



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 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.

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 December 10, 2015

Arroyo Grande Area

Tina Bennett/Verizon Wireless request for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility consisting of one new 40' high artificial pine tree (monopine), twelve 6' high panel antennas, four raycaps, a 6' by 12' concrete pad, a chain-link fence, one prefabricated equipment shelter, two GPS antennas, one standby diesel generator and one electrical meter in a 770 sq. ft. fenced equipment area and a total area of disturbance of 1346 square feet. The project is located on the south side of Manuela Way, approximately 1,400 feet east of Branch Mill Road, approximately 2.5 miles northeast of the City of Arroyo Grande, in the South County planning area (San Luis Bay Inland Sub Area South). The project is located on the south side of Manuela Way, approximately 1400 feet east of Branch Mill Road, approximately 2.5 miles northeast of the City of Arroyo Grande, in the South County planning area (San Luis Bay Inland Sub Area South). ED15-059 (DRC2014-00121)

Templeton Area

A request by the Lewan Trust and PB Companies: 1) a lot line adjustment, which would adjust two parcels of 4.098 acres each to two lots of 7.06 and 1.08 acres each and 2) a conditional use permit for the construction of a senior housing development including: a 70,000-square foot assisted living building including 90 beds and a memory care facility; 70,000-square foot independent living building including 67 studios; and ten 2,650-square foot independent living bungalows (totaling 26,500 square feet), including 40 units. The project includes the construction of an internal access road and 203 paved parking spaces. Additional improvements include 4-foot and 5-foot wide concrete walkways throughout the development, landscaping, and reconstruction and restoration of an existing drainage feature to serve as a retention basin. The request includes a modification to the height standards (35 feet) to allow heights of 39 and 44 feet (all heights are measured from average natural grade - ANG).

The project includes construction of a new transit stop, including a 10-foot wide paved bus turnout on Las Tablas Road (along the northern property frontage), which would connect to the onsite pathway and an approximately 100-foot extension of Sara Street through the eastern adjacent property to the project site.

Construction of the project will result in the disturbance of approximately 8.2 acres, including 40,700 cubic yards of cut and 38,500 cubic yards of fill. The proposed project is located within the Office and Professional land use category, on the southern side of Las Tablas Road, approximately 105 feet west of Roya Avenue, within the unincorporated community of Templeton. The site is in the Templeton, Salinas River sub-area of the North County planning area.

The independent living facility would be located on proposed 1.08-acre Parcel 1. The independent living building would be a three-story, 44-foot tall structure. The first floor would include a dining room, patio, office, community room, storage and mechanical space, courtyard, and 21 living units. The second floor would include storage and mechanical space, and 25 living units. The third floor would include storage and mechanical space, and 21 living units. Internal stairs and an elevator would provide access to the upper floors, and a bridge is proposed on the third floor, connecting the facility to the assisted living building. Each bungalow structure would include four living units, and would be 19 feet in height.

The proposed assisted living facility, bungalows, parking areas, drainage/retention feature, and internal access would be located on proposed 7.06-acre Parcel 2. The assisted living building would be a three-story, 39-foot tall structure located in the northeast corner of the project site (proposed 1.08-acre Parcel 2). The first floor would include a reception area, business and administration offices, courtyards, dining and eating facilities, restrooms, laundry and housekeeping areas, nursing/wellness area, and 45 studios. The second floor would include a library/seating area, activity/office space, nursing/wellness area, restrooms, janitorial space, and 45 studios. The third floor would include a covered roof terrace, roof garden, foyer, fitness/theater area, restrooms, and storage space. Internal stairs and an elevator would provide access to the upper floors, and a bridge is proposed on the third floor, connecting the facility to the independent living building. The subject parcels are located within the Office and Professional land use category, within the North County Planning Area, unincorporated community of Templeton. ED14-257 (DRC2014-00146/SUB2015-00013)