



SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

## THIS IS A REVISED PROJECT REFERRAL

DATE: ~~9/30/11~~ 10-23-2012

TO: file copy

FROM: Karen Nall, North County Team

**PROJECT DESCRIPTION:** SUB2008-00019, TR 2992- BONESO- Conc. Tract map w/ CUP for a 10 lot subdivision and development of the 10 lots to include 42,400 square feet of commercial retail space, 62,700 square feet of office space, a 66,000 square foot -120 unit hotel and 2 single family residences. The site is 15 acres at the northwest corner of Las Tablas Rd. ans Bennett Way in Templeton. APNs: 040-289-030, 040-331-020, 040-371-001 and 040-370-001.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 10/15/11 please.

### 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.

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Date

Name

Phone

SUB 2008-0019  
Tract 2992

SUB2008-00019 TR2992

BONESO STEVEN

Conc. Tract Map w/ CUP

**GENERAL**

San Luis Obispo

MIXED-USE DEVELOPMENT  
RETAIL/COMMERCIAL 54,000 SF, OFFICE  
SAL/ TEMP KBN  
CR OP

File No \_\_\_\_\_

**APPLICATION**

- Public Lot
- Receiving Site
- Reversion to Acreage
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Parcel Map
- Road Abandonment
- Condominium (new or conversion)
- Tract Map *& CUP*
- Road Name

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

Landowner Name Filippone, Thomsen & Boneso Daytime Phone 227-4450  
 Mailing Address P.O. Box 932 Paso Robles Zip Code 93447  
 Email Address: \_\_\_\_\_

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name Kirk Consulting-Jamie Kirk/Mandi Pickens Daytime Phone 805-461-5765  
 Mailing Address 8830 Morro Road, Atascadero, CA 93422 Zip Code 93422  
 Email Address: \_\_\_\_\_

**PROPERTY INFORMATION**

Total Size of Site: +/- 15 acres Assessor Parcel Number(s): 040-371-001,-070; 040-289-030,040-331-020  
 Legal Description: ptn. remainder lot of Tr.2559 Bk 25 pfs26-31; LotBB of Resubdivision of Lots 31-34,60-63 of Bk A pg166 and Parcel 2 of Tr. 611 Bk 9 pg 53  
 Address of the project (if known): NWcorner of Las Tablas Road and Bennet Way  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Take HWY 101 north, exit Las Tablas Road, make left toward hospital, site is at NE corner of Las Tablas Road/Bennet Way traffic signal  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
vacant

**PROPOSED PROJECT**

Describe the proposed project (incl. size of all proposed parcels): 10 lot Vesting Tentative Tract Map for Commercial/Office Subdivision: Lot 1:10,360sf, lot 2:10,387sf; Lot 3:38,469sf, Lot 4:49,003sf; Lot 5:75,124sf; Lot 6:85,692sf; Lot 7:85,641sf; Lot 8:79,392sf; Lot 9:73,592sf; Lot 10: 142,362sf

**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 [Signature] Date 9-2-11

**FOR STAFF USE ONLY**

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

# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## Project Information:

What is the proposed density or parcel size?: Proposed Parcels range from +/-10,000sf to 150,000sf

Number of existing lots, parcels or certificates: 3 Existing parcel sizes: +?-130,000sf

What will the property be used for after division: Mixed Use Development: Commercial Retail, Office Professional and Residential

Is the property part of a previous subdivision that you filed?  Yes  No

If Yes, what was the map number:  Tract No: \_\_\_\_\_  CO \_\_\_\_\_  COAL \_\_\_\_\_

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map?  Yes  No

Building permits or other approval?  Yes  No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required?  Yes  No

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? \_\_\_\_\_

Describe existing and future access to the proposed project site: Access will be provided from two main points of ingress/egress

One will be located in the middle of the site's property frontage on Las Tablas Road and on Bennet Way

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

North: Single Family Residential

South: Offices

East: Vacant

West: Offices, Twin Cities Hospital

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes (If yes, please submit copy)  No

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes (If yes, please submit copy)  No

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

List available or proposed utilities:  Gas  Telephone  Electricity  Cable TV

Adjustments: Are you requesting any adjustments?  Yes  No If Yes, please complete:

Parcel & site design (21.03.010(c))  Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e))  Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g))  Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request \_\_\_\_\_

**Quimby Ordinance (Section 21.09.010, et seq., of Title 21):**

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes       Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: \_\_\_\_\_ Average slope of open space: \_\_\_\_\_

Describe the on-site recreational amenities being proposed and their location on the open space:

\_\_\_\_\_

Specify the proposed ownership and method of maintenance of the open space: \_\_\_\_\_

\_\_\_\_\_

**Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):**

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

# 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 acres  
Moderate slopes of 10-30%: 14 acres  
Steep slopes over 30%: \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
- 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: \_\_\_\_\_

**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 Mixed Use: Commercial Retail, Offices, Hotel  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? \_\_\_\_\_
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?     Yes     No  
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: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ 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: Mid State Solid Waste & Recycling.
- 3. Where is the waste disposal storage in relation to buildings? Rear or side, varies with each building refer to site plan
- 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: County Sheriff station, Templeton
- 3. Location of nearest fire station: Templeton Fire Department
- 4. Location of nearest public transit stop: Twin Cities Hospital & Las Tablas Park and Ride
- 5. Are services (grocery/other shopping) within walking distance of the project?  Yes     No  
 If yes, what is the distance? less than 1 mile to Main Street feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property: vacant
- 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.

**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): \_\_\_\_\_
- 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 \*: tbd

\*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:  
Providing neighborhood path connections, sound wall buffer between residential development and project, shared parking and access and a mixed use development that provides smart growth and will contribute to jobs/housing balance, in addition the project is close to downtown and is within walking distance to the Las Tablas Park & Ride and transit stops near Twin Cities Hospital and adjacent residential development.
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): \_\_\_\_\_

(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.)



**Project Description:**  
**Vesting Tentative Tract Map/Conditional Use Permit**

**Vesting Tentative Tract Map 2992:** The proposed project will subdivide an existing +/- 15 acre property consisting of the following assessor parcel numbers (APN 040-370-001, 040-289-030, 040-331-020 and 040-371-070). The proposed tract map will subdivide the three existing parcels creating a total of eight commercial lots which will encompass each proposed commercial / office building and two lots which will divide the pocket of the RSF property on the east side of Bennett Way into two lots.

Commercial and office development are identified as lots 3-10 on the Vesting Tentative Tract Map, lots 1 & 2 are proposed for future single family development. Access to the property will be provided from Las Tablas Road and Bennett Way. Utilities will be relocated underground. Proposed reciprocal easements over all of the commercial parcels (except under buildings) include: access, public utilities, water, sewer, drainage and parking.

**Subdivision Standards:**

The County Land Use Ordinance Section 22.22.090 establishes the minimum parcel sizes for the Office and Professional, Commercial Retail land use categories. The required area is based community services as follows:

Type of Sewage Disposal System	Minimum Parcel Size	
	Community Water	Individual Well
Community Sewer	6,000 Sq. Ft.	1 Acre
Septic Tank Leaching Capacity: 0-5 Minutes/Inch	20,000 Sq. Ft.	2.5 Acres
5+ Minutes/Inch	1 Acre	2.5 Acres

The proposed parcels will utilize community sewer and meet the minimum 6,000sf parcel size requirement and have will serve letters from TCSD for 34 water units and 34 sewer units.

The minimum parcel size for Residential Single Family zoned lots are set forth in Section 22.22.080, which states that the minimum parcel size for parcels in the Residential Single Family is based upon the type of public road serving the property proposed for division, terrain features, and the type of sewage disposal facilities to be used for the parcels to be created. This project meets the countywide standards for a 6,000 sq. ft. lot subdivision; however, Templeton Community has design standards requiring a minimum of 7,500 sq. ft. in the Single Family Residential land use category.

- A. **Lot access test.** The lot size test considers both the type of public roadway providing vehicular access to the site and roads to be constructed with the land division. If more than one public street would serve a proposed parcel, this access standard shall be applied only to the street that actually provides vehicular access.

Road Type (1)	Minimum Parcel Size
Arterial	20,000 sf
Collector	10,000 sf
Local	6,000 sf

Notes:

- (1) As identified by the Land Use Element (Part II).

- B. **Slope test.** Site slope shall be measured as an average for each proposed parcel, as defined in Article 8 (Definitions - Slope).

Average Slope	Minimum Parcel Size	
	Outside GSA	Inside GSA (1)
Over 30%	20,000 Sq. Ft.	1 Acre
16-30%	8,500 Sq. Ft.	15,000 Sq. Ft.
0-15%	6,000 Sq. Ft.	6,000 Sq. Ft.

Notes:

1. Geologic Study Area combining designation.

- C. **Sewer test.** The sewer test considers the type of sewage treatment facilities that will serve the proposed parcels.

Sewage Facility	Minimum Parcel Size
Community Sewer	6,000 Sq. Ft.
Septic Tank Leaching Capacity: 0-5 Minutes/Inch 5+ Minutes/Inch	20,000 Sq. Ft. 1 Acre

**Conditional Use Permit:** This project requires a conditional use permit because it proposes Commercial Office/Retail development that exceeds 20,000sf. The +/- 181,900sf development is proposed as a village-type setting. Eight of the lots (lots 3-10) are proposed for development consisting of free standing Commercial Office and Retail structures and a 120-unit hotel.

Lot	Lot Zoning	Bldg Type	Bldg ID	Proposed Bldg Sf	# Stories
1	Residential		none		
2	Residential		none		
3	Commercial Retail	Retail/Commercial	C.3	10,800	1
4	Commercial Retail	Retail/Commercial	C.4	7,800	1
5	Commercial Retail	Retail/Commercial	C.1	18,800	1
6	Commercial Retail	Retail/Commercial	C.2	15,800	1
7	Office Professional	Office	O.1	24,000	2
8	Office Professional	Office	O.2	24,000	2
9	Office Professional	Office	O.3	14,700	1
10	Office Professional	Hotel	H.1	66,000	3

Conceptual building floor plans and elevations, guided by the Templeton Community Design Plan standards, have been provided with this application. The owners' vision is to create a shopping and working environment which will provide regional and local services. The site is immersed within the Las Tablas medical corridor and Petersen Ranch's residential community. The proposed project uses will enhance the commercial vitality of the community and provide additional jobs and walkable services to the immediate residential neighborhood. Foreseen uses include a balanced combination of general retail, office professional, hotel and restaurant(s). No tenants are locked into the development at this time.

### **Phasing**

#### Tentative Map Phasing

For purposes of tract map 2992 final map recordation the phasing plan is as follows:

Phase I: Lots 1 & 2

Phase II: Lots 3-10

Please refer to Tentative Map Phasing Plan, sheet TM-2 for further reference.

#### Conditional Use Permit Phasing

For purposes of the Conditional Use Permit, phasing includes the following:

Phase I: Residential Development- Lot 1

Phase II: Residential Development- Lot 2

Phase III: Commercial Retail Development- Lots 3-6

Phase IV: Office Professional Development- Lots 7-9

Phase V: Hotel Development- Lot 10

Conditional Use Permit phasing shall be processed consistent with LUO Section 22.64.080. Please refer to phasing plan, sheet A1.1.

### **Preliminary Grading, Drainage and Utilities**

The proposed project plans to disturb approximately 90% of the site. It is roughly estimated that the project will require 80,000 cubic yards cut and 35,000 fill with a net export of 45,000 cubic yards. Excess cut material(s) will be required to be transported to an approved site.

Step block walls (vary from 4'-6') will border the western and northwestern property lines as well as the southeastern corner and other locations on the project's east side. These walls will act as a retaining walls and sound barriers between the proposed development and adjacent commercial and residential uses.

Storm water will be collected from the parking lot surface from various storm drain manholes and inlets throughout the site and detained in underground storage basins. There are three underground detention basins proposed (totaling ability to hold +/- 60,000 cubic feet in volume). The project also incorporates Low Impact Development design (rain gardens and bio-swales for additional storm water infiltration). These design

features will allow the project's runoff to be detained and mitigated to release at the 2-year pre-development discharge rate. Please refer to Storm water Memo from RRM, 'Pre-existing peak flow and detention basin sizing' dated August 16, 2012 and updated Grading and Drainage Plan- sheet C-1 (8/15/12) for further information. As designed these basins will achieve County standards and will not contribute to downstream deficiencies.

The project will be served by a public water line to be extended through the project. Future fire water and domestic service meter connection locations will be reviewed and approved by Templeton Community Services District and the TCSD Fire Chief with the development of construction documents.

In addition to the County's Environmental Health preliminary evidence of water letter, the Templeton Community Services District has also issued a Conditional Will Serve Letter (10/28/08) indicating that they are willing to provide 34 water units and 34 sewer units to the site. Water demand calculations have been provided by RRM Design Group and yielded a project demand of 81-units, leaving the remainder of 49 units needed (81 units total project demand – 34 units obtained= 49 units still needed). The owners are first on the District's water allocation list and have the ability to purchase the remaining 49 units when the project is at the building permit phase.

The proposed project will be provided electricity service by PG&E and telephone services by AT&T via existing lines which serve surrounding commercial and residential development. Southern California Gas will provide gas service to the project via an existing gas main on Las Tablas Road.

### **Environmental Documents:**

#### **Traffic/Circulation:**

*Traffic Impact Analysis- prepared by Associated Traffic Engineering (ATE)-* The traffic report analyzed the existing plus project impacts and cumulative impacts in order to come up with its conclusion. The existing level of service at the Las Tablas Road/Bennet Way signal operates at a LOS C. The County accepts LOS D or better. The study analyzed project impacts for a mixed use development: 53,200sf commercial retail, 62,700sf office center, 120-hotel (66,000sf), and two single family residences. Primary trips for this mixed-use development was estimated at 5,397 ADT, average daily trips (508 pm peak trips and 332 am peak trips). These numbers were added to the existing traffic trips and came to the conclusion that existing plus project traffic trips would still maintain the an acceptable operation above LOS D. Project trips at peak hours will also maintain a LOS B at the Las Tablas/Bennet Way traffic intersection. In addition, the study accounted for cumulative impacts (considered recently approved projects, projects in pipeline) and this also met acceptable County level of service levels. Therefore, it was concluded that project impacts will not significantly impact peak hour operations existing signals, nor decrease the level of service (LOS) to an unacceptable level by County standards.

In addition, this project is within the Templeton Area Road Improvement Fees (Area A), which is subject to contribute into a fair share program that helps fund both regional and urban improvements. Road improvement fees are based on trip generation rates, determined by ITE manual, which are based on individual uses. The fees will be determined at the time construction permits are filed and will be based on amount of square footage allotted with each use.

*In addition to the ITE traffic trip calculations, the project also has transportation amenities that will contribute to a transit-friendly environment which include: Las Tablas Park & Ride, transit stops at Twin Cities Hospital and the project itself will provide walkable services to the Peterson Ranch neighborhood as well as the adjacent multifamily developments..*

### **Noise**

*Acoustical Analysis- prepared by David Dubbink Associates-* Noise impacts from the proposed project were requested to be analyzed given the project's proximity to nearby residential land uses. Potential project noise levels were measured within the project site along with the present noise environment.

The study evaluated potential project noise related to truck delivery, parking lot navigation, doors closing, occasional alarms/horns, and general uses of the site. The study recognizes that there is background noise generated from a nearby helicopter pad, hospital emergency services and other commercial and residential uses. In addition a retaining/sound wall is proposed along the western and northwestern perimeter which will also aid in noise reduction heard on and off-site.

Trash and loading areas are located at the nearest 40'-60' away from the nearest residence. The project provides a 4-6" retaining, sound wall and landscape buffer to alleviate noise impacts.

The results of the acoustical analysis determined that the proposed project uses and projected noise generated will not exceed County noise standards except for the northwest trash enclosure near building O.3. This trash enclosure re-location is being addressed by the design team to be re-located further away from the adjacent apartment complex. The acoustical engineer also recommended additional mitigation implementation be provided to further reduce noise such as: limit construction activity time to avoid nuisance with nearby residences, provide disclosure to future tenants of the office buildings of helicopter noise, reduce helicopter noise impacts by constructing roofs, which will filter noise, at office buildings 2 and 3. All of these items can be addressed when construction documents are submitted.

**Applicable Planning Standards:**

The project is located within the Salinas River Planning Area and within the Templeton Urban Reserve Line Area. The site is designated as a Commercial Retail, Office Professional and Residential land categories and is also subject to requirements set forth in the County Land Use Ordinance. Since the site is located within Templeton's Urban Reserve Line Area, it is also subject to guidelines set forth in the Templeton Community Design Plan.

**Salinas River Planning Area Standards:**

The Salinas River Area plan recognizes the need for commercial development and creation of jobs. The Salinas Area Plan simply states that Templeton has a lack of local employment opportunities and retail services. The intention of the plan is to create a self-contained community and in order to do so the community encourages commercial and office development which can house needed jobs in the community as well as provide necessary services. This project exceeds these goals for the community as it not only creates a live/work environment but also does so in a smart growth fashion since it is an infill project that will allow employees to reside in a walkable employment climate.

The Las Tablas Road area is specifically designated for commercial and office professional development. The Salinas River plan understands the need to expand medical office related uses as well as general employment opportunities. In addition, Las Tablas Road is also called out as a Commercial Retail node that should provide for visitor services such as lodging, entertainment and other services. The Las Tablas area is also intended for neighborhood daily shopping needs for nearby residences and employees. The Las Tablas Village project proposal provides a quality project that intends to fulfill the Salinas Area Plan's specific goals by providing a hotel, commercial retail structures available for the opportunity of a pharmacy, restaurant, market and other office / medical buildings to support the local job market.

Applicable Salinas River Planning Area Commercial Retail Design Standards apply to fencing, curb, gutter and sidewalk improvements. Retaining walls and curb, gutter and sidewalk improvements have been incorporated to the site design as required below.

**H. Commercial Retail (CR).** The following standards apply within the Commercial Retail category.

**1. Fence and wall requirement.** This standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.

[Amended 2003, Ord. 3010]

**2. Las Tablas Road and Vineyard Drive areas.**

**a. Streetside improvements.** Curbs, gutters, sidewalks and street paving are required with all projects.

**Land Use Ordinance Consistency:**

The project site is within multiple land use categories: Commercial Retail, Office and Professional and Residential Single Family. Each proposed lot is zoned differently and its subsequent uses are all compatible with allowable uses set forth in Table 2-2 of the County LUO.

*Commercial Retail*

Types of Commercial Retail tenants are unknown at this time; however it is assumed that uses such as: a pharmacy, a restaurant and other retail anchors, such as a market, that may occur at this development.

*Office Professional*

Tenants for the office buildings are also not determined at this time. However, it is likely that medical related uses will occupy those buildings given the existing medical corridor provided alongside Twin Cities Community hospital. It is possible that the proposed buildings could potentially house a small outpatient clinic similar to the center in Arroyo Grande. Both medical related offices/suites, other offices and outpatient clinics are all allowed uses in the Office Professional land use category.

A 120 unit hotel is proposed for both conventional and extended stay guests. A hotel is an allowed use in the Office Professional land use category subject to a Conditional Use Permit, as is true in most land use categories.

*Residential Single Family*

Two lots are currently zoned Residential Single Family (lots 1 & 2 on Vesting Tentative Tract Map 2992). The project recognizes that they will remain as a future residential use, and will likely be developed individually at a later date.

**Parking Calculation & Design**

Tenants are unknown at this stage; however, parking calculations were provided to accommodate allowed, and desired commercial retail/office uses set forth in Chapter 18 of the County Land Use Ordinance. The anticipation of development uses is to include a balanced combination of general retail, office professional (medical related), a restaurant and hotel.

In the assumed scenario on the following page, the site would expect to be over parked by 88 parking spaces (\*utilizing a shared parking reduction and use of compact car spaces). In addition, most of the uses have a high to medium parking lot turnover which would allow parking spaces' vacancy to be available more frequently.

**Table 14**  
**Zoning Ordinance Parking Requirements**

Land-Use	Size	Parking Rate	Spaces Required	Spaces Provided
<b>Retail/Commercial</b>				
Bldg C.1 - Sales Area	14,288 SF	1 Space/300 SF	48 Spaces	
Bldg C.1 - Storage	4,512 SF	1 Space/600 SF	8 Spaces	
Bldg C.2 - Sales Area	12,008 SF	1 Space/300 SF	40 Spaces	
Bldg C.2 - Storage	3,792 SF	1 Space/600 SF	6 Spaces	
Bldg C.3 - Sales Area	8,208 SF	1 Space/300 SF	27 Spaces	
Bldg C.3 - Storage	2,592 SF	1 Space/600 SF	4 Spaces	
Bldg C.4 - Restaurant Customers(a)	6,825 SF	1 Space/60 SF	114 Spaces	
Bldg C.4 - Restaurant Employees(a)	6,825 SF	1 Space/360 SF	19 Spaces	
Bldg C.4 - Restaurant Employees(a)	975 SF	1 Space/100 SF	10 Spaces	
<i>Commercial Sub-Total</i>			<i>276 Spaces</i>	<i>231 Spaces</i>
<b>Hotel</b>				
Bldg H.1	120 Units	2 Spaces + 1 Space/Unit + 1 Space 10 Units	2 Spaces 120 Spaces 12 Spaces	
<i>Hotel Sub-Total</i>			<i>134 Spaces</i>	<i>134 Spaces</i>
<b>Medical</b>				
Bldg O.1 - Outpatient Surgery	30 Beds	1 Space/Bed	30 Spaces	
Bldg O.1 - Outpatient Surgery	50 Offices	1 Space/Office	50 Spaces	
Bldg O.1 - Medical Offices	12,000 SF	1 Space/200 SF	60 Spaces	
Bldg O.2 - Medical Offices	24,000 SF	1 Space/200 SF	120 Spaces	
Bldg O.3 - Medical Offices	14,700 SF	1 Space/200 SF	74 Spaces	
<i>Medical Subtotal</i>			<i>334 Spaces</i>	<i>320 Spaces</i>
<b>Subtotal All</b>			<b>744 Spaces</b>	
<b>Less 20% Shared Parking Reduction</b>			<b>-149 Spaces</b>	
<b>Total Parking Required per Zoning Ordinance</b>			<b>595 Spaces</b>	<b>683 Spaces</b>

- (a) Pursuant to Zoning Ordinance, customer parking based 1 space per 60 SF of floor area devoted to patrons + employee parking based on 1 space per 360 SF of floor area devoted to patrons + employee parking based on 1 space per 100 SF of floor area devoted to kitchen area.

The community has expressed concern with parking issues in recent commercial developments. In order to provide comfort to this issue, the proposed design provides for a variety of uses, high parking lot turnover, 30' wide drive aisles and more parking spaces than is required. Additionally the project includes the following attributes:

- Adjacent to regional transit hub with bus stops and ride sharing parking lot
- Site plan integrates an internal circulation system for pedestrians and bicycles
- Commercial tenants are within the walking/biking distance to several existing residential and office developments
- Proposed development will create shared parking easements between parcels

Loading bay intensity was also analyzed in the traffic analysis. Two loading bay areas are provided in the center of development (for Buildings C.1 and C.2) and near project entrance. These larger loading bays were found to be sufficient and further discussed in the traffic study. The remainder of the site will be serviced by small loading trucks during off-peak hours, in the evening or early morning to avoid traffic conflict during normal business hours.

## Templeton Community Design Plan: Non-Residential Site Planning –Outside of Downtown

The Templeton Community Design Plan identifies this property within the 'non-residential site planning- outside of downtown' area. The Las Tablas Road area is further described as a commercial/ office node that encourages development which attracts regional visitors and provides local employment and neighborhood daily needs. This site complies with Templeton Community Design Plan standards since the design will cluster its structures, preserve the natural topography and provide architectural interest that replicates Templeton's history.

**Las Tablas Road:** Quiet office corridor surrounded by single-family residential tracts. Large office complexes and sites with internal drives and commanding views.

Development should consolidate buildings into campus-like clusters that are also linked to other sites. The development should fit and blend comfortably into the landscape, deferring to prominent open spaces and existing natural features.

The project proposal has been designed to incorporate many features of the design plan including the following:

***Guideline V.E.1: Setbacks. Front and street side setbacks for non-residential building shall be 10 feet minimum, and parking drives and areas should setback 20 feet minimum.*** The site contains Commercial Retail and Office Professional structures. All structures have a 10' setback. Office buildings closest to adjacent residential development include setbacks ranging from 20' to 80' and sound walls as buffers. Parking areas located near front setbacks and public road frontages are setback at least 20' from the property line.

***Where development is located next to a residence or a residential land use category, provide a sound attenuation wall and landscaping within the setback that is required by the Land Use Ordinance, regardless if the area is fenced from view, as a buffer from non-residential activity.***

***Guideline V.E.2: Building Locations. Periodically locate buildings adjacent to the major road frontage of sites, with at least one public building entrance facing the street. Locate buildings on adjacent site to orient and relate to each other. Avoid double blank walls facing one another at the property line.*** The property is bounded by Las Tablas Road and Bennett Way. Each building is related to one another. The buildings have been designed with four-sided architecture so that no side appears as a 'blank wall'. The buildings are street oriented through its incorporation of architectural dimension, large windows, decorative features, and its walkways that are inviting for pedestrian traffic.

***Guideline V.E.3: Site Alteration and Coverage. Minimize grading and coverage with buildings and parking to 70% or less of each site exclusive of setbacks, leaving the remainder in open area, landscaped in native-type plants, incorporated within parking areas and the project's design.*** The project is a clustered, campus-like design. Building

Coverage is limited to +/- 18% of the site. The remainder of the site is populated by native landscape, pathways, and parking.

**Guideline V.E.4: Building Footprint. Articulate building footprints with a variety of insets, corners, and jogs in the facade that emphasize interesting entries, outdoor spaces, and circulation paths where visible from the public road.** The buildings have been designed to provide architectural interest with a variety of elements that create visual interest. Each building has its unique personality and all coincide together to illustrate Templeton's small-town character. Varied rooflines, recessed entrances and windows, decorative balconies, trellises, decks, different materials for siding and colors all provide superior architectural articulation. There are also small pocket courtyards with landscaped tree wells in between buildings to provide public gathering areas.

**Guideline V.E.5: Service Areas. Locate structures to conceal all service areas and storage areas from public street view. Incorporate these areas into the main building whenever possible**

No storage areas or service areas are visible from public street view. They will be screened with walls and landscape.

#### **Parking**

**Guideline V.E.6: Inter-site Connection. Parking lot design should provide for pedestrian and vehicular connection to adjacent parcels where uses are compatible and such connection is practical.** Parking lot design provides for pedestrian connectivity with surrounding land uses. Residential development and additional offices and commercial retail make up adjacent land uses. Site design includes sidewalk connection at front and side locations, along public roads, to encourage pedestrian traffic, from nearby the nearby medical establishments homes, other commercial/office developments. Vehicular access is provided from Las Tablas Road and Bennett Way, both of which provide connection to Templeton's residential areas and downtown.

**Guideline V.E.7: Parking Lot Design. Small parking lot areas of 30 spaces or less are encouraged. When parking requirements exceed 30 spaces, separate the lot into smaller lots interrupted by planted areas and sidewalks.** There are several parking areas incorporated in the site design. Each area supports different buildings and their uses. All parking areas are heavily landscaped with a variety of trees, shrubs, native grasses and textured pedestrian pathways.

**Guideline V.E.8: Parking Lot – Building Transition Space. Maintain a distance of at least 5 feet between a building and parking area. Except where walkways are provided, plant this transition space with groundcover, shrubs, and trees.** Buildings are located more than 5 feet from parking areas. These transition areas will provide walkways, seating areas and landscape.

**Guideline V.E.9: Parking Lot Landscaping.** To provide a tree canopy, one of the following methods is recommended:

1. A planted island or break at least 5 feet wide should be provided at an interval of at least every 6 parking spaces in a row. At least 2 trees of minimum 15 gallon size should be provided in each required break.
2. One tree planted at an interval of at least every 3 parking spaces. Under this method, a continuous row of up to 12 spaces may be used. If over 12 spaces, provide a planted break.

**Whether using method 1 or 2, provide a planted area with at least 2 trees at the end of each row of spaces.** Parking lots have been designed to meet methods 1 and 2 by incorporating several islands and tree wells to achieve and most likely exceed the 60% shade requirement. Ornamental deciduous and evergreen trees will be located in tree wells and island areas, saturating the parking lot areas.

#### **Entry Location / Design**

**Guideline V.E.10: Entry Location and Design.** Where a corner location is being developed, locate parking lot entries on side streets (or the less busy street). Where this is not possible (mid-block location), design the major street site entries with an appropriately patterned concrete or pavers to differentiate it from the sidewalks. Pavers are not allowed within the right-of-way (ROW).

**Access roads and/or parking lot entries for commercial developments should be located at least 200' apart unless a joint/shared driveway is designed. Also, separate private property driveway entries should be located a minimum of 10 feet from property lines.**

**Driveway entries should be at least 25 feet wide and preferably 30 to 35 feet wide so that an entering vehicle does not interfere with an exiting vehicle.**

This project is located at the northwest corner of the Las Tablas Road and Bennett Way intersection. The entry location/design standard is met since the only access is off is provided off of both roads. Las Tablas Road entrance is approximately 40' wide with decorative paving and landscaped median. It includes a one lane entrance and two lane exiting (left and right turning queues) onto Las Tablas Road. The entrance from Bennett Way is 30' wide with two lanes. Both driveways are distinguished with landscape and monument signage.

**Guideline V.E.11: Pedestrian Movements.** Design parking areas so that pedestrians walk parallel to moving cars. Minimize the need for the pedestrian to cross parking aisles. Design the parking lot so that drive aisles are perpendicular to the buildings or major tenant.

**The parking areas should be designed in a manner which physically links the building to the street sidewalk system as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways, trellis structures, and/or landscaping features.** The parking areas have been designed so that pedestrians walk parallel to the moving cars. Drive aisles have been designed perpendicular to the

buildings. There are integrated pathways and landscape that encourage pedestrian activity throughout the site.

**Guideline V.E.12: Queuing Setback.** *The first parking aisle which is perpendicular to a driveway or first aisle juncture, shall be set back at least 40 feet from the curb. With larger centers, significantly more setback area may be required. Without this provision, vehicles will queue into the street.* Queuing setback is well over 40' from the curb. The design has a main access road through the site where queuing can occur. The queuing area/main access road provides plenty of space for site egress and turning movements.

**Guideline V.E.13: Parking Area Screening.** *Provide three feet of screening (berms, fence, walls, lower grade, etc.) between street and parking. This will aid in obscuring views of automobiles while promoting views of building signs.* The project is designed so that parking is surrounded by structures and landscaped corridors, thus obscuring views of parking from public streets. In addition perimeter walls and landscape are proposed to screen views from nearby adjacent residential development in compliance with Section 22.18.070G.

**Standard V.F.1: Lighting.** *All lighting shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off site. All lighting, poles, fixtures and hoods shall be dark colored. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected directly, in an upward direction expect for flags or other objects as specified below. Lighting shall further be designed to meet the following specific criteria.*  
*Light trespass at property line. Illumination from light fixtures on residential zoned property shall not exceed 0.1 foot candles, or on business and commercial property shall not exceed 0.5 candles. Illuminated flags or other objects. Fixtures shall use a narrow cone beam of light that will not exceed 5.0 candles nor extend beyond illuminated object.*  
*Architectural and decorative lighting. Upward directed decorative lighting shall not be visible above the building roofline.*  
*Externally illuminated building identification signs. Signs shall only use shielded light fixtures mounted on top of the sign structure and will not exceed 1 footcandle reflected at 10 feet.*  
*Outdoor light fixtures. Shall be directed so that there will be no objectionable direct light emissions. Light fixtures near adjacent property may need shielding to prevent light trespass.*

Building exterior lighting will not exceed light trespass requirements since they are all planned to be under 1 footcandle. Decorative site and building downward shielded lighting will be used. Refer to the Conceptual Lighting Plan included with this package.

**Standard V.F.2: Signs. Commercial Signs.** All signs shall be shown on land use permit applications for any commercial projects. A sign plan that specifies location, types and size of signs shall be approved as part of any land use permit application for commercial projects. Development signage is currently being designed to comply with commercial development sign requirements set forth in Section 22.20.060 in County Land Use Ordinance. As part of the Conditional Use permit the project is requesting the following signage program for this mixed-use development

Location	# of Signs					Signage Subtotal (SF)
	10sf Suspended Sign	Up to 80sf Wall Sign	Monument Sign (60sf)	Entry Sign (60sf)	Directional Sign (60sf)	
Overall Site			1	1	7	580
O.1						
O.2						
O.3	2	2				180
C.1	1	1				90
C.2	4	7				600
C.3	4	7				600
C.4		1				80
H.1		2				160
Total Signage Requested (SF)						2,290

**Standard V.F.3: Hours of Operation.** The conduct of retail business within the Templeton Urban Reserve Line, except for essential medical services, is limited to the hours between 5:00am and 2:00 am daily, and between 5:00am and 11:00 pm daily for any business within 500 feet of any residential land use category, unless alternative hours are approved as part of any land use permit.

Retail businesses associated with the project, with the exception of a potential drive-through associated with a pharmacy, will comply with allowed hours 5am to 11pm. The hours of operation for a pharmacy with drive-through facilities would be 24 hours a day.

**Standard V.F.3: Drive-In and Drive Facilities.** Retail trade or service uses which conduct business while customers remain in their vehicles, such as drive-through facilities that are accessory to a principal building, where business is conducted inside or businesses that conduct all business by means of drive-through facilities; shall be limited to areas that are more than 500 feet from any residential land use category unless specifically approved through a minor use permit.

Building C.2 on lot 6 is designed to have the capability for a drive-through commercial retail building. A specific tenant has not been chosen; however the idea for this building is for a use similar to a drive through pharmacy. As stated above the Conditional use Permit application includes a request to allow 24 hour operation for a pharmacy with drive-through facilities tenant.

**Guideline V1.C.1: Desirable Elements: Commercial buildings should include: richness of surface, wall articulation, wide roof overhangs, distinctive entries, distinctive massing, multi-planed pitched roof.** This project has rich and different surfaces (wood, stone, columns and trellises) using a variety of complimentary materials and colors. Walls are varied with decorative overhangs and balconies. Each building is shaped differently in regards to its massing and height. Roofs also vary in style.

**Guideline V1.C.3. Materials: Stucco and horizontal wood siding have traditionally been the primary wall surface materials utilized throughout Templeton. Particular attention should be given to selecting an appropriate accent material.**

Appropriate materials listed in this section, are utilized for project development. Including stucco, wood and stone siding.

**Guideline V1.C.4: Height and scale of new development should be compatible with the surrounding development and should "transition" from the height of adjacent development. Maximum height of proposed buildings is 35 feet, extra height may be allowed for architectural emphasis.**

All buildings are indicative of the medical and commercial development along Las Tablas Road. All buildings are under 35' except for one building, C.2 which has an entrance with architectural emphasis at 39'.

**Guideline V1.C.5 Bulk: Large square buildings are unattractive and detract from the scale of Templeton. The following elements are recommended to minimize the bulk of large buildings: vary the planes of exterior walls, vary height, use color to articulate different parts of the building, use landscaping and architectural details at the base of building, utilize windows wall articulation, change in materials and architectural elements that transition the bulk from street level to roof.**

This project incorporates all of the recommended elements to minimize bulk.

**Guideline V1.C.6 Scale: Buildings should be scaled in relationship with pedestrians and other buildings in the area. Larger buildings should be broken up with structural features, colors, and landscape materials.**

Buildings are broken up for architectural interest through varied rooflines and trellises, balconies, wood posts and columns and other elements that provide pedestrian scale. Other surrounding buildings are like in mass.

**Guideline v1.C.7 Color: Large white areas should be avoided, use subdued colors and minimize contrasting colors.**

The colors of the buildings are subdued earthtone colors that will blend well with the surrounding area.

**Guideline V1.C.8 Accent Colors: Accent colors should complement the façade and promote visual interest and harmonize with the overall environment.**

The accent colors are also earthtones but will add visual interest and harmonize with the wall color of the buildings.

**Guideline V1.C.9 Solid to Void: Blank solid walls should be avoided. All front entries should be a minimum of 30% transparent.**

Blank walls are avoided. Each building has large storefronts, with decorative architectural surfaces accents, different windows, and textured rooflines.

**Guideline V1.C.10 Roofs: The roof form should be consistent with the mass and form of the building. Visible roofing shall be sheathed with a roofing material having texture at a pedestrian scale. Roof should screen rooftop equipment.**

Metal seemed roofs and fabric and wood roof awnings all varying to provide pedestrian scale and texture. Rooftop equipment will be screened.

2012 SEP 28 PM 3: 00

## Letter of Transmittal

Date: September 28, 2012

To: Karen Nall

From: Mandi Pickens

RE: Las Tablas Village-SUB2008-00019 Tract 2992 Response to Info Hold

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Karen,

Please find the following as a response to your last info hold letter dated November 17, 2011.

1. Revised Land Use Permit Application single sheet updated with current proposal information.
2. Consent of Landowner- attached. Yes, RRM is still involved. RRM is the architect and civil engineer of record on the project and Kirk Consulting is acting as the agent.
3. TCSD has provided an updated conditional will serve letter, dated 10/12/11, which verifies the intent to serve this project.

Current owners are entitled to 34 units upon merging and resubdivision of their tract map. In addition to the 34 units they are also first in line on the TCSD water allocation list for an additional 170 units. Water units are currently available to the Templeton Area by Nacimiento Water Supply Project and being released in increments. Water allotment conceptual assignment will be provided at final map recording.

Per TCSD, water will be available to all parcels upon the merger and resubdivision of the Tract Map 2992. For purposes of recording the final map recordation, water unit conceptual assignment will be as follows:

### Tract Map Water Unit Allocation

Lot 1-1 unit  
Lot 2-1 unit  
Lot 3-4 units  
Lot 4-4 units  
Lot 5-4 units

Lot 6-4units  
Lot 7-4 units  
Lot 8- 4 units  
Lot 9-4 units  
Lot 10- 4 units

*\*\*More units will be added to the lots as they are purchased.*

CUP Water Unit Allocation:

The project's estimated water demand will require 49 water units in addition to the 34 units allocated (total project water unit demand is 81 units). Again, the owner is first in line on the District's waiting list for an additional 170 units.

Exact tenants are unknown at this point as well as the number of fixtures that will be required for each tenant. Actual water meter usage demand is typically determined at the Building Permit stage and paid for prior to building permit issuance. The quantities cannot be determined until the fixture count, employee load, and uses, etc are finalized. If meters are not available at that time then the building permit cannot be issued. The project should be conditioned to acquire the required meters prior to issuance of a building permit.

The CUP will be conditioned to acquire required water meters prior to building permit issuance.

4. The project's phasing plan does not have timelines associated. Like most commercial projects, it is unknown at this time what the market will demand when the final map is ready to record and whether or not it will be feasible to develop some of the buildings prior to the map recording. Please process the CUP as a phased project, consistent with LUO Section\_22.62.060 (1b). Please refer to CUP Phasing Map.
5. The Storm Water Quality Priority Application has been provided by RRM. Please see supplemental information and response to Public Works Department referral dated 10/27/11.
6. All other items requested by Public Works are addressed in a separate memo to Public Works, attached.

**Additional clarification and supplemental information not requested in info hold letter:**

### **Updated Project Description**

An Updated project description which includes recent information regarding storm water, water and phasing has been provided with this response.

### **Project Phasing:**

#### **Tentative Map Phasing**

Phase 1: Lots 1& 2

Phase 2: Lots 3-10

#### **Conditional Use Permit Phasing:**

Phase 1- Lot 1

Phase 2-Lot 2

Phase 3- Lots 3-6

Phase 4- Lots 7-8

Phase 5- Lot 10

*\*\* Phasing Schedule, besides Phase I, may vary dependent upon tenant interest/needs.*

**Project On-Site Detention:** The applicant is proposing to detain onsite through three separate underground detention basins. The underground detention facilities will be able to capture +/- 60,000 cubic feet of storm water run-off, detain and release into storm drain vaults and pipes below the pre-existing peak flow. The project also incorporates Low Impact Development measures, such as bio-swales and rain gardens to also lessen storm water impacts.

A Storm Water Memorandum that discusses pre-existing peak flow and detention basin sizing was prepared by RRM Design Group and submitted to Public Works Department for review.

### **Traffic**

Updated Traffic Report: An updated traffic report was addressed by Associated Transportation Engineers (ATE) based on a meeting and info hold response from the Public Works Department. This report has been distributed to the Public Works Department for review.

### **Agency Re-submittal**

We will be working with TSCD and will be responding with an updated package.

Thank you,

Mandi Pickens  
Kirk Consulting

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8830 Morro Road, Atascadero, CA 93422  
Phone: 805-461-5765 Fax: 805-462-9466  
mandi@kirk-consulting.net

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# TEMPLETON COMMUNITY SERVICES DISTRICT

P.O. BOX 780 • 420 CROCKER STREET • TEMPLETON, CA 93465 • (805) 434-4900 • FAX: (805) 434-4820

October 12, 2011

Kirk Consulting  
c/o Jamie Kirk  
8830 Morro Road  
Atascadero, CA 93422

RE: Status of Water – San Luis Obispo County Tract #2992

Templeton Community Services District declares that it fully intends to, upon the availability of units, provide water and sewer service to San Luis Obispo County Tract #2992, owned by Boneso/Filipponi Group within the parameters stated below and upon availability of resources. To clarify per Templeton Assessor's Map, County of San Luis Obispo, CA, Book 040 Page 289 and 371, Tract #2992 incorporates approximately 14 acres made up of Lot "BB" (APN 040-289-030), Lot 2 of Tract #611 (APN 040-331-020), and a "Remainder Parcel" of Tract #2559 (APN 040-371-001).

To date, the District has issued a Water Will Serve Letter for 34 units to Lot "BB" (APN 040-289-030). At this time, these 34 units are strictly for use on Lot "BB" (APN 040-289-030) and are readily available for service. These units are non-transferable to any other parcel unless the parcel is legally merged with one or more adjacent parcels.

In addition to these 34 acquired units, Boneso/Filipponi Group are also first in order on the District's Water Waiting List for an additional 170 water and sewer units. The parcels specified on the Waiting List for these additional units are Lot "BB" (APN 040-289-030) and APN 040-289-037, the latter of which is not included in Tract #2992. Upon the availability of the requested water units, the owner may submit an application for a Water Will Serve letter for up to 170 units for either of these parcels or split between the two per the owner's request.

In the event that a legal merger were to take place between parcels with water units and parcels without water units, the water units would then be available to the entire merged area. Furthermore, if a legal subdivision was conducted, it would be the responsibility of the owner to notify TCSD in writing via a notarized letter stating their reassignments of water units to the newly subdivided parcels. Once this has been received and recorded by the District, the District will provide a Conditional Will Serve Letter to said parcels with said units.

It should be noted that all parcels within the District boundaries are subject to all District ordinances, regulations and processes. Any proposed projects for these parcels will be required to submit a Fire Safety and Water Will Serve Application for plan review and service acquisition prior to obtaining a Water Will Serve Letter.

Sincerely,

Jeffrey W. Hodge, General Manager

JWH:ajp

# WATER DEMAND CALCUALTIONS

					TCS D		
	SF	Rooms	Occupancy (people/sf)	People	gpd/person	gpd	Water Units (575gpd)
<b>Office</b>					<b>AFY</b>	<b>9.4</b>	
Building 1	Medical	24,000	200	120	30	3,600	6.3
Building 2	Medical	24,000	200	120	30	3,600	6.3
Building 3	Medical	14,700	200	74	16	1,184	2.1
<i>Subtotal</i>						<u>8,384</u>	
<b>Retail</b>					<b>AFY</b>	<b>5.1</b>	
Building 4	Pharmacy	15,800	200	79	13	1,027	1.8
Building 5	Grocery	18,800	200	94	30	2,820	4.9
Building 6	General	10,800	200	54	13	702	1.2
<i>Subtotal</i>						<u>4,549</u>	
<b>Resturant</b>					<b>AFY</b>	<b>2.9</b>	
Building 7							
	Dining Floor	5,800	30	194	10	1,940	
	Kitchen/Support	2,000	30	67	10	670	
						<u>2,610</u>	4.5
<i>7,800</i>							
<b>Hotel</b>					<b>AFY</b>	<b>30.2</b>	
Building 8							
Hotel							
	Guest		120	2.5	75	22,500	
	Employee		20%		15	900	
	Restaurant/Conf	4,500	15	300	12	3,600	
<i>Subtotal</i>						<u>27,000</u>	47.0
<i>660</i>							
<b>Sub-Total (indoor use)</b>					<b>AFY</b>	<b>47.7</b>	74.0
						<u>42,543</u>	

Project Area (AC)	Coverage	Landscape (AC)	Demand (AF/AC)	AFY	gpd	Water Units
<b>Site Irrigation</b>						
Site	14.5	15%	2.2	2	3,900	6.8

	AFY	TCS D	Water Units
<b>TOTAL</b>	<b>AFY</b>	<b>52.0</b>	<b>81</b>
	<i>GPD</i>	46,443	
Water Units Purchased (4 @ 300 & 30 @ 575)		18,450	
Water Units Still Needed (@ 575 gpd)		27,993	<b>49</b>



# SAN LUIS OBISPO COUNTY HEALTH AGENCY

---

## *Public Health Department*

2191 Johnson Avenue  
San Luis Obispo, California 93401  
805-781-5500 • FAX 805-781-5543

*Jeff Hamm*  
Health Agency Director

*Penny Borenstein, M.D., M.P.H.*  
Health Officer

August 19, 2011

Kirk Consulting  
8830 Morro Road  
Atascadero, CA 93422

**ATTN: MANDI PICKENS**  
**RE: TENTATIVE TRACT MAP 2992**  
**PETERSEN RANCH RD, TEMPLETON CA**  
**APN: 040-289-030, 040-371-001, 040-331-020**

### Water Supply and Wastewater Disposal

This office is in receipt of **preliminary evidence** of water and sewer service (in the form of a conditional will serve letter) from the Templeton Community Services District for the above noted tract map.

Be advised that a final will serve letter for both water and sewer services will be required prior to final map recordation. The improvements for water and sewer in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

**TRACT MAP 2992** is approved for Health Agency subdivision map processing.

LESLIE A. TERRY, R.E.H.S.  
Environmental Health Specialist  
Land Use Section

c North County Team, County Planning  
TCSD

# Conditional Use Permit & Vesting Tentative Tract Map # 2992

## Las Tablas Village

### Templeton, California

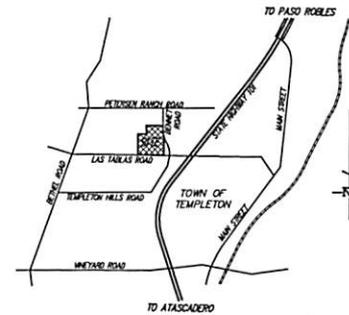


### Sheet Index

Number	Title
T1	Title Sheet
A1	Site Plan
A1.1	C.U.P. Phasing Plan
A2	Building Elevations - Retail
A3	Building Elevations - Retail
A4	Building Elevations - Office
A5	Building Elevations - Hotel
A6	Site Sections
TM1	Vesting Tentative Tract Map
TM2	Tentative Tract Map Phasing Plan
C1	Grading & Drainage Plan
C2	Site Utility Plan
L1	Landscape Plan
E-1.0	Conceptual Lighting Plan

### Project Summary

<b>Owner</b>	Bonoso Family Trust
	Contact: Steve Bonoso Phone: 227-4450
<b>Architect</b>	RRM Design Group, 3765 S. Higuera St., SLO, CA 93401
	Contact: Pat Blote Phone: 543-1794
<b>Civil Engineer</b>	RRM Design Group, 3765 S. Higuera St., SLO, CA 93401
	Contact: Robert Montoya Phone: 543-1794
<b>Landscape Architect</b>	RRM Design Group, 3765 S. Higuera St., SLO, CA 93401
	Contact: Chris Dufour Phone: 543-1794
<b>APN Number</b>	040-371-001, 040-289-030, 040-331-020
<b>Project Address</b>	n/a (undeveloped), cross-street: Las Tablas Road, Bennet Way
<b>Project Description</b>	Mixed-use development including retail/commercial, medical offices, and senior housing.
<b>Zoning</b>	Refer to Site Plan Statistics on Sheet A1
<b>Site Area</b>	Refer to Site Plan Statistics on Sheet A1
<b>Building Area</b>	Refer to Site Plan Statistics on Sheet A1



Vicinity Map  
NTS

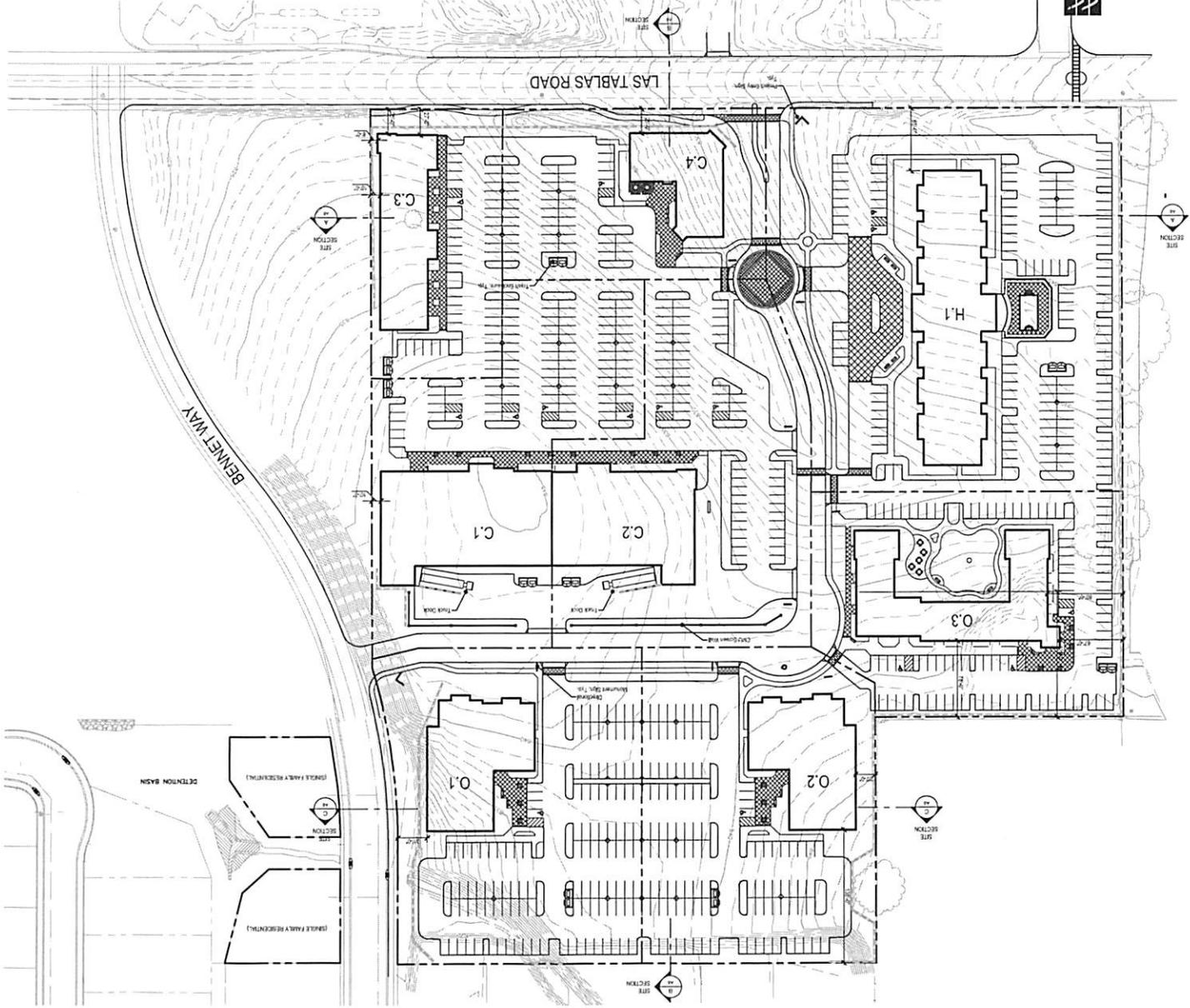
Las Tablas Village - Tract 2992

2007048

September 25, 2012 County Resubmittal

TITLE SHEET

T1



**Notes**

A. Existing and Proposed Property Boundaries Refer to C.I. Grading and Drainage Plans.  
 B. Parking and pedestrian pathways Refer to L.L. Conceptual Landscape Plans.  
 C. Site Lighting Refer to Exhibit E.12. Conceptual Lighting Plan.  
 D. Existing Building Footprints Developer shall submit a comprehensive "As-Is" project to comply with existing and type of Agency proposal.



**Project Statistics**

Area	Area	Area
APN 043-271-001 - Office, Residential	127.78 ac	2.96 acres
APN 043-293-000 - Commercial Retail	333.52 ac	7.66 acres
APN 043-233-000 - Office, Residential	198.65 ac	4.53 acres
APN 043-271-002 - Residential	20.74 ac	0.48 acres
<b>Proposed Land Use:</b>		
Office	228,801 sq ft	5.48 acres
Hotel	142,201 sq ft	3.27 acres
Hotel Family Home	22,747 sq ft	0.52 acres
Office	242,396 sq ft	5.57 acres
Hotel	600,001 sq ft	14.82 acres

**Building Areas:**

Building	Area	Area
Multi-Commercial	18,800 sq ft	0.43 acres
Office	15,500 sq ft	0.35 acres
Office	7,000 sq ft	0.16 acres
Office	53,200 sq ft	1.21 acres
Hotel	24,000 sq ft	0.55 acres
Office	14,700 sq ft	0.34 acres
Hotel (22 units)	82,700 sq ft	1.89 acres
Hotel	66,000 sq ft	1.51 acres
Hotel	66,000 sq ft	1.51 acres

**Site Coverage (Building Footprint):**

Building	Area	Area
Multi-Commercial	18,800 sq ft	0.43 acres
Office	33,300 sq ft	0.76 acres
Hotel	22,000 sq ft	0.50 acres
Hotel	113,000 sq ft	2.58 acres
<b>Parking Provided:</b>		
Multi-Commercial	22,000 sq ft	0.50 acres
Office	31,700 sq ft	0.72 acres
Hotel	603 sq ft	0.01 acres

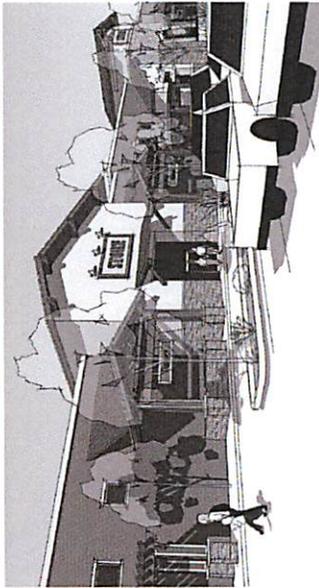
**SITE PLAN**  
 1" = 50'-0"  
 September 25, 2012 County Resubmittal

2007048

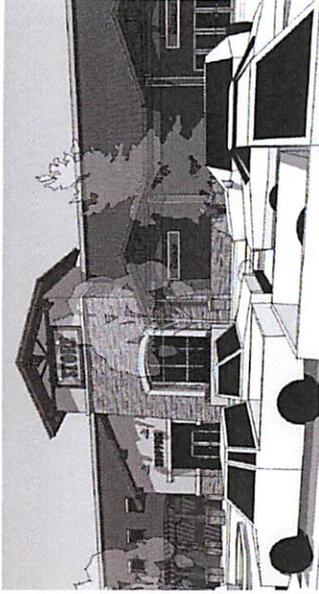
**Las Tablas Village-Tract 2992**

A1

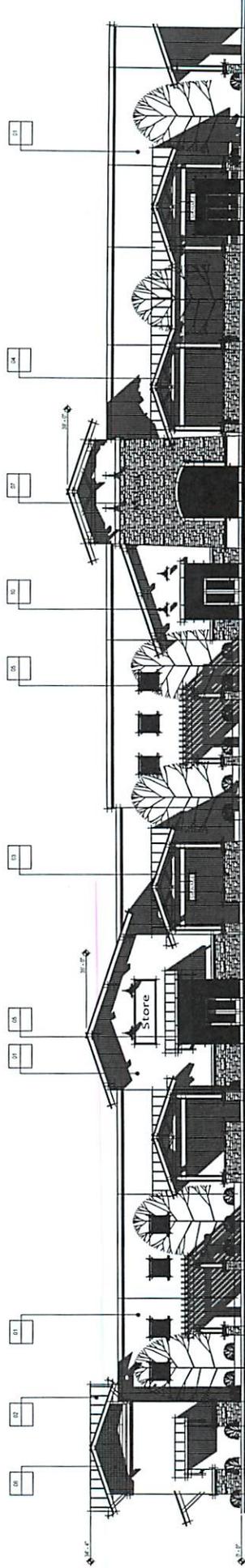




South Perspective-Building C.2  
NTS



South Perspective-Building C.1  
NTS



South Elevation-Buildings C.1 and C.2  
3/32" = 1'-0"

Material

- 01 Cement Water Sluice
- 02 Standing Metal Gable Roof
- 03 Stone Veneer
- 04 Exposed Studs
- 05 Aluminum Slatwork System
- 06 Wood Siding
- 07 Building Siding
- 08 Fabric Lighting

Notes

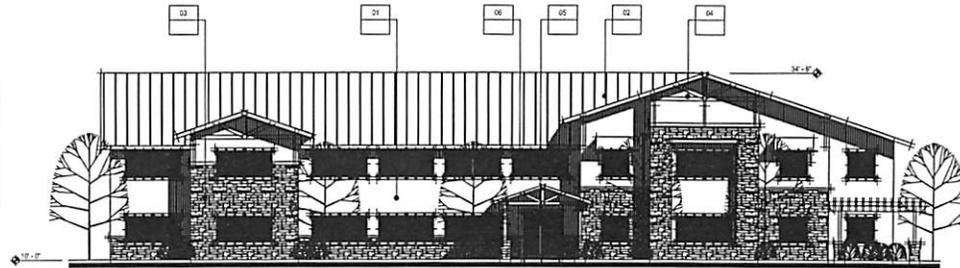
- A. Building Lighting: Building provided lights shall be installed with light sources not to exceed 1 foot-candle.
- B. Developer shall seek a comprehensive "sign program" to specify size, location, and type of signage proposed.

10 Building Lighting

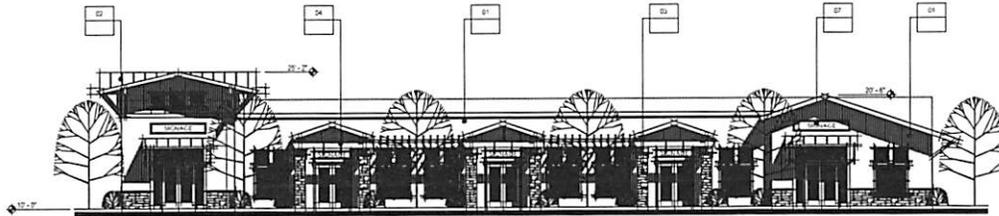




South Perspective-Building O.2  
NTS



South Elevation-Buildings O.1 / O.2  
3/32" = 1'-0"



West Elevation-Building O.3  
3/32" = 1'-0"



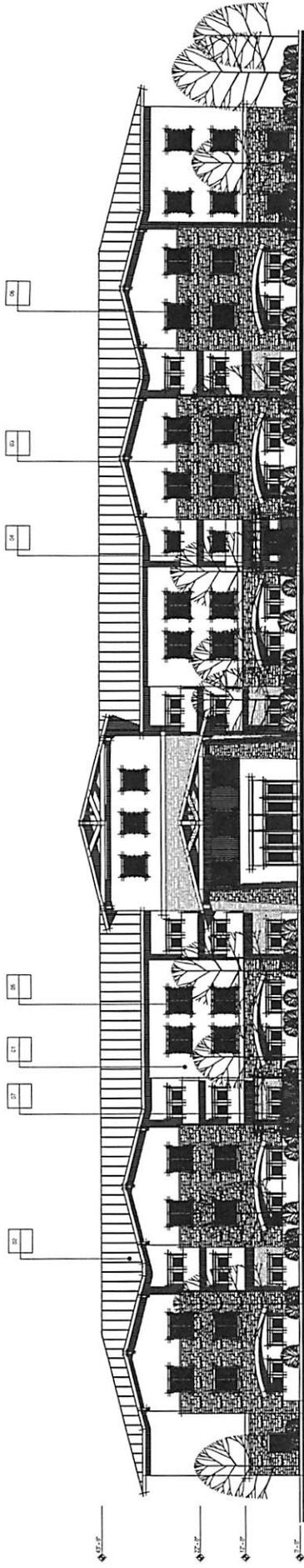
Southwest Perspective-Building O.3  
NTS

Material

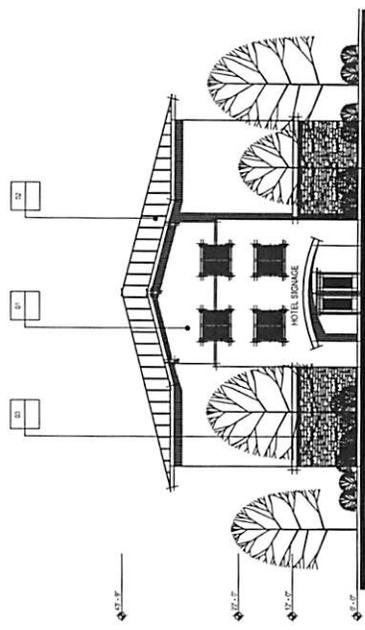
- |                             |                               |
|-----------------------------|-------------------------------|
| 01 Cement Plaster Stucco    | 05 Aluminum Storefront System |
| 02 Standing Metal Seam Roof | 06 Vinyl Windows              |
| 03 Stone Veneer             | 07 Building Signage           |
| 04 Exposed Timber           |                               |

Notes

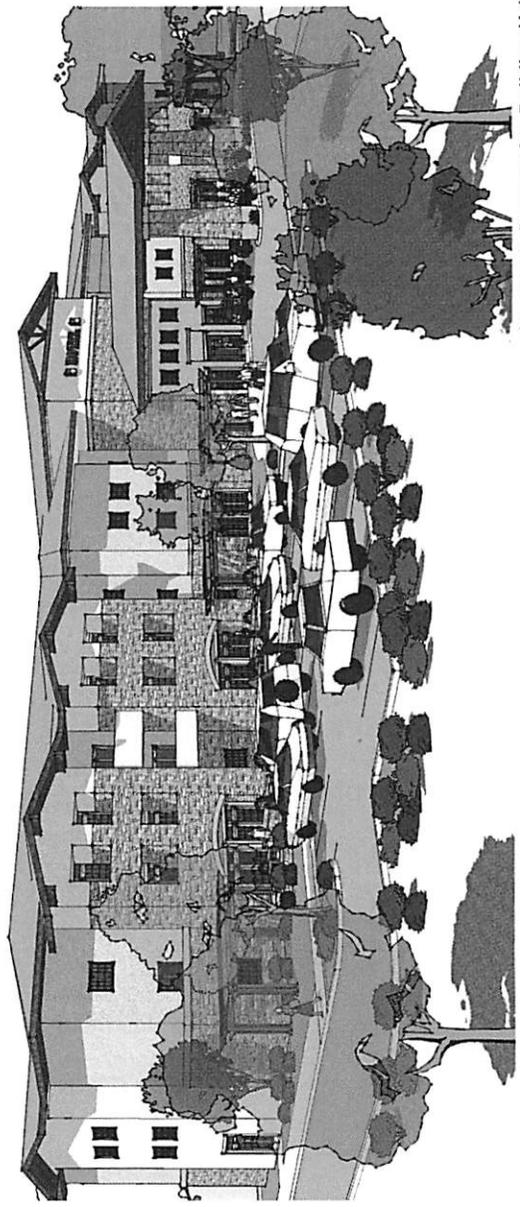
- A. Building Lighting: Building mounted lights shall be whitelisted with light source not to exceed 1 footcandle.
- B. Sign/Building Signage: Developer shall submit a comprehensive "sign program" to specify size, location, and type of signage proposed.



East Elevation-Building H.1  
3/32" = 1'-0"



South Elevation-Building H.1  
3/32" = 1'-0"



Southeast Perspective-Building H.1  
NTS

- Notes**
- A. Building Elevation: Building material colors shall be indicated with light source and to match a photograph. Developer shall select a comparable "chip sample" to specify size, location, and type of change proposed.

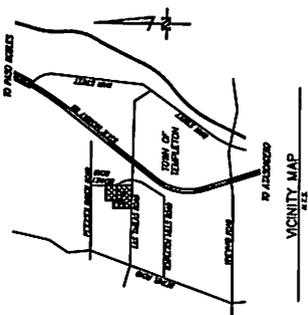
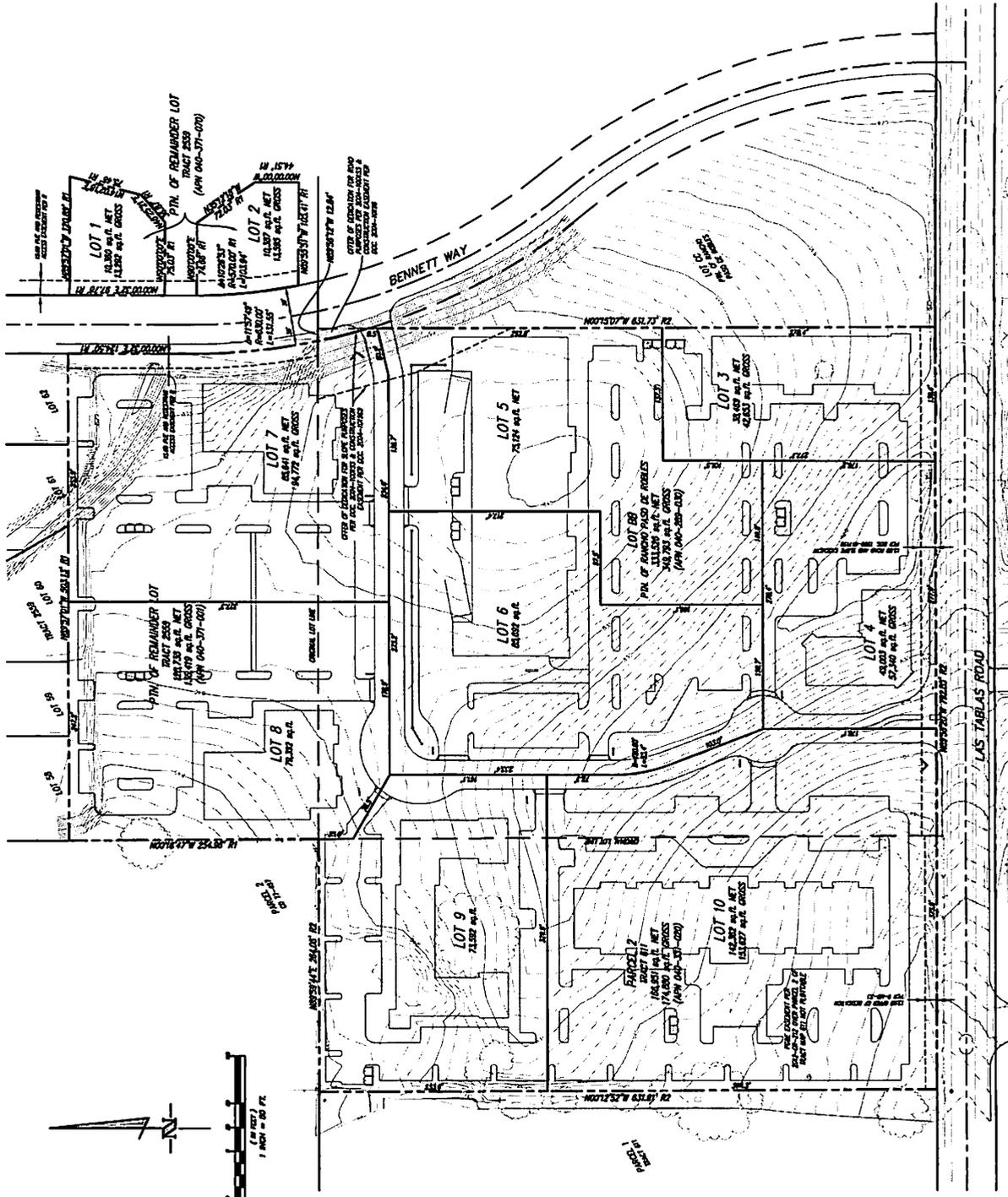
**Material**

01	Cement Fiber Sides	10	Building Lighting
02	Standing Metal Frame Roof		
03	Stone Veneer		
04	Exposed Frame		
05	Aluminum Scaffolding System		
06	Wood Siding		
07	Building Drainage		
08	Public Works		

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creating environments people enjoy

RRM Design Group, Inc. 11111 E. 1st Avenue, Suite 100, Denver, CO 80231  
Tel: 303.733.1111 Fax: 303.733.1112 www.rrmdesign.com





**EASEMENT NOTE**

PROPOSED EASEMENT FOR THE PURPOSE OF PUBLIC ACCESS, PARKING, DRAINAGE, AND UTILITIES SHALL BE LOCATED AS SHOWN ON THESE PLANS SUBJECT TO ALL OF THE CITY'S EXISTING REGULATIONS AND ORDINANCES.

**PROJECT DATA**

PROJECT NAME: [REDACTED]  
 ADDRESS: [REDACTED]  
 ACCESSORY PARCEL NO.: [REDACTED]  
 ZONING: [REDACTED]  
 MAP: [REDACTED]  
 DATE: [REDACTED]  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]  
 DATE: [REDACTED]

**PREPARED FOR:**

City of Escondido  
 Planning Department  
 1500 El Camino Real, Suite 200  
 Escondido, CA 92025  
 (760) 781-4300

**PREPARED BY:**

Engineer:  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]

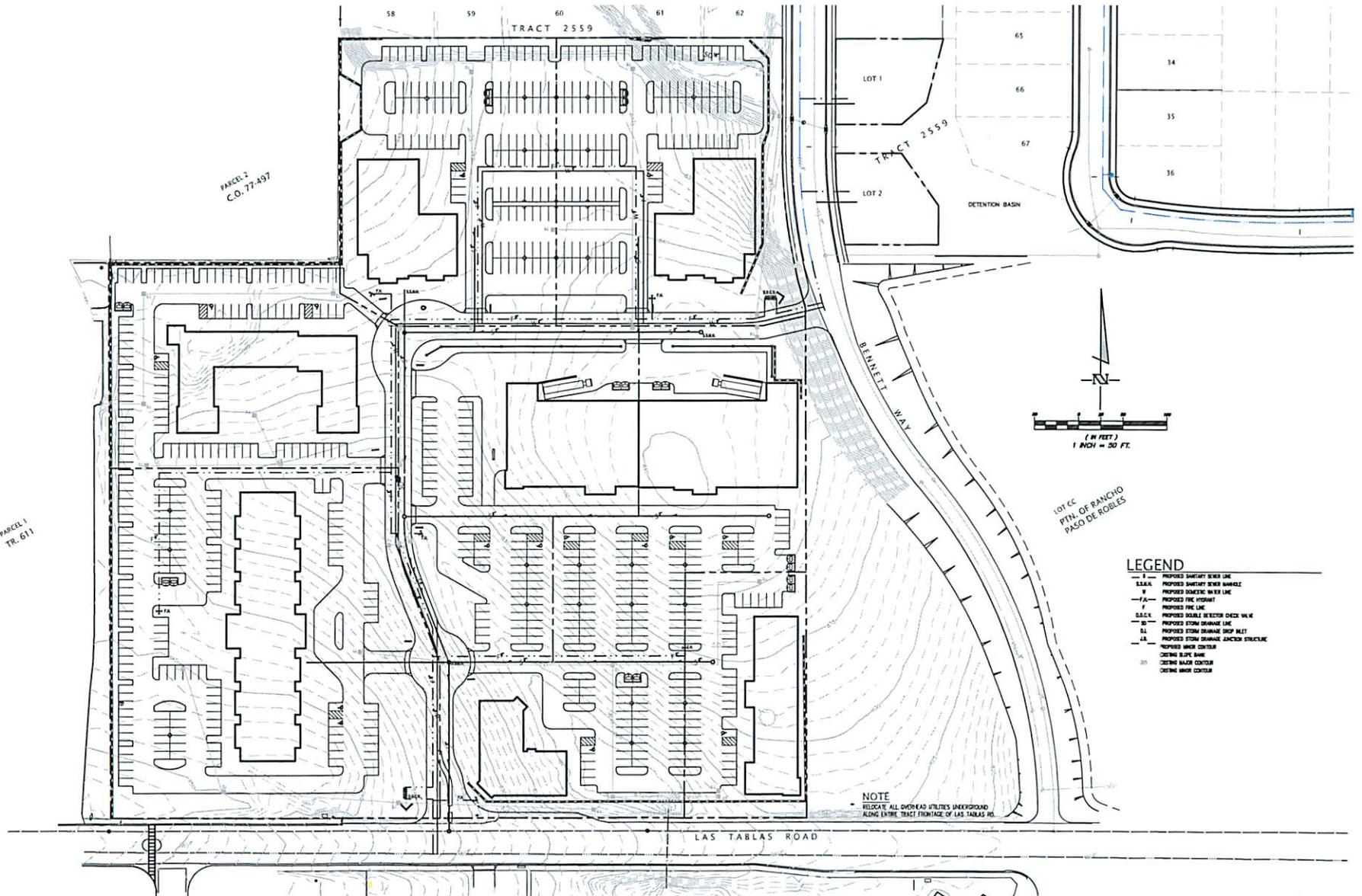
**LEGAL DESCRIPTION**

ALL OF THE UNDIVIDED LOT 10 OF THE REMAINDER OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DATE: [REDACTED] TIME: [REDACTED]







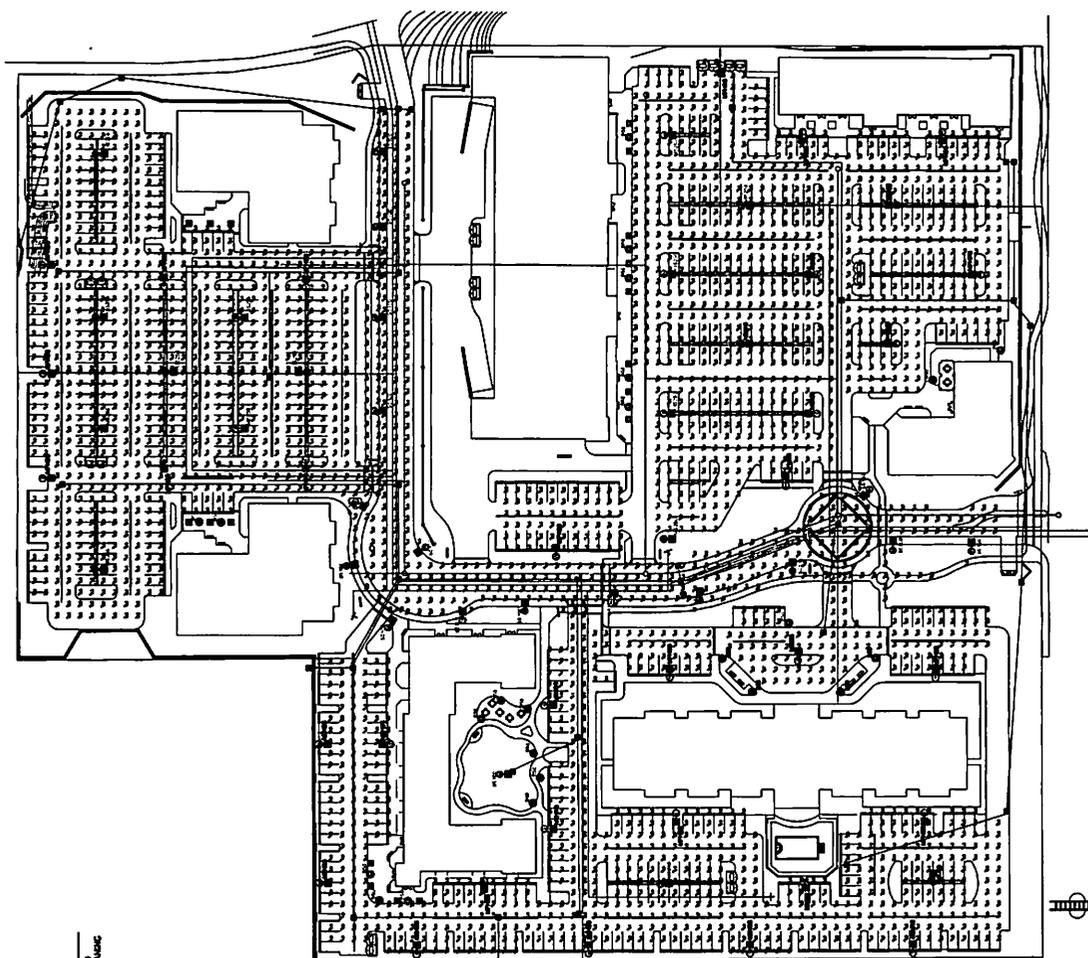
- LEGEND**
- S — PROPOSED SEWER MAIN LINE
  - S.S.C.V. PROPOSED SEWER CHECK VALVE
  - W PROPOSED DOMESTIC WATER MAIN LINE
  - FA PROPOSED FIRE HYDRANT
  - F PROPOSED FIRE LINE
  - S.S.C.V. PROPOSED DOUBLE SECTOR CHECK VALVE
  - SD PROPOSED STORM DRAINAGE LINE
  - SL PROPOSED STORM DRAINAGE DEEP BUILT
  - LS PROPOSED STORM DRAINAGE LAMPION STRUCTURE
  - M — PROPOSED MANHOLE CENTER
  - C — CRETING BLOW OFF BANK
  - 305 CRETING BLOWER CENTER
  - W — CRETING WATER CENTER

**NOTE**  
 RELOCATE ALL OVERHEAD UTILITIES UNDERGROUND ALONG THE TRACT FRONTAGE OF LAS TABLAS RD.



**GENERAL NOTES**

1. LIGHT LOSS FACTOR (LLF) HAS BEEN CALCULATED ASSUMING A CLEAN ENVIRONMENT, 8 MONTH CLEANING CYCLE AND ELECTRONIC BALLAST.
2. STATISTICS REFLECT MAINTAINED LIGHT LEVELS AT 50%.



**LUMINAIRE SCHEDULE**

Room	Level	Code	Quantity	Watt	Watt	Watt	Watt	Watt
0100	01	10-1000-001	10	100	1000	1000	1000	1000
0100	01	10-1000-002	10	100	1000	1000	1000	1000
0100	01	10-1000-003	10	100	1000	1000	1000	1000
0100	01	10-1000-004	10	100	1000	1000	1000	1000
0100	01	10-1000-005	10	100	1000	1000	1000	1000
0100	01	10-1000-006	10	100	1000	1000	1000	1000
0100	01	10-1000-007	10	100	1000	1000	1000	1000
0100	01	10-1000-008	10	100	1000	1000	1000	1000
0100	01	10-1000-009	10	100	1000	1000	1000	1000
0100	01	10-1000-010	10	100	1000	1000	1000	1000

**STATISTICS**

Description	Symbol	Area	Vol	Watt	Watt	Watt	Watt	Watt
C1 FANDED - 100% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C2 FANDED - 80% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C3 FANDED - 60% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C4 FANDED - 40% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C5 FANDED - 20% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C6 FANDED - 0% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C7 FANDED - 100% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C8 FANDED - 80% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C9 FANDED - 60% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C10 FANDED - 40% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C11 FANDED - 20% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C12 FANDED - 0% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C13 FANDED - 100% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C14 FANDED - 80% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C15 FANDED - 60% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C16 FANDED - 40% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C17 FANDED - 20% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0
C18 FANDED - 0% AT	+	1.0	1.0	1.0	1.0	1.0	1.0	1.0



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 11111 11th Street, Suite 100, San Diego, CA 92121  
 Tel: 619.594.1111 Fax: 619.594.1112  
 www.rrmdesign.com

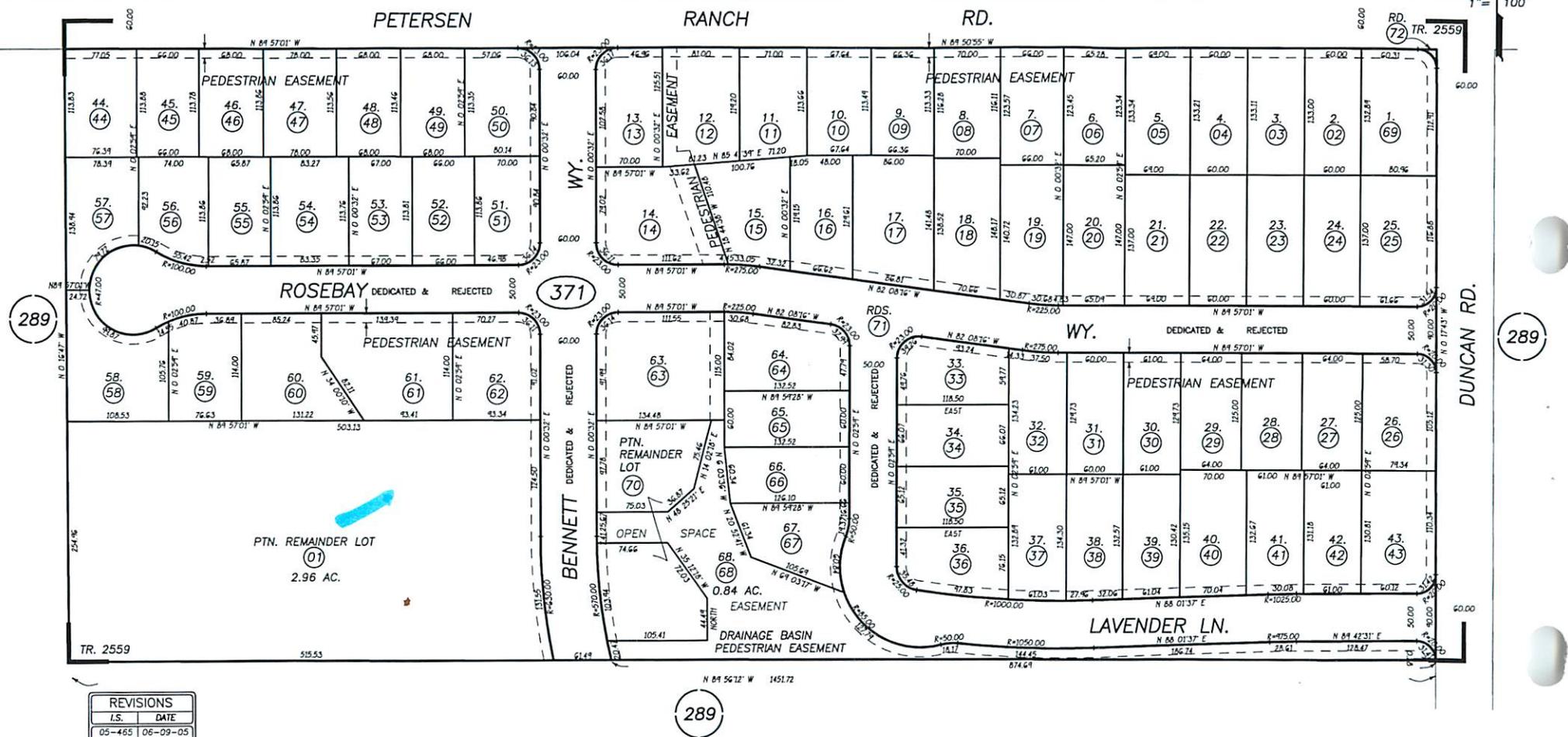
1"=50'-0"  
**CONCEPTUAL LIGHTING PLAN**  
**Las Tablas Village - Tract 2992**  
 August 30, 2011  
 2007048

040-289

FRONTIER WY.

353

1" = 100'



289

371

289

289

REVISIONS	
I.S.	DATE
05-465	06-09-05

50 0 100 200

GB  
06-09-05 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 2559, R.M. Bk. 25 , Pg. 26-31

TEMPLETON  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 040 PAGE 371







# Parcel Summary Report For Parcel # 040-289-030

9/12/2008  
12:10:37PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Address Information

<u>Status</u>	<u>Address</u>
P	00000 LAS TABLAS RD TEMP

### Lot Information:

Community: TEMP

Planning Area: SAL

<u>Lot Type</u>	<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	APV.C0	064	0001	N		S2	
T	RHOPR	0000	BB	Y	CR		Z79082401

SUB2008-00019 TR2992      **BONESO STEVEN**  
 Conc. Tract Map w/ CUP  
 MIXED-USE DEVELOPMENT  
 RETAIL/COMMERCIAL 54,000 SF, OFFICE  
 SAL/ TEMP      KBN  
 CR



# Parcel Summary Report For Parcel # 040-289-030

9/12/2008  
12:10:37PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	FILIPPONI DOUGLAS C PO BOX 845 ATASCADERO CA 93423-0845		
OWN	BONESO MARY A		
OWN	BONESO REGINA		
OWN	BONESO ROBERT & REGINA 2002 TRUST		
OWN	BONESO ROBERT M		
OWN	BONESO STEVEN C		
OWN	BONESO STEVEN C FAMILY TRUST		
OWN	FILIPPONI FAMILY TRUST		
OWN	FILIPPONI KATHLEEN R		
OWN	THOMPSON CONNIE G		
OWN	THOMPSON NED M		
OWN	THOMPSON NED M & CONNIE G FAMILY TR		

### Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	RHO PR LT BB	