



# ENVIRONMENTAL DOCUMENTS FOR REVIEW

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*

## WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: **Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040**. For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review the environmental determination and other information on our website located at [www.sloplanning.org](http://www.sloplanning.org).

### **Proposed Negative Declarations**

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

### **For Week of October 29, 2015**

#### Templeton Area

Billig Vesting Tentative Parcel Map and Concurrent Conditional Use Permit. Request by Dr. Harvey Billig to 1) subdivide an existing 4.9 acre parcel into two parcels of 1.46 acres and 3.44 acres; and 2) construct a 2 story 36,503 square feet (sf) assisted living facility (60 beds) on the 1.46 acres parcel, and a 2+ story 70,419 sf hospital (behavioral health – 91 beds) on the 3.44 acre parcel including site improvements for grading, parking, and landscaping and includes a common driveway and shared parking between the proposed buildings. The request includes a modification to the height standards for the proposed hospital to allow a height of 44 feet (to parapet wall facing Las Tablas) instead of 35 feet as provided by ordinance. The proposed project will result in the disturbance of approximately 3.5 acres and 22,230 cubic yards of cut and 17,260 cubic yards fill on a 4.9 acre parcel. The project is within the Office and Professional land use category, and is located on the south side of Las Tablas Road (directly opposite Twin Cities Hospital), approximately ¼ mile west of Bennett Rd in the community of Templeton, in the Salinas River Sub Area of the North County Planning Area at 1155 Las Tablas Road, Templeton, CA ED14-203 (SUB2013-00052)

### Atascadero Area

Speers and Verizon Conditional Use Permit. Request by Ronald Speers and Verizon Wireless for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility. The proposed facility would consist of: a) nine (9) panel antennas mounted at a height of 36 feet above ground level within the cylinder portion of a new 45-foot high faux elevated water tank; b) one new 200 square-foot prefabricated equipment shelter; c) one 30kW permanent diesel back-sup generator; d) one (1) GPS antenna; e) six (6) new Raycaps; and f) associated utility trenching for the installation of power and telco lines. The project is located on a 4.22 acre parcel and will result in the disturbance of approximately 1,050 square feet for the construction of the proposed facility. The proposed project is within the Agriculture land use category and is located at 5900 Templeton Road, approximately 300 feet (east) of Rocky Canyon Road and approximately 0.13 miles east of the City of Atascadero. The subject property is in the El Pomar-Estrella sub area of the North County planning area. The site is located at 5900 Templeton Road, Atascadero, CA. ED14-215 (DRC2014-00101)

### San Luis Obispo Area

Ronca Parcel Map. Request by Tracy Ronca for a Vesting Tentative Parcel map (CO15-0034) to subdivide two existing parcels (Parcel A: 5.91 acres; and Parcel B: 6.84 acres) into four new parcels (3.54, 2.37, 2.10, and 4.74 acres in size) for the purpose of sale and/or development. The proposal also includes abandonment of the following rights-of-way shown on Tract 681: Borza Lane, Nopales Road, and Corriente Lane and Choya Court. The project will result in the disturbance of up to four acres of the overall 12.75-acre site. The proposed project is within the Residential Suburban land use category, and is located at 1745 Tiburon Way (Parcel A) and 3790 Sequoia Drive (Parcel B), approximately 1,000 feet northeast of Orcutt Road and the southeastern limit of the City of San Luis Obispo. The site is in the San Luis Obispo sub-area of the San Luis Obispo planning area. ED15-053 (SUB2014-00066)

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Who: County of San Luis Obispo

What: A Mitigated Negative Declaration has been prepared and issued for the Air Park Drive Bridge Replacement Project. The San Luis Obispo County Department of Public Works is proposing to replace the existing bridge on Air Park Drive over Meadow Creek Lagoon, in the San Luis Bay Coastal planning area of San Luis Obispo County. The purpose of the Project is to replace the structurally and geometrically deficient existing timber structure and replace it with a modern reinforced concrete bridge that will provide adequate and safe pedestrian and vehicular access. The new bridge will maintain access, improve safety, and result in reduced maintenance costs. The existing timber bridge on Air Park Drive over Meadow Creek Lagoon was built around 1940. The Project will result in the temporary disturbance of 1.08 acres and the permanent disturbance of approximately 0.5 acre. The project is located along Air Park Drive, within the community of Oceano, crossing over Meadow Creek Lagoon (also referred to as Oceano Lagoon), which is the downstream terminus of Meadow Creek. The project

is not on any of the lists enumerated under Section 65962.5 of the Government Code, including but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, or hazardous waste disposal sites.

**Where:** Copies of the proposed Negative Declaration and all documents referenced in the Negative Declaration are available for review at the San Luis Obispo County Department of Public Works, 976 Osos Street, Room 206, San Luis Obispo, CA 93408.

**Comments:** The 30-day review and comment period for the proposed Negative Declaration begins on Monday, October 26, 2015 and ends on Wednesday, November 25, 2015. Written comments must be received by 5:00 p.m. on the last day of the review period and addressed to: Katie Drexhage, Environmental Resource Specialist, County Government Center, Room 206, San Luis Obispo, CA 93408.

**Public Hearing:** The San Luis Obispo County Board of Supervisors will hold a Public Hearing at a date yet to be determined to consider the adoption of the Negative Declaration. Interested persons can access the Board of Supervisor's agenda at <http://www.slocounty.ca.gov/bos/BOSagenda.htm>.