.

RECEIVED

292010

DATE: September 28, 2010

DEVELOPER'S STATEMENT FOR TEMPLETON PROPERTIES TRACT MAP 2994 AND  
SLO CO PLAN & BUILDING PERMIT SUB2008-00041; ED10-033

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**Agriculture**

1. Require supplemental disclosure to all future owners concerning the nature of the neighboring agricultural activities and hours of operation, the County's Right to Farm Ordinance and the State's Right to Farm Disclosure in accordance with Section 11010 of the Business and Professions.

**Monitoring:** Compliance will be verified by the Department of Planning and Building

**Air Quality**

2. Prior to recordation of the map, in order to address the project's contribution and towards cumulatively significant greenhouse gas impacts, the applicant shall develop a greenhouse gas reduction plan, incorporating appropriate measures to reduce energy demand of the project by 10 percent beyond what would otherwise be required by 2010 Title 24 California Building Code energy requirements. The greenhouse gas reduction plan may include, but is not be limited to, any combination of the measures identified in the California Air Pollution Control Officers Association (CAPCOA)'s document *CEQA and Climate Change* (January 2008), such as the following:
  - a. *LEED Certification* – Require compliance with Leadership in Energy and Environmental Design (LEED) criteria, which incorporate sustainable site development, water savings, energy efficiency, materials selection, and environmental quality requirements.
  - b. *Green Building Materials* – Use materials which are resource efficient, recycled, have a long life cycle, and are managed in an environmentally friendly way.
  - c. *Landscaping* – Use of drought-resistant native trees, trees with low emissions and high carbon sequestration potential, and planting of trees to create shade.
  - d. *Facilities*. Projects shall use high-efficiency pumps, natural gas or electric stoves (i.e. no wood-burning), solar water heaters, and energy star appliances.
  - e. *Roofing* – Roofing shall be energy star compliant, vegetated (i.e. green roof), or light-colored and highly emissive.
  - f. *On-Site Renewable Energy* – Provide an on-site renewable energy system.
  - g. *Exceed Energy Requirements* – Exceed Title 24 (California Code of Regulations) energy requirements by 10 percent.
  - h. *Solar Orientation* – Orient buildings to face either north or south, provide roof overhangs, and use landscaping to create shade.

- i. *Shading* – Install energy-reducing shading mechanisms for windows, porches, patios, walkways, etc.
- j. *Ceiling Fans* – Install energy reducing ceiling fans.
- k. *Programmable Thermostats* – Install energy reducing programmable thermostats that automatically adjust temperature settings.
- l. *Passive Heating and Cooling* – Install passive heating and cooling systems.
- m. *Day Lighting* – Install energy reducing day lighting systems (e.g. skylights, light shelves, transom windows).
- n. *Local Building Materials* – Use locally made building materials for construction projects and related infrastructure.
- o. *Recycle Demolished Construction Materials* – Recycle or reuse demolished construction material.
- p. *Off-Site Mitigation Fee* – Provide or pay into an off-site mitigation fee program, which focuses primarily on reducing emissions from existing development and buildings.
- q. *Offset Purchase* – Provide or purchase offsets for additional emissions by acquiring carbon credits or engaging in other market "cap and trade" systems.

Pre-mitigation and post-mitigation quantification of energy use shall be provided to demonstrate compliance with the 10 percent reduction requirement.

**Monitoring:** Compliance will be verified by the Department of Planning and Building prior to recordation.

3. **Prior to recordation of the final map**, the applicant shall choose 18 air quality mitigation measures from Table 3-5 of the Air Pollution Control District's CEQA Handbook (December 2009). These measures shall be clearly reflected in all applicable plans.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to recordation.

4. **Prior to acceptance of the subdivision public improvement plans** the project plans shall include all dust control measures specified in Section 22.52.160C.1 of the Land Use Ordinance.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to recordation.

5. **Prior to map recordation/ Prior to acceptance of the subdivision public improvement plans**, the following idling restrictions shall be shown on the project plans:

- a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors (residences);
- b. Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- c. Use of alternative fueled equipment is recommended whenever possible; and
- d. Signs that specify the no idling requirements must be posted and enforced at the construction site.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to acceptance of improvement plans.

6. **Prior to map recordation**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to recordation.

7. **Prior to commencement of construction activities**, the applicant shall consult with the APCD regarding construction and operational equipment to be used on the project site to determine if any APCD permits are needed.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to construction activities.

8. **Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, indicating the person designated to ensure compliance with the dust control program. This letter shall include the name and phone number of the contact person in the event of dust or odor complaints from the construction site.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to construction activities.

9. **Prior to map recordation**, whichever occurs first, all applicable elements of the greenhouse gas reduction strategy shall have been implemented.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to recordation.

10. **Prior to final inspections or occupancy**, whichever occurs first, the applicant shall have implemented all applicable air quality mitigation measures, including the 18 measures selected from Table 3-5 of APCD's CEQA Handbook.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to final inspections or occupancy.

11. No developmental burning of vegetative material is allowed.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works.

12. **Prior to issuance of grading permits**, the applicant shall submit a Construction Activities Management Plan for the review and approval of the SLOAPCD. This plan shall include but not be limited to the following Best Available Control Technologies for construction equipment:

- a. Minimize the number of large pieces of construction equipment operating during any given period.

- b. Schedule construction related truck/equipment trips during non-peak hours to reduce peak-hour emissions and overall daily and quarterly emissions.
- c. Properly maintain and tune all construction equipment according to manufacturer's specifications.
- d. Fuel all off-road and portable diesel powered equipment including but not limited to: bulldozers, graders, cranes, loaders, scrapers, backhoes, generators, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel.
- e. All diesel construction equipment shall meet ARB's Tier 3 standard for off-road heavy duty diesel engines.
- f. All on-road heavy-duty trucks shall meet the ARB's 2007 or newer certification standard for on-road heavy-duty diesel engines.
- g. All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit.
- h. Electrify portable equipment where possible throughout the project area.
- i. All diesel powered portable equipment used shall have tier 2 or tier 3 engines and retrofitted with an ARB level 3 verified diesel emissions control strategy (VEDEC).
- j. Locate construction staging areas at least 1000 feet from sensitive receptors.

**Monitoring:** Compliance will be verified by the Air Pollution Control District and the Department of Planning and Building.

13. Prior to the issuance of grading permits, the applicant shall submit a project phasing plan, hauling plan, and inventory of equipment for the review and approval of the Department of Planning and Building. The plans shall include, but are not limited to, the following features:
- a. The phasing plan shall describe the approximate start date and end date for each component of the grading phase of the project.
  - b. The phasing plan shall specify the estimated number of hours per day and days per week when work will occur.
  - c. The phasing plan must demonstrate that work will be phased over 23 days or more.
  - d. The hauling plan shall specify the destination site and proposed routing. The destination site must have the appropriate permits to receive the designated quantity of material.
  - e. The hauling plan shall specify the capacity of trucks and how truck trips will be phased.
  - f. The equipment inventory shall specify the type of equipment that will be used in association with grading, the energy source (e.g. electric, Diesel, gas, etc.), and specify when and for how long each piece of equipment will be used.

**Monitoring:** Compliance will be verified by the Department of Planning and Building.

## Biological Resources

14. Prior to commencement of tree removal associated with subdivision public improvements or new residential development (within one week of ground disturbance or tree removal), if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. To avoid impacts to nesting birds, grading and construction activities that affect trees and grasslands shall not be conducted during the breeding season from March 15 to August 15. If construction activities must be conducted during this period, nesting bird surveys shall take place within one week of habitat disturbance. If survey do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. Construction activities shall observe a 300-foot buffer for active raptor nests.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to grading / tree removal.

15. All structures shall be set back 25 feet from the riparian corridor, as measured from edge of the top of the proposed bank. This setback shall be shown on all applicable plans submitted for county approval. Prior to final inspection or occupancy, whichever occurs first, the applicant shall provide verification to the satisfaction of the county that the required setback has been achieved.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to final inspection or occupancy.

16. A Riparian Enhancement Plan shall be submitted for review and approval by the Department of Planning and Building. The plan shall also include the following:
- The Riparian Enhancement plan shall be prepared by a County-approved biologist and shall include the locations, amounts, size and types of plants to be replanted.
  - All grading and construction plans shall reflect replanting locations.
  - Planting and weed control methods, irrigation methods and timing shall be discussed in the plans.
  - The plans shall address monitoring methods and timing, and success criteria, and reporting requirements.
  - The restoration plan shall be monitored for success by a County-approved biologist for a minimum of five years or until the County has determined that restoration is successful.
  - A fencing plan shall be prepared demonstrating how public intrusion into the sensitive riparian areas will be minimized.
  - The restoration plan and habitat mitigation plan shall meet with the approval of the County and all state, and federal agencies with jurisdiction over the impacted wetlands.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to construction activities.

17. All plant restoration work shall be completed and verified by the county prior to final inspection.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to construction activities.

18. The applicant agrees to have the revegetation area monitored and maintained for no less than five years by a qualified individual (approved by the county) and until the plants are successfully reestablished. At a minimum, this shall include quarterly monitoring reports for the first year after planting and thereafter annually until it is determined to be successfully established (at least 80% success rate). **Prior to recordation of the map**, the applicant agrees to secure a bond with the county to cover the costs of monitoring and maintaining the site for the minimum three-year period. [Release of the bond will occur after the three-year period, and at the point the 80% success rate has been confirmed by the county.]

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to recordation.

#### **Geology and Soils**

19. The project shall be consistent with Section 22.10.155 Stormwater Management standards.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to construction activities.

20. Portions of the site are located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 06079C0612F. Submit complete drainage calculations to the Department of Public Works for review and approval in accordance with County Code, Section 22.14.060.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to construction activities.

21. Any vegetation planted within drainage swales and floodways shall conform to the "Flood Study of Toad Creek for Tract 2994" prepared by Wallace Group, dated May 2010, or subsequently approved revisions.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to construction activities.

22. Prior to approval of any public improvement plans or issuance of construction permits the applicant shall document to County Public Works the Federal Emergency Management Agency's (FEMA) approval of a Conditional Letter of Map Change (CLOMC) addressing the proposed changes to Toad Creek and the Miller Berm (Levee) (as shown in the "Flood Study of Toad Creek for Tract 2994" prepared by Wallace Group, dated May 2010, or subsequently approved revisions). The CLOMC is to determine the Base flood Elevations for all properties affected by the proposed changes and to correct the current Flood Insurance Rate Map (FIRM) which does not reflect the current location of either Toad Creek or the Miller Berm (Levee).

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to approval of any public improvement plans or issuance of construction permits.

23. Prior to occupancy or final of any new structure, a Letter of Map Revision shall be filed and approved by the Federal Emergency Management Agency.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to occupancy or final of any new structure.

24. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et seq.

**Monitoring:** Compliance will be verified by the Department of Planning and Building and the Department of Public Works prior to construction activities.

25. All structures will be built above of the 100 year flood zone upon FEMA approval of the CLOMC (per condition 22).

**Monitoring:** Compliance will be verified by the Department of Public Works during building permit review.

#### Noise

26. The applicant will demonstrate that the homes are designed to minimize interior noise exposure including, but not limited to the following features:
- a. Air conditioning or a mechanical ventilation system
  - b. Windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications)
  - c. Solid core exterior doors with perimeter weather stripping and threshold seals

**Monitoring:** Compliance will be verified by the Department of Planning and Building at building permit issuance.

#### Recreation

27. Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks. The applicant will be requesting partial credit for providing common open space (not to exceed 50%).

**Monitoring:** Compliance will be verified by the Department of Planning and Building prior to map recordation.

28. Prior to map recordation, the applicant shall dedicate a 12 foot trail easement adjacent to Toad Creek, located on top of the creek bank, outside of the creek flood plain.


**Monitoring:** Compliance will be verified by the Department of Planning and Building prior to map recordation.

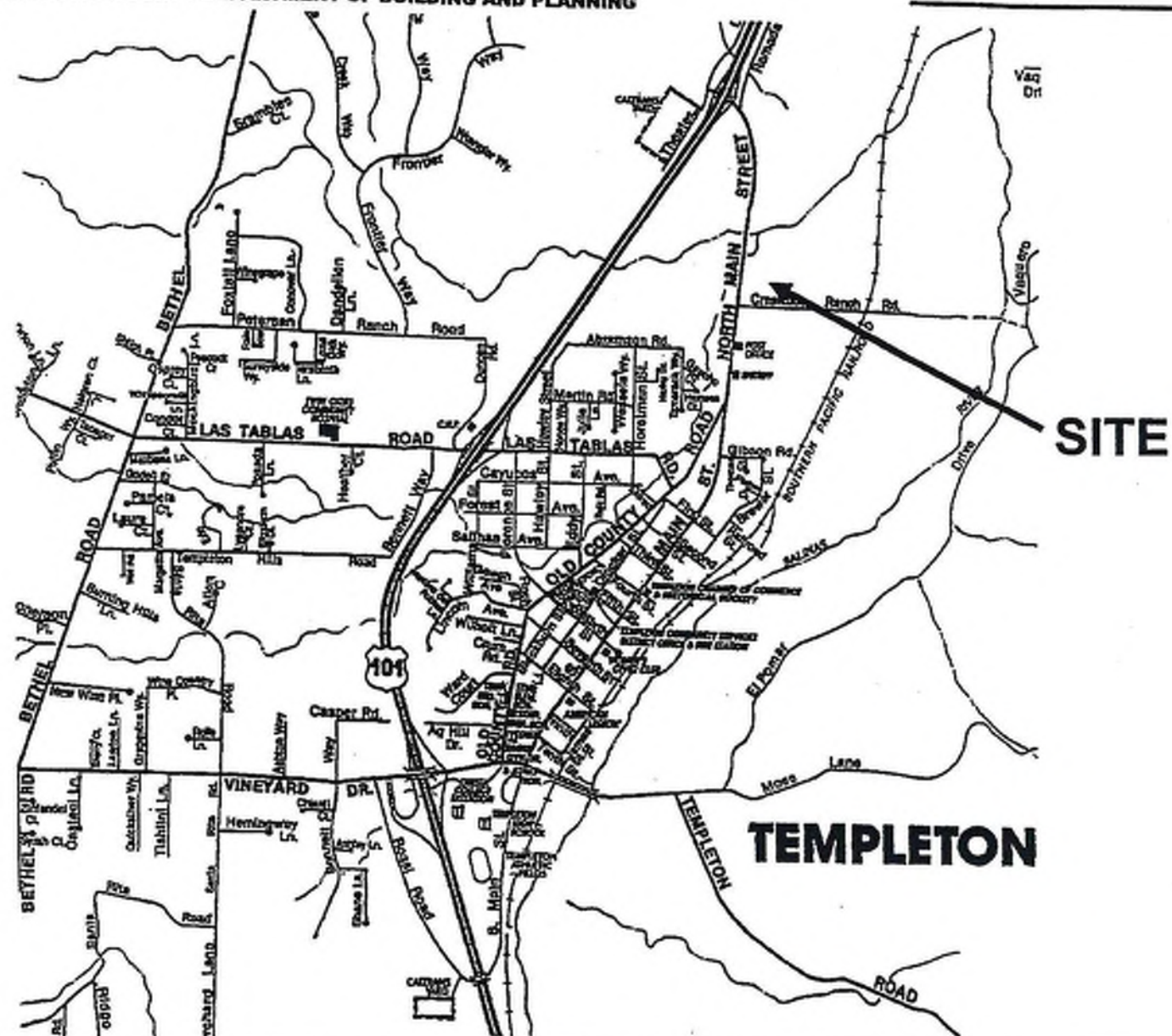
**Transportation / Circulation**

29. The project is located in the Templeton A Road Fee Area. Road fees current at the time of building permit issuance shall be paid to the County Department of Public Works.

**Monitoring:** Compliance will be verified by the Department of Public Works prior to building permit issuance.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

 (rep) Will Tucker Sept. 30. 2000  
Signature of Owner(s) Name (Print) Date



PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Vicinity Map



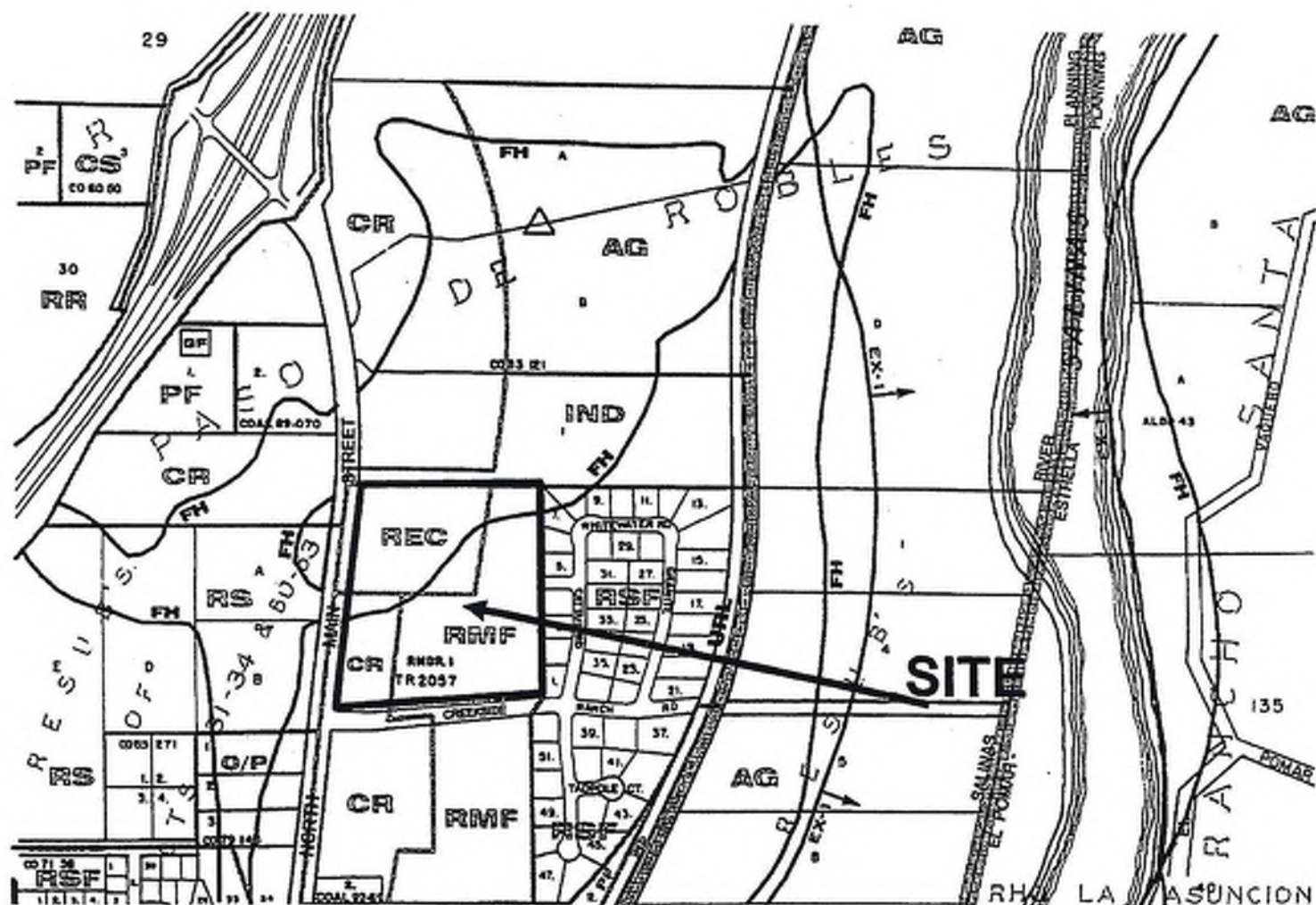
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

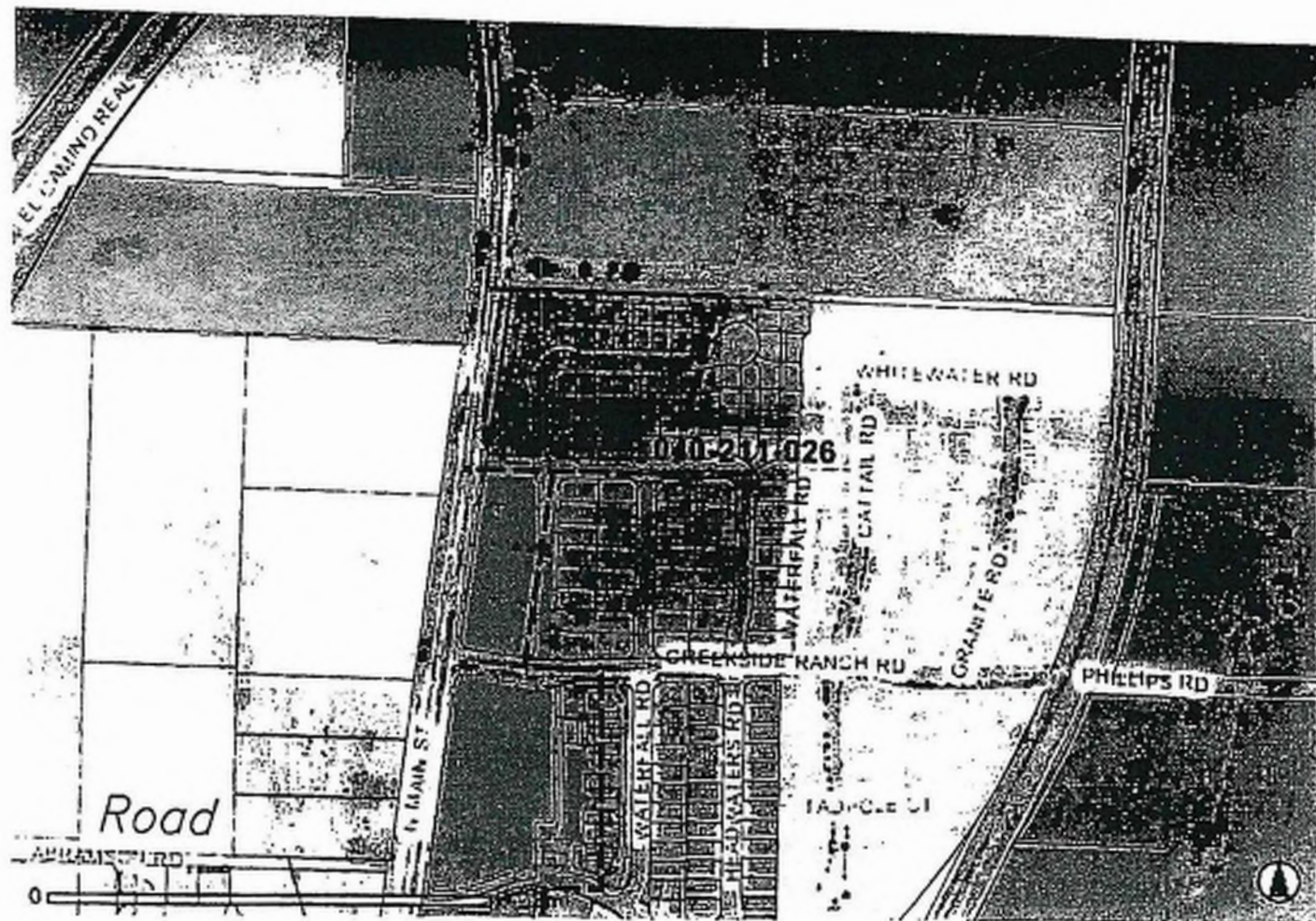
Land Use Category Map

**PROJECT**

Templeton Properties  
Tract 2994 / SUB2008-00041

**EXHIBIT**

### Land Use Category Map



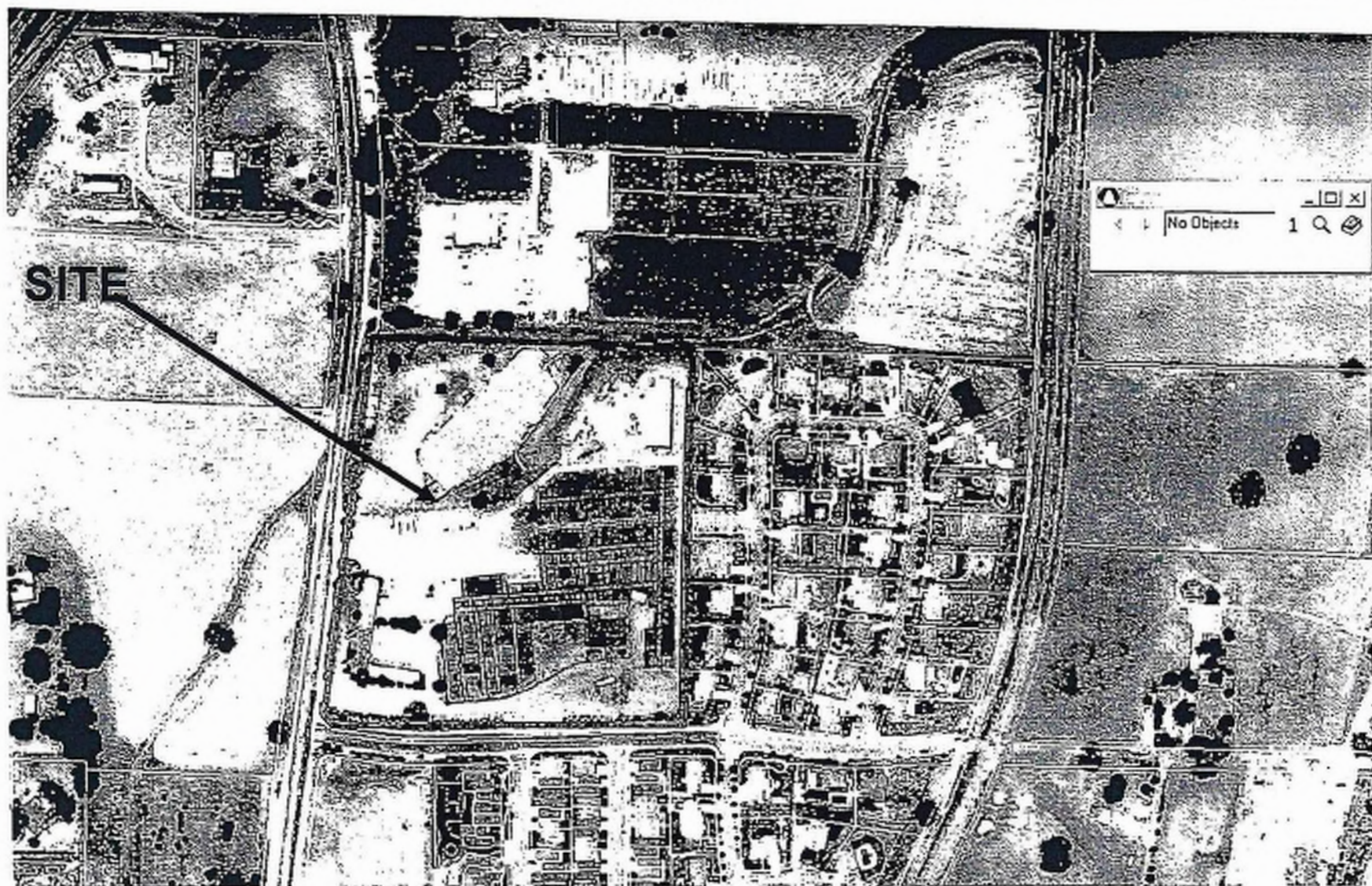
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Land Use Category with Tract Map underlying

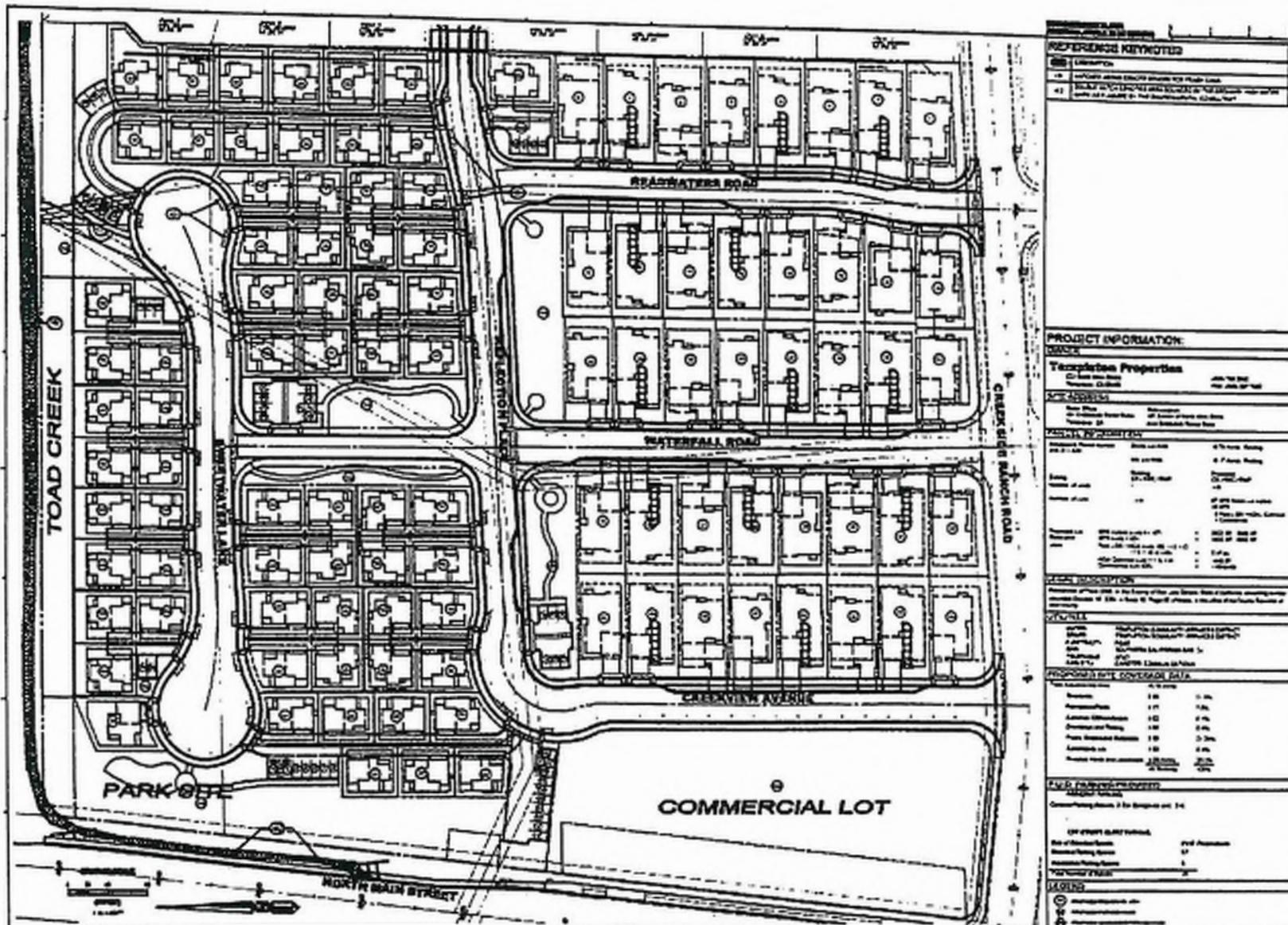


PROJECT  
Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Aerial



## PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



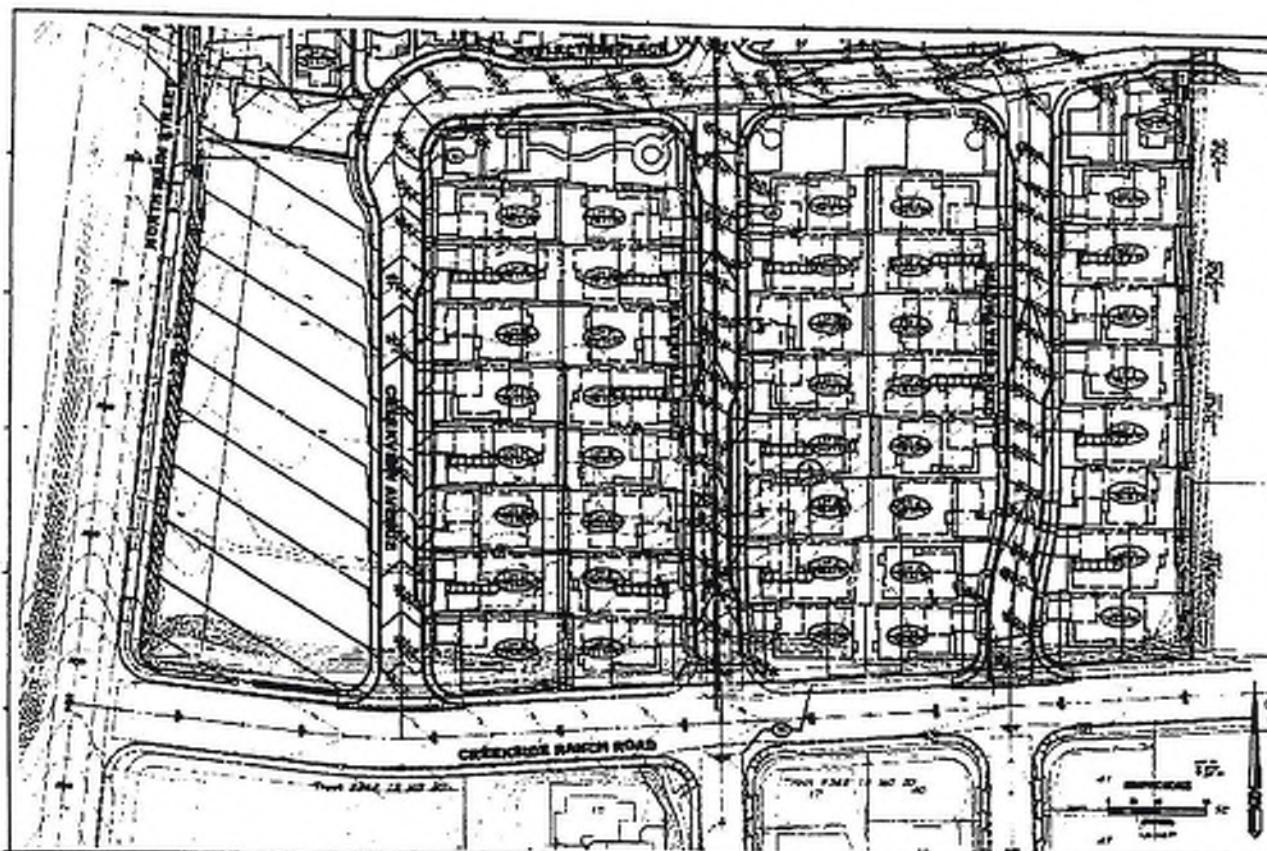
**EXHIBIT**

### Vesting Tentative Tract Map

Testing Timeline Tract 2004  
Conditional Use Permit







**REFERENCE NOTES**

NO.	DESCRIPTION
01	PRELIMINARY GRADING AND DRAINAGE PLAN
02	PRELIMINARY GRADING AND DRAINAGE PLAN
03	PRELIMINARY GRADING AND DRAINAGE PLAN
04	PRELIMINARY GRADING AND DRAINAGE PLAN
05	PRELIMINARY GRADING AND DRAINAGE PLAN
06	PRELIMINARY GRADING AND DRAINAGE PLAN
07	PRELIMINARY GRADING AND DRAINAGE PLAN
08	PRELIMINARY GRADING AND DRAINAGE PLAN
09	PRELIMINARY GRADING AND DRAINAGE PLAN
10	PRELIMINARY GRADING AND DRAINAGE PLAN
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12	PRELIMINARY GRADING AND DRAINAGE PLAN
13	PRELIMINARY GRADING AND DRAINAGE PLAN
14	PRELIMINARY GRADING AND DRAINAGE PLAN
15	PRELIMINARY GRADING AND DRAINAGE PLAN
16	PRELIMINARY GRADING AND DRAINAGE PLAN
17	PRELIMINARY GRADING AND DRAINAGE PLAN
18	PRELIMINARY GRADING AND DRAINAGE PLAN
19	PRELIMINARY GRADING AND DRAINAGE PLAN
20	PRELIMINARY GRADING AND DRAINAGE PLAN



**PROJECT**  
Templeton Properties  
Tract 2994 / SUB2008-00041



**EXHIBIT**  
Grading - south

Sheet 1 of 1  
Drawing No. 100-00041-01  
Date: 10/1/08  
By: [Signature]

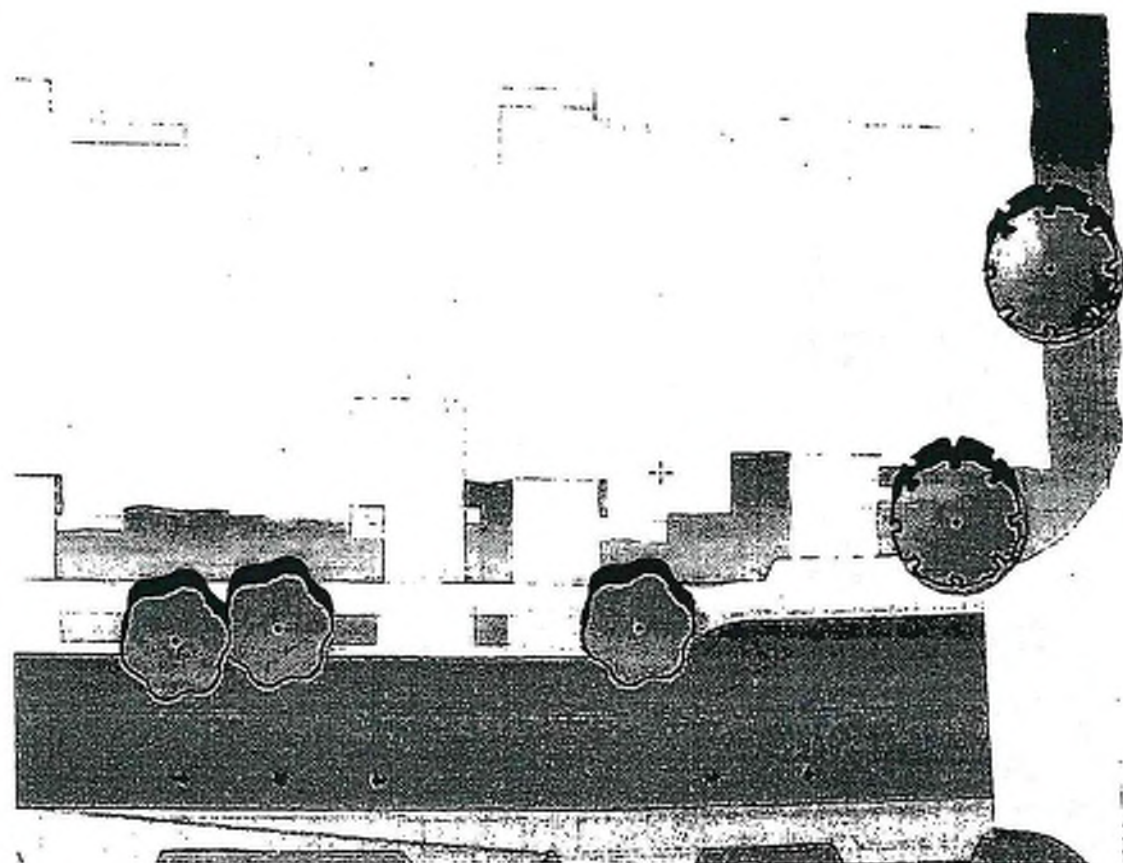
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Grading - south



## PLANT PALETTE

### TREES

*Arbutus unedo* / Strawberry Tree  
*Gleditsia triacanthos* / Honey Locust  
*Koeberlinia paniculata* / Goldenrain Tree  
*Legnistrum indica* / Crape Myrtle  
*Robbia ambigua* 'Purple Robe' / Purple Robe Locust  
*Prunus c. 'Atropurpurea'* / Purple Leaf Plum  
*Pyrus kawakami* / Evergreen Pear  
*Eriobotrya* / Bronze Loquat

### SHRUBS

*Carpentaria californica* / Bush Anemone  
*Chetysa ternata* / Mexican Orange  
*Cistus* spp. / Rockrose  
*Croton coccineus* / Smoke Bush  
*Elaeagnus pungens* / Silverberry  
*Fajoa castanea* / Pineapple Guava  
*Grevillea 'Noddy'* / Noddy Grevillea  
*Heteromeles arbutifolia* / Toyon  
*Nandina domestica* / Heavenly Bamboo  
*Pittosporum tobira* 'Wheeler's Dwarf' / Dwarf Mock Orange  
*Raphiophora indica* / Indian Princess Hawthorn  
*Rosemary officinalis* / Rosemary  
*Salvia clevelandii* / Cleveland Sage  
*Salvia officinalis* / Kitchen Sage  
*Tenaxum fruticosum* / Bush Germander

### GROUNDCOVERS

*Ceanothus tomentosus* / Snow-In-Summer  
*Cotoneaster dammeri* / Bearberry Cotoneaster  
*Ribes viburnifolium* / Evergreen Currant  
*Rosmarinus officinalis* 'Prostratus' / Dwarf Rosemary  
*Salvia sonomensis* / Creeping Sage



CREEKSIDE RANCH Templeton, CA  
 PLAN ENLARGEMENT - SINGLE FAMILY STREETScape  
 May 28, 2010



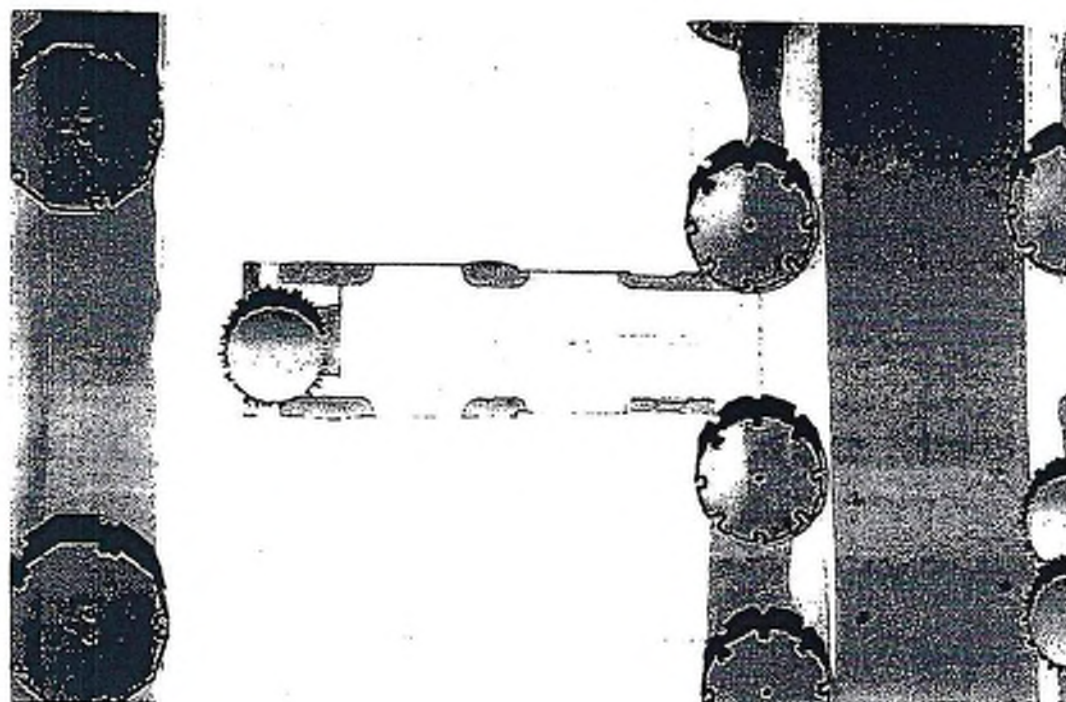
### PROJECT

Templeton Properties  
 Tract 2994 / SUB2008-00041



### EXHIBIT

Single Family Streetscape



## PLANT PALETTE

### TREES

*Arbutus unedo* / Strawberry Tree  
*Gleditsia triacanthos* / Honey Locust  
*Koeleria paniculata* / Goldenrain Tree  
*Lagerstroemia indica* / Crape Myrtle  
*Robinia ambigua* 'Purple Robe' / Purple Robe Locust  
*Prunus c. 'Atropurpurea'* / Purple Leaf Plum  
*Pyrus kawakami* / Evergreen Pear  
*Eriobotrya* / Bronze Loquat

### SHRUBS

*Carpenteria californica* / Bush Anemone  
*Chalcidya formosa* / Mexican Orange  
*Cistus* spp. / Rockrose  
*Ceanothus coccineus* / Smoke Bush  
*Elaeagnus pungens* / Silverberry  
*Ficus sellowiana* / Pineapple Guava  
*Grevillea 'Noelii'* / Noelii Grevillea  
*Heteromeles arbutifolia* / Toyon  
*Nandina domestica* / Heavenly Bamboo  
*Pieris japonica* 'Wheeler's Dwarf' / Dwarf Mock Orange  
*Rhamnus californica* / Indian Princess Hawthorn  
*Rosemary officinalis* / Rosemary  
*Salvia clevelandii* / Cleveland Sage  
*Salvia officinalis* / Kitchen Sage  
*Teucrium fruticans* / Bush Germander

### GROUNDCOVERS

*Cerastium tomentosum* / Snow-in-Summer  
*Cotoneaster dammeri* / Bearberry Cotoneaster  
*Ribes viburnifolium* / Evergreen Currant  
*Rosmarinus officinalis 'Prostratus'* / Dwarf Rosemary  
*Salvia sonomensis* / Creeping Sage



CREEKSIDE RANCH Templeton, CA

PLAN ENLARGEMENT - 4-PACK STREETScape

May 28, 2010



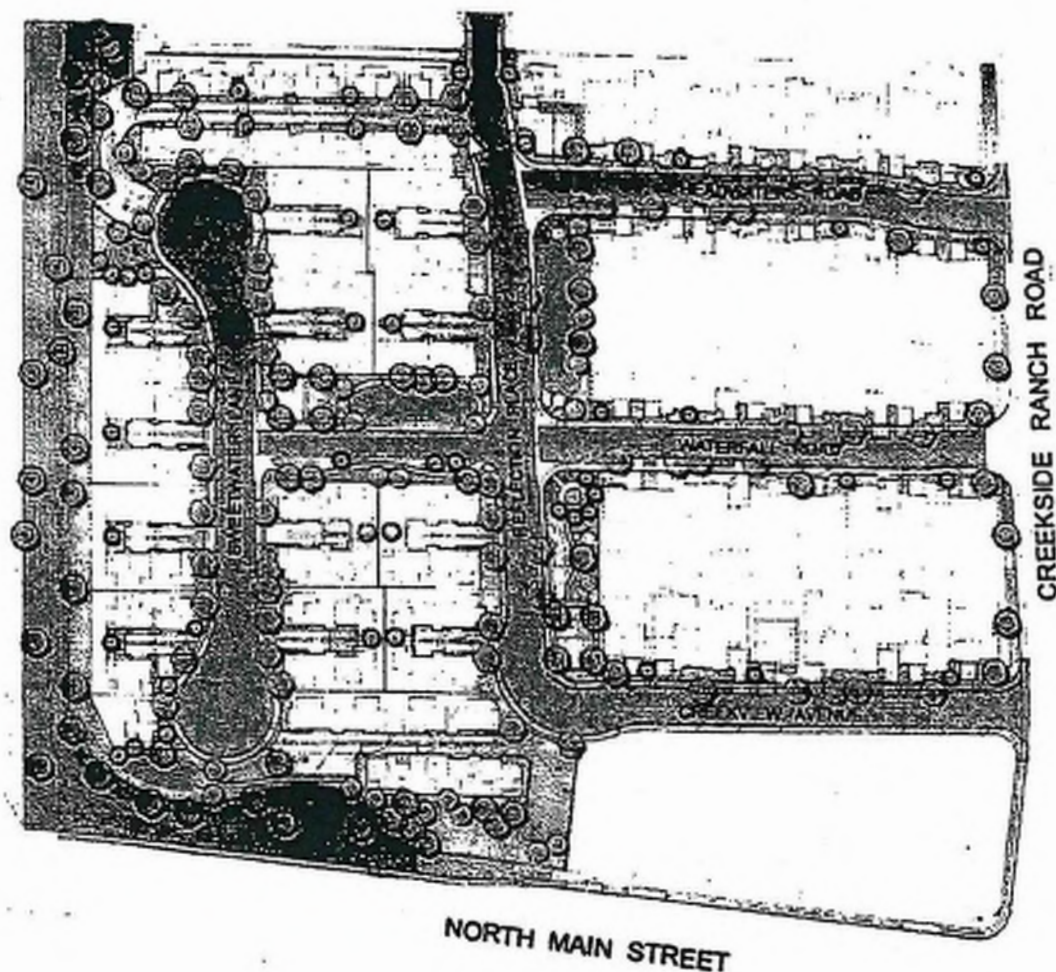
### PROJECT

Templeton Properties  
 Tract 2994 / SUB2008-00041



### EXHIBIT

4-pack Streetscape



TREE LEGEND

- WYDS - DECIDUOUS**  
Lagerströmia indica / Pink Flowering Grace Myrtle  
Panicum crinitum / Chinese Paspalum  
Quercus laevis / Valley Oak
- WYDS - EVERGREEN**  
Cedrus deodora / Himalayan Cedar  
Cedrus libani / Cedar of Lebanon  
Quercus agrifolia / Coast Live Oak
- CREEK ENHANCEMENT**  
Rhus microphylla / California Bayberry  
Rhus microphylla / Black Currantwood  
Quercus agrifolia / Coast Live Oak  
Salix lasiolepis / Arroyo Willow
- STREET - DECIDUOUS**  
Gleditsia triacanthos / Honey Locust  
Panicum x acedra / London Plane Tree  
Panicum x acedra / London Plane Tree  
Ulmus parviflorus / Elm  
Ulmus parviflorus / Elm
- STREET - EVERGREEN**  
Arbutus menziesii / Madrone Tree  
Eucalyptus nitens / Blue Gum Eucalyptus  
Laurus nobilis / Bay Leaf
- EO-ORANGE**  
Ginkgo biloba / Maidenhair Tree  
Panicum crinitum / Chinese Paspalum  
Panicum crinitum / Chinese Paspalum

SHRUB/GROUND COVER LEGEND

- SHRUBS / GROUNDCOVERS**  
Orange-blossomed, Mediterranean and native seedlings
- EO-ORANGE**  
Native grasses, perennials and groundcovers
- Turf**  
Carex prepatens / California Peltandra (Peltandra)
- HYDROPHOBIC - PERENNIAL**  
Native grasses and perennials

CREEKSIDE RANCH Templeton, CA  
ILLUSTRATIVE MASTER PLAN AND CONCEPTUAL LANDSCAPE PLAN  
May 28, 2010



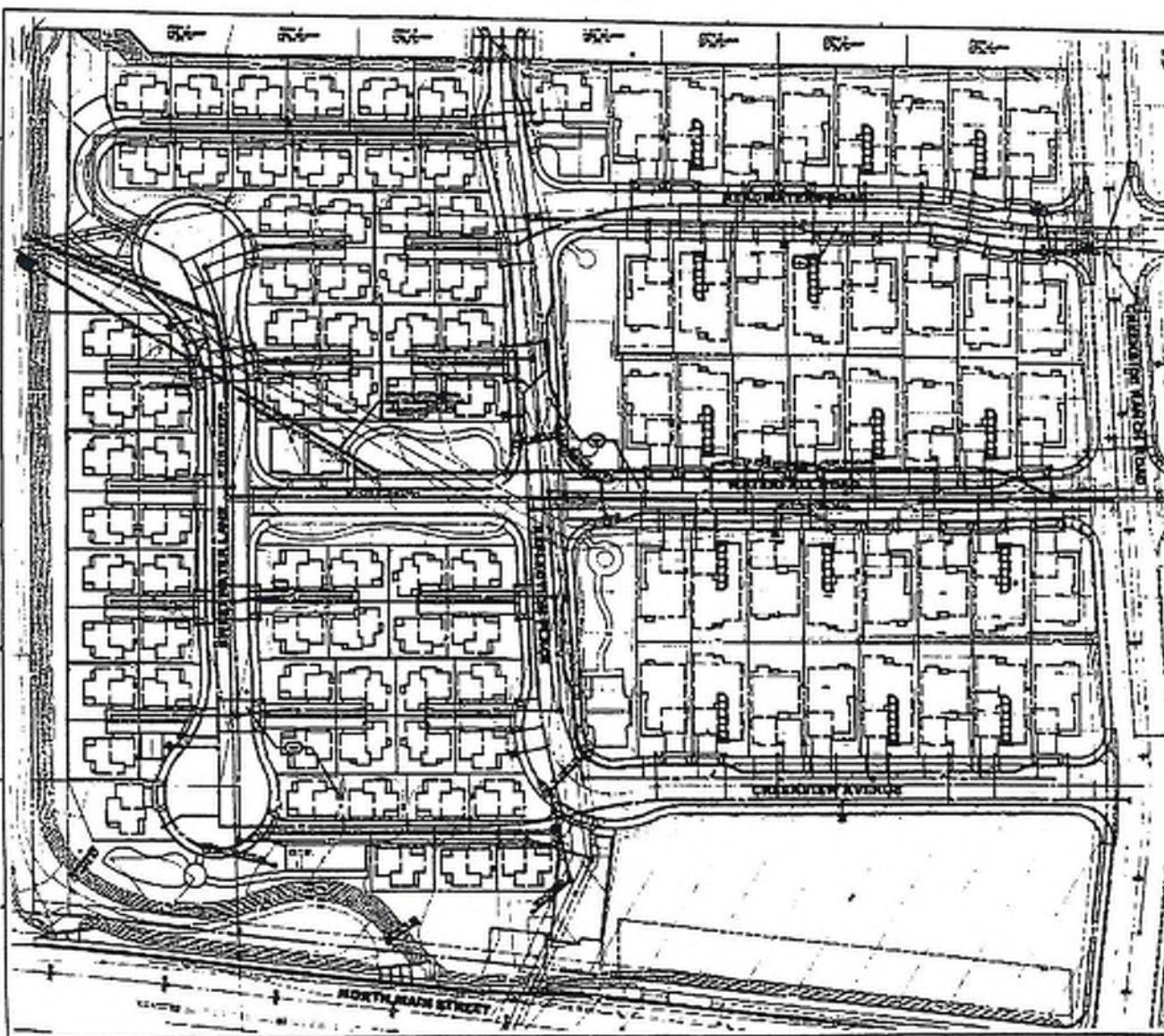
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Site Plan and Landscape concept



REFERENCE KEYNOTES	
000	See reference
001	See reference

**WATERGATE**  
The scandal  
that rocked the  
White House  
in 1972.  
The story of  
the Nixon  
administration's  
cover-up of the  
break-in at the  
Democratic  
National  
Convention  
in Washington,  
D.C., and the  
subsequent  
resignation of  
President  
Richard Nixon.



**SEARCHED**  
**SERIALIZED**  
**INDEXED**  
**FILED**

Westing Tentative Tract 2024  
the New Utility Plan

JUNE 1964  
 JUNE 1964  
 JUNE 1964  
 JUNE 1964  
 (GRAPH) NO  
 5  
 OF 8 PAGES

**PROJECT**

Templeton Properties  
Tract 2994 / SUB2008-00041



**EXHIBIT**

## Utility Plan



Front Elevation



Front Elevation



Front Elevation

Plan A - Front Elevations

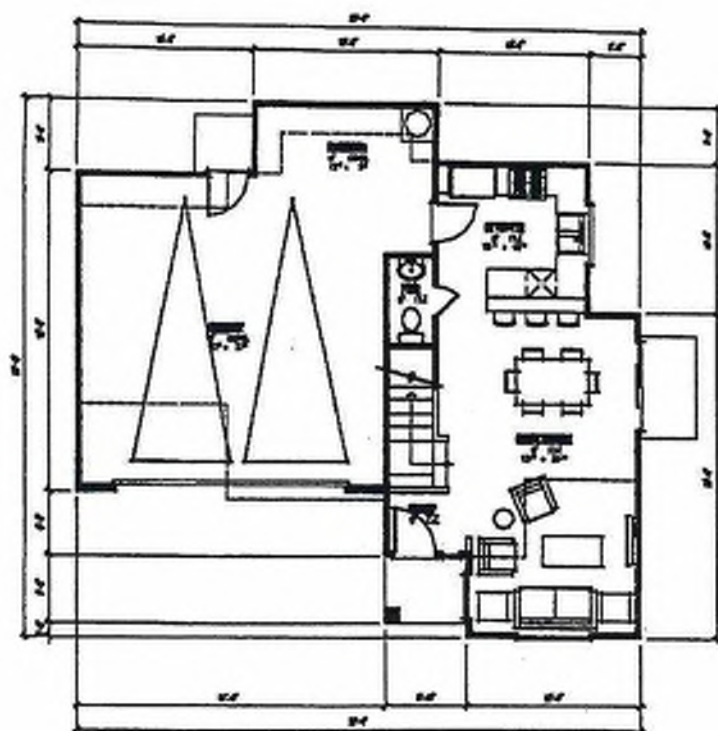
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041

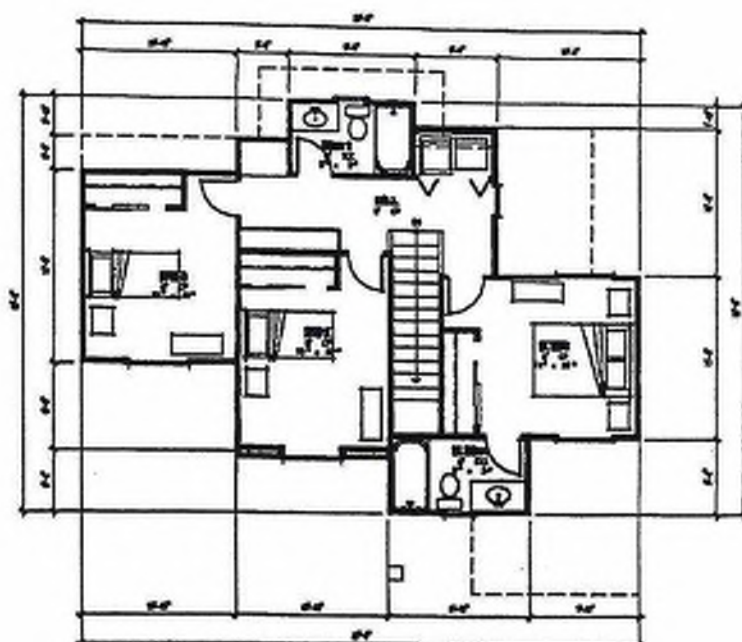


EXHIBIT

Plan A Elevations



First Floor



Second Floor

Plan A - Floor Plans

PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Plan A Floor Plans

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



Front Elevation



Front Elevation



Front Elevation

Plan B - Front Elevations

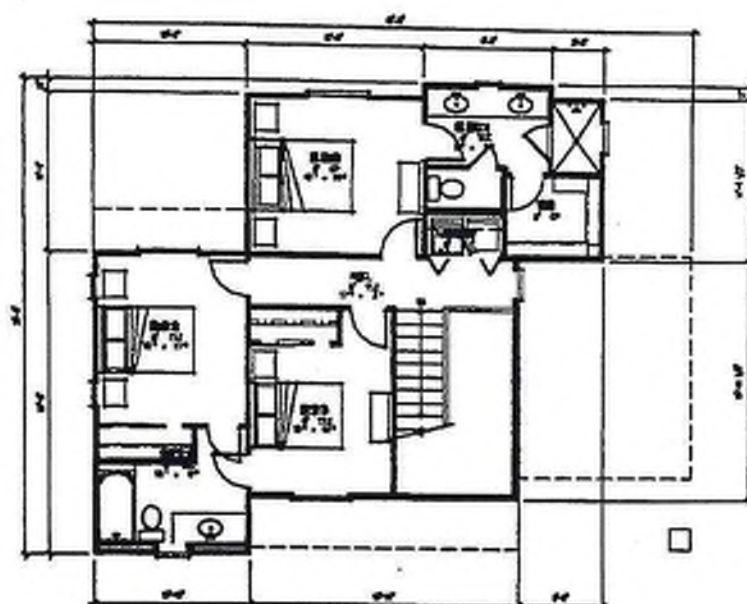
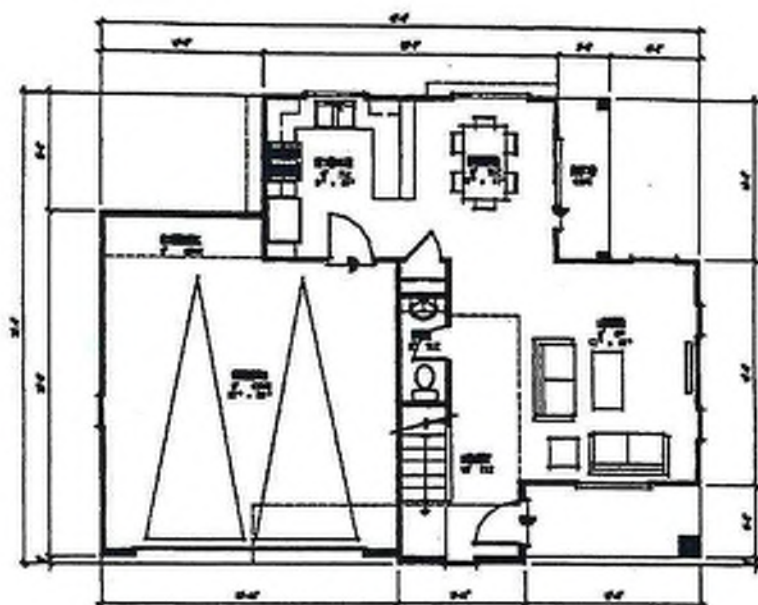
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Plan B Elevations



Plan B - Floor Plans

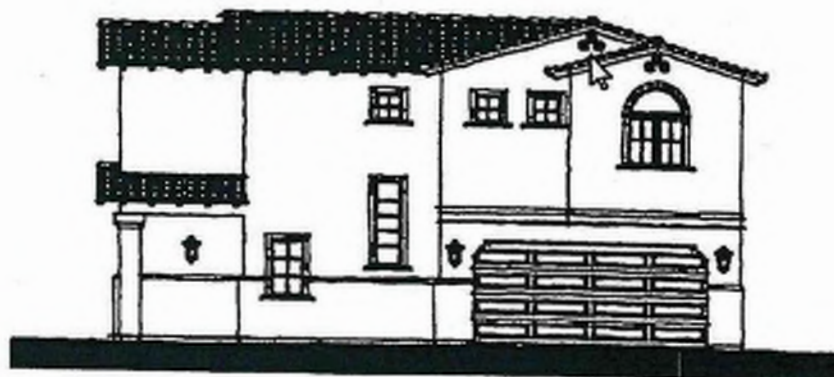
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041

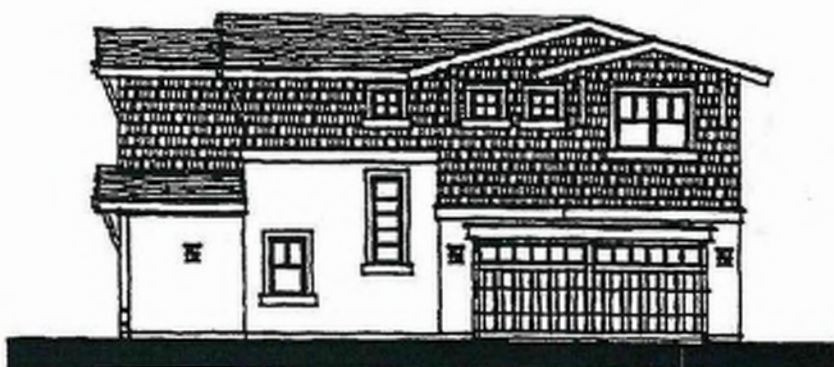


EXHIBIT

Plan B Floor Plans



Spanish Style Front Elevation



Colonial Style Front Elevation



Rustic Style Front Elevation

Plan C - Front Elevations

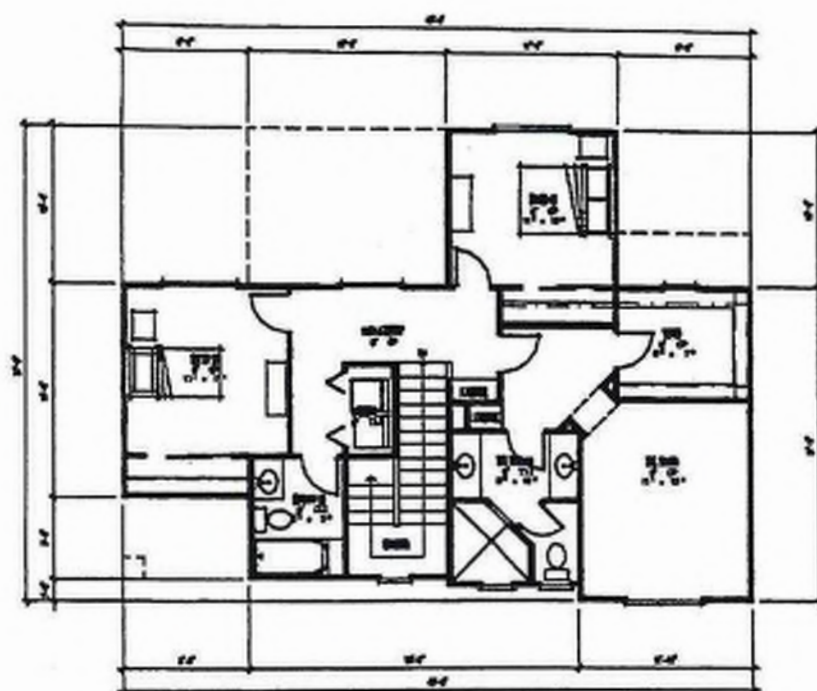
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041

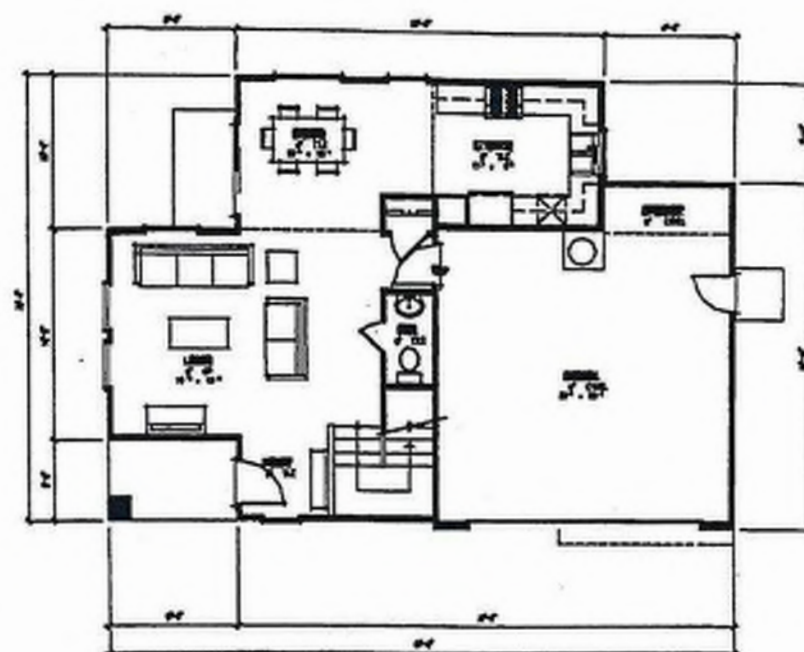


EXHIBIT

Plan C Front Elevation



Second Floor



First Floor

Plan C - Floor Plans

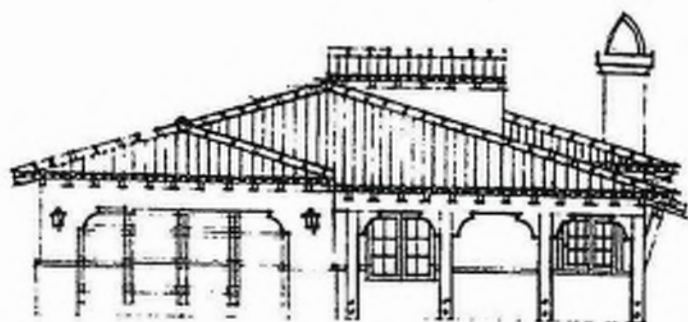
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Plan C Floor Plans



Spanish Style Front Elevation



Spanish Style Side Elevation



Barbours Style Front Elevation



Barbours Style Side Elevation

Plan D - Front Elevations

Plan D - Side Elevations

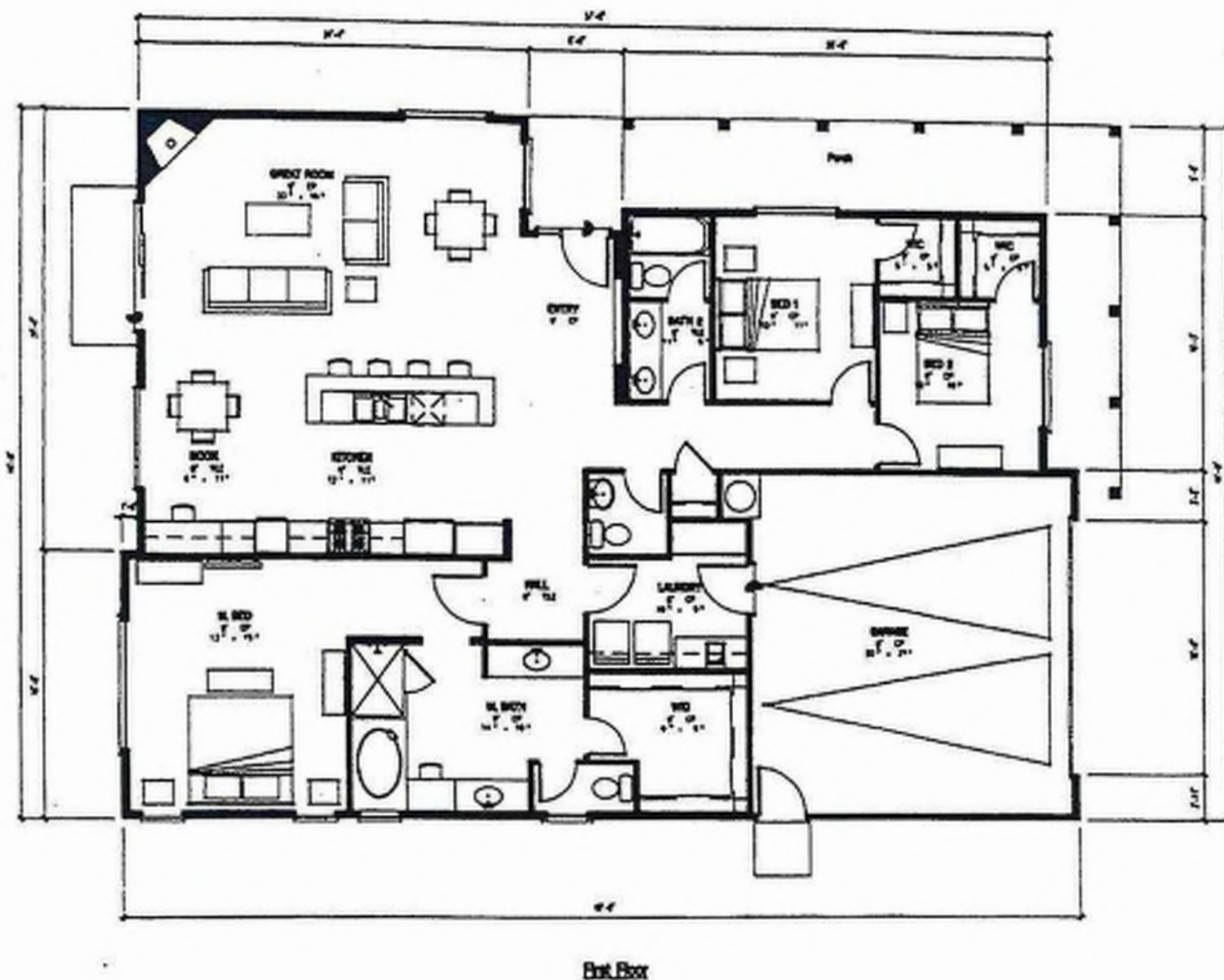
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Plan D Elevations



Plan D - Floor Plan

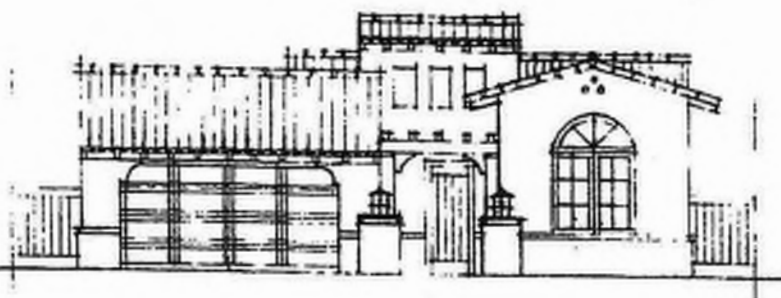
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Plan D Floor Plan



Ranch Style Front Elevation



Farmhouse Style Front Elevation

Plan E - Front Elevations

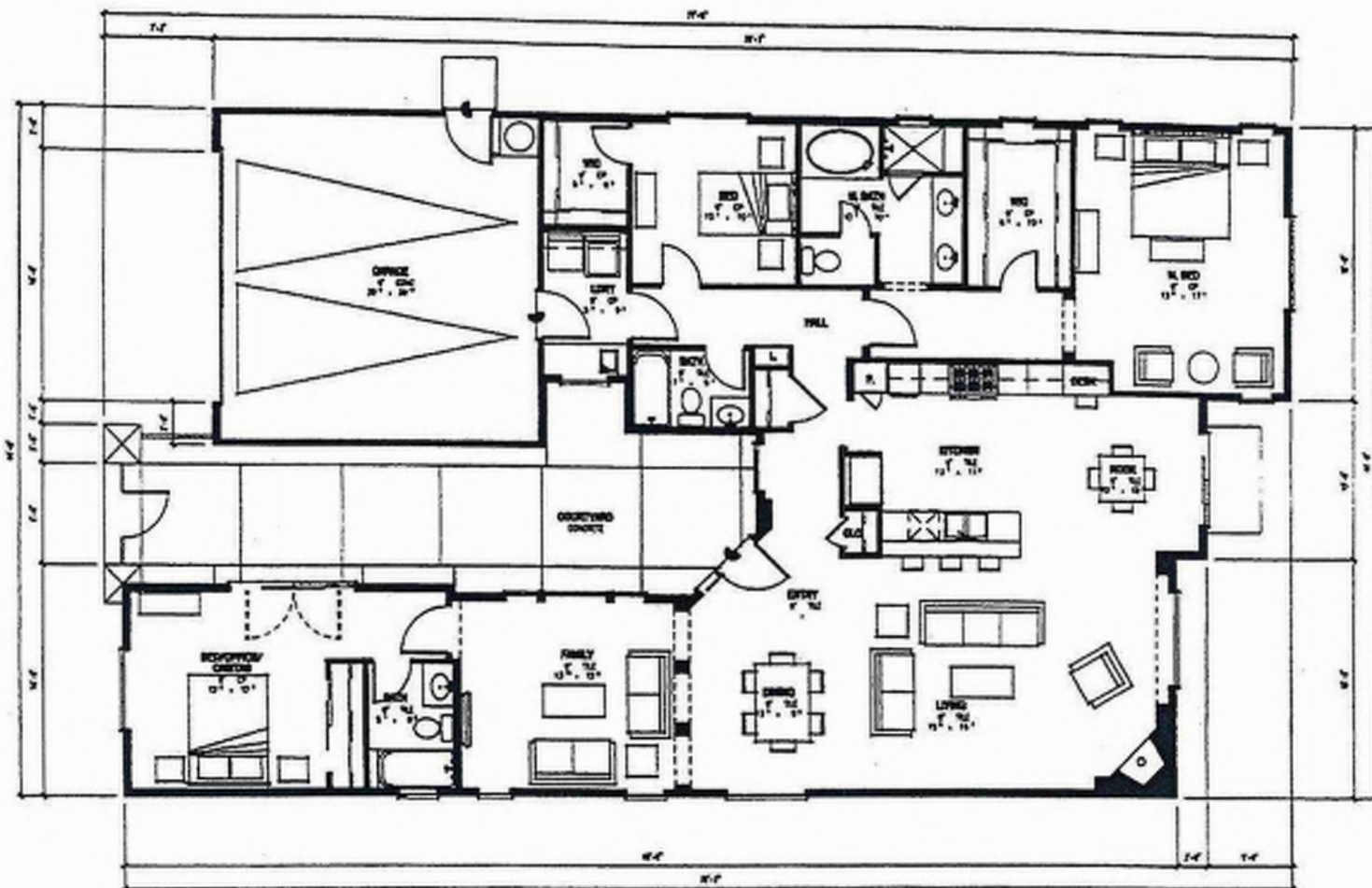
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Plan E Elevations



Plan E - Floor Plan

PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041

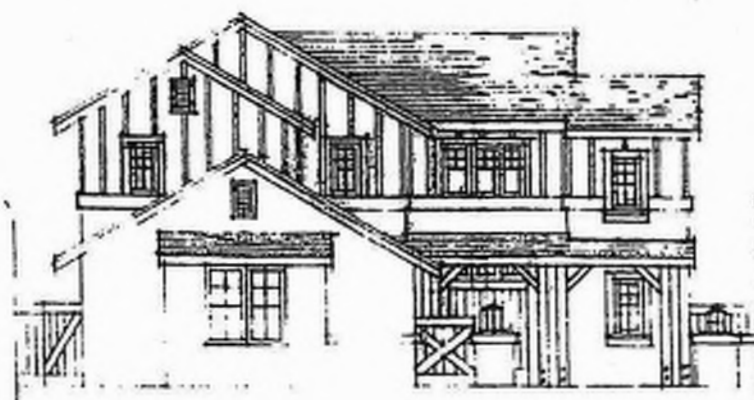


EXHIBIT

Plan E Floor Plan



Spanish Side Front Elevation



French Side Front Elevation

Plan F - Front Elevations

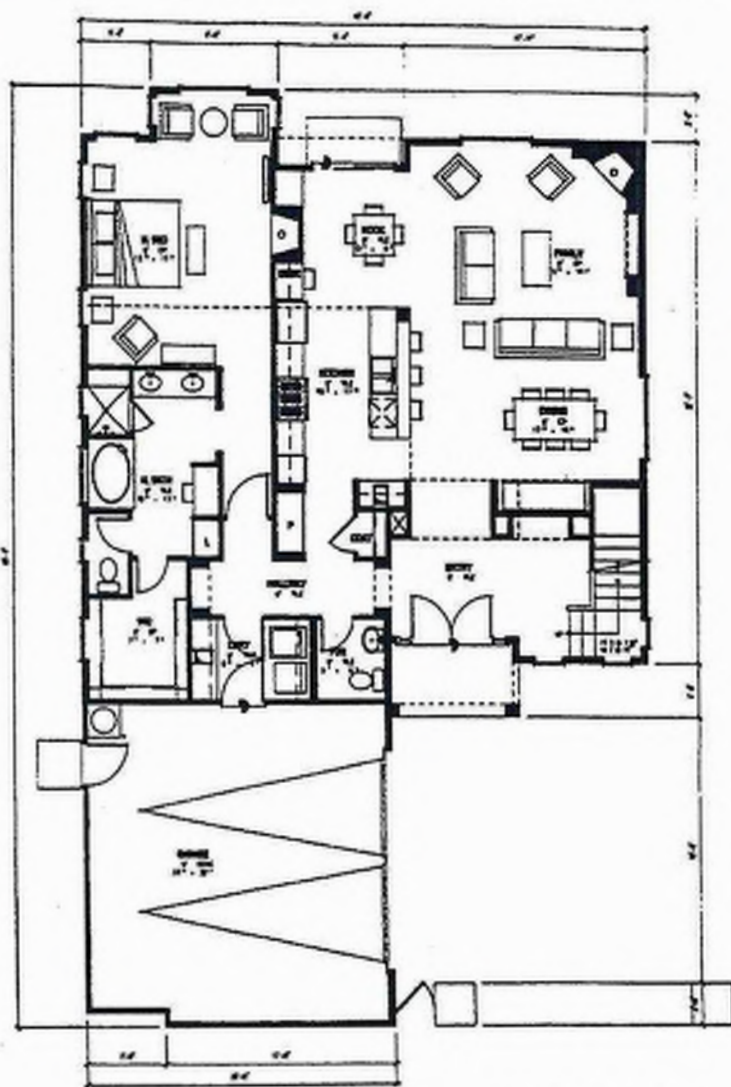
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



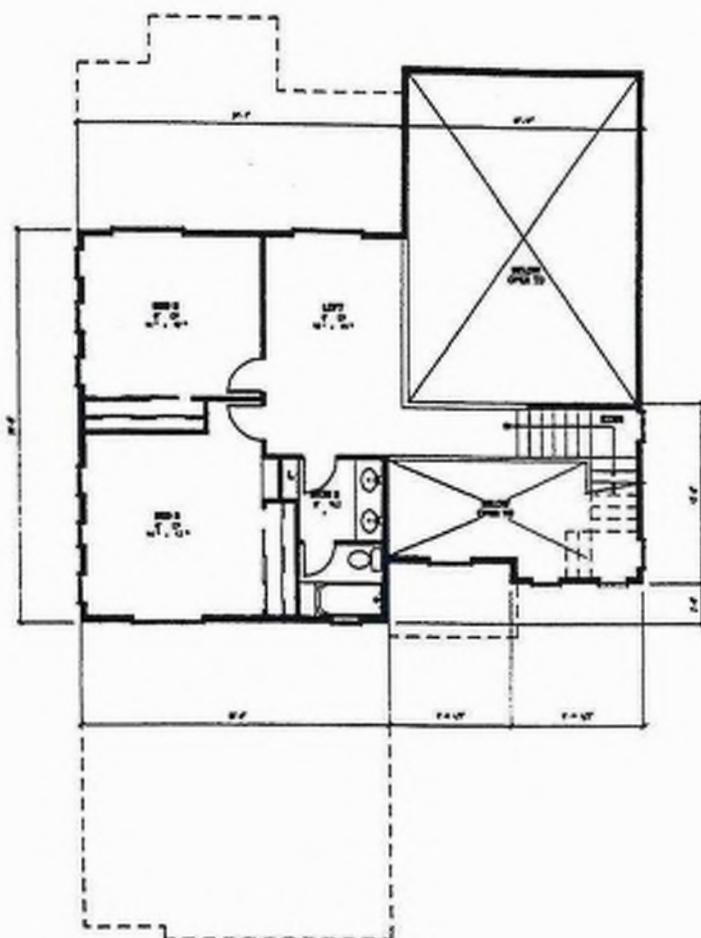
EXHIBIT

Plan F Elevations



First Floor

Plan F - Floor Plans



Second Floor

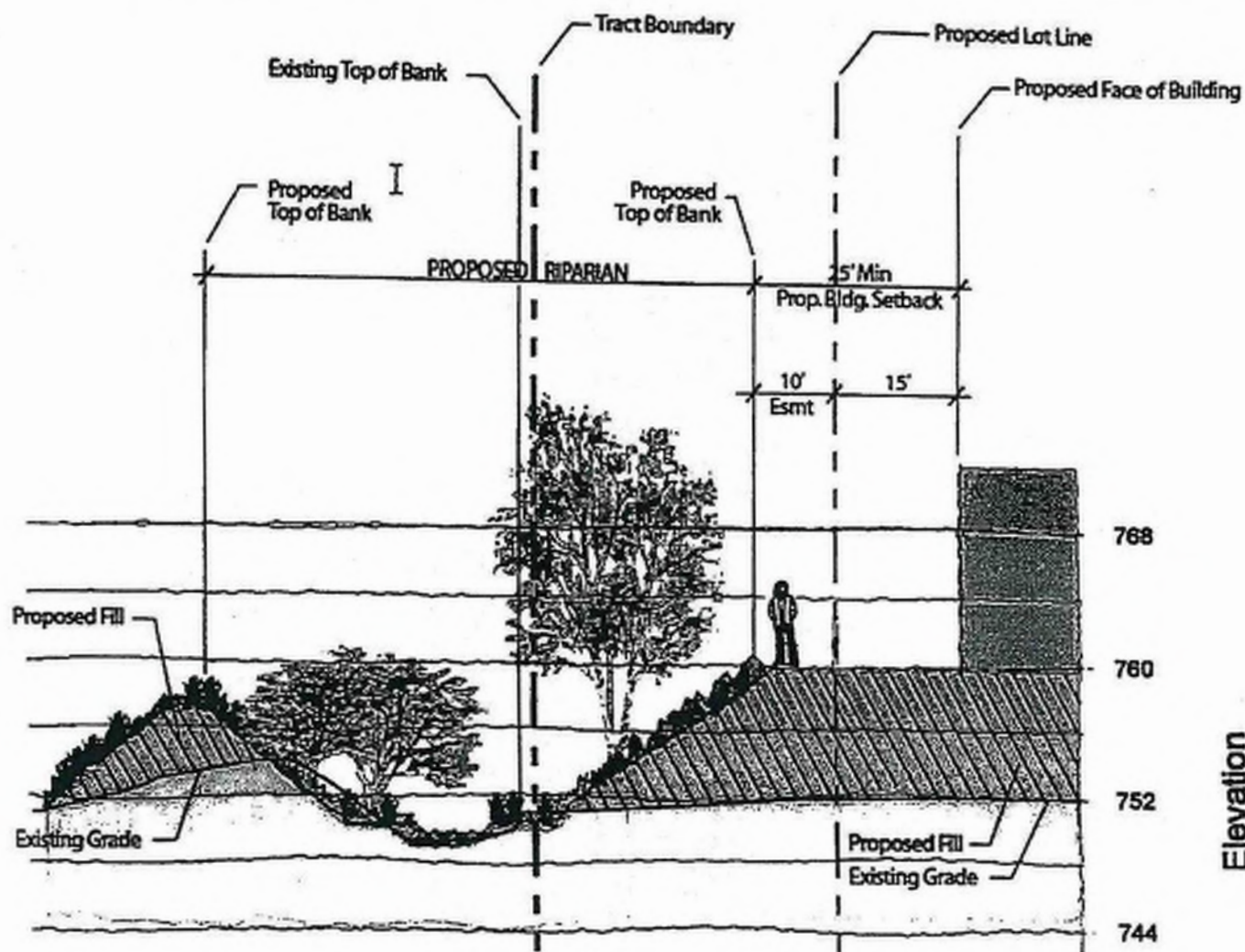
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Plan F Floor Plan



SECTION scale 1/16" = 1'-0"

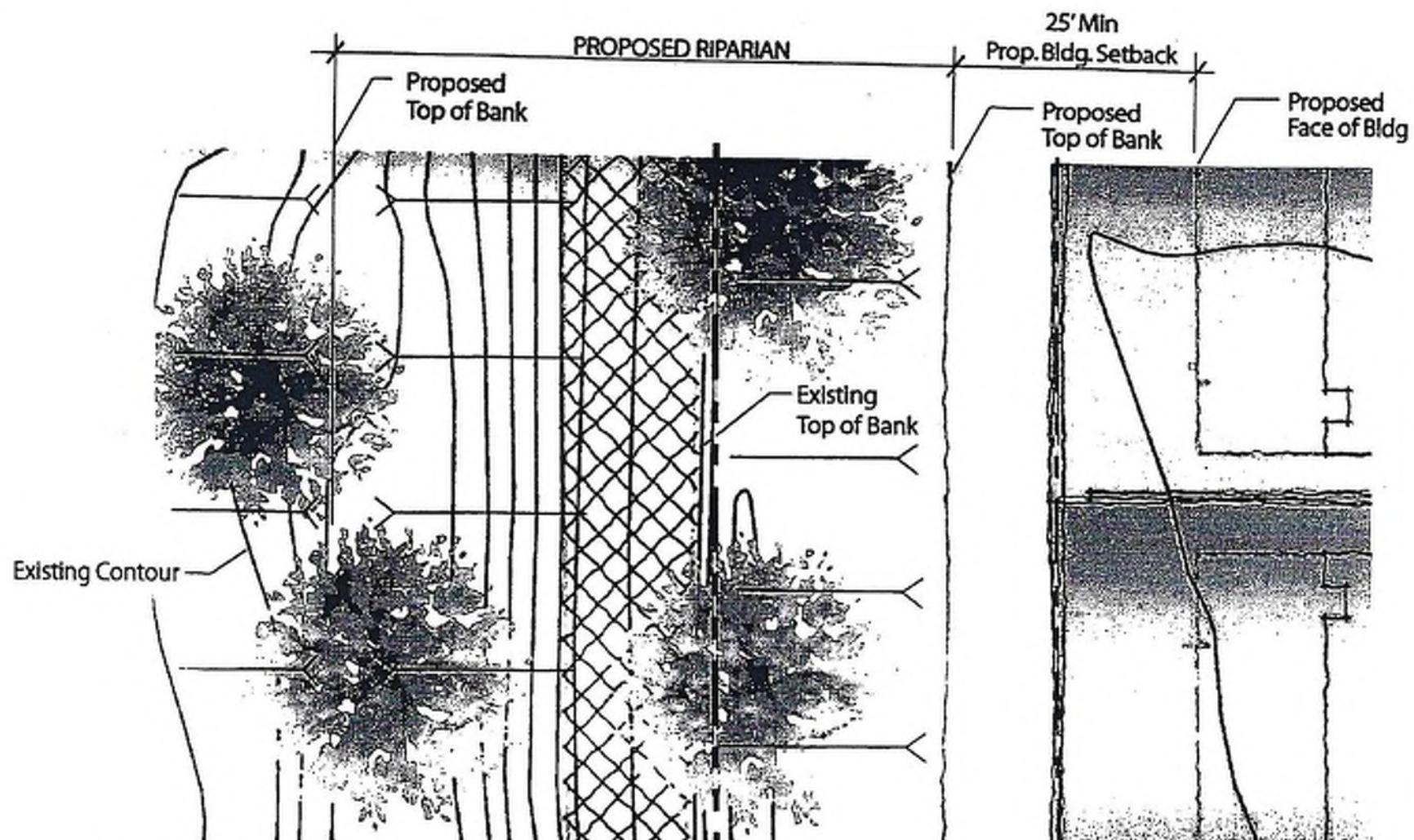
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Plan Section at Toad Creek



PLAN scale 1/16" = 1'-0"

PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041

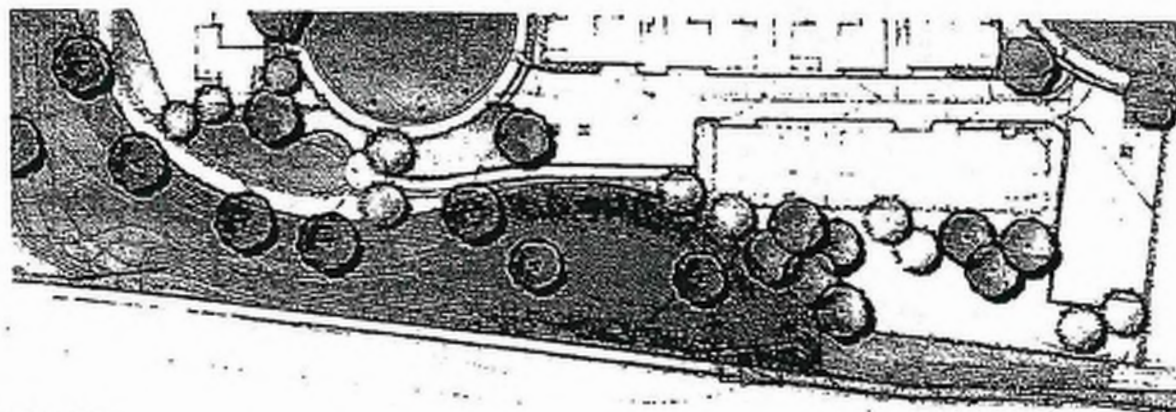


EXHIBIT

Plan Section at Toad Creek

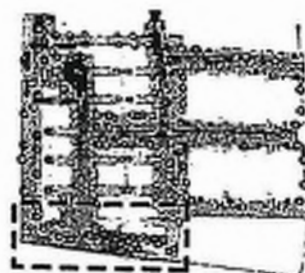


TOT LOT



CREEK PARK

CREEKSIDE RANCH Templeton, CA  
PLAN ENLARGEMENT - PARKS  
May 28, 2010



KEY

1. TOT LOT AND BENCH SEATING
2. TURF / BASIN
3. BBQ AND PICNIC AREA
4. PEDESTRIAN WALK
5. "CORRAL" FENCING
6. RIPARIAN AREA



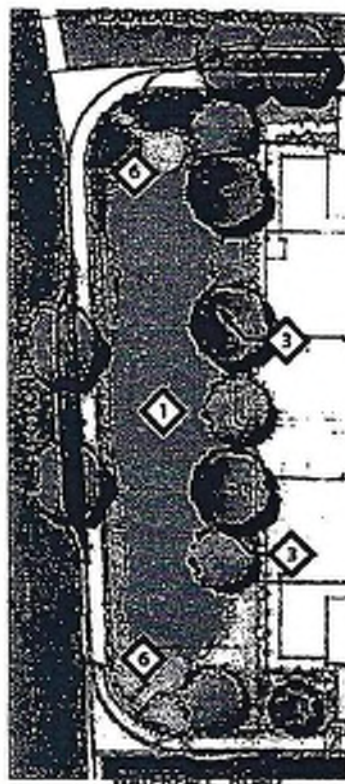
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041

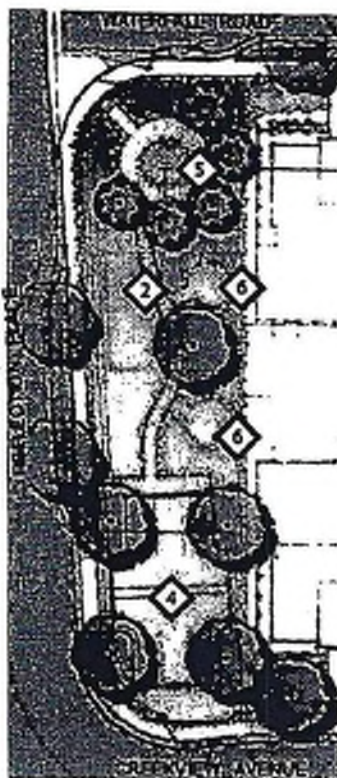


EXHIBIT

Park & Tot Lot



CENTRAL TURF PLAY AREA



PICNIC AND FOCAL FEATURE



KEY

- 1. TURF PLAY AREA
- 2. MEANDERING TRAIL
- 3. BENCH SEATING
- 4. PARKING
- 5. FOCAL PLANTER AND SEATING
- 6. PICNIC SEATING



SCALE 1" = 30'  
GRAPHIC SCALE

CREEKSIDE RANCH Templeton, CA  
PLAN ENLARGEMENT - PARKS  
May 28, 2010



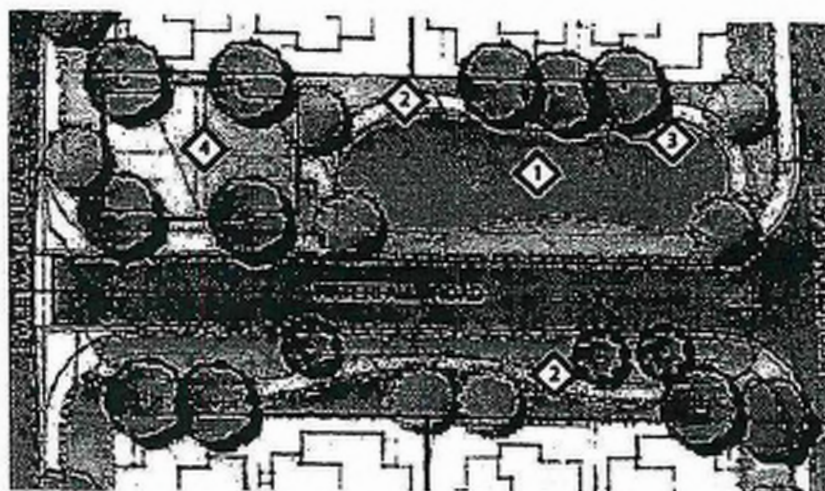
PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041



EXHIBIT

Turf & Focal



TURF PLAY AREA AND MEANDERING TRAIL



KEY

- 1. TURF PLAY AREA
- 2. MEANDERING TRAIL
- 3. BENCH SEATING
- 4. PARKING



CREEKSIDE RANCH Templeton, CA  
PLAN ENLARGEMENT - PARKS  
May 28, 2010

PROJECT

Templeton Properties  
Tract 2994 / SUB2008-00041

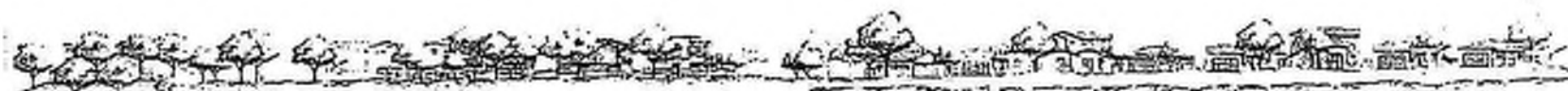


EXHIBIT

Turf & Trails



**CREEKSIDE RANCH**  
TRACT 2994



North Main Street Elevation

PROJECT NO. 2008-00041  
DATE: 08/16/08  
PAGE 1008

**PROJECT**  
Templeton Properties  
Tract 2994 / SUB2008-00041



**EXHIBIT**  
North Main Street Elevation - Exhibit A



FILE  
GM  
SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11/24/08, 6-8-10

JUN - 8 2010

FR TO:

~~File~~ PW

TO FROM: Kern Brown, North County Team

781-5713, kbrown@co.slo.ca.us

PROJECT DESCRIPTION: SUB2008-00041 TR 2994 TEMPLETON PROPERTIES- subdivision of 16.7 acres into 108 residential parcels, one commercial lot, and two open space lots. Located off North Main Street in Templeton. APN: 040-211-026.

W/ revised plans

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 12/7/08 please.

6-22-10

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

☒ YES  
☐ NO

(Please go on to PART II.)

(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  
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
(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.

Templeton Rd Fees apply. A Letter of Map Revision along  
Toad Creek required to be processed thru FEMA.  
Recommend approval. Stocks attached.

8-31-2010  
Date

Sam Taylor  
Name

788-2177  
Phone

**PUBLIC WORKS COMMENTS AND  
RECOMMENDED CONDITIONS OF APPROVAL FOR  
Tract 2994 with concurrent Conditional Use Permit, SUB2008-00041  
By: Templeton Properties, a California Limited Partnership**

A subdivision of 16.76 acres into: 107 residential lots, one commercial lot, and three park/open space lots  
APN: 040-211-026

**REVISED REFERRAL: June 8, 2010**

Referral prepared by: Sam Taylor 788-2177  
Date: August 31, 2010

ST

**Public Works Comments:**

1. The application was accepted for processing September 8, 2009.
2. The Planning Commission's November 19, 2009, denial of this project was overturned by the Board of Supervisors on February 2, 2010. These comments and recommended conditions reflect the Board's direction.
3. Drainage will be addressed with the building permits.
4. Flood hazard will be addressed with the building permits, however:
  - a. The northerly portion of the property is currently shown on the Flood Insurance Rate Map (FIRM) #06079C0612F as being within Zone A. In order for buildings to be constructed in that area, as shown on the site plan / proposed grading plan, provided by the applicant, that northerly portion should to be removed from Zone A, as follows:
    - The applicant needs to first apply to the Federal Emergency Management Agency (FEMA) for a Conditional Letter of Map Change prior to any grading on the property or the issuance of any building permits.
    - After approval by FEMA, the applicant may grade the property.
    - Then after grading, a Letter of Map Revision will need to be processed with FEMA to show the removal of the area from Zone A.The applicant's engineer (Wallace Group) has provided a flood study which the Public Works Department believes will be adequate to initiate the process with FEMA (although, the Public Works Department would like this study updated with the current FIRMS and tabular Data and profiles from the current Flood Insurance Study).
  - b. The Public Works Department does not believe that a flood zone boundary as shown on a FIRM which also shows a creek channel in a location where there hasn't been a creek channel for over 60 years (which pre-dates the federal Flood Insurance program) is trustworthy, therefore this is an additional reason why the Public Works Department is recommending that the applicant correct the existing FIRM. Please note that:
    - The current FIRM and its predecessor #060304 0238 B, dated July 5, 1982, show Toad Creek diagonally crossing the northwest corner property, however
    - The present location of Toad Creek – parallel to Main Street, on the east side thereof, from the southerly culvert to the vicinity of the northerly culvert, then easterly along the north property line of the project is clearly shown on:

- (a) The U. S. Geological Survey 7.5 minute quadrangle map published in 1948 (Templeton Quadrangle, California – San Luis Obispo Co, and
- (b) Aerial photographs, dated 5-20-69, in the Public Works Department files.

5. Main Street Road Section: The existing section is 32' from centerline to curb face fronting a portion of the site – shown on the construction plans for Tract 2057. This section approximates the current standard A-3b II (5,000 to 16,000 future ADT) road section (31' from centerline to curb face). At the two Toad Creek bridges under Main Street, the Public Works Department has determined that parking may be eliminated in that area as shown on the Tentative Map. Finally there are existing driveways and parking lots in the Commercial Retail land use which do not meet the Templeton Design Plan.
6. Street Maintenance per Board of Supervisors' Resolution 2007-334: Information provided by the applicant indicates that the project satisfies the criteria for public maintenance (Residential Multi-family: 8 points from the list of screening criteria required). Public Works concurs that they meet the 8 point minimum provided that Reflection Place is extended from Cattail Road in Tract 2057 (COAL 98-0060) to Headwaters Road as shown on the Tentative Map.
7. The Circulation Element of the General Plan shows that Creekside Ranch Road (Phillips Lane) is a Collector. Therefore, the Public Works Department will recommend that access be denied from the adjacent residential lots because they have adequate access onto the local interior streets.
8. The Circulation Element of the General Plan shows a future Collector on the east side of Main Street. Please note that the Public Works Department's *Templeton Circulation Study Comprehensive Update 2009* does not include the future Collector as recommended mitigation for the traffic impacts to the Main Street – Ramada Drive corridor because it would direct heavy truck traffic to and from the industrial area through a residential neighborhood. Therefore, the Public Works Department does not recommend constructing the future Collector as shown in the Circulation Element of the General Plan. When the Circulation Element of the General Plan is next reviewed, the Public Works Department will recommend that the future Collector be deleted. For the Study, please see:

[www.slocounty.ca.gov/Assets/PW/Traffic/circulation+studies/Templeton+2009+Comprehensive+Update.pdf](http://www.slocounty.ca.gov/Assets/PW/Traffic/circulation+studies/Templeton+2009+Comprehensive+Update.pdf)

However because it is currently part of the Circulation Element of the General Plan, the Tentative Map shows a 50-foot wide possible future road right-of-way for that purpose. Public Works will recommend that it be shown on the Final Map (it can be abandoned after the Circulation Element of the General Plan is revised.)

9. Extend Toad Creek culvert(s), as necessary, to accommodate road widening.
10. The applicant has requested design adjustments in accordance with Title 21, Section 21.03.020:
  - a. To Section 21.03.010 (d) (7) to allow access to ten (10) lots (out of thirty-nine (39) total easement access lots) from a single private easement in the high density portion of the project. Public Works supports this request because that portion of the project is high density, because of the constraints caused by Toad Creek, and the need to maximize density within the riparian water rights area adjacent to Toad Creek.
  - b. To Section 21.03.010 (d) (1) to narrow Waterfall Road to a 40 foot wide right of way between Reflection Place and Sweetwater Lane (shown as 38 feet wide on the June 8<sup>th</sup> submittal, which does not meet the requirements of Section 906, *et seq.* of the Streets and Highways Code for publicly maintained streets.) Public Works supports this request because: first, while this is a portion of the future Collector, the Public Works Department

would prefer to eliminate that use as discussed above, and second, this would maximize the area of Lots 112 and 113 which are to be two of the mini parks desired by the Board of Supervisors. As discussed above, the additional width to provide a 50 foot wide reservation for the future Collector shown on the Final Map from Creekside Ranch Road to the northerly property line may be vacated after the Circulation Element is amended.

11. The Preliminary Grading and Drainage Plan shows retaining walls in the public right of way of Reflection Place. The County Public Improvement Standards do not allow retaining walls within the public right of way of county maintained streets. Absent a compelling reason, the Public Works Department will not approve plans showing such walls.
12. The Public Works Department believes that the bulb outs on various interior streets will eliminate needed parking spaces from the neighborhood. However, the bulb outs along Waterfall Road, because of its length (~750 feet) and straightness, will serve as a traffic calming device.

## **Recommended Public Works Conditions of Approval**

### **Access and Improvements:**

Road and/or streets to be constructed to the following standards, unless design adjustments are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:

- a. **Main Street:**
  1. Shall be widened to complete the project side of an A-3b II (5,000 to 16,000 future ADT) section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
  2. From Toad Creek to northerly property line the section may be reduced to eliminate the parking lane on the project side with a minimum 6-foot wide sidewalk.
  3. The existing commercial site driveways on Main Street shall be either eliminated or modified as follows:
    - i. The one approximately 90 feet north of Creekside Ranch Road centerline be eliminated / moved to conform to the Templeton Design Plan, Guideline V.E.10: Entry Location Design.
    - ii. One of the driveways approximately 375 feet and 440 feet north of Creekside Ranch Road centerline shall be eliminated.
    - iii. Any existing driveways which remain shall be upgraded to current standards (B-3 series).
  4. Tapers designed in accordance with the California Department of Transportation (Caltrans) Design Manual shall be constructed as necessary at the ends of the project to conform to the existing improvements on Main Street.
  5. Shall be striped for a two-way left-turn lane, based on a striping plan approved by the Public Works Department.
- b. **All interior streets shall be constructed:**
  1. To a modified A-2 urban road section as shown on the Tentative Map with adjustments for curb bulb outs, within a minimum 50-foot dedicated right-of-way, except as noted in item 2 below
  2. The portion of Waterfall Road between Reflection Place and Sweetwater Lane shall be constructed to a modified A-2 urban road section as shown on the Tentative Map, within a minimum 40-foot dedicated right-of-way.
- c. **Reflection Place shall be constructed to provide a connection between Cattail Road in Tract 2057 to Headwaters Road as shown on the Tentative Map with a modified A-2 urban road**

section with adjustments to provide curb bulb outs, within a minimum 50-foot dedicated right-of-way.

- d. The private access to Lots 41-43, 45, 46, 50-53, 58-61, 66-69, 74-77, 80-84, 88-94, 97, 98, 101, 102, 105, and 106 shall be constructed to Templeton Fire Department Standards within private access easements of sufficient width to contain all elements of the roadway prism. The access roads shall terminate in a Templeton Fire Department standard cul-de-sac or other Templeton Fire Department approved terminus.

The applicant offer for dedication to the public by certificate on the map or by separate document:

- a. 20-foot radius property line returns at the intersections of Headwaters Road, Waterfall Road and Creekside Avenue with Creekside Ranch Road as shown on the tentative parcel map.

Roads and/or streets to be maintained as follows:

- a. The following streets/roads: All project roads and/or streets shall be accepted for County maintenance following completion and certification of the improvements. No maintenance financing service charge shall be required, as these streets/roads are already in the County-maintained system, or are identified as new Principal Arterials, Arterials or Collectors, or meet the required number of road maintenance related smart growth points to be exempt.
- b. The following streets / roads: The private access roads to Lots 41-43, 45, 46, 50-53, 58-61, 66-69, 74-77, 80-84, 88-94, 97, 98, 101, 102, 105, and 106 shall not be accepted for County maintenance following completion and certification of the improvements. The developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Public Works and the Templeton Fire Department.

Access shall be denied to Lots 1, 17, 18, 32 and 33 from Creekside Ranch Road and this shall be by certificate and designation on the map.

A minimum 50-foot wide reservation for future Collector, as shown on the Circulation Element of the General Plan, shall be shown on the Final Map from the intersection of Waterfall Road and Creekside Ranch Road to the northerly boundary of the tract.

Private easements shall be reserved on the map for access to Lots 41-43, 45, 46, 50-53, 58-61, 66-69, 74-77, 80-84, 88-94, 97, 98, 101, 102, 105, and 106 as shown on the Tentative Map.

Easements shown to be quitclaimed on the tentative map shall be done so prior to filing the final map.

All grading shall be done in accordance with Appendix Chapter 33 of the 1997 Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

#### **Improvement Plans:**

Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:

- a. Street plan and profile.
- b. Drainage ditches, culverts, and other structures (if drainage calculations require).
- c. Water plan (County Environmental Health).
- d. Sewer plan (County Environmental Health).
- e. Grading and erosion control plan for subdivision related improvement locations.
- f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

- g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
- h. Trail plan, to be approved jointly with the Park Division.

The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

A final soils report by a Registered Civil Engineer shall be submitted for review prior to the final inspection of the improvements.

If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:

- a. Submit a copy of all such permits to the Department of Public Works OR
- b. Document that the regulatory agencies have determined that said permit is not required.

**Drainage:**

All existing drainage features are to be contained in drainage easement(s) dedicated on the map, to the satisfaction of the Department of Public Works.

Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.

Portions of the site are located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 06079C0612F. Submit complete drainage calculations to the Department of Public Works for review and approval in accordance with County Code, Section 22.14.060.

Any vegetation planted within drainage swales and floodways shall conform to the "Flood Study of Toad Creek for Tract 2994" prepared by Wallace Group, dated May 2010, or subsequently approved revisions.

If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns. All drainage basin areas shall be indicated as a building restriction.

Prior to approval of any public improvement plans or issuance of construction permits the applicant shall document to County Public Works the Federal Emergency Management Agency's (FEMA) approval of a Conditional Letter of Map Change (CLOMC) addressing the proposed changes to Toad Creek and the Miller Levee (as shown in the "Flood Study of Toad Creek for Tract 2994" prepared by Wallace Group, dated May 2010, or subsequently approved revisions). The CLOMC is to determine the Base flood Elevations for all properties affected by the proposed changes and to correct the current Flood Insurance Rate Map (FIRM) which does not reflect the current location of either Toad Creek or the Miller Levee.

Prior to occupancy or final of any new structure, a Letter of Map Revision shall be filed and approved by the Federal Emergency Management Agency.

The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et seq.

**Utilities:**

All existing and new electric, telephone and/or cable television lines shall be installed underground and service laterals shall be stubbed to each lot.

Gas lines shall be installed and service laterals stubbed to each lot.

Public utility easements on private property, as required by the utility company(ies), shall be shown on the final Parcel or Tract Map.

**Fees:**

The project is located in the Templeton A Road Fee Area. Road fees current at the time of building permit issuance shall be paid to the County Department of Public Works.

**Additional Map Sheet:**

The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

- a. If a drainage basin is required, that the owner(s) of the lots containing the basin(s) are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
- b. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.
- c. Prior to approval of any public improvement plans or issuance of construction permits the applicant shall document to County Public Works the Federal Emergency Management Agency's (FEMA) approval of a Conditional Letter of Map Change (CLOMC) addressing the proposed changes to Toad Creek and the Miller Levee (as shown in the "Flood Study of Toad Creek for Tract 2994" prepared by Wallace Group, dated July 2009, or subsequently approved revisions). The CLOMC is to determine the Base flood Elevations for all properties affected by the proposed changes and to correct the current Flood Insurance Rate Map (FIRM) which does not reflect the current location of either Toad Creek or the Miller Levee. All building permit submittals shall show compliance with County Code 22.14.060, Flood Hazard.
- d. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- e. Prior to occupancy or final of any new structure, a Letter of Map Revision shall be filed and approved by the Federal Emergency Management Agency.
- f. The project is located in the Templeton A Road Fee Area. Road fees current at the time of building permit issuance shall be paid to the County Department of Public Works.
- g. Notification to prospective buyers that all private access roads within the subdivision are to be privately maintained, indicating the proposed maintenance mechanism.
- h. The additional map sheet shall contain the final conditions of approval for the Development Plan as they are shown in the Notice of Final Action.

**Covenants, Conditions and Restrictions:**

The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:

- a. If a fenced drainage basin is required, on-going maintenance of drainage basin fencing, in perpetuity.
- b. If a drainage basin is required, on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
- c. Maintenance of all streets/roads within the subdivision until acceptance by a public agency.
- d. Maintenance of the private access roads within the subdivision in perpetuity.
- e. Maintenance of all common areas within the subdivision in perpetuity.
- f. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

**Miscellaneous:**

This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

Prior to sale or development of any designated remainder or omitted parcel, if applicable, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the County.

All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.



RE: Davis TR 2994 Traffic Study

James Kilmer to: Cindy Lewis

Cc: kbrown, knall, gdmarshall

05/19/2009 03:44 PM

Hi Cindy,

We looked through the Davis Traffic Study focusing on trip generation and trip distribution/assignment. Our interpretation of those aspects of the traffic study lead us to believe that the Davis proposal does not create significant project-specific traffic impacts on State highway facilities in that area. We further assume that the Davis Project will contribute to The County's Templeton Area Traffic Impact Fee Program to address it's cumulative traffic impacts on State highway facilities.

-James

James Kilmer  
Associate Transportation Planner  
District 5  
Development Review

Phone # (805) 549-3683  
Fax # (805) 549-3077

"Cindy Lewis"  
<CindyL@wallacegroup.us>

04/23/2009 10:19  
AM

"James Kilmer"  
<james\_kilmer@dot.ca.gov>

To

cc

<kbrown@co.slo.ca.us>,  
<knall@co.slo.ca.us>,  
<gdmarshall@co.slo.ca.us>,  
<graniterealestateinc@msn.com>,  
<jimialoggia@yahoo.com>

Subject

RE: Davis TR 2994 Traffic Study

Hi, James! Yes, I gave it to Peter to put on your desk.

Originally you provided your comments to Kerry Brown, in County Planning (see copy attached). I think she might be out on maternity leave now, and if so, Karen Nall would be the contact. Glenn Marshall in Public Works is also working on the application review, and he requested that I drop off a copy of the report to you.

Cindy Lewis  
Wallace Group

805 544-4011

-----Original Message-----

From: James Kilmer [mailto:james\_kilmer@dot.ca.gov]  
Sent: Thursday, April 23, 2009 10:14 AM  
To: Cindy Lewis  
Subject: Re: Davis TR 2994 Traffic Study

Hi Cindy,  
I received the ATE Traffic Study yesterday from a Permits Engineer. Typically I submit comments to the Planner assigned to the project during the pre-approval process and cc Public Works

Who is the County Planner assigned to the project?  
-James

James Kilmer  
Associate Transportation Planner  
District 5  
Development Review

Phone # (805) 549-3683  
Fax # (805) 549-3077

"Cindy Lewis"

<CindyL@wallacegr

oup.us>

To

<james\_kilmer@dot.ca.gov>

04/15/2009 11:16

cc

AM

<graniterealestateinc@msn.com>,

<jimlaloggia@yahoo.com>

Subject

Davis TR 2994 Traffic Study

Hi, James. I dropped off a revised Traffic Analysis to your office last week. Have you had a chance to review it yet? I assume that you will forward your comments directly back to Glenn Marshall at County Public Works, and we were wondering when that might happen?

Did you have any questions or need any other information? Please let me know.

Cindy Lewis  
Wallace Group  
612 Clarion Court  
San Luis Obispo, CA 93401  
(805) 544-4011



(See attached file: Caltrans Response to 1st subm.pdf) Caltrans Response to 1st subm.pdf



**TEMPLETON COMMUNITY  
SERVICES DISTRICT**

P.O. Box 780  
420 Crocker Street  
Templeton, CA 93465  
(805) 434-4900 FAX (805) 434-4820

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September 7, 2010

Ms. Karen Nall  
San Luis Obispo County  
Planning Dept  
County Government Center,  
San Luis Obispo, CA 93408

Subject: Creekside Ranch Phase II, VTTM 2994 SUB2008-00041  
Water and Sewer Utilities

Dear Ms. Nall,

We have reviewed the response to our plan review letter dated August 8, 2010 provided by the Wallace Group. The District still has a few outstanding concerns. Please note that the District has attempted to identify potential problems associated with making water and sewer available to the project and that additional comments may be generated upon receipt of more detailed plans. The District has the following comments:

1. In 2005, the District completed Master Plans for Water and Wastewater. The Master plans took into consideration all projects in the County planning process at the time. This particular tract was originally proposed as a much less dense project and therefore the utility modeling for both water and wastewater is no longer accurate. In order to determine whether the existing water and sewer facilities need to be upgraded, the applicant will be required to update the water and sewer models created for the District. The applicant will be required to provide calculations sizing the new infrastructure and the impacts of the new loading on the existing system. -Wallace Group has provided additional documentation. As discussed with Wallace Group on August 27, 2010, the District would like to see the water main in Reflection Place extended through to Main Street.
2. The number of water main and sewer main crossings should be eliminated wherever possible. Avoid jogging the water and sewer lines. Realign the water and sewer lines in Reflection Place. This will likely require additional realignment of existing facilities. Number of crossings has been reduced in plan received 8/24/10.
3. Curved water and sewer lines should be eliminated wherever possible. Provide straight alignment in Headwaters Road to Reflection place and tie in at a new

sewer manhole. Many curved lines have been eliminated. Creekside Avenue and Headwaters Land still shows curved lines. District preference is to eliminate all curved lines.

4. Sewer and water mains must be contained within the public street or District easement. Clarify the alignment at the west end of Reflection Place and the alley. Easement clarified.
5. Each individual unit must be served by its own water meter. Water or sewer lines cannot cross other lots. (Units on Sweetwater) Water meters are to be set in front of each unit, on its own lot. Water laterals serving the four pack units must be located in an easement or within the property being served. Minimum 10 foot separation between water and sewer is required in easements.
6. A 20 foot wide easement must be shown and provided for each water and sewer utility to be maintained by the District. (Four Packs) Okay, shown.
7. A composite plan showing all dry utilities together with water, sewer and storm drains is required to identify conflicts. Show line sizes and material. Applicant will provide this at time of construction permit application.
8. Provide profiles or cross sections at utility crossings (storm drain, sewer, and water) to identify crossing conflicts. There are a number of underground crossings that are of concern. In general, avoid crossing wherever possible. Elevations of critical crossings of storm drain, sewer and water have been provided.
9. Clarify how landscaping irrigation water. Greenbelts, etc require a separate landscape meter. It is the District's understanding that the greenbelts, etc will be irrigated with a combination of irrigation well water and District irrigation meters. Placement of meters and water use estimates are to be provided so that the total water use does not exceed the assigned water units. Please show the location of the existing irrigation meter and the irrigation area and water use amounts it is serving.
10. All fire hydrants should be visible and accessible. The Fire Chief will require red paint on the curbs in the area of the hydrants in compliance with 22514 of the California Vehicle Code (no parking within 15 feet). The concern is that due to the fact many of these homes have small driveways, people will park in front of or too close to the hydrants. Please see additional concerns expressed by Fire Chief Jim Langborg in the attached letter including the need for an additional fire hydrant on the east drive connection between Reflection Place and Sweetwater Lane.

Please feel free to contact me at (805) 400-7595 should you have any questions.

Sincerely,

Bettina L Mayer, PE  
District Engineer  
[tlm@templetoncsd.org](mailto:tlm@templetoncsd.org)

cc: Jeff Hodge, General Manager  
Jay Short, Utilities Supervisor  
Jim Langborg, Fire Chief

**BOARD OF DIRECTORS****Robert Bergman***President***John T. Gannon, Jr.***Vice-President***David Brooks***Director***Judith Detch***Director***Kevin Hunt***Director***STAFF****Jeff Hodge***General Manager***Laurie A. Ion***Administrative &  
Recreation Supervisor***Jay Short***Utilities Supervisor***Jim Langborg***Fire Chief***TEMPLETON COMMUNITY SERVICES DISTRICT**

P.O. BOX 780 • 420 CROCKER STREET • TEMPLETON, CA 93465 • (805) 434-4900 • FAX: (805) 434-4820

August 31, 2010

Wallace Group  
612 Clarion Court  
San Luis Obispo, CA 93401

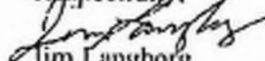
The plans for a proposed high density single family residential development known as Creekside Phase-II have been reviewed. In order to meet the requirements of the Templeton CSD and California Fire Code the following is required to obtain fire department approval:

According to CAFC 508.5.1 the fire code official has the authority to require fire hydrants where they are needed. After reviewing the narrow alley / road between Sweetwater Lane and Reflection Place it is my opinion that a fire hydrant is needed in the middle of this street. It should also be noted that if a fire hydrant is located on this narrow road it will not be protected by a curb and will require physical protection to prevent it from being struck by a vehicle (CAFC 508.5.6). Additionally, according to CAFC 508.5.5 a clear space of three feet in all directions must be maintained around this hydrant at all times.

I would also like to comment on a few of the design characteristics that concern me as a Fire Service Professional. The narrow roads / driveways present throughout this project are only 20 feet wide. Although your plans do meet code, it is important for the developers to understand that accessing these areas with multiple fire apparatus will be difficult at best. This problem compounded by the fact that many of these structures are separated by only eight feet. In the event of a structure fire, the separation of only eight feet significantly increases the potential of fire communicating from one structure to another. This would result in multiple structure fires and require multiple pieces of fire apparatus to combat these fires.

I do recognize the fact that these structures are sprinkled. At the same time I would ask you to remember that residential sprinkler systems are designed to prolong the escape of an occupant, not extinguish the fire. With the exception of the above mentioned additional fire hydrant, your plans meet code requirements. Therefore any additional comments I have made have been in an effort to appeal to your sense of safety for the people who will eventually occupy these structures in the years to come. If you have any questions, please do not hesitate to call my office.

Respectfully,

  
 Jim Langborg  
 Fire Chief



## TEMPLETON AREA ADVISORY GROUP

P.O. Box 1135  
Templeton, CA 93465

July 16, 2010

To: Karen Nall, County Planning Department  
From: Bill Hockey, TAAG Chairman

County Referral: SUB 2008-00041 Tract 2994/Templeton Properties - subdivision of O/P, RMF, CR and Rec zoned 16.7 acres into 107 residential parcels, one commercial lot and two open space lots. Located at Templeton Sales Yard, N Main Street. APN 040-211-026.

This referral was reviewed by TAAG at our July 15, 2010 meeting with the following action:  
**This referral was not supported on a 4-3 vote.**

Motion approved 4-3 was as follows:

TAAG "Does not support project as submitted due to 6 exceptions and per the TAAG ARC Report", (that is attached).

8 members of the public spoke to this referral: 4 in opposition, 1 in support and 3 with general questions that were answered by the applicant.

### **Areas of Concern and exceptions to the Templeton Community Design Plans:**

1. Small lot sizes on 4-pack homes
2. Setbacks on front & side from streets were inadequate on 4-pack homes
3. 5' setback from property lines resulting in 10' spacing between some 4-pack homes
4. Inadequate overall parking for number of units proposed
5. Driveway lengths are 18' in some areas (20' should be the minimum)
6. Title 21 lot dimension exceptions

### **Supportive Issues:**

1. Referring to Lots 1- 40...we had no exceptions with the home placements and setbacks, and by general consensus would have liked to see this configuration carried throughout the development
2. Overall home designs, colors, and Lots 1-40 placements on the site were viewed very favorable
3. Tree quantity and the addition of more park space was acceptable.

Please contact me with any questions or clarifications. Thank you.

Bill Hockey  
Chairman, TAAG  
Cc: TAAG Board Members

# Templeton Area Advisory Group

## Architectural Review Committee (ARC)

Committee meeting on July 1, 2009 (Members Bill Pelfrey, and Rob Rosales)  
Cindy Lewis of the Wallace Group, as agent for the Applicant, presenting.

**Referral:** SUB 2008-00041 Tract 2994/Templeton Properties -- subdivision of O/P, RMF, CR and Rec zoned 16.7 acres into 107 residential parcels, one commercial lot and two open space lots. Located at Templeton Sales Yard, N Main Street. APN 040-211-026.

**Community Vision:** Even though more density is permitted, ARC feels TAAG should support density as proposed, allowing more livable space within subdivision. Even with lower density, there is concern about the density of the project, in particular the proposed setbacks. ARC also feels that TAAG should support 4' wide sidewalks, rather than the standard 6' width -- less width gives subdivision a more rural feel and is still adequate for all pedestrian traffic in a residential area. While there is local historic value of the site in its current use as the region's only Livestock Sales Yard, the residential uses immediately adjacent to the property do not allow for continued use of the site as a Sales Yard.

**Site Layout and Architectural Design:** A number of exceptions to the setback requirements are requested. Varied setbacks of front yards, garages, and side yards provide individuality to the units. However, applicant is requesting reduced setbacks that need to be discussed by the Group.

Varied elevations, building footprints, use of side access garages, wrap around front porches, color schemes help to give homes character. Various home models, and use of different architectural designs also provide attractive character to the subdivision.

**Landscaping:** ARC feels TAAG should support proposed use of xeriscaping, with no turf in front yards as a water conservation measure. A variety of street trees and landscape trees will provide screening and shade homes. All plants should be drought tolerant and taken from the County Approved Plant List.

**Perimeter Fencing:** Post fencing as proposed along Main St helps give the subdivision a rural feel and commemorates the properties historic significance. However, such open fencing between the proposed trail along the west side of the subdivision and adjacent residences does not allow for adequate privacy and security of those residences, thus we support closed fencing, perhaps only 4' high, given the berm that rises from the trail way to the residences.

**Biological Resources:** Current use is commercial, as a livestock sales yard. Per the applicant, a Biological Study was performed as part of an environmental review w/n the last year.

**Drainage, Erosion & Sedimentation:** Toad Creek waterway with its culvert under Main Street and 90 degree turns just east of Main Street and adjacent to the subject property has been a source of flooding concerns. The subject property is in the lower area of the Toad Creek Watershed and is a significant flood hazard area (TCDF, III) requiring measures to be taken

prior to any improvements being built on the site. Public Works and the applicant should resolve any flood issues in cooperation with the owners/developers of neighboring properties (LRP2008-00010/Clouston and R. Miller). It is our understanding that this is already taking place, and widening/realignment of the creek is proposed. ARC feels that TAAG should support realignment of Toad Creek in this area even though the TCDP recommends that no significant alteration of the creek channel be allowed. We would note that the intent of the TCDP Guideline is to "preserve the natural characteristics and water carrying capacity of Toad Creek," and that the waterway is probably not in its natural flow state, as is.

The use of bioswales throughout the subdivision will help filter and significantly reduce runoff that goes into the community storm drain system.

**Grading:** Grading of the site, including any grading for realignment of Toad Creek should be done taking measures necessary to mitigate inconveniences caused by noise and dust to neighbors, and minimize any negative impact to the environment

**Roads/Circulation:** Access into the development is from Creekside Ranch Rd., off of N Main Street. In this area, Main St has three lanes, with bikelanes and sidewalk on the north side. It is our understanding that there is no longer a proposal for a future north-south collector parallel to Main St, thus no access easement is necessary.

Having off street access to garages in the RMF area reduces congestion/parking on the streets. Use of bulb-outs and narrower streets helps give the subdivision a rural feel and slow traffic, but any exceptions to road width standards, and width of common driveways shall be approved by TCFD and Public Works.

Because of the density in the RMF area, proposed setback exceptions and proposed narrower streets, measures should be considered to mitigate any parking concerns, both on and off street.

**Trails & Parks:** There are currently no trails on neighbor properties, however proposed developments on those sites do require trails. While County is requiring dedication for a trail on the subject property, it is not willing to accept the dedication. We would suggest that applicant condition the dedication for a trail for a specified period of time (10 years...), rather than in perpetuity. The tot lot and the park with its reflective area, walking paths, benches, small turf area and BBQ pits offers many alternative recreation choices. TAAG should support the proposal to place a commemorative plaque at the park to recognize the historic significance of the Sales Yard.

**Lighting:** According to the TCDP, no street lights are permitted. However, if there are safety concerns, in particular at busier intersections within the subdivision and at public sites (park and adjoining parking lot) bollards are preferred. If it is deemed that street lights are required, then must use historic lights as stipulated in the TCDP.

In summary, ARC's vote was 1-1(Pelfrey)-1 abstain (La Rue) regarding this referral, with the above noted considerations.



**AIR POLLUTION  
CONTROL DISTRICT**  
COUNTY OF SAN LUIS OBISPO

June 28, 2010

Kerry Brown, Planner  
San Luis Obispo County Department of Planning & Building  
San Luis Obispo County Government Center  
San Luis Obispo, CA 93408

**SUBJECT:** APCD Comments Regarding the Redevelopment Proposal by Templeton Properties for the Existing Livestock Market and Commercial Structures (SUB2008-00041, Tract 2994)

Dear Ms. Brown,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project that would remove and redevelop the Templeton Livestock Market and connected commercial structures (total of 16.76 acres) located at 401 North Main Street. The redevelopment would include 108 single-family residential units, two parks/open space areas totaling 1.7 acres, and a 1.65 acre commercial lot intended to be developed in the future as market conditions dictate. *The following are APCD comments that are pertinent to this project.*

**General Comments**

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

**APCD Support of Removing the Templeton Livestock Market**

APCD supports the removal of the Templeton Livestock Market because it has been an incompatible land-use just upwind from the adjacent homes. After many complaints from homeowners of confirmed nuisance dust and chaff transport from the Livestock Market, the APCD issued a permit to operate for the Market with set dust control conditions. Even with the permit, compatibility of the two land uses has continued to be challenging.

**APCD Support of an Appropriately Located Livestock Market**

The APCD urges the county to work with developers to identify and implement an appropriately located replacement Livestock Market in a timeline that provides continuity of this local service. Although we do not have specific information on change in truck traffic impacts if a livestock market is not available in the county, it is reasonable to conclude that truck miles and related air quality impacts would increase if a local Market is no longer available.

**APCD Support of Dense Residential In-fill Development**

Increasing density can reduce trips and travel distances and encourage the use of alternative forms of transportation, all of which helps to reduce air pollution. The residential component of the proposed redevelopment project is zoned residential multi-family. The current 13.4 acre residential component of the proposal would develop 40 single-family homes with lot sizes ranging from 5,270 to 7,369 square feet (sf) and 68 single-family homes clustered in fours around a common driveway with lot sizes ranging from 2,750 to 5,331 sf. The proposal would provide more residential density than the previous 2004 proposal (8 vs. 5.75 homes per acre), but the density is still significantly less than the allowed multi-family density of 26 units per acre. As per Land Use Development strategies identified in the Clean Air Plan, the APCD supports this project densifying to the maximum extent feasible. The APCD urges the County to work

3433 Roberto Court • San Luis Obispo, CA 93401 • 805-781-5912 • FAX: 805-781-1002  
info@slcleanair.org ♦ www.slcleanair.org

with the applicant to determine whether the applicant can purchase additional water "units" so that the project's residential density can be in better alignment with the maximum Multi-Family zoning density.

#### **CONSTRUCTION PHASE MITIGATION**

The APCD staff considered the construction impacts of this development by running the URBEMIS2007 version 9.2.4 computer model, a tool for estimating construction emissions related to the development of land uses. This indicated that construction phase impacts will likely be less than the APCD's significance threshold values of 137 lbs/day of ozone pre-cursors (reactive organic gases (ROG) and nitrogen oxides (NOx)) and/or 2.5 tons/year of ROG + NOx. Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.

#### **Asbestos / Naturally Occurring Asbestos**

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2009 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD.** If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. If NOA is not present, an exemption request must be filed with the Air District. More information on NOA can be found at <http://www.socleanair.org/business/asbestos.asp>.

#### **Developmental Burning**

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at (805) 781-5912.

#### **Demolition of Asbestos Containing Materials**

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If building(s) are removed or renovated; or utility pipelines are scheduled for removal or relocation this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

#### **Dust Control Measures**

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule. **Projects with grading areas that are greater than**

**4 acres or are within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions:**

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c. All dirt stock pile areas should be sprayed daily as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
- l. All PM10 mitigation measures required should be shown on grading and building plans;
- m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

**Construction Permit Requirements**

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. Operational sources may also require APCD permits.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2009 CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers
- Portable generators and equipment with engines that are 50 hp or greater
- Electrical generation plants or the use of standby generator
- Internal combustion engines
- Rock and pavement crushing

- Unconfined abrasive blasting operations
- Tub grinders
- Trommel screens
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc)

To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

#### OPERATIONAL PHASE MITIGATION

##### Operational Phase Impacts- Exceeds Threshold

The APCD staff considered the preliminary operational phase impacts of the residential and park/open space component of this development only by running the URBEMIS2007 computer model, a tool for estimating vehicle travel, fuel use and the resulting emissions related to this project's land uses. This indicated that operational phase impacts of these two project components will likely be 38 pounds per day of ozone pre-cursors (ROG + NOx) which exceed the APCD's CEQA significance threshold value of 25 pounds per day. The applicant will need to determine the additional operational phase emissions from the future commercial component of the proposed project. The applicant will also need to implement operational phase air quality mitigation that will reduce the initial and final phases of the project below the CEQA significance threshold. Table 3-5 in the 2009 APCD's CEQA Handbook has a list of mitigation measures that the applicant can reference in their selection of measures to implement. Please condition this project to comply with a mitigation plan to bring this project (both residential and commercial components) below the 25 lb/day operational threshold.

##### Project Specific GHG Comments

The Attorney General requires GHG impact evaluation and the implementation of feasible mitigation at the project level. As such, the APCD staff considered the operational phase GHG impacts of the residential and park/open space component of this development only by running the URBEMIS2007 computer model, a tool for estimating vehicle travel, fuel use and the resulting emissions related to this project's land uses. The project's carbon dioxide (CO2) emissions are expected to be approximately 4.5 metric tons per day. This is an underestimation the actual impacts of the residential and park/open space components of this project because it does not include GHG impacts from energy use and irrigation. The applicant needs to identify additional impacts from these sources as well as the future commercial development. The GHG impact evaluation should include:

- a. The short term GHG impacts from the construction phase amortized over the life of the project (50 years for residential or residential support facilities and 25 years for commercial or industrial facilities) to provide a mechanism for the project to mitigate these impacts by adding these amortized impacts to the operational phase impacts; and
- b. The project's operational phase GHG impacts

The feasible GHG mitigation measures to implement should be identified from the CAPCOA document entitled "CEQA and Climate Change" ([www.capcoa.org/CEQA/CAPCOA%20White%20Paper.pdf](http://www.capcoa.org/CEQA/CAPCOA%20White%20Paper.pdf)) or from other proven energy efficiency measures. In some cases where the available measures are marginally effective, off-site GHG mitigation fees are appropriate.

##### Residential Wood Combustion

Under APCD Rule 504, only APCD approved wood burning devices can be installed in new dwelling units. These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate

- matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact the APCD Enforcement Division at (805) 781-5912.

Mixed Use Incompatibility

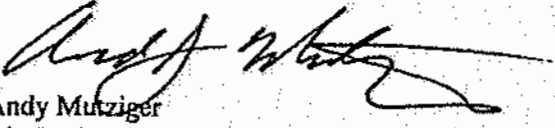
As the commercial component of the project moves forward it is important to keep in mind that some uses may not be compatible and could result in potential nuisance problems (i.e. odors and/or dust). Therefore, it is essential that individual uses be carefully evaluated prior to issuance of use permits. The following uses could be problematic if residential quarters are included in the same building.

- Nail Salons
- Dry-cleaners
- Coffee Roasters
- Gasoline Stations
- Furniture refurbishing/refinishing
- Any type of Spray Paint Operation

To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at (805) 781-5912.

Sincerely,



Andy Mutziger  
Air Quality Specialist

AJM/jlk

cc: Will Tucker, Applicant  
Tim Fuhs, Enforcement Division, APCD  
Karen Brooks, Enforcement Division, APCD  
Gary Willey, Engineering Division, APCD



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP

DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11/24/08, 6-8-10

TO:

Env. Health

FROM: Kerry Brown, North County Team

781-5713, kbrown@co.slo.ca.us

PROJECT DESCRIPTION: SUB2008-00041 TR 2994 TEMPLETON PROPERTIES- subdivision of 16.7 acres into 108 residential parcels, one commercial lot, and two open space lots. Located off North Main Street in Templeton. APN: 040-211-026.

w/ revised plans

Return this letter with your comments attached no later than: 14 days from receipt of this referral.  
By 12/7/08 please.

6-22-10

PART I - 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.

Stocks, community water & sewer. Thank you

6/10/10  
Date

[Signature]  
Name

781-5551  
Phone



# SAN LUIS OBISPO COUNTY HEALTH AGENCY

## PUBLIC HEALTH

### *Environmental Health Services Division*

2156 Sierra Way • P.O. Box 1489  
San Luis Obispo, California 93406  
805-781-5544 • FAX 805-781-4211

*Jeff Hamm*  
Health Agency Director

*Craig McMillan, M.D., M.P.H.*  
County Health Officer

*Curtis A Batson, R.E.H.S.*  
Director of Environmental Health

September 15, 2008

Wallace Group  
612 Clarion Court  
San Luis Obispo, CA 93401

ATTN: CINDY LEWIS  
RE: TENTATIVE TRACT MAP 2994  
DAVIS - TEMPLETON PROPERTIES

#### Water Supply

This office is in receipt of a preliminary will serve letter from the Templeton Community Services District to provide water services to the above noted parcel map.

#### Wastewater Disposal

Templeton Community Service District will provide sewer services to the above noted parcel map

Be advised that a final will serve letter for both water and sewer services as well as a full size map will be required prior to final recordation. The improvements for water and sewer in favor of each parcel shall be built or bonded for prior to final recordation. The bond must be reviewed and approved prior to recordation of the map.

TRACT MAP 2994 is approved for Health Agency subdivision map processing.

A handwritten signature in black ink, appearing to read "Leslie A. Terry".

LESLIE A. TERRY, R.E.H.S.  
Environmental Health Specialist  
Land Use Section

c Kami Griffin, County Planning  
North County Team, County Planning  
TCSD



206 5<sup>th</sup> Street, P.O. Box 780  
Templeton, CA 93465  
805/434-4911  
fax 805/434-4820  
tfd@templetoncsd.org

*Greg O'Sullivan, Fire Chief*

---

6-8-10

Department of Planning and Building  
San Luis Obispo County Planning and Building  
County Government Center  
San Luis Obispo, CA 93408  
Attn: North County Team

The Templeton Fire Department has reviewed a project referral for a proposed subdivision which would allow the construction of 108 single family units to be located in Templeton (T2994). In order to meet the requirements of the California Fire Code, as amended, the Templeton Department will require the following:

1. Fire hydrants will be required at minimum of 400' spacing. Fire Chief will determine the location of hydrant(s) at time construction plans are submitted. Hydrants installed must meet minimum flows required based on table III-A of the California Fire Code.
2. Per TCSD Ordinance 2008-1 all units will be required to be fire safety sprinklered using NFPA 13D and Templeton Fire Department guidelines as the standard for design and installation. Plans for said fire sprinkler system shall be reviewed, approved and stamped by a Fire Protection Engineer (FPE) prior to being submitted to the Department.
3. The information provided indicates the applicant will be constructing new roads. Road widths shall be so constructed so to provide a minimum twenty-foot fire access road. This road can be incorporated with the improved roads, however the fire lane shall be maintained free and unobstructed. If necessary, no parking may be required to meet this standard, if so, obtaining the approval for such no parking shall be the responsibility of the applicant. If parking on the street is to be permitted street widths shall be constructed per the following: One side parking requires street to be 30-feet wide, both side parking requires street to be 40-wide.

Other fire protection measures may be required when specific plans are submitted.

Should you have any further questions, please do not hesitate to call.

Respectfully,

Greg O'Sullivan  
Fire Chief



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11/24/08, 6-8-10

TO: Information Services - Munson

FROM: Kern Brown, North County Team 781-5713, kbrown@co.slo.ca.us

PROJECT DESCRIPTION: SUB2008-00041 TR 2994 TEMPLETON PROPERTIES- subdivision of 16.7 acres into 108 residential parcels, one commercial lot, and two open space lots. Located off North Main Street in Templeton. APN: 040-211-026.

with revised plans

Return this letter with your comments attached no later than: 14 days from receipt of this referral.  
By 12/24/08 please.

6-22-10

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

- ☒ YES  
☐ NO

(Please go on to PART II.)

(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  
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
(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.

Legal parcel - Tract 2348 Remainder parcel.

6-9-10  
Date

Jo Munson  
Name

X 4161610  
Phone



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 44/24/08 8/07/09

TO: North County Team

FROM: Shaun Cooper, Parks

PROJECT DESCRIPTION: SUB2008-00041 TR 2994 TEMPLETON PROPERTIES- subdivision of 16.7 acres into 108 residential parcels, one commercial lot, and two open space lots. Located off North Main Street in Templeton. APN: 040-211-026.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 12/7/08 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.

See attached letter for trail easement requirements.

8/7/09	Shaun Cooper	x4388
Date	Name	Phone



County of San Luis Obispo General Services Agency

## COUNTY PARKS

Janette D. Pell, Director

Pete Jenny, Deputy Director

August 7, 2009

SLO County Planning and Building  
Attn: Karen Nall  
976 Osos Street  
Room 200  
San Luis Obispo, CA 93408

RE: TEMPLETON PROPERTIES (SUB2008-00041, TR 2994)

In December 2008, County Parks reviewed the Templeton Properties proposal for a subdivision of 16.7 acres into 108 residential parcels, one commercial lot, and two open space lots, to be located off North Main Street in Templeton. Parks staff met on site with the applicants' agent, Cindy Lewis from the Wallace Group, on January 29, 2009 to discuss the inclusion of a trail corridor along Toad Creek as part of the Templeton Properties proposal.

The County's Parks & Recreation Element designates the Toad Creek Trail corridor in the vicinity of this property. In addition, the Templeton Community Design Plan Guidelines call for the preservation of the existing natural creek while also providing recreational opportunities within a creek preservation zone. Guideline III.D1: states: "It is recommended that offers of dedication along Toad Creek be required with subdivision and discretionary land use permit applications on creek-front properties where there is reasonable expectation that a continuous corridor can eventually be acquired." County Parks has been acquiring trail easements along Toad Creek with the intent to connect the Salinas River trail corridor to the Templeton to Whale Rock trail corridor. Guideline III.E.1: states: "The Toad Creek Water shed should be protected through incorporation of the following: Require adequate (50 feet) setback from the floodway to help maintain the riparian nature of the creek." It also states: "Physical design of sites and structures should include the following considerations: Buffer setback from top of creek bank (25 foot minimum, 50 feet preferred)." A trail corridor could be accommodated if the recommended setbacks were included in the Templeton Properties development proposal. The Salinas River Area Plan notes the importance of the Templeton Community Design



Plan. Page 4-29 states: "Implementation of the Templeton Community Design Plan will ensure high quality development that is integrated within the community's historical character and rural features.

County Parks recommends the inclusion of a 25' trail easement adjacent to Toad Creek, located on top of the creek bank, outside of the creek flood plain. The trail easement could be located within the 50' riparian setback from the floodway of Toad Creek. County Parks also recommends relocating the proposed park from within the creek flood plain to a central location in the proposed development, outside of the flood plain. Please contact me at (805) 781-4388 if you have any questions or need any further information.

Sincerely,

Shaun Cooper,  
Park Planner

cc: Kerry Brown, San Luis Obispo County Department of Planning and Building  
Cindy Lewis, Wallace Group, 612 Clarion Court, San Luis Obispo, CA 93401



County of San Luis Obispo General Services Agency

## COUNTY PARKS

Janette D. Pell, Director

Pete Jenny, Deputy Director

August 7, 2009

SLO County Planning and Building  
Attn: Karen Nall  
976 Osos Street  
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San Luis Obispo, CA 93408

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Sincerely,

Shaun Cooper,  
Park Planner

cc: Kerry Brown, San Luis Obispo County Department of Planning and Building  
Cindy Lewis, Wallace Group, 612 Clarion Court, San Luis Obispo, CA 93401



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556  
ROBERT F. LILLEY (805) 781-5910  
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035  
www.slocounty.ca.gov/agcomm AgCommSLO@co.slo.ca.us

DATE: August 25, 2009  
TO: Kerry Brown, Project Manager  
FROM: Lynda L. Auchinachie, Agriculture Department *LLA*  
SUBJECT: Templeton Properties SUB2008-00043 Tract Map/ CUP (1408)

**Summary**

The Agriculture Department's review finds that the proposal to subdivide a 17 acre project site into 111 parcels ranging in size from 2,750 square feet to 1.65 acres for residential and commercial development within the Residential Multi-Family, Commercial Retail, Office and Professional and Recreation land use categories will have less than significant impacts to agricultural resources or operations with the incorporation of the following mitigation measures into the project.

**Recommended Mitigation Measures**

1. Provide supplemental disclosure to purchasers of these properties concerning the nature of the neighboring agricultural activities and hours of operation, the County's Right to Farm Ordinance, and the State's Right to Farm Disclosure in accordance with Section 11010 of the Business and Professions Code.

The comments and recommendations in our report are based on policies in the San Luis Obispo County Agriculture and Open Space Element (AOSE), the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

### **Project Description and Agricultural Setting**

The applicant is requesting to subdivide a 17 acre project site into 111 parcels ranging in size from 2,750 square feet to 1.65 acres for residential and commercial development within the Residential Multi-Family, Commercial Retail, Office and Professional and Recreation land use categories. The project site is located at 401 North Main, within the community of Templeton.

The project site has been the home of the Templeton Livestock Market since 1947. The facility provides livestock auction services to the local and regional area. The project site is also developed with a restaurant and offices. The community of Templeton has grown around the livestock market with residential neighborhoods located directly to the south and east of the market and holding corrals. Since the development of the residences, complaints about odor, dust, noise, and vector issues associated with the livestock facility have increased. Market management implemented several operational changes to mitigate these issues; however, land use incompatibilities remain particularly during the warm summer months.

Properties to the north and west have been identified for industrial and commercial development. Currently the property to the north includes an equestrian facility and small scale hay production while dry farm activities occur periodically on the property to the west. None of these operations are considered production agriculture.

### **Impacts to Agricultural Resources**

One of the primary goals of the Agriculture and Open Space Element is to ensure the long-term sustainability and protection of agricultural resources and operations. Part of the land use review process is to identify impacts to agricultural resources and potential land use conflicts between proposed development and existing or potential production agriculture.

The proposed project will result in the conversion of the Templeton Livestock Market to residential uses. While the livestock market has played an important role in the sale of local and regional livestock, new technologies such as video auctions and internet sales offer ranchers cost effective options for selling livestock. For this reason, the conversion of the livestock market will not significantly impact agricultural operations.

The proposed residential development will be near small scale hay production operations. These operations do not require buffering in accordance with AOSE Appendix D, however, future property owners should be notified about the on going activities and the County's Right to Farm Ordinance. In addition, the proposed residential properties are located within one mile of a designated farmland area and disclosure of the State Right to Farm should be included in accordance with Section 11010 of the Business and Professions Code.

**Recommended Mitigation Measures**

1. Provide supplemental disclosure to purchasers of these properties concerning the nature of the neighboring agricultural activities and hours of operation, the County's Right to Farm Ordinance, and the State's Right to Farm Disclosure in accordance with Section 11010 of the Business and Professions Code.

If we can be of further assistance, please call 781-5914.



**NORTH COUNTY TRAILS ASSOCIATION, INC**

**P.O. Box 3734**

**Paso Robles, CA 93447-3734**

**northcountytrails@yahoo.com**

In re: File Number: SUB2008-00041, TRACT 2994 (WITH REVISED PLANS)

Planner: Kerry Brown

APN: 040-211-026

Landowner Name: Templeton Properties

Thank you for the opportunity to respond to the planned development of the Templeton Feedlot, a landmark property in our community for many generations. Our primary concern is the loss of recreational opportunities provided by the current arena on the parcel. Since the county owns an unimproved parcel of 80 acres on the east side of the river, perhaps part of the development requirements could be relocating the arena (the panels could be moved and recycled) to a portion of that parcel, the Duveneck property, or as an alternative, the CSD owns a 24 acre parcel at the end of Creekside/Philips Road, which does have a public railroad crossing.

We would recommend and support the Duveneck parcel as a preferred site because Vaquero offers a rural access with no railroad crossing and would allow a free flow of horse rigs. The only other North County facility for equestrians is Paloma Park in South Atascadero, which is becoming severely impacted by lawn sports, soccer and baseball. The Duveneck property also provides access to the Salinas River for recreational riding opportunities. The arena would then continue to serve the ropers and sorters that currently enjoy it plus provide other groups and clubs the opportunity for events in a safe and rural environment.

Furthermore, the stockyard is a primary evacuation site for livestock during fire and other emergencies. Relocating the arena and some of the pens would provide a continued venue for this need.

Kathe Hustace, Secretary  
North County Trails Association  
Amigos de Anza - SLO County  
805-239-4004; 805-459-6436

Templeton Livestock Yard.doc  
Bill Obermeyer  
to:  
kbrown, secooper, jhodge  
07/07/2010 09:41 PM  
Show Details

Reference: SUB2008-0004, Tract 2994

Atascadero Horsemen was established in 1964 and is a family equestrian riding club. For 46 years we have strived to work with the local communities to promote safe and responsible riding equestrians. Each year at Christmas we donate to the local food bank with our toys for tots ride as well as contribute much needed funds to local organizations in need. We also volunteer on the maintenance of existing and future multi use trails in our county.

We are writing you in regards to the planned development and loss of the Templeton Livestock Yard. This will be a sad day. The livestock yard is a Templeton landmark and a lot of important history will be replaced with some homes.

The current facility is used by many equestrians and others as the staging area for the annual 4<sup>th</sup> of July parade. It is also the beginning and end of the start of a large group of individuals besides horse people as well during this and other events.

The live stock yard is also used for major staging for county Search and Rescue and the Sheriff Department and well as Fire and EMS in the event of emergencies. The livestock yard also is a designated evacuations site for livestock during fire and other emergencies.

The loss of the holding pens for such emergencies would be tragic for livestock.

Events regarding horsemanship from Cattle Sorting, Team Penning, Roping, Gymkhana and educational working clinics with noted horse trainers will cease to exist. Our annual Christmas fund raiser for the food bank, the toys for tots ride will also end. This event starts at the Atascadero Water Company and ends at the Templeton Livestock Yard. This has been a tradition and contribution to the local community for over 40 years.

We would hope you take a look at what this will do to the local community of equestrians who use this facility; there is not much like it anywhere. This is a part of our history of the town of Templeton. We hope you will be able to provide a large staging area and arena in close proximity to the existing to mitigate the new homes and the loss of this facility.

Please keep us informed and we will be glad to assist in any way possible.

Best Regards,

Rhonda Viescas, President  
Atascadero Horsemen's Club  
Post Office Box 2756  
Atascadero, Ca. 93423  
rviescas@cyware.com  
805-462-2988

California Home

Wednesday, March 16, 2011

[OPR Home](#) > [CEQAnet Home](#) > [CEQAnet Query](#) > [Search Results](#) > [Project Description](#)**Templeton Properties Tract 2994 and Conditional Use Permit DRC2008-00041**

City	Cross Street	Document Type	Description	Date Received
		<a href="#">Notice of Determination</a>	Request by Will Ticker/Templeton Properties for a Vesting Tract Map (Tract 2994) to subdivide an existing 16.76 acre parcel into 107 residential lots, one commercial lot of 72,072 square feet and eight park/open /common space lots of totaling 2.47 acres with 1.17 acres of usable recreation space and a 12 foot trail easement along Toad Creek. The residential portion of the project features 67 small lot 4-packs (four parcels sharing a common driveway) ranging in size from 2,600 square feet to 3,999 square feet, and 40 traditional single family lots ranging in size from 4,800 square feet to 6,662 square feet. The project will result in the disturbance of the entire 16.76 acre parcel.	2/8/2011
		<a href="#">Mitigated Negative Declaration</a>	Request by Will Ticker/Templeton Properties for a Vesting Tract Map (Tract 2994) to subdivide an existing 16.76 acre parcel into 107 residential lots, one commercial lot of 72,072 square feet and eight park/open /common space lots of totaling 2.47 acres with 1.17 acres of usable recreation space and a 12 foot trail easement along Toad Creek. The residential portion of the project features 67 small lot 4-packs (four parcels sharing a common driveway) ranging in size from 2,600 square feet to 3,999 square feet, and 40 traditional single family lots ranging in size from 4,800 square feet to 6,662 square feet. The project will result in the disturbance of the entire 16.76 acre parcel.	10/12/2010

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## TEMPLETON AREA ADVISORY GROUP

P.O. Box 1135

Templeton, CA 93465

January 13, 2011

Chairman Hill,

Members Mecham, Gibson, Teixeira, and Patterson:

Re: Templeton Properties/Tucker Project, SUB 2008-00041 Tract 2994

The Templeton Area Advisory Group (TAAG) requests you consider the following salient and important issues concerning the SUB2008-00041 project.

TAAG voted in July 2009 to not support this project as it is inconsistent with the character and planned development of Templeton, considering the historic and rural nature and desire of the community. The gateway character, excessive density, unsafe traffic impacts and the significant rejection of this poorly designed development by the Community of Templeton must be considered.

Additionally, this project, as presented, is in VIOLATION of the San Luis Obispo County Land Use Ordinance on many levels. The Planning Dept should not have allowed this project to move this far without correcting these violations? The argument that the Templeton Community Design Plan (TCDP) is merely a guideline has been misunderstood in the Planning Dept. for many years.

Furthermore, there are serious flood and drainage issues concerning the previous alteration (un-permitted) of the Toad Creek stream-bed, and the "de-facto" flood retention basin that is typically the Templeton Arena. The down-stream section of this "Blue Line" stream must negotiate a very aged and inadequate viaduct under the Union Pacific railway, which the proposed significant alteration of Toad Creek would likely compromise. This vital transportation link carries both passengers and critical freight.

Please review the following Land Use Ordinance summary and reference:

**The Templeton Community Design Plan was adopted by the County Board of Supervisors on December 11, 1990 and incorporated by reference into the Salinas River Area Plan of the Land Use Element of the County General Plan. The guidelines are consistent with other General Plan documents, and they SUPERCEDE any conflicting standards within the Land Use Ordinance (LOU).**

The Templeton Community Design Plan is intended to protect Templeton's special environment while accommodating the substantial growth we have experienced over the last 20 years. With strong coordinated design direction, Templeton can develop a historic village character, different and significantly better than other growing communities.

Title 22 LAND USE ORDINANCE, Article 9 Community Planning Standards  
Chapter 22.104 SALINAS RIVER PLANNING AREA

**22.104.090 Templeton urban area standards.**

The following standards apply within the Templeton Urban Reserve Line, in the land use categories or areas listed.

A. Communitywide. The following standards apply to all land use categories inside the Templeton Urban Reserve Line.

*1. Compliance with the Templeton Community Design Plan. All minor use permit, conditional use permit and subdivision applications shall be in conformity and compliance with the Templeton Community Design Plan, dated January 11, 1991 and subsequent amendments, which was duly adopted by the Board of Supervisors in Resolution No. 90-688 and is on file in the office of the clerk of the board, and which is hereby incorporated by reference herein as though set forth in full. Applicants and the general public are encouraged to read the Templeton Community Design Plan. The guidelines in the Templeton Community Design Plan are intended to provide for interpretation and flexibility in designing a project.*

*[Amended 2003, Ord. 3010]*

B. Combining Designations - Flood Hazard (FH) - Toad Creek Restoration. *In new development and subdivision applications on properties within the Toad Creek flood hazard area identified in the official maps, riparian plants, such as native trees and willows, shall be used for habitat restoration and enhancement without sacrificing flood protection, in addition to the creek preservation requirements on pages III-6 and III-7 of the Templeton Community Design Plan.*

*[Amended 2003, Ord. 3010]*

Title 22 LAND USE ORDINANCE, Article 4 Standards for Specific Land Uses  
Chapter 22.30 Standards for Specific Land Uses

**22.30.020 Applicability of Standards for Special Uses**

*The standards provided by this chapter are related to the special characteristics of the uses discussed and unless otherwise noted, apply to developments **in addition to** all other applicable standards of this Title. Any land use subject to this Chapter shall comply with the provisions of this Chapter for the duration of the use.*

C. *Conflicts with other provisions. In cases where the provisions of this Chapter conflict with other applicable requirements of this Title, the following rules apply.*

1. If the standards of this Chapter conflict with the provisions of Articles 2, 3, 5, or 6, these standards shall control;
2. If a use is subject to more than one section of this Chapter, the most restrictive standard shall control,
3. Where planning area standards in Article 9 conflict with the provisions of this Chapter, the planning area standards shall control.

With that in mind and as a Ordinance guide, the Board needs to reject this project on the following Salinas River Area Plan/TCDP violations:

**Chapter III, Sections C&D** specifically discusses flooding issues and creek preservation requirements. Little if any consideration is given to the intent and spirit of these sections. Furthermore, **Guideline III.E.1** specifically prohibits “*significant alteration of the creek channel*”. Not only does the project alter the creek bed, it does so without a complete Environmental Impact Report (EIR). Specific Fish and Game Codes, and Regional Water Quality Codes need to be addressed prior to approval.

Nowhere in the applicant’s, nor the Planning Department’s environmental review, were engineers with Geomorphology expertise and hydrological engineering experience consulted. There is clearly a fair argument that the significant alteration of the creek channel, and the entire loss of the “de-facto” retention basin that is the Templeton Arena, will have significant environmental impact to the flow dynamics and integrity of Toad Creek.

Additionally, the increase in the depth and beam of the creek-bed will add significant volume and therefore down-stream hydrological impacts that have neither been studied nor modeled by a qualified engineer. The Board of Supervisors has previously recognized this issue and ordered a Toad Creek watershed engineering study, which has yet to be completed (as outlined in **Guideline III.E.2** of the TCDP). To move forward with this project prior to that study being completed and critiqued by experts is puzzling at best. The Board of Supervisor’s order approving the Toad Creek Flood study **REQUIRES** input and review by the Templeton Area Advisory Group. No such input and review has been afforded TAAG, therefore the study is not finished, nor useable at this time.

Another critical issue seemingly ignored, is the potentially significant and damaging impacts to the Union Pacific railroad crossing of Toad Creek (again as outlined in **Guideline III.E.2** of the TCDP, page III-7). The liability of damage to this crossing cannot be overstated. The County would incur huge legal liability, should damage occur and a disastrous event occur. And the possible tragedy of loss of life or lasting environmental impact, should **REQUIRE** a full EIR on its own merit.

Furthermore, the diagram on page III-6 of the TCDP illustrates (using the County Flood Information Rate Maps) several Inappropriate Development practices that this project plan specifically includes: including filling the floodplain, building on the banks and

stripping vegetation by paving the area. The floodplain infill, effectively deletes a required retention basin as outlined in **Guideline III.E.6**, (page III-11), which will significantly increase rate and flow impacts to Toad Creek. The offered theory of "*early run-off*" beating the up-stream drainage flow requires further study. The argument would only have potential in a short and sudden downpour, but is highly unlikely in a lasting rain event. The lack of any detention or retention in the other previously allowed development in this area insures a higher and longer than natural run-off due to extensive paving and all of the area draining into Toad Creek. None of which includes bio-swales, road oil bio-filters, or other environmentally protective features. Please refer to: Title 22 LUO, Article 1 Land Use Ordinance Enactment and Applicability  
Chapter 22.01 Purpose and Effect of Land Use Ordinance

#### **22.01.030 Maps and Text Included by Reference**

A. Land Use Element provisions

3. Official maps. The maps identified as the Official Land Use Maps of San Luis Obispo County, Part III of the Land Use Element, on file in the Department of Planning and Building (FEMA Flood maps).

**Guideline III.E.7** Site Grading specifically prohibits the proposed streambed slope cuts.

**Chapter IV, Section B** specifically requires "*improved traffic circulation*". This proposed project has narrow streets, only one outlet onto Creekside Ranch Road (which also has only one outlet) and is a local road that intersects with Main Street, narrower private drives, no traffic calming features, no traffic safety improvements, high traffic impacts and lower traffic safety. The large number of truck trips required to deliver the fill to the floodplain alone pose significant traffic safety risks and permanently degrade the area roads.

**Chapter IV, Section D** specifically requires sound engineering practices that improve the level of service, and other functional needs of volume, safety, parking, bicycle and pedestrian traffic. The proposed plan fails in almost all areas.

**Chapter IV, Section F** addresses Non-Motor vehicle components, yet the plan has none.

**Chapter IV.G.2** addresses required detached or meandering sidewalks, both missing in this development (**LUO Sec. 22.04.108 and Sec. 22.05.100**).

**Chapter IV.G.4** A seven (7) foot parking aisle is required on all private roads on BOTH sides. This project does not meet this requirement.

**Chapter V.A.1 Varied Front Yard Setbacks** requirement is not met and those proposed are not conforming to either the Salinas River Area Plan/TCDP or **Land Use Ordinance Sec. 22.04.108, Title 21 of the County code**.

**Chapter V.A.2 Lot shape Variety is required per this Guideline AND LUO Sec.22.04.020**

**Chapter V.A.3 Percent of Building Footprint to Lot Size** The proposed development violates this section and no variance or waiver has been approved or supported by TAAG (Title 21 of County code).

**Chapter V.A.5 Driveways.** The required 20 ft long driveways are not provided, especially in the entire section of "4 packs". The intent of the driveway length is to provide off-street parking. This project does not mitigate this lost feature, and appears highly deficient in parking needs.

**Chapter V.A.7 Orientation of Residences** requires development adjacent to collector streets locate residences to face the collector street with rear driveways and garages on a rear alley. This plan ignores this requirement, and the "4 packs" face the alleys with virtually no yards at all. (Title 21).

**Chapter V.E** specifically discusses the North Main Street area and development requiring less density and more open space to transition from downtown and create an Entryway into town. This development does the opposite.

**Chapter VI.D.6 Private Patios** This size and feature requirement is not met.

Additional information is needed on a long list of issues that County Planning and the developer have not addressed. From previous Board concerns, the following discussion on Community Low-income/Work-force housing and density should be reviewed. Templeton, more than most county communities, provides ample Work-force, Low-income and senior housing, and significant undeveloped or under-developed zoning for Multi-family housing.

**Density and Workforce Housing**

Templeton has and is doing its part for low income and workforce housing. At the present time we have a 32% low income/workforce-housing ratio. It is housing designed within the principals of the Templeton Community Design Plan, housing with a sense of community and place.

This 32% figure includes five (5) existing Peoples Self Help Housing (PSHH) developments, including the large Section 8 apartment complex, which is now being upgraded and enlarged, on Las Tablas. A new PSHH development containing twenty-nine (29) family homes is being built on Peterson Ranch Road. There is also the recently finished Global Premiere Section 8 apartment complex on Brewer Street which contains fifty-four (54) units. This 32% figure was established by an Ad Hoc Committee of the Templeton Area Advisory Group (TAAG) and acknowledged by the Applicant in these hearings on Templeton Properties.

What is not included in this figure is the number of fixed income retired units in Templeton. We have no means by which to establish this number, but we do have a large number of people who have retired here and have added to our complex diversity.

Through Templeton's current zoning, the Community has significant and sufficient "Multifamily Zoning" that will ultimately be built out at higher densities rather than using the "Recreational Zoning" of the Templeton Properties property for high density.

As you can see from these statistics, Templeton is doing its part in providing low income and workforce housing especially when you consider that the Hospital and School District are the only large employers that we have, with few other employment opportunities in our community.

Hopefully, you will also see that the increase in density into just one development will drastically and adversely change the community's housing balance. Such a dramatic increase in density, as compared to the surrounding properties, is inappropriate for Templeton's northern gateway.

Please also review the photographs which were submitted in reference to the *Templeton Property Development Flood Hazard Area* at your December 7, 2010 meeting showing significant flooding during a past rain event that shows the deficiency of the Toad Creek flood control features. This development's "improvement" could further exacerbate these problems.

This project should be rejected as having numerous deficiencies as outlined earlier. Should the Board of Supervisors chose to ignore the vote of the elected TAAG Board and the opposition of the community, then a full EIR along with the review of the soon to be completed Toad Creek watershed flood study; plus a Union Pacific creek crossing engineering study; should be required. Thank you.

Respectfully submitted,

Bill Hockey, Chairman, Templeton Area Advisory Group

Cc: TAAG Board Members



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo, CA 93408 • (805) 781-5252

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**MEMORANDUM**

January 5, 2011

To: Kerry Brown, Current Planning Division

Fr: Glenn Marshall, Public Works Development Services 

**SUBJECT: PUBLIC WORKS COMMENTS TO TRACT 2994 DRAINAGE ISSUES**

Anticipated drainage concerns associated with the development of Tract 2994 can be divided into two main issues: Drainage associated with the additional impervious area being proposed by the proposed development, and the grading (filling) of that portion of the project site located within the existing flood plain as shown on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM).

**Issue 1:**

To deal with development drainage the applicant's engineer is proposing direct discharge of storm flows into Toad Creek rather than detention via onsite drainage basins. Section 5 of the County Public Improvement Standards requires that proposed development projects handle waters generated by storms such that there are no adverse impacts to adjacent, upstream and downstream properties as a result of the development. Frequently retention or detention basins are utilized in a development design to mitigate development drainage and in certain communities basins are required. However, it is also a commonly accepted engineering practice to allow direct discharge of new development storm flows into existing natural drainage courses when it is determined to be advantageous.

However, the County also promotes Low Impact Development (LID). Onsite retention and detention basins can be considered LID facilities and are promoted extensively throughout the county when the underlying soils are conducive to percolation, such as the sandy soils of the Nipomo Mesa. During testimony at the December 7, 2010 Board of Supervisors hearing the applicant's engineer stated that LID would be incorporated in the project design by utilizing the proposed park areas as shallow percolation ponds. The import (fill) soils used to grade the project and ponds would allow for percolation.

Public Works Response to Issue 1:

Public Works has reviewed the preliminary flood study and supports the engineer's recommendation to directly discharge the site storm flows rather than detain the flows in a basin due to the close proximity of Toad Creek and the Salinas River. Requiring detention basins which meter out development storm flows to Toad Creek may only aggravate existing flooding conditions by adding development storm water volumes to the Toad Creek volumes.

It's best to move development flows through Toad Creek to the Salinas River thus maintaining Toad Creek's channel capacity for the watershed's peak discharge. County Code 8.68 will require that all development storm flows be filtered to the maximum extent possible prior to discharge into Toad Creek.

Public Works also supports the applicant's recommendations to utilize the proposed park areas as shallow percolation ponds.

#### **Issue 2:**

FIRM Community Panel 06079C0612F identifies that a portion of the project site is located within the 100-year flood plain, Zone AE. Zone AE is a detailed flood study area with flood water surface elevations determined. The applicant's engineer has proposed filling a portion of this area to provide for public improvements and residential and future commercial building pads. County ordinance has adopted FEMA requirements for grading within a FIRM identified flood plain and allows for no more than a 1-foot rise in the flood water surface elevation in an AE Zone. Other construction standards for flood zones are applicable in accordance with 22.14.060.

To compensate for the volume of stormwater storage displaced by grading (filling) in the floodplain the engineer has proposed realigning and widening that portion of Toad Creek along the northerly and westerly property frontage. According to the engineer's flood study these improvements to Toad Creek will mitigate the flood plain fill and meet County requirements.

#### Public Works Response to Issue 2:

Public Works staff engineers with expertise in hydrology and hydraulics have extensively reviewed the engineer's preliminary flood study. Although staff has identified minor calculation errors we support the engineer's assumptions methodology and conclusions. Should the Board approved this project the revisions to the report will be required prior to permit issuance. Additionally, FEMA review and approval of the Flood Study will be required as part of the Letter of Map Amendment, a project condition of approval prior to map recordation.

#### **Comments on the December 6, 2010 Fair Argument letter submitted by James Wood, PE**

At the December 7, 2010 Board hearing a letter was submitted from Mr. Wood, P.E. This letter is a written professional opinion that the project flood study is flawed and requested that an Environmental Impact Report be prepared. Although Mr. Wood is a State of California licensed Mechanical Engineer his letter provided no supporting evidence of his expertise in the field of storm water hydrology and hydraulics. In Mr. Wood's letter he identified issues which are paraphrased below together with Public Works comments:

#### Hydrology Issues:

*Paraphrased Comment 1:* Mr. Wood stated that there is no evidence that the upstream US 101 culverts actually reduce peak flows and therefore the results of the more conservative SCS HEC-HMS or Caltrans Regression be utilized rather than the FEMA design flows.

*Response 1:* Toad Creek between the Salinas River and US 101 is a detailed study area with Base Flood Elevations determined by FEMA using the HEC-1. Public Works has historically accepted the FEMA study data as technically accurate but also supports those cases when professional engineers choose to pursue a more conservative design approach, such as SCS HEC-HMS. The Caltrans Regression is considered a less conservative methodology.

Regardless, a Letter of Map Amendment processed with FEMA is a required condition of project approval. At that time additional professional review of the flood study will be performed by FEMA and the engineer will be responsible for addressing any of their concerns.

*Paraphrased Comment 2:* Mr. Wood stated that drainage assumptions found in the Templeton Community Design Plan (TCDP) should not cited in the flood study since it is not an engineering study.

*Response 2:* The drainage section of the TCDP was prepared by Engineering Development Associates, under the direction of Keith Crowe, a licensed civil engineer with notable local expertise in the field of storm water hydrology and hydraulics. Therefore, drainage discussions contained within the TCDP can be considered technically accurate.

Hydraulic Issues:

*Paraphrased Comment 3:* Mr. Wood stated the 10-foot fill is prohibited by the TCDP and should not be used for the flood analysis.

*Response 3:* The preliminary design plans show fill of up to 8-feet however it must be noted that only 1-2 feet of flood waters within the project flood plain are being displaced (per Section A of Vesting Tentative Tract 2994, page 3 of 6).

Guideline III.E.2, Third Priority Guideline states "The area east of Main Street must be removed from the flood hazard zone before more intensive uses can be allowed." It does not "prohibit" filling within the flood plain nor does County Code. The applicant is proposing to remove the flood hazard designation by filing a Letter of Map Amendment with FEMA. The engineer's flood study is the mechanism for amending the FIRM.

*Paraphrased Comment 4:* Mr. Wood states that a "more rigorous study" be performed on the effects of the railroad culvert to upstream Toad Creek be required.

*Response 4:* The engineer's flood study evaluates Toad Creek between the railroad culvert and Main Street culverts, and Appendix F of the engineer's flood study evaluates the theoretical capacity of the railroad culvert. The flood study was reviewed by staff engineers and found it sufficiently addresses the flooding and drainage issues as required for preliminary approval.

*Paraphrased Comment 5:* Mr. Wood states that Toad Creek improvements will result in an unattractive flood channel which violates the TCDP.

*Response 5:* The engineer's flood study provides proposed cross sections of the realigned Toad Creek which provide gentle vegetated side slopes and a trail. According to Page 1-5 of the October 28, 2010 Planning Commission meeting agenda, the proposed channel improvements are consistent with the TCDP.

*Paraphrased Comment 6:* Mr. Wood states the Flood Study is flawed and a formal Environmental Impact Report must be prepared.

*Response 5:* The engineer's flood report was reviewed by staff engineers having expertise in the field of hydrology and hydraulics and have determined that this preliminary report it is technically accurate and acceptable for further processing should the Board approve the project.

**Summary:**

Public Works disputes the Mr. Wood's Fair Argument claim based on the following facts. The preliminary flood study in question was prepared by a licensed civil engineering firm with known expertise in the field of hydraulics and hydrology. It was reviewed by a minimum of two County staff persons licensed as civil engineers and having years of experience and expertise in the field of hydraulics and hydrology. Although County staff engineers identified minor calculation errors we find the assumptions methodology and conclusions presented in the flood study to be consistent with County Codes and best engineering judgment. Therefore Public Works staff finds the preliminary flood study acceptable for further processing of the proposed project.

Should the Board approve this project then revisions to the report will be required prior to permit issuance. Additionally, FEMA review and approval of the Flood Study will be required as part of the Letter of Map Amendment, a project condition of approval prior to map recordation.



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**MEMORANDUM**

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**Issue 1:**

To deal with development drainage the applicant's engineer is proposing direct discharge of storm flows into Toad Creek rather than detention via onsite drainage basins. Section 5 of the County Public Improvement Standards requires that proposed development projects handle waters generated by storms such that there are no adverse impacts to adjacent, upstream and downstream properties as a result of the development. Frequently retention or detention basins are utilized in a development design to mitigate development drainage and in certain communities basins are required. However, it is also a commonly accepted engineering practice to allow direct discharge of new development storm flows into existing natural drainage courses when it is determined to be advantageous.

However, the County also promotes Low Impact Development (LID). Onsite retention and detention basins can be considered LID facilities and are promoted extensively throughout the county when the underlying soils are conducive to percolation, such as the sandy soils of the Nipomo Mesa. During testimony at the December 7, 2010 Board of Supervisors hearing the applicant's engineer stated that LID would be incorporated in the project design by utilizing the proposed park areas as shallow percolation ponds. The import (fill) soils used to grade the project and ponds would allow for percolation.

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Public Works has reviewed the preliminary flood study and supports the engineer's recommendation to directly discharge the site storm flows rather than detain the flows in a basin due to the close proximity of Toad Creek and the Salinas River. Requiring detention basins which meter out development storm flows to Toad Creek may only aggravate existing flooding conditions by adding development storm water volumes to the Toad Creek volumes.

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*Response 2:* The drainage section of the TCDP was prepared by Engineering Development Associates, under the direction of Keith Crowe, a licensed civil engineer with notable local expertise in the field of storm water hydrology and hydraulics. Therefore, drainage discussions contained within the TCDP can be considered technically accurate.

Hydraulic Issues:

*Paraphrased Comment 3:* Mr. Wood stated the 10-foot fill is prohibited by the TCDP and should not be used for the flood analysis.

*Response 3:* The preliminary design plans show fill of up to 8-feet however it must be noted that only 1-2 feet of flood waters within the project flood plain are being displaced (per Section A of Vesting Tentative Tract 2994, page 3 of 6).

Guideline III.E.2, Third Priority Guideline states "The area east of Main Street must be removed from the flood hazard zone before more intensive uses can be allowed." It does not "prohibit" filling within the flood plain nor does County Code. The applicant is proposing to remove the flood hazard designation by filing a Letter of Map Amendment with FEMA. The engineer's flood study is the mechanism for amending the FIRM.

*Paraphrased Comment 4:* Mr. Wood states that a "more rigorous study" be performed on the effects of the railroad culvert to upstream Toad Creek be required.

*Response 4:* The engineer's flood study evaluates Toad Creek between the railroad culvert and Main Street culverts, and Appendix F of the engineer's flood study evaluates the theoretical capacity of the railroad culvert. The flood study was reviewed by staff engineers and found it sufficiently addresses the flooding and drainage issues as required for preliminary approval.

*Paraphrased Comment 5:* Mr. Wood states that Toad Creek improvements will result in an unattractive flood channel which violates the TCDP.

*Response 5:* The engineer's flood study provides proposed cross sections of the realigned Toad Creek which provide gentle vegetated side slopes and a trail. According to Page 1-5 of the October 28, 2010 Planning Commission meeting agenda, the proposed channel improvements are consistent with the TCDP.

*Paraphrased Comment 6:* Mr. Wood states the Flood Study is flawed and a formal Environmental Impact Report must be prepared.

*Response 5:* The engineer's flood report was reviewed by staff engineers having expertise in the field of hydrology and hydraulics and have determined that this preliminary report it is technically accurate and acceptable for further processing should the Board approve the project.

**Summary:**

Public Works disputes the Mr. Wood's Fair Argument claim based on the following facts. The preliminary flood study in question was prepared by a licensed civil engineering firm with known expertise in the field of hydraulics and hydrology. It was reviewed by a minimum of two County staff persons licensed as civil engineers and having years of experience and expertise in the field of hydraulics and hydrology. Although County staff engineers identified minor calculation errors we find the assumptions methodology and conclusions presented in the flood study to be consistent with County Codes and best engineering judgment. Therefore Public Works staff finds the preliminary flood study acceptable for further processing of the proposed project.

Should the Board approve this project then revisions to the report will be required prior to permit issuance. Additionally, FEMA review and approval of the Flood Study will be required as part of the Letter of Map Amendment, a project condition of approval prior to map recordation.