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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Promoting the wise use of land
Helping to build great communities

PLANNING COMMISSION

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
February 9, 2006	James Lopes (805)781-5975	Colin Weyrick	G020007M

SUBJECT
Hearing to consider a request by Colin Weyrick for an amendment to the Salinas River Area Plan of the County Land Use Element by changing the land use category on an approximately eight-acre portion of an approximately 25-acre parcel from Rural Residential to Commercial Service. The proposed amendment would include an amendment to the Land Use Ordinance to add a planning area standard limiting future land uses on the site to building materials, nursery specialties, and a truck terminal. The request is located on the west side of Theater Drive at the Highway 101/North Main Street interchange within the community of Templeton. The site is in the Salinas River Planning Area

RECOMMENDED ACTION
Recommend to the Board of Supervisors:
1. Adoption of the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.
2. Approval of the General Plan and Land Use Ordinance Amendment as shown in the attached Exhibits G020007M:A and B based on the recommended findings contained in this report.

ENVIRONMENTAL DETERMINATION
The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 5, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, cultural resources, geology, hazards/hazardous materials, noise, public services/utilities, water, and land use and will be subject to these mitigation measures.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT
Residential Rural	None	040-201-024	1

PLANNING AREA STANDARDS:
22.104.090C Templeton standards – Residential Rural- Theatre Drive and Main Street
22.104.090I.3 Templeton standards – Commercial Service – Theatre Drive/Highway 101 interchange

EXISTING USES:
Vacant except illegal lumber yard expansion in front 470 feet

SURROUNDING LAND USE CATEGORIES AND USES:
North: Lumber yard and Caltrans yard (Commercial Service and Public Facility)
East: Hwy 101; County offices (Public Facility; Commercial Service)
South: Residence (Residential Rural) *West:* Residences (Residential Rural)

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:
The application was referred to: Public Works, CalTrans, Templeton Community Service District, Templeton Area Advisory Group

TOPOGRAPHY:	VEGETATION:
Nearly level	Grasses, forbs

PROPOSED SERVICES:	AUTHORIZATION DATE:
Water supply: Templeton CSD Sewage Disposal: Templeton CSD Fire Protection: Templeton CSD	January 7, 2003

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PROJECT HISTORY

On January 7, 2003, the Board of Supervisors authorized the processing of the applicant's request to: 1) amend the Salinas River Area Plan of the Land Use Element by changing the land use category on an approximately 8-acre portion of a 25-acre parcel from Residential Rural to Commercial Service (Exhibit G020007M:C), and 2) amend the Land Use Ordinance to include a planning area standard limiting future land uses to building materials, nursery specialties, and a truck terminal and to include buffers (no build areas) on the south and west sides of the parcel. The request is located on the west side of Theater Drive at the Highway 101/North Main Street interchange within the community of Templeton. The purpose of the request is to recognize a premature expansion of an existing lumberyard onto the site, and to allow further expansion. The applicant has a building materials business on the property immediately north of the project site. The outdoor storage of the lumber products has gradually been added to the Residential Rural property on the south side of the commercial site. The applicant would like to legalize the existing commercial use of the Residential Rural property and provide for additional expansion to the west end of the adjacent Caltrans yard (see figure).

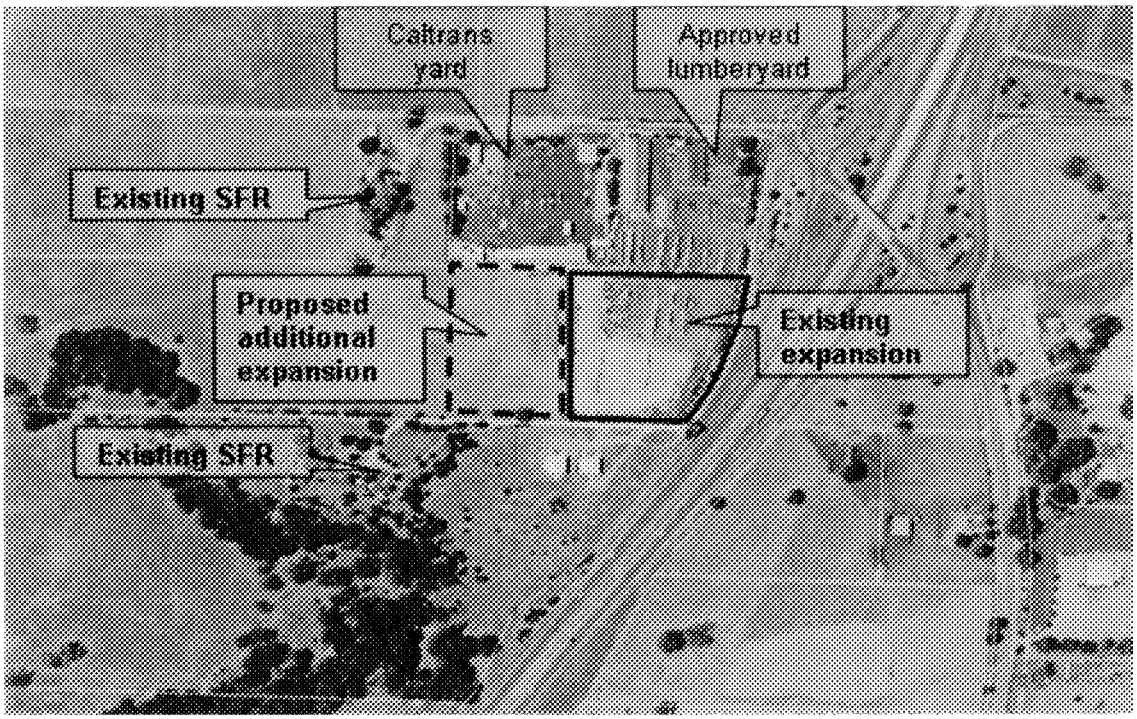

Figure 1 - Location of proposed expansions

The Residential Rural category surrounds the existing Commercial Service and Public Facility categories to the north of the site. The category was changed from Agriculture as part of the Salinas River Area Plan update in 1996. This change was made with the intent to continue the appearance of some rural separation between Templeton and Paso Robles in this area, as indicated by language in Chapter 4 of the Salinas River Area Plan: "Adjacent to Highway 101, the area could continue to provide the appearance of a rural separation between Templeton and Paso Robles by clustering or using similar techniques that locate development out of view of the highway. Agricultural uses should also be encouraged to continue within the area to maintain this rural separation." The concept of community separation is important in the Salinas River Area Plan, as noted on page 4-7, that "The open areas between each town provide rural visual character where densities in the Agriculture, Rural Lands and Residential Rural category are

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acceptable...Open areas that separate communities...should be retained through controls on the amount and location of development." The existing zoning and standards are strategically intended to maintain rural character on the west side of Highway 101 between Paso Robles and Templeton. The area plan standards for this area require clustering or use of similar techniques to locate development out of view of the highway. Agricultural uses are encouraged to continue within this Residential Rural area to maintain the rural separation. With this open space approach, Highway Corridor Design Standards were seen as not necessary to apply to this area except at its northern end where smaller lots exist.

A request to change the land use category on a 42 acres parcel immediately south of this parcel from Agriculture to Industrial and Commercial Retail was reviewed as part of the Salinas River Area Plan update. The request was not supported by either the Planning Commission or the Board of Supervisors and was instead designated Residential Rural. Subsequently, in August of 1997, a general plan amendment application was requested by the southern adjacent property owner to amend the Salinas River Area Plan by changing the land use category on a 10 acre portion of the 42 acre site from Residential Rural to Commercial Service. The Board of Supervisors did not authorize processing of that application.

Proposed Area Plan Standards
To be consistent with the allowable uses in the immediate area and address development concerns, planning area standards will be included as part of the general plan/ordinance amendment. (Exhibit G020007M:B). These standards limit potential uses and address design issues that are of concern at the time of land use permit or subdivision application submittal.

AUTHORITY

Land Use Element Amendment
The Land Use Element sets forth the authority by which the General Plan can be amended. The following factors should be considered by the Commission and the Board in making their decision, pursuant to the Land Use Element:

a. ***Necessity****. Relationship to other existing LUE policies, including the guidelines for land use category amendments in Chapter 6 (see Exhibit D), to determine if those policies make the proposed amendment unnecessary or inappropriate.*

b. ***Timing.*** *Whether the proposed change is unnecessary or premature in relation to the inventory of similarly designated land, the amount and nature of similar requests, and the timing of projected growth.*

c. ***Vicinity.*** *Relationship of the site to the surrounding area to determine if the area of the proposed change should be expanded or reduced in order to consider surrounding physical conditions. These may include resource availability, environmental constraints, and carrying capacity for the area in the evaluation.*

Staff Comments – Necessity for the Amendment
Guidelines for Land Use Category amendments that are applicable include:

1. Consistency with the existing goals and policies in the general plan:

Applicable general goals of the Land Use Element include:

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a. Encourage an urban environment that is an orderly arrangement of buildings, structures and open space appropriate to the size and scale of development for each community;
b. Identify important agricultural, natural and other rural areas between cities and communities and work with owners to maintain their character;
c. Encourage the phasing of urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to existing development;
d. Designate a pattern of strategically located commercial and/or industrial areas compatible with overall land use that is convenient to patrons, realistically related to market demand and the need of the community; and
e. Avoid the use of public resources, services and facilities beyond their renewable capacities.

Changing the site from Residential Rural to Commercial Service will be consistent with some general goals of the Land Use Element and conflict with others. The site will provide a logical expansion area for a successful construction-related business that also ships to the Central Coast region. The proposal appears to be realistically related to the needs of the local and regional construction economy, consistent with LUE goals. With the proposals to provide deep setbacks and heavily screen the site with vegetation, a project could develop a blend of open space and well-placed buildings in scale with adjacent development.

The proposed site has been identified in the Salinas River Area Plan as part of an important rural open space feature between Templeton and Paso Robles, and standards have been enacted to require Residential Rural subdivisions to be clustered and locate open space parcels along the Highway 101 corridor. This and other properties were rezoned with the Salinas River Area Plan update in 1996 from the Agriculture category to provide economic incentives for subdividing these properties that will benefit the owners and also provide an open space benefit to the public. The proposed amendment will allow development along a very visible northbound segment of Highway 101 that will alter the view from a pasture to a landscaped screen, wall or fence around a lumberyard. During authorization the Board of Supervisors discussed and ultimately included as part of the authorization, the idea of deep setbacks to buffer the site to the Residential Rural properties to the west and south. The concept was carried forward in this amendment. Planning area standards require the provision of a deep, heavily landscaped setback on the south and west sides of the site to screen a lumber yard project. Combined with deep building setbacks from the frontage, the loss of the open view would be mitigated by screening and site and building design. The issue is whether the alteration of this site will "lose" the view of rural character intended by the policy, reduce rural character but not "lose" it, or improve the current view by eventually providing a forested backdrop to improve the level of current screening.

It is a border-line issue whether the eight-acre proposed amendment is a compact expansion in this setting; however, the lumber business is a land-extensive use that requires large spaces for truck deliveries, operations and storage. The location of development would extend 370 feet past the existing expansion, to the west edge of a Caltrans yard and within 325 to 400 feet of existing residences, as shown in Figure 1. It would be inconsistent with adjacent, existing and planned Residential Rural uses, in spite of being heavily screened, largely due to the presence of buildings, fencing and the noise of these operations, as discussed further below.

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2. Consistency with the applicable purpose and character statements:

The statements of purpose and character in the Framework for Planning, Part I of the Land Use Element of the general plan, are to be used as criteria for evaluating whether a General Plan amendment is appropriate for a specific site (See Exhibit E). These statements identify suitable features or conditions for the location, extent and timing of designating a land use category.

Residential Rural. The purpose statements for the Residential Rural land use category include: to provide for residential development at a low density compatible with a rural character and is compatible with surrounding agricultural uses; to allow limited compatible non-residential uses; to emphasize residential uses in areas where agriculture is clearly a secondary use and agriculture is not feasible; and to encourage agricultural and other open space uses as incidental.

The character of Residential Rural land is described as being: areas of existing small-acreage parcels that are not commercially viable for agriculture, where the average parcel size within any contiguous area is below 20 acres; areas outside urban and village areas; slopes generally less than 30 percent; marginal agricultural soils; rural landscape high in visual quality; areas free of fragile natural resources; and areas where growth will not be premature or conflict with agriculture and light agricultural uses are encouraged.

The site generally meets the purpose and character statements relating to rural character. The purpose and character statements indicate Residential Rural designated lands should be on lands where agriculture is not commercially viable and development would not conflict with surrounding agricultural activities.

Commercial Service. The purpose statements for the Commercial Service land use category include: to provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties; to protect adjacent incompatible uses from harmful influences and prevent the intrusion of conflicting uses; to provide suitable locations for establishments usually located near highway traffic.

The character statements include: areas characterized by existing heavy commercial, service and small-scale industrial uses, where uses will not create extensive, incompatible land use mixtures, within urban service and reserve lines, located to promote infill and restructuring of existing heavy and service commercial areas, and discourage proliferation of scattered service uses, where unified project design can be ensured, with access to collector or arterial streets is feasible, and with less than 15 percent slopes, outside flood ways, fault zones and other hazards or environmentally sensitive areas.

The site meets some of the purpose and character statements relating to Commercial Service uses; however, the area of expansion could intrude on existing and future planned residences, and the site is not in an existing commercial area where infill would occur. The location is isolated from other Commercial Service zoning, and the amendment would expand on rather than discourage the proliferation of scattered commercial uses. The site is nearly level, unconstrained by sensitive resources, and

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suitable for unified development. This single site of Commercial Service zoning on the west side of Highway 101 was not intended to be a precedent during the update of the Salinas River Area Plan, when it was designated, due to the strong interest in retaining the rural appearance of this area between communities. However, with the proposed zoning, the expansion may attract interest from other nearby property owners in making similar requests. Some comments have been made to staff about the interest of adjacent owners in their properties also obtaining similar zoning. The large scale of the proposal and extent of conversion from pasture to commercial operations are factors that indicate the proposal is precedent-setting and encouraging to additional requests.

3. Compatibility with the character of the general area:

Visual mitigation measures have been incorporated into the project to reduce visual impacts to by proposing south and west deep setbacks for landscape screening, limiting the heights and placement of buildings. However, the mere presence of this scale of lumberyard will be unmistakable given the width, depth and height of lumber that is typically stacked higher than the County 6-foot limit. The applicant has agreed to propose a 150-foot setback from Theatre Drive for such storage, which will reduce visual impacts. The applicant has established a 15-foot setback at the Theatre Drive frontage with a solid fence and landscaping. Views from the highway are of a continuous commercial frontage that will be less obtrusive than could potentially occur, but a more compatible approach would be to locate the expansion behind a deep front setback as well as the side and rear, to break up the continuous wall and provide diagonal views through to adjacent properties, as occurred before the expansion. This would be an alternative to the proposed amendment that would require a much deeper front setback, such as 75 feet.

4. Convenient access to a road system in the area that is adequate to accommodate the traffic generated:

The project is located at the southwestern corner of the Highway 101/North Main Street interchange, along a partially improved continuation of Theatre Drive. Road improvements associated with the request would be established with the review of a land use permit, and the applicant will be required to pay the Templeton Circulation Fee for the project's share of areawide traffic impacts before that permit is final. Caltrans finds that the interchange is acceptable to accommodate traffic associated with the amendment at this time, but the agency would review in detail a land use permit application for comments. The site is conveniently located for the shipping and customer traffic a project will generate.

5. Protection of prime agricultural soils:

The amendment will eliminate the potential cultivation of eight acres of prime soil, which is classified Class II if irrigated. Within the current Residential Rural category, a planning area standard requires a cluster land division that would place at least 10 acres of the 25-acre property within an open space parcel. Cultivation of this acreage would be possible for vineyards or orchards, as a partial income for a resident and is encouraged by the Salinas River Area Plan. With approval of the request, a cluster subdivision on the remaining 17 acres would result in an approximate 7-acre open space parcel, behind the 8-acre lumberyard.

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6. Availability of urban services.

The Templeton Community Services District indicated by phone in an update of the original referral response to confirm that the district has adequate water and sewer capacity to serve the expansion.

7. Whether the change is needed to provide a sufficient supply of land for the population of the community or area.

In 1996, when the Salinas River Area Plan was approved, Templeton urban area contained approximately 72 acres of Commercial Service land, of which approximately 26 acres were vacant (36%), 20 acres were considered underdeveloped (28%), and another 26 acres had developed (36%). In the intervening 10 years, development has proceeded steadily, and a new land use survey should indicate whether the development capacity has decreased to a point of needing expansion. A survey will be prepared before the hearing to indicate the current level of development.

Staff Comments – Necessity for the Amendment
As noted above, the acreage of Commercial Service land in Templeton that is available for development will be determined before the hearing and discussed at that time.

Staff Comments – Vicinity of the Amendment
The attached Negative Declaration indicates that structural mitigation measures such as sound-reducing berms, walls and/or buildings will be necessary in addition to the proposed rear 100-foot setback. The development of these features is less desirable in the priorities in the Noise Element, which recommends a first priority for adequate physical separation, which is particularly applicable at the time of a plan amendment. To implement the Noise Element policy, an alternative amendment should be considered that would fully mitigate noise consistent with the Noise Element by reducing the expansion to a point 150 feet further east from the proposed west end of the Caltrans yard, and require the landscaped 100-foot setback from that point. This 300-foot distance from operations would provide the adequate separation to keep noise levels below 60 decibels at the existing residences. It would provide for minor additional expansion beyond the previous one, as shown in Figure 2 below.

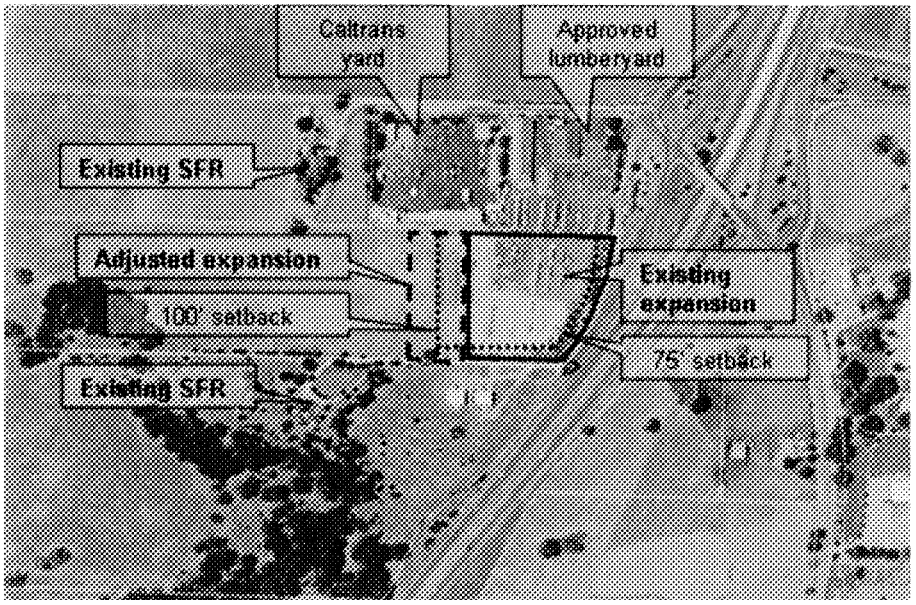

Figure 2 - Alternative Expansion Area

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Land Use Ordinance Amendment
The Land Use Element sets forth the authority by which the Land Use Ordinance can be amended. The following factors shall be considered pursuant to the Land Use Element:

Guidelines for Amendments to Land Use Ordinance

The Land Use Ordinance guides new development so as to be in character with its surroundings and to maintain amenities for living. These principles implement the general goals of the Land Use Element that are stated in Chapter 1.

Development of new or amended Land Use Ordinance standards should be guided by the following principles for implementation of the general plan goals:

1. *All developments should be designed with maximum consideration of the characteristics of project sites and their surroundings:*

    a. *To enhance and achieve full use of special site potentials such as natural terrain, views, vegetation, natural waterways or other features;*

    b. *To respect and mitigate (or avoid) special site constraints such as climatic conditions, noise, flooding, slope stability, significant vegetation or ecologically sensitive surroundings:*

    c. *To be compatible with present and potential adjacent land uses within the context of the area's urban, suburban or rural character.*

2. *Designs for proposed residential uses should include:*

    a. *Provisions for privacy and usable open space;*

    b. *Orientation and design features to shelter from prevailing winds and adverse weather, while enabling use of natural light, ventilation and shade.*

3. *All developments should be designed to provide safe vehicular and pedestrian movement, adequate parking for residents, guests, employees and emergency vehicles.*

Staff Comments – Land Use Ordinance Amendment
The proposed amendment would have mixed results meeting the guidelines as set forth in the Land Use Element for ordinance amendments. The project will not take full advantage of existing views through the site from Highway 101 into the larger Residential Rural community separation. It will create additional noise that will be difficult to mitigate without large-scale berms, buildings and/fencing. It will create a suburban commercial appearance that will be somewhat compatible with the Residential Rural context, with screening vegetation and fencing, but will also be incompatible with nearby residences in terms of truck traffic, noise and exterior lighting, and building placement unless fully mitigated by ordinance standards. Specific standards are recommended to address hours of operation, noise attenuation, shielded full-cut-off lighting, and building placement and orientation.

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RECOMMENDATION:
Staff recommends approval of the proposed amendment with a reduction to 150 east from the proposed western boundary, as shown on the recommended map amendment Exhibit G020007M:A, to provide adequate physical separation to mitigate potentially significant noise impacts. A wider front setback of 75 feet should be required in the proposed planning area standards to provide a deeper landscape buffer from views on Highway 101, as shown in Exhibit G020007M:B.

COMMUNITY ADVISORY GROUP COMMENTS: The project was referred to the Templeton Area Advisory Group (TAAG), which recommended approval on November 21, 2002.

AGENCY REVIEW:
The application was referred to the Public Works Department, Caltrans and Templeton Community Services District for review. Their review was that the streets, highway interchange and community services would operate within their capacity with the amendment and subsequent development.

Attachments

G020008M:A	Precise Land Use Category Map Amendment
G020008M:B	Planning Area Standards (Ordinance Amendment)
G020008M:C	Applicant's Proposed Map Amendment
Exhibit D:	Guidelines for Land Use Category Amendments
Exhibit E:	Purpose and Character Statements – Rural Residential
Exhibit F:	Vicinity Map
Exhibit G:	Aerial photo
Exhibit H:	Correspondence
Exhibit I:	Negative Declaration in accordance with CEQA

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FINDINGS

Environmental Determination

A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 8, 2005 for this project.

Amendments

B. The proposed alternative amendments to the Land Use Element and Land Use Ordinance change the land use category from Residential Rural to Commercial Service and set standards to ensure mitigation of aesthetic and noise impacts.

C. The proposed alternative amendment is consistent with the Land Use Element and other adopted elements of the general plan because the change is consistent with the general goals of the Land Use Element.

D. The proposed alternative amendment is consistent with the guidelines for amendments to land use categories and the guidelines for amendments to the Land Use Ordinance because the proposal will allow the development to be designed with maximum consideration of the characteristics of the project site and its surrounding, will respect and mitigate (or avoid) special site constraints, is compatible with present and potential adjacent land uses within the context of the area's rural character, and provides for safe vehicular movement.

E. The proposed alternative amendment will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area.

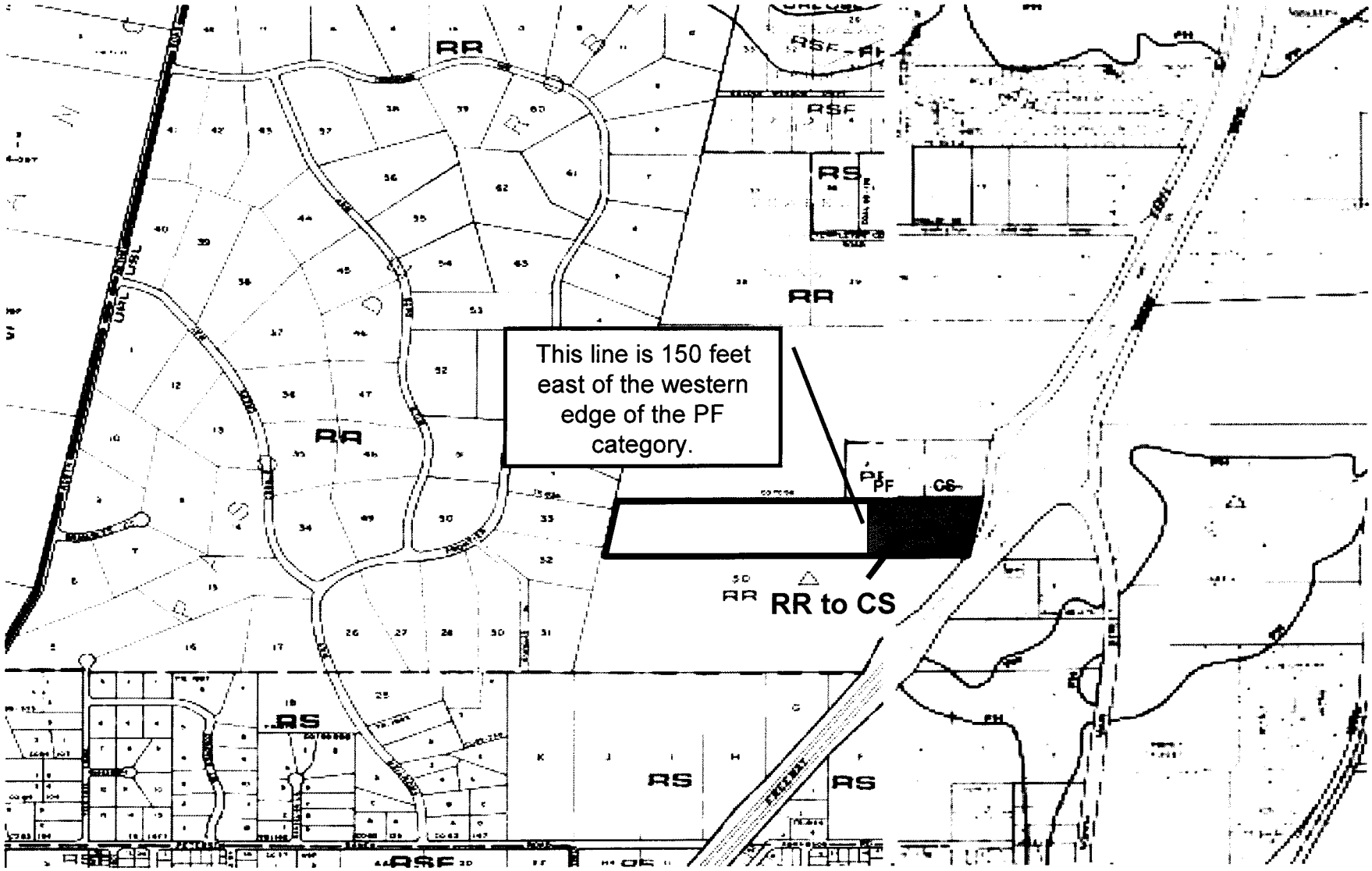

Exhibit G020007M:A

INITIATING A PRECISE LAND USE DESIGNATION AS SHOWN ON OFFICIAL LAND USE CATEGORY MAP ON FILE IN THE DEPT. OF PLANNING AND BUILDING

CHANGE FROM RR TO CS

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EXHIBIT G020007M:B

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 22 OF THE SAN LUIS OBISPO COUNTY CODE, THE LAND USE ORDINANCE, BY AMENDING SECTION 22.104.090I.3. RELATING TO ALLOWABLE USES ON THE INTERSECTION OF HIGHWAY 101 AND NORTH MAIN ON THE WEST SIDE OF THEATER DRIVE

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: Section 22.104.090I3 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended to modify the numbering as follows:

3. **Theater Drive/Highway 101 interchange.** The following standards apply to a property on the west side of the Theater Drive/Highway 101 interchange, as shown in Figure 104-67.

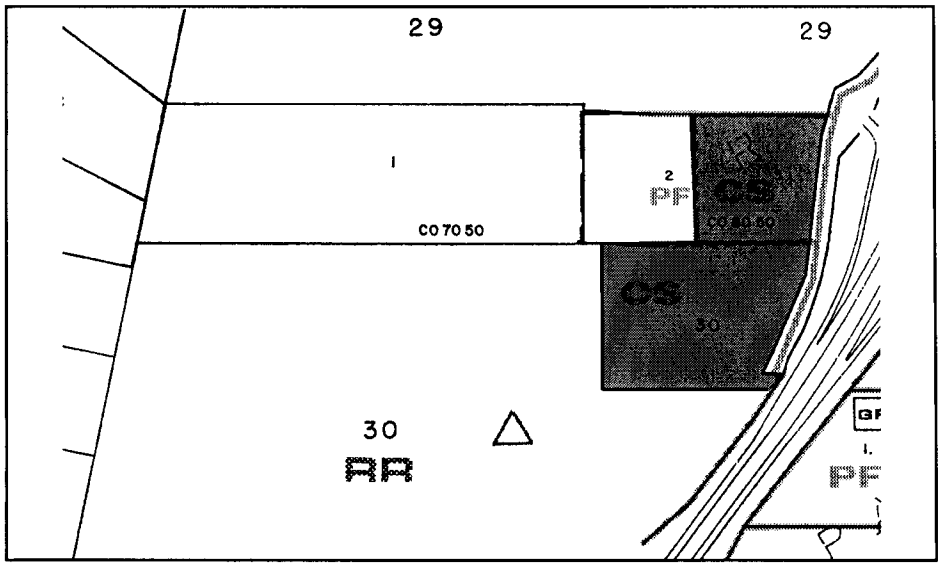

Figure 104-67 - CS - West side of Theater Dr at Highway 101 and Main Street interchange

a. **Limitation on use.** Allowable land uses shall be limited to Building Materials and Hardware and incidental outdoor storage, Nursery Specialities, and Vehicle and Freight Terminals. ~~Land uses shall be limited to building materials, nursery specialties, and a truck terminal.~~

b. **Height limitation.** The height of structures shall not exceed 25 feet, except that an additional five feet may be utilized for architectural features such as cupolas or gabled vents on no more than one-third the length of any building. This 25-foot height limitation may be increased subject to an adjustment in

compliance with Section 22.70.030 subject to a visual study that supports a finding that buildings will have appropriate forms to minimize their visual impact on surrounding properties and Highway 101. On 2006 Assessor's Parcel Number 040-201-024, no buildings, structures or storage of materials exceeding six feet in height shall be permitted within 150 feet of the east property line.

c. **Building coverage limitation.** Building ground floor coverage is limited to 20 percent of the site.

d. **Landscaping/screening.** The west, south and east sides of the site shall be screened with landscaping capable of a minimum 15-foot height at plant maturity, outside any required solid fencing.

e. **Landscaping Setbacks.** On 2006 Assessor's Parcel Number 040-201-024, upon application for a land use permit or construction permit, the site plan shall include a 100-foot setback buffer along the west property boundary and 75-foot setback buffer along the southern property boundary, including a 50-foot landscaped buffer for staggered, in-depth plantings to achieve a solid screen from most angles of viewing. A minimum six-foot tall solid fence or screening wall (consistent with the Templeton Community Design Plan) shall be constructed at the interior boundary of the buffer area, and landscaping shall be installed in between the property lines and the fence or wall. A landscaping plan shall be submitted and shall meet the requirements of Section 22.16.040 of the County Land Use Ordinance.

f. **Noise.** Upon application for a land use or construction permit, a noise mitigation plan shall be submitted. The plan shall include measures such as buffers, solid fencing, vegetated earthen berms, and site design that would ensure that generation of noise would not significantly affect existing or future residential uses. Orientation of buildings shall be away from Residential Rural properties.

g. **Exterior Lighting.** Exterior lighting shall be located and designed to direct light downward and to the interior of the site and to avoid the light source being visible from other properties, streets and Highway 101, by such means as shielding and full-cut off lights. A photometric analysis shall be provided with the submittal of any land use permit or change in lighting to determine the extent of off-site lighting and glare.

h. **Hours of operation.** With any land use permit application, hours of operation shall be addressed to minimize night-time hours of operation including truck deliveries and unloading, to avoid noise impacts onto adjacent residential properties.

SECTION 2. That the Board of Supervisors has considered the initial study prepared and conducted with respect to the matter described above. The Board of Supervisors has, as a result of

its consideration, and the evidence presented at the hearings on said matter, determined that the proposed negative declaration as heretofore prepared and filed as a result of the said initial study, is appropriate, and has been prepared and is hereby approved in accordance with the California Environmental Quality Act and the County's regulations implementing said Act. The Board of Supervisors, in adopting this ordinance, has taken into account and reviewed and considered the information contained in the negative declaration approved for this project and all comments that were received during the public hearing process. On the basis of the Initial Study and any comments received, there is no substantial evidence that the adoption of this ordinance will have a significant effect on the environment.

SECTION 3. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 4: This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

INTRODUCED at a regular meeting of the Board of Supervisors held on the _____day of _____ , 20_____ , and PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the _____ day of _____, 20_____, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

_____

Chairman of the Board of Supervisors,
County of San Luis Obispo,
State of California

ATTEST:

_____

County Clerk and Ex-Officio Clerk

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of the Board of Supervisors
County of San Luis Obispo, State of California

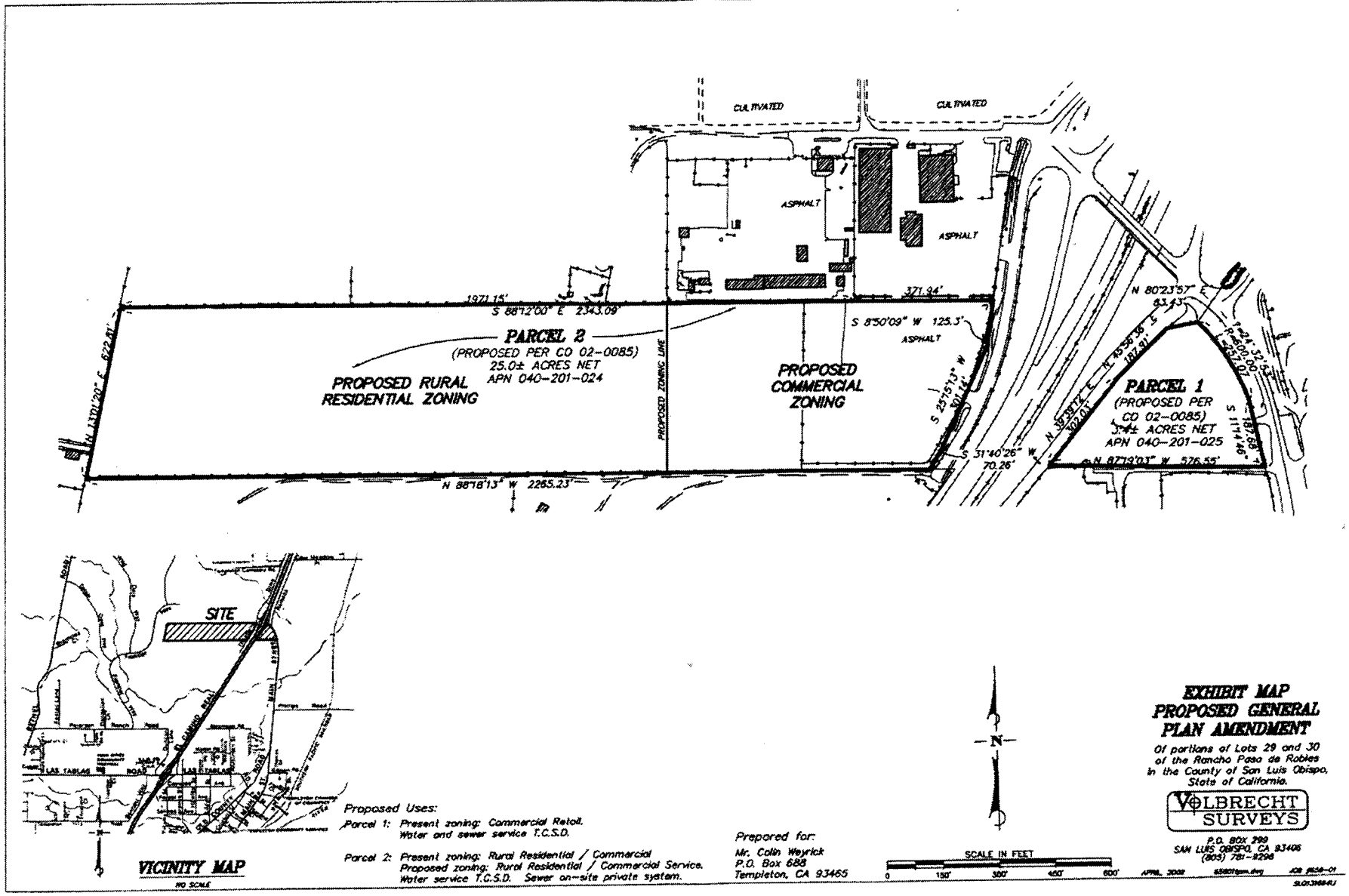
[SEAL]

ORDINANCE CODE PROVISIONS APPROVED
AS TO FORM AND CODIFICATION:

JAMES B. LINDHOLM, JR.
County Counsel

By: _____
Deputy County Counsel

Dated: _____



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Project

General Plan Amendment
G020007M/ Weyrick

Exhibit

G020007M:C Applicant's Proposed Amendment

EXHIBIT D

GUIDELINES FOR LAND USE CATEGORY AMENDMENTS FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT

1. Existing planning policies. Whether the proposed land use category is consistent with the following:

   a. Applicable policies in the various elements of the General Plan (Land Use, Open Space, Conservation, Circulation, Housing, Safety, Noise);

   b. The general goals in Chapter 1 of Framework for Planning (Part I of the Land Use Element);

   c. The purpose and character statements for land use categories in Section B, description of land use categories;

   d. Uses listed in Table 2.2, list of allowable uses; and

   e. The text, standards and maps of the area plans (Part II of the Land Use Element).

2. Area character. Whether the proposed land use category is compatible with allowed land uses in surrounding land use categories. Whether the potential types of development resulting from a proposed amendment would adversely affect the existing or planned appearance of the countryside, neighborhood and style of development in the surrounding area.

3. Environmental impacts. The proposed amendment should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination prepared by the Office of the Environmental Coordinator, unless such impacts can be adequately mitigated or a statement of overriding considerations can be adopted in accordance with the California Environmental Quality Act.

4. Accessibility/circulation. Whether the site of the proposed amendment is located with convenient access to a road system in the vicinity that is adequate to accommodate the traffic generated by the type and intensity of development allowed by the amendment.

5. Soils classification. Whether the proposed amendment gives consideration to protecting prime agricultural soils (SCS Class I and II, irrigated) for potential agricultural use. Proposals in other soil classifications should be reviewed together with other site features to determine if the proposed amendment could unnecessarily limit, reduce or eliminate potentially viable agricultural uses.

6. Slope and other terrain characteristics. Whether site terrain would be predominantly retained in its existing configuration by development enabled by the proposed amendment? Whether development resulting from the proposed amendment would retain the overall contour of a site such that more intensive development occurs on flatter land and low-density development is accommodated by steeper terrain.

7. Vegetation. Whether the proposed amendment enables development that would retain significant vegetation such as oak woodlands or other mature tree forests and native plant communities that provide wildlife habitat or include rare and endangered plant or animal species.

8. Hazards. Whether the proposed amendment has been evaluated with respect to potential building limitations due to flood, fire or geologic hazards, so that subsequent development will be feasible in relation to the uses allowed by the proposed amendment.

9. Existing parcel size and ownership patterns. Whether the proposed amendment enables development of a type and scale consistent with surrounding parcel sizes and ownership patterns.

10. Availability of public services and facilities. Whether the proposed amendment is located in an area with demonstrated availability of needed public services and facilities and, where applicable, whether it is suitable for on-site sewage disposal and has an adequate groundwater supply. To the extent that proposed amendments will create a demand for services, amendments in the urban and village areas should demonstrate that services for water supply, sewerage, streets, public safety, schools and parks are planned to be available within the horizon year of the applicable area plan, or a capital improvement program is in effect to provide for any such services that are currently deficient, or such services and facilities will be provided as a result of approved development following the amendment.

11. Land inventory. Whether the amendment, with the uses it would allow, is needed to provide a sufficient supply of land for the population of the community or area that is projected within planned resources, services and facilities.

EXHIBIT E

PURPOSE AND CHARACTER STATEMENTS
FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT
COMMERCIAL SERVICE LAND USE CATEGORY

Purpose

a. To provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.

b. To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.

c. To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.

Character

a. Areas characterized by existing heavy commercial, service, and small-scale industrial uses.

b. Areas where uses generally serve occasional needs rather than day-to-day needs.

c. Areas and uses that will not create extensive, incompatible land use mixtures.

d. Areas within urban service and reserve lines, or village reserve lines.

e. Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.

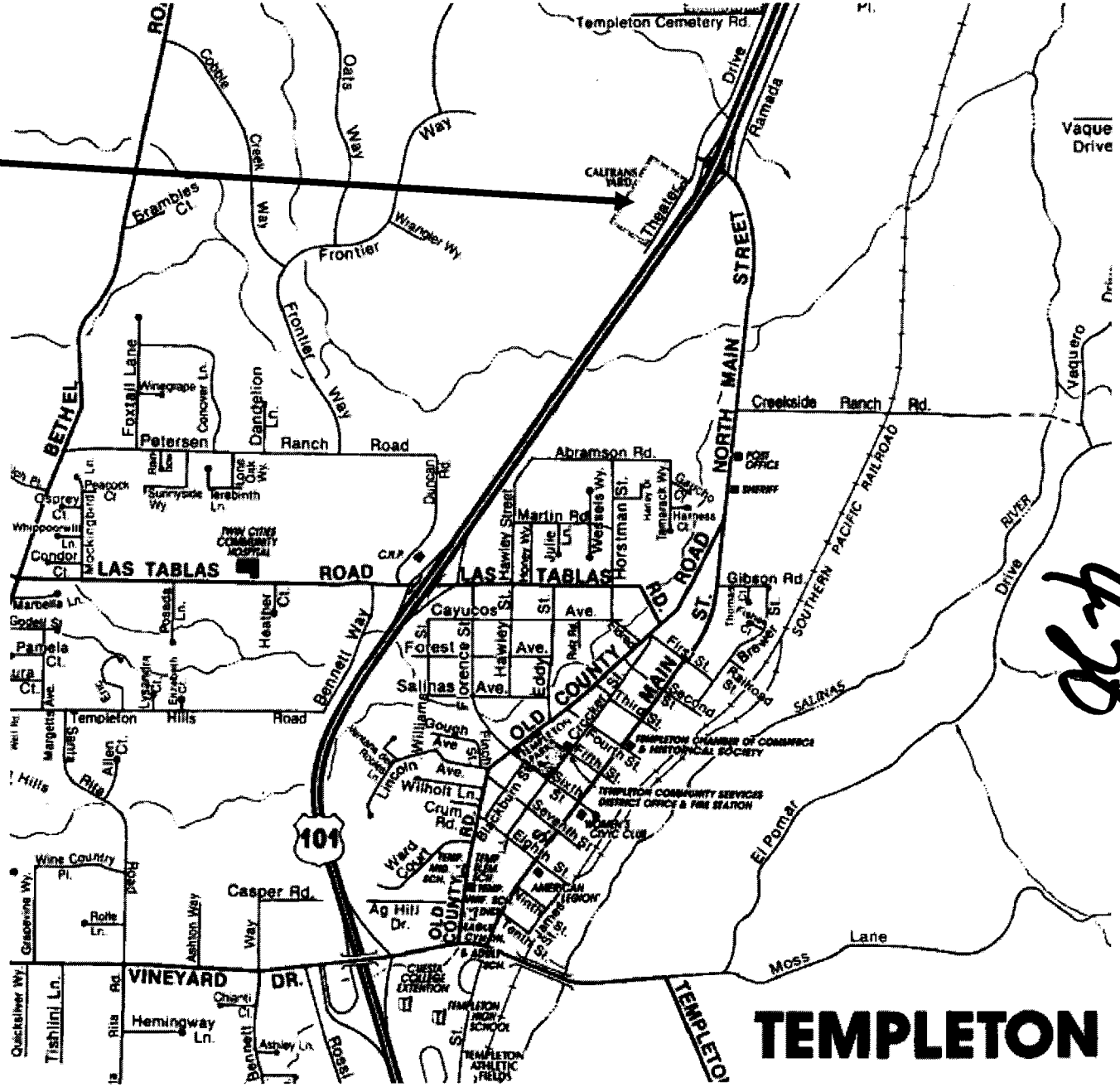
f. Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.

g. Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.

h. Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.

- Location:

Theater Drive approximately 700 feet south of North Main Street



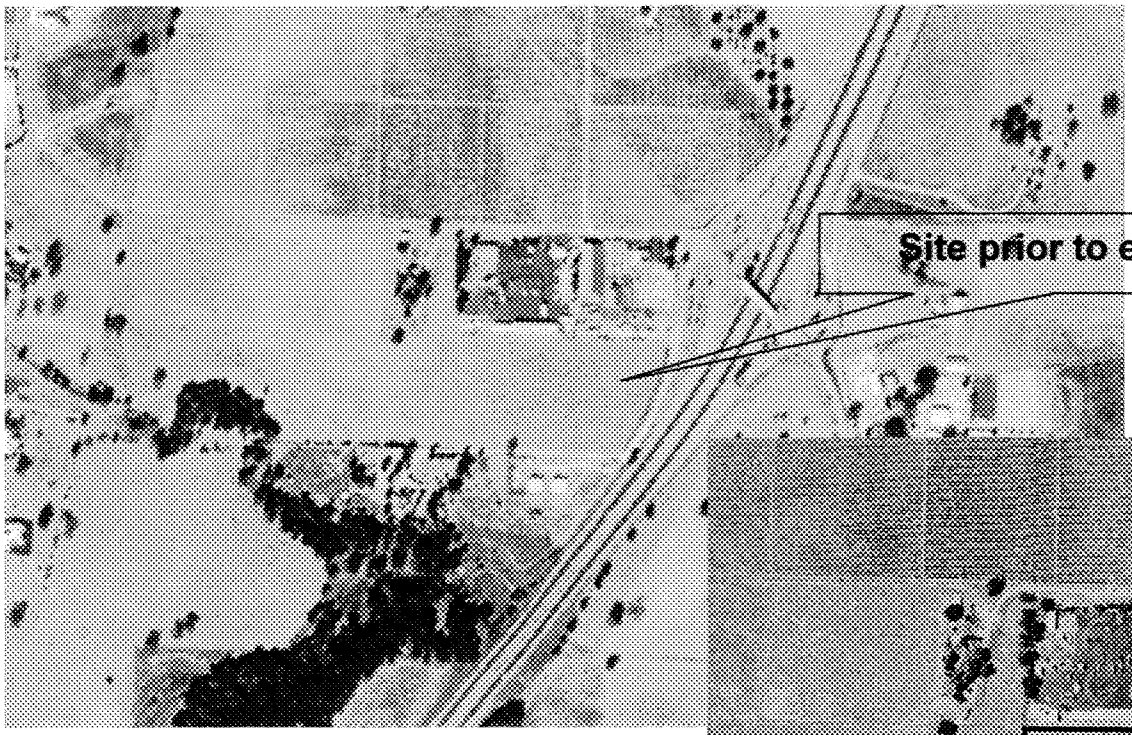
Project

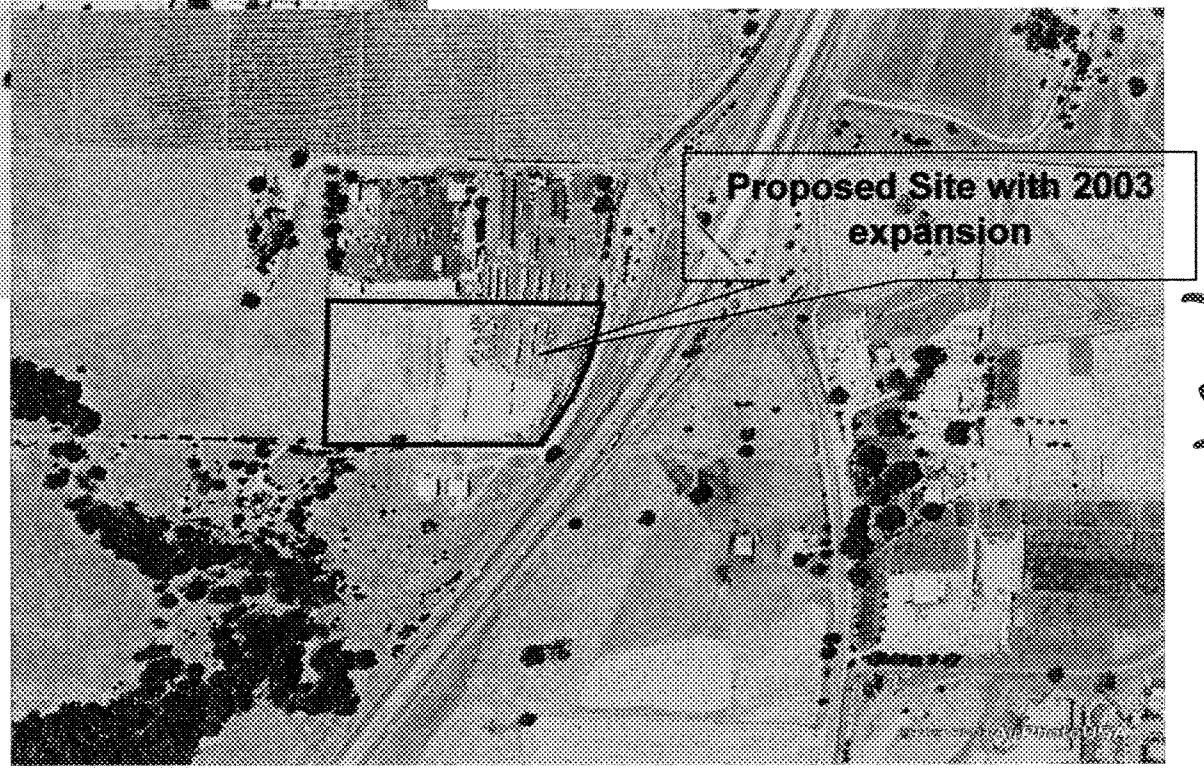
Weyrick GPA G020007M

Exhibit

G020007M:F Vicinity Map

San Luis Obispo Department of Planning & Building





Project
General Plan Amendment
G020007M/ Weyrick

Exhibit
Exhibit G020007M:G Aerial Photos

12-21

4-22

EXHIBIT H

CORRESPONDENCE

4-23

Volbrecht SURVEYS

Post Office Box 299 • San Luis Obispo, CA 93406 • 805/781-9296
FAX 805/781-9017

DEVELOPER'S STATEMENT
WEYRICK GENERAL PLAN AMENDMENT

The applicant, Mr. Colin Weyrick, took title to this parcel on May 14, 2002. The subject parcel is unique in that it was split geographically by the realignment and construction of California Highway 101 in the early 1950's. Currently the portion of the parcel lying east of Highway 101 is zoned Commercial Retail and the portion lying west of Highway 101 is zoned Residential Rural.

The applicant is the owner and operator of Weyrick Lumber Company immediately north of the portion of the property west of Highway 101 and fronting on Theatre Drive, the freeway frontage road. The applicant purchased this property because his business had outgrown its location on the adjoining original parcel. The applicants understanding was that the front portion of the subject property was zoned Commercial Retail and he assumed that this meant the portion fronting Theatre Drive. Given the dangerously high stacking of lumber and narrow isles on his original parcel, he graded and paved a small portion of the new property to the south. Additionally he provided screen fencing along the Theatre Drive right of way for aesthetic and security reasons.

The applicant currently has an application for land division in process for the subject parcel to divide it into two parcels, one on each side of Highway 101. Given his need for additional space, this application is a request to grant a rezoning of what will be the new parcel on the west side of Highway 101 (Parcel 2, CO 02-0085). We would request that the limits of the Rural Residential zoning on this new parcel be moved to the west to the present location of an existing fence as shown on the enclosed map and that the remaining portion of this parcel fronting Theatre Drive be rezoned as Commercial Service. This will allow the applicant to continue his operation as a conforming use.

The applicant's future plans would include a request to subdivide Parcel 2 along the same existing fence line and proposed zoning limit line into two parcels. Future development plans may include the construction of two dry storage buildings.

The applicant has constructed the screen wall along Theatre Drive with cultured river rock according to design standards in the Templeton Community Design Plan. He has further demonstrated his intention to be a good community neighbor with the construction of equestrian/foot trails, xeriscape plantings and vintage site lighting as specified in the same design plan. The applicant has also voluntarily continued this same treatment across a small portion of property belonging to the Templeton Community Service Disrict adjoining his existing original facility.

4-24

RECEIVED
JAN 1 2 2006
Planning & Bldg

PLANNING AND BUILDING DEPARTMENT
JAMES LOPES

SIR,

As per our telephone conversation this morning I am sending you the two parcel maps that I received from Jami Kirk January 2003. Until the letter we received yesterday from the county planning commission notifying us of the public hearing Thursday, February 9, 2006 about the Colin Weyrick property, this was the only contact we've had with the planning department. I originally found out about the planned zoning change in late 2002 from a newspaper I was reading in the Doctors office. I called the planning department and discussed our concerns about that lumber operation, with the lights and noise at the corner of our property and near our bedroom window. My wife, Patricia (Caldwell) Harris, is a critical care nurse (ICU & ER) at twin cities Hospital and works 12 & 16 hour shifts.

We live directly behind the Cal-Trans yard and have no problem with their operation, they show up about 7:30 am and are gone by around 8:00 am to return at 3:30 or so and then leave at 4:00pm. With a lumber outfit there are forklifts constantly on the move and in the summer busy season they work pretty late at night. Jamie Kirk sent us the two parcel maps and had jotted in the 100 +/- foot set back and had also talked about the possibility of an evergreen tree line.

My wife was born and raised on this property. Her Grandmother Ethel Caldwell owned the original farm house that was condemned in 1964 due to the main street overpass, this house was then built in 1964. After my wife's mother Betty Caldwell died in 1984 there were three siblings left to put through school, so we left Parkfield, came in and put them through school.

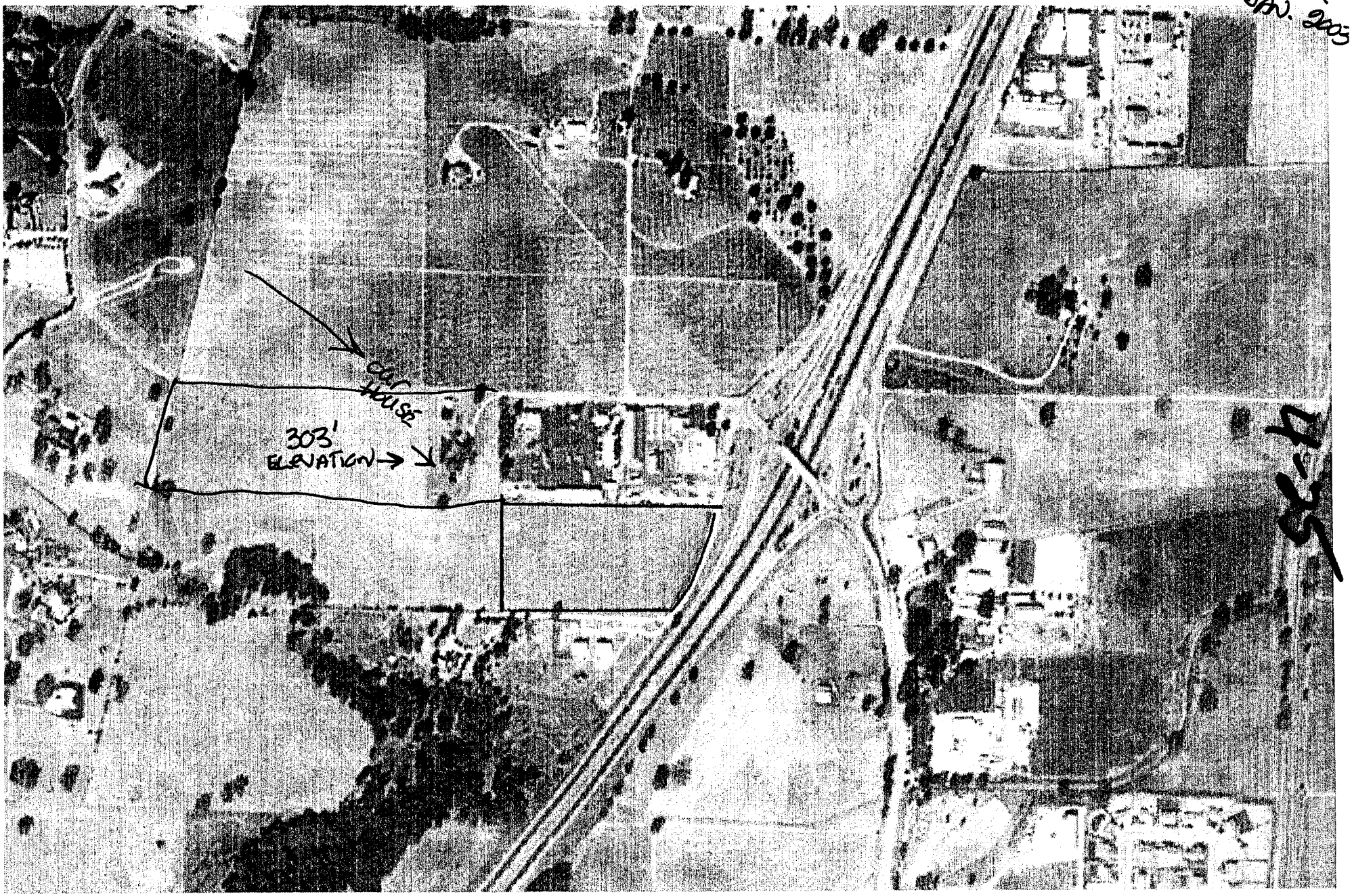
We do not wish to cause the Weyrick's any trouble, they've been real good neighbors, but as the old saying goes, good fences make good neighbors. Any input you can give us as to the setback and planning would be appreciated.

Thank You,
Patricia A. & Larry B. Harris (AKA TONY HARRIS)
690 N Main
Templeton, ca 93465
805-434-1406

P.S. YOU SHOULD BE HEARING FROM MY WIFE'S UNCLE, LAWRENCE D. MANN PH.D
FELLOW AND FORMER NATIONAL PRESIDENT, AMERICAN INSTITUTE OF CERTIFIED PLANNERS

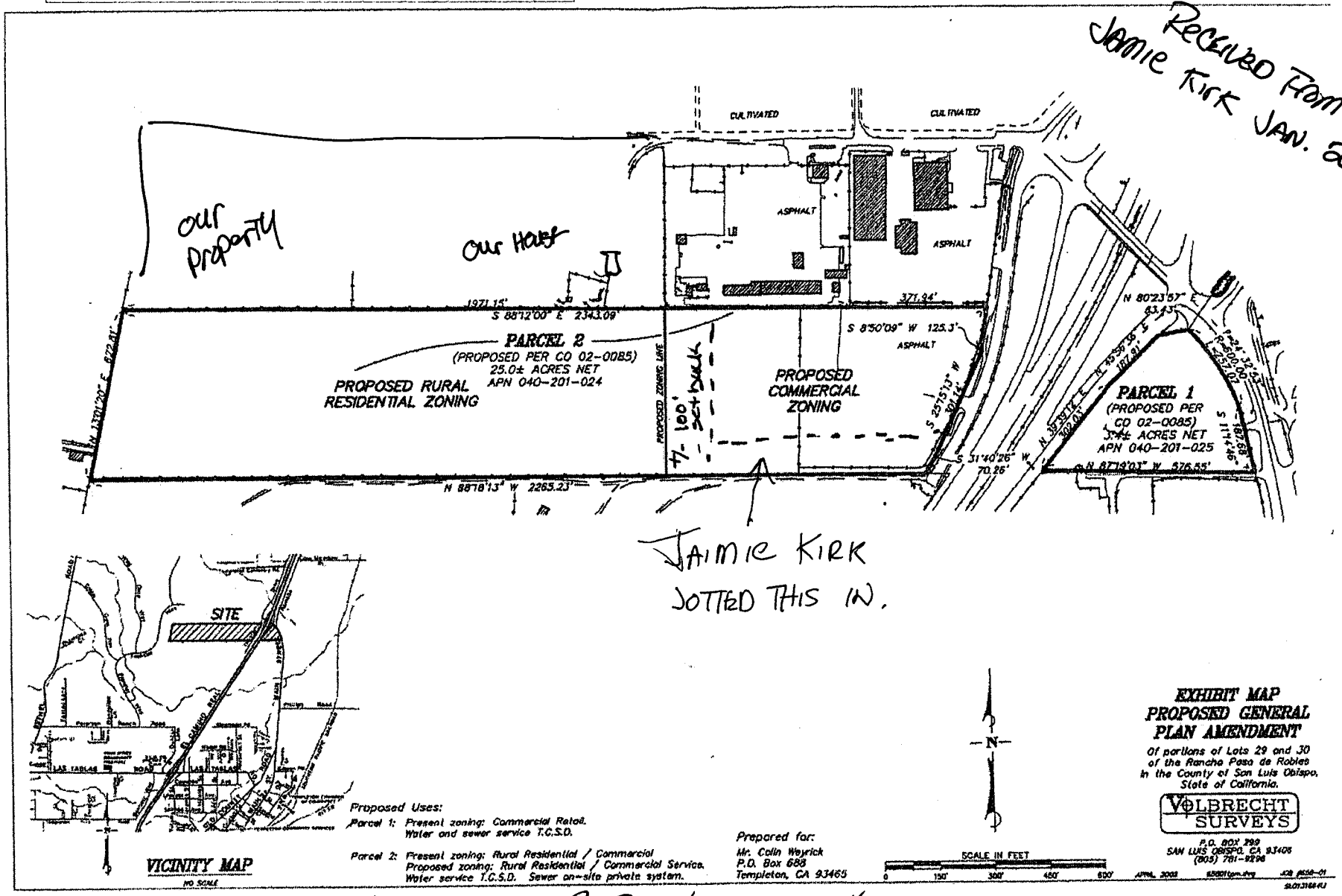
G020007m

RECEIVED JAMIE KIRK JAN. 2005



P.2 Harris Letter

Received from Jamie Kirk Jan. 2003



P.3 Harris Letter

4-26

Project

Weyrick General Plan Amendment G020007M

Exhibit

Site Plan

4-27

EXHIBIT I

MITIGATED NEGATIVE DECLARATION

4-28

COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (jl)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-177 **DATE: December 8, 2005**

PROJECT/ENTITLEMENT: Weyrick General Plan Amendment G020007M

APPLICANT NAME: Colin Weyrick
ADDRESS: PO Box 688 Templeton, CA 93465
CONTACT PERSON: Same as applicant **Telephone:** (805) 434-4800

PROPOSED USES/INTENT: Request by Colin Weyrick to amend the Salinas River Area Plan of the County Land Use Element and Article 9 by changing the land use category on an approximate eight-acre portion of an approximately 25-acre parcel from Rural Residential to Commercial Service. The proposed amendment would include a planning area standard limiting future land uses to: building materials, nursery specialties, and a truck terminal.

LOCATION: The proposed project is within the Residential Rural land use category, and is located at 626 North Main Street, immediately southwest of the Main Street and Highway 101 interchange, in the community of Templeton, in the Salinas River planning area.

LEAD AGENCY: **County of San Luis Obispo Department of Planning & Building**
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

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 ..... 5 p.m. on December 22, 2005

20-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 were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature	Project Manager Name	Date	Public Agency

Environmental Determination No. 04-177

4-29

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE & NUMBER: Weyrick General Plan Amendment; G020007M

Project Applicant

Name:	Colin Weyrick
Address:	PO Box 688
City, State, Zip Code:	Templeton, CA 93465
Telephone #:	(805) 434-4800

PROJECT DESCRIPTION/LOCATION: **See attached Notice of Determination**

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

( ) **The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.**

(X) **The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.**

( ) **The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.**

( ) **The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No._____**

( ) **Other:** _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

James Lopez for

Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 11/29/05

4-30

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Weyrick General Plan Amendment; G020007M ED04-177

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.

☒ Aesthetics	☒ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☒ Hazards/Hazardous Materials	☒ Transportation/Circulation
☒ Air Quality	☒ Noise	☐ Wastewater
☐ Biological Resources	☐ Population/Housing	☒ Water
☒ Cultural Resources	☒ Public Services/Utilities	☒ 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.

James Lopes — Prepared by (Print)
James Lopes — Signature
11/28/05 — Date

John Nall — Reviewed by (Print)
John Nall — Signature
Ellen Carroll, Environmental Coordinator (for)
11/28/05 — Date

Project Environmental Analysis

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

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Colin Weyrick for an amendment to the Salinas River Area Plan of the County Land Use Element by changing the land use category on an approximately eight-acre portion of an approximately 25-acre parcel from Rural Residential to Commercial Service. The proposed amendment would include a planning area standard limiting future land uses to building materials, nursery specialties, and a truck terminal. The area affected by the general plan amendment is limited to the eight-acre area proposed to be changed from Residential Rural to Commercial Service. The site is located at 626 North Main Street, immediately southwest of the Main Street and Highway 101 interchange, in the community of Templeton.

ASSESSOR PARCEL NUMBER: 040-201-024 and -025 SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Salinas River

LAND USE CATEGORY: Residential Rural

COMBINING DESIGNATION(S): None applicable

EXISTING USES: Paving and materials storage

TOPOGRAPHY: Nearly level to gently sloping

VEGETATION: Grasses, forbs, coast live oak trees

PARCEL SIZE: 25 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Commercial Service; Public Facilities/ lumber yard and retail sales, Caltrans storage yard	*East:* Commercial Retail/ Highway 101; undeveloped
South: Residential Rural/ scattered single-family residences, livestock grazing	*West:* Residential Rural/ scattered single-family residences, livestock grazing

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The proposed project site is an approximately eight-acre portion of a 25-acre parcel located on the west side of Highway 101, immediately southwest of the Main Street and Highway 101 interchange within the community of Templeton (refer to Figures 1 through 3). The Weyrick Lumber Company retail and sales office and lumberyard are located immediately north of the project site, and extensive materials are currently stored illegally on a paved area on the project site. The retail and sales office building is located approximately 150 feet west of the Theater Drive frontage road. There are existing un-permitted six-foot tall solid wooden and cobblestone fences along the eastern and southern boundaries of the project site and adjacent development to the north. Surrounding development also includes scattered single-family residences to the west, a single-family residence and two white storage structures to the south, Highway 101 to the east, and a California Department of Transportation (Caltrans) storage yard, vineyard, and scattered single-family residences to the north. The east side of Highway 101 is generally undeveloped. Views of the natural features of the surrounding area consist of wooded drainage corridors, patches of oak woodland and gently rolling hillsides as a backdrop to the level project site.

The current storage of materials on the eight-acre site is not currently permitted within the Residential Rural land use category. Existing planning area standards applicable to the parcels in the Residential Rural land use category, including the project site, require the following:

1. Density Limitation. The maximum residential density shall be as allowed by the agriculture land use category. The maximum residential density may be increased to that allowed by the residential rural category by purchase of all additional development credits as part of a transfer of development credits program.

2. Cluster Subdivision Requirement. New land divisions proposing more than two parcels shall be clustered in compliance with Section 22.22.140, or utilize other techniques that achieve the same result as clustering. Open space parcels shall be located on the visible portions of sites as viewed from Highway 101 and where agricultural operations can be continued, as well as other applicable locations. Refer to the cluster development guidelines on page V-10 in the Templeton Community Design Plan.

Based on the implementation of existing planning area standards, the existing land use category would allow a five-lot clustered subdivision, and the potential construction of five primary residences and five secondary residences, assuming the purchase of transferable development credits. A 15-acre open space parcel would be required within the eastern portion of the 25-acre parcel. Views of the foreground would be of the open space area, middle ground clustered subdivision and backdrop of low hills and woodlands.

The proposed project site, existing development, and stacks of lumber and building materials are visible for approximately eight seconds from the southbound lane of the highway and seven seconds from the northbound lane of the highway. The project site and surrounding development are also visible from the northbound Main Street on-ramp. The project site is located outside of the Highway Corridor Design Standard designation.

Impact. The applicant proposes to amend the existing land use category on approximately eight-acres of a 25-acre parcel from Residential Rural to Commercial Service. The amendment would include a planning area standard stating that land uses shall be limited to building materials, nursery specialties, and a truck terminal. The remainder of the parcel (17 acres) would remain in the Residential Rural land use category west of the site, and could potentially support a three-lot cluster subdivision and 10.2-acre open space parcel, and the construction of up to three primary and three secondary residences. Implementation of the proposed general plan amendment would bring the existing storage area into conformance with the Land Use Ordinance and Salinas River Area Plan, and would permit additional commercial development within an area that would otherwise be undeveloped due to the Residential Rural open space requirements discussed above. Implementation of the general plan amendment would significantly change the visual character of the parcel under consideration and alter or obscure views of the backdrop of hills.

The applicant submitted a visual assessment (Cannon Associates; April 19, 2004) to generally assess the visual impacts that would potentially occur as a result of the proposed general plan amendment. The assessment assumed the future construction of three buildings 12,500 square feet each, and 30 to 35 feet in height. Based on the photosimulations provided in the visual assessment, future structures would likely silhouette above the distant mountain ridgelines as seen from both the northbound and southbound travel lanes of Highway 101, and the northbound Main Street on-ramp.

The proposed project was referred to the Templeton Area Advisory Group (TAAG) for review and comment. TAAG provided a recommendation for a 100-foot buffer along the west property boundary and 75-foot buffer along the southern property boundary, including a 25-foot landscaped buffer (TAAG; February 20, 2003).

Mitigation/Conclusion. The planning area standards applicable to the existing Commercial Service land use designation and existing lumber yard and retail building to the north include a design standard that the height of structures shall not exceed 25 feet, except that an additional five feet may be utilized for architectural features such as cupolas or gabled vents on no more than one-third the length of any building. This 25-foot height limitation may be increased subject to an adjustment in compliance with Section 22.70.030 subject to a visual study that supports a finding that buildings will have appropriate forms to minimize their visual impact on surrounding properties and Highway 101 (Section 22.104.090.I.3.b). In addition to this standard, building ground floor coverage is limited to 20

percent of the site, and landscape and screening to the south and east with landscaping at least 15-feet high at maturity to be located outside of solid fencing (Section 22.104.090.I.3.c.d). To ensure that visual impacts are mitigated to a level of significance, the applicant has agreed to expand the existing planning area standards described above (Section 22.104.090.I.3) to the area proposed for the general plan amendment. To minimize the effects resulting from the change in visual character of the parcel, planning area standards shall include requirements for a 100-foot buffer to the west and a 75-foot buffer to the south, which shall include a minimum 50-foot landscape buffer for staggered, in-depth plantings to achieve a solid screen from most angles of viewing. A minimum six-foot tall solid fence or screening wall (consistent with the *Templeton Community Design Plan*) shall be constructed at the interior boundary of the buffer area, and landscaping shall be installed in between the highway and the fence or wall. In addition, planning area standards shall require that no new buildings or storage of materials exceeding six feet in height shall be permitted within 150 feet of the eastern property boundary to maintain visual consistency with the existing development to the north.

In addition to these planning area standards, future development would be consistent with the *Templeton Community Design Plan* (January 11, 1991), pursuant to Section 22.104.090.A.1 of the County Land Use Ordinance. Implementation of these required and recommended standards would result in a lower building height to avoid silhouetting above the distant ridgeline, increased screening and setback standards, design consistent with the community of Templeton, and mitigation of potential visual impacts resulting from the proposed general plan amendment to less than significant.

2. AGRICULTURAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land to non-agricultural use?	☐	☐	☒	☐
b) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
c) Conflict with existing zoning or Williamson Act program?	☐	☐	☒	☐
d) Other _____	☐	☐	☐	☐

Setting The proposed project is located within the Residential Rural land use category. Adjacent land use categories include Residential Rural, Commercial Service, and Public Facilities. The soil types mapped for the project site by the Natural Resources Conservation Service (NRCS) Soil Survey are Arbuckle-Positas complex (15-30 % slopes), Lockwood shaly loam (2-9 % slopes), Nacimiento-Los Osos complex (9-30 % slopes), and Lockwood concepcion complex (9-15 % slopes). The soil types within the area proposed for the general plan amendment are Lockwood shaly loam. As described in the NRCS Soil Survey, this soils are considered Class III to IV(s) and IV(e) for "non-irrigated" soil, and Class II for "irrigated" soil. The parcel is not irrigated, and a portion of the parcel has historically supported livestock grazing. Surrounding properties support a large vineyard and livestock grazing. Approximately five acres of the area proposed for the general plan amendment is currently paved, and is utilized for lumber and materials storage associated with the adjacent Weyrick Lumber Company sales and retail office to the north.

Impact. The proposed general plan amendment was referred to the County Agriculture Department for review. Based on the location of the project site, existing non-agricultural land use designation, and lack of significant agricultural resources on the project site, no significant agricultural impacts were identified (Lynda Auchinachie; March 8, 2005).

Mitigation/Conclusion. No significant agricultural impacts were identified, therefore no planning area standards are recommended.

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

Setting. The Air Pollution Control District has developed the CEQA Air quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. A Clean Air Plan has been adopted (prepared by APCD) to evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels. Based on the latest air monitoring station information (per the County's RMS annual report, 2003), the trend in air quality in the general area is improving where unacceptable PM10 levels were not exceeded in 2002 at the Paso Robles monitoring station, which is down from the previous year (2 exceedances). The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.

Impact. It is likely that establishment of any new uses would result in short-term construction and long-term operational emission impacts on air quality. Standard construction mitigation measures for air quality would be required during the development phase of the proposed project that would substantially reduce construction-related air quality impacts. Once the future development is constructed, there will be operational emissions. These potential emissions would be determined when the applicant proposes a specific development. At that time, the APCD CEQA Handbook and consultation with the APCD would determine potential air quality impacts and appropriate mitigation measures.

Mitigation/Conclusion. Implementation of the proposed general plan amendment is likely to result in air pollutant emission levels during the construction and operational phases of the proposed project. Specific impacts can be determined following application for a proposed use. To mitigate for these

impacts, the County would consult with the APCD and refer to the APCD CEQA Handbook for reference. Implementation of these measures would reduce potential air quality impacts to a level of insignificance, and no planning area standards are necessary.

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

Setting. Approximately five acres of the eight-acre area proposed for the general plan amendment is currently developed by paving and storage of lumber and materials. The remainder of the eight-acre area is dominated by disturbed grassland and forbs. An un-named tributary to the Salinas River is located approximately 250 feet to the south and 750 feet to the west of the area proposed for the general plan amendment. The tributary traverses the far western half of the project site, within an area to remain in the Residential Rural land use category. Approximately 17 acres of the parcel would not be affected by the proposed general plan amendment. The California Natural Diversity Database (CNDDB; 2004) was consulted, and no special-status species or their habitat were documented on or in the immediate vicinity of the project site. Dense valley oak (*Quercus lobata)* woodland is present within the un-named tributary to the Salinas River and two individual mature valley oak trees are located approximately 750 feet west of the area proposed for the general plan amendment.

Impact. Based on the proposed location of the area proposed for the general plan amendment, and the existing disturbed and developed nature of this identified area, implementation of the proposed general plan amendment would not result in significant impacts to biological resources.

Mitigation/Conclusion. No significant impacts to biological resources were identified, and no mitigation measures are necessary.

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Disturb pre-historic resources?*	☐	☐	☒	☐
b) *Disturb historic resources?*	☐	☐	☒	☐
c) *Disturb paleontological resources?*	☐	☒	☐	☐

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Other _____	☐	☐	☐	☐

Setting. The proposed project site is located within an area historically occupied by the Obispeño Chumash and Southern Salinian Native Americans. The project site is located in the vicinity of a unnamed tributary to the Salinas River and the Salinas River. Approximately five acres of the eight-acre area proposed for the general plan amendment is currently covered by asphalt. The remaining three acres are dominated by disturbed grassland and forbs. No historical structures are present on the proposed project site. The project site is located within an area of known paleontological sensitivity. The applicant submitted an *Archival Records Search and Phase One Archaeological Surface Survey* (Gibson's Archaeological Consulting; March 20, 2005). Based on the results of the report, no significant archeological or historical resources are present within the eight-acre area proposed for the general plan amendment, or the 17 acres to remain in the Residential Rural land use category.

Impact. Based on the results of the archaeological report, significant impacts to archeological and historical resources would not likely occur as a result of the proposed general plan amendment. Based on the paleontological sensitivity of the project site, the applicant would be required to conduct additional studies and/or submit a paleontological mitigation and monitoring plan prior to issuance of a grading permit to disturb undeveloped soils.

Mitigation/Conclusion. Based on the results of the *Archival Records Search and Phase One Archaeological Surface Survey* and implementation of standard requirements at the time of future development, no significant cultural resources impacts would occur as a result of the proposed general plan amendment; therefore no planning area standards are necessary.

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?	☐	☐	☒	☐
c) 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?	☐	☐	☒	☐
d) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
e) Include structures located on expansive soils?	☐	☐	☒	☐

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☒	☐	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
i) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
j) Other _____	☐	☐	☐	☐

Setting/Impact.

Geology. The topography of the project site is nearly level to gently sloping. The area proposed for the general plan amendment is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate to high. Any project within a high liquefaction area is subject to the preparation of a geological report per County Land Use Ordinance Section 22.14.070 to evaluate the area's geological stability relating to the proposed use. The report would be required upon submittal of a land use or construction permit application. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine rock. There is no evidence that measures above what will already be required by ordinance or code are needed.

Drainage. A tributary to the Salinas River is located approximately 250 feet south and 750 feet west of the area proposed for the general plan amendment. The project site is located outside of the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, the soils mapped for the project site are very poorly to moderately drained. The applicant has constructed an earthen stormwater detention basin adjacent to the southwest boundary of the existing asphalt lumber storage area. For areas where drainage is identified as a potential issue, the County Land Use Ordinance Section 22.52.080 includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as constructing on-site retention or detention basins or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows. There is no evidence that measures above what will already be required by ordinance or code are needed.

Erosion and Sedimentation. The soil type mapped for the project site is Lockwood shaly loam. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility and moderate shrink-swell characteristic. Based on the nearly level to gently sloping topography of the project site, it is unlikely that significant erosion and sedimentation would occur as a result of future projects. If a substantial amount of site disturbance is proposed by future land uses and a grading permit is required, the applicant would be required County Land Use Ordinance Section 22.52.090 to submit an erosion and sedimentation plan including both temporary and permanent erosion control measures. Projects involving more than one acre (43,560 sq. ft.) of disturbance are

subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension that monitors this program.

Mitigation/Conclusion. Implementation of required standards and the County-approved drainage, erosion and sediment control plans would mitigate potential geology and soils impacts to a level of insignificance. No additional planning area standards are necessary.

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

Setting. The project is not located in an area of known hazardous material contamination. The project is within a moderate severity risk area for fire. The project is not within the Airport Review area. There is an existing lumber and building materials retail store to the immediate north.

Impact. Implementation of the proposed general plan amendment would change the land use designation on approximately eight acres of the project site from Residential Rural to Commercial Service. The allowable land uses permitted under the proposed general plan amendment would be limited to building materials, nursery specialties, and a truck terminal. The building materials land use would allow the storage and retail sale of materials including lumber, paint, wallpaper, glass, hardware, nursery stock, lawn and garden supplies. This use also includes incidental retail ready-mix concrete operations. The nursery specialties land use would allow the production and sale of ornamental plants and nursery products, including fertilizers and insecticides. The storage of hazardous materials including paint would be regulated by Section 22.10.070 of the Land Use Ordinance (flammable and combustible liquids storage). A project specific Fire Safety Plan would be required pursuant to the County Land Use Ordinance Section 22.50.030.

The proposed project was referred to the Templeton Fire Department for review. The Department responded with comments that additional fire safety measures would be required to bring the existing storage area into compliance with applicable fire codes, including installation of fire hydrants (Greg O'Sullivan; November 8, 2002). In addition, the Department would review the site plans for any future development of the project site to provide a list of applicable requirements.

Mitigation/Conclusion. Based on the implementation of standard ordinance and Uniform Fire Code requirements, hazards and hazardous materials impacts would be less than significant, and no planning area standards are necessary.

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Expose people to noise levels which exceed the County Noise Element thresholds?*	☐	☒	☐	☐
b) *Generate increases in the ambient noise levels for adjoining areas?*	☐	☒	☐	☐
c) *Expose people to severe noise or vibration?*	☐	☐	☒	☐
d) *Other* _____	☐	☐	☐	☐

Setting/Impact.

Noise Exposure. The proposed project site is located adjacent to Highway 101. The highway is the primary source of transportation-related noise in the area. The topography between the project site and the highway is nearly level. Based on the County *Noise Element* (May 1992), the uses proposed by the general plan amendment are not considered noise-sensitive, and are not subject to noise thresholds. No significant impacts as a result of transportation-related noise would occur as a result of the proposed general plan amendment.

Noise Generation. The proposed project site is located in the vicinity of noise-sensitive uses limited to a single-family residence and associated outdoor areas located approximately 300 feet to the south, and a single-family residence and associated outdoor areas approximately 325 feet to the northwest of the area proposed for the general plan amendment. There is an existing solid wooden fence along a portion of the southern property boundary. There is a Caltrans storage yard immediately west of the existing building materials retail store. The existing lumber and building materials retail store and storage area requires the use of trucks, saws, forklifts, and other noise-generating equipment. Future land uses on the area proposed for the general plan amendment would be similar to the existing use to the north. Based on the County *Noise Element*, the maximum allowable noise-exposure from stationary noise sources is 70 dBA during daytime hours (7 a.m. to 9 p.m.) and 60 dBA during nighttime hours (9 p.m. to 7 a.m.). It is a reasonable to assume that future uses on the area proposed for the general plan amendment would likely operate during the daytime hours only.

The applicant submitted a *Noise Study Report* (Morro Group, Inc.; April 15, 2003). Based on the results of the noise study, stationary noise sources generated by the existing lumber and building materials retail store and storage area, average noise levels range from 57.6 to 80 dBA. The existing re-saw machine produces a noise level of 55 dBA at a distance of 375 feet, back-up buzzers on forklifts generate a noise level of 68 dBA at a distance of 60 feet, and diesel trucks produce a noise level of approximately 75 dBA at a distance of 50 feet.

The noise study recommends a 100-foot minimum setback between noise-generating equipment and the property line of noise-sensitive land uses to ensure that noise exposure is below the 70 dBA threshold. Based on the location of existing residences (approximately 300 to 325 feet from the boundary of the area proposed for the general plan amendment), and implementation of the 100-foot and 75-foot buffers to the west and south (refer to Section 1), no additional onsite buffers are necessary to mitigate for potential impacts to existing residences based on existing uses. Future

single-family residences that would potentially be developed on the remainder of the project site to the west (to remain in the Residential Rural land use category) may be significantly affected by future noise-generating uses.

Mitigation/Conclusion. To ensure that implementation of the proposed general plan amendment does not result in any significant noise impacts, the applicant has agreed to adopt a planning area standard requiring the submittal of a noise mitigation plan upon application for a land use permit or building permit for the expansion of the existing land use or construction of new uses on the area proposed for the general plan amendment. The noise mitigation plan shall include measures such as buffers, solid fencing, vegetated earthen berms, and site design would ensure that generation of noise would not significantly affect existing or future residential uses.

9. POPULATION/HOUSING - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Use substantial amount of fuel or energy?	☐	☐	☒	☐
e) Other _____	☐	☐	☐	☐

Setting/Impact. Implementation of the proposed general plan amendment would result in the expansion of an existing Commercial Services designation. Implementation of the general plan amendment would not substantially induce growth, displace existing housing, create the need for substantial new housing, or use a substantial amount of fuel or energy. 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.

Mitigation/Conclusion. The County recently adopted a revised Housing Element. One of the new Housing Element Programs (Program HE 1.9) indicates that the County will prepare an Inclusionary Housing Ordinance during 2005. Upon adoption of the ordinance, future commercial development may be required to pay a fee to support development of new affordable housing. No planning area standards are required.

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**

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?*	☐	☒	☐	☐
b) *Police protection (e.g., Sheriff, CHP)?*	☐	☒	☐	☐
c) *Schools?*	☐	☒	☐	☐
d) *Roads?*	☐	☐	☒	☐
e) *Solid Wastes?*	☐	☐	☒	☐
f) *Other public facilities?*	☐	☐	☒	☐
g) *Other* _____	☐	☐	☐	☐

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. Fire service for the project site is provided by Templeton Community Service District. The closest Sheriff station is in the community of Templeton, which is approximately one mile from the proposed project site. Highway 101 is also patrolled by the California Highway Patrol. The project site is located within the Templeton Unified School District.

Impact. Future development of the project site, along with numerous other projects in the area would have a cumulative effect on police/sheriff and fire protection.

Mitigation/Conclusion. Public facility programs have been adopted to address this impact and would reduce the cumulative impact to a level of insignificance. No significant project-specific impacts to utilities or public services were identified. No planning area standards are necessary.

11. RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Increase the use or demand for parks or other recreation opportunities?*	☐	☐	☒	☐
b) *Affect the access to trails, parks or other recreation opportunities?*	☐	☐	☒	☐
c) *Other* _____	☐	☐	☐	☐

Setting/Impact. The County Trails Plan shows that the project site is located within the potential trail corridor for the Salinas River trail. The Salinas River is located on the opposite (west) side of Highway 101 from the project site, and it is more likely that the trail would be constructed closer to the river corridor. In addition, implementation of the proposed general plan amendment would not preclude the future establishment of the trail onsite or in the area. The proposed general plan amendment would not result in a substantial demand for additional parks or recreational opportunities in the area, or affect access to existing resources.

Mitigation/Conclusion. No significant impacts to recreational resources were identified, and no planning area standards are necessary.

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

Setting. The proposed project site is accessed from Theatre Drive (Main Street), and is located southwest of the Highway 101 and Main Street interchange. Theatre Drive is a two-lane collector that serves as a frontage road parallel to and west of Highway 101. Theatre Drive dead-ends near the southern property boundary of the project site. Main Street is a two-lane collector that extends from Theatre Drive over the highway to Templeton Road to the east.

The proposed project was referred to the California Department of Transportation (Caltrans) for review. Caltrans requested that a traffic impact study be completed to assess existing conditions at the Highway 101 and Main Street interchange to serve as a base line measurement (James Kilmer; December 27, 2002). The applicant submitted a *Traffic Study* prepared by Higgins Associates (April 2, 2004). This report was submitted to Caltrans for review. Based on the results of the study, the existing local road system is currently operating at acceptable levels of service ranging from LOS A to LOS B during peak hours. The existing Highway 101 and Main Street interchange does not meet current California Department of Transportation (Caltrans) standards for new interchanges, however the existing LOS for the northbound and southbound on and off ramps are acceptable, ranging from LOS A to LOS C during peak hours. Based on the calculations in the traffic study, signals are not warranted in any location based on existing conditions. Left turn channelization is currently warranted

to improve safety on the westbound Main Street approach to the southbound Highway 101 on ramp and on the eastbound Main Street approach to Ramada Drive. Channelization is not feasible based on the current design, and would require reconstruction of the entire interchange (Higgins Associates; April 2, 2004). Improvement of the Highway 101 and Main Street Interchange and relocation of Ramada Drive are included in the *Templeton Traffic Circulation Study* list of Capital Improvement Projects for completion in 2015 and 2010, respectively.

Impact. The existing project site is approximately 25 acres in size, and is currently within the Residential Rural land use category. Under this designation, the project site could be subdivided into five lots approximately five acres each. Each lot would potentially support one primary residence (9.6 daily trips) and one secondary residence (5.7 daily trips), for a total of approximately 77 average daily trips. Based on the traffic study, the existing facility (which currently expands into a portion of the area proposed for the general plan amendment) generates approximately 588 average daily trips, including 58 a.m. peak hour trips, and 45 p.m. peak hour trips. Prior to the expansion of the lumber storage yard onto a portion of the area proposed for the general plan amendment, the facility generated approximately 543 daily trips. Therefore, the expansion of the lumberyard resulted in the generation of 45 additional daily trips, likely including additional truck deliveries, employees, and customers. Future development of the project site would likely generate a similar number of daily trips, if a new facility is constructed on the project site, not related to the existing lumberyard and building materials retail store. Based on the existing acceptable level of service on both the collector roads and highway on and off ramps, implementation of the general plan amendment would not result in a significant traffic impact, but would contribute to the cumulative degradation of the Highway 101 and Main Street interchange.

Based on the *Templeton Traffic Circulation Study*, the Main Street intersections at the Highway 101 interchange would operate at LOS F upon build-out of the community of Templeton. The *Templeton Traffic Circulation Study* includes a list of future projects in Templeton, including, but not limited to, the relocation and widening of Main Street, Ramada Drive, and Theater Drive, widening of the Main Street bridge structure over Highway 101, and installation of signals at the Main Street and Highway 101 ramps and Main Street and Ramada Drive intersection.

Mitigation/Conclusion. The project site is located within sub-area "A" of the Templeton Road Improvement Fee area. Prior to issuance of permits for future land uses on the project site, the applicant would be required to contribute to the fee program. The fees contributed to this program would partially finance the implementation of improvements to the Highway 101 and Main Street interchange, and mitigate cumulative impacts resulting from future development. In addition, the applicant is required to contribute funds for the additional 45 trips generated by the existing, currently un-permitted, expansion of the storage area. Implementation of this measure would mitigate potential impacts to less than significant, and no additional planning area standards are required.

13. WASTEWATER - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☒	☐

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13. WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Other _____	☐	☐	☐	☐

Setting/Impact. The proposed project site is located within the community of Templeton, and the Templeton Community Services District (TCSD) provides sewer service. The proposed project was referred to the TCSD for review. The TCSD did not identify any concerns, and recommended approval of the proposed general plan amendment (William Van Orden; November 8, 2002).

Mitigation/Conclusion. Upon application for a land use or construction permit, the applicant is required to submit a will-serve letter from the TCSD. No additional planning area standards are necessary.

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

Setting/Impact.
Surface Water. A tributary to the Salinas River is located approximately 250 feet south and 750 feet west of the area proposed for the general plan amendment. If future land uses propose the use or storage of hazardous materials, the project would be reviewed by County staff to ensure that these materials are stored and disposed of consistent with Section 22.10.070 of the Land Use Ordinance (Flammable and combustible liquids storage), and may require a discharge permit pursuant to the National Pollutant Discharge Elimination System (NPDES) permit program, which would include preparation of a Storm Water Pollution Prevention Plan (SWPPP) to be approved by the State Water Quality Control Board (SWQCB). The SWPPP would include measures to avoid or minimize pollutant discharge during a rain event. In addition, submittal and implementation of a drainage plan and sedimentation and erosion control plan would be required, as discussed in Section 6 (Geology and Soils). Based on implementation of the County Ordinance and compliance with SWQCB requirements, no significant water pollution impacts would occur as a result of the proposed general plan amendment.

Water Supply. The proposed project site is located within the community of Templeton, and the Templeton Community Services District (TCSD) provides water service. The proposed project was referred to the TCSD for review. The TCSD did not identify any concerns, and recommended approval of the proposed general plan amendment (William Van Orden; November 8, 2002).

Mitigation/Conclusion.
Surface Water. Based on implementation of local, State, and Federal guidelines established by the County of San Luis Obispo, the State Water Quality Control Board, and Environmental Protection Agency, no additional planning area standards are necessary.

Water Supply. Upon application for a land use or construction permit, the applicant is required to submit a will-serve letter from the TCSD. No additional planning area standards are necessary.

15. LAND USE - ***Will the project:***	**Inconsistent**	**Potentially Inconsistent**	**Consistent**	**Not Applicable**
a) 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?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☒	☐	☐
e) Other _____	☐	☐	☐	☐

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

The surrounding land uses consist of a lumberyard and building materials retail facility, Caltrans storage yard, scattered single-family residences, livestock grazing, and vineyards. The proposed project site is within the Residential Rural land use category, and a portion is currently developed by the expansion of the lumberyard. The use of the parcel for storage overflow is not currently permitted under the Residential Rural land use category. Implementation of the proposed general plan amendment and additional planning area standards is required to bring the current use into compliance with the Land Use Ordinance and Salinas River Area Plan. If the general plan amendment is denied, the applicant would be required to remove the storage materials from the site.

Impact. The applicant proposes to amend the land use category to Commercial Service to bring the existing expansion into compliance with the land use ordinance, and to allow the future construction of

additional building materials storage structures. The uses permitted by the proposed general plan amendment would be limited to building materials, nursery specialties, and a truck terminal. These uses would be consistent with the existing facility to the north, but may result in land use incompatibilities with the residential uses to the west and south.

Mitigation/Conclusion. To mitigate for potential land use incompatibilities, the applicant has agreed to adopt planning area standards requiring buffers, fencing, landscape screening, and implementation of a noise mitigation plan (refer to Sections 1 and 8). No additional planning area standards are necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☐	County Environmental Health Division	**Not Applicable**
☒	County Agricultural Commissioner's Office	**Pers. Communications; March 8, 2005**
☐	County Parks and Recreation Division	**Not Applicable**
☐	County Assessor Department	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Department of Conservation	**Not Applicable**
☐	CA Department of Fish and Game	**Not Applicable**
☐	CA Department of Forestry	**Not Applicable**
☒	CA Department of Transportation	**Attached**
☒	Templeton CSD	**Attached**
☒	Templeton Fire Department	**Attached**
☒	Templeton Area Advisory Group	**Attached**

** *"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.

☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☒ Building and Construction Ordinance
- ☐ Coastal Policies
- ☒ Framework for Planning (Coastal & Inland)
- ☒ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture & Open Space Element
  - ☒ Energy Element
  - ☒ Environment Plan (Conservation, Historic and Esthetic Elements)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☒ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☒ Real Property Division Ordinance
- ☒ Trails Plan
- ☐ Solid Waste Management Plan
- ☒ Salinas River Area Plan and Update EIR
- ☐ South County Circulation Study

Other documents

- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Areas of Special Biological Importance Map
- ☒ California Natural Species Diversity Database
- ☒ Clean Air Plan
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)

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

Gibson's Archaeological Consulting. March 20, 2005. *Results of Archival Records Search and Phase One Archaeological Surface Survey.*

Higgins Associates. April 2, 2005. *Weyrick General Plan Amendment Traffic Study.*

Morro Group, Inc. April 15, 2003. *Weyrick General Plan Amendment Noise Study Report.*

Cannon Associates. April 19, 2004. *Weyrick General Plan Amendment Visual Environmental Assessment*

Exhibit B - Mitigation Summary Table

Aesthetics

V-1 The existing planning area standards listed in County Land Use Ordinance Section 22.104.090.I.3 shall be amended to be applicable to the area proposed for the general plan amendment.

V-2 Upon application for a land use permit or construction permit, the site plan shall include a 100-foot buffer along the west property boundary and 75-foot buffer along the southern property boundary, including a 50-foot landscaped buffer for staggered, in-depth plantings to achieve a solid screen from most angles of viewing. A minimum six-foot tall solid fence or screening wall (consistent with the *Templeton Community Design Plan*) shall be constructed at the interior boundary of the buffer area, and landscaping shall be installed in between the highway and the fence or wall. A landscaping plan shall be submitted, and shall meet the requirements of Section 22.16.040 of the County Land Use Ordinance.

V-3 No buildings, structures, or storage of materials exceeding six feet in height shall be permitted within 150 feet of the eastern property boundary.

Noise

N-1 Upon application for a land use or construction permit, a noise mitigation plan shall be submitted. The plan shall include measures such as buffers, solid fencing, vegetated earthen berms, and site design that would ensure that generation of noise would not significantly affect existing or future residential uses.

7

4-51

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED
NOV - 6 2002
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

THIS IS A NEW PROJECT REFERRAL

Jamie

DATE: 11/5/02

FROM Public Works

FROM: North County Team Weyrick G020007M
(Please respond to above) Project Name and Number
Development Review Section (Phone 781- 5183) ( )

PROJECT DESCRIPTION: Change pth. of lot from RR to CS

Return this letter with your comments attached no later than: 11/19/02

PART 1 IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓ YES (Please go on to Part II)

____ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

✓ NO (Please go on to Part III)

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

PART III **INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.**
IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

While a misunderstanding during purchase is not a reason to do a GPA this seems reasonable, since the use is already established there should be a condition to construct curb, gutter & sidewalk along the Theatre Dr frontage.

22 NOV 2002 — Date
Goodwin — Name
5252 — Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600
EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.slocoplanbldg.com

DEPARTMENT OF TRANSPORTATION
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
TELEPHONE (805) 549-3111
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RECEIVED
DEC 3 0 2002
Planning & Bldg

December 27, 2002

SLO-101 PM52.44
Weyrick Rezoning/Lot Split from Rural Residential to Commercial/Retail

Project # G020007M

Ms. Jennifer Jimenez, North County Team
County Government Center
San Luis Obispo, CA. 93408

Dear Ms Jimenez;

The California Department of Transportation (Department) has reviewed the above referenced project and as a result, the following comments were generated.

Given the potential of this request to the County to intensify land use at this location, the Department requests that the Lead Agency require the applicant to put together a Traffic Study that will document the existing traffic. This will serve as a base line measurement for future development. The Department requests that the study be done because the proposed land use intensification has the potential to impact the operational integrity of the State highway system. Given this parcel's adjacency to the Main Street/Route 101 Interchange and the fact that the lot split/rezoning will allow a more intense land use to flank Route 101, we feel this is a prudent measure. Traffic impacts from the rezoning has the potential to also impact the State Route 101/46 Interchange immediately to the north of the Weyrick Parcel.

The Department recommends that the County require as a condition of the rezoning process, that the applicant hire a licensed Traffic Engineer to perform a simple Traffic Impact Study (TIS) to document the existing traffic conditions.

1.) Existing Conditions - Current year traffic volumes (peak hour AM & PM) Level of Service (LOS) analysis of effected State highway facilities.

The Department would like to meet early with the Traffic Engineer to discuss scoping of the Traffic Study. Also, please send a copy the traffic study to me through the Development Review Department for our files.

4-53

The Department anticipates reviewing new project referrals, or environmental documents for projects that will be circulated for comments as a result of the rezoning at this location.

I hope this gives you an understanding of the Department's concerns regarding the County's potential rezoning at this interchange. If you have any questions please call me at 549-3683.

Sincerely;

James Kilmer
District 5
Development Review

cc: File, D. Murray, R. Barnes

DEPARTMENT OF TRANSPORTATION
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SAN LUIS OBISPO, CA 93401-5415
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Flex your power!
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March 23, 2005

SLO-101 PM 52.44
Weyrick Rezoning/Lot Split from Rural Residential to Commercial/Retail – Traffic Study

Project # G020007M

Ms. Jennifer Jimenez, North County Team
County Government Center
San Luis Obispo, CA. 93408

Dear Ms Jimenez;

The California Department of Transportation (Department) has reviewed the above requested traffic study for the Weyrick General Plan Amendment and as a result, the following comments were generated.

The traffic study that Development Review requested to be done in a comment letter dated December 27, 2002, sufficiently depicts the existing + project traffic conditions at the U.S. 101/Main Street Interchange. Since the rezoning application seeks to bring this section of the Weyrick parcel's land use designation into conformance with the existing use, and there are no plans to expand the business's current operations, The Department has no more issues with this application. The Department reserves the right to review and comment on any future development plans for this parcel.

I hope this gives you an understanding of the Department's review of the requested Weyrick traffic study. If you have any questions please contact me at 549-3683.

Sincerely;

James Kilmer
District 5
Development Review

cc: File, D. Murray, R. Barnes, S. Scott – Morro Group

7

4-55

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11/5/02

TO: Templeton CSD

FROM: North County Team (Please respond to above) Weyrick G020007M
Project Name and Number

Development Review Section (Phone 781- 5183) (   )

PROJECT DESCRIPTION: Change ptn of lot from RR to CS

Return this letter with your comments attached no later than: 11/19/02

PART 1 IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓ YES (Please go on to Part II)

___ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

___ NO (Please go on to Part III)

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

PART III **INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.**
IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

The Templeton CSD has reviewed the applicants proposal and recommends approval to change a portion of the parcel from RR to CS zoning

11/13/02 — [signature], Gen Mgr, TCSD — 434-4900
Date — Name — Phone

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EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.slocoplanbldg.com

4-56

Part III

The Templeton Community Services District has reviewed the applicant's proposal and recommends approval to change a portion of the parcel from RR to CS zoning.

11/8/02 William Van Orden, General Manager 434-4900

4-57

7

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11/5/02

TO: Templeton Fire

FROM: North County Team (Please record to above) Weyrick G020007M
Project Name and Number

Development Review Section (Phone 781- 5183) ( )

PROJECT DESCRIPTION: Change ptn. of lot from RR to CS

Return this letter with your comments attached no later than: 11/19/02

PART 1 IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

X YES (Please go on to Part II)

___ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

X NO (Please go on to Part III)

___ YES (Please describe impacts, along with recommended mitigation [illegible] reduce the impacts to less-than-significant levels, and attach to this letter)

PART III **INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.**
IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

Please see attached letter

11-8-02 — Date

Greg O'Sullivan — Name

434-4911 — Phone

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EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.slocoplanbldg.com

4-58

Templeton Fire Department
Est. 1909

206 5th Street, P.O. Box 780
Templeton, CA 93465
805/434-4911
fax 805/434-4820
tfd@tcsn.net

Greg O'Sullivan, Fire Chief

11-08-02

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

The Templeton Fire Department has reviewed a project referral requesting a rezoning of a parcel (CO 02-0085) located in Templeton. This request is being made by Colin Weyrick with a SLO County project number of G020007M. The Templeton Department will require the following:

1. As mentioned in the applicants *Developer's Statement* the property has been graded and based and is currently being used for the storage of lumber and other building materials. This area is without adequate fire hydrants. In order to meet minimum code requirement hydrants are to be installed at minimum 300-foot spacing. Installation must meet minimum flows required based on table III-A of the Uniform Fire Code. (Note: Applicant has advised TCSD it is his intention to install such hydrants.)

2. The *Developer's Statement* states that future plans might include the construction of two dry storage buildings, the fire department would have additional comments/requirements at the time specific plans are submitted for this project which may include, but not limited to, additional fire hydrants and fire sprinklers.

Should you have any further question do not hesitate to contact this office.

Respectfully,

Greg O'Sullivan
Fire Chief

4-59

PROJECT REFERRAL
COMMUNITY ADVISORY COUNCIL

Date Referred: 1/7/03

Project Planner/Manager: Jamie Kirk

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your community group, we are enclosing a copy of the project application and plan for your preliminary review and comment. Please comment on all issues that you see may be associated with this project.

You may want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant / agent are provided on the application form that is attached.

PROJECT INFORMATION

File Number: G020007M Applicant: Weyrick

Request: Change ptn of lot from RR to CS

STAFF COMMENTS

The Board of Supervisors authorized processing of this GPA. If you have any specific comments or conditions please let me know. The Board authorized the processing but they would like to see restrictions on the property; including buffers on south + west side + building height restriction

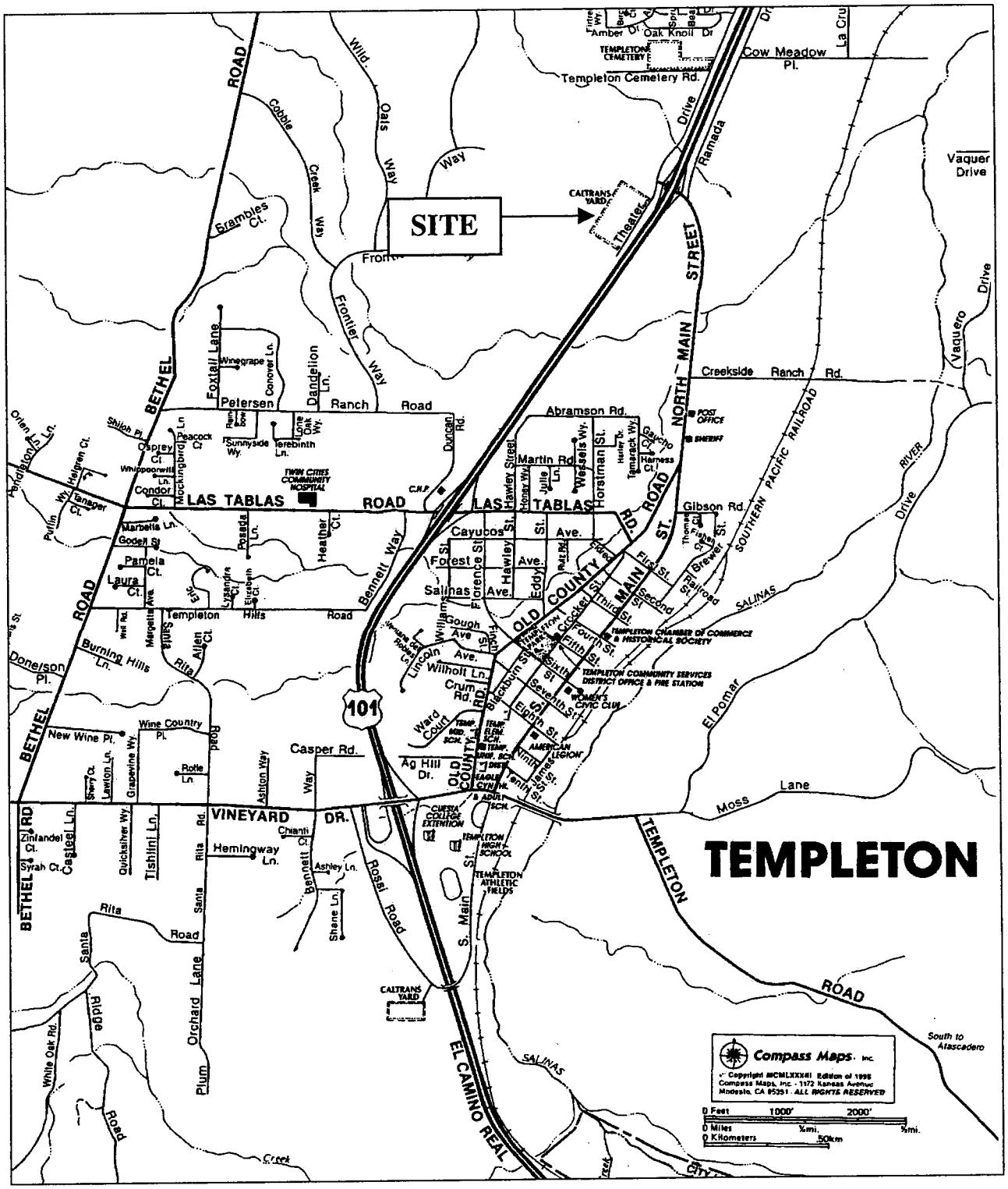
C.A.C. COMMENTS ***The attached checklist is to help you with your review. You may choose to complete the checklist as your only response to this referral.***

- ☐ We have received the referral on the above-referenced project and have no comments.
- ☒ We have received the referral on the above-referenced project and have the following comments: I recommend datum 100' buffer on West, 75' buffer on south side of which 25' is landscaping

Please let us know the following:

☐ Yes	☐ No	Does your community group want to receive notice of the public hearing for the project?
☐ Yes	☐ No	Does your community group want a copy of the staff report when the project goes to public hearing?
☐ Yes	☐ No	Does your community group want to receive notice of the final action for the project?

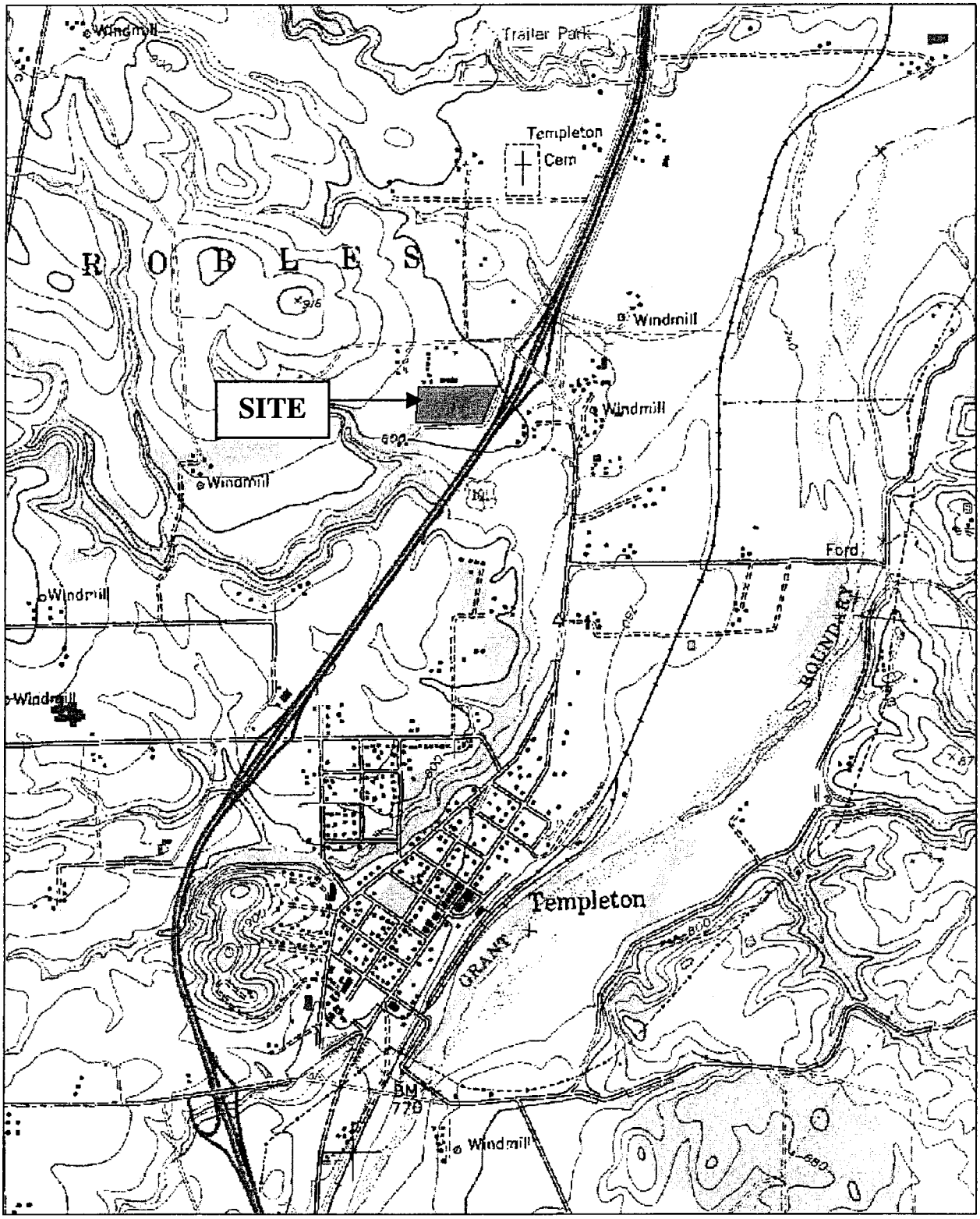
Date Referral Action Taken By Community Advisory Council: Feb 20 '03



Source: Compass Maps

NORTH
Not to Scale

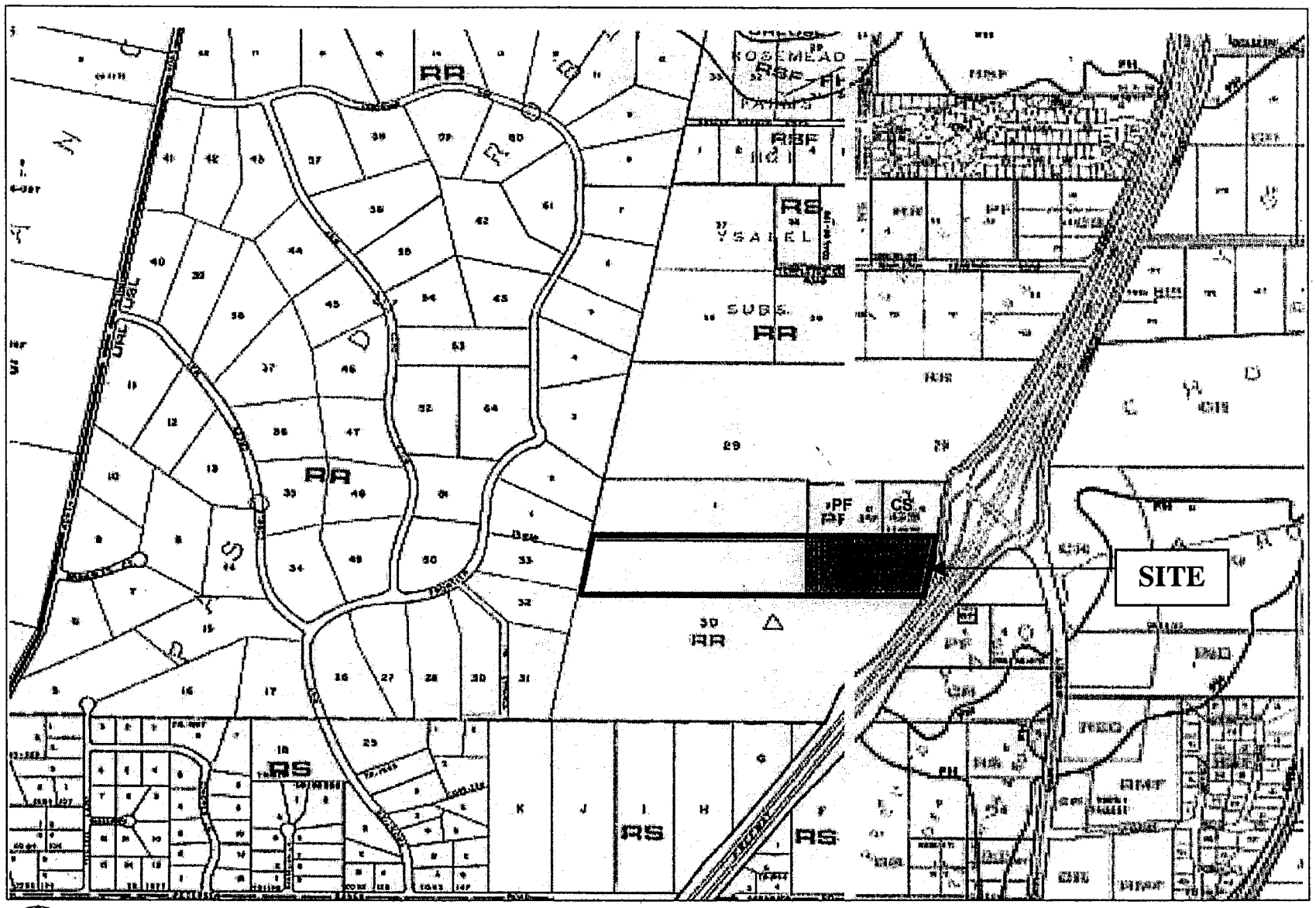
VICINITY MAP
FIGURE 1



Source: USGS Quadrangle Templeton

NORTH
Not to Scale

LOCATION MAP
FIGURE 2

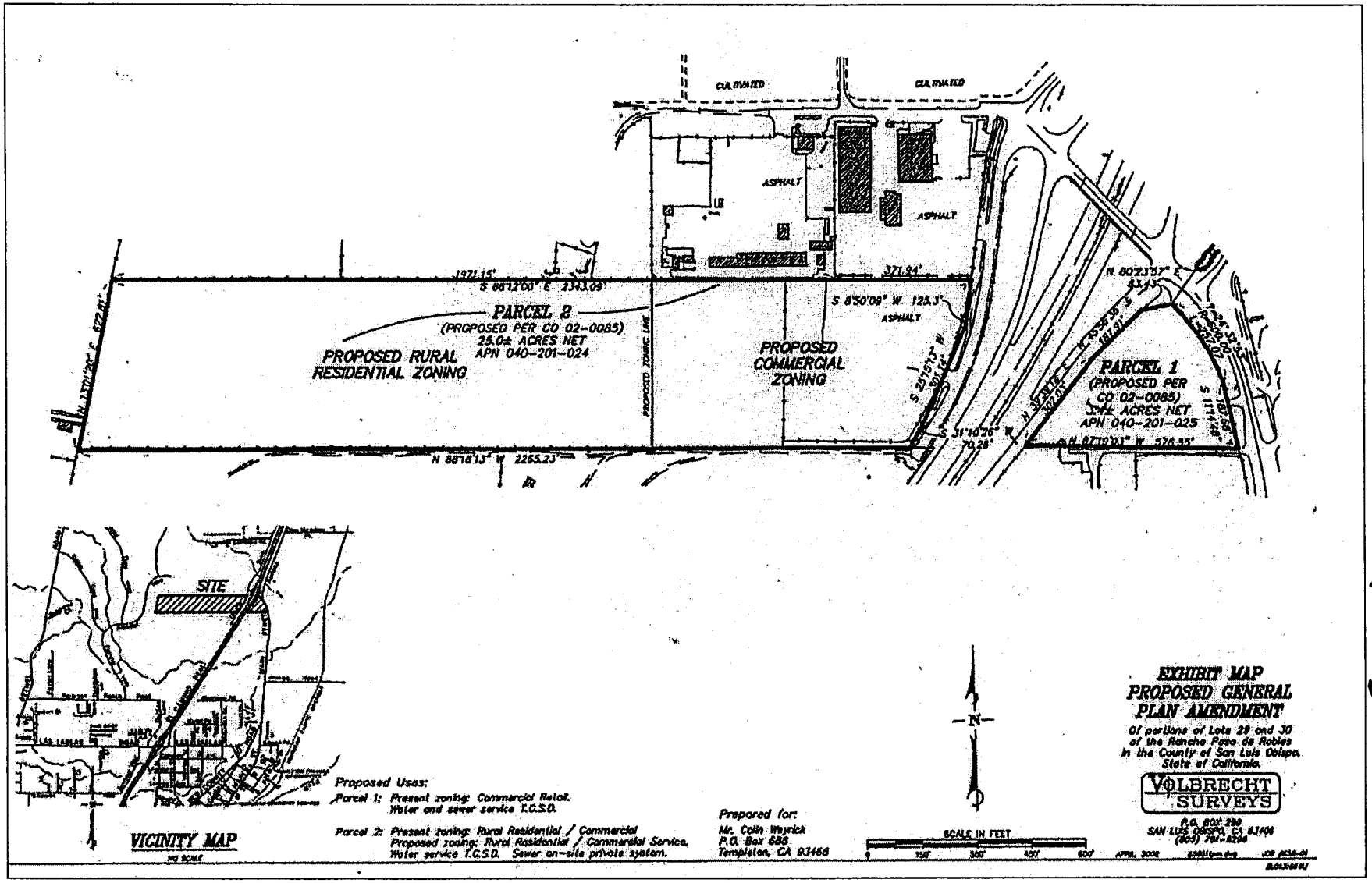


Source: County of San Luis Obispo

NORTH
Not to Scale

LAND USE CATEGORY MAP
FIGURE 3

426



Source: Volbrecht Surveys

4-63

NORTH
Not to Scale

PROPOSED GENERAL PLAN AMENDMENT
FIGURE 4

Environmental Determination: 04-177 4-64 Date: July 14, 2005

DEVELOPER'S STATEMENT FOR THE WEYRICK GENERAL PLAN AMENDMENT; G020007M

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading 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.

AESTHETICS

V-1 The existing planning area standards listed in County Land Use Ordinance Section 22.104.090.I.3 shall be amended to be applicable to the area proposed for the general plan amendment.

V-2 Upon application for a land use permit or construction permit, the site plan shall include a 100-foot buffer along the west property boundary and 75-foot buffer along the southern property boundary, including a 50-foot landscaped buffer for staggered, in-depth plantings to achieve a solid screen from most angles of viewing. A minimum six-foot tall solid fence or screening wall (consistent with the Templeton Community Design Plan) shall be constructed at the interior boundary of the buffer area, and landscaping shall be installed in between the highway and the fence or wall. A landscaping plan shall be submitted, and shall meet the requirements of Section 22.16.040 of the County Land Use Ordinance.

V-3 No buildings, structures, or storage of materials exceeding six feet in height shall be permitted within 150 feet of the eastern property boundary.

NOISE

N-1 Upon application for a land use or construction permit, a noise mitigation plan shall be submitted. The plan shall include measures such as buffers, solid fencing, vegetated earthen berms, and site design that would ensure that generation of noise would not significantly affect existing or future residential uses.

> **Monitoring:** The Planning and Building Department shall adopt the above planning area standards, and amend the Salinas River Area Plan.

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

Signature of Owner(s) Date 10/7/05

COLIN WEYRICK

Name (Print)