



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/11/2013

TO: _____

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: DRC2012-00052 PEOPLES SELF HELP HOUSING- Conditional Use Permit for a 30 unit apartment project. 2 acre site located off Las Tablas Road in Templeton. APN: 040-289-049.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

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

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

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 SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

RMF

HAP

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Zoning Clearance
- Site Plan
- Minor Use Permit
- Variance
- Other
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Modification to approved land use permit
- Curb, Gutter & Sidewalk Waiver

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Peoples Self Help Housing Daytime Phone (805) 781-3088
 Mailing Address 3533 Empleo St, San Luis Obispo, CA Zip Code 93401
 Email Address: _____

Applicant Name same as owner Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Rea & Luker Architects, inc. - Lauren Luker Daytime Phone 805-541-6294
 Mailing Address 444 Higuera St, Suite 201, San Luis Obispo, CA Zip Code 93401
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 2.01 Acres Assessor Parcel Number(s): 040-289-049
 Legal Description: Parcel 2 of Parcel Map Co-09-0040, County of San Luis Obispo, State of California
 Address of the project (if known): 399 Las Tablas Rd, Templeton, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Las Tablas Rd past Bennett W. just west of U.S. 101. Site located behind Rolling Hills Apartments and accessed through them
 Describe current uses, existing structures, and other improvements and vegetation on the property: mostly vacant with oak trees and a play structure; also willows along drainage swale

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 30 unit apartment project; 26,100 sf total (excluding carports and covered patios), 37,580 sf with carports and covered patios

LEGAL DECLARATION

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

Property owner signature _____

Date 12/3/12

FOR STAFF USE ONLY
 Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): setback reductions

Describe existing and future access to the proposed project site: site access through Rolling Hills apartments via recorded Vehical Access Agreement done in August 2010

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? 5.4 acres Gross

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: multifamily residential - PSHH South: Church (across drainage swale)
East: Vacant West: multifamily residential

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 19,506 sq. feet 22 % (Footprint) Landscaping: 44,600 sq. feet 51 %
Paving: 23,450 sq. feet 27 % Other (specify) _____

Total area of all paving and structures: 42,956 sq. feet acres

Total area of grading or removal of ground cover: approx 54,500 sf sq. feet acres

Number of parking spaces proposed: 59 Height of tallest structure: approx 33' above avg. nat. grade

Number of trees to be removed: 3 Type: Oak

Setbacks: Front 10' Right 10' Left 30' from riparian edge Back 30' from riparian edge

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: Templeton Community Services District
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: TCSD
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Templeton Fire Department

For commercial/Industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: 30 Number of bedrooms per unit: (10) 3 Bd, (18) 2 Bd, (2) 1 Bd
Total floor area of all structures including upper stories, but not garages and carports: 26,100 sf
Total of area of the lot(s) minus building footprint and parking spaces: 63,200 sf

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer ALL of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 1.5 acres
Moderate slopes of 10-30%: .49 acres
Steep slopes over 30%: .02 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Drainage swale on South & West sides of property
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: U.S. 101 Southbound & Bennett Way - briefly

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 153,000 GPD domestic, plus some landscape
4. How many service connections will be required? 32
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: approx 60' from RP Location of connection: Below south property line
2. What is the amount of proposed flow? 153,000 GPD drainage fixture units G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: TCSD
3. Where is the waste disposal storage in relation to buildings? Separate trash enclosure, centralized
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

1. Name of School District: Templeton Unified School District
2. Location of nearest police station: SLO County Sheriff - 356 North Main Street, Templeton
3. Location of nearest fire station: Templeton Fire Dept - 206 5th Street
4. Location of nearest public transit stop: 500' on corner of Las Tablas & Bennett
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? approx. 1 mile south feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
vacant except for play areas built for the existing apartment project (Platwork only)
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): riparian creek area to be preserved; also play areas and picnic/BBQ area provided for residents on site
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Build-it-Green Standards

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Reduced setbacks to maintain open space along riparian edge; compact building footprints

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Building permits

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



SHEET TITLE: ARCHITECTURAL SITE PLAN
 CLIENT: PROFFERS SELF HELP HOUSING
 ADDRESS: 3331 EAST 130 STREET, SAN LUIS OBISPO, CA
 PROJECT DATE: 12.6.12
 PURPOSE: DESIGN REVIEW
 PROJECT NO.: R1212A

TEMPLETON, CALIFORNIA
 LAS TABLAS ROAD

ROLLING HILLS II PEOPLES SELF HELP HOUSING - APARTMENT PROJECT

SHEET 8
 A-2
 SHEET

ARCHITECTURAL SITE PLAN

1" = 20'-0"

KEY PLAN



Refer to Preliminary Landscape - Landscape Design Plan and Preliminary Grading, Drainage and Utility Plans in this submittal for additional site information.



SHEET TITLE: BUILDING 1 - 4
 PLANS & ELEVATIONS
 CLIENT: PEOPLE'S SELF HELP HOUSING
 ADDRESS: 3333 EAGLE STREET, SAN LUIS OBISPO, CA
 PLOT DATE: 12.12
 PURPOSE: DESIGN REVIEW
 PROJECT NO: R12124

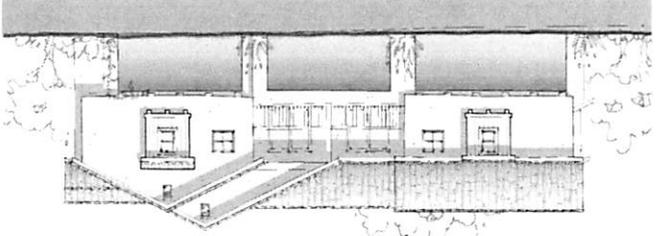
LAS TABLAS ROAD
 TEMPLETON, CALIFORNIA

ROLLING HILLS II PEOPLE'S SELF HELP HOUSING - APARTMENT PROJECT

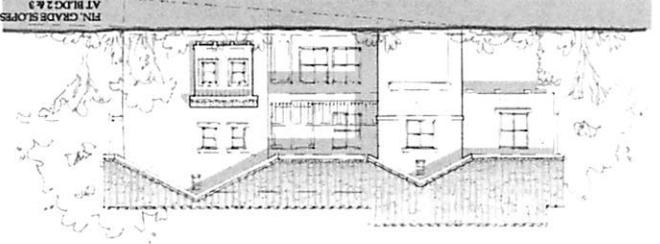
SHEET 8 OF 8
 A-3
 SHEET

EXTERIOR ELEVATIONS

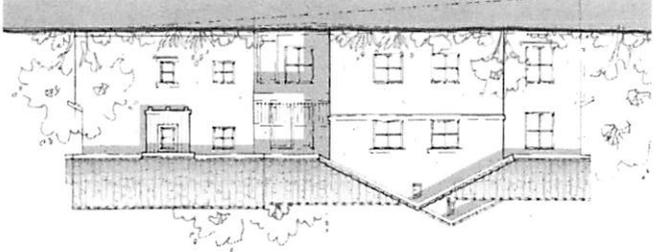
RIGHT SIDE ELEVATION



REAR ELEVATION

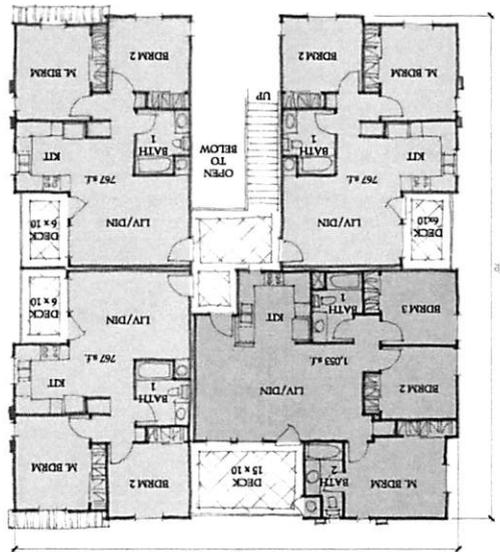


LEFT SIDE ELEVATION

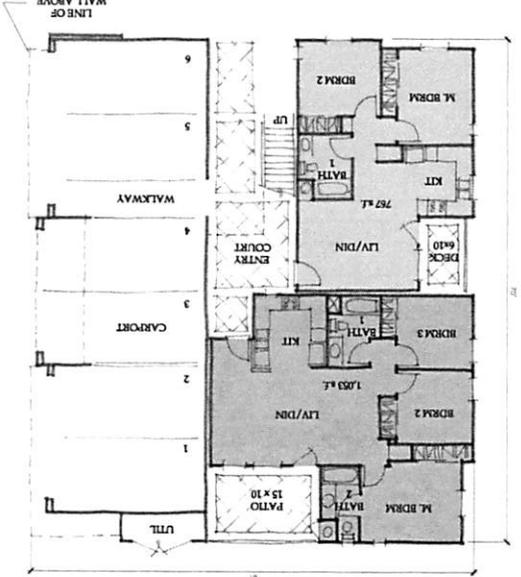


FLOOR PLANS

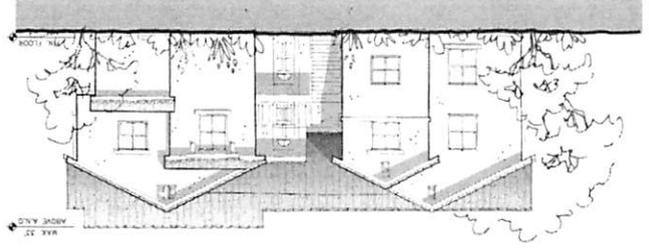
2ND FLOOR PLAN



1ST FLOOR PLAN



FRONT ELEVATION



- ELEVATION MATERIALS
- ROOF: CONCRETE & TILE
 - WALLS: GYPSUM PLASTER, INTERCRAL COLOR
 - ACCENT WALLS: GEMENTHOUS SIDING
 - TRIM: WOOD, PAINTED
 - FASCIA: WOOD, PAINTED
 - RAILINGS: POWDER COATED METAL

BUILDINGS 1 - 4



SHEET TITLE: BUILDING 5
 PLANS & ELEVATIONS
 CLIENT: PEOPLE'S SELF HELP HOUSING
 ADDRESS: 3333 EDWARDS STREET
 SAN LUIS OBISPO, CA
 PLOT DATE: 12.6.12
 PURPOSE: DESIGN REVIEW
 PROJECT NO.: R12134

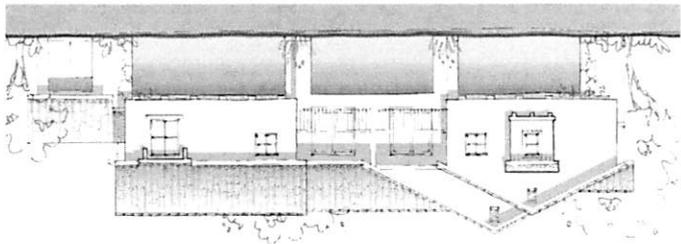
TEMPLETON, CALIFORNIA
 LAS TABLAS ROAD

ROLLING HILLS II PEOPLE'S SELF HELP HOUSING - APARTMENT PROJECT

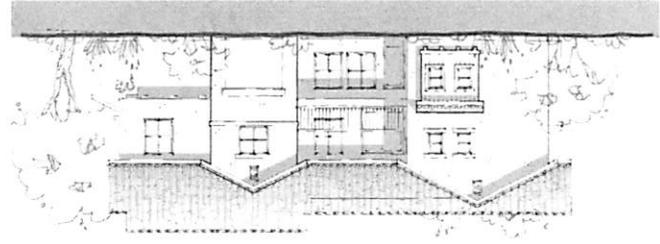
SHEET 8
 A-4 OF 8 SHEETS
 The drawings shall be interpreted on an as-shown basis in accordance with the notes and specifications. The design is subject to change without notice. The design is for general guidance only. The design is not a contract. The design is not a warranty. The design is not a guarantee. The design is not a promise. The design is not a statement of opinion. The design is not a recommendation. The design is not a suggestion. The design is not a proposal. The design is not a bid. The design is not a contract. The design is not a warranty. The design is not a guarantee. The design is not a promise. The design is not a statement of opinion. The design is not a recommendation. The design is not a suggestion. The design is not a proposal. The design is not a bid.

EXTERIOR ELEVATIONS

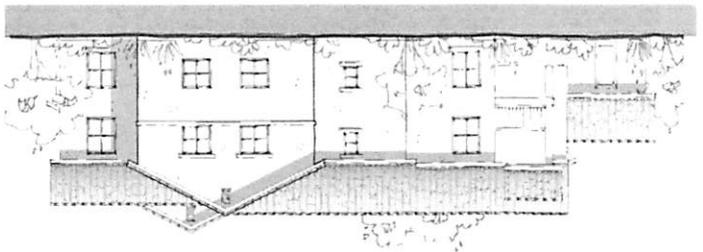
RIGHT SIDE ELEVATION



REAR ELEVATION

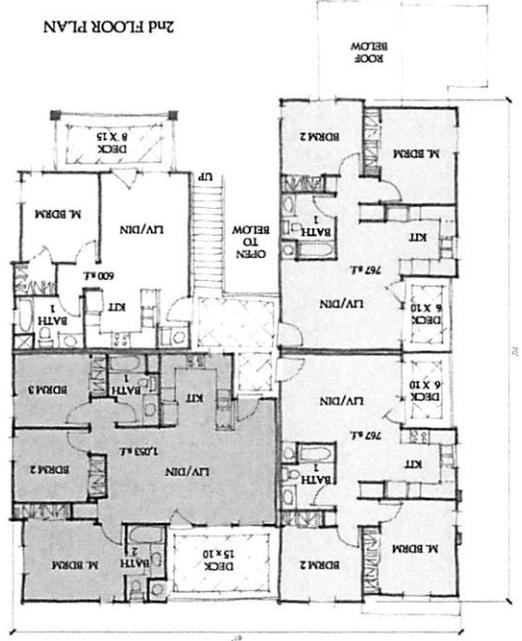


LEFT SIDE ELEVATION

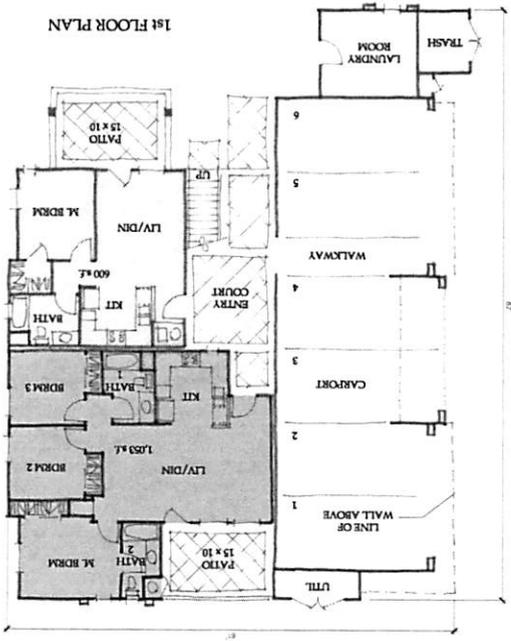


FLOOR PLANS

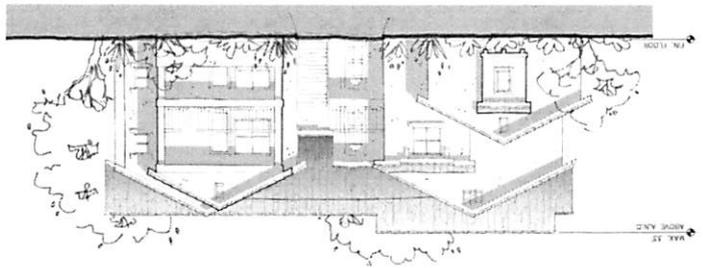
2nd FLOOR PLAN



1st FLOOR PLAN

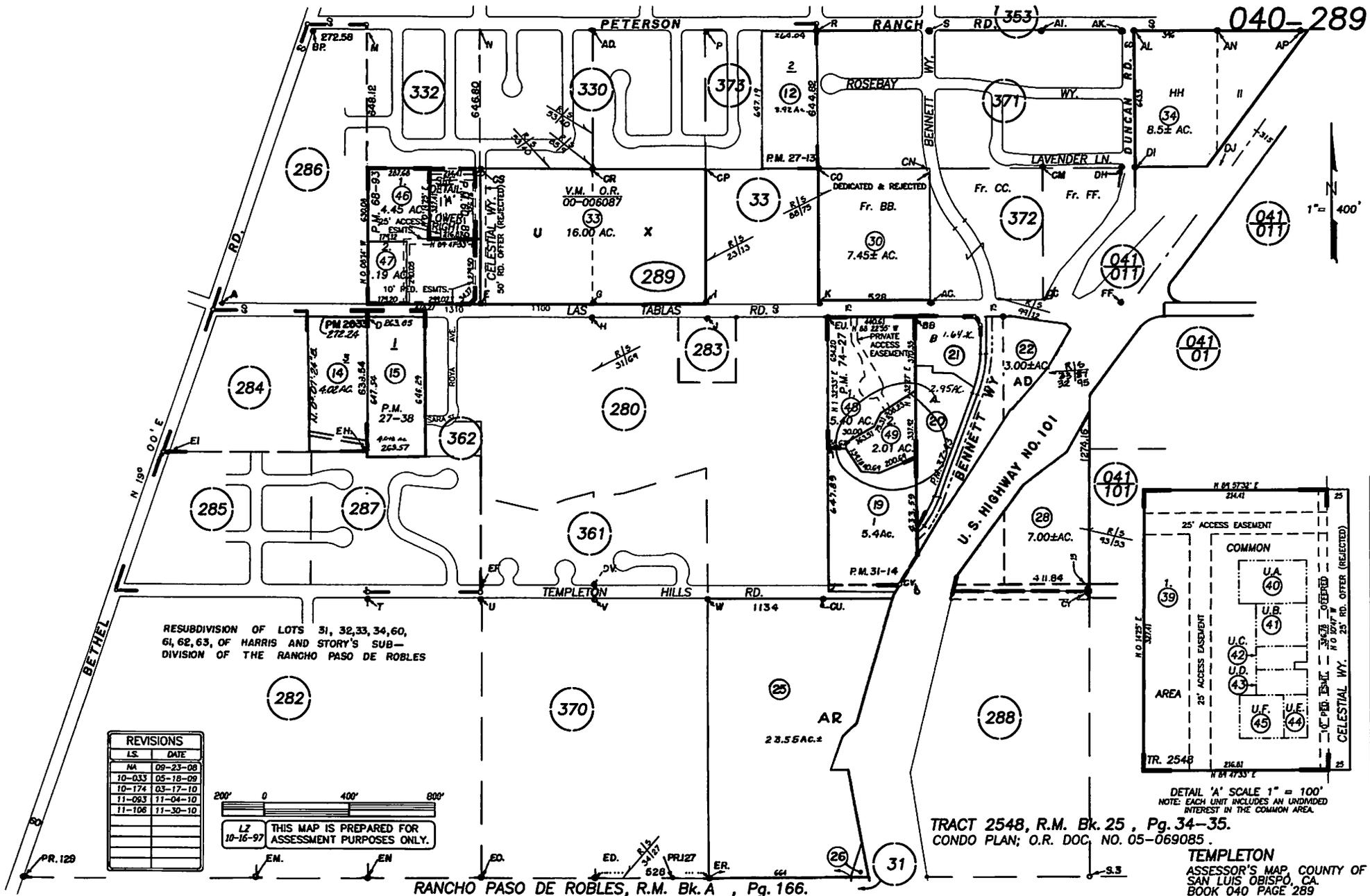


FRONT ELEVATION



BUILDING 5

- ELEVATION MATERIALS
- ROOF: CONCRETE & TILE
 - WALLS: GYPSUM PLASTER, INTEGRAL COLOR
 - ACCENT WALLS: CEMENTITIOUS SIDING
 - TRIM: WOOD, PAINTED
 - FASCIA: WOOD, PAINTED
 - RAILINGS: POWDER COATED METAL



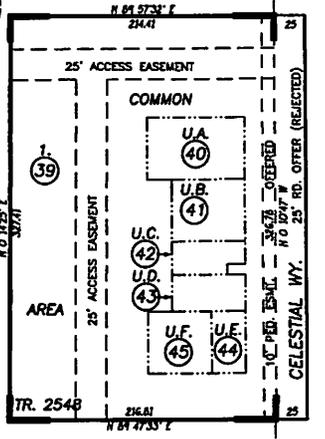
RESUBDIVISION OF LOTS 31, 32, 33, 34, 60, 61, 62, 63, OF HARRIS AND STORY'S SUB-DIVISION OF THE RANCHO PASO DE ROBLES

REVISIONS	
LS.	DATE
NA	09-23-08
10-033	05-18-09
10-174	03-17-10
11-093	11-04-10
11-106	11-30-10



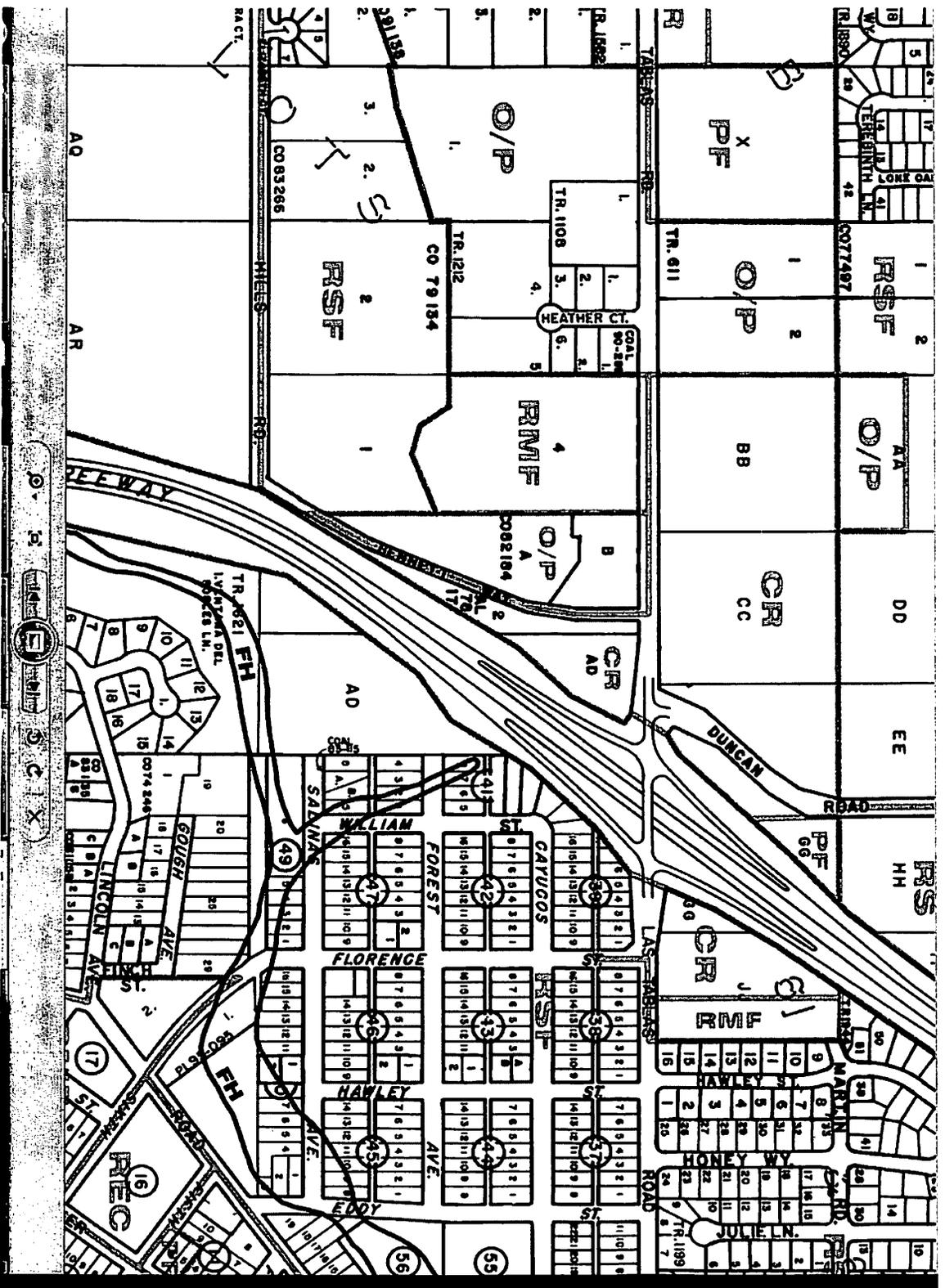
L2 10-16-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 2548, R.M. Bk. 25, Pg. 34-35.
CONDO PLAN; O.R. DOC. NO. 05-069085.

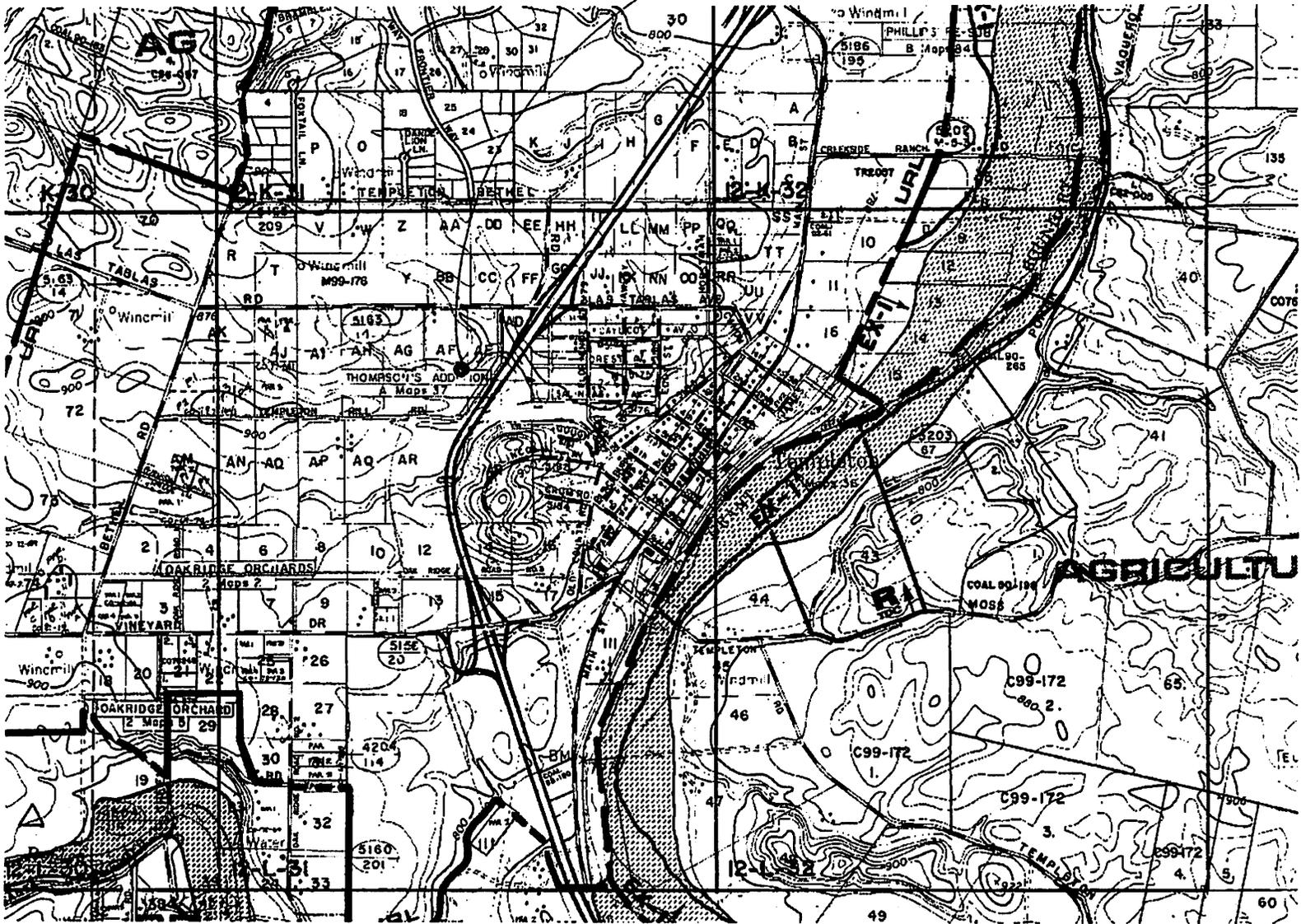


DETAIL 'A' SCALE 1" = 100'
NOTE: EACH UNIT INCLUDES AN UNDIVIDED INTEREST IN THE COMMON AREA.

TEMPLETON
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA
BOOK 040 PAGE 289



SITE







Parcel Summary Report For Parcel # 040-289-049

1/10/2013
5:16:36PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN PEOPLES SELF-HELP HOUSING CORPORATI
 3533 EMPLEO ST SLO CA 93401-7349
OWN PEOPLES SELF-HELP HOUSING CORP A CA

Address Information

Status Address
P 00000 LAS TABLAS RD TEMP

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CO09-	040	0002			RMF			Y	SC	

Parcel Information

Status Description
Active PM 74/27 PAR 2

Notes

Tax Districts

TEMPLETON UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
TEMPLETON PUBLIC CEMETERY
NO. 05 ROAD-CO/SUPVR
TEMPLETON COMM. SERVICE
AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 040-289-049

1/10/2013
5:16:36PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

DRC2012-00047 REC Primary Parcel

Description:

30-UNIT APARTMENT PROJECT

PRE2012-00006 REC Primary Parcel

Description:

2 ACRES

G800019P CMP Related Parcel

Description:

LU REMOVE HIST-CHANGE RMF TO OP

PRE2006-00097 REC Related Parcel

Description:

7.54 ACRES (1.65 AC UNDEVELOPED)

SUB2008-00076 RDD Related Parcel

Description:

REQUEST BY VALENCIA INVESTORS FOR A TENTATIVE PARCEL MAP CO 09-0040 TO SUBDIVIDE AN EXISTING 7.4 ACRE PARCEL INTO TWO PARCELS OF 5.4 AND 2.0 EACH FOR THE PURPOSE OF SALE AND/OR DEVELOPMENT. THE PROPOSED ROAD NAMES ARE: (PUT ROAD NAMES HERE). THE PROPOSED PROJECT IS WITHIN THE RESIDENTIAL MULTI-FAMILY LAND USE CATEGORY AND IS LOCATED ON THE SOUTH SIDE OF LAS TABLAS RD. (AT 3533 EMPLEO ST.), APPROXIMATELY 335 FROM WEST OF BENNETT RD, IN THE COMMUNITY OF TEMPLETON. THE SITE IS IN THE SALINAS RIVER PLANNING AREA.