SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

7-1

Staff Report - Time Extension
San Luis Obispo County Department of Planning and Building

DATE: **FEBRUARY 23, 2006**

TO: **PLANNING COMMISSION**

FROM: **BRIAN PEDROTTI, STAFF PLANNER**

VIA: **WARREN HOAG, DIVISION MANAGER, CURRENT PLANNING**

SUBJECT: **THIRD TIME EXTENSION FOR NIPOMO COMMUNITY UNITED PRESBYTERIAN CHURCH DEVELOPMENT PLAN; D990359D**

ATTACHMENTS:
1. Exhibit A – Findings for Third time xtension
2. Exhibit B – Supplemental Conditions of Approval
3. Third time extension – Letter of Correspondence from Homer Fox (Agent)
4. Planning Commission Resolution No. 2001-33, Findings and Conditions of Approval dated April 26, 2001.
5. Staff Report dated April 26, 2001 and Negative Declaration dated March 30, 2001.

SUMMARY:
The applicant is requesting a third time extension of a Development Plan (D990359D); a request to allow construction of four structures totaling 21,135 square feet in addition to the existing 6,000 square foot church sanctuary and classrooms. The four new structures will serve as classrooms, an administration building, and a new sanctuary for the church.

The project is in the Residential Rural land use category and is located at 1235 N Thompson Road, north of the community of Nipomo.

RECOMMMENDATION:
Approve the third time extension to be valid until April 26, 2006 for this Development Plan based on findings in Exhibit A that carry over the original findings in addition to the findings for the time extension and original conditions of approval for the project as attached to this staff report.

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DISCUSSION:

The Planning Commission approved Development Plan (D990359D) on April 26, 2001. The first and second one-year time extensions were authorized by the Planning Director and extended the life of the permit to April 26, 2005. The applicant submitted a request for this third and final one-year extension on April 18, 2005 (pursuant to the Land Use Ordinance Section 22.64.070). Due to no fault on the part of the applicant, the permit file and extension request was inadvertently misplaced by staff during the past year, and when found recently, was scheduled for Planning Commission consideration. The applicant understands that approval of the third time extension would allow only a minimal amount of time to process a building permit for the proposed church expansion (approximately two months from February 23 to April 26, 2006). Due to this error, staff is concurrently processing the applicant's building permit in a timely fashion so that substantial site work could be completed prior to the expiration of the third time extension on April 26, 2006. If substantial site work (which the LUO defines as construction occurring above grade, or "sticks in the air") has not occurred by the end of third extension, the use permit will not be vested and will become void.

Section 22.64.070 specifies that the Planning Commission may grant a third one-year time extension if the following three findings can be made:

1. That substantial site work could not be completed as set forth in Section 22.64.080 because of the circumstances beyond the control of the applicant.

   The applicant has stated that the project has not started due to the circumstances beyond his control. Due to the nature of the church use, funding for projects is subject to donations over time and the funds for construction of the church were not available within the original and extended four-year time period necessary to complete the project. The current schedule is to have construction permits ready to issue when the third time extension is granted and to have substantial construction occurring above grade by April 26, 2006, when it expires..

2. That the original findings justifying the first two extensions can still be made:

   a. There have been no changes to provisions of the Land Use Element applicable to the project since the approval of the land use permit.

   b. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Ordinance apply to the project.

   c. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads, or schools such that there is no longer sufficient remaining capacity to serve the project.

Staff recommends these findings can be made at this time. There have been no changes to the Land Use Element applicable to the project since its approval as no amendments to the Land Use Ordinance or Land Use Element have been approved since the time of the original project approval that would affect this project. The character of the site and its surroundings

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has not changed how the ordinance standards would be applied. There has not been a change in the services such that there is no longer sufficient remaining capacity to serve the project. However, since the original approval, the Board of Supervisors has adopted water conservation measures for development in the Nipomo area, and these measures have been included as supplemental conditions of approval.

3. That the original findings used to justify the initial approval of this permit can still be made pursuant to the Land Use Ordinance.

Staff feels these original permit findings can still be made with incorporation of the water conservation measures into the project required by the supplemental conditions of approval. These findings are outlined in the attached findings from the Planning Commission's resolution dated April 26, 2001.

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EXHIBIT A

FINDINGS FOR THIRD TIME EXTENSION (D990359D)

A. That substantial site work could not be completed as set fort in Section 22.64.080 because of the circumstances beyond the control of the applicant due to the nature of funding for the church use. These funding mechanisms were unavailable until this time, and the project could not be completed prior to the expiration date of April 26, 2005.

B. That the original findings justifying the first two extensions can still be made:

1. There have been no changes to provisions of the Land Use Element applicable to the project since the approval of the land use permit because no amendments to the Land Use Ordinance or Land Use Element have been approved since the time of the original project approval that would affect this project.

2. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Ordinance apply to the project because the character of the site and its surroundings has not changed.

3. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads, or schools such that there is no longer sufficient remaining capacity to serve the project because sufficient remaining capacity exists to serve the project, with incorporation of the water conservation measures into the project required by the supplemental conditions of approval.

C. That the original findings as attached to the adopted Planning Commission resolution that were used to justify the initial approval of this permit can still be made pursuant to the Land Use Ordinance, with the addition of the water conservation measures required by the supplemental conditions of approval.

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EXHIBIT B

SUPPLEMENTAL CONDITIONS OF APPROVAL (D990359D)

Water Conservation Measures

1. **Prior to issuance of building permits**, construction plans shall include indoor water conservation measures including: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of–use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen. Landscape plans for the proposed parcels must include outdoor conservation measures including: limited landscape area, low water-use plant materials, limited turf area, soil moisture sensors, and drip irrigation systems.

2. **Prior to final inspection**, for structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the narrowest pipe possible (e.g., from 1" to ½" diameter). Prior to permit issuance, the measure(s) to be used shall be shown on all applicable plumbing plans.

3. **Prior to occupancy,** the following measures shall be applied to the proposed turf areas:

    a. To maximize drought-tolerance and minimize water usage, warm season grasses (excludes bermuda grass) such as buffalo grass, shall be used;
    b. To minimize establishment of shallow roots, the following shall be avoided on turf areas, and provided in all applicable documents (e.g., educational brochure, CC&Rs, landscape plans): close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch;
    c. Watering times shall be programmed for longer periods and less frequently rather than for short periods and more frequently;

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Community Presbyterian Church

1235 N. Thompson Rd. • P.O. Box 158
Nipomo, CA 93444
Phone (805) 473-8059
Luanne Griguoli, Pastor

April 18, 2005

APR 1 9 2005

Department of Planning and Building
County Government Center
San Luis Obispo, California 93408

Attention: Taryn Jamison

Re: County File No.: D 990359D
Nipomo Presbyterian Church

Gentlemen:

Enclosed please find a check for $285.00 as remittance for the 3rd one-year extension of Conditional Use Permit No. #D 990359D.

Respectfully,

Homer J. Fox, Chairman
New Buildings

Encl. Check #9130

5/2/2001 PC Approval

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PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, April 26, 2001

PRESENT: Commissioners Cynthia Boche, Bob Roos, Chairman Doreen Liberto-Blanck

ABSENT: Commissioner , Gene Mehlschau, Wayne Cooper

RESOLUTION NO. 2001-33
RESOLUTION RELATIVE TO THE GRANTING
OF A DEVELOPMENT PLAN

WHEREAS, The County Planning Commission of the County of San Luis Obispo, State of California, did, on the 26th day of April, 2001, grant a Development Plan to COMMUNITY UNITED PRESBYTERIAN CHURCH to allow construction of four structures totaling 21,135 square feet in addition to the existing 6,000 square feet sanctuary and classrooms. The four new structures will serve as classrooms, an administration building and a new sanctuary, in the Residential Rural Land Use Category. The property is located in the county at 1235 N. Thompson Road, north of the community of Nipomo, APN: 091-091-043, in the South County Planning Area. County File Number: D990359D.

WHEREAS, The Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Findings listed in Exhibit A.

WHEREAS, The Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Conditions listed in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 26th day of April, 2001, does hereby grant the aforesaid Permit No. D990359D.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of

twenty-four (24) months from the date of this approval or such other time period as may be designated through conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 22.02.050 of the Land Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six months (6) or conditions have not been complied with, such Permit approval shall become void.

On motion of Commissioner Roos, seconded by Commissioner Boche, and on the following roll call vote, to-wit:

AYES: Commissioners Roos, Boche, Chairman Liberto-Blanck

NOES: None

ABSENT: Commissioners Mehlschau, Cooper

the foregoing resolution is hereby adopted.

/s/ Doreen Liberto-Blanck
Chairman of the Planning Commission

ATTEST:

/s/ Chris Macek
Secretary Pro Tem, Planning Commission

Exhibit A
D990359D - Findings

Environmental Determination

A. On the basis of the Initial Study and all the comments received, there is no substantial evidence that the project will have a significant effect on the environment because an Archaeological Surface Survey was performed and determined that the proposed expansion will not impact archaeology concerns; that the existing facilities for water and septic have been designed to adequately address the proposed expansion; the grading and drainage plan has addressed concerns with grading and drainage, and the site design has addressed any potential for noise concerns and any further environmental concerns have been addressed.

Development Plan

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the location of the sanctuary, administrative building and classrooms are allowed uses as established for the Residential Rural land use category. The proposed project is consistent with all of the General Plan policies.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code because the sanctuary, administrative building and classrooms meets all setbacks, and as specified by the Land Use Ordinance all requirements for churches and related facilities and schools, have been met .

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied to this 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 properties in the vicinity because the church and related facilities and school are allowed in the Residential Rural land use category when located on a site of at least 20,000 square feet, adequate parking has been provided and is authorized with this Development Plan, the expanded facilities are compatible with the neighborhood and existing uses on the site, all applicable building and safety codes will be met, and the site will be landscaped.

E. As conditioned, the proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because the existing use is a church and related facilities and a school, the proposed structures are an expansion of an existing use that is allowed in the Residential Rural land use category and are compatible with the neighborhood and existing uses on the site, and additional landscape will be provided.

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 N. Thompson Road, an arterial county-maintained road that is capable of handling any additional traffic associated with the project.

Exhibit B
D990359D- Conditions

Approved Development

1. This approval authorizes the establishment of:

   a. An approximately 6,500 square foot sanctuary;

   b. An approximately 2,075 square foot classroom;

   c. An approximately 3,240 square foot classroom;

   d. An approximately 2,560 square foot administration building; and

   e. An approximately 1,440 square foot temporary portable classroom, for use until the permanent classrooms are established, or until the Development Plan expires.

2. Site development shall be consistent with the approved site plan. **A color board detailing the colors and material proposed for use on the exterior walls and roof structure, including window frames, trim and any other exterior work, shall be submitted to the Development Review Section of the Department of Planning and Building prior to building permit issuance.**

3. The following church related activities are included, but not limited with the authorization of this land use permit:

   a. Sunday-school activities;

   b. Regular Sunday services;

   c. Weddings;

   d. Funerals;

   e. Normal activities associated with church operation (i.e., committee meetings, small group meetings, choir practices).

   This approval does not authorize the leasing of the church facilities to activities not associated directly with normal church operations.

4. Any additional uses not granted with this approval such as day-care, preschool or any daily regular school uses will require additional Development Plan approval.

Site Development

5. **Prior to building permit issuance,** the drainage plan must be approved by County

Public Works.

6. **Prior to building permit issuance,** road fees will be due, consistent with the South County Road Improvement Fees.

Landscape

7. **Prior to building permit issuance,** the applicant shall submit landscape, screening, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval. The landscape plan shall provide for:

   a. A minimum 60% shading of parking areas, within 10 years of establishment;

   b. Landscape in all setback areas;

   c. Satisfy all requirement established in Section 22.04.180, et. seq.;

   d. Location of new trees, shrubs and ground cover over fill areas to minimize visual and sedimentation and erosion impacts;

   e. Landscape screening to minimize structure massing of each building.

   f. Native, drought-tolerant landscape.

8. Landscape and screening per the approved landscape plan shall be installed **prior to final building permit inspection**.

Exterior Lighting & Signs

9. All outdoor night-lighting sources are to be used for the purpose of illumination only, and are not to be designed for or used as a sign or advertising display. Exterior lighting shall comply with Section 22.04.320 and the following:

   a. Design and adjust low-level sources so that light is directed away from any road or street, and away from any dwellings outside the boundaries of the applicant's parcel.

   b. Prevent light or glare from being harmful, detrimental or visible to persons occupying surrounding properties, particularly the Highway 101 viewshed area.

10. On-site signing shall be in accordance with Section 22.04.300 et. seq. All signing shall be reviewed an approved by the Development Review Section of the Department of Planning and Building.

Fire Safety

11. **Prior to final inspection,** the California Department of Forestry (CDF) shall conduct an inspection of the project site to assure that all necessary fire safety measures have been

implemented from the CDF letter dated June 11, 2000.

Well & Septic

12. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of County Environmental Health and the Building Division of the Department of Planning and Building that the well and septic systems are capable of handling the proposed additions.

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Staff Report

San Luis Obispo County Department of Planning and Building

DATE: April 26, 2001

TO: Planning Commission

FROM: Dana N. Gillespie, Assistant Planner

SUBJECT: **Community United Presbyterian Church Development Plan Application (D990359D)**

ATTACHMENTS:
1. Exhibit A - Findings
2. Exhibit B - Conditions
3. Graphics
4. Negative Declaration

SUMMARY

The applicant is requesting authorization to construct four structures totaling approximately 14,375 square feet, in addition to the two existing church facility buildings (approximately 5,574 square feet). The proposed structures are a new sanctuary, classrooms and an administration building. Water and sewage disposal are provided by on-site systems. **Supervisorial District No. 4**

RECOMMENDATION

Adopt the resolution approving the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approving the Development Plan as described in this report, based on the findings in Exhibit A and the conditions in Exhibits B.

PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING

Location: 1235 N. Thompson Road, north of the community of Nipomo, South County Planning Area. Assessor's Parcel Number: 091-090-043.

General Plan: Residential Rural

Area Standards: Areawide

Circulation:

1. Public Right-of-Way Dedication
3. Traffic Noise Mitigation
4. Transit-Oriented Standards

Rural Area Standards
Areawide:
1. Areawide Circulation Linkages
3. Equestrian, Pedestrian and Bike Paths

Existing Uses and Improvements: Existing sanctuary 4,224 square feet; existing classroom 1,350 square feet; parking areas.

Surrounding Zoning and Uses:

North:	Residential Rural/Scattered single family residences; Thompson Rd.
South:	Residential Rural/Highway 101
East:	Residential Rural/Scattered single family residences
West:	Residential Rural/Roadside stand under construction

Parcel Size:	6.28 acres
Topography:	Level to gently rolling
Vegetation:	Ornamentals, grasses
Water:	On-site well
Sewage Disposal:	Individual on-site system
Fire Protection:	CDF/ County Fire
Acceptance Date:	May 31, 2000

ENVIRONMENTAL DETERMINATION

After completing an initial study and reviewing all comments received, the Environmental Division has determined that a Negative Declaration is appropriate under the provisions of CEQA. See attached copy for reference.

DISCUSSION

A previously approved Development Plan (D890094D) authorized the existing facilities and several additional structures that were never constructed. The previously authorized structures that were never constructed were of equivalent square footage as with this proposed Development Plan. It was the intent of the applicant to construct all the structures from the previously approved Development Plan, however the entitlement expired before they were able to follow through on their plans. During site improvement for the existing buildings, the site was rough graded in anticipation of constructing all proposed structures. Because of this, minimal earthwork is necessary at this time for construction of the proposed structures. Additionally, the on-site septic and well facilities were sized in anticipation of the proposed structures.

Planning Area Standards
All area standards have been met, or are incorporated into the proposal.

Land Use Ordinance
Section 22.08.066 - Churches and Related Activities. The proposal meets the requirements for minimum site area, site location and all other standard Land Use Ordinance requirements.

Section 22.08.074 - Schools and Preschools. Schools and preschools are an allowed use in the in the Residential Rural land use category, but may be no closer than 1,000 feet to an Industrial or Commercial Service, or 500 feet to a Commercial Retail land use category. As designed, the proposal meets all requirements established for parking, location, and limitation on use.

Nipomo Community Advisory Council Response
The NCAC had the opportunity to review the proposal very early during the application processing. The council was supportive of the proposal, as recommended for approval, with no suggestions for modifications.

Exhibit A
D990359D - Findings

Environmental Determination

A. On the basis of the Initial Study and all the comments received, there is no substantial evidence that the project will have a significant effect on the environment because an Archaeological Surface Survey was performed and determined that the proposed expansion will not impact archaeology concerns; that the existing facilities for water and septic have been designed to adequately address the proposed expansion; the grading and drainage plan has addressed concerns with grading and drainage, and the site design has addressed any potential for noise concerns and any further environmental concerns have been addressed.

Development Plan

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the location of the sanctuary, administrative building and classrooms are allowed uses as established for the Residential Rural land use category. The proposed project is consistent with all of the General Plan policies.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code because the sanctuary, administrative building and classrooms meets all setbacks, and as specified by the Land Use Ordinance all requirements for churches and related facilities and schools, have been met .

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied to this 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 properties in the vicinity because the church and related facilities and school are allowed in the Residential Rural land use category when located on a site of at least 20,000 square feet, adequate parking has been provided and is authorized with this Development Plan, the expanded facilities are compatible with the neighborhood and existing uses on the site, all applicable building and safety codes will be met, and the site will be landscaped.

E. As conditioned, the proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because the existing use is a church and related facilities and a school, the proposed structures are an expansion of an existing use that is allowed in the Residential Rural land use category and are compatible with the neighborhood and existing uses on the site, and additional landscape will be provided.

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 N. Thompson Road, an arterial county-maintained road that is capable of handling any additional traffic associated with the project.

Exhibit B
D990359D- Conditions

Approved Development

1. This approval authorizes the establishment of:

    a. An approximately 6,500 square foot sanctuary;

    b. An approximately 2,075 square foot classroom;

    c. An approximately 3,240 square foot classroom;

    d. An approximately 2,560 square foot administration building; and

    e. An approximately 1,440 square foot temporary portable classroom, for use until the permanent classrooms are established, or until the Development Plan expires.

2. Site development shall be consistent with the approved site plan. **A color board detailing the colors and material proposed for use on the exterior walls and roof structure, including window frames, trim and any other exterior work, shall be submitted to the Development Review Section of the Department of Planning and Building prior to building permit issuance.**

3. The hours of operation approved with this use shall be as follows;

    a. Sunday through Saturday 8am to 5pm.

    b. Wednesday evening 6:30pm to 10:30pm.

Site Development

4. **Prior to building permit issuance,** the drainage plan must be approved by County Public Works.

5. **Prior to building permit issuance,** road fees will be due, consistent with the South County Road Improvement Fees.

Landscape

6. **Prior to building permit issuance,** the applicant shall submit landscape, screening, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval. The landscape plan shall provide for:

    a. A minimum 60% shading of parking areas, within 10 years of establishment;

    b. Landscape in all setback areas;

    c. Satisfy all requirement established in Section 22.04.180, et. seq.;

d. Location of new trees, shrubs and ground cover over fill areas to minimize visual and sedimentation and erosion impacts;

e. Landscape screening to minimize structure massing of each building.

7. Landscape and screening per the approved landscape plan shall be installed **prior to final building permit inspection**.

Exterior Lighting & Signs

8. All outdoor night-lighting sources are to be used for the purpose of illumination only, and are not to be designed for or used as a sign or advertising display. Exterior lighting shall comply with Section 22.04.320 and the following:

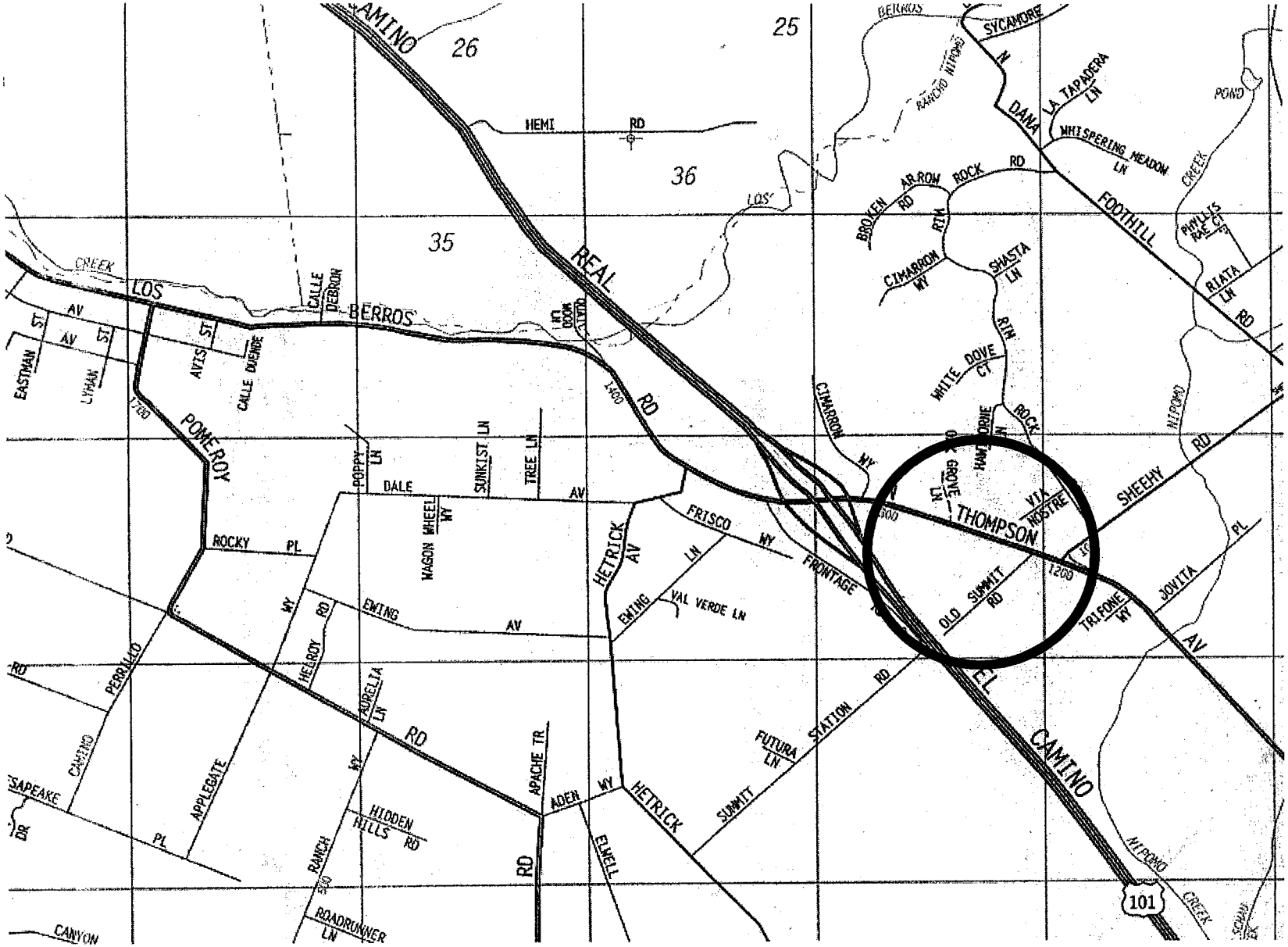
   a. Design and adjust low-level sources so that light is directed away from any road or street, and away from any dwellings outside the boundaries of the applicant's parcel.

   b. Prevent light or glare from being harmful, detrimental or visible to persons occupying surrounding properties, particularly the Highway 101 viewshed area.

9. On-site signing shall be in accordance with Section 22.04.300 et. seq. All signing shall be reviewed an approved by the Development Review Section of the Department of Planning and Building.

Fire Safety

10. **Prior to final inspection,** the California Department of Forestry (CDF) shall conduct an inspection of the project site to assure that all necessary fire safety measures have been implemented from the CDF letter dated June 11, 2000.



Project

Community United Presbyterian Church
D990359D/ED00-344

Exhibit

VICINITY MAP

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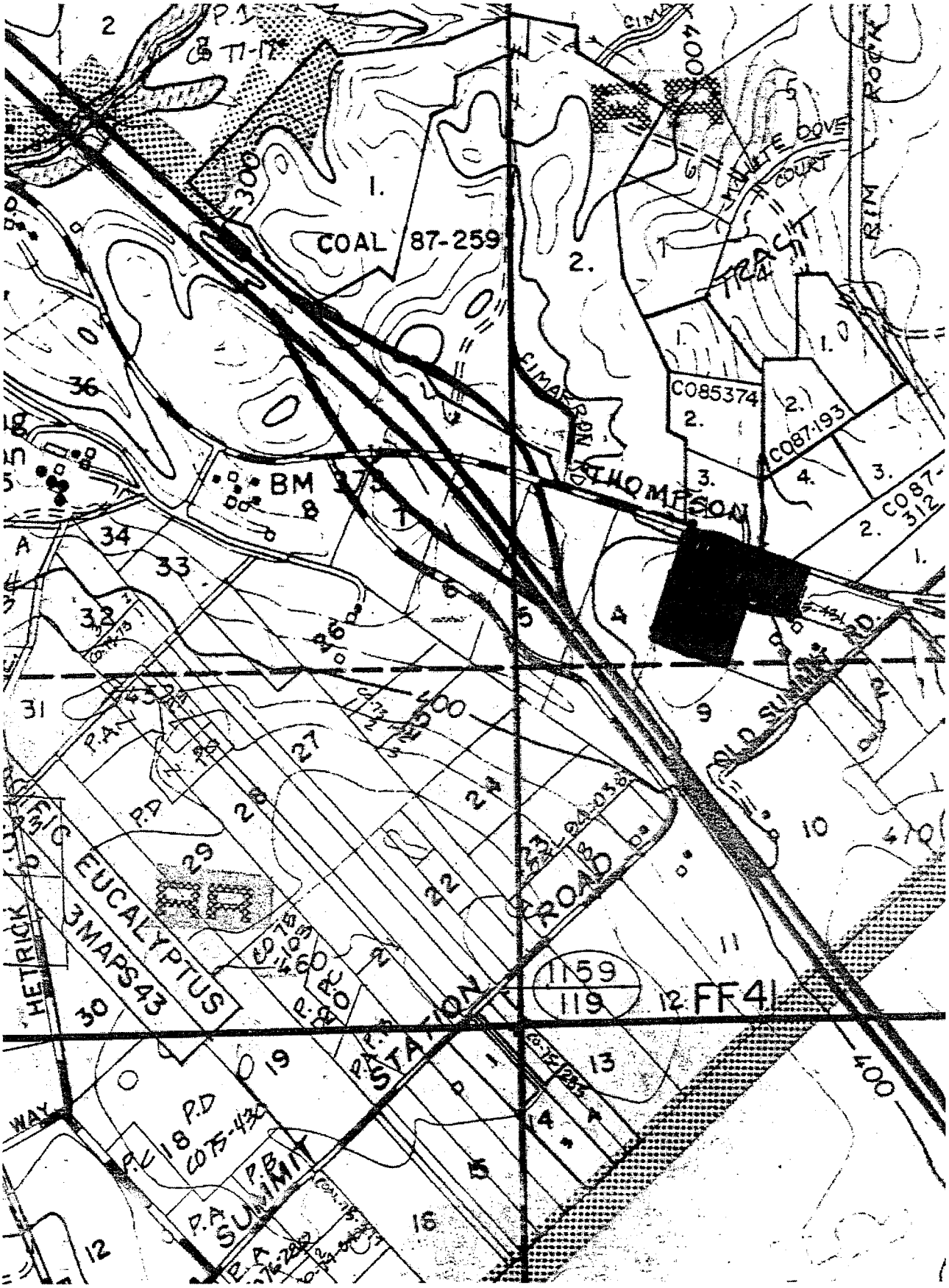


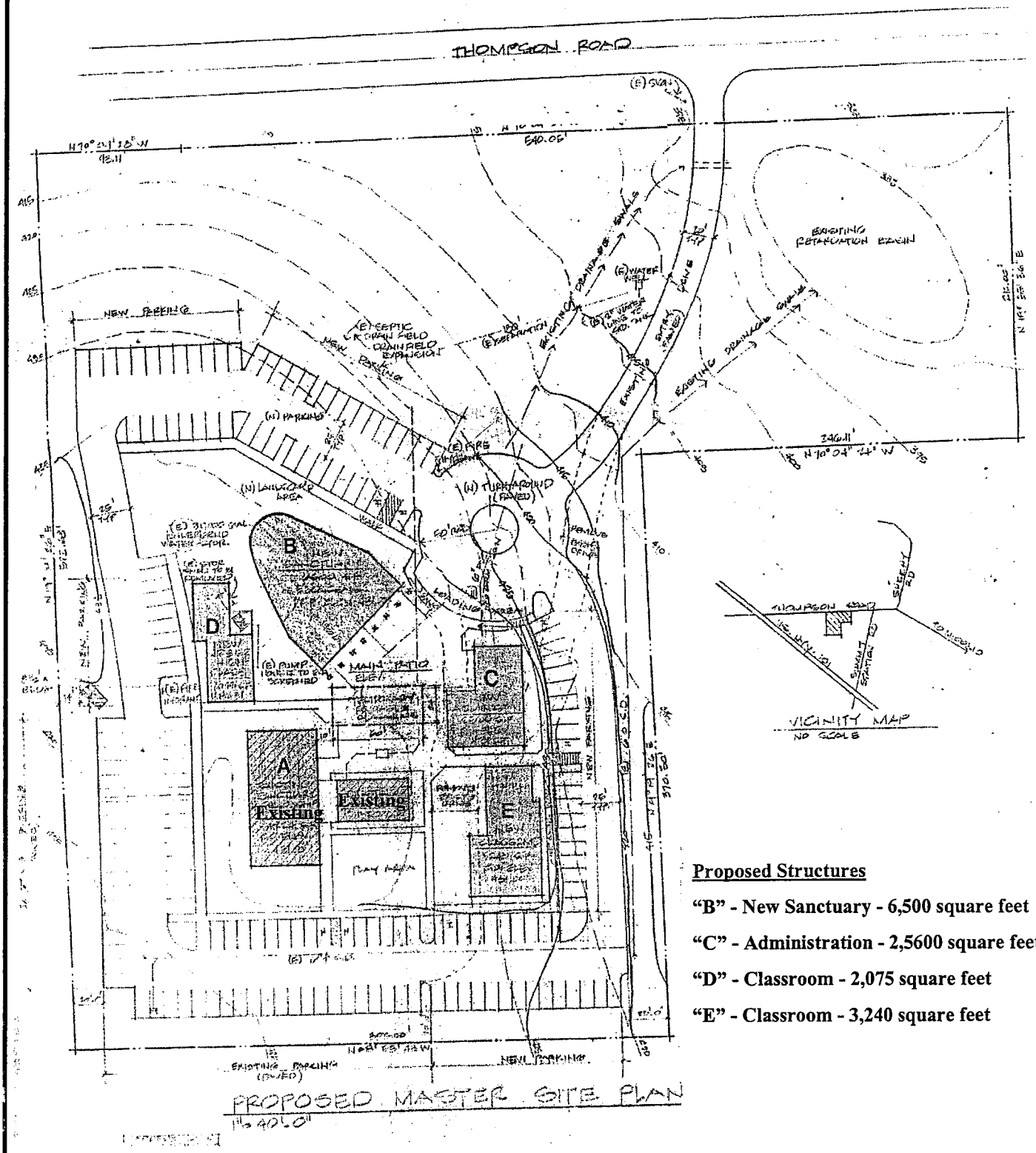
Project

Community United Presbyterian Church
D990359D/ED00-344

Exhibit

LAND USE CATEGORY

7-21



Proposed Structures

"B" - New Sanctuary - 6,500 square feet

"C" - Administration - 2,5600 square feet

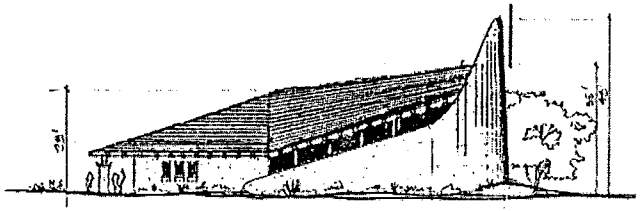
"D" - Classroom - 2,075 square feet

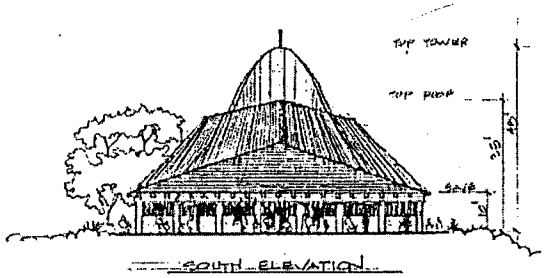
"E" - Classroom - 3,240 square feet

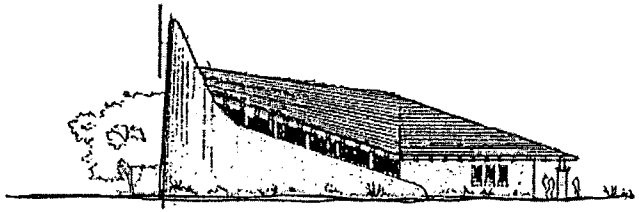
Project
Community United Presbyterian Church
D990359D/ED00-344

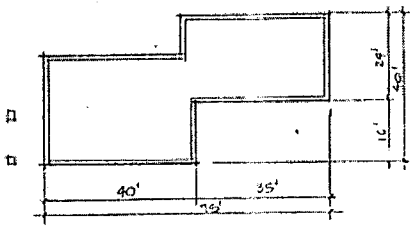
Exhibit

SITE & GRADING PLAN

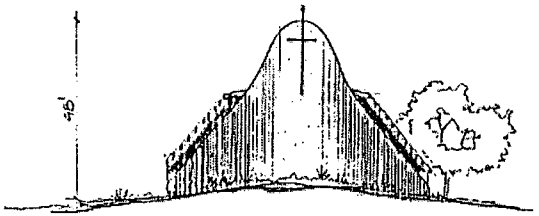


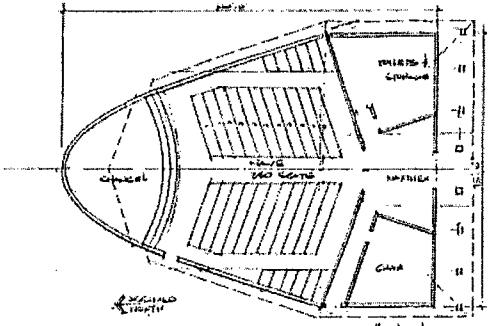






YOUTH BUILDING FLOOR PLAN
1/16"=1'-0"





SANCTUARY FLOOR PLAN 1/16"=1'-0"

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Project

Community United Presbyterian Church
D990359D/ED00-344

Exhibit

ELEVATIONS

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COUNTY OF SAN LUIS OBISPO
NOTICE OF DETERMINATION AND
NEGATIVE DECLARATION

For Official Use Only (dg)

ENVIRONMENTAL DETERMINATION NO. ED00-344 DATE: MARCH 30, 2001

PROJECT DESCRIPTION
APPLICANT/ENTITLEMENT: Community United Presbyterian Church Development Plan; D990359D (ENDORSED)
PLANNING AREA: South County; Rural
LAND USE CATEGORY: Residential Rural
PARCEL SIZE: 6.28 acres
TOTAL AREA OF DISTURBANCE: About a 20,000 square foot area
LOCATION: 1235 North Thompson Road, about 1,500 feet east off Highway 101 in the community of Nipomo
PROPOSED USES/INTENT: A request to allow for an construct an approximate 15,000 square foot expansion of an existing church facilities
APPLICANT: Community United Presbyterian Church; Nipomo, CA

FILED
MAY 15 2001
JULIE RODEWALD, COUNTY CLERK
By C.L. ELANDER Deputy Clerk

ENVIRONMENTAL SETTING

TOPOGRAPHY:	Nearly level to gently rolling
VEGETATION:	Grasses; forbs; ornamentals
SOIL TYPE:	Chamise Shaly loam
SOIL CHARACTERISTICS:	Not well drained; moderate to low erodibility; moderate shrink-swell potential; may present some limitations to the percolation of sewage effluent due to slow percolation rate
GEOLOGIC HAZARDS:	Negligible landslide potential; negligible to moderate liquefaction potential
FIRE HAZARD:	Moderate
WATER:	On-site well
SEWAGE DISPOSAL:	On-site septic system
EXISTING USES:	Church facilities
SURROUNDING USES:	Scattered single-family residences

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

STATEMENT OF FINDINGS
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 Negative Declaration (pursuant to Public Resources Code Sections 21108, 21151 & 21167) is proposed.

ACTION TAKEN
On April 26 20 01, the San Luis Obispo County ~~Board of Supervisors~~/Planning Commission/~~Staff~~, having considered the Environmental Coordinator's action, approved/~~denied~~ this project.

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040.

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California Department of Fish and Game

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE & NUMBER: Community United Presbyterian Church - D990359D

Project Applicant

Name: Community United Presbyterian Church
Address: 1235 N. Thompson
City, State, Zip Code: Nipomo, CA 93444
Telephone #: 805-473-8059

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.

( ) 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.

Dana G. Gillespie for

Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 3/23/01

G:\CURRENT\Dana G\C.E.Q.A\Community United IS.wpd(12/96)

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Community United Presbyterian Church - D990359D

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. 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.

Initial Study Reference and Agency Contacts: The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

- Project File for the Subject Application
- County General Plan (Inland & Coastal, including all maps & elements)
- County Land Use Ordinance
- Area of Critical Concerns Map
- Fire Hazard Severity Map
- Natural Species Diversity Database
- Areas of Special Biological Importance Map
- Archaeological Resources Map
- Natural Resources Conservation Service Soil Survey for San Luis Obispo County
- Flood Hazard Maps
- Airport Land Use Plans
- Other special studies, reports and existing EIRs as appropriate

In addition to the above, the County Planning or Environmental Division have contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted (marked with an "X") or have responded (marked with "XX"):

XX County Engineering Department
XX County Environmental Health Division
___ County Planning Division
___ County Agricultural Commissioner's Office
___ County Airport Manager
___ Airport Land Use Commission
___ Air Pollution Control District
___ County Sheriff's Department
___ CA Department of Fish and Game
XX CA Department of Forestry
X CA Department of Transportation
___ Regional Water Quality Control Board
___ CA Coastal Commission
___ _____ Community Service District
XX Other - Nipomo Community Advisory Council

Checklist Identification of Mitigations for Potential Impacts: The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigations explains how the identified potential environmental impacts can and will be avoided or substantially lessened:

A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.

B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.

C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions in order to be in compliance with Federal or State law.

D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

		Potentially Significant Impact	Impact Can & Will be Mitigated	Insignificant Impact	Not Applicable
I.	**BIOLOGICAL RESOURCES**				
A.	Wildlife	( )	( )	(✔)	( )
B.	Vegetation	( )	( )	(✔)	( )
C.	Habitat Area	( )	( )	(✔)	( )
D.	Rare and/or Endangered Species	( )	( )	(✔)	( )
E.	Unique or Fragile Biotic Community	( )	( )	(✔)	( )
F.	State Area of Special Biological Importance	( )	( )	(✔)	( )
G.	Riparian/Wetland Area	( )	( )	(✔)	( )
H.	Other: _____	( )	( )	( )	( )

Mitigation: A ___ B ___ C ___ D ___

( ) See attached exhibits: ( )Developer's Statement; ( )Agency Response _____
( )Revised Plans; ( )Designated Bldg Sites

( ) See Special Environmental Considerations

( ) See Document in file _____

II.	**DRAINAGE, EROSION AND SEDIMENTATION**				
*A.	Increased Storm Water Runoff	( )	(✔)	( )	( )
*B.	Erodible Soils/Erosion	( )	(✔)	( )	( )
*C.	Poorly Drained Soils	( )	(✔)	( )	( )
*D.	Sedimentation	( )	(✔)	( )	( )
E.	Contributes to Existing Drainage Problem	( )	( )	(✔)	( )
F.	Alters Existing Drainage Course or Waterway	( )	( )	(✔)	( )
G.	Other: _____	( )	( )	( )	( )

***Mitigation**: A ___ B ✔ [see LUO sec.22.05.032(CZLUO 23.05.032); C ___ D ___
22.05.034(CZLUO 23.05.034)]

*(✔) See attached exhibit(s): ( )Developer's Statement; ( )Agency Response_____
(✔)Sedimentation & Erosion Control/Drainage Plan

( ) See Special Environmental Considerations

( ) See Document in file _____

		Potentially Significant Impact	Impact Can & Will be Mitigated	Insignificant Impact	Not Applicable
III.	**GEOLOGICAL HAZARDS/SITE ALTERATION**				
A.	Landslide Hazard	( )	( )	(✔)	( )
B.	Seismic Hazard	( )	( )	(✔)	( )
C.	Topographic Alteration; Grading for Building ✔, Driveways ✔, Roads__, Other __	( )	( )	(✔)	( )
D.	Soil Expansion	( )	( )	(✔)	( )
E.	Steep Slopes	( )	( )	(✔)	( )
F.	Other:_____	( )	( )	( )	( )

Mitigation: A __ B __ C __ D __

( ) See attached exhibit(s): ( )Developer's Statement; ( )Agency Response_____

( ) Sed./Erosion Control Plan; ( )Revised Plans; ( ) Designated Bldg Sites

( ) See Special Environmental Considerations

( ) See Document in file _____

IV.	**WATER RESOURCES**				
A.	Groundwater Quantity	( )	( )	(✔)	( )
B.	Groundwater Quality	( )	( )	(✔)	( )
C.	Surface Water Quantity	( )	( )	(✔)	( )
D.	Surface Water Quality	( )	( )	(✔)	( )
E.	Stream Flow Change	( )	( )	(✔)	( )
F.	Change to Estuarine Environment	( )	( )	(✔)	( )
G.	Other:_____	( )	( )	( )	( )

Mitigation: A __ B __ C __ D __

( ) See attached exhibit(s): ( )Developer's Statement; ( )Agency Response_____

( )Hydrology Report

( ) See Special Environmental Considerations

( ) See Document in file _____

V.	**POLLUTION**				
A.	Hazardous Materials	( )	( )	(✔)	( )
B.	Groundwater Pollution	( )	( )	(✔)	( )
C.	Surface Water Pollution	( )	( )	(✔)	( )
D.	Increase in Existing Noise Levels	( )	( )	(✔)	( )
E.	Exposure of People to Severe Noise Levels	( )	( )	( )	(✔)
F.	Substantial Air Emissions	( )	( )	(✔)	( )
G.	Deterioration of Ambient Air Quality	( )	( )	(✔)	( )
H.	Creation of Objectionable Odors	( )	( )	(✔)	( )
I.	Other:_____	( )	( )	( )	( )

Mitigation: A __ B __ C __ D __

( ) See attached exhibit(s): ( )Developer's Statement; ( )Agency Response_____

( )Hydrology/Noise Study

( ) See Special Environmental Considerations

( ) See Document in file _____

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	Potentially Significant Impact	Impact Can & Will be Mitigated	Insignificant Impact	Not Applicable
VI. TRAFFIC				
✳A. Increase in Vehicle Trips	( )	(✔)	( )	( )
✳B. Reduced Levels of Service on Existing Public Roadways	( )	(✔)	( )	( )
C. Limited or Unsafe Access	( )	( )	(✔)	( )
D. Creates Unsafe Conditions on Public Roadways	( )	( )	(✔)	( )
E. Areawide Traffic Circulation	( )	( )	(✔)	( )
F. Internal Traffic Circulation	( )	( )	(✔)	( )
G. Other:_____	( )	( )	( )	( )

✳**Mitigation**: A ___ B ✔ [see Co. Code Title 13.01.010-.060; South County Circulation Fee]; C ___ D ___
( ) See attached exhibit(s): ( )Developer's Statement; ( )Agency Response _____
( )Traffic Study
( ) See Special Environmental Considerations
( ) See Document in file _____

	Potentially Significant Impact	Impact Can & Will be Mitigated	Insignificant Impact	Not Applicable
VII. PUBLIC SERVICES				
✳A. Fire Protection Services	( )	( )	(✔)	( )
✳B. Police/Sheriff Services	( )	( )	(✔)	( )
✳C. Schools	( )	( )	(✔)	( )
D. Community Wastewater	( )	( )	( )	(✔)
E. Community Water Supply	( )	( )	( )	(✔)
F. Solid Waste Disposal	( )	( )	(✔)	( )
G. Onsite Wastewater	( )	( )	(✔)	( )
H. Onsite Water	( )	( )	(✔)	( )
I. Other:_____	( )	( )	( )	( )

✳**Mitigation**: A ___ B ✔ (School Fee, Countywide Fee) C ___ D ___
( ) See attached exhibit(s): ( )Developer's Statement; ( )Agency Response_____
( ) See Special Environmental Considerations
( ) See Document in file _____

	Potentially Significant Impact	Impact Can & Will be Mitigated	Insignificant Impact	Not Applicable
VIII. AESTHETIC/CULTURAL RESOURCES				
A. Visual Impact from Public Roadway	( )	( )	(✔)	( )
B. Increased Light or Glare	( )	( )	(✔)	( )
C. Alters Important Scenic Vista	( )	( )	(✔)	( )
✳D. Archaeological Resources	( )	( )	(✔)	( )
E. Historic Resources	( )	( )	(✔)	( )
F. Other:_____	( )	( )	( )	( )

Mitigation: A ___ B ___ C ___ D ___
( ) See attached exhibit(s): ( )Developer's Statement; ( )Agency Response_____
( )Visual Analysis; ( )Revised Plans; ( )Landscape Plan; ( ) Designated Bldg Sites
( ) See Special Environmental Considerations
✳(✔) Document in file Archaeological Surface Survey on file _____

Not Applicable | Insignificant Impact | Impact Can & Will be Mitigated | Potentially Significant Impact

IX. HOUSING AND ENERGY

A.	Creates Substantial Demand for Housing	( )( )(✔)( )
B.	Uses Substantial Amount of Fuel or Energy	( )( )(✔)( )
C.	Encourages Growth Beyond Resource Capacities	( )( )(✔)( )
D.	Other: _____	( )( )( )( )

Mitigation: A ___ B ___ C ___ D ___
( ) See attached exhibit(s): ( )Developer's Statement; ( )Agency Response_____
( ) See Special Environmental Considerations
( ) See Document in file _____

X. AGRICULTURAL/MINERAL RESOURCES

A.	Eliminates Valuable Mineral Resources	( )( )(✔)( )
B.	Prime Agricultural Soils	( )( )(✔)( )
C.	Conflicts with Existing Agricultural Area	( )( )(✔)( )
D.	Change from Agriculture to Other Uses	( )( )( )(✔)
E.	Other: _____	( )( )( )( )

Mitigation: A ___ B ___ C ___ D ___
( ) See attached exhibit(s): ( )Developer's Statement; ( )Agency Response_____
( ) See Special Environmental Considerations
( ) See Document in file _____

XI. GROWTH INDUCING/CUMULATIVE EFFECTS

A.	Growth Inducing Effects	( )( )(✔)( )
B.	Precedent for Change in Area Land Use	( )( )(✔)( )
C.	Cumulative Effects: _____	( )( )(✔)( )
	_____	( )( )( )( )
	_____	( )( )( )( )
D.	Other: _____	( )( )( )( )

Mitigation: A ___ B ___ (School Fee, Countywide Fee) C ___ D ___
( ) See attached exhibit(s): ( )Developer's Statement; ( )Agency Response_____
( ) See Special Environmental Considerations
( ) See Document in file _____

INITIAL STUDY PREPARATION

Prepared by: Name Dana Gillespie Signature DN Gillespie Date 3/23/01

Reviewed by: Name John Nall Signature John Nall Date 3/23/01

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