



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

ENVIRONMENTAL DETERMINATION NO. ED13-044

DATE: November 27, 2013

PROJECT/ENTITLEMENT: Filipponi & Boneso Phased Vesting Tentative Tract Map (Tract 2992)/
Conditional Use Permit (SUB2008-00019)

APPLICANT NAME: Douglas Filipponi & Steve Boneso

ADDRESS: PO Box 932, Paso Robles, CA 93447

CONTACT PERSON: Mandi Pickens, Kirk Consulting

Telephone: (805)461-5765

PROPOSED USES/INTENT: Request by Douglas Filipponi and Steve Boneso for a Phased Vesting Tentative Tract Map (Tract 2992) and a concurrent phased Conditional Use Permit to allow for the subdivision and mixed-use development of three existing parcels and a remainder (Tract 2559), totaling 15 acres, into 8 commercial lots, ranging in size from 0.98 acres to 3.53 acres, and 2 residential lots, of approximately 13,000 square feet each. The project includes the development of the commercial lots with approximately 42,400 square feet of commercial retail space, 62,700 square feet of office space, and a 66,000 square foot hotel (120 units). Each proposed residential lot would be developed with a single-family residence.

LOCATION: Northwest corner of Las Tablas Road and Bennett Way, Templeton, California

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

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

OTHER POTENTIAL PERMITTING AGENCIES: U.S. Army Corps of Engineers

STATE CLEARINGHOUSE REVIEW: YES NO

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as *Lead Agency*
 Responsible Agency approved/denied the above described project on _____, 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 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.

Xzandrea Fowler

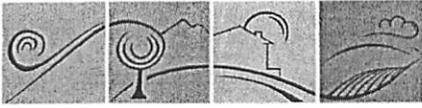
County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
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(ver 5.1) Using Form

Project Title & No. Filipponi/Boneso Mixed-use Development: Phased Vesting Tentative Tract Map and Conditional Use Permit; ED13-044 (SUB2008-00019)

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 checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input 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 /Hydrology
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input 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.

Xzandrea Fowler
Prepared by (Print)

Xzandrea Fowler
Signature

November 22, 2013
Date

Ellen Carroll
Reviewed by (Print)

Ellen Carroll,
Environmental Coordinator
Signature (for) *11-25-13*
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 County Planning Department 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 Current Planning Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Douglas Filipponi & Steve Boneso for a Phased Vesting Tentative Tract Map (Tract 2992) and a concurrent phased Conditional Use Permit to allow for the subdivision and mixed-use development of three existing parcels and a remainder (Tract 2559), totaling approximately 15 acres, into 8 commercial lots, ranging in size from 0.98 acres to 3.53 acres, and 2 residential lots, of approximately 13,000 square feet each. The project includes the development of the commercial lots with approximately 42,400 square feet of commercial retail space, 62,700 square feet of office space, and a 66,000 square foot hotel (120 units). Each proposed residential lot would be developed with a single-family residence. The proposed project is within the Commercial Retail, Office Professional and Residential Single Family land use categories and is located at the northwest corner of Las Tablas Road and Bennett Way, in the community of Templeton. The project site is within the Salinas River planning area.

ASSESSOR PARCEL NUMBER(S): 040-371-001, 040-289-030, 040-331-020

Latitude: 35° 33' 15.8826" N Longitude: -120° 43' 15.7506" W

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Salinas River, Templeton

TOPOGRAPHY: Gently sloping to moderately sloping

LAND USE CATEGORY: Commercial Retail , Office and Professional, Residential Single Family

VEGETATION: Mostly barren with one large valley oak tree

COMBINING DESIGNATION(S): Not applicable

PARCEL SIZE: Approximately 15 acres (includes 3 parcels & the remainder)

EXISTING USES: Undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Single Family; Single-family residences	<i>East:</i> Commercial Retail; Undeveloped
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<i>South:</i> Office and Professional and Residential Multi-family; Offices and multi-family residences	<i>West:</i> Office and Professional; Medical offices
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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) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</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 proposed project site consists of four parcels totaling approximately fifteen acres located on the north side of Las Tablas Road with Bennett Way to the immediate east. The parcels are currently undeveloped and contain gently to moderately sloping terrain with little existing vegetation. The surrounding area is characterized by single and multifamily dwellings, office and commercial buildings, and the Twin Cities Hospital and accompanying medical offices.

The applicant is proposing to subdivide three existing parcels totaling nearly fifteen acres into eight commercial lots. The single family residential portion is proposed to be subdivided into two residential parcels. Each of the eight commercial lots would include one of the commercial buildings that are being proposed for the site.

Design Standards. The project site is subject to the Templeton Community Design Plan standards. The project has been designed to comply with those standards since the project will cluster the structures, preserve the natural topography and provide architectural interest that replicates Templeton's history. The following design features have been proposed by the applicant:

- Project is a clustered, campus-like design
- Building coverage is approximately 18% of the site
- 10 foot minimum setbacks for commercial and office structures
- 20 foot to 80 foot setbacks between office buildings and residential developments
- Sound attenuation walls and landscaping between non-residential and residential uses
- Parking areas located near front setbacks and public road frontages are setback a minimum of 20 feet from the property line
- All parking areas will have islands and tree wells to achieve the 605 shade requirement
- All parking areas will be landscaped with a variety of trees, shrubs and native grasses and textured pedestrian pathways
- Transitional areas are providing walkways, seating and landscape are located between all buildings and parking areas
- Parking areas are surrounded by buildings and landscaped corridors, thus obscuring views of the parking from public streets

- Perimeter walls and landscape are proposed to screen views from nearby adjacent
- All buildings are under 35 feet, except for one, which has an entrance with architectural emphasis at 39 feet in height
- Each building relates to one another
- Buildings are designed so that blank walls are avoided
- Buildings have large storefronts, varied rooflines, recessed entrances and windows, decorative balconies, trellises, decks, different materials for siding and surfaces (stucco, wood, stone, columns and trellises), and colors (earth tones with accents to add visual interest)
- No storage or service areas are visible from public street view, and will be screened with walls and landscape
- Small pocket courtyards with landscaped tree wells in between buildings to provide public gathering areas
- Site design includes sidewalk connection at front and side locations, along public roads, to encourage pedestrian traffic, from other nearby developments
- Drive aisles have been designed perpendicular to the buildings so that pedestrians can walk parallel to the moving cars
- Queuing setbacks are a minimum of 40 feet from the curb to allow for adequate space for sit egress and turning movements
- Buildings are street oriented through the incorporation of architectural dimension large windows, decorative features, and pedestrian walkways
- All exterior building lighting will be under 1 foot-candle
- Decorative site and building lighting will be downward shielded
- All rooftop equipment will be screened

Public vantage. The project is located at the northwest corner of the Las Tablas Road and Bennett Way intersection. Las Tablas Road entrance is approximately 40 feet wide with decorative paving and landscaped median. It included a one lane entrance and two lane exiting (left and right turning queues) onto Las Tablas Road. The entrance from Bennett Way is 30 feet wide with two lanes. Both driveways are distinguished with landscape and monument signage.

Impact. The proposed site and commercial/office buildings will be visible from major roadways in Templeton, specifically Las Tablas Road and Hwy 101. The project proposes building types that are consistent with the surrounding area in volume, aesthetic style and materials, and use. Furthermore, the project proposes landscaping that, when matured, will visually mesh the project in with existing multifamily, single family, office, and professional uses in the area. Parking areas will be obscured from public streets.

Nighttime Lighting. Nighttime lighting for the project during operation has the potential to be visually intrusive in the landscape and be a source of nighttime glare including lights from commercial buildings, parking lots and the proposed hotel.. Signage lighting that is visible to passersby is a potential source of glare. Given the number of structures and proposed parking areas, lighting in these areas could provide a source of light and glare that could affect surrounding residential uses.

While night construction is not planned, it may be necessary to extend construction into the evening. In these instances, temporary lighting would be used. This could create a significant glare impact.

Referrals. The Templeton Area Advisory Group (TAAG) was sent a referral for review of the project, and approved the project on June 20, 2013. During the review process, several members of TAAG and “numerous members of the public” expressed concern with the three story hotel and the visual impacts on the adjacent private homes; however, TAAG did not make any recommendation to alter any part of the design in relation to the hotel, nor did the advisory body place any design conditions on the project in relation to the hotel and its impacts to neighboring residences; TAAG as a whole “feels this is a good location for this type of project, [the site] is zoned appropriately and can lead to a

substantial benefit to the Templeton Community.”

The proposed three story hotel would be located in the south west corner of the site adjacent to Las Tablas Road and an existing office development. Therefore, the proposed hotel location is more than 250 feet from the nearest single family residence, and should result in less than significant privacy and/ or visual impacts to the existing single family residences located along the northern border of the project site.

Mitigation/Conclusion. A lighting plan is required by ordinance. The plan will require demonstration of all exterior lighting to be shielded or directed so as to not illuminate beyond the property boundaries. With proper application of the lighting plan, general illumination level may increase slightly in the area, but the significant impact will be reduced to a level of insignificance.

2. AGRICULTURAL RESOURCES
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</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. The proposed project site is located within the Commercial Retail, Office/Professional and Residential Single Family land use categories. The soil types and classes for “non-irrigated and “irrigated” soil, as described in the Natural Resource Conservation Service (NRCS) Soil Survey, include: Arbuckle-San Ysidro Complex (non-irr: IV, irr: II), Gazos Shaly Clay Loam (non-irr:IV, irr:IV), and Lockwood-Conception Complex (non-irr: IV, irr: II/III). Surrounding land uses include residential and commercial development. No agricultural incompatibility impacts would occur.

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

Land Use Category: Commercial Retail, Office/Professional, Residential Single Family

Historic/Existing Commercial Crops: None

State Classification: Farmland of Statewide Importance

In Agricultural Preserve? No

Under Williamson Act contract? No

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

Arbuckle-San Ysidro complex (2 - 9% slope).

Arbuckle. This gently sloping coarse loamy soil is considered moderately drained. The soil has moderate erodibility and low 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.

San Ysidro. This gently sloping coarse loamy soil is considered moderately to well drained. The soil has high erodibility and low 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.

Lockwood-Concepcion complex (2 - 9% slope).

Lockwood. This gently sloping soil is considered well drained. The soil has moderate 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.

Concepcion. This gently sloping soil is considered very poorly drained. The soil has moderate erodibility and low 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.

Lockwood-Concepcion complex (9 - 15 % slope).

Lockwood. This moderately sloping soil is considered moderately drained. The soil has moderate 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 III when irrigated.

Concepcion. This moderately sloping soil is considered very poorly drained. The soil has moderate erodibility and low 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 III when irrigated.

Gazos shaly clay loam (9 - 30 % slope). This moderately sloping, gravelly fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Mitigation/Conclusion. No agricultural incompatibility impacts would occur; therefore no mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GREENHOUSE GASES				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following provides a summary of historic and existing air quality conditions that relate to the project's potential impacts to or from existing ambient air quality or projected air quality.

Non-Attainment. The County is within the South Central Coast Air Basin, which is currently considered by the state as being in "non-attainment" (exceeding acceptable thresholds) for particulate matter (PM₁₀, or fugitive dust) and ozone.

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) (and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM₁₀), that becomes airborne and finds its way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone.

APCD Program. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) 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 (CAP) has been adopted (prepared by APCD).

Local Air Quality. The project is nearest to the Atascadero-Lewis Avenue Air Quality Monitoring Station. Based on the latest air monitoring station information, the trend in air quality in the general area is unchanged.

Referral. As required by Section 22.10.030 of the County's LUO, the proposed project was referred to the County of San Luis Obispo Air Pollution Control District (APCD) for review and determination of any air quality impacts potentially resulting during both the project's construction and operational phases.

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming or climate change. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Impact. The proposed project would subdivide the existing vacant 15 acres into eight commercial properties and two single family residences. The proposed commercial properties would consist of a 53,200 square foot commercial retail space, a 62,700 square foot office space, and a 66,000 square foot 120 unit hotel. The project proposes 685 parking spaces, some of which would be shared spaces for the various proposed land uses.

The adjacent properties that border the site on the north and west edges of the proposed project site are residential dwelling units and the western edge of the property line of the proposed project is located approximately 350 feet away from the Twin Cities Community Hospital. According to the CEQA Handbook prepared by the APCD, hospitals and residential dwelling units are typically considered sensitive receptors and are considered to have an increased sensitivity to air pollution and environmental contaminants. Sensitive receptors that are within 1000 feet of possible construction and operational emissions are taken into consideration when evaluating air quality impacts, though sensitive receptors outside of that range may also be considered in circumstances that warrant such attention.

Fugitive Dust (PM₁₀). Implementation of the proposed project would result in the generation of dust, potentially affecting local residents and businesses in close proximity to the project site. Dust complaints could result in violation of the APCD's nuisance rules, a potentially significant air quality impact.

Naturally-Occurring Asbestos. According to the APCD, 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.

Developmental Burning. The applicant does not propose the burning of any vegetation as a result of construction or operational activities. Therefore no impact is anticipated.

As proposed, the project will result in the disturbance of approximately 588,000 square feet (or 90% of ~15 acres), which requires roughly 80,000 cubic yards of cut, 35,000 cubic yards of fill and 45,000 cubic yards exported to an approved site. A traffic study (ATE, Las Tablas Village Project Traffic, Circulation and Parking Study, September 10, 2012) prepared for the proposed development indicated that the project would result in approximately 5,397 average daily trip ends. The project will incorporate principles of mixed-use design to reduce vehicle trips and increase pedestrian activity, and may increase the potential for the use of existing mass transit. The San Luis Obispo Air Pollution Control District (SLO APCD, Las Tablas Village/ Boneso Mixed Use Project Referral letter, October 14, 2011) indicated that the mixed-use aspects of the proposed project's design are consistent with several of the APCD's land use goals and policies in the county's Clean Air Plan (CAP). The APCD also indicated that the proposed project's location within the community provides an opportunity for infill within the Templeton Urban Reserve Line, which is consistent with sustainable growth strategies outlined in the CAP and Conservation and Open Space Elements of SLO County's General Plan.

Construction Phase Impacts: The APCD evaluated construction impacts of the proposed project using the default settings of CalEEMod version 2011.1.1, a computer model for estimating construction emissions related to development of land uses. Modeling results indicated that the construction of the project would exceed the APCD's 137 pound per day and 2.5 ton per quarter thresholds for ozone precursors, reactive organic gases (ROG) and nitrogen oxides. In addition, the grading and hauling phase of the project's construction phase would exceed the APCD's 7 pound per day diesel particulate matter threshold and the fugitive dust threshold of 4 worked acres.

Operational Phase Impacts: The APCD staff evaluated the operational impacts of this project using default settings coupled with the traffic study average daily trip rates for the project in CalEEMod version 2011.1.1, a computer model used to estimate operational emissions related to the development of land uses. The modeling results were 81 pounds per day of ozone precursor

emissions, which demonstrate that the project would significantly exceed the APCD's 25 pound per day threshold for ROG plus NOx emissions. Due to the fact that the project will be phased, and can accommodate a variety of commercial uses, an accurate analysis for future operation impacts is difficult to quantify. However, given the size and commercial aspect of the project, it is assumed that the operational impacts would exceed the established APCD thresholds.. APCD suggests that applicant works in conjunction with APCD, and hire a consultant to refine the air quality modeling as the phases are developed and appropriate mitigation chosen from, or developed in mind with APCD CEQA Air Quality Handbook measures, should be applied.

Greenhouse Gas Impacts: Preliminary modeling from the APCD indicates that the operational phase GHG impacts from the project, combined with amortized construction phase GHG impacts are 4,602 metric tons of carbon dioxide equivalent (CO2e) emissions per year. This exceeds the "Bright Line Threshold" resulting in a significant contribution to cumulative greenhouse gas emissions.

Mitigation/Conclusion.

Asbestos. To ensure that naturally occurring asbestos is not released into the air during grading and site disturbance activities associated with the proposed project, the applicant is required to conduct a geologic investigation to determine if asbestos is present. If asbestos is present, the applicant shall comply with the *State Air Resources Board Air Toxics Control Measures (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations*. Compliance measures may include, but are not limited to implementation of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program.

Fugitive Dust (PM10). To minimize nuisance dust, impacts, the applicant is required to implement APCD fugitive dust mitigation measures including the use of water trucks or sprinkler systems to water down air borne dust, re-vegetation of disturbed areas, limited vehicle speeds (15 miles per hour), the use of wheel washers where vehicles enter and exit unpaved roads onto streets, and the use of covers on all trucks transporting soil and material (refer to Exhibit B for a full list of mitigation measures).

Developmental Burning. No impact is anticipated, therefore no mitigation is required.

Construction Phase Impacts. To reduce construction emission impacts to a level of insignificance, the applicant will be required to implement the APCD Standard Mitigation Measures including: maintenance of all construction equipment in proper tune, use of ARB certified motor vehicle diesel fuel, use of diesel construction equipment meeting ARB's Tier 2 certified engines and limitation of diesel idling times and locations of staging and equipment queuing areas. Please refer to Exhibit B for a full list of mitigation measures.

Operational Phase Emissions. To mitigate for the anticipated generation of NOX and ROG exceeding APCD thresholds, the applicant shall incorporate APCD standard and discretionary mitigation measures for exceedances including improvements to site design, energy efficiency, and transportation design management (refer to Exhibit B for a full list of mitigation measures).

Greenhouse Gas Impacts. To mitigate for the generation of greenhouse gases, the applicant will need to incorporate mitigation measures. The measures required for reduction of operational phase pollutants (noted above) will also assist in the reduction of greenhouse gas emissions. In addition to the inclusion of the air quality controls contained in the grading ordinance, to minimize the potential air quality impacts, the applicant shall implement the mitigation measures described above, and shall also be required to implement additional mitigation measures, as specified in Exhibit B-Mitigation Summary Table (please refer to the end of this document for details) to mitigate all identified air quality impacts to levels of insignificance.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?</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"/>

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

Setting. The 15 acre project site is undeveloped and is surrounded on three sides by commercial or residential developed areas. The proposed project site supports grasslands, and one mature valley oak tree. A seasonal drainage crosses the property at a diagonal from the medical center on the west to a culvert under Las Tablas Road.

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

On-site Vegetation: Grasslands and one large valley oak tree is located the western portion of the property

Name and distance from blue line creek(s): Nearest creek is approximately 800 feet from southern property line of proposed project site

Habitat(s): Ruderal, California Annual Grassland, Seasonal Drainage

The Natural Diversity Database (or other biological references) identified species potentially existing within approximately one mile of the proposed project. A Biological Report (July 2008) was prepared by Althouse and Meade, Inc. including a field survey of the project site to determine if any sensitive habitat or species are located, or have the potential to be present, on the project site. The findings of that report are summarized as follows:

Habitat Types

California Annual Grasslands. California annual grassland is the dominant habitat type on the project site. Dominant grasses include (*Avena fatua*). Maintenance of the site for fire control has reduced shrubs to one willow and resulted in grassland over most of the project site. Coyote bush (*Baccharis pilularis*) is re-sprouting in the northwest corner of the property and uncommonly across the property. The grassland intergrades to ruderal along Las Tablas Road, and abuts landscaping along the Medical Center to the west. Star thistle is a late season plant that dominates sections of the property. The northern portion of the property is dense with star thistle. Areas with thicker star thistle are very

poor wildlife habitat. A small patch of non-native black locust (*Robinia pseudoacacia*) is re-sprouting on a grassland hill slope facing Las Tablas Road, and is green in July.

Seasonal drainage and wetland. A seasonal drainage crosses the property at a diagonal from the medical center on the west to a culvert under Las Tablas Road. Water flows in this drainage during storm events. Wetland habitat occurs in portions of the drainage, in part due to runoff and landscape water from the adjacent medical center and residential neighborhood. Standing water and saturated soils have been observed.

Ruderal. Ruderal vegetation occurs along Las Tablas Road. Star thistle is common on the banks of the roadway and along the road shoulder.

No habitat listed by the California Department of Fish and Wildlife (CDFW) as sensitive natural communities occur on the property.

Plant List

Flouristic surveys conducted in May, June and July of 2008 identified 44 species of plants on the project site. The flora of the property is composed of approximately 80 percent introduced species (excluding landscape species). Of the forty-four species of plants identified on the property nine were native species, and thirty-five were introduced species. Special status plants were not found on the property.

Wildlife List

More than 53 animal species have the potential to occur on the property. These include at least 4 amphibians, 7 reptiles, 31 birds, and 16 mammals. The California annual grassland habitat found on the property supports a fauna consisting of common wildlife species. Species included in the wildlife list were animals that were observed on the project site by the biologists, or were reported in the CNDDDB for the site, or are expected to be found if observations were extended.

Special Status Plants and Animals. The CNDDDB and CNPS On-line Inventory of Rare and Endangered Plants of California contain records for 55 special status species and one sensitive natural community within the designated search area, which included the Templeton, Paso Robles, Atascadero, York Mountain, and Morro Bay North USGS 7.5 minute quadrangles. Special status plants were not found on the property and are not expected to occur. Appropriate habitat and soil conditions are present for three special status animals. One special status animal could potentially occur on the property.

Western spadefoot toad (*Spea hammondi*) is a California Species of Special Concern known from ephemeral pools in open grassland habitats across the interior region of San Luis Obispo County. Spade foot toads remain underground for most of the year, emerging to breed in ephemeral pools during the rainy season. Development of the larvae from egg to metamorphosis can be very quick. In May 2007, the biologist identified spadefoot toad larvae in four ephemeral pools located along the railroad right-of-way approximately 1.2 miles east-northeast of the property. Dispersal from known breeding pools northeast of the property is unlikely due to the dense residential area and highway 101 separating the sites. Spadefoot toad requires small pools or puddles to breed. Appropriate pools were not found on the property during previous surveys (for the residential development to the north) and no evidence of puddles or pools capable of supporting spadefoot toads were found on the property in 2008. Western spadefoot toads were not found on the property and are not expected to occur.

Impact. Construction of the proposed project would result in impacts to a seasonal drainage, ruderal habitats consisting of non-native vegetation, and California annual grassland. Construction activities could impact common plant and animal species, nesting birds, and one native oak tree.

Habitat Impacts

Ruderal. All existing ruderal habitat on the property would be converted to anthropogenic habitat consisting of residential units and commercial land use. The loss of ruderal habitat on the property could negatively affect common animal species such as California ground squirrel and desert cottontail. Removal of ruderal habitat is not a significant impact.

California annual grassland. California annual grassland habitat of the property would be removed. Removal of low quality annual grassland habitat would not be a significant impact.

Seasonal drainage. The seasonal drainage and wetland would be filled by the proposed project. A culvert would be installed to carry nuisance and storm water across the site to Las Tablas Road where it would be conveyed under the road. The loss of the low quality wetland and waters would be a significant but mitigable impact.

Valley Oak Tree Impact

One valley oak tree occurs on the property that will be retained according to the proposed project plan. The tree is forty-eight inches in diameter at breast height, and is in good condition. One of the three main trunk branches broke off the tree approximately 10 years ago. The tree has been incorporated into the project plan within a courtyard. Appropriate supervision of the tree root zone by a licensed arborist and protective fencing at the maximum extent feasible from the canopy edge would be necessary during construction to prevent root zone damage and protect the long-term health of the tree. The natural drainage of the site will be altered by grading for development and installation of impervious surfaces. This could affect the viability of this large oak tree.

Common Wildlife Impacts

Nesting habitat. Common bird species may nest in grasslands and shrubs on the property. Raptor nests were not observed on the property during the biologist surveys. Impacts to or take of common nesting birds can be avoided.

Reduction of wildlife movement corridors. Wildlife movement across the property is highly localized due to the surrounding residential and commercial land uses. A significant wildlife movement corridor does not exist on the property.

Displacement and/or take. Common wildlife species currently living on the property or using the property as transients would be permanently displaced from the property. Take of common species may occur. Take of common species at this scale would be an insignificant impact.

Special Status Species Impacts

Special status plants do not occur on the property due to the lack of appropriate habitat. Development on the property would not result in impacts to special status plants.

One special status animal could potentially occur on the property. Special status species were not observed on the property during surveys. Western spadefoot toad is a sensitive amphibian that is known to breed in the Templeton area. Appropriately timed and implemented pre-construction surveys for special status species would reduce the potential for impacts to special status animals to a less than significant level.

Western spadefoot toads were not found on the property during appropriately timed surveys for breeding amphibians. The spadefoot toad is not expected to occur on the property in the future due to the lack of appropriate habitat and degradation of dispersal areas between the property and known breeding pools. The proposed project would not impact the Western spadefoot toad.

Mitigation/Conclusion.

Seasonal drainage. The project would result in filling the existing seasonal drainage and wetland and

replacing the flow path with a culvert pipe. A jurisdictional determination by the U.S. Army Corps of Engineers would establish a Clean Water Act permitting path for the project. If the Corps takes jurisdiction of the drainage, mitigation would be at least a two to one replacement of the wetland and waters filled. Wetland delineation should be completed and verified by the Corps to determine impacts to federal wetlands and waters. Loss of this section of the seasonal drainage may affect common amphibians and wildlife. Offsite mitigation would be required to reduce this impact to a less than significant level.

Valley oak tree. The forty-eight inch valley oak tree could be impacted by construction activities. Mitigation of potential impacts can be accomplished by protective measures conducted during construction.

The standard mitigation ratio established for impacted oak trees is 2:1. The applicant has agreed to provide for the planting, in kind at a ratio of 2:1, of oak trees to mitigate for the one oak tree that will be impacted as a result of the proposed project. A total of two (2) oak trees will be required to be planted to mitigate for the one impacted oak tree.

As a result of the project, newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g. deer, rodents), regular weeding (minimum of once early fall and once early spring) of at least a three-foot radius out from plant and adequate watering (e.g. drip-irrigation system or similar). Watering shall be controlled so only enough is used to initially establish the tree. Planting during the driest months (June through September) shall be avoided. The applicant shall retain a qualified individual to plant and monitor the two new oak trees for at least five years.

Nesting Habitat. Migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act of 1918. California Department of Fish and Wildlife Code prohibits take of all birds and their active nests including raptors and other migratory non-game birds. 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.

With the incorporation of the mentioned measures, and the mitigations as specified in Exhibit B-Mitigation Summary Table, impacts upon biological resources will be reduced to a less than significant level.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical 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 Southern Salian. A surface survey conducted in the vicinity of the project site near Twin Cities Hospital did not result in the discovery of cultural resources (Conway; November 27, 2001). The report concluded that the project area has a low potential for the presence of archaeological resources based on the records search, the results of previous surveys on adjacent properties, and the lack of notable physiographic features and nearby water sources to influence prehistoric settlement. Based on the results of that report and the results of seven other archaeological surveys conducted within a

quarter mile of the proposed project site; no archaeological resources would likely be impacted by the proposed project.

Paleontological Resources. A Paleontological Resource Assessment for the project site was performed by Cogstone Resource Management, written and investigated by Sherri Gust in July 2008. This report studied the area of overlap between the previous study and the current proposed project site; this overlap occurs on the western side of Bennett Way, which is the area investigated by Sherri Gust.

An intensive pedestrian survey for paleontological resources of the project parcel was negative with no resources observed.

Impact. A pedestrian survey was conducted by Sherri Gust in July 2008 that was negative with no resources observed. The project site is located on the Quaternary Older Alluvium and/or Paso Robles Formation overlying the lower shale of the Monterey Formation. These geological formations are considered to have high paleontological significance and have produced several significant documented paleontological resources in San Luis Obispo County including: fossil elephant, horse, bison, elk, terrestrial mollusk, crustaceans, three-spine stickleback, giant tortoise, rodent, elephant, yesterday's camel, fossil kelp, brittlestars, marine fishes, blue footed booby, sea lion, sea hippo, dolphins, and whales (Cogstone; 2003 & 2008). During field survey conducted by Sherri Gust of Cogstone, no fossils were observed or collected. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Although no evidence of fossils were observed or collected during the survey, the report concluded that potentially sensitive fossil-bearing rock units may be located on the project site, because fossils were recovered in the Monterey Formation in nearby parcels to the north and west during grading, increasing the probability that the project may also yield paleontological resources in this formation. All grading operations may result in the destruction of fossils and a significant adverse impact on the region's paleontological resources.

Mitigation/Conclusion. To mitigate for potentially significant adverse project specific and cumulative impacts to paleontological resources, the applicant has agreed to submit a Paleontological Monitoring and Recovery Plan (PMRP) for the review and approval of the County of San Luis Obispo. The PMRP would provide for the scope and timing of a consulting paleontological monitor's presence and methods of resource protection and recovery. The Plan shall be implemented and submitted by the consulting paleontologist. Implementation of the above measures would reduce potential impacts to paleontological resources to a level of insignificance.

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", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <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"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

Setting. The site topography is essentially rolling hills with gentle to moderate slopes. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low to moderate. No active faulting is known to exist on or near the subject property. A Preliminary Soils Investigation report (Buena Geotechnical Services; May 12, 2003) did not identify any conditions on the project site that would require geotechnical engineering mitigation beyond standard measures required by law. There is no evidence that measures above what would already be required by ordinance or code are needed.

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

- Topography: Gently sloping to moderately sloping
- Within County's Geologic Study Area: No
- Landslide Risk Potential: High
- Liquefaction Potential: Low
- Nearby potentially active faults?: No Distance? Not applicable
- 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: A seasonal drainage crosses the property at a diagonal from the medical center on the west boundary to a culvert under Las Tablas Road. The drainage carries storm water during and immediately following rain events. Runoff and landscape water from the adjacent medical center and residential neighborhood enter the drainage during the dry season. Standing water and saturated soils were observed in June 2008, according to the Wetland Delineation report prepared for the project site

by Althouse and Meade in March 2009. A large nuisance water pipe outlet is located in the drainage approximately 200 feet from the western property boundary, and appears to be the source of some of the water in the drainage during summer months. Pondered water was observed in June 2008 at some distance from the culvert outfall.

A second seasonal drainage crosses the northeast corner of the Property before flowing under Bennett Way into a detention basin on an adjacent property.

As described in the Natural Resources Conservation Service (NRCS Soil Survey, these soils are very poorly to moderately drained.

Sedimentation and Erosion: The soil types mapped for the site include: Arbuckle-San Ysidro Complex, Gazos Shaly Clay Loam, and Lockwood-Conception Complex. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility and has a low to high shrink-swell characteristic.

Impact.

Drainage. Modification of existing drainage patterns and the creation of impervious surfaces on the project site would change the amount and direction of storm water runoff and potentially cause erosion and sedimentation. The applicant is proposing to install a storm water system, consisting of various storm drain manholes and inlets throughout the site that will drain into underground storage basins; three underground detention basins with the ability to hold 60,000 cubic feet in volume; the system will also incorporate Low Impact Development design (rain gardens and bio-swales for additional storm water infiltration). The proposed system will allow the project's runoff to be detained and mitigated to release at the 2-year pre-development discharge rate. As designed the proposed basins will achieve County standards and will not contribute to downstream deficiencies.

Sedimentation and Erosion. Total grading activities and site disturbance would be approximately 13.5 acres for tract improvements and building pads. If grading occurs before, during, or immediately following a rain event, significant erosion and sedimentation impacts may occur.

Mitigation/Conclusion. Pursuant to Section 22.52.090 of the County Land Use Ordinance (Title 22 of the County Code), an erosion and sedimentation control plan is required for the review and approval by the County Departments of Public Works and Planning and Building. The plan would be required by ordinance to include both temporary and final measures including, but not limited to, the use of the hay bales, straw wattles, silt fencing, jute netting, hydro seeding, or other soil stabilization measures. Implementation of this required plan adequately addresses any potential impacts; therefore no additional mitigation measures are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</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/Impact. The proposed project site is an undeveloped parcel dominated by grasslands and one valley oak tree. Surrounding land uses include residences, offices, retail businesses, and a hospital. The project site is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. The proposed project is within a moderate fire hazard severity area. No impacts as a result of hazardous materials are anticipated. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. The proposed project was referred to the Templeton Fire Department for review. No significant fire safety risk was identified; however, standard fire safety measures are

required by the Templeton Fire Department. These measures include the installation of hydrants throughout the proposed development, the installation of water sprinklers, minimum 20-foot fire access within the existing circulation, fire department access to roofs on buildings exceeding 20 feet in height, and County and fire department addresses. Implementation of these standard requirements is required, and no additional 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

Noise Exposure. The project's east boundary is located near the US 101 Highway, a major noise source that produces noise levels of 60 decibels that spill into the project area. Adjacent to the southern border of the site is Las Tablas Road, which produces noise levels of 70 decibels that penetrate about 50 feet into the site, 65 decibels that penetrate 110 feet into the site, and 60 decibels that penetrate about 230 feet into the site. An acoustic study performed by David Dubbink Associates in August 2010 (amended October 2013) determined that the most significant sources of noise would be from Las Tablas Road, Bennett Way, and helicopters using the landing pad at the Twin Cities Hospital.

Noise Generation. Implementation of the proposed project would potentially result in the generation of approximately 5,397 daily traffic trips. Generation of these trips would contribute to the cumulative generation of transportation-related noise. The proposed project site is located in the midst of a major highway, residential development, commercial development, and Twin Cities Hospital, therefore, generation of these trips would not result in a significant level of transportation-related noise.

Impact.

Noise Produced. The proposed development plan shows all of the structures surrounded by driveways and by parking which will expose the neighboring developments (primarily the residential development to the north) to noise from general parking lot noises; cars starting, doors closing, and occasional alarms or horns sounding. A drive through window is proposed at the western end of one

of the centrally located buildings. There are also trash enclosures that are independent of the buildings. The project could result in significant noise impacts to surrounding residential uses. Construction noise impacts to adjacent sensitive receptors (e.g. residential, hospital, office) are not subject to the noise standards in the Land Use Ordinance provided that construction occurs within the hours provided in the Ordinance. Construction activities outside those hours, if in proximity to adjacent sensitive receptors, could be significant.

Noise Exposure. Noise that is generated by Las Tablas Road, Bennett Way, and the US 101 freeway was determined to be insignificant by County standards, according to the acoustical study. The expected noise levels were within the parameters established in the Noise Element for the proposed uses. Helicopter flyovers to the hospital will produce considerable amounts of noise to the office buildings and hotel that are proposed for the site, both of which can be considered noise sensitive uses; however, these flights will be very infrequent. According to the acoustical study, they generally occur only four to ten times per month. Noise produced by these flights will be disruptive to some activities in the proposed office buildings and hotel, but they will not exceed the County thresholds. The acoustic study did recommend, however, that a condition of the project be that potential tenants will be notified of the existence of helicopter noise impacts, and that noise deafening be emphasized in the construction process and perhaps be required to meet the standards of 30 NLR.

Mitigation/Conclusion. The acoustical study identified mitigation measures that will reduce the identified noise impacts to a level of insignificance. This includes use of solid walls in the areas bordering the adjacent residential uses, relocation of trash enclosures away from adjacent residential areas, acoustical construction materials in the hotel, and disclosure of guests (hotel) and leasees (commercial) of the possibility of helicopter noise. With the incorporation of the measures identified in the acoustic study prepared for the proposed project, and the mitigations as specified in Exhibit B-Mitigation Summary Table, impacts upon sensitive noise receptors will be reduced to a less than significant level.

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</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/Impact: Implementation of the proposed tentative tract map would result in the construction of eight new commercial structures and two new residences in an area dominated by office/professional building use and residential land uses. Future development would be consistent with existing uses and would not displace present housing, people, or business, or use a substantial

amount of fuel or energy to construct or maintain. No significant population or housing impacts are expected to occur as a result of the proposed tentative tract map and conditional use permit.

Mitigation/Conclusion. No significant impacts are anticipated and 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 Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Police: County Sheriff

Location: Templeton (Approximately .9 miles to the north-east)

Fire: Templeton Fire Department

Hazard Severity: Low

Response Time: 0-5 minutes

Location: Approximately 1 miles to the south-east

School District: Templeton Unified School District

Setting. The project site is served by the County Sheriff's Department and the Templeton Fire Department as the primary responders. The closest Sheriff sub-station is located approximately one mile northeast of the project site. The Templeton Fire Department station is located approximately one mile southeast of the project site. The project site is located within the Templeton Unified School District.

Impact. This proposed project, along with numerous others in the area would have a cumulative effect on police and fire protection.

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. No project-specific mitigation measures are necessary.

11. RECREATION

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

Setting. 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, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project, along with numerous others in the area would have a cumulative effect on parks and other recreational facilities.

Mitigation/Conclusion. Regarding cumulative effects, payment of Quimby fees, in accordance with Title 21, the Real Property Division Ordinance, which establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division., will reduce the cumulative impact to less than significant levels. No project-specific mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
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 "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/CIRCULATION	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
<i>h) 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 proposed project site would be accessed from Bennett Way and Las Tablas Road. Highway 101 is located approximately 895 feet east of the project site, and the Highway 101/ Las Tablas Road interchange is located approximately 900feet southeast of the project site. The project was referred to the county Department of Public Works and Caltrans. The Department of Public Works identified potentially significant impact resulting from additional traffic and a reduction in LOS at the Las Tablas Road and Bennett intersection. A traffic study was prepared to evaluate the proposed project's potential impact to existing circulation systems (ATE; September 2012).

Highway 101 is a four-lane divided State Highway, with two lanes in each direction. Las Tablas Road is a two-lane collector urban roadway providing access to residential and commercial development (including Twin Cities Hospital) within the community of Templeton. Bennett way is a two-lane local road that provides access to residential and commercial development south of Las Tablas Road.

Based on the Traffic Analysis, prepared by Associated Transportation Engineers (ATE) in September 2012, the key roadway segments and intersections in the study area currently operate at LOS C or better during the A.M. and P.M. peak hour periods.

Impact. The proposed project is estimated to generate about 7,860 ADT, 332 A.M. peak hour trips, and 720 P.M. peak hour trips per day, the trip generation analysis also determined the various trip types that would occur at the mixed-use site, including "internal Capture", "Primary", and "Pass-by" trips. Internal capture trips and pass-by trips would not affect the study-area roadways and intersections beyond the project site. The analysis found that the primary traffic generated by the project that would affect the study-area street network beyond the project site would total 5,397 ADT, 332A.M. peak hour trips, and 508 P.M. peak hour trips.

The impact analysis found that study-area roadway segments and intersections would operate at LOS C or better during the A.M. and P.M. peak hour periods with Existing + Project and Existing + Approved + Project traffic, which meets the County of San Luis Obispo LOS D standard for County facilities and the Caltrans LOS C standard for the U.S. Highway 101/Las Tablas Road interchange.

The site access analysis found that the main access driveway on Las Tablas Road would operate at LOS C under Existing+ Approved + Project conditions during peak hour periods, indicating that adequate gaps are available in the Las Tablas Road traffic streams to allow for movement to/from the driveway. Adequate sight distance is available at the driveway assuming that obstructions (i.e. signs, landscaping, etc. greater than 30 inches in height) are not placed within the sight triangles adjacent to the driveway. The Bennett Way access driveway would operate at LOS A under Existing + Approved + Project conditions during peak hour periods, indicating that adequate gaps are available in the traffic streams to allow for movements to/from the driveway. Adequate sight distance is available at the driveway assuming that obstructions greater than 30 inches in height are not placed within the sight triangles adjacent to the driveway.

Parking and Circulation. The project is proposing to provide a total of 683 parking spaces for the retail, hotel, and medical office uses. The County's Land Use Ordinance (Tittle 22) parking requirement for the development is 595 spaces. Since the parking demands associated with any project may be different than the Land Use Ordinance (LUO) requirement, peak parking demands were calculated using the Urban Land Institute's "Shared Parking" model. Shared parking models were developed to

forecast weekday and weekend parking demands. The parking models forecast a weekday peak parking demand for 567 parking spaces at 1:00 P.M. during the peak December month and a weekend peak parking demand for 589 parking spaces at 11:00 A.M. during the peak December month. The 683 parking spaces proposed for the project would satisfy the peak parking demand forecast and the County's LUO requirement.

General Plan Consistency. The General Plan Buildout analysis found that all of the County-maintained intersections in the study area would operate at LOS C or better during the A.M. and P.M. peak hour periods and the Caltrans-maintained U.S. Highway 101/Las Tablas Road interchange would operate at LOS B during the A.M. and P.M. peak hour periods, which meet the County and Caltrans standards. The General Plan Buildout analysis found that the project would contribute to two roadway impacts at buildout of the Templeton area: 1) Las Tablas Road from Bennett Way to U.S. Highway 101 and 2) Las Tablas Road from U.S. Highway 101 to Florence Street. Roadway improvements identified for the Templeton area including widening Las Tablas Road from Bennett Way to U.S. Highway 101 to 4 or 5 lanes, which would yield LOS A; and adding a two-way left-turn lane on Las Tablas Road from U.S. Highway 101 to Florence Street, which would yield LOS B. The proposed project is located within the Templeton fee program area and would pay into the fee program to offset its contribution to cumulative impacts in the area, including the 2 identified roadway impacts.

Mitigation/Conclusion.

Project-Specific. The Existing + Project and Existing + Approved + Project impact analysis found that the proposed project would not significantly impact the roadway segments and intersections located in the project study area.

General Plan Buildout. The General Plan Buildout impact analysis found that the project would contribute to cumulative impacts to 2 roadway segments in the Templeton area. A key element of the Templeton Traffic Circulation Study conducted by the County was to define the necessary Capital Improvement Project (CIP) Program and develop a Road Improvement Fee to support the CIP Program. The capital improvements identified for the Templeton area include widening Las Tablas Road from Bennett Way to U.S. Highway 101 to 4 or 5 lanes, which would yield LOS A at full buildout of the Templeton area; and adding two-way left-turn lane on Las Tablas Road from U.S. Highway 101 to Florence Street, which would yield LOS B at full buildout of the Templeton area. Based on the results of the Traffic Analysis and input from the Department of Public Works the cumulative impacts would be mitigated by the applicant's contribution to the County's Local Traffic Impact Fee Program for the Templeton area. The applicant has agreed to contribute to this program. Implementation of the recommended site access standards for the two proposed access driveways and contribution to the fee program would mitigate traffic impacts to a level of insignificance.

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"/>

13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 applicant proposes to use the Templeton Community Services District (TCSD) to handle wastewater effluent. The Environmental Health Division is in receipt of a valid intent-to-serve letter that states this system can accept and process the wastewater proposed from the project.

Impact. The project will be served by a public water line to be extended through the project.

The Status of Water letter provided by the TCSD states that sewer service is currently available for 34 units (TCSD; October 12, 2011).

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.

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

Water Quality. The project site encompasses vacant fields crossed by an unnamed ephemeral drainage, beginning at a culvert outfall from an adjacent parking lot to the west, and running southeast to a culvert under Las Tablas Road. The applicant is proposing to construct drainage improvements including a storm water system, culverts, and underground detention basins (refer to Geology and Soils Discussion).

Water Usage. The applicant proposes to obtain its water needs from the Templeton Community Services District (TCSD). The County's Environmental Health Division has issued a preliminary evidence of water letter; TCSD has also issued a Conditional Will Serve Letter (10/28/08) indicating that they are willing to provide 34 water units and 34 sewer units to the site.

Impact.

Water Quality. Potential impacts to water quality include the discharge of sediment, fuel, oil, or other pollutants into the onsite stormwater drainages during the grading and construction phases of the proposed project.

With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 588,000 square feet of site disturbance is proposed and the movement of approximately 115,000 cubic yards (80,000cy cut; 35,000cy fill) of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ (if disturbance over an acre) The project will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;

- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant; and
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) 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. In addition, the project will be required to comply with the County's Stormwater Program.

Water Usage. Water demand calculations have been provided by RRM Design Group and yield a project demand of 88-units, leaving the remainder of 54 units needed (88 units total project demand – 34 units obtained = 54 units still needed to serve the proposed development). The applicants are first on the TCSD's water allocation list (for up to 170 water and sewer units) and have the ability to purchase the remaining 54 units when the project is at the building permit phase.

The applicant is proposing a phasing plan to ensure that each lot created under the tract map would have a minimum number of water units allocated, in the event that no additional water units become available. This would allow a limited level of development on the proposed parcels, but may be at a level less than what is anticipated in the conditional use permit:

Applicant Proposed Water Unit Allocation Table

Lot	Use and Bldg. Type	Assigned Water Unit Allocation per Applicant
1	Single Family Residential	1
2	Single Family Residential	1
3	Commercial/Retail C.3, General (10,800 sf)	4
4	Commercial/Retail C.4, Restaurant (7,800 sf)	4
5	Commercial/Retail C.1, Grocery (18,800 sf)	4
6	Commercial/Retail C.2, Pharmacy (15,800 sf)	4
7	Office O.1, Medical (24,000 sf)	4
8	Office O.2, Medical (24,000 sf)	4
9	Office O.3, Medical (14,700 sf)	4
10	Hotel H.1, Hotel (61,500 sf)	4
	TOTAL	34

The applicant also provided a breakdown of proposed future water and sewer needs for each proposed lot in order to develop consistently with the level anticipated under the conditional use permit. After reviewing the water demand calculations provided for each proposed building, the TCSD recommended the following water unit allocation for the project. The applicant has agreed to modify the proposed allocations of water units so that the water demand needs for the earliest proposed buildings may be met without the purchase of additional water units, as recommended by the TCSD letter dated November 5, 2012.

TCSD Recommended Water Unit Allocation Table

Lot	Use and Bldg. Type	Recommended Water Unit Allocation per TCSD	Irrigation	Water Units required for Proposed Project	Total Water Units Required for Development	Deficit # of Water Units by lot
Phase 1						
1	Single Family Residential	1	0	1	1	0
2	Single Family Residential	1	0	1	1	0
Phase 2						
3	Commercial/Retail C.3, General (10,800 sf)	3	1	2	3	0
4	Commercial/Retail C.4, Restaurant (7,800 sf)	5	1	5	6	1
5	Commercial/Retail C.1, Grocery (18,800 sf)	5	1	5	6	1
6	Commercial/Retail C.2, Pharmacy (15,800 sf)	3	1	2	3	0
Phase 3						
7	Office O.1, Medical (24,000 sf)	4	1	7	8	4
8	Office O.2, Medical (24,000 sf)	4	1	7	8	4
9	Office O.3, Medical (14,700 sf)	4	1	3	4	0
Phase 4						
10	Hotel H.1, Hotel (61,500 sf)	4	1	47	48	44
	TOTALS	34	8	79	88	54

The project proposes the following measures to reduce consumptive water use:

- ✓ Install water-efficient landscape, as defined in the County's LUO
- ✓ Design buildings to be more water-efficient than what is currently required under the UBC and UPC

- ✓ Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff, including a method to provide ongoing monitoring of watering methods
- ✓ Devise a comprehensive water conservation strategy appropriate for the project and location. The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project.

Based on available water information, there are no known constraints to prevent the project from obtaining its water demands. The project will be required to acquire additional units as the project phases move forward. The project will be required to maintain a certain minimum available units to allow development of all the parcels.

Mitigation/Conclusion.

Water Quality. To prevent sediment and other pollutants from entering the stormwater drainage, the applicant is required to submit and erosion and sedimentation control plan as discussed in the Geology and Soils section. In addition, the applicant is proposing to grade over one acre, therefore a Storm Water Pollution Prevention Plan (SWPPP) is required by the State Water Resources Control Board. The SWPPP can be incorporated in the erosion and sedimentation control plan. Implementation of these approved plans and listed in Exhibit B would mitigate potential impacts to water quality to a level of insignificance.

The project will be required to comply with the County's Stormwater Program. This would require retention and treatment measures for on-site drainage and runoff. The project will be required to incorporate a suite of measures including on-site retention of runoff, incorporation of site design and Low Impact Development (LID) measures, use of filters (or other methods) to treat runoff from parking lots, etc. The specific measures and calculations will need to be demonstrated at the time of tract improvement plans and building plan submittal for each phase of development.

Water Usage. Based on available water information, the project's water source is adequate to provide for the project's water needs. With the implementation of the TCSD revised water allocation phasing plan and the purchase of the additional water units required for development buildout; and the implementation of the proposed water quality conditions listed no significant impacts to water usage are anticipated. The project will be required to maintain a certain minimum available units to allow development of all the parcels.

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 type="checkbox"/>	<input checked="" 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"/>

15. LAND USE

Will the project:

Inconsistent Potentially Inconsistent Consistent Not Applicable

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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. The project site is within multiple land use categories: Commercial Retail, Office and Professional and Residential Single Family. Each proposed lot is zoned differently and its subsequent uses are all compatible with allowable uses set forth in Table 2-2 of the County Land Use Ordinance (LUO) Tittle 22.

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

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

A120 unit hotel is proposed for both conventional and extended stay guest. A hotel is an allowed use in the Office Professional land use category subject to a Conditional Use Permit.

Residential Single Family. Two lots are currently zoned Residential Single Family (lots 1 & 2 on the proposed Phased Vesting Tentative Tract Map 2992).

The proposed project was reviewed for consistency with policy and regulatory documents related to the environment and appropriate land use (e.g. County Land Use Ordinance, Salinas River Area Plan, and the Templeton Design Plan). The project was found to be consistent with these documents. The proposed project is not within or adjacent to a Habitat Conservation Plan area.

The surrounding land uses are as follows: North - single family residences; South - commercial and office buildings; East - Highway 101; West - commercial and office buildings, multi-family residence, and hospital. The proposed phased vested tentative tract map is compatible with these surrounding land uses because it is a mixed-use development in the midst of existing residential and commercial developments/areas.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

Will the project:

- 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" under "Environmental Information", or the California Environmental Resources Evaluation System at: 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 Department has 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>
☒	County Public Works Department	Attached
☒	County Environmental Health Division	Attached
☒	County Agricultural Commissioner's Office	None
☐	County Airport Manager	Not Applicable
☐	Airport Land Use Commission	Not Applicable
☒	Air Pollution Control District	Attached
☐	County Sheriff's Department	Not Applicable
☒	Regional Water Quality Control Board	None
☐	CA Coastal Commission	Not Applicable
☐	CA Department of Fish and Wildlife	Not Applicable
☒	Templeton Fire Department	None
☒	CA Department of Transportation	In File **
☐	Templeton Community Services District	Attached
☒	County Parks Division	In File **
☒	Templeton <u>Unified School District</u>	None
☒	City of <u>Atascadero</u>	None
☒	City of <u>Paso Robles</u>	None
☒	Templeton <u>Area Advisory Group</u>	In File **

*** "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.

<ul style="list-style-type: none"> ☒ Project File for the Subject Application <u>County documents</u> ☒ Framework for Planning (Coastal/Inland) ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: <ul style="list-style-type: none"> ☒ Agriculture Element ☒ Conservation & Open Space Element ☒ Housing Element ☒ Noise Element ☒ Parks & Recreation Element/Project List ☒ Safety Element ☒ Land Use Ordinance (Inland/Coastal) ☐ Building and Construction Ordinance ☒ Public Facilities Fee Ordinance ☐ Real Property Division Ordinance ☒ Affordable Housing Fund ☒ Energy Wise Plan ☒ Salinas River Area Plan and Update EIR 	<ul style="list-style-type: none"> <u>Other documents</u> ☒ Clean Air Plan/APCD Handbook ☒ Regional Transportation Plan ☒ Uniform Fire Code ☒ Water Quality Control Plan (Central Coast Basin – Region 3) ☒ Archaeological Resources Map ☒ Area of Critical Concerns Map ☒ Special Biological Importance Map ☒ CA Natural Species Diversity Database ☒ Fire Hazard Severity Map ☒ Flood Hazard Maps ☒ Natural Resources Conservation Service Soil Survey for SLO County ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.) ☐ Templeton Urban Area Standards ☒ Annual Resource Summary Report
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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Althouse and Meade, Inc. July 2008. *Biological Report*

Althouse and Meade, Inc. March 2009. *Wetland Delineation*

Cogstone Resource Management, Inc. 2003. *Paleontological Assessment of a 36-acre Development Parcel, Templeton, San Luis Obispo, California*

Cogstone Resources Management, Inc. July 2008. *Paleontological Resources Assessment for Las Tablas Road at Bennett Way Project (Tract 2992), Templeton, San Luis Obispo County, California*

Conway, Thor. November 27, 2001. *Phase 1 Archaeological Survey of the Twin Cities Hospital*

RRM Design Group. August 2012. *Pre-existing peak flow and detention basin sizing memorandum for Las Tablas Village.*

Buena Geotechnical Services. May 2003. *Preliminary Soils Investigation for Proposed Residential, Office and Commercial Development S.W. Corner of Peterson Ranch Road and Duncan Road, San Luis Obispo County, California*

David Dubbink Associates. August 2010. *Acoustic Study: Las Tablas Village – Tract 2992*

David Dubbink Associates. October 2013. *Letter - Condition Modifications to the August 2010 Acoustic Study: Las Tablas Village – Tract 2992*

Associated Transportation Engineers. September 2012. *Las Tablas Village (Tract 2992) Templeton Area of San Luis Obispo County Revised Traffic, Circulation and Parking Study*

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Air Quality

AQ-1 Prior to tract improvement plan approval or issuance of construction permits, the applicant shall conduct a geologic investigation for naturally occurring asbestos on the project site. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required. All recommended measures shall be reflected on tract improvement or construction plans as appropriate.

AQ-2 Prior to tract improvement plan approval or issuance of construction permits the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:

- 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 re-vegetation and landscape plans shall 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 shall be sown with a fast germinating native grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to re-vegetation shall 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 shall 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.

In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increase watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons all be provided to the APCD prior to land use clearance of map recordation and land use clearance for finish grading of the structure.

AQ-3 Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

AQ-4 Prior to commencement of construction activities, the following measures shall be incorporated into the project design. As applicable, these measures shall be shown on all construction drawings prior to issuance of construction permits. Implementation shall be verified prior to final inspection or occupancy, whichever comes first:

- a. All buildings shall be designed to be energy efficient. 'Energy efficient' shall be defined as a building being able to achieve at least 40 points or more under the LEED rating program.
- b. Install efficient lighting and lighting control systems. This shall include building site and design features that take advantage of daylight.
- c. Install energy efficient heating and cooling systems, appliances and equipment, and control systems as defined under the LEED program.
- d. Install solar panels on rooftops or over parking areas.
- e. Install water-efficient landscape, as defined in the County's LUO.
- f. Design buildings to be more water-efficient than what is currently required under the UBC and UPC.
- g. Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff, including a method to provide ongoing monitoring of watering methods.
- h. Devise a comprehensive water conservation strategy appropriate for the project and location. The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project.
- i. Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.

- j. Limit idling time for commercial vehicles, including delivery and construction vehicles.
- k. Promote ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a web site or message board for coordinating rides.
- l. Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations).
- m. Provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience.

AQ-5 At the time of tract improvement plan construction, or construction permit issuance, the applicant shall demonstrate compliance with the following measures:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
- Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
- All on and off-road diesel equipment shall not 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;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

AQ-6 Prior to application for construction permits for each phase of development, the applicant shall consult with APCD to assess the operational emissions (including GHG) and identify appropriate mitigation measures for the development and uses provided for in that phase. The calculation of emissions and implementation of mitigation measures shall be consistent with the CEQA Air Quality Handbook (SLO APCD; 2012) including the mitigation measures listed in Table 3-5. This list includes measures that provide options including:

- Site Design (e.g., provides pedestrian friendly and interconnected spaces, provide shade trees in parking lots, etc.)

- Transportation (Provide employee lockers and showers, etc.)
- Energy Efficiency (e.g. Utilize energy efficient interior lighting, utilize green building materials, utilize on-site renewable energy systems, etc.)

Biological Resources

BR-1 Prior to issuance of tract improvement plans or construction permits that would affect the on-site swale, wetland delineation for the on-site swale should be completed and verified by the U.S. Army Corps of Engineers (USACE) to determine impacts to federal wetlands and waters.

BR-2 Prior to issuance of tract improvement plans or construction permits that would affect the on-site swale, the applicant shall provide a Wetland Mitigation Plan for the review and approval of the County. The Plan shall be prepared by a qualified biologist with experience in wetland restoration and shall provide for a 1:1 replacement (or greater, if required by USACE) of comparable habitat for the impacted wetland area identified on the project site.

BR-3 Prior to issuance of tract improvement plans or construction permits, the applicant shall submit a Tree Protection Plan to be implemented during construction. The Plan shall include the following or equivalent:

- Limits of grading shall be clearly staked and approved by a consulting arborist or oak tree specialist.
- Highly visible protection fencing shall be installed at the drip line of adjacent oak trees. Fencing shall be maintained as necessary and remain in place until final inspection.
- The 48-inch diameter valley oak tree shall be protected during construction by fencing installed no closer to the trunk than the canopy edge, or as far away from the trunk as feasible. The appropriate location of the protective fence shall be approved by a licensed arborist who shall adjust the fence as necessary to provide the maximum protection feasible for the tree.
- All activities, including any vehicles including tractors, trucks, and construction equipment, other equipment, material storage, or worker use shall be prohibited within the protective fence. A licensed arborist shall supervise all ground disturbances within two canopy radii of the tree to treat root zone damage
- Whenever possible, the arborist shall direct construction crews to avoid root damage. All roots larger than one inch in diameter shall be cleanly cut and treated under the supervision of the licensed arborist.
- During construction and upon completion of construction the licensed arborist shall provide treatment, as the licensed arborist determines is appropriate, to maintain and improve the health of the tree, including pruning of the broken main stem, and soil supplement and watering programs.

BR-4 Prior to final inspection, the applicant shall replace, in-kind at a two-to-one ratio, the one (1) 48-inch diameter valley oak tree to be impacted as a result of the grading and construction activities on the project site, for a total of two (2) valley oak trees. The trees should be included in the landscape plans for the project.

Replacement valley oak tree shall be from local native stock in deep, one-gallon container sizes. All newly planted oak trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer and rodents), periodic weeding and adequate

watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. All trees shall be tagged and numbered for future monitoring.

Once trees have been planted and prior to final inspection of grading permits, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryperson, botanist) to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

BR-5 **Prior to final inspection**, to promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/contractor, nurseryperson) to monitor the new trees until successfully established, on an annual basis, for no less than five years. The first report shall be submitted to the Department of Planning and Building one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report and approved by the Department of Planning and Building.

BR-6 **Prior to any site disturbance**, to avoid potential impacts to nesting birds, tree trimming or removal associated with project activities shall be limited outside the bird nesting season, which is February 15th to September 15th. However, if tree removal/ trimming activities are required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist, retained by the applicant, in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance and in consultation with CDFW and/or USFWS. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest. Construction activities shall observe a 300-foot buffer for active raptor nests.

BR-7 **Prior to issuance of grading and construction permits**, the applicant shall apply for and submit copies of permits and authorizations from the following agencies (or paperwork received by the appropriate jurisdiction stating that a permit is not required):

- a. Regional Water Quality Control Board;
- b. State Water Resources Control Board; and,
- c. U.S. Army Corps of Engineers.

Cultural Resources

CR-1 **Prior to issuance of construction permits**, the applicant shall submit for the review and approval of the Environmental Coordinator, a detailed research design for a Paleontological Mitigation Monitoring Plan (PMMP). The PMMP shall be consistent with the *Paleontological*

Resources Assessment for Las Tablas Road at Bennett Way Project, Templeton, San Luis Obispo County, California (Cogstone; July 2008) and shall be prepared by a qualified paleontologist approved by the Environmental Coordinator. The PMMP program shall include the following at minimum:

- a. List of personnel involved in the monitoring activities;
- b. Clear identification of what portions of the project (e.g. phases, areas of the site, types of activities);
- c. Description of how the monitoring shall occur;
- d. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- e. Description of what resources are expected to be encountered;
- f. Description of circumstances that would result in the "work diversion" at the project site;
- g. Description of procedures for diverting work on the site and notification procedures;
- h. Description of monitoring reporting procedures.
- i. Disposition of collected materials;
- j. Proposed analysis of results of data recovery and collected materials, including timeline of final analysis results;
- k. Project Proponent's Responsibilities;
- l. Research Questions.

CR-2 **During ground disturbing construction activities**, the applicant shall implement the PMMP measures as delineated in the PMMP.

CR-3 **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first**, the consulting paleontologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met and include analysis of all discoveries per the PMMP. If the analysis included in the PMMP program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

Noise

N-1 **Prior to any ground disturbing activities**, the applicant shall employ and clearly specify in its contractors' specifications and improvement manuals the following noise-suppression techniques to minimize the impact of temporary noise associated with construction and improvement activities:

- a. Trucks and other engine-powered equipment shall include noise reduction features such as mufflers and engine shrouds that are no less effective than those originally installed by the manufacturer.

- b. Trucks and other engine-powered equipment shall be operated in accordance with posted speed limits and limited engine idling requirements.
- c. Truck engine exhaust ("jake") brake use shall be limited to emergencies.
- d. Back-up beepers for all construction equipment and vehicles shall be broadband sound alarms or adjusted to the lowest noise levels possible, provided that OSHA and Cal OSHA's safety requirements are not violated. These settings shall be retained for the life of the project. On vehicles where back-up beepers are not available, alternative safety measures such as escorts and spotters shall be employed.
- e. Vehicle horns shall be used only when absolutely necessary, as specified in the contractors' specifications.
- f. Radios and other "personal equipment" shall be kept at the lowest most reasonably effective volume.
- g. Automobiles or light trucks used onsite for routine activities, shall generate noise levels not exceeding County stationary source standards of less than 70 dBA Lmax daytime and 65 dBA Lmax nighttime at the project's property line such as by utilizing electric vehicles and limiting vehicle speeds to 15 miles per hour or less (except in cases of emergency).

N-2 **At the time of application of construction permits**, the applicant shall submit a revised site plan that indicates that the trash enclosures west of Office Buildings 1, 2 and 3 have been relocated to a location further distant from the neighboring single family residences and apartments.

N-3 **At the time of application of construction permits**, the applicant shall indicate on construction plans the roofs and facades of Office Buildings 2 and 3 and the Hotel that are exposed to the line of helicopter flight shall make use of materials and construction techniques designed to achieve a 30 dBA level sound reduction.

N-4 **Prior to occupancy or final inspection**, the owner, property manager and or operator of the hotel shall provide persons renting or leasing space in the office structures, or renting rooms in the hotel notice of the presence of the nearby heliport and the potential for occasional noise disturbance.

Water/ Hydrology

W-1 **Prior to issuance of grading and construction permits**, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) for the review and approval of the State Water Resources Control Board and County of San Luis Obispo. This Plan shall outline proposed Best Management Practices (BMPs) to control erosion and prevent sedimentation from entering the storm water and drainage systems, methods to prevent accidental spills, and a proposed clean-up plan.

W-2 **At the time of application for construction permits for any phase**, the applicant shall

provide proof of sufficient water units from TCSD for the development and uses proposed in that phase. In addition, the applicant shall provide proof of sufficient water units for any remaining undeveloped phase (that would provide for at least some level of development of the undeveloped parcels/phases).



**DEVELOPER'S STATEMENT FOR PHASED VESTING TENTATIVE TRACT MAP
AND CONDITIONAL USE PERMIT
ED13-044 (SUB2008-00019/ TRACT 2992)**

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.

Project Description: Request by Douglas Filipponi & Steve Boneso for a Phased Vesting Tentative Tract Map (Tract 2992) and a concurrent phased Conditional Use Permit to allow for the subdivision and mixed-use development of three existing parcels (APN 040-370-001, 040-289-030, 040-331-020, and 040-371-070) and a remainder (Tract 2559), totaling approximately 15 acres, into 8 commercial lots, ranging in size from 0.98 acres to 3.53 acres, and 2 residential lots, of approximately 13,000 square feet each. The project includes the development of the commercial lots with approximately 42,400 square feet of commercial retail space, 62,700 square feet of office space, and a 66,000 square foot hotel (120 units). Each proposed residential lot would be developed with a single-family residence. The proposed project is within the Commercial Retail, Office Professional and Residential Single Family land use categories and is located at the northwest corner of Las Tablas Road and Bennett Way, in the community of Templeton. The project site is within the Salinas River planning area.

AIR QUALITY

AQ-1 Prior to issuance tract improvement plan approval or issuance of construction permits, the applicant shall conduct a geologic investigation for naturally occurring asbestos on the project site. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required. All recommended measures shall be reflected on tract improvement or construction plans as appropriate.

Monitoring: The Department of Planning and Building shall verify receipt of APCD documentation.

AQ-2 Prior to tract improvement plan approval or issuance of construction permits, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:

- 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 re-vegetation and landscape plans shall 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 shall be sown with a fast germinating native grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to re-vegetation shall 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 shall 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.

In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increase watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons all be provided to the APCD prior to land use clearance of map recordation and land use clearance for finish grading of the structure.

Monitoring: The Department of Planning and Building shall verify inclusion of required elements on plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be provided to the APCD prior to land use clearance.

AQ-3 Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

Monitoring: The Department of Planning and Building shall verify receipt of APCD documentation.

Developer's Statement: Boneso Tract Map (2992) & Conditional Use Permit

- AQ-4** Prior to commencement of construction activities, the following measures shall be incorporated into the project design. As applicable, these measures shall be shown on all construction drawings prior to issuance of construction permits. Implementation shall be verified prior to final inspection or occupancy, whichever comes first:
- a. All buildings shall be designed to be energy efficient. 'Energy efficient' shall be defined as a building being able to achieve at least 40 points or more under the LEED rating program.
 - b. Install efficient lighting and lighting control systems. This shall include building site and design features that take advantage of daylight.
 - c. Install energy efficient heating and cooling systems, appliances and equipment, and control systems as defined under the LEED program.
 - d. Install solar panels on rooftops or over parking areas.
 - e. Install water-efficient landscape, as defined in the County's LUO.
 - f. Design buildings to be more water-efficient than what is currently required under the UBC and UPC.
 - g. Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff, including a method to provide ongoing monitoring of watering methods.
 - h. Devise a comprehensive water conservation strategy appropriate for the project and location. The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project.
 - i. Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
 - j. Limit idling time for commercial vehicles, including delivery and construction vehicles.
 - k. Promote ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a web site or message board for coordinating rides.
 - l. Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations).
 - m. Provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience.

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance, in consultation with APCD, will be verified by the Planning and Building Department.

AQ-5 At the time of tract improvement plan construction, or construction permit issuance, the applicant shall demonstrate compliance with the following measures:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
- Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
- All on and off-road diesel equipment shall not 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;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance, in consultation with APCD, will be verified by the Planning and Building Department.

AQ-6 Prior to application for construction permits for each phase of development, the applicant shall consult with APCD to assess the operational emissions (including GHG) and identify appropriate mitigation measures for the development and uses provided for in that phase. The calculation of emissions and implementation of mitigation measures shall be consistent with the CEQA Air Quality Handbook (SLO APCD: 2012) including the mitigation measures listed in Table 3-5. This list includes measures that provide options including:

- Site Design (e.g. provide pedestrian friendly and interconnected spaces, provide shade trees in parking lots, etc.)
- Transportation (Provide employee lockers and showers, etc)
- Energy Efficiency (e.g. Utilize energy efficient interior lighting, utilize green building materials, utilize on-site renewable energy systems, etc.)

Monitoring: The Department of Planning and Building shall verify receipt of APCD documentation.

BIOLOGICAL RESOURCES

- BR-1** Prior to issuance of tract improvement plans or construction permits that would affect the on-site swale, wetland delineation for the on-site swale should be completed and verified by the U.S. Army Corps of Engineers (USACE) to determine impacts to federal wetlands and waters.

Monitoring: The Department of Planning and Building shall verify receipt of the US Army Corps of Engineers documentation. Additional mitigation measures shall be incorporated into the project, if necessary.

- BR-2** Prior to issuance of tract improvement plans or construction permits that would affect the on-site swale, the applicant shall provide a Wetland Mitigation Plan for the review and approval of the County. The Plan shall be prepared by a qualified biologist with experience in wetland restoration and shall provide for a 1:1 replacement (or greater, if required by USACE) of comparable habitat for the impacted wetland area identified on the project site.

Monitoring: The Department of Planning and Building shall review and approve the Tree Protection Plan and verify implementation during construction.

- BR-3** Prior to issuance of tract improvement plans or construction permits, the applicant shall submit a Tree Protection Plan to be implemented during construction. The Plan shall include the following or equivalent:

- Limits of grading shall be clearly staked and approved by a consulting arborist or oak tree specialist.
- Highly visible protection fencing shall be installed at the drip line of adjacent oak trees. Fencing shall be maintained as necessary and remain in place until final inspection.
- The 48-inch diameter valley oak tree shall be protected during construction by fencing installed no closer to the trunk than the canopy edge, or as far away from the trunk as feasible. The appropriate location of the protective fence shall be approved by a licensed arborist who shall adjust the fence as necessary to provide the maximum protection feasible for the tree.
- All activities, including any vehicles including tractors, trucks, and construction equipment, other equipment, material storage, or worker use shall be prohibited within the protective fence. A licensed arborist shall supervise all ground disturbances within two canopy radii of the tree to treat root zone damage.
- Whenever possible, the arborist shall direct construction crews to avoid root damage. All roots larger than one inch in diameter shall be cleanly cut and treated under the supervision of the licensed arborist.

- During construction and upon completion of construction the licensed arborist shall provide treatment, as the licensed arborist determines is appropriate, to maintain and improve the health of the tree, including pruning of the broken main stem, and soil supplement and watering programs.

Monitoring: The Department of Planning and Building shall review and approve the Tree Protection Plan and verify implementation during construction. Fencing requirements shall be verified in the field by the Department of Planning and Building.

- BR-4** Prior to final inspection, the applicant shall replace, in-kind at a two-to-one ratio, the one (1) 48-inch diameter valley oak tree to be impacted as a result of the grading and construction activities on the project site, for a total of two (2) valley oak trees. The trees should be included in the landscape plans for the project.

Replacement valley oak tree shall be from local native stock in deep, one-gallon container sizes. All newly planted oak trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer and rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. All trees shall be tagged and numbered for future monitoring.

Once trees have been planted and prior to final inspection of grading permits, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryperson, botanist) to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

Monitoring: The Department of Planning and Building shall verify that valley oak trees are planted correctly onsite.

- BR-5** Prior to final inspection, to promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/contractor, nurseryperson) to monitor the new trees until successfully established, on an annual basis, for no less than five years. The first report shall be submitted to the Department of Planning and Building one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report and approved by the Department of Planning and Building.

Monitoring: The Department of Planning and Building will verify compliance. The Department of Planning and Building shall verify receipt of annual monitoring reports.

Developer's Statement: Boneso Tract Map (2992) & Conditional Use Permit

- BR-6** Prior to any site disturbance, to avoid potential impacts to nesting birds, tree trimming or removal associated with project activities shall be limited outside the bird nesting season, which is February 15th to September 15th. However, if tree removal/ trimming activities are required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist, retained by the applicant, in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance and in consultation with CDFW and/or USFWS. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest. Construction activities shall observe a 300-foot buffer for active raptor nests.

Monitoring:	The applicant shall submit a survey report prepared by the retained County-qualified biologist to the Department of Planning and Building for review and approval. The report shall discuss survey methods and findings, and shall recommend additional mitigation measures, if necessary.
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- BR-7** Prior to issuance of grading and construction permits, the applicant shall apply for and submit copies of permits and authorizations from the following agencies (or paperwork received by the appropriate jurisdiction stating that a permit is not required):

- a. Regional Water Quality Control Board;
- b. State Water Resources Control Board; and,
- c. U.S. Army Corps of Engineers.

Monitoring: The Department of Planning and Building shall verify receipt of appropriate documentation.

CULTURAL RESOURCES

- CR-1** Prior to issuance of construction permits, the applicant shall submit for the review and approval of the Environmental Coordinator, a detailed research design for a Paleontological Mitigation Monitoring Plan (PMMP). The PMMP shall be consistent with the *Paleontological Resources Assessment for Las Tablas Road at Bennett Way Project, Templeton, San Luis Obispo County, California* (Cogstone; July 2008) and shall be prepared by a qualified paleontologist approved by the Environmental Coordinator. The PMMP program shall include the following at minimum:

- a. List of personnel involved in the monitoring activities;
- b. Clear identification of what portions of the project (e.g. phases, areas of the site, types of activities);

- c. Description of how the monitoring shall occur;
- d. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- e. Description of what resources are expected to be encountered;
- f. Description of circumstances that would result in the "work diversion" at the project site;
- g. Description of procedures for diverting work on the site and notification procedures;
- h. Description of monitoring reporting procedures.
- i. Disposition of collected materials;
- j. Proposed analysis of results of data recovery and collected materials, including timeline of final analysis results;
- k. Project Proponent's Responsibilities;
- l. Research Questions.

Monitoring: The Department of Planning and Building shall verify receipt of PMMP.

- CR-2** During ground disturbing construction activities, the applicant shall implement the PMMP measures as delineated in the PMMP.

Monitoring: The Department of Planning and Building shall verify compliance with the approved PMMP.

- CR-3** Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first, the consulting paleontologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met and include analysis of all discoveries per the PMMP. If the analysis included in the PMMP program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

Monitoring: The Department of Planning and Building shall verify receipt of the final monitoring report.

NOISE

- N-1** Prior to any ground disturbing activities, the applicant shall employ and clearly specify in its contractors' specifications and improvement manuals the following noise-suppression

techniques to minimize the impact of temporary noise associated with construction and improvement activities:

- a. Trucks and other engine-powered equipment shall include noise reduction features such as mufflers and engine shrouds that are no less effective than those originally installed by the manufacturer.
- b. Trucks and other engine-powered equipment shall be operated in accordance with posted speed limits and limited engine idling requirements.
- c. Truck engine exhaust ("jake") brake use shall be limited to emergencies.
- d. Back-up beepers for all construction equipment and vehicles shall be broadband sound alarms or adjusted to the lowest noise levels possible, provided that OSHA and Cal OSHA's safety requirements are not violated. These settings shall be retained for the life of the project. On vehicles where back-up beepers are not available, alternative safety measures such as escorts and spotters shall be employed.
- e. Vehicle horns shall be used only when absolutely necessary, as specified in the contractors' specifications.
- f. Radios and other "personal equipment" shall be kept at the lowest most reasonably effective volume.
- g. Automobiles or light trucks used onsite for routine activities, shall generate noise levels not exceeding County stationary source standards of less than 70 dBA Lmax daytime and 65 dBA Lmax nighttime at the project's property line such as by utilizing electric vehicles and limiting vehicle speeds to 15 miles per hour or less (except in cases of emergency).

Monitoring: The Department of Planning and Building shall verify compliance.

- N-2** At the time of application of construction permits, the applicant shall submit a revised site plan that indicates that the trash enclosures west of Office Buildings 1, 2 and 3 have been relocated to a location further distant from the neighboring single family residences and apartments.

Monitoring: The Department of Planning and Building shall verify compliance.

- N-3** At the time of application of construction permits, the applicant shall indicate on construction plans, the roofs and facades of Office Buildings 2 and 3 and the Hotel that are exposed to the line of helicopter flight shall make use of materials and construction techniques designed to achieve a 30 dBA level sound reduction.

Monitoring: The Department of Planning and Building shall verify compliance.

N-4 Prior to occupancy or final inspection, the owner, property manager and or operator of the hotel shall provide persons renting or leasing space in the office structures, or renting rooms in the hotel notice of the presence of the nearby heliport and the potential for occasional noise disturbance.

Monitoring: The Department of Planning and Building shall verify compliance.

WATER/ HYDROLOGY

W-1 Prior to issuance of grading and construction permits, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) for the review and approval of the State Water Resources Control Board and County of San Luis Obispo. This Plan shall outline proposed Best Management Practices (BMPs) to control erosion and prevent sedimentation from entering the storm water and drainage systems, methods to prevent accidental spills, and a proposed clean-up plan.

Monitoring: The Department of Planning and Building shall verify receipt of the Storm Water Pollution Prevention Plan, and implementation of the plan in the field.

W-2 At the time of application for construction permits for any phase, the applicant shall provide proof of sufficient water units from TCSD for the development and uses proposed in that phase. In addition, the applicant shall provide proof of sufficient water units for any remaining undeveloped phase (that would provide for at least some level of development of the undeveloped parcels/ phases).

Monitoring: The Department of Planning and Building shall verify with Templeton Community Services District (TCSD) that sufficient water units for development have been.

The applicant understands that any changes made to the project 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.


Signature of Owner(s)

11-22-13
Date

Douglas C. Filipponi
Name (Print)

Kathleen R. Filipponi
Signature of Owner(s)

11.22.13
Date

Kathleen R. Filipponi
Name (Print)

Ned M. Thompson
Signature of Owner(s)

11-22-13
Date

Ned M. Thompson
Name (Print)

Connie G. Thompson
Signature of Owner(s)

11-22-2013
Date

Connie G. Thompson
Name (Print)

Steve C. Boneso
Signature of Owner(s)

11-22-13
Date

Steve C. Boneso
Name (Print)

Mary Ann Boneso
Signature of Owner(s)

11-22-2013
Date

Mary Ann Boneso
Name (Print)

Robert M. Boneso
Signature of Owner(s)

11-22-13
Date

Robert M. Boneso
Name (Print)

Regina Boneso
Signature of Owner(s)

11-22-13
Date

Regina Boneso
Name (Print)



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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

Fax (805) 781-1229

email address: pwd@co.slo.ca.us

MEMORANDUM

Date: March 26, 2013

To: Karen Nall, North County Team Planner

From: Michelle Matson, Development Services Engineer

Subject: Public Works Comments and Recommended Conditions of Approval for Tract 2992, SUB 2008-00019, Boneso. Hotel, Commercial, Medical and Residential Subdivision Located on Las Tablas at Bennett Way, Templeton (APNs 040-289-030, -331-020, -371-001 & -070-001)

Thank you for the opportunity to provide information on the proposed subject project referral. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

1. At the time the project referral was received by Public Works the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
2. In accordance with the Grading and Drainage, Section 22.52.070 (B) (9) [Res. 3188 4/13/2010] onsite pad and access road grading is not exempt from a Grading Permit. Therefore this work must be processed through the Planning and Building Department. Public Works recommends the access road work be completed prior to final map recordation [21.03.010 (d) (2)].
3. The project meets the applicability criteria outlined in Title 22.10.155 for Stormwater Management; therefore, this project is subject to the NPDES General Permit Attachment 4 Design Standards.
4. We have reviewed the latest traffic study prepared by ATE dated 2/21/13 and subsequent email 3/22/2013 and are in concurrence with the recommendations.

Recommended Public Works Conditions of Approval

Access and Improvements:

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

- a. Las Tablas Road shall be widened to complete the project frontage of an A-2 urban street section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
- b. Bennett Way shall be widened to complete the project frontage of an A-2 urban street section in conformance with Tract 2559 improvements fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
- c. The existing Bennett Way improvements fronting proposed Lots 1 and 2, as shown on the tentative map, shall be reconstructed to repair deteriorated or incomplete improvements; and upgraded as required to conform to current Public Improvement Standards for an A-2 urban street standards.
- d. All urban-standard improvements along Las Tablas Road and Bennett Way shall include a parkway strip between the curb and sidewalk which meanders from a minimum of four feet to a maximum of eight feet, in accordance with the Templeton Community Plan.
- e. A private shared access road traversing the project site between Las Tablas Road and Bennett Way, as shown on the Tentative Map, shall be constructed to meet Templeton Fire Department standards and to promote pedestrian circulation.
- f. The proposed shared access road intersecting Las Tablas Road, as shown on the tentative map, shall be constructed in accordance with County B-3 (commercial driveway) and sight distance standards. Left turn movements from/onto Las Tablas Road shall be prohibited by the use of onsite signage, a modified County B-3 driveway standard, and construction of center raised median in Las Tablas Road.
- g. The proposed shared access road intersecting Bennett Way, as shown on the tentative map, shall be constructed on both sides of the entrance in accordance with County B-3 (commercial driveway) standards.
- h. All roadway 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.

Offers, Easements and Restrictions

The applicant shall offer for dedication the following right-of-way easements by certificate on the map or by separate document:

- a. For road widening purposes a variable offer along Las Tablas Road of sufficient width to contain all elements of the roadway prism.
- b. Except at the shared access road location approved by Public Works, access shall be denied to Lots 3, 4 and 10 from Las Tablas Road and this shall be by certificate and designation on the map.
- c. Except at the shared access road location approved by Public Works, access shall be denied to Lots 5 and 7 from Bennett Way and this shall be by certificate and designation on the map.

- d. A 10-foot public utility easement on private property along Las Tablas Road and Bennett Way frontages, plus those additional easements as required by the utility company, shall be shown on the final map.

The applicant shall reserve the following easements by certificate on the map or by separate document:

- a. A blanket easement for the purpose of reciprocal private access, parking, drainage, sewer and water easements, and public utility easements over all of tentative tract 2992 excluding building locations.

Roads and/or streets shall be maintained as follows:

- a. The following streets/roads: Las Tablas Road and Bennett Way shall be accepted for County maintenance following completion and certification of the widening 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. All onsite roads 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 Planning & Building.

Onsite Shared Access Road:

Grading plans shall be prepared by a Registered Civil Engineer and submitted to the Department of Planning and Building for approval. The plan is to include, as applicable:

- a. Road plan and profile for the required onsite shared access road improvements.
- b. Drainage ditches, culverts, and other structures (if drainage calculations require).
- c. Erosion and Sedimentation control plan for road related improvements.
- d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

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. The applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMP's as identified for project incorporation in the applicant's Stormwater Quality Plan Application for Priority Projects

- h. 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.
- i. 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.

Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final tract map. The date and person who prepared the report are to be noted on the map.

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:

Toad Creek is not capable of carrying additional runoff. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be 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.

If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns. All drainage basin areas shall be indicated as a building restriction.

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.

The project shall comply with the post-construction requirements of Land Use Ordinance, Section 22.10.155. A "Private Stormwater Conveyance Management and Maintenance System" shall be submitted to the Department of Public Works for review and approval. Upon approval, the applicant shall record with the County Recorder's Office the "*Private Stormwater Conveyance Management and Maintenance System*" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

In accordance with 8.68.130 (Article III), non-stormwater discharges into the county storm drain system shall require an encroachment permit as described in Chapter 13.08 of the County Code. Permits shall only be issued when applicant successfully demonstrates compliance with all requirements of Article III.

Utilities:

All existing overhead electric, telephone and cable television transmission and distribution lines fronting or contained within the project site boundaries shall be relocated underground (21.03.10(h)) and the poles removed.

Electric, telephone and cable television distribution (service) conduits shall be installed underground (in accordance with 22.10.160) and stubbed to each new parcel.

New gas distribution mains shall be installed along the project frontage(s) and gas service laterals shall be stubbed to each new parcel if gas service is reasonably available.

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 fenced drainage basin is required, that the owner(s) of Lots 1 through 10 are responsible for on-going maintenance of drainage basin fencing, in perpetuity.
- b. If a drainage basin is required, that the owner(s) of Lots 1 through 10 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.
- c. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- d. In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Templeton Road Improvement Fees for each future building permit in the amount prevailing at the time of payment.
- e. Notification to prospective buyers that all private access roads within the subdivision are to be privately maintained, indicating the proposed maintenance mechanism.
- f. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a

viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency. The encroachment permit issued by Public Works identifying the limits of responsibility shall be recorded with the County Clerk.

- g. At the time of application for construction permits, the applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMP's as identified for project incorporation in the applicant's Stormwater Quality Plan Application for Priority Projects.
- 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, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. 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 in perpetuity.
- d. Maintenance of all common areas within the subdivision in perpetuity.
- e. Operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
- 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.

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 tract map.

V:_DEVSERV Referrals\Land Divisions\Tract Maps\Tr 2992 SUB08-00019 Boneso Las Tablas, Temp\Tr 2992 Las Tablas Village, TEMP.doc



SAN LUIS OBISPO COUNTY HEALTH AGENCY

Public Health Department

2191 Johnson Avenue
San Luis Obispo, California 93401
805-781-5500 • FAX 805-781-5543

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer

August 19, 2011

Kirk Consulting
8830 Morro Road
Atascadero, CA 93422

ATTN: MANDI PICKENS
RE: TENTATIVE TRACT MAP 2992
PETERSEN RANCH RD, TEMPLETON CA
APN: 040-289-030, 040-371-001, 040-331-020

Water Supply and Wastewater Disposal

This office is in receipt of **preliminary evidence** of water and sewer service (in the form of a conditional will serve letter) from the Templeton Community Services District for the above noted tract map.

Be advised that a final will serve letter for both water and sewer services will be required prior to final map recordation. The improvements for water and sewer in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

TRACT MAP 2992 is approved for Health Agency subdivision map processing.

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

c North County Team, County Planning
TCSD



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

October 14, 2011

Karen Nall
SLO County Department of Planning and Building
County Government Center
San Luis Obispo CA 93408

SUBJECT: APCD Comments Regarding the Las Tablas Village/Boneso Mixed Use Project
Project Referral (SUB2008-00019, Tract 2992)

Dear Ms. Nall,

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 Las Tablas Village project, located at the northeast corner of the Las Tablas Road/Bennet Way traffic signal in Templeton. It would subdivide an existing vacant 15 acre property into eight commercial lots and two single family residences. The proposed commercial properties would consist of a 53,200 square foot (s.f.) of commercial retail space, a 62,700 s.f. office space, and a 66,000 s.f. - 120 unit hotel. The project proposes 685 parking spaces, some of which would be shared spaces for the various proposed land uses. The commercial retail and office space would be developed in one phase and the hotel and two residences would be phased in later. The commercial tenants are unknown at this time but the applicant expects tenants such as a drive-through pharmacy, a restaurant, and other retail anchors, such as a market. The office tenants are expected to be medical related with the potential of a small outpatient clinic. The proposed hotel would be for both conventional and extended stay guests. The project referral notes that the project design is consistent with many features identified in the Templeton Community Design Plan.

Approximately 90% of the site would be disturbed by the proposed development requiring 80,000 cubic yards (c.y.) of cut, 35,000 c.y. of fill and 45,000 c.y. exported to an approved site. A traffic impact analysis was conducted and found that the project impacts would not significantly impact peak hour operations at existing signals and would decrease the level of service from "C" to "D" which the project referral states is still a county accepted level of service. The study indicates that the project would result in an estimated 5,397 average daily trip ends. The project proposes to provide a pedestrian scale with neighborhood path connections, improved jobs/housing balance, native landscaping, and the location is close to downtown and within walking distance to the Las Tablas Park & Ride lot and transit stops near Twin Cities Hospital and the Peterson Ranch neighborhood and adjacent multi-family developments. *The following are APCD comments that are pertinent to this project.*

APCD's GENERAL PROJECT SUPPORT

Mixed Use Support

APCD staff would like to commend the project proponents for this project's promotion of mixed used development. When people can walk to nearby stores, parks and work, traffic is reduced and

the potential for mass transit use increases. **Mixed use aspects of this project are consistent with several of the APCD's land use goals and policies in the county's Clean Air Plan (CAP).**

Infill within City Limits & URL / Smart Growth

The APCD encourages balance of residential and commercial infill within the existing County URL/VRLs, as this is consistent with the land use goals and policies of the CAP. Enabling residents the opportunity to live, work and shop within areas that utilize Smart Growth principles reduces the need to drive and minimizes vehicle exhaust emissions which account for over 50% of the County's air pollution including greenhouse gas emissions. Increasing density can reduce trips and travel distances and encourage the use of alternative forms of transportation. **The APCD supports this project because it is consistent with the sustainable growth strategies in CAP and the Conservation and Open Space Elements of the SLO County's General Plan adopted by the SLO County Board of Supervisors.**

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.**

CONSTRUCTION PHASE IMPACTS

The APCD staff evaluated the construction impacts of this project using default settings in CalEEMod version 2011.1.1, a computer model for estimating construction emissions related to the development of land uses. The modeling results indicate that the construction of the project would exceed the APCD's 137 pound per day and 2.5 ton per quarter thresholds for the ozone precursors, reactive organic gases (ROG) and nitrogen oxides. In addition, the grading and hauling phase of the project's construction phase would exceed the APCD's 7 pound per day diesel particulate matter threshold and the fugitive dust threshold of 4 worked acres.

Prior to grading permit issuance, and at least three months before construction activities are to begin, the applicant needs to demonstrate how the construction phase impacts will be below the level of significance as identified in the APCD's CEQA Handbook. Required APCD construction phase mitigation are:

Standard Mitigation Measures for Construction Equipment

The standard construction equipment mitigation measures for reducing nitrogen oxide (NO_x), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions are listed below and in section 2.3.1 of the APCD's 2009 CEQA Handbook. **These measures are applicable to all construction phases of the project:**

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;

- Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NO_x exempt area fleets) may be eligible by proving alternative compliance;
- All on and off-road diesel equipment shall not 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;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Best Available Control Technology (BACT) for Construction Equipment

During the grading and hauling construction phase of this project, the following BACT mitigation measures are also required:

1. Further reducing emissions by expanding use of Tier 3 and Tier 4 off-road and 2010 on-road compliant engines;
2. Repowering equipment with the cleanest engines available; and
3. Installing California Verified Diesel Emission Control Strategies. These strategies are listed at: <http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm>

Construction Phase Idling Limitations

Public health risk benefits can be realized by idle limitations for diesel engines. To help reduce the emissions impact of diesel vehicles and equipment used to construct the project, the applicant shall implement the following idling control techniques:

1. California Diesel Idling Regulations
 - a. **On-road diesel vehicles** shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,
 2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
 - b. **Off-road diesel equipment** shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation.

- c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5 minute idling limit.
 - d. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf.
2. Diesel Idling Restrictions Near the Adjacent Residential Properties
In addition to the State required diesel idling requirements, the project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors:
- a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
 - b. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
 - c. Use of alternative fueled equipment is recommended; and
 - d. Signs that specify the no idling areas must be posted and enforced at the site.
3. Truck Routing
Proposed truck routes should be evaluated and selected to ensure routing patterns have the least impact to residential dwellings and other sensitive receptors, such as schools, parks, day care centers, nursing homes, and hospitals. If the project has significant truck trips where hauling/truck trips are routine activity and operate in close proximity to sensitive receptors, toxic risk needs to be evaluated.

Fugitive 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. **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 manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and do not impact off-site areas prompting nuisance violations (APCD Rule 402):

- 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; and,
- 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.

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.slocleanair.org/business/asbestos.php>.

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 781-5912.

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 IMPACTS

The APCD staff evaluated the operational impacts of this project using default settings coupled with the traffic study average daily trip rates for the project in CalEEMod version 2011.1.1, a computer model for estimating operational emissions related to the development of land uses. **The modeling results were 81 pounds per day of ozone precursor emissions which demonstrate that the project would significantly exceed the APCD's 25 pound per day threshold for ROG plus NO_x emissions.**

The APCD's analysis is not complete as it did not incorporate operational phase mitigation that the project applicant would propose and the analysis was conducted for 2014 impacts only. Projects that exceed the APCD's ROG + NO_x threshold and that are highly vehicle dependent often require off-site mitigation to bring the project impacts to a level of insignificance. For more information on on-site and off-site mitigation, please refer to the APCD's 2009 CEQA Handbook. The APCD suggests that, in cooperation with the APCD, the applicant work with a consultant to refine the air quality modeling and appropriate mitigation or work directly with the APCD to accomplish this under a cost-recovery agreement.

Greenhouse Gas Impacts and Mitigation

Assembly Bill 32, the California Global Warming Solution Act of 2006 requires reductions of greenhouse gases (GHG) in the State of California. Following the adoption of SB 97, the Natural Resources Agency adopted Amendments to the CEQA Guidelines for greenhouse gas emissions. Based on these guidelines, GHGs (e.g., CO₂, N₂O and CH₄) from all projects subject to CEQA must be quantified and mitigated to the extent feasible. **The California Office of Planning and Research has provided the following direction to lead agencies for the assessment and mitigation of GHG emissions:**

- Make a good-faith effort to calculate, model, or estimate the amount of CO₂ and other GHG emissions from a project, including the emissions associated with vehicular traffic, energy consumption, water usage and construction activities;
- Regardless of the size, projects are cumulatively considerable. Lead agencies shall evaluate a proposed project's direct and/or indirect climate change impacts; and,
- Implement all feasible mitigation measures to reduce GHG emissions.

The preliminary modeling accomplished by the APCD indicates that the operational phase GHG impacts from the project, combined with amortized construction phase GHG impacts are 4,602 metric tons of carbon dioxide equivalent (CO₂e) emissions per year. Prior to finalizing

the project's mitigated negative declaration (MND), the applicant will need to present to the APCD for review and approval the feasible GHG mitigation measures that the project would be implemented.

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may 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 Appendix, page 4-4, in the APCD's 2009 CEQA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Dry cleaning;
- Boilers;
- Internal combustion engines;
- Sterilization units(s) using ethylene oxide and incinerator(s); and
- Cogeneration facilities.

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do additional health risk assessment. **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 781-5912.

Sincerely,



Andy Mutziger
Air Quality Specialist

AJM/arr

cc: Doug/Steve Filipponi/Boneso
Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD

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DISTRICT ENGINEER

TEMPLETON COMMUNITY SERVICES DISTRICT

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

November 5, 2012

Ms. Xzandrea Fowler
San Luis Obispo County
Planning Dept
County Government Center,
San Luis Obispo, CA 93408

Subject: Re-Referral for County Project SUB2008-00019 Tract 2992 Boneso, dated 10/23/2012

Dear Ms. Fowler,

Before TCSD can provide full water and sewer service to this project, the applicant must purchase additional water and sewer units of use. The project as proposed requires 88 water units of use. At this time, the total number of water units available to this project is limited to 34 water units, far less than what is required by the proposed project.

The District agrees in concept that the phasing plan as presented by the applicant be used as a guideline for planning. Note, however, that there is no guarantee that additional water and sewer service will be available from the District beyond the current 34 water units of use. The District will make every attempt to identify potential problems associated with making water and sewer services available to a project or parcel, however, additional items may arise once a more fully developed plan is provided. The District's main concerns are as follows:

1. The project as proposed requires 88 water units of use. That is 54 additional water units of use that are not currently available. At this time the District is unable to serve the project more than 34 water units of use. The District released a number of units for sale earlier this year and those units have been sold. There is no timeframe available regarding potential additional water units of use for sale at this time.
2. Given the density of the proposed project, the water and sewer infrastructure serving the parcels needs to be evaluated. The District anticipates that water and sewer main lines will need to be extended and/or upgraded in order to adequately serve this project.
 - a. The District anticipates that as a minimum, the main water line in Bennett way shall be extended to Las Tablas Road and a new water line looped through the project interior road.
 - b. The District shall also require that the wastewater be directed to the West Side Lift Station and the sewer main lines be evaluated and upgraded as required.

3. Since there are only 34 water units available now, the District requested that the applicant determine how those water units would be allocated to each lot in the event that no additional water units become available. The applicant proposed assigning the existing water units as follows:

Lot	Use and Bldg Type	Assigned Water Unit Allocation per Kirk Consulting dated 10-2-12
1	Single Family Residential	1
2	Single Family Residential	1
3	Commercial/Retail C.3, General (10,800 sf)	4
4	Commercial/Retail C.4, Restaurant (7,800 sf)	4
5	Commercial/Retail C.1, Grocery (18,800 sf)	4
6	Commercial/Retail C.2, Pharmacy (15,800 sf)	4
7	Office O.1, Medical (24,000 sf)	4
8	Office O.2, Medical (24,000 sf)	4
9	Office O.3, Medical (14,700 sf)	4
10	Hotel H.1, Hotel (61,500 sf)	4
	TOTAL	34

The applicant also provided a breakdown of proposed future water and sewer needs for each lot 1-10. Water demand calculations were provided for each proposed building use by RRM Design group, and After reviewing the project proposal and water demand information provided by RRM Design Group, the District suggests modifying the allocation of water units of use so that the water demand needs for the earliest proposed buildings may be met without the purchase of additional water units:

Lot	Use and Bldg Type	Suggested Water Unit Allocation (aa)	Irrigation (bb)	Water Units required for proposed project (cc)	TOTAL WATER UNITS REQ'D	Deficit number of Water Units by lot (dd)
Phase 1						
1	Single Family Residential	1		1	1	0
2	Single Family Residential	1		1	1	0
Phase 2						
3	Commercial/Retail C.3 General (10,800 sf)	3	1	2	3	0
4	Commercial/Retail C.4 Restaurant (7,800 sf)	6	1	5	6	0
5	Commercial/Retail C.1 Grocery (18,800 sf)	5	1	5	6	1
6	Commercial/Retail C.2 Pharmacy (15,800 sf)	3	1	2	3	0
Phase 3						
7	Office O.1 Medical (24,000 sf)	4	1	7	8	4
8	Office O.2 Medical (24,000 sf)	4	1	7	8	4
9	Office O.3	4	1	3	4	0

	Medical (14,700 sf)					
Phase 4						
10	Hotel H.1 Hotel (61,500 sf)	4	1	47	4 8	44
	TOTALS	34			8 8	54

Notes for table:

- aa. Assigned allocation of water units modified in consideration of RRM Design Group water demand calculations dated August 15, 2012. Each lot will be limited to this predetermined number of water units unless additional approval is provided by TCSD.
 - bb. One unit of water is assigned to each building for irrigation purposes, except single family residential.
 - cc. Water use is calculated for each individual building, so number of units required are rounded up to the next whole unit.
 - dd. Additional Water Units required prior to planning approval for individual lots and subsequent building permit issuance. (NOTE: This is not a guarantee that water will be available from the District, but rather serves as a guideline for planning.) Each lot will be limited to a predetermined number of water units unless additional approval is provided by TCSD.
4. It is the District's understanding that the applicant will address the stormwater with owner designed and maintained stormwater detention on site. The District will not accept or maintain these drainage facilities. The applicant is required to evaluate downstream impacts of this project per County requirements.
 5. The Fire Chief will be providing project comments under separate cover.

Please feel free to contact me at (805) 434-4915 should you have any questions or concerns.

Sincerely,



Bettina L Mayer, PE
District Engineer
t1m@templetoncsd.org

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

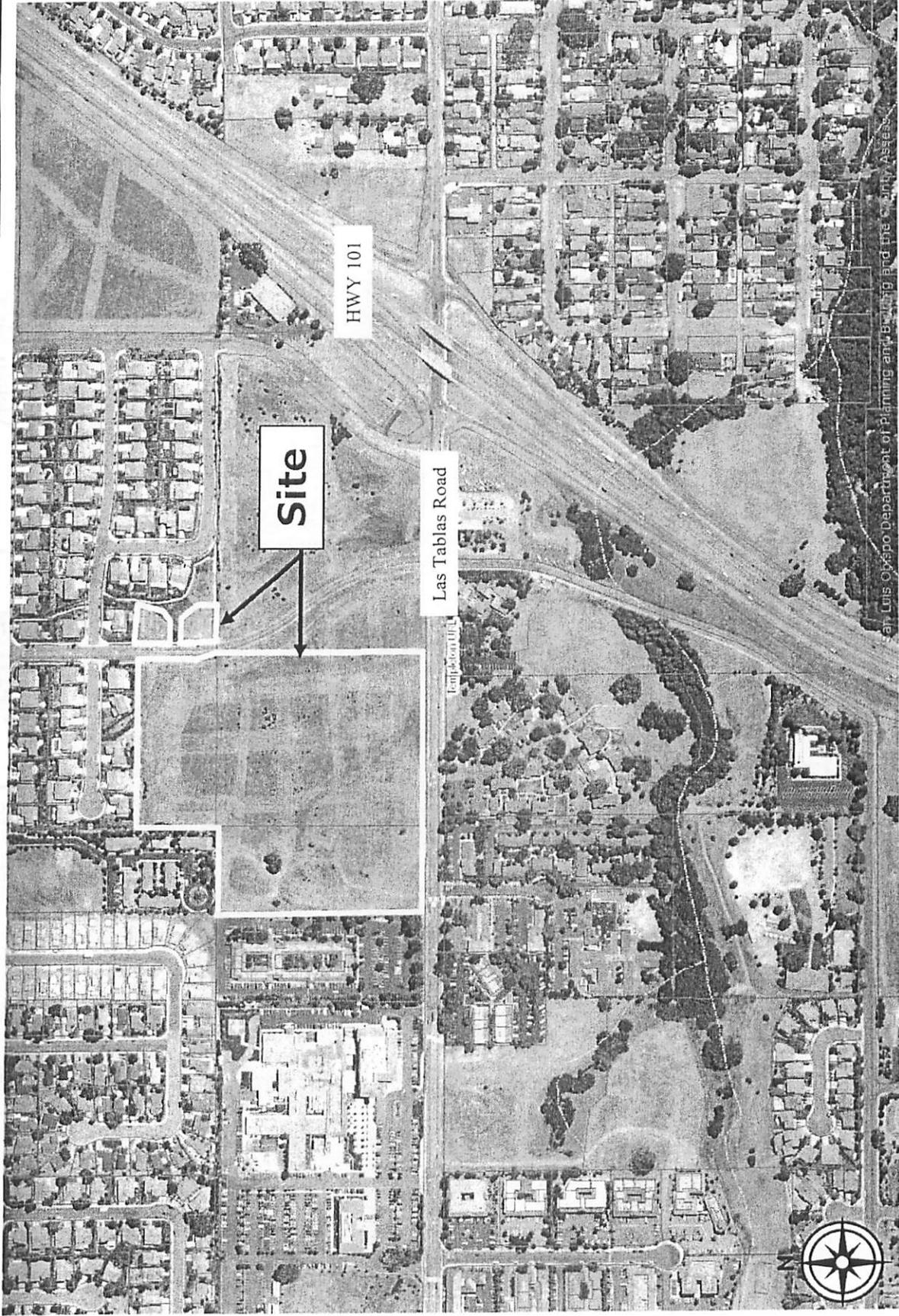


Exhibit 2
Aerial Photograph of the project site
(outlined in white)



See Attached Project Plans:

- Site Plan
- Conditional Use Permit Project Phasing
- Building Elevations – Retail
- Building Elevations – Office
- Building Elevations – Hotel
- Site Sections
- Vesting Tentative Tract Map
- Tentative Tract Phasing Map
- Conceptual Grading and Drainage Plan
- Utility Plan
- Landscape Plan
- Conceptual Lighting Plan

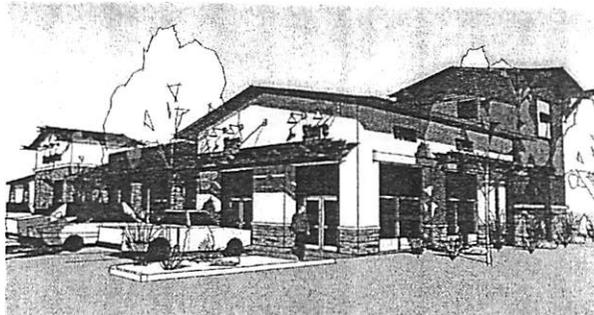
Project

**Filipponi/ Boneso Vesting Tentative Tract Map/ CUP
ED13-044 (SUB2008-00019/Tract 2992)**

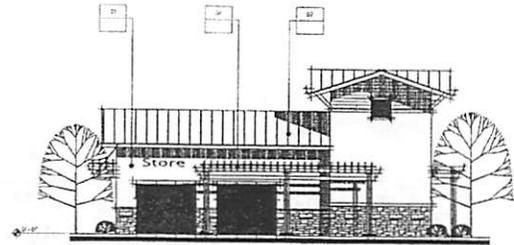


Exhibit 3

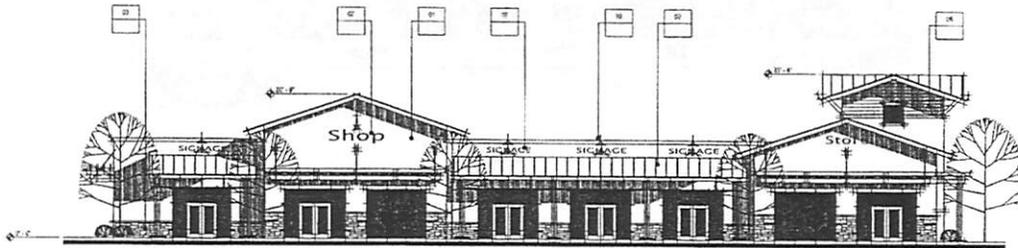
Project Plans



Southwest Perspective-Building C.3
NTS



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



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



Northeast Perspective-Building C.4
NTS



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

Material

01	Concrete Plaster - Smooth	05	Aluminum Siding - Dark Brown	10	Building Lighting
02	Stainless Metal Screen - Acid	06	Wood Siding		
03	Screen - Green	07	Building Storage		
04	Exposed Timber	08	Fluted Ironing		

Notes

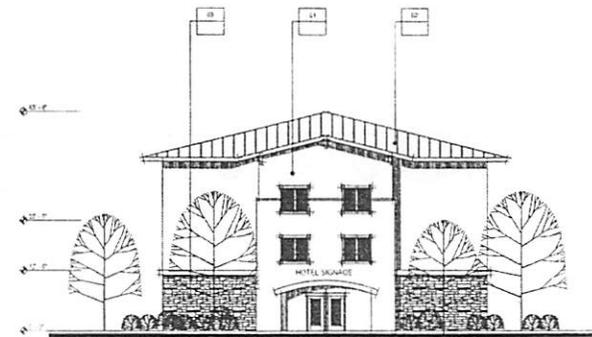
- Building Lighting: Building mounted lights shall be obtained with pole mounts not to exceed 1' height.
- Site/Building Storage: Developer shall submit a comprehensive "sign program" to identify size, location, and type of signage proposed.



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



Southeast Perspective-Building H.1
NTS



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

Material

01	Concrete Plaster Stone	05	Architectural Expanded Foil Insulation	10	Building Enclaving
02	Branding Metal Screen Wall	06	Wood Siding		
03	Stone Veneer	07	Building Cladding		
04	Flourished Terrain	08	Fluted Siding		

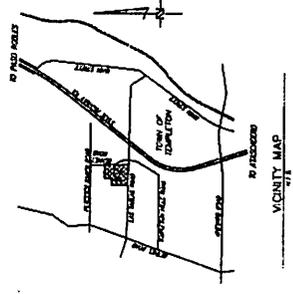
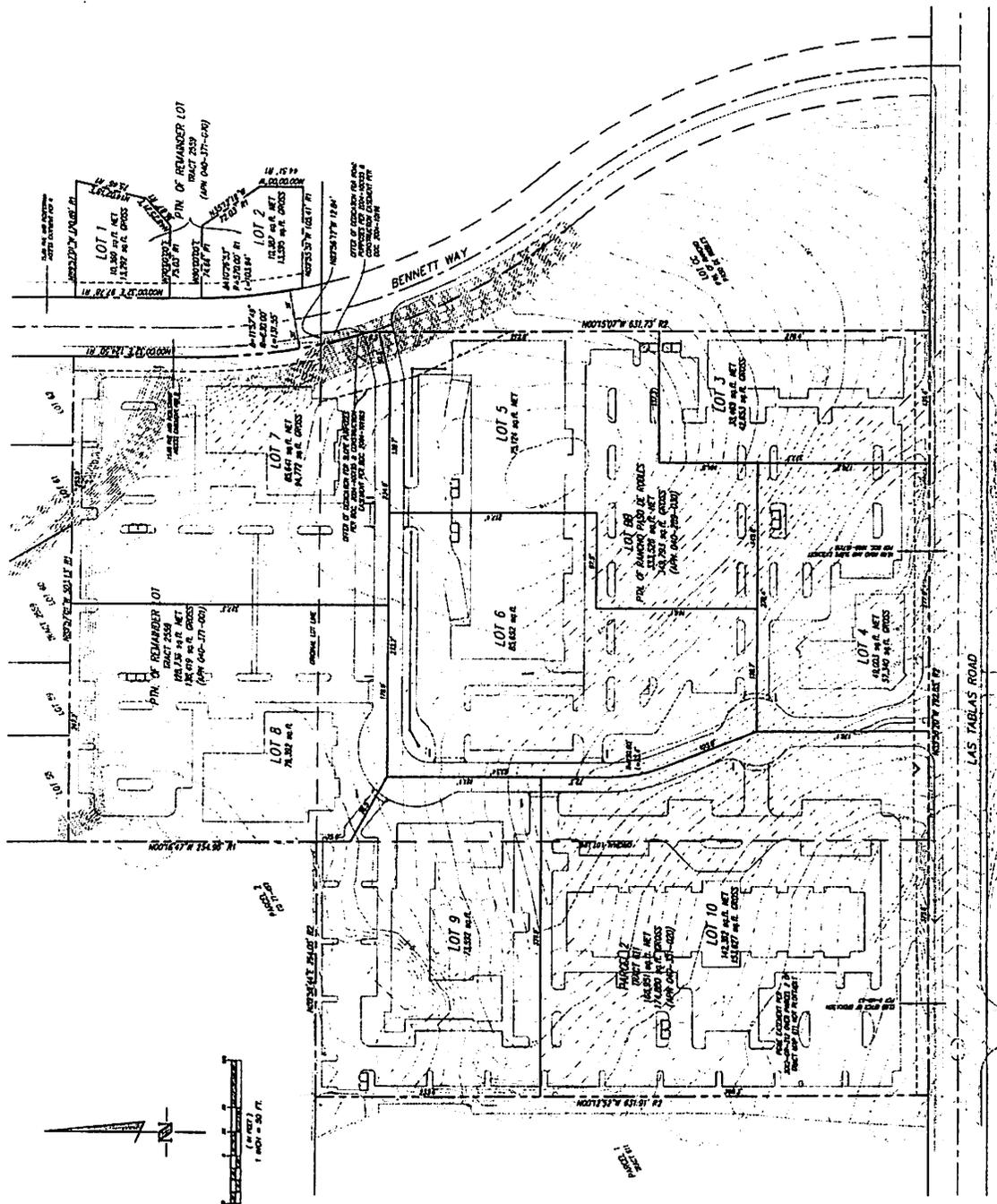
Notes

- A. Building Enclaving: Building Insulation R-19s shall be installed with R-19s ensure not to exceed 4" thickness.
- B. Site Building Storage: Developer shall submit a comprehensive "sign program" to specify size, location and type of signage proposed.

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BUILDING ELEVATIONS - HOTEL
 Las Tablas Village - Tract 2992
 2007048
 3/32" = 1'-0"
 September 25, 2012 County Resubmittal

A5



CASEMENT NOTE

THIS IS A TENTATIVE MAP FOR THE PURPOSE OF PUBLIC ACCESS AND INFORMATION. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

PROJECT DATA

PROJECT NAME: [REDACTED]
 PROJECT ADDRESS: [REDACTED]
 PROJECT OWNER: [REDACTED]
 PROJECT ENGINEER: [REDACTED]
 PROJECT DATE: [REDACTED]
 PROJECT AREA: [REDACTED]
 PROJECT TYPE: [REDACTED]
 PROJECT STATUS: [REDACTED]

PREPARED FOR:

City/County/State: [REDACTED]
 Project Name: [REDACTED]
 Project Address: [REDACTED]
 Project Date: [REDACTED]
 Project Area: [REDACTED]
 Project Type: [REDACTED]
 Project Status: [REDACTED]

PREPARED BY:

Engineer: [REDACTED]
 Surveyor: [REDACTED]
 Planner: [REDACTED]
 Designer: [REDACTED]
 Draftsman: [REDACTED]

LEGAL DESCRIPTION

THESE ARE THE REMAINDER OF THE TRACT DESCRIBED IN MAP NO. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

1"=50'
VESTING TENTATIVE TRACT MAP TM-1

City of [REDACTED] Department of Public Works, Planning and Development Division, 1000 [REDACTED] Street, [REDACTED], [REDACTED] 90000. Date: [REDACTED]

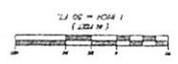
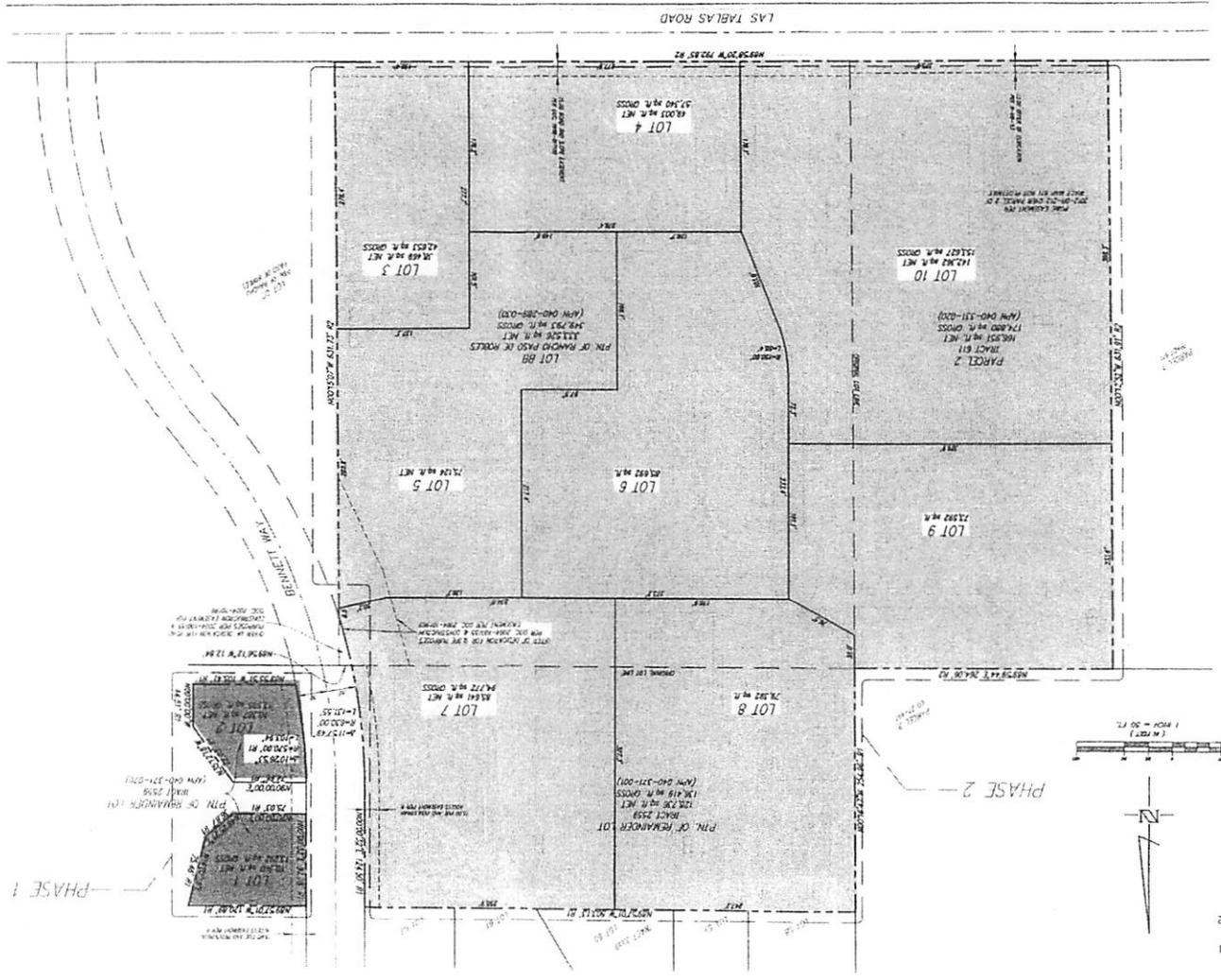
TENTATIVE TRACT PHASING MAP

LEGAL DESCRIPTION
 PART OF THE REMAINDER OF TRACT 2284 ACRES OF LAND IN THE CITY AND COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND TRACT 2 OF TRACT 81 TRACT 10000 ACRES OF LAND IN THE CITY AND COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON THE PLAT OF THE REMAINDER OF TRACT 2284 ACRES OF LAND IN THE CITY AND COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED IN BOOK 20 OF MAPS AT PAGE 117, AND THE REMAINDER OF TRACT 10000 ACRES OF LAND IN THE CITY AND COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED IN BOOK 20 OF MAPS AT PAGE 117.

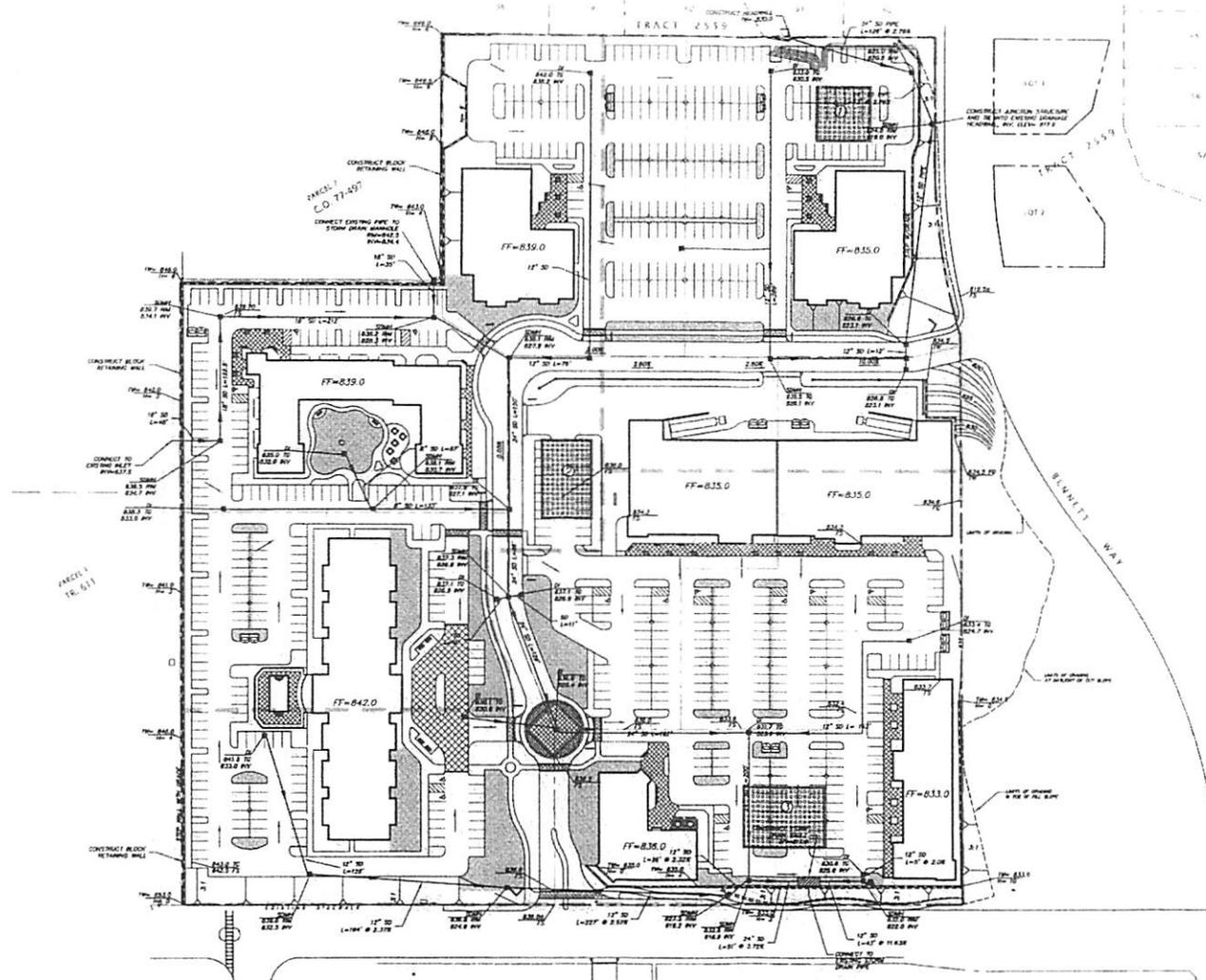
PREPARED FOR:
 ENGINEER/ARCHITECT:
 PREPARED BY:

PROJECT DATA
 ADDRESS: 12345 MAIN ST, SAN DIEGO, CA 92101
 PROJECT NO: 12345
 DATE: 12/31/2023

EASEMENT NOTE
 THE EASEMENT FOR THE PURPOSE OF PUBLIC ACCESS SHALL BE GRANTED TO THE PUBLIC FOR THE PURPOSE OF TRAVELING OVER ALL OF THE TRACTS SHOWN ON THIS PHASING MAP.



Phase 1
 Phase 2



NOT CC
PTN. OF RANCHO
PASO DE ROBLES

- LEGEND**
- PROPOSED STONE DRAIN LINE
 - DIRECTION OF FLOW IN PROPOSED STONE DRAIN LINE
 - PROPOSED GRAVITATE ALLEY
 - PROPOSED STONE DRAIN MANHOLE
 - DIRECTION OF SURFACE DRAINAGE
 - PROPOSED RETAINING WALL
 - DRAINAGE LINE
 - PROPOSED SLOPE BANK 2:1 MAX
 - PROPOSED WALKWAY CENTERLINE
 - PROPOSED WALKWAY CENTERLINE
 - EXISTING SLOPE BANK
 - EXISTING WALKWAY CENTERLINE
 - EXISTING WALKWAY CENTERLINE
 - POST DEVELOPMENT TERRAIN BATHYMETRY
 - PRE DEVELOPMENT TERRAIN BATHYMETRY
 - UNDERGROUND DEVIATION
 - 1:400 OF 100' X 50' X 50'
 - 1:800 OF 100' X 50' X 50'
 - 2:100 OF 100' X 50' X 50'

