



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

ENVIRONMENTAL DETERMINATION NO. ED14-257

DATE: 12/10/15

PROJECT/ENTITLEMENT: Lewan Trust Conditional Use Permit; DRC2014-00146

APPLICANT NAME: PB Companies
ADDRESS: 3480 South Higuera St. Suite 130, San Luis Obispo, CA 93401
CONTACT PERSON: Rex Steward **Telephone:** 805-468-5344

PROPOSED USES/INTENT: A request by the Lewan Trust and PB Companies, LLC for: 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). The proposed project is within the Office Professional land use category and is located on the south side of Las Tablas Road approximately 200 feet west of Roya Ave., within the community of Templeton.

LOCATION: Las Tablas Rd., Templeton, CA 93465

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>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Wildlife

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. (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.

James Caruso

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.7) Using Form

Project Title & No. Lewan Trust Lot Line Adjustment and Conditional Use Permit ED# 15-063
SUB2015-00013 COAL15-0067 / DRC2014-00146

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 type="checkbox"/> Geology and Soils	<input 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.

Shawna Scott, SWCA Environmental Consultants
Prepared by (Print)

Shawna Scott
Signature

November 24, 2015
Date

James Caruso
Reviewed by (Print)

James Caruso
Signature

Ellen Carroll,
Environmental Coordinator
(for)

12.3.15
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 Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: 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.

ASSESSOR PARCEL NUMBER(S): 040-289-014 and 040-289-015

Latitude: 35 degrees 33' 14" N Longitude: -120 degrees 43' 27" W

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLAN AREA: North County

SUB: Salinas River

COMM: Templeton

LAND USE CATEGORY: Office and Professional

COMB. DESIGNATION: None

PARCEL SIZE: 4.098 and 4.098 acres each (total 8.2 acres)

TOPOGRAPHY: Gently rolling to moderately sloping

VEGETATION: Annual grassland, forbs, scattered coyote brush, Arroyo Willow Alliance

EXISTING USES: Vacant

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Single Family, Office and Professional; residences, OMKAR Medical Plaza	<i>East:</i> Office and Professional, Commercial Retail; Sani Eye Center, Heritage Oaks Bank center
<i>South:</i> Residential Single Family; residences	<i>West:</i> Residential Single Family; residences

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a 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	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
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"/>

Aesthetics

Setting. The project site is located south of Las Tables Road, approximately 120 feet west of Roya Avenue, and 480 feet east of South Bethel Road in the unincorporated community of Templeton. The property is currently undeveloped, and supports grassland and one small willow thicket (in the southwest corner of the property). The topography of the site is gently to moderately sloping. The project site is visible from public roads, but is not located within a scenic viewshed.

The surrounding area is developed, with residential neighborhoods to the west, northwest, south, and southeast; medical facilities are located to the north and east. The project site is clearly visible along the Las Tablas frontage. The northeastern corner of the parcel is visible as westbound travelers (vehicles, pedestrian, bicyclists) approach Posada Lane, approximately 480 feet east of the project site. The site becomes fully visible as the traveler heads west towards the project site.

As seen from the west, the northern edge of the project site is visible to eastbound travelers at the intersection of South Bethel Road and Las Tablas Road (approximately 480 feet west of the project site). The site becomes fully visible as the traveler continues west towards the project site. The project site is also visible from Roya Avenue, the southbound lanes of Mockingbird Lane and Celestial Way, and intermittently visible from numerous residential roads in the area.

Impact.

Lot Line Adjustment. Implementation of the lot line adjustment would not increase the number of parcels on the project site. The lot line adjustment by itself would not result in any physical changes to the visual setting, and future development is subject to development and design standards identified in the County’s Land Use Ordinance and the Templeton Design Plan. Based on the location of the parcel within an existing developed and urbanized area, the lack of a scenic viewshed along the affected segment of Las Tablas Road, and anticipated compliance with existing standards and regulations, potential visual impacts as a result of the lot line adjustment would be less than significant.

Conditional Use Permit. The proposed assisted living and independent living facilities would be located on Las Tablas Road, setback approximately 26 feet from the roadway (setback includes a 6-foot wide sidewalk). The full height of these structures, 39 and 44 feet, respectively, would be clearly visible from the roadway. The Office-Professional land use category standards require an average height of 35 feet; therefore, the applicant’s request includes a modification to the height standards to allow the proposed building heights (39 and 44 feet above average natural grade).

The overall architectural design of the structures is similar to and consistent with existing development along Las Tablas Road. Proposed materials include fiber cement siding and cement plaster wall faces, stone veneer posts and articulation, aluminum framed storefront windows, fiber cement board trim, structural steel and metal roofing, concrete roof tiles, and stained wood trellis and rail to provide architectural variation. Due to the height of the structures, the upper elevations would be seen above existing surrounding development for approximately 0.3 mile along Las Tablas Road.

The development would also be seen from numerous public and neighborhood roads in the area. Although the project would be clearly visible from public locations, the project site is not located within a scenic viewshed, and the proposed design is consistent with the Templeton Design Guidelines and similar development in the area including Twin Cities Hospital. The project places the bungalow units, which have a more “residential” visual character, closer to the residential neighborhood to the south, which will provide a visual transition from the larger facilities to be located in the northern portion of the project site.

Implementation of the project would require the installation of exterior lighting, which would increase light and glare in the area. The proposed materials and windows have the potential to create glare due to reflectivity. Implementation of mitigation measures, including use of non-reflective materials and shielding light sources would reduce this impact to less than significant.

Mitigation/Conclusion. The proposed architectural design is consistent with the community design goals applicable to the Las Tablas Road medical area. The Templeton Design Plan and County Land Use Ordinance require landscaping and lighting plans, and the applicant has agreed identified mitigation measures to reduce visual impacts to less than significant (refer to Exhibit B).

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

2. AGRICULTURAL RESOURCES
Will the project:

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

Agricultural Resources

Setting. The subject parcels are located within the Office and Professional land use category, within the unincorporated community of Templeton. The project site is vacant, and does not support any agricultural uses. Surroundings uses are urban in nature. Neither the project site nor adjacent parcels are under a Williamson Act contract or recorded Agricultural Preserve. Based on the San Luis Obispo County Important Farmland Map (California Department of Conservation 2015), designations include Other Land and Farmland of Local Potential.

Other Land. This designation applies to land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies small than 40 acres, vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Farmland of Local Potential. This designation applies to areas of soils that meet all the characteristics of Prime Farmland or Farmland of Statewide Importance, with the exception of irrigation. Additional Farmlands include dryland field crops of wheat, barley, oats, and safflower.

The proposed project would be located on the following NRCS soil types:

Gazos shaly clay loam (9 - 30 % slopes) – Not prime farmland (NRCS 2015)

This moderately sloping fine loamy soil is considered well drained. This soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, and slow percolation. This soil is considered Class IV with and without irrigation.

Lockwood-Concepcion complex (2 - 9% slope) – Farmland of statewide importance (NRCS 2015)

This gently sloping soil is considered moderately well to well drained. The soil has moderate erodibility and moderate to high shrink-swell characteristics. The soil is considered Class IV without irrigation and is not rated for irrigated conditions.

Impact.

Lot Line Adjustment. The proposed lot line adjustment would result in a change from two approximately equally sized parcels to two parcels 1.08 and 7.06 acres each. The project site is not zoned for agricultural uses, does not support agricultural production or livestock grazing, and is not located within an agricultural area. Therefore, implementation of the proposed Lot Line Adjustment would not result in any significant impacts to agricultural resources.

Conditional Use Permit. The project site is located in an urban area and is surrounded by urban uses including residential, commercial and institutional uses. The site's size and location in the middle of an urban precludes any agricultural uses. Therefore, no impacts to agricultural resources are expected.

Mitigation/Conclusion. Based on the location of the proposed project, construction and operation of the proposed facilities would not result in an impact to agricultural resources and 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"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

Air Quality

Setting. 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 has been adopted (prepared by APCD).

Sensitive receptors near the project site include residential neighborhoods to the north, south, and west, and medical facilities to the north and east.

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. 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.

Lot Line Adjustment. The proposed lot line adjustment would not result in any air quality impacts by itself; however, future development would generate air pollutants during the construction and operational phases. Application of mitigation is directly tied to the amount of generated emissions

compared to APCD thresholds of significance, as identified for the proposed project below.

Conditional Use Permit. As proposed, the project would result in approximately 8.2 acres, including 40,700 cubic yards of cut and 38,500 cubic yards of fill. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on review by the APCD, including use of CalEEMod to determine project emissions (Mutziger 2015), construction of the project would exceed daily construction emissions thresholds for ozone precursors (as a result of the painting phase) and particulate matter. Construction activities can also result in adverse air quality impacts due to improper handling, demolition, and disposal of asbestos containing materials. While the project does not include demolition of any structures, mitigation is identified to require handling of any encountered asbestos containing materials, consistent with the National Emission Standard for Hazardous Air Pollutants. Developmental vegetation and materials burning is prohibited.

Based on review by the APCD (Mutziger 2015), operation of the project would not exceed significance thresholds; therefore, no operational mitigation is necessary. The project would generate 1,006 metric tons per year of greenhouse gas emissions (including amortized construction emissions), which is below the APCDs bright-line threshold.

The project is located within an urban area, and would be consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

The project site is not located in an APCD designated naturally occurring asbestos zone (SLOAPCD 2012 CEQA Handbook, Figure 4-1).

Mitigation/Conclusion. Implementation of mitigation measures identified by the San Luis Obispo APCD and included in Exhibit B would reduce the quarterly emissions to a less than significant level.

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.

Biological Resources

Setting. The applicant submitted a Biological and Wetland Resources Assessment that included a waters of the U.S./State jurisdictional determination report (Sage Institute 2015) for the project; the results of this study are incorporated into the assessment below. Sage Institute biologists reviewed available background data, and conducted biological, botanical, and wetland resources field surveys on November 19, 2013, April 30, October 23, and December 13, 2014. A field verification of the jurisdictional status of the onsite drainages was conducted on October 14, 2015 with Keith Hess, Project Manager with the U.S. Army Corps of Engineers San Francisco District Regulatory Division. The report is available for public review at the County Planning Department.

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

On-site Vegetation: Grasses, forbs, willows.

Name and distance from blue line creek(s): Two ephemeral drainages onsite including a remnant drainage swale (northern drainage; 520 feet long), and an unnamed tributary to Toad Creek and the Salinas River (southern drainage; 485 feet long)

Habitat(s): Non-native annual grassland, small willow thicket.

The project site supports non-native annual grassland, which is mowed annually for fire suppression and weed control. Scattered coyote brush shrubs and herbaceous forbs are present within the non-native grassland. An arroyo willow tree thicket is located in the southwest corner of the project site within the southern drainage; the corresponding habitat type is Arroyo Willow Alliance. Coyote brush, poison hemlock, and shortpod mustard follow along the remainder of the southern drainage.

The project site is surrounded by urban development. This area can provide habitat for a variety of urban-adapted wildlife including raccoons, opossums, ground squirrels and other rodents, and reptiles. The disturbed annual grassland and arroyo willow thicket provide habitat for common resident and migratory wildlife species typical in the region. Given that the site is surrounded by urban development, other wildlife use is likely limited with generally low wildlife values attributed to this disturbed site. The small remnant of habitat on the project area does not support a significant amount of grassland habitat in the context of the great expanse of the interconnected and diverse habitat mosaic available to wildlife in the undeveloped areas in this region of San Luis Obispo County. Therefore, the project site does not represent a movement corridor for wildlife.

Two west-to-east flowing ephemeral drainages traverse the project site. These drainages typically only support surface flows for short periods of time following rainfall. The northern drainage is approximately 520 feet long, and consists of a swale that enters the property at the northwest boundary from a curb cut bringing roadside drainage from Las Tablas Road to the swale. The County abandoned a storm drain culvert outfall across from Mockingbird Lane that no longer provides stormwater to the site. The drainage pattern meanders through the site at widths ranging from two to 16 feet with no distinct bed, bank, or channel. The drainage ends at a drop inlet storm drain just outside of the eastern parcel boundary and likely daylight offsite at an outfall east of the office complex to the east before joining the southern drainage and ultimately Toad Creek east of Highway 101.

Based on the field verification with the Corps, and agency response to permit applications to modify the onsite drainages, the Corps considers the northern drainage swale as a swale as an "Other Waters, Discontinuous Watercourse" with only the 78-foot reach of two-foot wide scour (156 sq. ft.)

falling under Corps' jurisdiction. Even though the northern drainage swale only receives limited roadside runoff that does not appear to flow through the length of swale, given this feature represents a drainage pattern, the CDFW and RWQCB have exerted jurisdiction over the entire 520-foot long northern drainage swale as waters of the State (3,233 sq. ft.).

The southern drainage is approximately 480 feet long, and enters and exits the project site through existing culverts, which are part of a stormdrain system from the surrounding development. This drainage daylighted offsite (as an unnamed tributary that flows to Toad Creek and ultimately into the Salinas River, approximately one mile to the east). The upper reach supports an arroyo willow thicket and the lower reach is characterized by disturbed non-native annual grassland with scattered coyote brush shrubs and few non-native forbs. The southern ephemeral drainage is characterized by a distinct bed, bank, and channel. The western extent of the creek is approximately 20 feet wide (waters of the State jurisdiction as measured from the top of bank) and contains a six-foot wide ordinary high water mark (OHWM) flow line waters of the U.S. under Corps jurisdiction; the creek narrows to a 10-foot top of bank width (waters of the State) and four-foot OHWM flow line width (waters of the U.S. along the eastern portion).

Therefore, the southern ephemeral drainage is considered a non-wetland other waters of the U.S. totaling approximately 2,410 square feet (0.06 acre) of waters of the U.S. under Corps jurisdiction below the OHWM along the 480-foot length within the proposed project site. The CDFW and RWQCB waters of the State jurisdiction includes approximately 9,623 square feet (0.22 acre) along the 480 foot length.

The California Natural Diversity Database (CNDDDB) revealed the recorded occurrences of 25 special-status plant species within a 10-mile radius of the project site. Based on appropriately-timed seasonal botanical surveys, the project site does not support any special-status plant species (Sage Institute 2015).

The CNDDDB search revealed the recorded occurrences of 14 special-status wildlife species within a 10-mile search radius of the project site, including the following assessed below. No special-status wildlife were observed during the field surveys.

Aquatic Species. The CNDDDB has recorded occurrences for the western pond turtle (*Emys marmorata*), western spadefoot toad (*Spea hammondi*), California red-legged frog (*Rana draytonii*), coast range newt (*Taricha torosa*), steelhead (*Oncorhynchus mykiss irideus*), western spadefoot toad, and vernal pool fairy shrimp (*Branchinecta lynchi*) within a 10-mile search range. California red-legged frog, western pond turtle, coast range newt, and steelhead are highly aquatic species found in lowlands and foothills in or near permanent sources of deep water with dense, shrubby, emergent or riparian vegetation, none of which occur on the project site. The two ephemeral drainages running through the site do not represent suitable long duration aquatic habitat for these species. The vernal pool fairy shrimp and western spadefoot toad are closely associated with vernal pool or temporary pond/puddle habitats that are not subject to flowing water. No evidence of vernal pool or seasonal pond habitats were observed during field surveys. As such, the project site does not support suitable seasonal aquatic habitat for these species.

Birds. Raptors, such as golden eagles (*Aquila chrysaetos*), may use the area for foraging; however, no suitable nesting habitat is available onsite. The purple martin (*Progne subis*) prefers open spaces that are situated close to any water source including wetlands, swamps, and wet meadows. No suitable purple martin habitat occurs within this study area. Least Bell's vireo (*Vireo bellii pusillus*) prefers dense, low shrubby riparian vegetation. The small willow thicket does not represent suitable habitat for the least Bell's vireo. Common resident and migratory birds could nest in the willow thicket, grassland, and shrubs onsite.

Insects. The Lompoc grasshopper (*Trimerotropis occulens*) is mostly associated with sandy soils in grassland, coastal scrub or chaparral habitats. No such habitat occurs on site and the study area is well outside the known range of this species.

Reptiles. The silvery legless lizard (*Anniella pulchra pulchra*) is mostly associated with sandy soils in grassland, coastal scrub or chaparral habitats. No suitable sandy soils occur on site.

Mammals. The American badger (*Taxidea taxus*) is typically found in grasslands and requires friable soils for digging burrows. While there is suitable habitat for this species within the study area, no badger dens or potential badger dens were observed within the project site during the field surveys. The project site does not support suitable oak woodland habitat for Monterey dusky-footed woodrat (*Neotoma macrotis luciana*). The San Joaquin kit fox (*Vulpes macrotis mutica*) is a wide ranging species known from northern and eastern San Luis Obispo County, which requires annual grasslands or grassy open stages with scattered shrubby vegetation with loose-textured sandy soils for burrowing, and suitable prey base. Two CNDDDB occurrences for this species were recorded approximately 6.5 miles northeast of the project site east of U.S. Highway 101. This species is not expected west of U.S. Highway 101 because of the surrounding urbanization and lack of connectivity with the regional movement corridor of northeast San Luis Obispo County, and the project site is not located within the County's identified mitigation area for this species. No potential burrows were observed on the site during the field surveys.

Impact.

Lot Line Adjustment and Conditional Use Permit. Based on the biological study (Sage 2015), implementation of the project would not have an adverse effect on special-status plants or wildlife, with the exception of nesting birds. Vegetation and tree removal during the nesting season birds could result in the destruction of active bird's nests. Destruction of active nests is prohibited by Fish and Game Code of California Sections 3503 and 3503.1 (raptors specifically), and is considered a significant impact. Mitigation measures are identified, which require a nesting bird survey and establishment of temporary buffer zones to avoid adverse effects to nesting birds.

The project site is located within an urbanized area; therefore, operation of the project would not have an adverse effect on common wildlife in the area, as these species have likely adapted to the existing condition, which includes night lighting, noise, vehicles, and human presence.

Construction of the project would require grading activities over the entire 8.2-acre parcel, which includes undergrounding the limited drainage from the northern ephemeral swale, and realignment, reconstruction, and restoration of the southern drainage and removal of the existing arroyo willow thicket. Stormwater would be managed within the development and discharged through stormwater outfalls to the constructed realigned drainage channel. Construction of the project would directly impact approximately 9,623 square feet of a CDFW riparian stream and RWQCB waters of the State,, and a subset of 2,410 square feet of USACE non-wetland other waters (waters of the U.S.) and the southern drainage, and 156 square feet of waters of the U.S. and 3,233 square feet of waters of the State of the northern ephemeral swale, which is considered a significant impact.

The applicant has submitted a *Compensatory Mitigation & Monitoring Plan* (Sage Institute 2015), which provides a minimum 12:1 mitigation ratio for impacts on non-wetland waters of the U.S. and 2.4:1 mitigation ratio for impacts on waters of the State. Two primary elements of the mitigation plan include: 1) 14,653 square feet of seasonal wetland basin bottom and 2) an adjacent 15,940-square foot of adjacent riparian and upland plant species habitat buffer zone.

The plan includes in-kind replacement of the arroyo willows along the drainage at the toe of the slope of the realigned channel. The willows will be included in the overall mix of riparian and upland tree and shrub mitigation plantings. The diverse native plant palette of the realigned channel and upland buffer habitat would provide an increase in species diversity and habitat structural complexity (trees and shrubs not currently present) that would also provide an overall enhancement of habitat values over existing conditions.

Mitigation/Conclusion. The applicant has agreed to implement mitigation identified in the submitted Compensatory Mitigation & Monitoring Plan (Sage Institute 2015) that will be modified to reflect the flow through redesign (not a basin with limited retention), which includes implementation methods and performance standards. In addition, the applicant is required to obtain all necessary permits and authorizations from CDFW, USACE, and the Regional Water Quality Control Board. Pre-construction surveys will be conducted if grading and construction occurs during the nesting bird season. The full extent of these measures is presented in Exhibit B. The implementation of the above measures will mitigate biological impacts to a level of insignificance.

5. CULTURAL RESOURCES

<i>Will the project:</i>	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cultural Resources

Setting. The proposed project is within the historic territory of the Obispeno Chumash and Salinan-speaking Native Americans. These Native Americans established a sophisticated system of horticulture, using seed scattering, harrowing, selective harvesting, coppicing and spot burning to produce crops of acorns, grass, and wildflower seeds. They also hunted wildlife and foraged for juncus, willow, redbud, and elderberry for basket making. The founding of Mission Asistencia at Santa Margarita in the 1780s and Mission San Miguel in 1797 led to the gradual depopulation of native communities in this area. The Highway 41/46 corridor has historically served as a traveling route between the coastal areas and the Central Valley. These same routes were previously used by aboriginals for the movement of people and goods as well.

Assembly Bill 52 (AB 52) – Tribal Cultural Resource

AB52 is applicable to projects that are subject to a Negative Declaration or Environmental Impact Report (does not apply to CEQA Exemptions). The bill specifies that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource, as defined, is a project that may have a significance effect on the environment. The bill requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. In accordance with AB52, a request for consultation letter was sent to the Native American representatives. No comments or a request for consultation was received by the County.

The applicant submitted a Cultural and Paleontological Resources Assessment (Cogstone 2014), which included the results of surface surveys and a records and literature search through the Central Coast Information Center at the University of California, Santa Barbara. Based on the records search,

five previously recorded prehistoric sites are located within a one-mile radius of the project site. None of these sites would be affected by the project. The report also included the results of a records search conducted at the University of California Museum of Paleontology; no localities were recorded near the project area in any geologic formations that would be impacted by the project. No prehistoric or historic cultural resources nor paleontological resources were encountered during the surface survey.

Impact.

Lot Line Adjustment and Conditional Use Permit. Based on the results of the Cultural and Paleontological Resources Assessment (Cogstone 2014), implementation of the proposed project would not result in a significant impact to cultural or paleontological resources. In the unlikely event resources are uncovered during grading activities, implementation of Land Use Ordinance Section 22.10.040 (Archeological Resources) would be required:

“In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished”.

Mitigation is identified below, in the unexpected event that paleontological resources are discovered during grading and excavation activities.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures beyond compliance with the Land Use Ordinance are necessary to mitigate potential unexpected discovery of prehistoric or historic resources, or human burials. Mitigation is identified that requires a 50-foot buffer zone around unexpected paleontological resources, and allows for subsequent evaluation of the resource (depending on the nature of the finding) (refer to Exhibit B). Based on implementation of required ordinance regulations and identified mitigation, potential impacts would be less than significant.

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

Topography: Gently rolling 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: High

Other notable geologic features? Two ephemeral drainage are located onsite.

Geology and Soils

Impact.

Lot Line Adjustment. No significant geologic hazards were identified on the project site. The project site is located in an area mapped as having a high landslide potential; however, the actual topography of the site does not present any steeply sloping conditions that would support the high landslide classification. The proposed lot line adjustment by itself would not result in any geologic hazards impacts. Identification of project-specific impacts is more appropriately analyzed for a specific project, as identified for the proposed project below.

Conditional Use Permit. 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. Based on the Soils Engineering Report (GeoSolutions, Inc. 2014) submitted by the applicant, the primary soils hazards at the project site include the potential for expansive material, and differential settlement. As noted in the report, all foundations would be excavated into uniform material to limit the potential for impacts to the building foundations (i.e., stress, cracking). The report also noted that if cuts steeper than those allowed by the State of California Construction Safety Orders for Excavations, Trenches, and

Earthwork, there is a potential to create unstable temporary construction slopes. Compliance with the Building Code and State Safety Orders would adequately address these potential impacts, and no additional mitigation is necessary.

During grading activities, there is a potential for erosion and down-gradient sedimentation. Based on the area of disturbance, a Stormwater Pollution Prevention Plan (SWPPP) will be required, which would further minimize the potential for erosion and subsequent sediment transport and discharge into surface waters. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Section 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.

Based on the location of the project, no significant geologic hazards are anticipated. The applicant is required to comply with existing Land Use Ordinance standards, including Sections 22.52.100 (Grading Plan Requirements) and 22.52.150 (Standards). Based on compliance with existing regulations, no significant geologic or soil impacts are anticipated to occur.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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?	<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
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Be within a 'very high' fire hazard severity zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hazards and Hazardous Materials

Setting. The project site is not located in an area of known hazardous material contamination and is not located on the "Cortese List" (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5) (SWRCB 2015; DTSC 2015). No schools are located within 0.25 mile of the project site. The project is not located within an Airport Review Area. The project is located within a moderate fire hazard severity zone.

Impact.

Lot Line Adjustment and Conditional Use Permit. As noted above, no hazardous materials are present on the project site. The proposed project does not include the use or transport of hazardous materials, aside from standard cleaning, medical, and maintenance supplies, which would be documented in a Hazardous Materials Business Plan approved by the County Health Agency, which is required to detail the content, quantity, and storage of small amounts of potentially hazardous materials. The project is located within an urban area, with adequate emergency access, and does not present a significant fire safety risk. Based on the project's location, it would not conflict with any regional emergency response or evacuation plan. Standard fire safety measures, including preparation and implementation of a Fire Safety Plan, is required by the Templeton Fire Department. Standard requirements include provision of hydrants, installation of water sprinklers, minimum 20-foot fire access within existing roads, and final approval and inspection by the Fire Department. Compliance with these standard regulations is required by the County's Land Use Ordinance.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures beyond compliance with existing regulations are necessary.

8. NOISE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. NOISE

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Noise

Setting. The County Noise Element includes projections for future noise levels from known and stationary and vehicle-generated noise sources. The project site is located adjacent to Las Tablas Road, the primary source of noise in the area. The project site is located over a half mile from Highway 101, and approximately 0.25 mile from the Twin Cities Hospital heli-pad. Based on the Noise Element noise contours, the project site is exposed to noise levels exceeding 65 decibels, as measured approximately 70 feet from the northern property boundary.

The Noise Element establishes a threshold for transportation-related acceptable exterior noise levels for sensitive uses (such as residences and nursing and personal care facilities) of 60 decibels. Noise levels between 60-70 decibels for residential uses and between 60-75 decibels are considered "conditionally acceptable". The maximum level of interior noise exposure due to transportation-related noise sources is 45 decibels for residential and nursing and personal care land uses.

Impact.

Lot Line Adjustment. Implementation of the lot line adjustment alone would not result in any noise-related impacts. Future development is required to consider transportation and stationary sources of noise, and is more appropriately analyzed during consideration of a proposed project (see below).

Conditional Use Permit.

Construction Related Impacts. Construction activities would require the use of heavy equipment for grading, construction, and delivery of materials. Construction-related noise impacts would be temporary and localized; however, residences are located proximate to the site, and may be affected and annoyed by construction-related noise generated by this project. This may be compounded by the construction of other projects in the area. County regulations limit the hours of construction to daytime hours (7:00 am to 9:00 pm weekdays, 8:00 am to 5:00 pm weekends), and do not identify a construction-related noise threshold. Implementation of a Construction Noise Reduction Plan would further reduce this short-term effect on the surrounding neighborhood. These measures include, but are not limited to, notifying the surrounding neighborhood of construction activities, minimizing the use of high impact equipment to the maximum extent feasible, providing noise attenuating shields, barriers, or enclosures around noise producing equipment, lining bins with sound absorbent material

(as opposed to a hard metal bottom), provision of noise mufflers on appropriate equipment, and prohibition of the use of loud speakers or loud music/radio. Due to the short-term nature of construction activities and implementation of a noise reduction plan, construction related impacts would be less than significant.

Operational Impacts. Based on the location of the project, the northern frontage, to a depth of approximately 70 feet, would be affected by transportation noise exceeding acceptable levels (over 60 decibels, but not above 70 decibels). Potentially affected areas include the northern facing units in the assisted living and independent living facilities, including the northern portion of a small outdoor patio located on the eastern side of the assisted living building. Shifting this patio approximately 15 feet to the south, or incorporating a 6-foot solid sound wall along the northern edge of the patio would address this potentially adverse effect.

Regarding interior noise, compliance with identified noise reduction measures would ensure that interior noise levels do not exceed 45 decibels. These measures include incorporation of an air conditioning or mechanical ventilation system, windows or sliding glass doors mounted in low air infiltration rate frames, solid core exterior doors with perimeter weather stripping and threshold seals, exterior walls consisting of stucco or brick veneer (or wood siding with a 1/2-inch minimum thickness fiberboard underlayer), and baffled vents.

The project site is located approximately 0.25 mile from the Twin Cities Hospital heli-pad, which is located in the northeast corner of the hospital grounds. Based on this distance, and the presence of urban development between the project site and the heli-pad, noise generated by this stationary use would not adversely affect the project any greater than the transportation-related noise on Las Tablas Road.

Operation of the project would contribute to the ambient noise level in the area; however, this increase is not anticipated to be significant or noticeable based on the nature of the project and current level of traffic on Las Tablas Road and Highway 101.

Mitigation/Conclusion. Implementation of mitigation required by the County Noise Element, and as summarized above and identified in Exhibit B would mitigate potential noise impacts to less than significant.

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"/>

Population/Housing

Setting In its efforts to provide for affordable housing, the county currently administers the Home

Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact.

Lot Line Adjustment and Conditional Use Permit. The proposed project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects) or housing impact fee (commercial projects). Prior to recordation of the lot line adjustment, the applicant will pay an affordable housing in-lieu fee consistent with the applicable fee ordinance. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<u>Police:</u> County Sheriff	Location: Templeton (Approximately 1.7 miles to the station)	
<u>Fire:</u> Templeton Fire Department	Hazard Severity: Moderate	Response Time: 5-10 minutes
Location: 1.5 miles to the southeast		
<u>School District:</u> Templeton Unified School District		

The project site is located in an area of responsibility covered by the County Sheriff's North County Substation in Templeton. The area of responsibility for this substation spans 1,400 square miles and extends from the top of Cuesta Grade to the Monterey County line, and extends east to the Kern County line. Response times to the outlying county area can be up to 45 minutes, depending on activity. Please refer to Section 12 Transportation and Circulation for a discussion regarding roads.

Impact. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The project is an assisted and independent living facility for seniors, and is unlikely to result in any measurable increase in students within the Templeton Unified School District. Any added development or residence increases law enforcement response needs. The

project will contribute to the cumulative need for additional emergency and public services, similar to any other residential use. The applicant will be required to comply with all existing fire safety regulations to the satisfaction of the Templeton Fire Department, and is required to pay fire capital facilities fees administered by the Templeton Community Services District.

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.

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

Recreation

Setting. Based on the County Trails Map, there are no existing or proposed trails located on or adjacent to the project site.

Impact.

Lot Line Adjustment and Conditional Use Permit. The proposed project includes internal walking paths, which connect to the existing sidewalk on Las Tablas Road. The proposed project would contribute to the demand for recreational resources in the County.

Mitigation/Conclusion. The Templeton Community Services District assesses park fees for this type of development, and the applicant would be required to contribute, which would address the project's cumulative contribution to the demand for recreational resources. No additional 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input 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"/>

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 type="checkbox"/>	<input checked="" 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"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Transportation

Setting. Future development would be accessed by Las Tablas Road and Roya Avenue. Las Tablas Road is a two-lane collector urban roadway that provides access to commercial, residential, and medical facility development in the vicinity of the project site. Roya Avenue is a commercial collector street; the project would create an extension of Sara Street, which would extend from Roya Avenue through the project site, and connect with Las Tablas Road, directly across from Mockingbird Lane (a local street north of Las Tablas Road).

The project is located within Templeton Road Fee Area "A"; this fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed as the area reaches "buildout".

The County's established acceptable level of service (LOS) for roads in urban areas is LOS D or better. The Caltrans level of service standard is the LOS cusp C/D. The applicant submitted a Traffic Impact Analysis (Orosz Engineering Group, Inc. 2015), which was reviewed and approved by the County Public Works Department; the results of this study are incorporated into the analysis below. This study is available for review at the County Planning Department.

Impact.

Lot Line Adjustment. Implementation of the lot line adjustment may increase the development potential on the project site, and existing planning standards including the County LUO and Templeton Design Plan would apply to future development. Transportation impacts are best assessed for a specific project to determine if the use would generate traffic exceeding established thresholds or would create a safety hazard (see below).

Conditional Use Permit. Construction and operation impacts are assessed below.

Construction Related Impacts. Construction of the project would result in a temporary increase in construction-related traffic in the immediate area, including large equipment and hauling trucks, smaller materials delivery trucks, and construction worker vehicles. Based on the current LOS (refer

to table below), the addition of these trips are not anticipated to significantly increase congestion in the area. Road frontage work, including the construction of a transit stop on Las Tablas Road, may require closure of the sidewalk, roadway bike lane, and potentially part of the roadway.

This project, in combination with other projects potentially under construction within the same time period, would have a cumulative effect on the roadway, including an overall increase in construction vehicles and equipment accessing the area via Las Tablas Road. Preparation and implementation of a Traffic Control Plan approved by the County Public Works Department would ensure adequate signage, temporary safety barriers, and directional information is provided to pedestrians, bicyclists, and vehicles. Based on implementation of the Plan, project specific and cumulative construction impacts would be less than significant.

Operational Impacts. To provide a baseline to evaluate the project impacts, existing peak hour intersection turning movement data for five study area intersections were collected on Tuesday, February 24, 2015 between the hours of 7:00 am – 9:00 am and 4:00 pm – 6:00 pm to capture peak hour traffic. Existing peak hour intersection turning movement data for the three signalized intersections were collected on Wednesday July 29, 2015. Existing peak hour intersection operational LOS is presented in the table below, which shows that existing LOS is acceptable.

Existing Level of Service

Location	Traffic Control	AM Peak Hour LOS ¹	PM Peak Hour LOS
Las Tablas Road at Mockingbird Lane	Stop sign on Mockingbird Lane	B	A
Las Tablas Road at Roya Avenue	Stop sign on Roya Avenue	B	A
Las Tablas at Bennett Way	Signalized	B	B
Las Tablas Road at SB 101 ramps	Signalized	B	B
Las Tablas Road at NB 101 ramps	Signalized	B	B

¹ Intersection LOS is based on the worst approach to a stop-sign controlled intersection
Source: Orosz Engineering Group, Inc. 2015

Implementation of the proposed project would generate a total of 615 average daily trips (ADT), including 38 am peak trips and 53 pm peak trips, as shown in the table below.

Project Trip Generation

Land Use	Density	ADT	AM Peak	PM Peak
Assisted Living	84 beds	247	16 trips	27
Independent Living	67 units	230	14	16
Bungalows	40 units	138	8	10
Total		615	38	53

Source: Orosz Engineering Group, Inc. 2015

To estimate the potential project impacts, the proposed project traffic was added to the existing traffic volumes and the intersection levels of service were recalculated. The project includes an extension of Sara Road through the project site, and connecting with Las Tablas Road to create a fourth leg to the existing Las Tablas Road/Mockingbird Lane intersection. The analysis assumes that a stop sign would be installed on this new approach. As shown in the table below, implementation of the project

would not degrade LOS below the acceptable threshold.

Existing Plus Project Level of Service

Location	AM Peak	PM Peak
Las Tablas Road at Mockingbird Lane	B	A
Las Tablas Road at Roya Avenue	B	A
Las Tablas at Bennett Way	B	B
Las Tablas Road at SB 101 ramps	B	B
Las Tablas Road at NB 101 ramps	B	B

Source: Orosz Engineering Group, Inc. 2015

Upon review of the project, County Public Works identified several on and off-site road, sidewalk, and transit improvements, which are incorporated into the current plans dated August 13, 2015, including: showing a public access easement between Roya Avenue and Las Tablas Road and reconstruction or repair of Roya Avenue at the property frontage (project includes construction of Sara Avenue); removal of the meandering sidewalk from Las Tablas Road; provision of transit stop improvements on Las Tablas Road; and widen sidewalks to 6-foot minimum where fronting a vehicle parking space.

Regarding cumulative impacts, this project and other projects in the area would contribute to increased vehicles on roadways, which may drive the need for area-wide improvements. The applicant, in addition to all other development projects in the fee area, is required to contribute to the Templeton Road Fee (Area A) to address the project's cumulative contribution to operational traffic in the area. The fees contributed to this program would partially finance the implementation of improvements and mitigate cumulative impacts resulting from the proposed development. Therefore, cumulative impacts would be mitigated to less than significant. Regarding multi-modal transportation impacts, the project would create a new transit stop, and would retain the existing bike lane on Las Tablas Road. Therefore, the project's effect on alternative transportation would be less than significant, or beneficial (due to the new transit stop).

The proposed project is not located within an Airport Review area, and does not include any features that would interfere with air traffic. The proposed project provides adequate emergency access both to and through the project site.

Therefore, based on the applicant's incorporation of identified road improvements, and the traffic analysis reviewed and approved by County Public Works, operational traffic impacts would be less than significant.

Mitigation/Conclusion. Based on implementation of a Traffic Control Plan approved by the County Public Works Department, and the applicant's contribution to the Templeton Road Fee (Area A), potential transportation impacts would be less than significant.

13. WASTEWATER

Will the project:

a) *Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?*

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

13. WASTEWATER

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wastewater

Setting. The project will be served by the Templeton Community Services District for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project. The Templeton Community Services District has issued a will-serve letter for wastewater service (June 22, 2015).

Impact. The project proposes to use a community system as its means to dispose of wastewater, consistent with the Basin Plan and County Code. Based on the will serve letter, the proposed community system has the capacity to handle the project's additional effluent. No significant issues have been identified.

Mitigation/Conclusion. No significant wastewater impacts are anticipated, and therefore no mitigation is necessary.

14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
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 checked="" 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"/>

14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water

Setting.

Water Quality

The topography of the project site is gently to moderately sloping. Two west-to-east flowing ephemeral drainages traverse the project site. These drainages typically only support surface flows for short periods of time following rainfall. Stormwater runoff in the northern portion of the project site sheet flows to the northern drainage, which drains to a 36-inch diameter storm drain located to the east of the property. The northern drainage is approximately 520 feet long, and consists of a swale that enters the property at the northwest boundary, as a result of roadside drainage along Las Tablas Road. An abandoned storm drain culvert outfall across from Mockingbird Lane no longer provides stormwater to the site. The drainage pattern meanders through the site at widths ranging from two to 16 feet with no distinct bed, bank, or channel. The drainage ends at the drop inlet storm drain just outside of the eastern parcel boundary and likely daylight offsite at an outfall east of the office complex to the east before joining the southern drainage and Toad Creek east of Highway 101. Based on the field evaluation, this drainage does not meet Federal or State wetland nor stream criteria. Therefore, this northern drainage is considered a non-jurisdictional swale. Stormwater runoff in the southern portion of the project site flows to the southern drainage. The southern drainage is approximately 480 feet long, and enters and exits the project site through existing culverts, which are part of a storm drain system from the surrounding development. Two 24-inch storm drains are located in the upstream portion of the drainage, and the southern outfall consists of a 36-inch pipe. The southern drainage daylight offsite (identified as Toad Creek) and flows into the Salinas River, approximately one mile to the east. The southern ephemeral drainage is considered a non-wetland other waters of the U.S. The project site is not located within a 100-year flood plain. Onsite soils are moderately well to well drained.

For areas where drainage is identified as a potential issue (such as the project area), the Land Use Ordinance (LUO Sec. 22.52.110) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by

historic flows. This site is located in an area that is subject to the Central Coast Regional Water Quality Control Board (RWQCB) Post-Construction Requirements for stormwater management identified in Chapter 19.09 (Building and Construction Ordinance) and Section 22.10.155 (Land Use Ordinance) of the County Code.

Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project site's soil erodibility is considered moderate to high. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize potential drainage, erosion, and sedimentation 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 RWQCB is the local extension who monitors this program.

Water Quantity

The Templeton Community Service District's water system consists of approximately 40 miles of water lines connecting with 13 wells. These wells pump from the Salinas River underflow and Atascadero subbasin of the Paso Robles groundwater basin. Templeton Community Services District's four water storage tanks have a combined capacity of 2.7 million gallons. As of 2014, water use over the last ten years ranged from 1,315 acre feet per year (afy) to 1,689 afy (2014 demand was 1,344 afy).

The Salinas River is the major hydrologic feature in the subbasin and provides the primary recharge to this subbasin. Primary constraints on water availability in the subbasin include water rights and physical limitations. The rights to surface water flows in the Salinas River and associated pumping from the alluvium have been fully appropriated by the State Water Resources Control Board (SWRCB) and no future plans exist to increase these demands beyond the current allocations. Full appropriation implies that no additional rights to the Salinas River flows are being issued by the SWRCB at this time nor is any additional pumping for existing rights being granted. Therefore, the Salinas River does not represent a future source of water supply that can be developed beyond its present appropriation. With regards to additional water sources, the Templeton Community Service District has a 240 afy allocation from the Lake Nacimiento Water Project (improvements needed before this source would be available).

Also, the Templeton Community Service District has a re-use program involving disposal of treated wastewater effluent from the Meadowbrook treatment plant percolation ponds. This program allows treated effluent to percolate into the groundwater basin/Salinas River underflow, enabling the Templeton Community Service District to subsequently pump the same amount of water less two percent 28 months later.

Impact.

Lot Line Adjustment. The project site is located within an urban area served by the Templeton Community Services District, and the project site is located within a Stormwater Management Area. Future development of the project site would be required to obtain a will serve letter from the District, and comply with existing stormwater, drainage, and water quality regulations.

Conditional Use Permit. Potential water quality and water quantity impacts are addressed below.

Water Quality Construction Related Impacts. 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. This earthwork would occur proximate to and within existing drainages. During construction, there is a potential for significant on and off-site erosion and sedimentation to occur, in addition to accidental spills or leaks from construction equipment. As noted above, the applicant is required to comply with

the County's LUO, including preparation and implementation of an erosion and sedimentation control plan and SWPPP, which would ensure that the project would not result in significant water quality impacts during the construction phase.

Water Quality Operational Impacts. Implementation of the project would result in the creation of 203,937 square feet (4.7 acres) of impervious surfaces (i.e. paving, buildings). Implementation of the project would change existing drainage patterns onsite, and has the potential to result in on and off-site erosion, sedimentation, water pollution, and increased flooding. Onsite pollutants, which would have the potential to discharge into surface waters include sediment, chemicals, fertilizers, fuels, oils, trash, and debris.

The proposed drainage plan includes reconstruction of the southern drainage, which would serve as a 20,000 cubic-foot (150,000 gallon) capacity retention basin (18-inches deep). Stormwater would enter the drainage via proposed 24-inch storm drains and connection to a drainage inlet at the western property boundary. Rip-rap would be installed at the drain inlets into the basin. As required by the County Public Works Department, the applicant submitted a Preliminary Stormwater Control Plan (Ashley & Vance 2015). Based on the plan, the applicant proposes to implement Low Impact Development (LID) and drainage measures including: directing runoff from roof drains towards landscaped areas prior to entering the onsite retention system; use of underground stormwater chambers, which would infiltrate stormwater into the underlying soils; and slope paved areas towards landscaped areas. The applicant has demonstrated that these proposed improvements would reduce stormwater runoff rates from 26.27 cubic feet per second (cfs) to 9.42 cfs during a 100-year storm; these improvements would reduce stormwater runoff rates during 95th percentile, 2-year, 5-year, 10-year, 25-year, and 50-year storms, as well (Ashley & Vance 2015).

Based on the Preliminary Stormwater Control Plan, several pollutant and source control measures (best management practices, or BMPs) are identified. These BMPs include, but are not limited to: use of landscape plants that can tolerate the additional stormwater; maintain landscaping using minimum or no pesticides and fertilizers; sweep paved areas to prevent accumulation of dust and debris and collect debris prior to it entering the storm drain system; discharge contaminated washwater into the sanitary sewer (not the storm drain); cover the dumpster and prohibit hazardous materials dumping; inspect and maintain trash and recycling receptacles to ensure no leakage; keep spill control materials onsite and clean up spills immediately; inspect and maintain catch basins, including collection and proper disposal of trash and debris. In addition to these measures, the applicant shall fit all parking area drainage inlets with hydrocarbon filters.

Water Quantity Construction Related Impacts. Construction of the project would require implementation of dust control measures, which would include the use of water trucks and/or soil stabilizers to control dust. Water use would also be required for soil compaction during grading activities. It is assumed that up to approximately 3,500 gallons of water would be applied daily during the grading phase of the project. This would require up to two water trucks per day, which would not result in a significant impact to water supply.

Water Quantity Operational Impacts. Templeton Community Service District water units and their associated allocations (i.e. gallons per day [gpd] per unit) are assigned to specific parcels, and water allocations cannot be transferred from one parcel to another unless the landowner is a legal owner of both parcels. In the case of the project site, the existing parcel has an allocation of 47 paid water units, with an allocation of 300 gpd per unit, resulting in a total allocation of 14,100 gpd. The proposed project would require 29,884 gpd to operate (Ashley & Vance 2015). Therefore, the Templeton Community Services District has not issued a will serve letter for the project, and will not issue the letter until the applicant has obtained additional water units and associated allocations meeting project demand (June 22, 2015).

The applicant has purchased 28 additional water units (575 gpd allocation per unit), resulting in an additional water allocation of 16,100 gpd. The total allocation would be 30,200 gpd, which would meet

the project demand (29,884 gpd). The additional units were obtained via an Agreement for Purchase of Real Property between the applicant (PB Companies, LLC) and Burton Caldwell (dated June 4, 2015), making Mr. Caldwell an owner of the two project parcels; therefore, the 28 units can legally be transferred from Mr. Caldwell's property to the project parcels. Upon Mr. Caldwell's request to the Templeton Community Services District to assign the 28 water units to the project parcels, and provision of proof of ownership, the District will be able to issue the will serve letter (Jeff Brilz 2015). In order to ensure that water units are legally assigned to the appropriate parcels, water units shall be assigned to each parcel prior to recordation of the proposed lot line adjustment. The units allocated to each parcel must at least meet the water demand for each parcel, based on the uses proposed for Lots 1 and 2. Therefore, the applicant has sufficiently demonstrated that there is adequate water to serve the project, and has provided the documentation necessary for the Templeton Community Services District to issue a will serve letter prior to development.

Mitigation/Conclusion. As discussed above, the applicant is required to comply with existing regulations, which ensure protection of water quality. Incorporation of the measures listed above and identified in Exhibit B, including preparation of an erosion and sedimentation control plan and SWPPP (or combined plan that meets all requirements), and incorporation of hydrocarbon filters into the drainage plan, would mitigate potential water quality impacts to less than significant.

Regarding water quantity, the applicant is required to provide documentation to the Templeton Community Services District, including a request to transfer and assign an additional 28 water units to the project parcels. This shall be required prior to the County's issuance of grading and construction permits. Therefore, no significant water supply impacts would occur.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, County General Plan Elements). The project was found to be consistent with these documents. The project includes a request for a height modification, which would allow building heights of 39 feet (Assisted Living) and 44 feet (Independent

Living), instead of 35 feet as required by ordinance. Height modifications are allowed by the LUO through Planning Commission approval of a Conditional Use Permit, provided the Commission make the following findings:

“The project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties, and that the modified height will not exceed the lifesaving equipment capabilities of the fire protection agency having jurisdiction”.

There appears to be evidence supporting this finding, as the structures requiring the height modification would be located in the northern portion of the parcel, and would be generally consistent with existing development along Las Tablas Road, including Twin Cities Hospital. Approval of the height modification is not anticipated to create a condition that would result in substantial detrimental effects on the enjoyment and use of adjoining properties, as the buildings would be set back from residential neighborhoods; identified setbacks are approximately 175 feet from the western property boundary and approximately 300 feet from the southern property boundary. The applicant is required to comply with all fire safety regulations and requirements identified by the Templeton Fire Department to ensure compliance with this finding.

Referrals were sent to outside agencies and advisory bodies to review for policy consistencies including the County Public Works Department, County Environmental Health Department, County Building Division, HEAL SLO, Air Pollution Control District, Templeton Community Services District, Regional Water Quality Control District, California Department of Fish and Wildlife, Bicycle Advisory Committee, and Templeton Area Advisory Group. The applicant has addressed any potential issues or policy inconsistencies identified by these agencies. The Templeton Area Advisory Group unanimously voted to approve the project on August 20, 2015, with suggested conditions including clarification of structural elevations, use of downcast lighting, low-profile entry signage with downcast lighting, and integration of additional shade trees along the perimeter of the parking lots to provide uniform shading throughout the parking area. These measures are incorporated into the Aesthetics mitigation measures to ensure compliance, as applicable (refer to Exhibit B).

The applicant would obtain all required permits and authorizations from the APCD, USACE, CDFW, RWQCB, and Templeton Community Services District prior to grading and construction.

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

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) | <i>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 pre-history?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | <i>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</i> | | | | |

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?

a) Please refer to Section 4 Biological Resources for a project specific-assessment of impacts to plant, fish, and wildlife species and their habitat. Based on implementation of identified mitigation, including compliance with the Templeton Care Facility Project Compensatory Mitigation & Monitoring Plan (Sage Institute, dated October 5, 2015), the project would not have a cumulatively considerable adverse impact on biological resources. Other projects in the area have the potential to result in similar or greater impacts, based on proximity to Toad Creek and the Salinas River (and their tributaries) and site specific habitat conditions. Compliance with existing regulations, including the County Land Use Ordinance, CEQA, and federal and state jurisdictional requirements (i.e. USACE, CDFW, RWQCB) result in the identification of applicable mitigation measures, which address the cumulative effect of projects in the Templeton area. There are no known projects in the Templeton area that would result in significant, unavoidable, adverse impacts to fish, wildlife, or plants.

b) Implementation of the project would contribute to cumulative impacts as a result of development in the Templeton area. These cumulative impacts include: the potential presence of buildings along Las Tablas Road that exceed the standard ordinance height limit of 35 feet; construction-related air quality impacts including generation of fugitive dust and air emissions; operational-related air quality and greenhouse gas emissions impacts due to increase traffic; increased levels of noise during the construction period and operation of proposed projects due to additional traffic and human presence; increased congestion on local roadways and highways; increased acreage of impervious surfaces and additional uses that may result in the pollution of surface and ground water; increased demand for public services and emergency responders; and increased use of water provided by the Templeton Community Services District.

In all cases, these impacts on the environment are either less than significant, or can be mitigated to less than significant through compliance with existing regulations and mitigation measures identified in Exhibit B. Therefore, the project would not result in any cumulatively considerable impacts.

c) Based on the analysis presented in this Initial Study, the proposed project would not result in any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly (refer to Sections 3 Air Quality, 6 Geology and Soils, 7 Hazards and Hazardous Materials; 8 Noise, 11 Transportation, and 14 Land Use).

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>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Services	None
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	None
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Templeton Community Services District	Attached
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

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

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

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Templeton Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Coastal Plan Policies	<input checked="" type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input checked="" type="checkbox"/> Templeton Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Airport Land Use Plan	<input checked="" type="checkbox"/> Other Important Farmland Map
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> Conservation and Open Space Element Supplemental EIR	

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

1. Biological and Wetland Resources Assessment, prepared by Sage Institute, dated April 30, 2015.
2. Compensatory Mitigation & Monitoring Plan, prepared by Sage Institute, dated October 5, 2015.
3. Revised Final Jurisdictional Determination Map, prepared by Sage Institute, dated November 12, 2015.
4. Cultural and Paleontological Resources Assessment, prepared by Cogstone, dated October 2014.
5. Soils Engineering Report, prepared by GeoSolutions, Inc., dated December 17, 2014.
6. Traffic Impact Analysis, Updated per County Comments, Orosz Engineering Group, dated August 11, 2015.
7. Preliminary Stormwater Control Plan, prepared by Ashley & Vance, date July 31, 2015.
8. Summary of Water Demand, prepared by Ashley & Vance, dated June 10, 2015.

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. Furthermore, the Applicant will be required to retain an Environmental Monitor (see Mitigation Measure EM-1) to provide greater assurance environmental project COAs will be met.

Aesthetics

- AE-1 At the time of application for construction permits, the Applicant shall submit plans demonstrating compliance with the following standards:
- a. The use of building materials including roofing material shall be non-reflective to reduce glare. The use of mirrored or reflective glass shall be prohibited. Any roof mounted equipment shall be screened from the view of neighboring residences located south and uphill of the site.
 - b. The final landscape plan shall show the integration of additional shade trees along the perimeter of proposed parking area, which shall provide uniform shading throughout the parking areas.
 - c. The final signage plan showing the use of low-profile entry signage and downcast signage lighting (if night-lit signage is proposed).
- AE-2 At the time of application for construction permits, the Applicant shall submit an Exterior Lighting Plan including all exterior lighting, parking lot lighting and interior lighting for County Planning and Building Department review and approval. The plan shall incorporate ways to minimize the amount of light and glare migrating off site, including use of downcast lighting for all exterior lights and signage lighting. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from roadways and residential areas to avoid glare and, when near a residence, shall be pointed away from the residence. The Lighting Plan shall focus on keeping the lumen/light intensity level to the lowest possible while still meeting minimum safety and security requirements. Unless determined necessary by the County for safety or security reasons, the entry sign shall not be back lit (reflective coating is acceptable). These measures shall be shown on applicable construction drawings prior to issuance of construction permits and permanent lighting shall be installed prior to final inspection. The County Environmental Coordinator shall verify compliance with this measure.

Air Quality

- AQ-1 Prior to issuance of construction permits, the following language shall be included on applicable grading and construction plans: Demolition of Underground Asbestos Containing Materials on Vacant Land. Asbestos can be found in underground utility pipes/pipelines (i.e. transite pipes or insulation on pipes). Demolition of this kind of underground equipment can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered when utility pipelines are scheduled for disturbance, removal or

relocation. As such, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

AQ-2 Developmental Burning. For the life of the project, developmental burning of vegetative material is prohibited. If you have any questions regarding this requirement, contact the APCD Enforcement Division at 781-5912.

AQ-3 Fugitive Dust. During construction and ground disturbance activities, the applicant shall implement the following mitigation measures to ensure that fugitive dust emissions do not exceed the APCD's 20 percent opacity limit (APCD Rule 401) or prompt 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 and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook (APCD 2012);
- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation 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, non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation 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 shall be completed as soon as possible. In addition, building pads shall 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 California Vehicle Code 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 shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All of these fugitive dust mitigation measures shall 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 and to reduce visible emissions below the APCD's limit of 20% opacity for

greater than 3 minutes in any 60 minute period. 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.

AQ-4 Prior to issuance of construction permits, the following requirement shall be noted on applicable plans: In order to ensure that the architectural coating accomplished during the construction phase does not result in the project exceeding the APCD CEQA daily significance threshold for ozone precursor emissions (reactive organic gases and ozone precursors), the architectural coating schedule for the project shall be completed over a period of time equal to or longer than 60 consecutive work days.

AQ-5 Prior to issuance of construction permits, the following requirement shall be noted on applicable plans: 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. 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 2012 CEQA Handbook.

- a. Power screens, conveyors, diesel engines, and/or crushers;
- b. Portable generators and equipment with engines that are 50 hp or greater;
- c. Electrical generation plants or the use of standby generator;
- d. Internal combustion engines;
- e. Tub grinders; and
- f. Trommel screens.

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.

AQ-6 For the life of the project, all required permits shall be obtained from the APCD as applicable. 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 2012 CEQA Handbook.

- a. Portable generators and equipment with engines that are 50 hp or greater;
- b. Electrical generation plants or the use of standby generator;
- c. Boilers;
- d. Internal combustion engines; and
- e. Cogeneration facilities.

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.

Biological Resources

BIO-1 Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist within one week prior to ground disturbance to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required. If any active nests are

found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a County-approved biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist. Prior to issuance of grading and/or construction permits, a pre-construction survey report shall be submitted to the County Department of Planning and Building immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the project site and nest locations shall be included with the report. The County-approved biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

- BIO-2 Prior to final inspection and occupancy, the Applicant shall implement the proposed Templeton Care Facility Project Compensatory Mitigation & Monitoring Plan (Sage Institute, dated October 5, 2015) that will reflect the flow through redesign (not a basin with limited retention), includes implementation methods and performance standards and shall submit documentation verifying compliance with all required permit and authorization conditions provided by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife. The Applicant shall submit quarterly and annual monitoring reports for a minimum period of three years to the County Department of Planning and Building verifying that the Plan is meeting identified success criteria.
- BIO-3 Prior to issuance of grading and construction permits, the Applicant shall obtain Clean Water Act (CWA) regulatory compliance in the form of a permit/authorization from the U.S. Army Corps of Engineers (USACE) or written documentation from USACE that no permit would be required for the proposed development. Should a permit be required, the Applicant shall implement all the terms and conditions of the permit to the satisfaction of USACE. Permits and authorizations require applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts on aquatic resources. Compliance with permitting requirements includes obtaining a CWA 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB). In addition, the Applicant shall submit written documentation that the USACE and RWQCB shall approve the proposed compensatory mitigation for unavoidable permanent impacts on the northern and southern ephemeral drainages to achieve the goal of a no net loss of wetland values and functions (Templeton Care Facility Project Compensatory Mitigation & Monitoring Plan prepared by Sage Institute, dated October 5, 2015).
- BIO-4 Prior to issuance of grading and construction permits, the Applicant shall obtain compliance with Section 1600 of the California Fish and Game Code (Streambed Alteration Agreements) in the form of a completed Streambed Alteration Agreement or written documentation from the California Department of Fish and Wildlife (CDFW) that no agreement would be required for the proposed development. Should an agreement be required, the applicant shall implement all the terms and conditions of the agreement to the satisfaction of the CDFW, and shall provide this documentation to the County Department of Planning and Building. The CDFW Streambed Alteration Agreement process encourages applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts in the stream zone. In addition, the Applicant shall submit written documentation of CDFW's approval of the proposed compensatory mitigation for permanent impacts on the northern and southern ephemeral drainages (Templeton Care Facility Project Compensatory Mitigation & Monitoring Plan prepared by Sage Institute, dated October 5, 2015).

- BIO-5 Prior to issuance of grading and construction permits, a Regional Water Quality Control Board (RWQCB) approved Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the County Department of Planning and Building. The SWPPP shall contain Best Management Practices (BMPs) to prevent pollutants from leaving the site. Biodegradable fiber rolls shall be installed pursuant to Caltrans Fiber Roll Detail SC- 5, available at <http://www.dot.ca.gov/hq/construc/stormwater/SC-05.pdf>. To minimize the risk of ensnaring and strangling wildlife, coir rolls, erosion control mats or blankets, straw or fiber wattles, or similar erosion control products shall be comprised entirely of natural-fiber, biodegradable materials. No "photodegradable" or other plastic erosion control materials shall be used.
- BIO-6 Prior to issuance of grading and construction permits, the following condition shall be shown on all applicable plans: No grading within the northern and southern drainages or a 30-foot buffer surrounding the drainages shall occur during the typical rain season (October 15 – April 15). The 30-foot buffer shall be shown on applicable plans. An environmental monitor shall be present during earth-and vegetation-disturbing activities that occur within 30 feet of the drainages, and spot-check the site daily or weekly during active construction, depending on the nature of the activities to ensure compliance with the conditions of approval. At the conclusion of construction activities, the environmental monitor shall provide a report to the County that describes how and when all of the biological conditions have been met, if any problems occurred, and how they were resolved.

Cultural Resources

- CR-1 If unanticipated paleontological or cultural resources are encountered during construction, all work must halt within 50 feet until the finding has been evaluated by a San Luis Obispo County approved paleontologist or archeologist (depending on the nature of the discovery).

Noise

- N-1 Prior to issuance of grading and construction permits, the Applicant shall submit a Construction Noise Reduction Plan including, but not limited to, the following measures (or comparable, equally effective measures):
- a. All residences within 100 feet of the project site shall be notified of scheduled construction activity a minimum of 14 days prior to initiation of construction.
 - b. Minimize the use of impact devices, such as jackhammers, pavement breakers, and hoe rams. Where possible, use concrete crushers or pavement saws rather than hoe rams for tasks such as concrete or asphalt demolition and removal.
 - c. Pneumatic impact tools and equipment used at the construction site shall have intake and exhaust mufflers recommended by the manufacturers thereof.
 - d. Provide impact noise producing equipment, i.e. jackhammers and pavement breaker(s), with noise attenuating shields, shrouds or portable barriers or enclosures, to reduce operating noise.
 - e. Line or cover hoppers, conveyor transfer points, storage bins, and chutes with sound-deadening material (e.g., apply wood or rubber liners to metal bin impact surfaces).
 - f. Provide upgraded mufflers, acoustical lining or acoustical paneling for other noisy equipment, including internal combustion engines.
 - g. Avoid blasting and impact-type pile driving to the maximum extent feasible.
 - h. Use alternative procedures of construction and select a combination of techniques that generate the least overall noise and vibration. Such alternative procedures could include the following: use electric welders powered by remote generators; mix concrete at non-sensitive off-site locations, instead of on-site; and erect prefabricated structures instead of constructing buildings on-site.

- i. Use construction equipment manufactured or modified to reduce noise and vibration emissions where feasible such as: electric instead of diesel-powered equipment; hydraulic tools instead of pneumatic tools; and electric saws instead of air- or gasoline-driven saws.
- j. Turn off idling equipment when not in use for periods longer than 30 minutes.
- k. Operate equipment so as to minimize banging, clattering, buzzing, and other annoying types of noises.
- l. Provide enclosures for stationary items of equipment and noise barriers around particularly noisy areas at the project site.
- m. Minimize noise-intrusive impacts during most noise sensitive hours.

N-2 Prior to issuance of building permits, the Applicant shall submit revised plans showing the Assisted Living building outdoor patio shifted approximately 15 feet to the south (based on plan set dated August 13, 2015), or shall show a 6-foot solid sound wall along the northern edge of the patio. If the sound wall is proposed, revised plans shall show visual articulation or veneer matching the architectural features and design of the Assisted Living building. Landscaping shall be provided to further incorporate the sound wall into the project design. Submitted plans shall be reviewed and approved by the County Department of Planning and Building.

N-3 Prior to issuance of construction permits, the Applicant shall submit plans showing compliance with the following interior noise reduction standards (or similar measures showing how the interior noise level would not exceed 45 decibels). This measure is applicable to all portions of structures facing Las Tablas Road. Plans shall show the following:

- a. incorporation of an air conditioning or mechanical ventilation system;
- b. windows or sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute or less, per American National Standards Institute specifications);
- c. solid core exterior doors with perimeter weather stripping and threshold seals;
- d. exterior walls consisting of stucco or brick veneer (or wood siding with a ½-inch minimum thickness fiberboard underlayer); and
- e. baffled vents.

Transportation

TR-1 Prior to issuance of grading and construction permits, the Applicant shall submit a Traffic Control Plan to the County Department of Public Works for review. The Plan shall include, but not be limited to, the following measures:

- a. Identification and placement of directional signage for vehicles, pedestrians, and bicyclists, including “Share the Road” signage when the project would require temporary closure of the bicycle lane;
- b. Type and location of temporary safety barriers and/or traffic cones to exclude non-construction related traffic and persons in the construction zone;
- c. Use of traffic control personnel to provide additional direction to construction and non-construction related vehicles, pedestrians, and bicyclists, as necessary.

Water

W-1 At the time of application for construction permits, the Applicant shall submit a Final Stormwater Control Plan for review and approval by the County Department of Public Works. The Plan shall include all measures (or comparable measures) identified in the Preliminary Stormwater Control Plan prepared by Ashley & Vance (dated July 31, 2015), and shall incorporate hydrocarbon filters within parking areas.

W-2 Prior to issuance of grading and construction permits, the Applicant shall provide a valid will serve letter issued by the Templeton Community Services District, which verifies adequate

water units for each parcel, based on the uses proposed for each parcel. The will serve letter shall identify a minimum of 47 units (300 gallons per day per unit) and 28 units (575 gallons per day per unit).

Condition Compliance/Environmental Monitoring

EM-1 At the time of application for construction permit, the applicant shall submit an environmental compliance package to the Planning Department that details each /mitigation measure/condition of approval. This package shall verify how each condition of approval has been met or will be met, with supporting documentation.

December 1, 2015

**DEVELOPER'S STATEMENT FOR LEWAN TRUST/PB COMPANIES LLC
LOT LINE ADJUSTMENT AND CONDITIONAL USE PERMIT
SUB2015-00013/DRC2014-00146**

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.

The following mitigation measures address impacts that may occur as a result of the development of the project.

Aesthetics

- AE-1 At the time of application for construction permits, the Applicant shall submit plans demonstrating compliance with the following standards:
- a. The use of building materials including roofing material shall be non-reflective to reduce glare. The use of mirrored or reflective glass shall be prohibited. Any roof mounted equipment shall be screened from the view of neighboring residences located south and uphill of the site.
 - b. The final landscape plan shall show the integration of additional shade trees along the perimeter of proposed parking area, which shall provide uniform shading throughout the parking areas.
 - c. The final signage plan showing the use of low-profile entry signage and downcast signage lighting (if night-lit signage is proposed).
- AE-2 At the time of application for construction permits, the Applicant shall submit an Exterior Lighting Plan including all exterior lighting, parking lot lighting and interior lighting for County Planning and Building Department review and approval. The plan shall incorporate ways to minimize the amount of light and glare migrating off site, including use of downcast lighting for all exterior lights and signage lighting. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from roadways and residential areas to avoid glare and, when near a residence, shall be pointed away from the residence. The Lighting Plan shall focus on keeping the lumen/light intensity level to the lowest possible while still meeting minimum safety and security requirements. Unless determined

necessary by the County for safety or security reasons, the entry sign shall not be back lit (reflective coating is acceptable). These measures shall be shown on applicable construction drawings prior to issuance of construction permits and permanent lighting shall be installed prior to final inspection. The County Environmental Coordinator shall verify compliance with this measure.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

Air Quality

- AQ-1 Prior to issuance of construction permits, the following language shall be included on applicable grading and construction plans: Demolition of Underground Asbestos Containing Materials on Vacant Land. Asbestos can be found in underground utility pipes/pipelines (i.e. transite pipes or insulation on pipes). Demolition of this kind of underground equipment can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered when utility pipelines are scheduled for disturbance, removal or relocation. As such, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.
- AQ-2 Developmental Burning. For the life of the project, developmental burning of vegetative material is prohibited. If you have any questions regarding this requirement, contact the APCD Enforcement Division at 781-5912.
- AQ-3 Fugitive Dust. During construction and ground disturbance activities, the applicant shall implement the following mitigation measures to ensure that fugitive dust emissions do not exceed the APCD's 20 percent opacity limit (APCD Rule 401) or prompt 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 and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust

suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook (APCD 2012);

- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation 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, non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation 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 shall be completed as soon as possible. In addition, building pads shall 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 California Vehicle Code 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 shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All of these fugitive dust mitigation measures shall 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 and to reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. 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.

AQ-4 Prior to issuance of construction permits, the following requirement shall be noted on applicable plans: In order to ensure that the architectural coating accomplished during the construction phase does not result in the project exceeding the APCD CEQA daily significance threshold for ozone precursor emissions (reactive organic gases and ozone precursors), the architectural coating schedule for the project shall be completed over a period of time equal to or longer than 60 consecutive work days.

AQ-5 Prior to issuance of construction permits, the following requirement shall be noted on applicable plans: 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. 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 2012 CEQA Handbook.

- a. Power screens, conveyors, diesel engines, and/or crushers;
- b. Portable generators and equipment with engines that are 50 hp or greater;
- c. Electrical generation plants or the use of standby generator;
- d. Internal combustion engines;
- e. Tub grinders; and
- f. Trommel screens.

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.

AQ-6 For the life of the project, all required permits shall be obtained from the APCD as applicable. 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 2012 CEQA Handbook.

- a. Portable generators and equipment with engines that are 50 hp or greater;
- b. Electrical generation plants or the use of standby generator;
- c. Boilers;
- d. Internal combustion engines; and
- e. Cogeneration facilities.

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.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the Air Pollution Control District and County Department of Planning and Building.

Biological Resources

BIO-1 Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist within one week prior to ground disturbance to determine if any

active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required. If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a County-approved biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist. Prior to issuance of grading and/or construction permits, a pre-construction survey report shall be submitted to the County Department of Planning and Building immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the project site and nest locations shall be included with the report. The County-approved biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

BIO-2 Prior to final inspection and occupancy, the Applicant shall implement the proposed Templeton Care Facility Project Compensatory Mitigation & Monitoring Plan (Sage Institute, dated October 5, 2015) and shall submit documentation verifying compliance with all required permit and authorization conditions provided by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife. The Applicant shall submit quarterly and annual monitoring reports for a minimum period of three years to the County Department of Planning and Building verifying that the Plan is meeting identified success criteria.

BIO-3 Prior to issuance of grading and construction permits, the Applicant shall obtain Clean Water Act (CWA) regulatory compliance in the form of a permit/authorization from the U.S. Army Corps of Engineers (USACE) or written documentation from USACE that no permit would be required for the proposed development. Should a permit be required, the Applicant shall implement all the terms and conditions of the permit to the satisfaction of USACE. Permits and authorizations require applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts on aquatic resources. Compliance with permitting requirements includes obtaining a CWA 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB). In addition, the Applicant shall submit written documentation that the USACE and RWQCB shall approve the proposed compensatory mitigation for unavoidable permanent impacts on the northern and southern ephemeral drainages to achieve the goal of a no net loss of wetland values and functions (Templeton Care Facility Project Compensatory Mitigation & Monitoring Plan prepared by Sage Institute, dated October 5, 2015).

BIO-4 Prior to issuance of grading and construction permits, the Applicant shall obtain compliance with Section 1600 of the California Fish and Game Code (Streambed Alteration Agreements) in the form of a completed Streambed Alteration Agreement or written documentation from the California Department of Fish and Wildlife (CDFW) that no agreement would be required for the proposed

development. Should an agreement be required, the applicant shall implement all the terms and conditions of the agreement to the satisfaction of the CDFW, and shall provide this documentation to the County Department of Planning and Building. The CDFW Streambed Alteration Agreement process encourages applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts in the stream zone. In addition, the Applicant shall submit written documentation of CDFW's approval of the proposed compensatory mitigation for permanent impacts on the northern and southern ephemeral drainages (Templeton Care Facility Project Compensatory Mitigation & Monitoring Plan prepared by Sage Institute, dated October 5, 2015).

BIO-5 Prior to issuance of grading and construction permits, a Regional Water Quality Control Board (RWQCB) approved Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the County Department of Planning and Building. The SWPPP shall contain Best Management Practices (BMPs) to prevent pollutants from leaving the site. Biodegradable fiber rolls shall be installed pursuant to Caltrans Fiber Roll Detail SC- 5, available at <http://www.dot.ca.gov/hq/construc/stormwater/SC-05.pdf>. To minimize the risk of ensnaring and strangling wildlife, coir rolls, erosion control mats or blankets, straw or fiber wattles, or similar erosion control products shall be comprised entirely of natural-fiber, biodegradable materials. No "photodegradable" or other plastic erosion control materials shall be used.

BIO-6 Prior to issuance of grading and construction permits, the following condition shall be shown on all applicable plans: No grading within the northern and southern drainages or a 30-foot buffer surrounding the drainages shall occur during the typical rain season (October 15 – April 15). The 30-foot buffer shall be shown on applicable plans. An environmental monitor shall be present during earth-and vegetation-disturbing activities that occur within 30 feet of the drainages, and spot-check the site daily or weekly during active construction, depending on the nature of the activities to ensure compliance with the conditions of approval. At the conclusion of construction activities, the environmental monitor shall provide a report to the County that describes how and when all of the biological conditions have been met, if any problems occurred, and how they were resolved.

<p>Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.</p>
--

Cultural Resources

CR-1 If unanticipated paleontological or cultural resources are encountered during construction, all work must halt within 50 feet until the finding has been evaluated by a San Luis Obispo County approved paleontologist or archeologist (depending on the nature of the discovery).

Monitoring: Required during grading and construction activities. Compliance will be verified by the County Department of Planning and Building.

Noise

- N-1** Prior to issuance of grading and construction permits, the Applicant shall submit a Construction Noise Reduction Plan including, but not limited to, the following measures (or comparable, equally effective measures):
- a.** All residences within 100 feet of the project site shall be notified of scheduled construction activity a minimum of 14 days prior to initiation of construction.
 - b.** Minimize the use of impact devices, such as jackhammers, pavement breakers, and hoe rams. Where possible, use concrete crushers or pavement saws rather than hoe rams for tasks such as concrete or asphalt demolition and removal.
 - c.** Pneumatic impact tools and equipment used at the construction site shall have intake and exhaust mufflers recommended by the manufacturers thereof.
 - d.** Provide impact noise producing equipment, i.e. jackhammers and pavement breaker(s), with noise attenuating shields, shrouds or portable barriers or enclosures, to reduce operating noise.
 - e.** Line or cover hoppers, conveyor transfer points, storage bins, and chutes with sound-deadening material (e.g., apply wood or rubber liners to metal bin impact surfaces).
 - f.** Provide upgraded mufflers, acoustical lining or acoustical paneling for other noisy equipment, including internal combustion engines.
 - g.** Avoid blasting and impact-type pile driving to the maximum extent feasible.
 - h.** Use alternative procedures of construction and select a combination of techniques that generate the least overall noise and vibration. Such alternative procedures could include the following: use electric welders powered by remote generators; mix concrete at non-sensitive off-site locations, instead of on-site; and erect prefabricated structures instead of constructing buildings on-site.
 - i.** Use construction equipment manufactured or modified to reduce noise and vibration emissions where feasible such as: electric instead of diesel-powered equipment; hydraulic tools instead of pneumatic tools; and electric saws instead of air- or gasoline-driven saws.
 - j.** Turn off idling equipment when not in use for periods longer than 30 minutes.
 - k.** Operate equipment so as to minimize banging, clattering, buzzing, and other annoying types of noises.
 - l.** Provide enclosures for stationary items of equipment and noise barriers around particularly noisy areas at the project site.
 - m.** Minimize noise-intrusive impacts during most noise sensitive hours.
- N-2** Prior to issuance of building permits, the Applicant shall submit revised plans showing the Assisted Living building outdoor patio shifted approximately 15 feet to the south (based on plan set dated August 13, 2015), or shall show a 6-foot

solid sound wall along the northern edge of the patio. If the sound wall is proposed, revised plans shall show visual articulation or veneer matching the architectural features and design of the Assisted Living building. Landscaping shall be provided to further incorporate the sound wall into the project design. Submitted plans shall be reviewed and approved by the County Department of Planning and Building.

- N-3 Prior to issuance of construction permits, the Applicant shall submit plans showing compliance with the following interior noise reduction standards (or similar measures showing how the interior noise level would not exceed 45 decibels). This measure is applicable to all portions of structures facing Las Tablas Road. Plans shall show the following:
- a. incorporation of an air conditioning or mechanical ventilation system;
 - b. windows or sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute or less, per American National Standards Institute specifications);
 - c. solid core exterior doors with perimeter weather stripping and threshold seals;
 - d. exterior walls consisting of stucco or brick veneer (or wood siding with a ½-inch minimum thickness fiberboard underlayer); and
 - e. baffled vents.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

Transportation

- TR-1 Prior to issuance of grading and construction permits, the Applicant shall submit a Traffic Control Plan to the County Department of Public Works for review. The Plan shall include, but not be limited to, the following measures:
- a. Identification and placement of directional signage for vehicles, pedestrians, and bicyclists, including "Share the Road" signage when the project would require temporary closure of the bicycle lane;
 - b. Type and location of temporary safety barriers and/or traffic cones to exclude non-construction related traffic and persons in the construction zone;
 - c. Use of traffic control personnel to provide additional direction to construction and non-construction related vehicles, pedestrians, and bicyclists, as necessary.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Public Works.

Water

W-1 At the time of application for construction permits, the Applicant shall submit a Final Stormwater Control Plan for review and approval by the County Department of Public Works. The Plan shall include all measures (or comparable measures) identified in the Preliminary Stormwater Control Plan prepared by Ashley & Vance (dated July 31, 2015), and shall incorporate hydrocarbon filters within parking areas.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Public Works.

W-2 Prior to issuance of grading and construction permits, the Applicant shall provide a valid will serve letter issued by the Templeton Community Services District, which verifies adequate water units for each parcel, based on the uses proposed for each parcel. The will serve letter shall identify a minimum of 47 units (300 gallons per day per unit) and 28 units (575 gallons per day per unit).

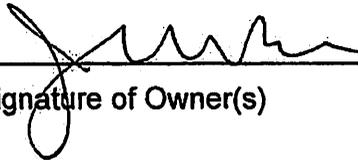
Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

Condition Compliance/Environmental Monitoring

EM-1 At the time of application for construction permit, the applicant shall submit an environmental compliance package to the Planning Department that details each /mitigation measure/condition of approval. This package shall verify how each condition of approval has been met or will be met, with supporting documentation.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

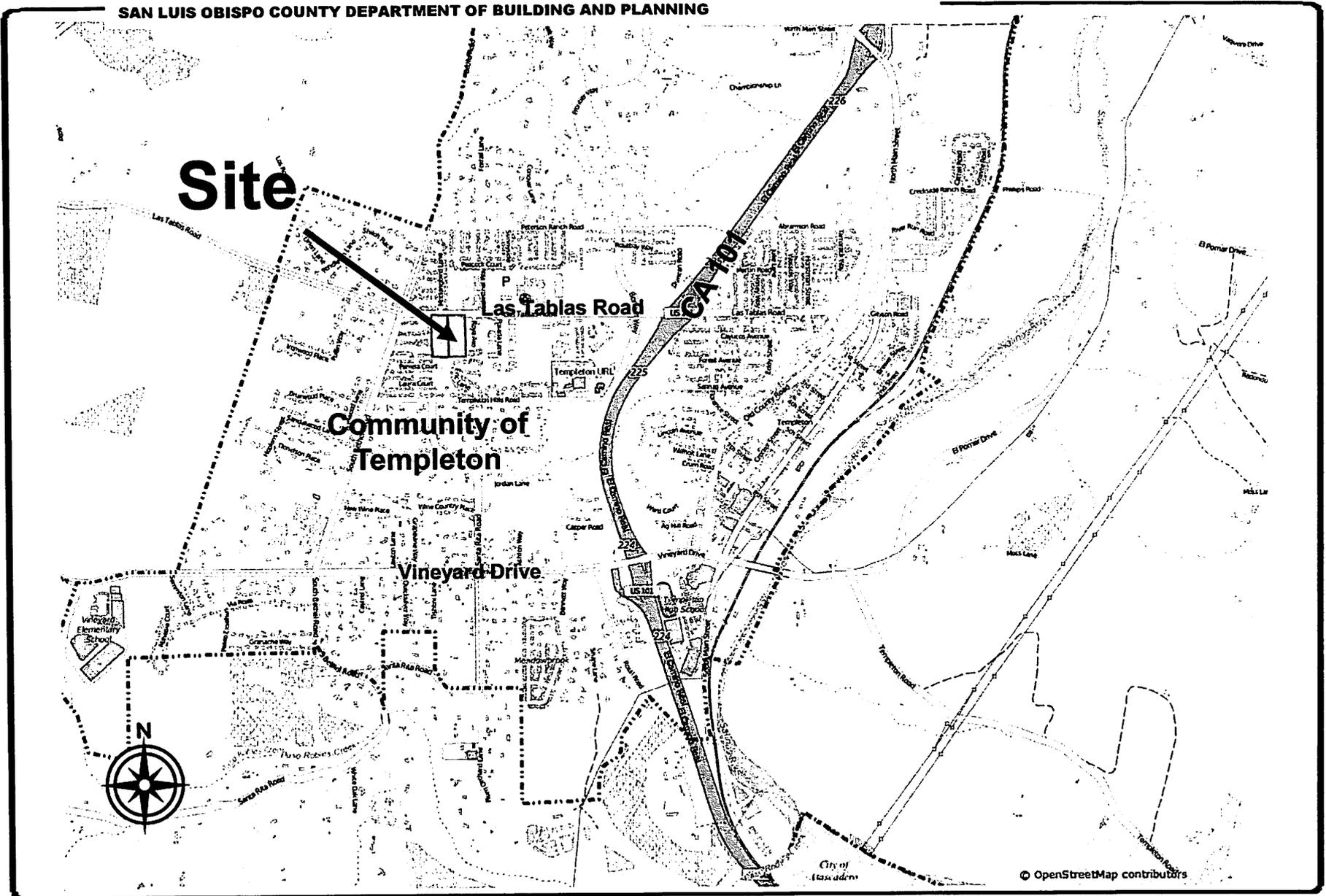
The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts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



Signature of Owner(s)

12-3-15
Date

FB Company LLC
Name (Print)

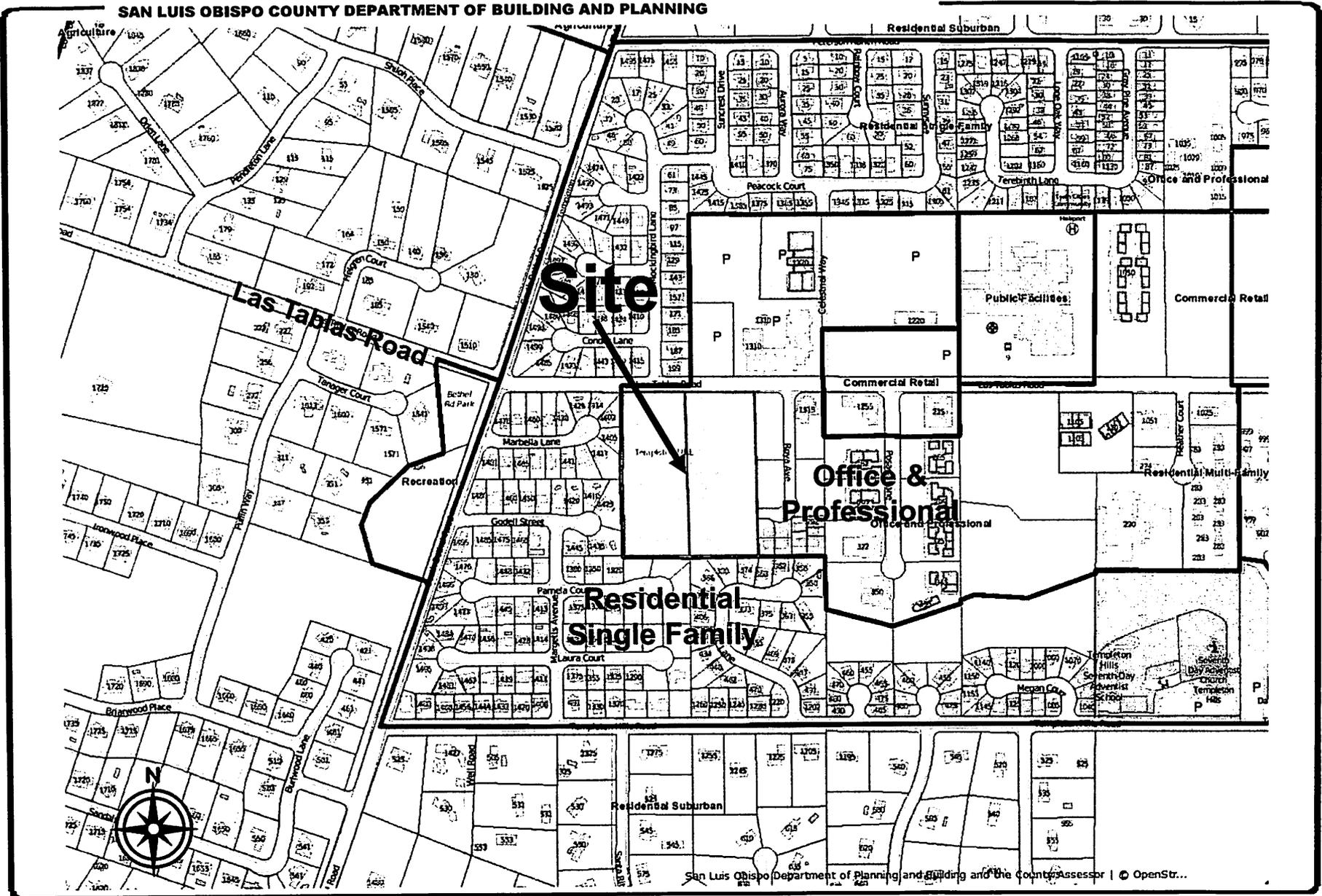


PROJECT
Conditional Use Permit
Templeton Care Facility / DRC2014-00146



EXHIBIT
Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit
Templeton Care Facility / DRC2014-00146



EXHIBIT

Land Use Category Map



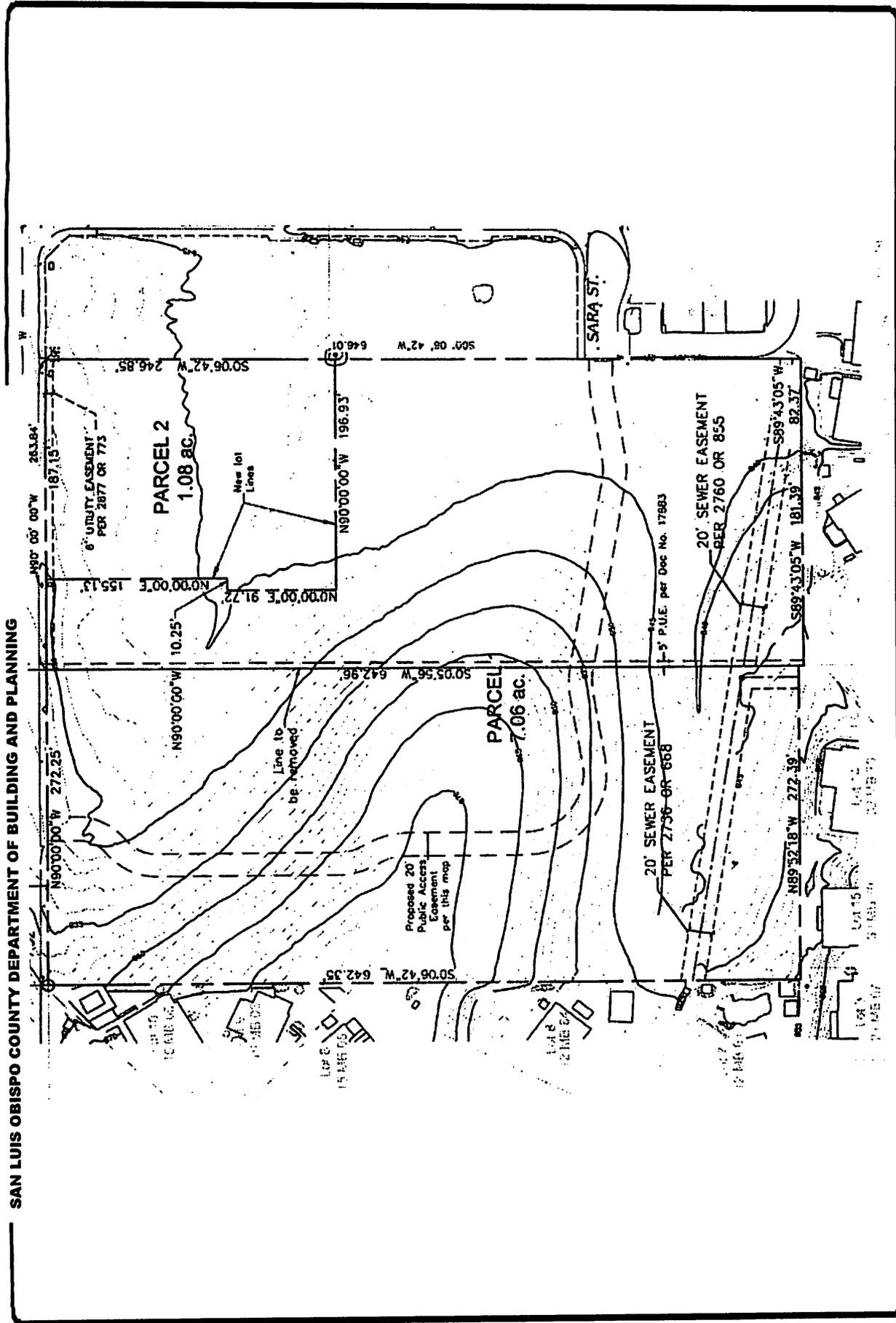
PROJECT
Conditional Use Permit
Templeton Care Facility / DRC2014-00146

EXHIBIT
Aerial Photograph



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



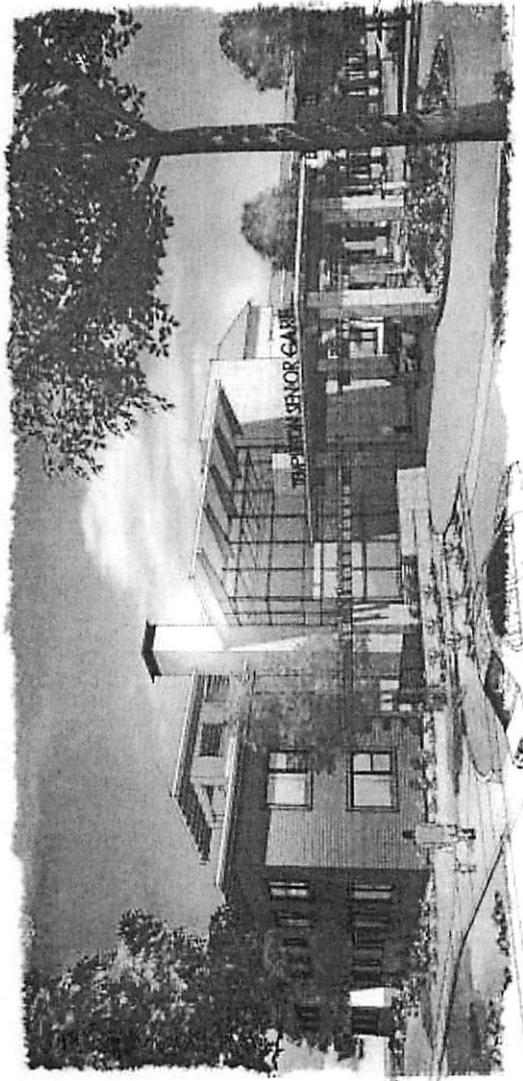
PROJECT

Conditional Use Permit
Templeton Care Facility / SUB2014-00146



EXHIBIT

Lot Line Adjustment Map



Street Index

- A-1 Title Sheet
- A-2 Architectural Site Plan
- A-3 Architectural Site Sections
- A-4 Assisted Living Building - First Floor Plan
- A-5 Assisted Living Building - Second Floor Plan
- A-6 Assisted Living Building - Third Floor Plan
- A-7 Independent Living Building - First Floor Plan
- A-8 Independent Living Building - Second Floor Plan
- A-9 Independent Living Building - Third Floor Plan
- A-10 Bungalow - First Floor & Elevations
- C-1 Landscape Plan
- C-2 Design Considerations and Materials
- C-3 Grading and Drainage Plan
- C-4 Utility Plan
- C-5 Site Sections

Project Summary

Owner: IR Companies, LLC
3800 South Highway Street, Suite 150
San Luis Obispo, CA 93401

Architect: RRM Design Group
3745 South Highway 31, Suite 102
San Luis Obispo, CA 93401

CHL Engineer: Ashley A. Vance Engineering, Inc.
1403 Monterey Street
San Luis Obispo, CA 93401

Landscape Architect: RRM Design Group
640-289-0114, 640-289-0115
1241 Jackson Road
Templeton, CA 93465

Project Description: Senior housing development with a mix of Assisted Living units, Independent living units, plus memory care facility.

Zoning: C-1F
Site Area: 7.93 Acres/045,592 SF

Building Area:
Assisted Living Building +/- 70,000 SF
Independent Living Building +/- 70,000 SF
Bungalow (x 0) +/- 2,620 SF (x10)

Parking:
Assisted Living: 25 Spaces/Car Bed x 90 Beds
Quality and Staff: 20 Spaces
Independent Living: 84 Spaces
Bungalows: 125 Spaces/Bed/Bed x 67 Units
125 Spaces/Bed/Bed x 100 Units
Total Required: 177 Spaces
Total Provided: 203 Spaces

Vicinity Map



May 21, 2015
0001-02-0115

A-1

IR COMPANIES

RRM DESIGN GROUP

Ashley Vance
ENGINEERING, INC.

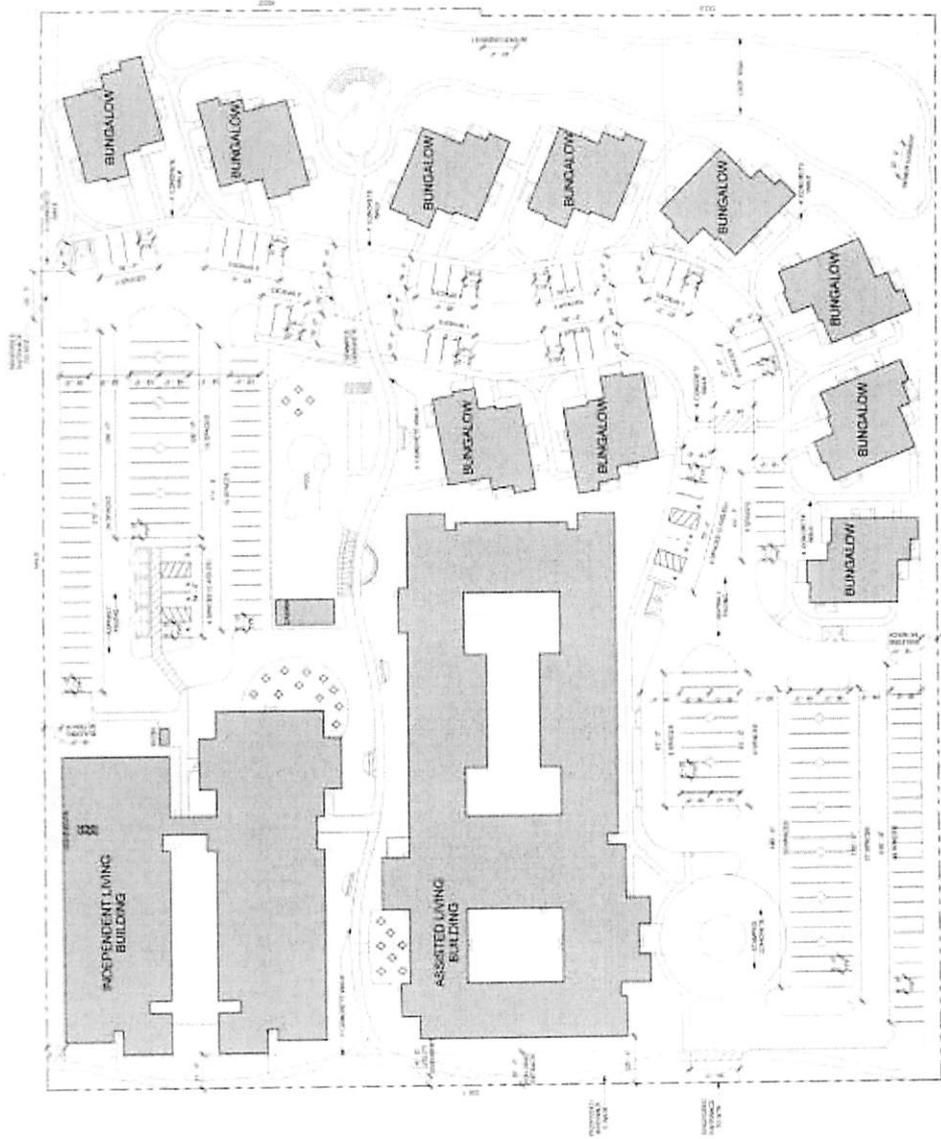


EXHIBIT

Virtual Project Design and Summary

Templeton Care Facility • Title Sheet

PROJECT
Conditional Use Permit
Templeton Care Facility / DRC2014-00146



MAR 21, 2013
DCA-011-0513

A-2



Templeton Care Facility • Architectural Site Plan

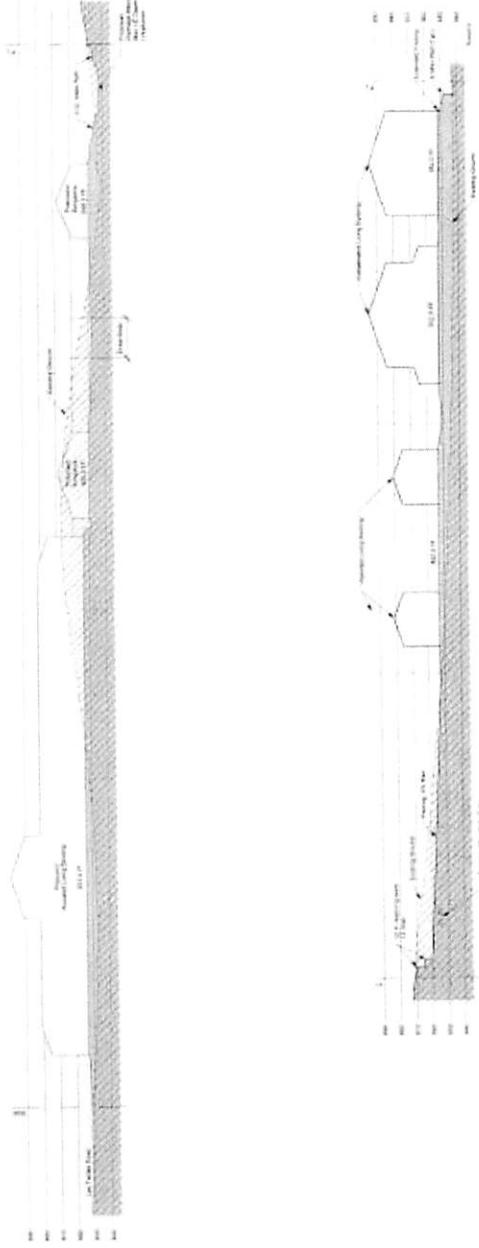
PROJECT

Conditional Use Permit
Templeton Care Facility / DRC2014-00146



EXHIBIT

Architectural Site Plan



NOV 27, 2014
08:20:40



A-3

Templeton Care Facility • Architectural Site Sections

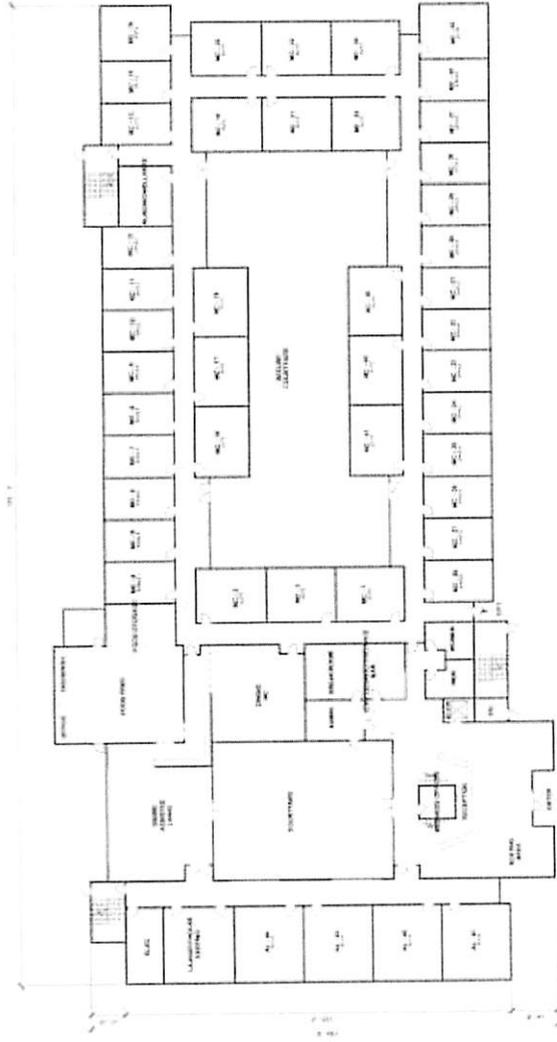
PROJECT

Conditional Use Permit
Templeton Care Facility / DRC2014-00146

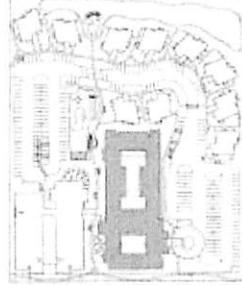


EXHIBIT

Architectural Site Sections



First Floor Plan



May 21, 2015
DRC2014-00146



A-4

Templeton Care Facility • Assisted Living Building

PROJECT

Conditional Use Permit
Templeton Care Facility / DRC2014-00146

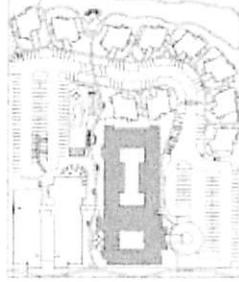
EXHIBIT

Assisted Living Building First Floor Plan





Third Floor Plan



MAR 31, 2018
030101-R213



A-6

Templeton Care Facility • Assisted Living Building

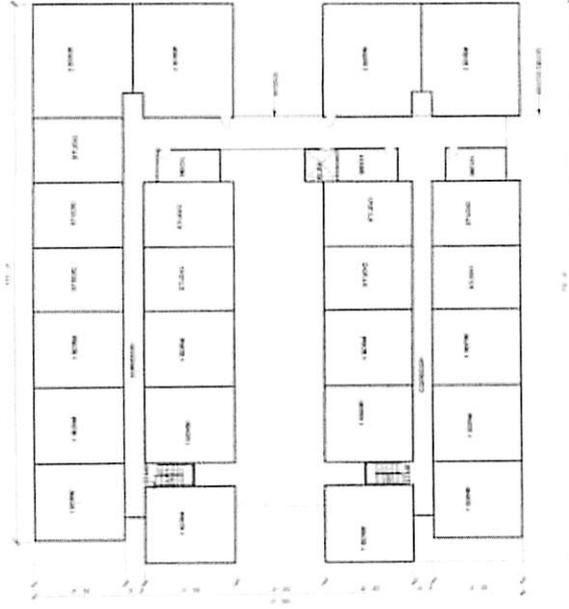
PROJECT

Conditional Use Permit
Templeton Care Facility / DRC2014-00146

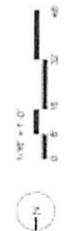
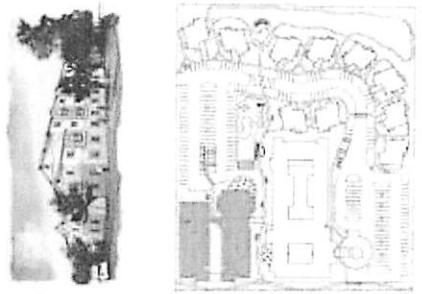


EXHIBIT

Assisted Living Building Third Floor Plan



Second Floor Plan



REVISED
10/21/14



A-8

Templeton Care Facility • Independent Living Building

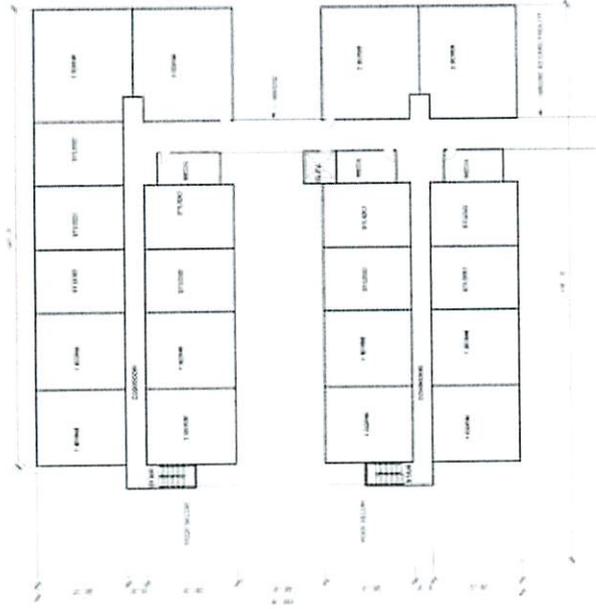
PROJECT

Conditional Use Permit
Templeton Care Facility / DRC2014-00146

EXHIBIT

Independent Living Building Second Floor Plan





Third Floor Plan



APR 21, 2014
DRC 2014-00146



A-9

Templeton Care Facility • Independent Living Building

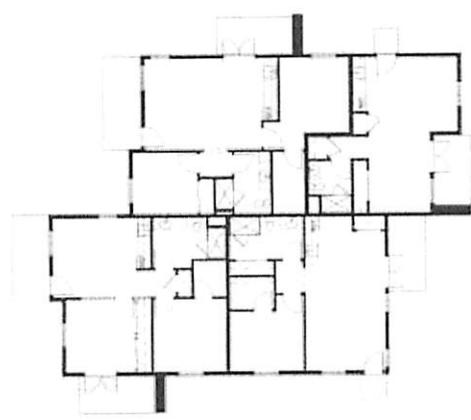
PROJECT

Conditional Use Permit
Templeton Care Facility / DRC2014-00146



EXHIBIT

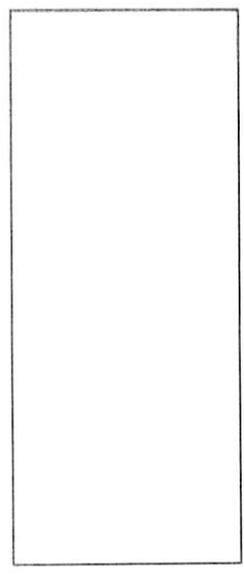
Independent Living Building Third Floor Plan



Floor Plan



Front Elevation



Side Elevation



NOV 21, 2015
000-01-0115



A10

Templeton Care Facility • Bungalow

EXHIBIT
Bungalow Floor Plan



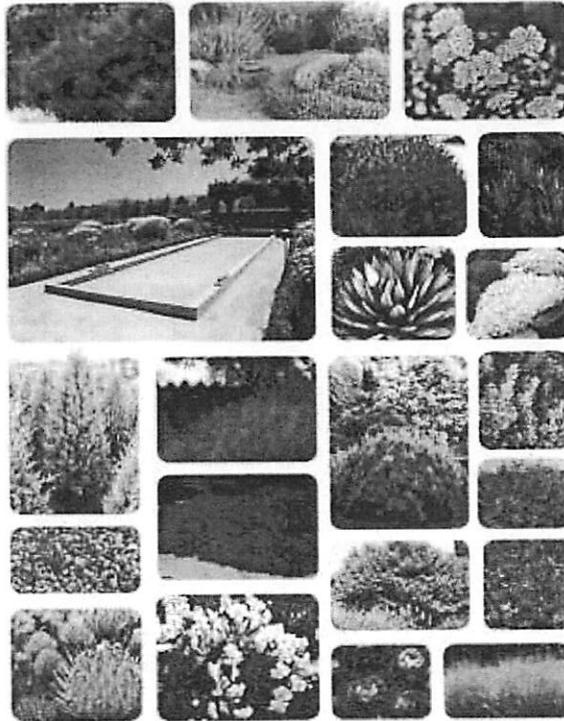
PROJECT
Conditional Use Permit
Templeton Care Facility / DRC2014-00146

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

DECIDUOUS + EVERGREEN TREES WITH YEAR ROUND INTEREST



WATER WISE + COLD HARDY SHRUBS, PERENNIALS, GRASSES AND GROUND COVERS



EXPOSED STORMWATER DRAINAGE SYSTEM + OUTDOOR RECREATION



DESIGN CONSIDERATIONS:

OUTDOOR SPACES FOR ELDERLY POPULATIONS

- Diversity in Site Design & Landscape Programming
- Supportive Activity Areas
- Diversity of Plant Material
- Inclusive Edge of Law with Safety
- Parking Materials
- Accessible Paths and Accessibility Features
- Seating and Benches
- Diverse Furniture
- Private Spaces
- Discover & Test Interactions with Nature

METHOD OF IRRIGATION

The irrigation system will utilize the following controls:

- Zone and outdoor irrigation will be used to supply water approximately 1/2" to 1" per week (up to 1" if water than 1/2" to 1" is needed to irrigate fragile specimens)
- Low pressure nozzles will be used where needed to apply water uniformly and evenly
- Downspout and swales will be checked at least monthly and cleaned out if needed and if the downspout is clogged, it will be replaced
- A water timer will be installed in the main line of the system with a rain sensor. The irrigation system will be controlled by a flow meter with the meter in the main line of the system. The system will be controlled by a timer and ET sensor.
- The watering schedule will be based upon weather, soil, soil water and sensor readings and will be scheduled to avoid watering during rain and freeze events.
- Plants will be spaced according to manufacturer's instructions and watering requirements.

DRAFT

May 21, 2019
E007-01-4515

Templeton Care Facility • Design Considerations and Materials



L-2

PROJECT

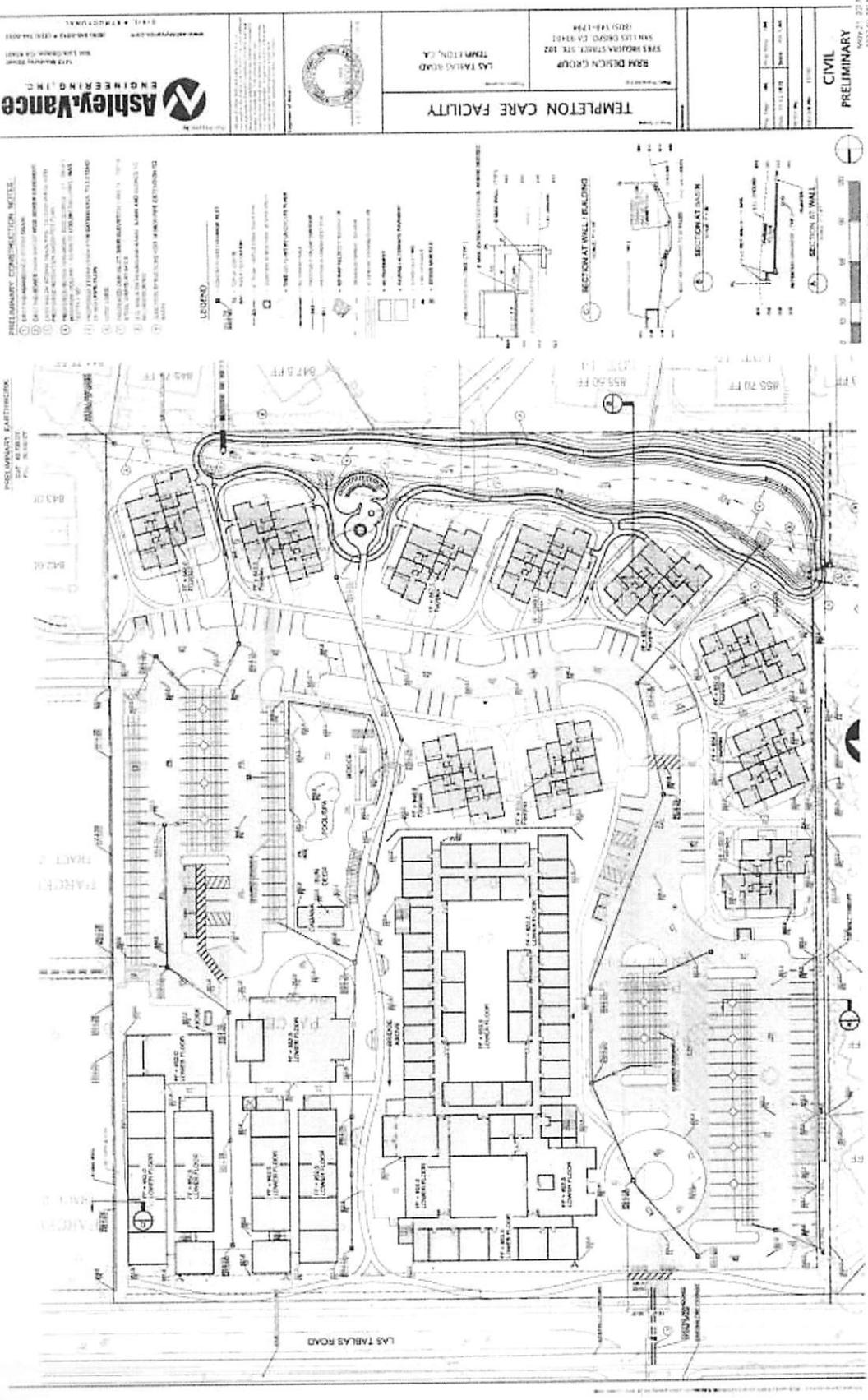
Conditional Use Permit
Templeton Care Facility / DRC2014-00146



EXHIBIT

Design Materials

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



Ashley-Vance
ENGINEERING, INC.
www.ashley-vance.com
1000 W. BROADWAY, SUITE 100
SAN LUIS OBISPO, CA 95070
TEL: 831.755.1100
FAX: 831.755.1101

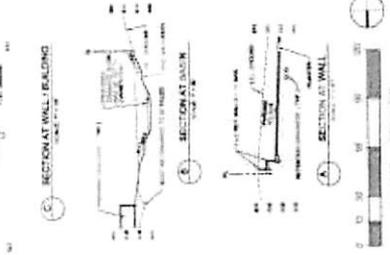
B&B COMPANIES
B&B DESIGN GROUP
3755 HIGHLAND STREET, STE 102
SAN LUIS OBISPO, CA 95071
TEL: 831.755.1100
FAX: 831.755.1101

CIVIL
PRELIMINARY
NOV 21, 2014
0007-01-4513

TEMPLETON CARE FACILITY
LAS TABLAS ROAD
TEMPLETON, CA

- PRELIMINARY EXPLANATION NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- LEGEND**
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 - 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



Ashley-Vance
rrm design group
B&B COMPANIES

Templeton Care Facility • Grading and Drainage Plan

PROJECT
Conditional Use Permit
Templeton Care Facility / DRC2014-00146



EXHIBIT
Grading and Drainage Plan

Ashley Vance
ENGINEERING, INC.
3415 BISHOP ROAD, SUITE 200
SAN LUIS OBISPO, CA 95051
TEL: 805.435.1234
WWW.ASHLEYVANCE.COM



TEMPLETON CARE FACILITY
LAS TABLAS ROAD
TEMPLETON, CA

KRM DESIGN GROUP
5255 HOLLYWOOD BLVD, SUITE 100
SAN LUIS OBISPO, CA 95067
TEL: 805.435.1234

DATE	DESCRIPTION
08/14/14	ISSUED FOR PERMIT
08/14/14	ISSUED FOR PERMIT
08/14/14	ISSUED FOR PERMIT

CIVIL
PRELIMINARY
NOV. 21, 2014
2009-01-4513

C-2



Ashley Vance
KRM
P COMPANIES

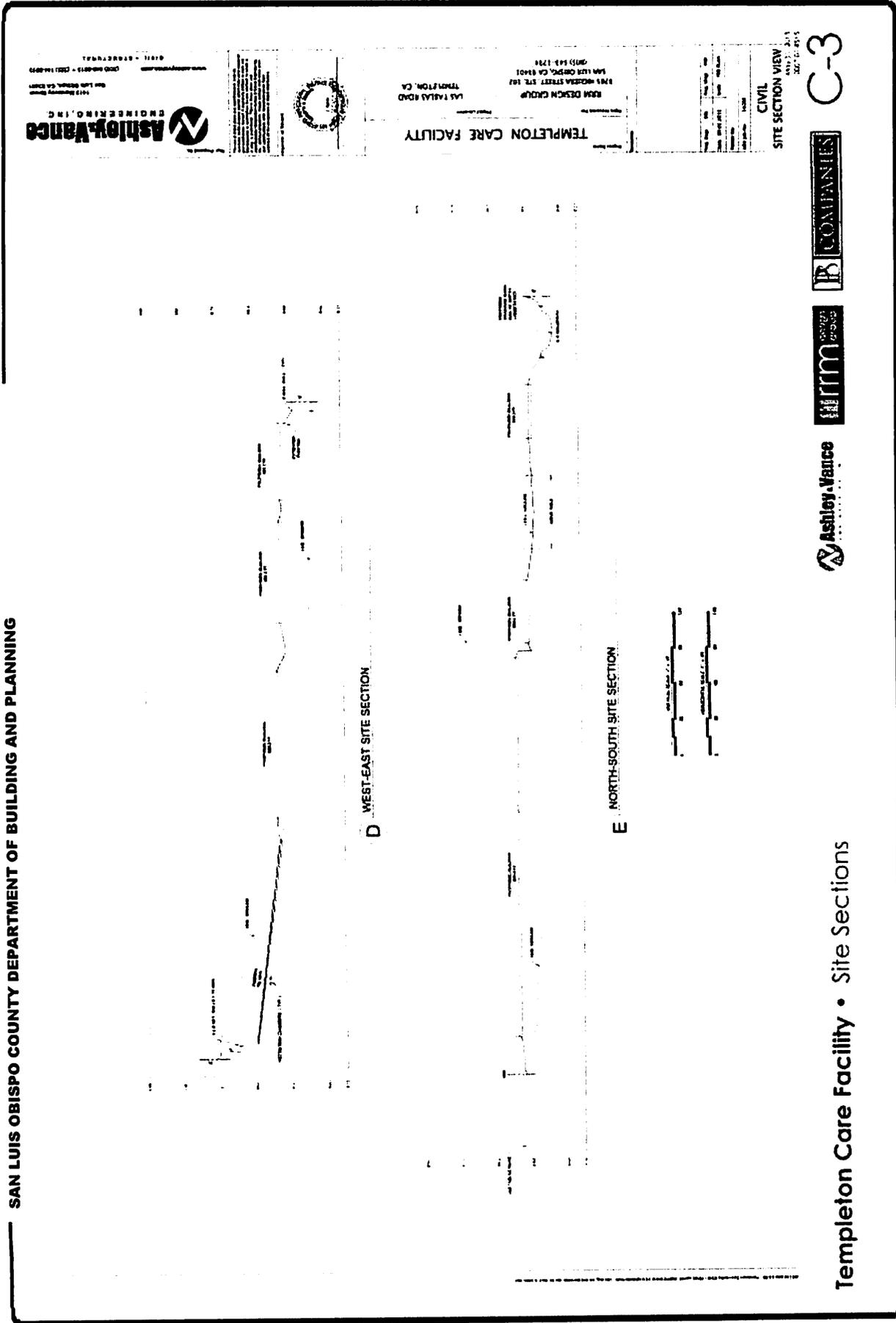
Templeton Care Facility • Utility Plan

EXHIBIT



Utility Plan

PROJECT
Conditional Use Permit
Templeton Care Facility / DRC2014-00146



Ashley Vance
ENGINEERING, INC.
1412 Broadway Street
San Luis Obispo, CA 93401
805-768-4015 • (805) 768-0700
Civil - Structural



TEAM DESIGN GROUP
1815 HEDGECOCK STREET, STE. 102
TEMPLETON, CA 93401
805-543-1794

NO.	DATE	DESCRIPTION
1	08/14/14	ISSUED FOR PERMIT
2	08/14/14	ISSUED FOR PERMIT
3	08/14/14	ISSUED FOR PERMIT
4	08/14/14	ISSUED FOR PERMIT
5	08/14/14	ISSUED FOR PERMIT
6	08/14/14	ISSUED FOR PERMIT
7	08/14/14	ISSUED FOR PERMIT
8	08/14/14	ISSUED FOR PERMIT
9	08/14/14	ISSUED FOR PERMIT
10	08/14/14	ISSUED FOR PERMIT

CIVIL
SITE SECTION VIEW
DATE: 08/14/14
BY: [Signature]

C-3



Templeton Care Facility • Site Sections

EXHIBIT Elevations



PROJECT
Conditional Use Permit
Templeton Care Facility / DRC2014-00146