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

PLANNING COMMISSION

Promoting the wise use of land
Helping build great communities

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
February 23, 2006	Josh LeBombard (805) 781-1431	Woody Woodruff	SUB2005-00010 TR2743

SUBJECT

A request by Woody Woodruff for a Vesting Tentative Tract Map (2743) and Conditional Use Permit to subdivide an existing 24,975 square foot parcel into seven residential parcels ranging from 1,505 square feet to 2,396 square feet each and one open space parcel at 14,996 square feet for the purpose of sale and/or development. The project will result in the disturbance of the entire 24,975 square foot parcel. The division will require extending 9th Street and James Street through the property. The proposed project is within the Commercial Retail land use category and is located on James Way, 200 feet south of 8th Street, in the community of Templeton, in the Salinas River planning area.

RECOMMENDED ACTION

1. Rely on the Negative Declaration that was previously adopted on June 26, 2003 in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.
2. Approve Vesting Tentative Tract Map 2743 and Conditional Use Permit based on the findings listed in Exhibit A & C and the conditions listed in Exhibit B & D.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted on June 26, 2003. Mitigation measures are proposed to address drainage and public services/utilities and are included as conditions of approval.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Commercial Retail	Central Business District	041-202-009	1

PLANNING AREA STANDARDS:

Conditional Use Permit requirement for multi-family dwellings as a primary use / Fence and Wall Requirements / Templeton Community Design Plan

LAND USE ORDINANCE STANDARDS:

Ch. 22.10 – Development Standards (density)
Ch. 22.18 – Parking
Sec. 22.22.080 – Planned Development

EXISTING USES:

Vacant

SURROUNDING LAND USE CATEGORIES AND USES:

North: Commercial Retail & Public Facility- American Legion Hall
South: Commercial Retail - Multi-Family residences
East: Agriculture - Agriculture / Railroad
West: Commercial Retail & Public Facilities - Single family residence

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Templeton Area Advisory Group, Public Works, Environmental Health, Agricultural Commissioner, County Parks, Templeton Community Services District, Air Pollution Control District, City of Paso Robles, Regional Water Quality Control Board	
TOPOGRAPHY: Level	VEGETATION: Grasslands with scattered oaks
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Templeton CSD	ACCEPTANCE DATE: August 12, 2005

ORDINANCE COMPLIANCE

Minimum Parcel Size and Development Standards

Section 22.22.080 of the Land Use Ordinance allows for the Review Authority, through Conditional Use Permit approval, to determine minimum parcel size for a planned development. The density of residential units must be in compliance with Planning Area Standards (section 22.104.090) and Section 22.10.130 for Residential Multi-Family projects since this project is subject to Residential Multi-Family Land Use density. Sections 22.10 and 22.18 of the Land Use Ordinance establish development standards. The proposed Tract Map and Conditional Use Permit meets all requirements as follows:

Chapter	Standard	Allowed/Required	Proposed
22.10.130	Minimum Site Area	6,000 square feet	24,967 square feet
	Maximum Floor Area	11,984 square feet (48%)	10,547 square feet (42.2%)
	Minimum Open Area	11,236 square feet (45%)	14,996 square feet (60%)
22.104.090	Density	14 units (26 units per acre @ .57 acres)	7 units
22.10.140	Setbacks Front Side Rear	No Setbacks required in Central Business District	 Variable- 7 feet minimum Variable- 0 feet minimum Variable- 0 feet minimum
22.10.090	Height	45 feet	27 feet
22.18.050	Parking	Resident - 14 spaces Guest - 3 spaces	Resident - 14 spaces Guest - 3 spaces

Templeton Urban Area Standards

Section 22.104.090.H.4 allows multi-family dwellings as a principal use through Conditional Use Permit approval on Blocks 27 and 30 of the Town of Templeton. The proposed development is located in this area and is proposing seven multi-family units.

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

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Affordable Housing Fees
Sections 18.07 et. seq of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards
The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

BACKGROUND
Conditional Use Permit (D010030D), allowing the construction of the attached seven unit multi-family residential development, was approved on June 26, 2003. The current proposed request is for a Conditional Use Permit and Tract Map to subdivide the property into 7 residential lots and 1 open space lot using the planned development standards in the Land Use Ordinance.

PROJECT SUMMARY
The proposed project is a multi-family residential planned development project in the Commercial Retail Land Use Category consisting of seven attached, three bedroom units totaling 12,430 square feet. The individual units are two story units and are between 1,430 and 1,632 square feet, including the garage area. Each unit has a single car garage with the second required parking space provided in the driveway. Three guest-parking spaces are provided in parallel spaces along the southern property line. Each unit will have a private fenced yard located at the rear of each unit.

Landscaping
A conceptual landscape plan has been submitted for the site that provides landscape materials in all unused areas of the site as required by the Land Use Ordinance. Street trees are provided along the access road frontage and a common area with benches and landscaping is provided around the existing oak tree. A final landscape and irrigation plan is required to be approved prior to the issuance of the building permit.

Fencing and Screening
Land Use Ordinance Section 22.10.080(2) requires multi-family projects to be screened on all interior property lines, however the Templeton Community Design Plan discourages the use of long walls and fences around new residential developments (Guideline Section V.C.1). The Templeton Community Design Plan instead encourages the use of individual walls around private patios/backyards instead of a continuous perimeter wall. A condition has been added that fencing shall be installed to screen the back yard areas from public views and landscape material shall be installed in all other open areas on the perimeter of the site.

Modifications
A modification to Land Use Ordinance Section 22.10.080(2) (Fencing and Screening) that requires multi-family projects to be screened on all interior property lines is required to ensure compliance with Templeton Community Design Plan Guideline V.C.1 (Walls and Fences). Land Use Ordinance Section 22.10.080(2) requires multi-family projects to be screened on all interior property lines, however the Templeton Community Design Plan discourages the use of long walls and fences around new residential developments (Guideline Section V.C.1). The Templeton Community Design Plan instead encourages the use of individual walls around private patios/backyards instead of a continuous perimeter wall.

PLANNING AREA STANDARDS
Fence and Wall Requirements- Fences and walls that are visible from public streets are required to be constructed of stuccoed masonry, river cobble, stone, or wood, and shall be designed, painted, or stained similar to the building architecture and colors. A condition has been added to ensure compliance with this standard.

TEMPLETON COMMUNITY DESIGN PLAN
The Templeton Community Design Plan has several guidelines relating to multi-family developments and the appropriate architectural components that should be incorporated into the design of the project. The project as designed is consistent with the Templeton Community Design Plan and includes many of the features that are encouraged in the design plan, including; projections and recesses of the overall structure to provide shadow and depth, bay windows, French doors, balconies, porches, and a combination of stuccoed and horizontal wood siding for the exterior materials.

The following is an outline of how the proposed project was designed in relation to the applicable Templeton Community Design Plan Standards:

<u>Multi-Family Design</u>
Guideline V.B.1: Vary Building Footprints
Design buildings to minimize the appearance of a large, single, rectangular mass and to provide intimate or human scale. Avoid long, unbroken building facades and simple box forms. To the extent possible, each of the dwelling units should be individually recognizable. This can be accomplished with the use of balconies and setbacks.

◆ A variation of building footprint, material, as well as use of porches have been used to accomplish this standard.

Guideline V.B.2: Clustering and Massing
Clustering of three to six multi-family units shall be a consistent site planning element. Buildings composed of a series of simple yet varied plans assure compatibility and variety in overall singular structure.

Guideline V.B.3: Limit the Number of Attached Units
The maximum number of attached dwelling units in one cluster structure should not exceed six. Most cluster structures should vary the number of units between three and six.

◆ The proposed development features 7 attached units. This configuration was used to balance density with useable space.

Guideline V.B.4: Open Parking and Carports
Cluster open parking and carports along internal private drives (outside of the front setback) to enhance security.

◆ There are 3 open parking spaces for visitors and are positioned on the southern property line.

Perimeter Walls and Fences

Guideline V.C.1: Walls and Fences
Height- Fences and walls should be no more than 6'-6" high, except when adjacent to freeways, railroads, or incompatible uses, or when they are required by the County or State for sound attenuation and no other alternative is available.

- Fences will be no greater than 6feet in height.

Guideline V.C.2: Fence/Wall Materials and Detailing
Fences and walls visible from public streets should be constructed of durable, high-quality materials and should display a high level of quality in finish and detail. In general, walls should be constructed of unit masonry, river cobblestone or should complement and be harmonious with the project building architecture. Walls with a lesser quality of finish and detail may be considered for approval if they are continuously screened by landscaping. Unfinished precision block concrete walls are unacceptable.

- A condition has been added to ensure compliance with this standard.

Residential Architectural Guidelines

Guideline VI.D.1: Wall Articulation
Avoid long uninterrupted exterior walls on all structures. All structured walls shall have relief to create an interesting blend with landscaping, buildings, and the casting of shadows. The integration of varied texture, relief, and design accents on building walls can soften the architecture.

- Variation in style includes the use of porches, a 2-story design, and material.

Guideline VI.D.2: Energy Efficiency
Architectural planning and design shall take full advantage of energy efficiency, e.g. natural heating and/or cooling, sun and wind exposure, and solar energy opportunities.

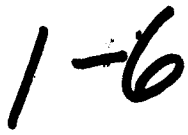
- The residences will meet or exceed standard building energy requirements.

Guideline VI.D.3: Multi-Family Entries
Avoid the use of long access balconies or corridors which are monotonous and impersonal. To the extent possible, the entrances to individual units should be plainly visible.

Guideline VI.D.4: Structure Groups
Break large projects into groups of structures.

Guideline VI.D.5: Mass Articulation
Change roof levels and ground planes to break up the mass and bulk of buildings.

- The proposed units have individual entries and are plainly visible. The 7-unit structure has been articulated in a way to minimize the mass of the buildings.



Guideline VI.D.6: Private Patios
Make extensive use of private enclosed patios and balconies to provide residents with a greater degree of control over their living environments. Balconies should be at least 6' deep and 10' wide if used as a private upstairs patio space. Private ground level patios should be at least 10' x 15' to provide sufficient useable area.

◆ All of the units have private patio areas and useable outdoor space.

Guideline VI.D.7: Maximum Building Length
In attached multi-family projects, buildings longer than 120 feet should be avoided.

◆ The structure is longer than 120 feet total but not on one plane.

Guideline VI.D.8: Architectural Form Criteria
The following appropriate and inappropriate architecture shall determine if a development meets the general architectural criteria.

Appropriate:
- *Articulation of wall planes*
- *Projections and recesses to provide shadow and depth*
- *Well defined entries*
- *Pleasing architectural forms*
- *Pleasing architectural forms*

Inappropriate:
- *Unarticulated, vast expanses of wall surface*
- *"Box-like" homes without horizontal and vertical wall articulation*
- *Steeply pitched or flat roofs (more than 10:12 or less than 2:12)*

◆ The residences for this project have been designed to maximize articulation and provide visual interest.

COMMUNITY ADVISORY GROUP COMMENTS
The original Conditional Use Permit was approved at the September 20, 2001 Templeton Area Advisory Group meeting.

AGENCY REVIEW
Public Works- Improve James Way from project boundary to 8th Street to A-1 standard, a drainage plan and drainage calculations are required, and the project is subject to Templeton Road Improvement Fees.
County Parks - No Comments Received
Templeton Community Services District - Provided will serve commitment letters for water and sewer, units will be required to be equipped with residential fire sprinklers, and hydrants will be required to be installed as directed by the Fire Chief
APCD - Construction Phase Mitigation for fugitive dusts, energy efficiency mitigation

LEGAL LOT STATUS
The lot was legally created by a recorded map at a time when that was a legal method of creating lots.

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FINDINGS - EXHIBIT A
Conditional Use Permit; SUB2005-00010

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 previously adopted Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) adopted on June 26, 2003 was relied upon for this project. Mitigation measures are proposed to address drainage and public services/utilities and are included as conditions of approval.

Conditional Use Permit

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.

C. As conditioned, the proposed project satisfies all applicable provisions of Title 22 of the County Code.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed multi-family development does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.

E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed multi-family development is similar to, and will not conflict with, the surrounding lands and uses.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on James Way, with unobstructed access to 8th Street, which is a local road constructed to a level able to handle any additional traffic associated with the project.

Modification

G. Modification of the fencing standards required by Land Use Ordinance Section 22.10.080 is justified because characteristics of the site would make the required fencing inconsistent with the guidelines set forth in the Templeton Community Design Plan. Land Use Ordinance Section 22.10.080(2) requires multi-family projects to be screened on all interior property lines, however the Templeton Community Design Plan discourages the use of long walls and fences around new residential developments (Guideline Section V.C.1). The Templeton Community Design Plan instead encourages the use of individual walls around private patios/backyards instead of a continuous perimeter wall.

CONDITIONS OF APPROVAL- EXHIBIT B
Conditional Use Permit; SUB2005-00010

Approved Development

1. This approval authorizes

   a. Construction of seven attached, three bedroom units totaling 12,430 square feet. The individual units are two story units and are between 1,430 and 1,632 square feet, including the garage area. Each unit has a single car garage with the second required parking space provided in the driveway. Three guest-parking spaces are provided in parallel spaces along the south property line. Each unit will have a private fenced yard located at the rear of each unit.

   b. Maximum height is 27 feet from average natural grade.

2. **Prior to issuance of the construction permit,** submit a revised site plan and landscape plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:

   a. Fencing shall be installed to screen backyard areas from public views and landscape materials shall be installed in all other open areas on the perimeter of the site.
   b. Fencing details shall be included on the site plan. Fences shall be constructed of stuccoed masonry, river cobble, stone, or wood, and shall be designed, painted, or stained similar to the building architecture and color.

3. Exterior elevations of the structure shall be consistent with the attached exhibits.

4. **At the time of application for construction permits,** the applicant shall submit a proposed color board, showing exterior finish materials and colors, to the Department of Planning and Building for approval.

5. **At the time of application for construction permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.04.186 of the San Luis Obispo County Land Use Ordinance and shall provide vegetation that will adequately blend the new development, including driveways, access roads, etc., into the surrounding environment.

   The following requirement applies to plant materials that will be planted along the perimeter of the site to substitute the solid fencing requirements.

   a. Proposed plant materials are certified in writing by a registered landscape architect, certified nurseryman or licensed landscape contractor as having the capability of achieving 60 percent of total view blockage within 18 months of installation, and 100 percent of total view blockage within 36 months of installation.

All landscaping plans shall contain a note, signed by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), certifying that the plant materials specified in the plan are consistent with Section 22.16.040 of the San Luis Obispo County Land Use Ordinance

6. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within 60 days after final building inspection and thereafter maintained in a viable condition in perpetuity.

7. **At the time of application for construction permits,** the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Biological

8. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

9. All oak trees identified to remain shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

10. The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property

values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

11. **Prior to final inspection or occupancy, whichever occurs first**, the applicant shall replace, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the project. No more than 9 oak trees shall be impacted and no oak trees shall be removed as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

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

Air Quality

13. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

    a. Reduce the amount of the disturbed area where possible.

    b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site.

    c. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.

    d. All dirt stock-pile areas should be sprayed daily as needed.

    e. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

    f. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

    g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

h. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

14. **Prior to issuance of construction permits,** show on all applicable plans locations of the following **Energy Efficiency Measures:**

a. Increase wall and attic insulation beyond Title 24 requirements.
b. Use built-in energy efficient appliances, where applicable.
c. Use double-paned windows.
d. Use energy efficient interior lighting.

Cultural Resources

15. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

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

b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Water / Sewer Services

16. Prior to issuance of permits for the project, the applicant shall provide a final will-serve letter for water and sewer services from the Templeton Community Services District.

Fire Safety

17. **Prior to issuance of a construction permit**, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Templeton Community Services District. The fire safety plan shall include, but not be limited to all requirements as specified in the letter from TCSD dated 9-18-02.

18. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from TCSD of all required fire/life safety measures.

Utilities

19. All utilities shall be installed underground.

Fees

20. The project is in an area that is subject to Templeton Road Improvement Fees. The fees will be collected prior to issuance of the building permits.

21. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Miscellaneous

22. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

23. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

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FINDINGS - EXHIBIT C
Tract 2743

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 previously adopted Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) adopted on June 26, 2003 was relied upon for this project. Mitigation measures are proposed to address drainage and public services/utilities and are included as conditions of approval.

Tentative Map

B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Commercial Retail land use category.

C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.

D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because the required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances

E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of 7 multi-family units.

F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support the proposed 7 multi-family units.

G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the development is proposed on a level site that is vegetated with grasses and scattered oak trees. No endangered species were evident on site.

H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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CONDITIONS - EXHIBIT D
Tract 2743

Approved Project

1. Construction of seven attached, three bedroom units totaling 12,430 square feet. The individual units are two story units and are between 1,430 and 1,632 square feet, including the garage area. Each unit has a single car garage with the second required parking space provided in the driveway. Three guest-parking spaces are provided in parallel spaces along the south property line. Each unit will have a private fenced yard located at the rear of each unit.

Access and Improvements

2. Roads and/or streets to be constructed to the following standards:

   a. James Street constructed to a TCSD Fire Department approved section fronting the property.

   b. James Street constructed to a TCSD Fire Department approved section from the property to 8th street.

3. The applicant offer for dedication to the public by certificate on the map or by separate document:

   a. A private easement be reserved on the map for access to lots 1-7.

   b. All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Improvement Plans

4. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
   a. Street plan and profile.
   b. Drainage ditches, culverts, and other structures (if drainage calculations require).
   c. Water plan (County Health).
   d. Sewer plan (County Health).
   e. Grading and erosion control plan for subdivision related improvement locations.
   f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
   g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.

5. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

6. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage

7. Submit complete drainage calculations to the Department of Public Works for review and approval.

8. If calculations so indicate, drainage must be retained or detained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.

9. If a drainage basin is required, the drainage basin along with rights of ingress and egress be offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.

10. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program. Provide WDID number to the County.

Utilities

11. Electric and telephone lines shall be installed underground.

12. Cable T.V. conduits shall be installed in the street.

13. Gas lines shall be installed.

Design

14. The lots shall be numbered in sequence.

Vector Control and Solid Waste

15. A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet Land Use Ordinance requirements for trash enclosures. If centralized facilities are established, this shall include provisions for

recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

Covenants, Conditions and Restrictions

16. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
    a. On-going maintenance of drainage basin / adjacent landscaping in a viable condition on a continuing basis into perpetuity for any drainage basin required by calculations.
    b. Maintenance of common areas.
    c. Maintenance of all local streets within the subdivision and providing access to the subdivision.

Miscellaneous

17. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

18. A storm water pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.

Staff report was prepared by Josh LeBombard and reviewed by Kami Griffin.

STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS USING COMMUNITY WATER AND SEWER

1. Community water and fire protection shall be obtained from the community water system.

2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.

3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.

4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.

5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an <u>approved</u> cross-connection control device installed at the meter or property line service connection <u>prior to occupancy</u>. (Chapter 8.30, San Luis Obispo County Ordinance)

6. Sewer service shall be obtained from the community sewage disposal system.

7. <u>Prior to the filing of the map</u> a "final will serve" letter be obtained and submitted to the county Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.

8. No residential building permits shall be issued until community sewers are operational and available for connection.

9. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.

10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.

11. Any existing reservoir or drainage swale on the property shall be delineated on the map.

12. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.

13. Required public utility easements shall be shown on the map.

14. Approved street names shall be shown on the map.

15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.

16. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.

17. Any private easements on the property shall be shown on the map with recording data.

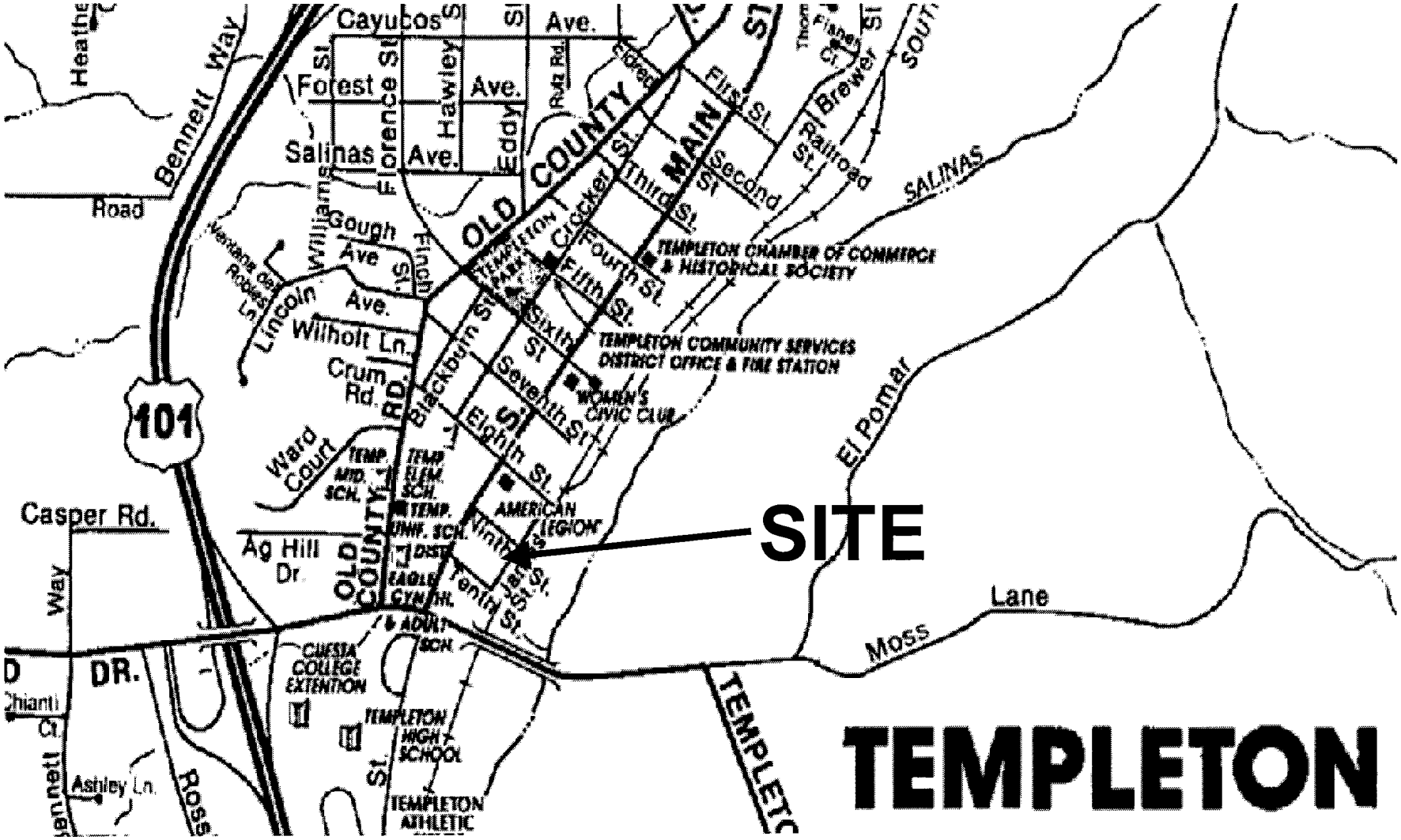
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.

19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.

20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.

21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



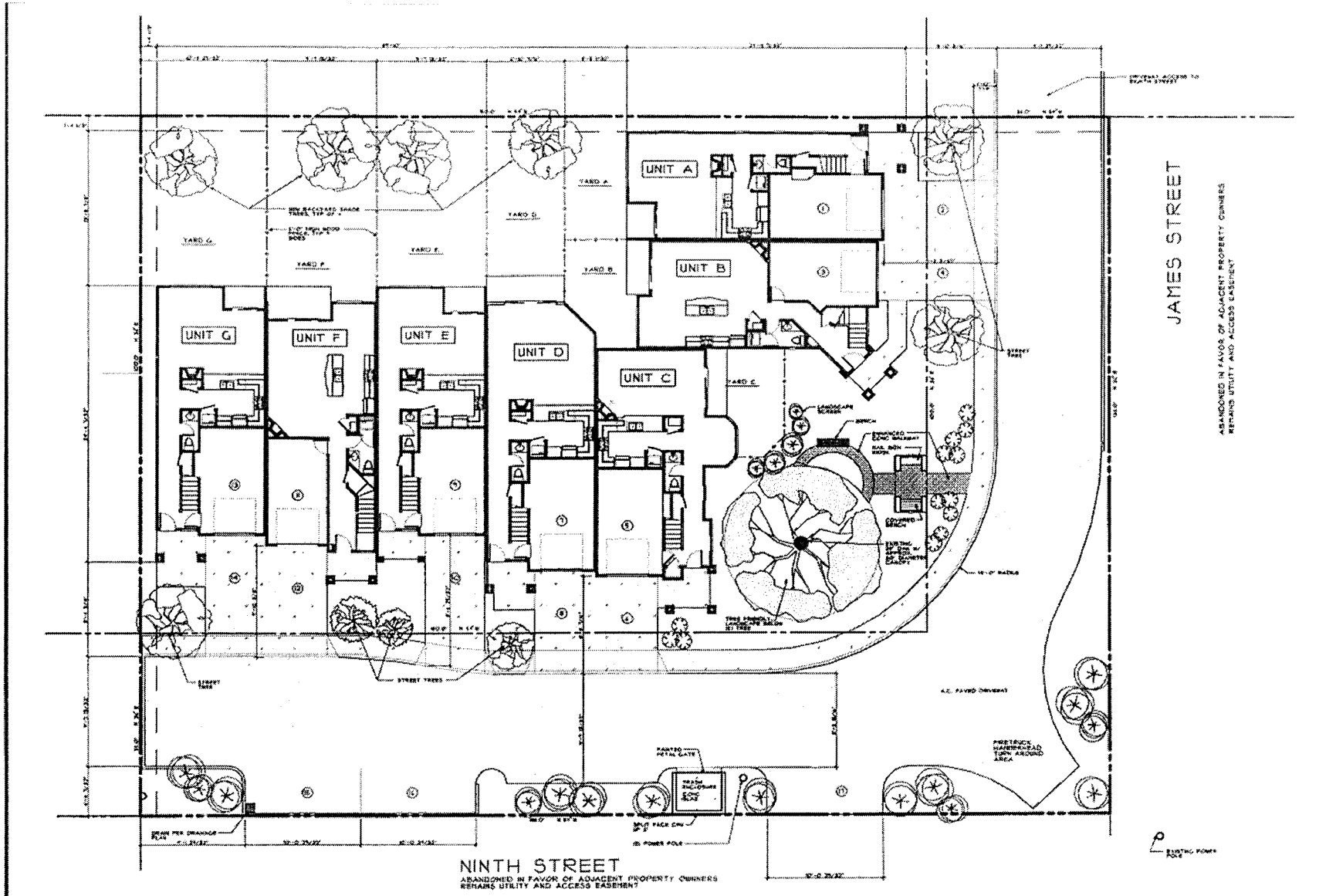
PROJECT

Tract Map and Conditional Use Permit

Woodruff SUB2005-00010

EXHIBIT

Vicinity Map



Site Plan

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PROJECT

Tract Map and Conditional Use Permit
Woodruff SUB2005-00010

EXHIBIT

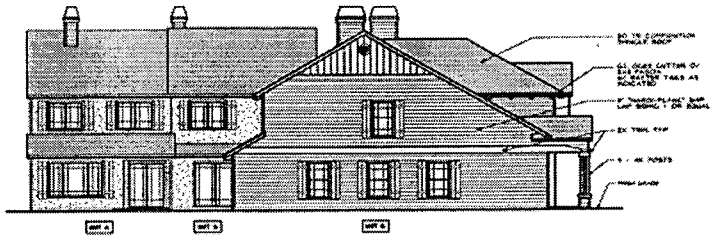
Site Plan

COLOR AND MATERIAL SCHEDULE

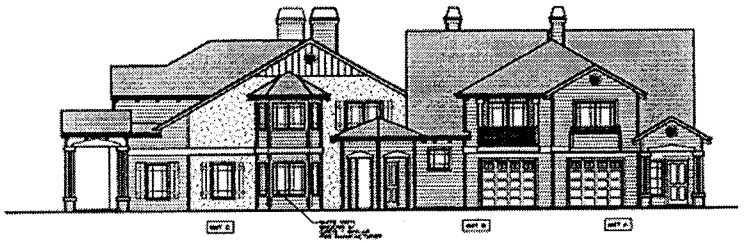
MATERIAL	DESCRIPTION	FINISH	COLOR
SIMILAR SIDING TRIMS / ACCENTS UNITS A, B, C, D, E, F, G	HARDPLANK	PAINT	MT-1 TEA LEAF
UNIT E			MT-2 BURNT KHAKI
SIDING (REAR/RECESSED AREAS)	PAINTED STUCCO	SMOOTH TROWELED	MT-2 BURNT KHAKI
FASCIA, TRIM & RAFTER SIDE	CEDAR NOM OR 1X-4-NOM	PAINTED	MT-3 BURNER SANDS
FRONT DOOR	STEEL RAISED PANEL	PAINTED	MT-1 TEAGLEWOOD
WINDOWS	INLSARD / VINYL	FACTORY	WHITE
WROUGHT IRON RAILINGS SURFACE APPLIED / ACCENTS	STEEL ORNAMENTAL	PAINT	MT-1 TEAGLEWOOD
DOWNSPOUTS	G.I. SHT METAL	PAINTED	MATCH SURFACE BEHIND
GUTTER CHANNEL CAP	G.I. SHT METAL	PAINTED	MT-3 BURNER SANDS
ROOFING	30 YR BLK	FACTORY	WEATHERED WOOD
WALKWAYS / PATIOS	CONCRETE	BROOM	NATURAL NATURAL

ALL PAINT TO BE DENVER OR EQUAL

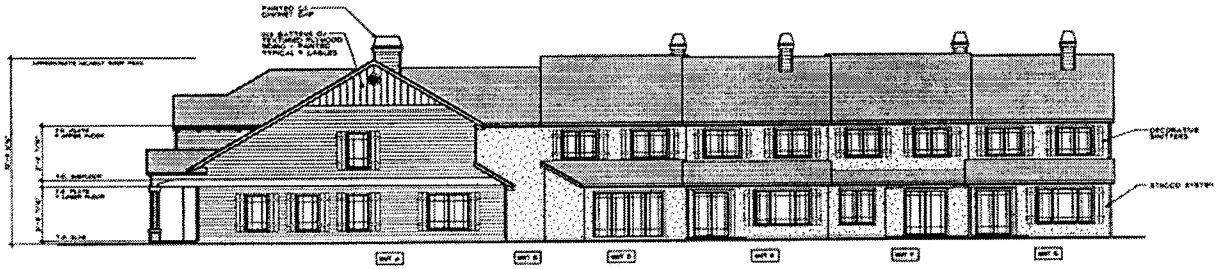
South Elevation



West Elevation



East Elevation



North Elevation

Exterior Elevations

Jeffrey Schmidgall • Architects
1011 Marsh Main Street
Templeton, CA 93465
Phone 805 434-0777
Fax 805 434-0779

James Street Apartments
Woody Woodruff Construction
James Street at Ninth
Templeton, California

REVISIONS

JOB NUMBER 0503 Woodruff, James Street Apts.
DATE 9/12/2005

dr-3
Sheet 1 of 1

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PROJECT

Tract Map and Conditional Use Permit
Woodruff SUB2005-00010

EXHIBIT

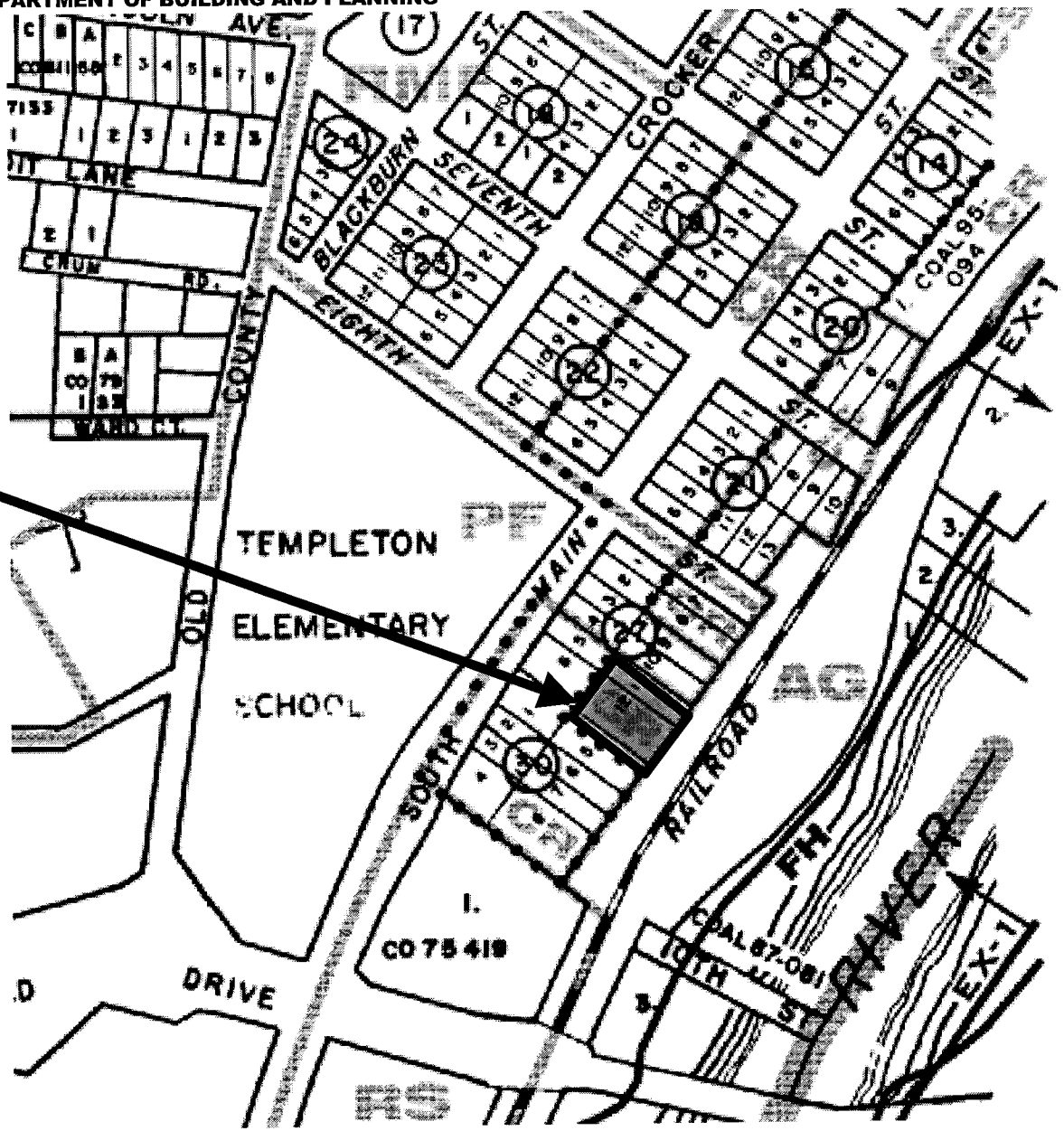
Elevation

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

Project Site

Land Use Designation:

Commercial Retail



PROJECT
Tract Map and Conditional Use Permit
Woodruff SUB2005-00010

EXHIBIT
Land Use Map

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COUNTY OF SAN LUIS OBISPO
NEGATIVE DECLARATION ADDENDUM

FOR OFFICIAL USE ONLY ( )

ENVIRONMENTAL DETERMINATION NO.: **ED05-308**
DATE: **February 3, 2006**
PROJECT/ENTITLEMENT: **Woodruff Tentative Tract Map**
APPLICANT NAME: **Woody Woodruff**
ADDRESS: **PO Box 777, Templeton, CA 93465**
CONTACT PERSON: **Josh LeBombard; Telephone: 805-781-1431**

PROPOSED USES/INTENT: The originally proposed Negative Declaration issued on May 16, 2003 for a request to grade for and construct a seven unit multi-family residential development (approximately 12,430 square feet) which will result in the disturbance of the entire parcel. The proposed project request is the exact same as the original proposal except that it includes a request to subdivide the property into seven lots.

LOCATION: James Way, in the community of Templeton.

FINDINGS: Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted negative declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration.

Based on staff's determination that all of the above conditions apply, an addendum to the adopted Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

BASIS FOR ADDENDUM: This project is the exact same project that was addressed in Mitigated Negative Declaration ED00-333 and adopted by the San Luis Obispo County Board of Supervisors on September 11, 2001. The approved project (TR2389) expired on September 11, 2003 after the majority of the required improvements were completed. No environmental issues within this area have arisen since the adoption of ED00-333.

LEAD AGENCY: County of San Luis Obispo

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the following person at the County Planning and Building Department, County Government Center, Room 310, San Luis Obispo, CA 93408-2040 or (805) 781-5600.

JOSH LEBOMBARD 2/3/06

Project Manager (print) Signature Date

1-24 4-15

COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (JK)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED02-328 **DATE: May 16, 2003**

PROJECT/ENTITLEMENT: Woodruff Grading Permit B002432-001, & Conditional Use Permit D010030D.

APPLICANT NAME: Woody Woodruff
ADDRESS: PO Box 542. Templeton, CA. 93465
CONTACT PERSON: same **Telephone: (805) 434-2372**

PROPOSED USES/INTENT: A request to grade for and construct a seven unit multi-family residential development (approximately12,430 square feet) which will result in the disturbance of the entire approximate 24,975 square foot parcel

LOCATION: The project is located on the east side of James Way, 200 feet south of 8th Street, in the community of Templeton

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 someone at the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 5 p.m. on May 30, 2003
20-DAY 30-DAY PUBLIC REVIEW PERIOD begins at the time of notice publication

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	Title	Date	Public Agency

G:\ENVDIV\NDs\Coversheets\Projects\2003.cs\Woodruff gp_05-16-03.cs.wpd

1-25

4-16

California Department of Fish and Game

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE & NUMBER: Woodruff Grading Permit B002432-001, & Conditional Use Permit D010030D.

Project Applicant	Woody Woodruff
Address:	PO Box 542
City, State, Zip Code:	Templeton, CA. 93465
Telephone #:	(805)434-2372

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.

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

(X) 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.

_____

Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: _____

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COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. **Woodruff Grading Permit B002432-001, & Conditional Use Permit D010030D, (ED02-328)**

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

❑ Mandatory Findings of Significance

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.

Jamie Kirk	Jamie Kirk		5-5-03
Prepared by(Print)	Signature		Date
Steven McMasters	Steven McMasters	Ellen Carroll, Environmental Coordinator (for)	4/30/03
Reviewed by(Print)	Signature		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: - Proposal by Woody Woodruff for a Conditional Use Permit and a grading permit to allow for the construction of a seven unit multi-family residential development. The project is located on James Way 200 feet south of 8th Street, in the community of Templeton, in the Salinas River planning area.

ASSESSOR PARCEL NUMBER(S): 041-202-009 SUPERVISORIAL DISTRICT #1

B. EXISTING SETTING

PLANNING AREA: Salinas River- Templeton Urban Area

LAND USE CATEGORY: Commercial Retail

COMBINING DESIGNATION(S): Central Business District

EXISTING USES: Vacant

TOPOGRAPHY: Level

VEGETATION: Oak Savannah

PARCEL SIZE: 24,975 square feet

SURROUNDING LAND USE CATEGORIES AND USES:

North: Commercial Retail, & Public Facility- American Legion Hall

East: Agriculture - Agriculture / Railroad

South: Commercial Retail - Multi-Family under construction

West: Commercial Retail, & Public Facilities - Single family residence

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 project is located on James Way, a currently undeveloped paper street. The site is a level lot that is adjacent to a similar residential development, a single family residence, and the American Legion Hall. The east side of the property looks out onto the southern pacific railroad and agricultural property beyond the railroad. The visual quality of the area is ranked relatively medium because it is in the central business district, however the site is not on a ridgeline, it is not a scenic backdrop, and it does not provide a significant amount of vegetation.

Impact. The project will be visible from South Main Street, the main entryway into the community of Templeton and the project will introduce structures and lighting into an area that has historically been vacant. The project will not require a significant amount of grading.

Mitigation/Conclusion. The project is subject to the design guidelines in the Templeton Community Design Plan and has been designed to incorporate features outlined in the plan, including varied building footprints, the use of balconies, varying dwelling unit setbacks and rooflines, and perimeter landscaping of the parking area. An exterior lighting plan will be required to ensure the project does not create off-site glare. The implementation of the above mentioned measures will reduce impacts to aesthetic resources to a level of insignificance.

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?*	❑	❑	■	❑

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2. AGRICULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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/Impact.. The soil types include: Arbuckle- Positas complex, & Hanford and Greenfield gravelly sandy loams. As described in the NRCS Soil Survey, these soils are considered Class IV (non-irrigated) and Class II, & III (irrigated). The project is located in a predominantly non-agricultural (i.e., central business district) area with no agricultural activities occurring on the property or immediately surrounding the property. No impacts to agricultural resources are anticipated.

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: Fugitive Dust*	❑	■	❑	❑

Setting. The project is a 7 unit apartment complex within the urban area of the community of Templeton.

Impact. As proposed, the project will result in the disturbance of approximately 25,000 square feet and 100 cubic yards of material. This will result in both short-term vehicle emissions (which helps create ozone) and the creation of dust during construction.

The project was referred to the Air Pollution Control District (APCD)for potential air quality impacts and consistency with the Clean Air Plan (CAP). The APCD responded with finding the project consistent with the District's Clean Air Plan because it is an infill project and will result in fewer vehicle trips traveled and fewer vehicle miles traveled.

Mitigation/Conclusion.

The project will be required to comply with the following standard construction mitigation measures, as described in APCD's response and CEQA Air Quality Handbook: reduce area of disturbance, use of

water or establishing vegetation for dust suppression, limiting construction vehicle speeds, cover haul vehicles during material transport. In addition, the applicant will be required to incorporate operational emission reductions by including several measures to increase efficiency above minimum state requirements, including built-in energy efficient appliances, double paned windows, increased attic and wall insulation, and energy efficient interior lighting. The implementation of these measures will reduce air quality impacts to less than significant levels.

Based on the proposed project and implementation of the proposed mitigation measures relating to air quality, impacts will be reduced to less than significant levels.

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. The Natural Diversity Database (2002) did not identify any sensitive species or habitats within close proximity of the proposed project: A 28-inch (DBH) oak tree exists on the project site and several smaller oaks are located on the property immediately north of the project site.

Impact. The project will not remove any oak trees however construction activities will encroach within the dripline of several oak trees.

Mitigation/Conclusion. Implementation of the proposed project could impact up to nine oak trees. The applicant has agreed to mitigate the impacted trees at a 2:1 ratio and will plant 18 tree seedlings. These seedlings will be cared for (e.g. adequate watering, weeding, remedial work) until they are successfully established. The applicant has also agreed to protect all trees to remain during construction. The implementation of the afore mentioned measures, will reduce impacts to biological resources to a level of insignificance.

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?*	☐	☐	■	☐

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

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Southern Salinan. The site is located close to the Salinas River. A Phase 1 (surface survey) was conducted (Singer; February 24, 2003), and no evidence of cultural materials was noted on-site, therefore no impacts are anticipated.

No structures are present and no paleontological resources are known to exist in the area. Impacts to historic or paleontological resources is not expected.

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?	❑	❑	■	❑
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?	❑	❑	■	❑

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) Preclude the future extraction of valuable mineral resources?	❑	❑	■	❑
j) Other _____	❑	❑	❑	❑

Setting/Impact.. *Geology.* The topography of the project ranges is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low. No active faulting is known to exist on or near the subject property. There is no evidence that measures above what will already be required by ordinance or code are needed. The project is not within an area known to contain serpentine rock.

Drainage. The area proposed for development is outside of the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, these soils are very poorly to moderately drained. Future development on the subject property will be required to prepare a drainage plan (per County Land Use Ordinance, Sec. 22.05.032 or -040) that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

Sedimentation and Erosion. The soil types include: Arbuckle- Positas complex, & Hanford and Greenfield gravelly sandy loams. As described in the NRCS Soil Survey, the soil surface is considered low to moderately erodible and has a low shrink-swell characteristic.

Mitigation/Conclusion. No specific measures above what will already be required by ordinance or code are considered necessary. Implementation of the above-referenced drainage plan will reduce potential drainage impacts to less than significant levels

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?	❑	❑	■	❑

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7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) *Create any other health hazard or potential hazard?*	❑	❑	■	❑
f) *Other* _____	❑	❑	❑	❑

Setting / Impacts - The project is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. No significant fire safety risk was identified. The project is not expected to conflict with any regional evacuation plan. No impacts as a result of hazards or hazardous materials are anticipated.

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//Imapct. The site is approximately 200 feet west of the Union Pacific Railroad lines. The topography between the railroad and the site consists of a relatively deep cut that puts the railroad at an elevation far below the project site. The Noise Element of General Plan was consulted. The noise contour maps indicated that the site could be in the range of 65 dba. A noise analysis was completed (David Lord, Ph.D.; September 4, 2002) which has identified that noise levels at the outdoor activity areas for the eastern boundary of the site , closest to the railroad, are at 48 dBA and future levels were estimated to be at 51 dBA. These levels are well below the 60 dBA outlined in the Noise Element as the acceptable noise level for outdoor activity areas. Ordinary construction is adequate to reduce interior noise levels to 45 dBA or below.

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?*	❑	❑	■	❑

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) *Create the need for substantial new housing in the area?*	☐	☐	■	☐
d) *Use substantial amount of fuel or energy?*	☐	☐	■	☐
e) *Other* _____	☐	☐	☐	☐

Setting. The project is a multi-family apartment complex that will provide housing. The project will not result in a need for a significant amount of new housing, and will not displace existing housing. Therefore, no significant population and housing impacts are expected to occur.

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 closest CDF fire station is the Templeton station, which is about 1/3 of a mile from the proposed project. The closest Sheriff substation is in Templeton, which is about 1/2 of a mile from the proposed project.

Impact. *Fire and Police:* Impact fees are charged new development, to help pay the cost of providing new facilities to serve the expanding rural areas. The current fire and police stations are adequate to accommodate additional commercial uses in this area.

Schools: At buildout, the County's population will overburden the existing school system unless additional classroom space is added. The Templeton Unified School District charges impact fees to fund additional schools as needed. State law restricts mitigation of school impacts to the levying of these fees and other measures adopted by the school district. Provision of adequate facilities for the population is the responsibility of the school district. Fees will be required through construction permits for the commercial structure.

Mitigation / Conclusion. This project, along with numerous others in the area will have a cumulative effect on police and fire protection, and schools. Public facility and school fee programs have been adopted to address this impact and will reduce the cumulative impact to a level of insignificance.

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. The County Trails Plan does not show a future trail being considered on the subject property. The project is not proposed in a location that will affect any trail, park or other recreational resource, and will not create a significant need for additional park or recreational resources.

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/Impacts - Future development will access onto James Way and then to South Main Street. South Main Street is a two-lane collector road. James Way is an unimproved paper street that was abandoned and will be improved to a 20-foot wide paved, private access road.

Future development of seven additional residential dwelling units is estimated to generate a total of 70 daily vehicle trips or a total of almost 7 peak hour vehicle trips, based upon a daily generation rate of 9.57 trips per dwelling unit and an 11 % peak hour factor (rates provided by the Institute of Traffic Engineers). This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety.

Referrals were sent to County Public Works which did not identify any potentially significant traffic concerns.

Mitigation. The project is in an area that is subject to Templeton Improvement Fees. These fees are based on a circulation study of the Templeton area and the fees based on P.M. peak hour trip rates. The fees are used to finance both regional and urban improvements. The fees will be collected prior to issuance of the building permits and will adequately mitigate the cumulative areawide impact of this project in combination with numerous other projects in the area.

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?	❑	❑	■	❑
d) Other _____	❑	❑	❑	❑

Setting / Impact. The project site is served by the Templeton Community Services District. The project proposes to use the Templeton Community Services wastewater facility system to handle wastewater effluent. The district has indicated in a preliminary will-serve letter that the system can serve the future seven dwelling units, however, the applicant will be responsible for necessary improvements to connect and extend wastewater services and other public improvements needed to accommodate service to the site.

Mitigation/Conclusion.
A final will-serve letter for wastewater services from the Templeton Community Services District will be required prior to issuance of permits for the project. Impacts to Wastewater are considered to be less than significant

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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: Water Usage. The project will be served by the Templeton Community Services District. The project will require 10 water units and TCSD has stated in a preliminary will serve letter that they will provide water to the proposed project.

Setting/Impact: Surface Water Quality. The Salinas River is +/- 600 feet from the proposed project. The topography of the site is level. The project proposes to move 100 cubic yards of material over an approximate 24,000 square foot area. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality. No additional measures are considered necessary and potential water quality impacts are either insignificant or will be reduced to less than significant levels.

Mitigation/Conclusion. A final will-serve letter for water services from the Templeton Community Services District will be required prior to issuance of permits for the project.

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?*	❑	❑	■	❑

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
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/Impacts - The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Salinas River Area Plan, Templeton Community Design Plan). Referrals were sent to several agencies to review for various policy consistencies (e.g., APCD on Land Use Strategies of the Clean Air Plan), The project was found to be consistent with these documents.

The proposed project is not within or adjacent to a Habitat Conservation Plan area.

The surrounding uses are as follows: North - Single Family Residence ; South - Multi-Family Residences; East - Southern Pacific Railroad ; West -Vacant Commercial Land. The proposed project is compatible with these surrounding uses.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE - *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 project's, 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.slocoplanbldg.com" 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.

G:\A_files\Land Use Permits\2001\Development Plan\D010030D - Woodruff\Environmental Determination\Woodruff IS_JK.wpd

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
X	County Public Works Department	**In File ***
___	County Environmental Health Division	**Not Applicable**
___	County Agricultural Commissioner's Office	**Not Applicable**
___	County Airport Manager	**Not Applicable**
___	Airport Land Use Commission	**Not Applicable**
X	Air Pollution Control District	**Attached**
___	County Sheriff's Department	**Not Applicable**
___	Regional Water Quality Control Board	**Not Applicable**
___	CA Coastal Commission	**Not Applicable**
___	CA Department of Fish and Game	**Not Applicable**
___	CA Department of Forestry	**Not Applicable**
___	CA Department of Transportation	**Not Applicable**
X	Templeton Community Service District	**In File ***
X	Templeton Area Advisory Group	**In File ***

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

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

✔ 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
___ _____ Area Plan and Update EIR
___ _____ 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 San Luis Obispo County
✔ Regional Transportation Plan
✔ Uniform Fire Code
✔ Water Quality Control Plan (Central Coast Basin - Region 3)
___ Other _____
___ Other _____

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

Noise Measurement, Analysis and Mitigation Recommendations, David Lord, Ph.D., Acoustics and Noise Consulting, September 4, 2002

Phase 1 Cultural Resources Survey, Clay Singer, February 24, 2003

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Exhibit B - Mitigation Summary Table

Aesthetics

V-1 **At the time of application for construction permits,** the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from neighboring properties. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.

V-2 **At the time of application for construction permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.04.186 of the San Luis Obispo County Land Use Ordinance and shall provide vegetation that will adequately blend the new development, including driveways, access roads, etc., into the surrounding environment.

V-3 All landscaping plans shall contain a note, signed by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), certifying that the plant materials specified in the plan are consistent with Section 22.04.184 of the San Luis Obispo County Land use Ordinance.

V-4 **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall implement the proposed color board, showing exterior finish materials and colors, as shown on the attached exhibit.

Biological:

BR-1 All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

BR-2 All oak trees identified to remain shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

BR-3 The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless

trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

BR-4 **Prior to final inspection or occupancy, whichever occurs first**, the applicant shall replace, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the project. No more than 9 oak trees shall be impacts and no oak trees shall be removed as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

BR-5 **Prior to final inspection of the construction permits**, and after the trees have been planted, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

Air Quality

AQ-1 **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

a. Reduce the amount of the disturbed area where possible.

b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site.

c. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.

d. All dirt stock-pile areas should be sprayed daily as needed.

e. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

f. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

h. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

AQ-2 Prior to issuance of construction permits for the individual houses, show on all applicable plans locations of the following **Energy Efficiency Measures:**

a. Increase wall and attic insulation beyond Title 24 requirements.
b. Use built-in energy efficient appliances, where applicable.
c. Use double-paned windows.
d. Use energy efficient interior lighting.

Cultural Resources

CR-1 In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

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

b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Water

W-1 Prior to issuance of permits for the project, the applicant shall provide a final will-serve letter for water services from the Templeton Community Services District.

Wastewater

WW-1 Prior to issuance of permits for the project, the applicant shall provide a final will-serve letter for wastewater services from the Templeton Community Services District.

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Date: May 5, 2003

DEVELOPER'S STATEMENT FOR WOODRUFF CONDITIONAL USE PERMIT

Conditional Use Permit D010030D / Building Permit B002432-001/ ED 02-328

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

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

Air Quality

1. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

   a. Reduce the amount of the disturbed area where possible.

   b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site.

   c. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.

   d. All dirt stock-pile areas should be sprayed daily as needed.

   e. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

   f. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

   g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load

and top of trailer) in accordance with CVC Section 23114.

h. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

> **Monitoring:** All particulate (dust) mitigation measures will be shown on the grading/on-site improvement and building plans. In addition, the contractor or builder shall designate a person or persons to implement the dust control program. Compliance will be verified by the APCD in consultation with the Department of Planning and Building.

2. Prior to issuance of construction permits for the individual houses, show on all applicable plans locations of the following **Energy Efficiency Measures:**
   Increase attic and wall insulation beyond Title 24 requirements; and,
   Use built-in energy efficient appliances; and,
   Use double paned windows; and,
   Use energy efficient interior lighting; and,

> **Monitoring #AQ-s:** Compliance will be verified by the Air Pollution Control District, in consultation with the Environmental Coordinator.

Oak Trees

3. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

> **Monitoring:** Building Inspector will verify compliance with approved plans.

4. All oak trees identified to remain shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

> **Monitoring:** Department of Planning and Building, in consultation with the Environmental Coordinator, will be available to advise applicants on tree protection issues.

5. The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

> **Monitoring:** Department of Planning and Building, in consultation with the Environmental Coordinator, will be available to advise applicants on tree protection issues.

6. **Prior to final inspection or occupancy, whichever occurs first**, the applicant shall replace, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the project. No more than 9 oak trees shall be impacts and no oak trees shall be removed as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

> **Monitoring:** Department of Planning and Building, in consultation with the Environmental Coordinator, will be available to advise applicants on tree protection issues.

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

Monitoring: Department of Planning and Building, in consultation with the Environmental Coordinator, will be available to advise applicants on tree protection issues.

Cultural Resources

8. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

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

   b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Monitoring: Compliance will be verified by the Department of Planning and Building. Each of these measures shall be included on the grading and improvement plans.

Water

9. Prior to issuance of grading/on-site improvement plans, the applicant shall provide a final will-serve letter for water services from the Templeton Community Services District.

Monitoring: Compliance will be verified by the Department of Planning and Building.

Wastewater

10. Prior to issuance of grading/on-site improvement plans, the applicant shall provide a final will-serve letter for wastewater services from the Templeton Community Services District.

Monitoring: Compliance will be verified by the Department of Planning and Building.

Aesthetics

11. **At the time of application for construction permits,** the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from neighboring properties. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.

Monitoring:	Department of Planning and Building shall verify inclusion of required elements on plans in consultation with the Environmental Coordinator. Building inspector will verify compliance with approved plans.

12. **At the time of application for construction permits,** the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.04.186 of the San Luis Obispo County Land Use Ordinance and shall provide vegetation that will adequately blend the new development, including driveways, access roads, etc., into the surrounding environment.

Monitoring:	Department of Planning and Building shall verify inclusion of required elements on plans. Building inspector will verify compliance with approved plans.

13. All landscaping plans shall contain a note, signed by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), certifying that the plant materials specified in the plan are consistent with Section 22.04.184 of the San Luis Obispo County Land use Ordinance.

Monitoring:	Department of Planning and Building shall verify inclusion of required elements on plans. Building inspector will verify compliance with approved plans.

14. **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall implement the proposed color board, showing exterior finish materials and colors, as shown on the attached exhibit.

Monitoring:	Building inspector will verify compliance with the approved Color Board, in consultation with the Department of Planning and Building and the Environmental Coordinator.

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

Woody Woodruff 5 5.03

Signature of Owner(s) Date

WOODY WOODRUFF

Name (Print)

4-42

AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

1-51

RECEIVED
OCT 01 2002
Planning & Bldg

DATE: September 30, 2002

TO: North County Team
San Luis Obispo County Department of Planning and Building

FROM: Andy Mutziger AM
San Luis Obispo County Air Pollution Control District

SUBJECT: Woodruff In-fill Apartment Development in Templeton D010030D
James Street and Ninth Street, Templeton

Thank you for including the Air Pollution Control District (District) in the environmental review and permitting process. We have completed our review of the Woodruff proposed empty lot construction plans for 7 apartment units at the above identified location in Templeton. We have the following comments regarding the proposal.

COMMENDATIONS

This in-fill project is to be commended, as it is consistent with key areas of the Transportation and Land Use Management Strategies chapter in the District's Clean Air Plan (CAP). Maintaining compact city and village areas reduces reliance on the automobile by enhancing the viability of public transit and maximizing the potential for walking and bicycling to work, school, shopping, and other destinations. A more compact community results in fewer vehicle trips and fewer vehicle miles traveled. Therefore, vehicle emissions are reduced by compact community development.

SPECIFIC COMMENTS

Construction Phase Mitigation

Fugitive Dust

Based upon the site plan provided, the project is not expected to exceed our construction related CEQA significance thresholds. However, to keep potential nuisance impacts to a minimum, particularly since the project is in close proximity to Templeton schools, the District recommends including the following fugitive dust mitigation measures:

- Reduce the amount of the disturbed area where possible.
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- All dirt stock-pile areas should be sprayed daily as needed.
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

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info@slocleanair.org ❖ www.slocleanair.org

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Operation Phase Mitigation
District staff reviewed the potential operational impacts from this project and determined that they will not likely exceed the District's CEQA mitigation threshold value of 10 lbs of emissions per day.

That said, the District does recommend inclusion of the following energy efficiency mitigation methods in order to reduce the demand on electrical supply and reduce emissions at the power plant source.

- Increase attic and wall insulation beyond Title 24 requirements
- Use built-in energy efficient appliances
- Use double paned windows
- Use energy efficient interior lighting

Trip reduction benefits can be realized by ensuring that the new homes are built with flexibility in the internal wiring/cabling to allow telecommuting, teleconferencing, and telelearning to occur simultaneously at several locations throughout the homes.

The shade trees shown in the site plan should help keep the general development area cooler, which can result in low energy consumption by the residents.

CAUTIONS
The District has the following concerns to bring to your attention about this development project:

1. Naturally Occurring Asbestos:
   Asbestos has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, a geologic evaluation will be necessary to determine if naturally occurring asbestos is present. If naturally occurring asbestos is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include but are not limited to 1) an Asbestos Dust Mitigation Plan which must be approved by the District before construction begins, and 2) an Asbestos Health and Safety Program will also be required for some projects**. Please refer to the District web page at http://www.slocleanair.org/business/asbestos.asp for more information regarding these requirements. If you have any questions regarding these requirements, please contact Karen Brooks of our Enforcement Division at 781-5912.

2. Developmental Burning:
   Effective February 25, 2000, the District prohibited developmental burning of vegetative material within San Luis Obispo County. Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, District approval, and issuance of a burn permit by the District and the local fire department authority. The applicant is required to furnish the District with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement staff at (805) 781-5912.

4-44

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The District thanks you for the opportunity to review this project and if you have any questions or comments, please feel free to contact me at 781-5912.

AJM/sll

cc: Karen Brooks, APCD Enforcement Division

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4-45

TEMPLETON COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS
John T. Gannon Jr., President
Robert Bergman, Vice-President
Clifford S. Beere, Director
Judith Dietch, Director
David Brooks, Director

1-54

STAFF
William Van Orden, General Manager
Laurie Ion, Administrative & Recreation Supervisor
Richard Dolling, Utilities Supervisor
Greg O'Sullivan, Fire Chief

P.O. Box 780 • 420 Crocker Street • Templeton, California 93465 • FAX (805) 434-4820 • (805) 434-4900

May 15, 2001

Mr. Woody Woodruff
Woodruff Construction
P.O. Box 542
Templeton, CA 93465

RE: Will Serve Commitment for Water and Sewer Service to San Luis Obispo County APN#040-202-007, Lots 11 and 12 in Block 27 of the Town of Templeton, CA

Dear Mr. Woodruff:

Pursuant to your completed application for water and sewer service for the above-described Assessor's Parcel Nos. and Tract, the Templeton Community Services District hereby provides you with a will serve commitment for 10 water and 10 sewer units for such premises. This will serve commitment is subject to the provisions of District Ordinance No. 93-07, as it may be amended from time to time, and other District ordinances, rules and regulations concerning water and sewer service, as such may be amended from time to time.

This will serve commitment obligates the District to provide water and sewer service to the above premises to the extent that water and sewer service applications for such premises propose no more units of use than are stated above. The will serve commitment is not transferable to any other property. Requests for refunds are subject to the provisions of Ordinances 93-07, as such may be amended from time to time.

At the time that you apply for actual water and sewer service from the District, you will be subject to District ordinances, rules and regulations governing such applications and connections to the District's system. Water and sewer service will be available for the above-described property upon the installation of water and sewer lines and connection to the District's system.

1-55

4-46

Water and sewer fees have been paid in full. *Please note that the Fire Department Capital Facilities User Charges, Park Facilities Fee and Drainage Fees have **not** been paid.* These fees shall be due prior to a building permit being issued for the project.

If you have any questions regarding this information, please call my office at (805) 434-4900.

Sincerely,

William Van Orden, General Manager

WGV:lai

(Formerly Dr. Simpson's property)

JXL 1-56 20

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

JUL 15

THIS IS A NEW PROJECT REFERRAL

DATE: 7/14/05

FROM PW

FROM: North Co. Team
(Please direct response to the above)

WOODRUFF
TR 2743

SUB 2005-00010
Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: Conc. Tract Map (TR 2743) w/ CUP. Located on 24.96 acres, off 9th St. & James St. in Templeton. To include 7 townhomes w/ attached garages and an open space lot. APN: 041-202-009.

Return this letter with your comments attached no later than: 7/29/05

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

✓ YES
____ NO

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**

SEE D010030D. IS THIS A CONDO OR PUD?
RECOMMEND APPROVAL - STOCKS ATTACHED. ALL street SECTIONS to be APPROVED BY THE LOCAL FIRE DEPT.

09 AUGUST 2005 — Date
GOODWIN — Name
5252 — Phone

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Revised 4/4/03

JXL

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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

1-57

JUL 2 5 2005
S.L.O. PLANNING DEPT.

THIS IS A NEW PROJECT REFERRAL

DATE: ~~7/14/05~~ 07/22/05

~~TO:~~ From: Parks

~~FROM:~~ TO: North Co. Team
(Please direct response to the above)

WOODRUFF
TR 2743

SUB 2005-00010
Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-(BOARD FOR THE PLANNER)

PROJECT DESCRIPTION: Conc. Tract Map (TR 2743) w/ CUP. Located on 24.96 acres, off 9th St. & James St. in Templeton. To include 7 townhomes w/ attached garages and an open space lot. APN: 041-202-009.

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____ 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**

Require Quimby fees and applicable Building Division fees.

07/22/05 — Date
Jim D'Leo — Name
4089 — Phone

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Revised 4/4/03

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building File Nos. 1-58

APPLICATION TYPE *CHECK ALL THAT APPLY*

- ☐ Public Lot
- ☐ Parcel Map
- ☐ Condominium (new or conversion)
- ☐ Reversion to Acreage
- ☐ Voluntary Merger
- ☒ Tract Map
- ☐ Certificate of Compliance
- ☐ Receiving Site
- ☐ Road Abandonment
- ☐ Reconsideration
- ☐ Lot Line Adjustment
- ☐ Sending Site
- ☐ Road Name

APPLICANT INFORMATION *Check box for contact person assigned to this project*

☒ Landowner Name WOODY WOODRUFF Daytime Phone: 434-2372

Mailing Address P.O. BOX 542, TEMPLETON Zip: 93465

Email Address:

☐ Applicant Name SAME AS LANDOWNER Daytime Phone:

Mailing Address Zip:

Email Address:

☐ Agent TWIN CITIES SURVEYING, INC. Daytime Phone: (805) 434-1834

Mailing Address P.O. BOX 777, TEMPLETON, CA Zip: 93465-0777

Email Address: stouchon@twincitiessurvey.com

PROPERTY INFORMATION

Total Size of Site: 24,967 Assessor Parcel Number(s): 041-202-009

Legal Description: LOTS 11 & 12, BLOCK 27 OF TEMPLETON, COUNTY OF SAN LUIS OBISPO, BOOK A PAGE 36 OF MAPS

Address of the project Location (if known.): NORTH CORNER OF NINTH STREET AND JAMES STREET

Directions to the site – describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101, TAKE VINEYARD OFF RAMP, GO EAST ON VINEYARD TURN LEFT ONTO MAIN STREET RIGHT ONTO EIGHTH STREET, AND RIGHT ON JAMES STREET DIRT ROAD.

Describe current uses, existing structures, and other improvements and vegetation on the property:

VACANT LOT

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): CONSTRUCT SEVEN TOWNHOMES WITH ATTACHED GARAGES AND OPEN SPACE LOT

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Date 6/30/05

FOR STAFF USE ONLY

Minimum Parcel Size: ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?

JXL

1-59

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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED JUL 15 2005 ENVIRONMENTAL HEALTH

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 7/14/05

TO: Env. Health

FROM: North Co. Team
(Please direct response to the above)

WOODRUFF
TR 2743

SUB 2005-00010
Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: Conc Tract Map (TR 2743) w/ CUP. Located on 24.96 acres, off 9th St. & James St. in Templeton. To include 7 townhomes w/ attached garages and an open space lot. APN: 041-202-009.

Return this letter with your comments attached no later than: 7/29/05

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

_____ YES
_____ NO

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**

Please provide applicant with stock conditions for community water and sewer. An intent to serve or will-serve shall be provided to this office in order to receive preliminary approval. All parcels shall receive community water and sewer.

7/29/05 — Date
L. Salo — Name
781-5551 — Phone

M:\PI-Forms\Project Referral - #216 Word.doc

Revised 4/4/03

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

JXL

AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

1-60

July 29, 2005

Post-it® Fax Note 7671	Date 7-29-05	# of pages ▶ 3
To SLO City Bldg/Plan	From A. Mettinger	
Co./Dept. 1242	Co. APCD	
Phone #	Phone #	

North County Team, Project Review Team
SLO County Dept. of Planning & Building
County Government Center
San Luis Obispo CA 93401

SUBJECT: APCD Response Regarding Woodruff Tract Map & Subdivision (TR 2743, SUB 2005-00010)

Dear North County Team,

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at the north corner of James and Ninth Streets inside the Templeton urban reserve line (URL). The project will allow for construction of seven (7) townhouses with attached garages and one 0.34 acre open space lot on two vacant parcels totaling 0.57 acres. This project is a good example of dense urban in-fill. *The following are APCD comments that are pertinent to this project.*

COMMENDATIONS

On September 30, 2002, the APCD commented on the previous apartment form of this project. The APCD applauded that in-fill proposal and is supportive of the current townhouse form of the project as well. Dense residential in-fill projects that include open space are consistent with several of the APCD's land use goals and policies in the Clean Air Plan (CAP). Maintaining compact city and village areas reduces reliance on the automobile by enhancing the viability of public transit and maximizing the potential for walking and bicycling to work, school, shopping, and other destinations. A more compact community results in reductions in vehicle trips, miles traveled, and exhaust emissions.

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text**.

SPECIFIC COMMENTS

Should this tract map and subdivision move forward and the townhouse development follows, the below APCD comments are applicable:

Construction Phase Mitigation

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent**

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Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at *http://www.slocleanair.org/business/asbestos.asp* for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

Dust Control Measures

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommend the following measures be incorporated into the project to control dust:**

- Reduce the amount of the disturbed area where possible;
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed; and
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

Operational Phase Mitigation

Residential Wood Combustion

Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-

1-62

recognized testing lab;

- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

Operational Impacts

The APCD staff considered the operational impact this residential development by comparing it against screening models within the APCD's Air Quality Handbook. This indicated that operational phase impacts will likely be less than the APCD's CEQA Tier I significance threshold value of 10 lbs of emissions per day. Therefore, beyond the above residential wood combustion restriction listed above, APCD is not requiring other operational phase mitigation measures for this project.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

Sincerely,

Andy Mutziger
Air Quality Specialist

AJM /sll

cc: Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD
Landowner, Mr. Woody Woodruff

Attachments: Naturally Occurring Asbestos Construction & Grading Project - Exemption Request Form.

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1-63

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

Greg O'Sullivan, Fire Chief

7-19-05

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 for a proposed 7-unit apartment complex to be located in Templeton (Tract 2743). This project is being developed by Woody Woodruff with a SLO County project number of SUB 2005-00010. In order to meet the requirements of the California Fire Code, as amended, the Templeton Department will require the following:

1. Portions of the property appear to be in excess of the required 400' spacing for fire hydrants. Fire Chief will determine the need and location of additional hydrant(s) at time construction plans are submitted. Both on/off-site hydrants installed must meet minimum flows required based on table III-A of the Uniform Fire Code.

2. Per TCSD Ordinance 2002-6 all units will be required to be fire safety sprinklered using NFPA 13D and Templeton Fire Department guidelines as the standard for design and installation. Plans for said fire sprinkler system shall be reviewed, approved and stamped by a Fire Protection Engineer (FPE) prior to being submitted to the Department. Any mainlines that will feed the sprinkler system shall be inspected by the Fire Department prior to any backfill.

3. The information provided indicates the applicant will be improving either a private drive or an extension of James Street. Road widths shall be so constructed so to provide a minimum twenty-foot fire access road. This road can be incorporated with the improved roads, however the fire lane shall be maintained free and unobstructed. If necessary, no parking may be required to meet this standard, if so, obtaining the approval for such no parking shall be the responsibility of the applicant. The turnaround indicated on the site plan is acceptable.

4. Minimum 5' setbacks are required from property lines for emergency access to rear of properties. In lieu of this requirement, gates can be installed interconnecting the rear yards so to provide access to lots 1-5.

5. The area of the hammerhead turnaround will be required to be posted "no parking" with the curb painted red.

1-64

Other fire protection measures may be required when specific plans are submitted.

Should you have any further questions, please do not hesitate to call.

Respectfully,

Greg O'Sullivan
Fire Chief