



**Re: DRC2013-00105 TEMPLETON ENTERPRISES, North County E-Referral,
MUP, Templeton** 

Charles Riha to: Cody Scheel

06/25/2014 09:24 AM

Cc: Cheryl Journey, Stephen Hicks

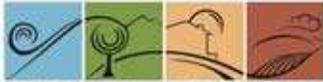
Cody,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
3. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 accessibility / energy laws.
5. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. A fire sprinkler system will be required.

Charles Riha, Plans Examiner III



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
976 Osos Street, Room 200
San Luis Obispo, Ca 93408
805-781-5630

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FH

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

JUN 10 2014

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

THIS IS A NEW PROJECT REFERRAL

DATE: 6/9/2014

TO: PW

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00105 TEMPLETON ENTERPRISES - Proposed minor use permit for expansion of existing storage business by adding 85 mini-storage units. Site location is 71 N Main St, Templeton. APN: 040-291-040

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.

See attached

7.11.14 [Signature] 5271
Date Name Phone



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us

MEMORANDUM

Date: July 11, 2014
To: Cody Scheel, Project Planner
From: Tim Tomlinson, Development Services
Subject: Public Works Comments on DRC2013-00105, Templeton Enterprises MUP, Abby Rd, Templeton, APN 040-291-040

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.
2. Provide an engineered drainage plan as on-site detention of this site's run-off appears to be required.

Public Works Comments:

- A. The proposed project is within the Templeton Road Improvement Fee Area A. Payment of Road Improvement Fees is required prior to building permit issuance.
- B. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer. The applicant should review Chapter 22.52 of the Land Use Ordinance prior to future submittal of development permits.
- C. The project meets the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at: http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/SWCP+Application+Pkg.pdf. The Post Construction Requirement (PCR) Handbook can be found at: http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, and in accordance with 22.54.030 (Curb Gutter and Sidewalk) the applicant shall submit plans to the Department of Public Works and reconstruct, if necessary, all deteriorated or non-compliant Abby Road parent parcel frontage improvements.
2. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
3. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of any Abby Road parent parcel fronting sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis.

Fees

4. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the Templeton Area A Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

Drainage

5. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance. The applicant shall submit complete drainage calculations for review and approval. All drainage must be detained on-site and the design of the basin shall be approved by the Department of Public Works.
6. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
7. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.
8. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Stormwater Pollution Prevention

9. **At the time of application for construction permits**, the applicant shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

10. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
11. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.



APCD has no comments for DRC 2013-00105 TEMPLETON ENTERPRISES

Andrew Mutziger to: Cody Scheel
Cc: Alyssa Roslan, Aeron Arlin Genet

06/26/2014 04:11 PM

Hi Cody,

I realize that our comments on this project were due on Monday of this week.

I wanted to follow up with you to let you know that we completed our evaluation and found that we have no comments.

We evaluated the project by itself and the air quality impacts for the Abbey Way mini-storage expansion is below our operational phase CEQA significance thresholds for both ozone precursors and GHGs.

We also evaluated the expansion's cumulative air quality impacts with those from the site's 2003 project which identified 16,832 sf of office space/retail/mini-storage. The cumulative impacts are also below our CEQA significance thresholds for both ozone precursors and GHGs.

We did not evaluate the additional cumulative air quality impacts from the existing Abbey Way Mini-storage as we do not have history of the original mini-storage project. Looking at Google Earths historic images, that project was completed sometime between 1994 and 2003.

If you have any questions, please feel free to contact me.

Sincerely,

Andy Mutziger
Air Quality Specialist
San Luis Obispo County Air Pollution Control District
(805) 781-5956
fax: (805) 781-1002
www.slcleanair.org

----- Forwarded by Alyssa Roslan/APCD/COSLO on 06/09/2014 01:58 PM -----

From: Mail for PL_Referrals Group
To: Tim Tomlinson/PubWorks/COSLO@Wings, Frank Honeycutt/PubWorks/COSLO@Wings, Doug Rion/PubWorks/COSLO@Wings, Leslie Terry/PH/COSLO@Wings, Aeron Arlin Genet/APCD/COSLO@Wings, Alyssa Roslan/APCD/COSLO@Wings, Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings, Charles Riha/Planning/COSLO@Wings, tlm@templetoncsd.org, jbriltz@templetoncsd.org, khix@templetoncsd.org, bwall@templetoncsd.org, utilities@templetoncsd.org, adam_fukushima@dot.ca.gov, wfrace@atascadero.org, rrickard@atascadero.org, amanier@atascadero.org, skmarquart@gmail.com, Karen Nall/Planning/COSLO@Wings
Cc: Cody Scheel/Planning/COSLO@Wings
Date: 06/09/2014 01:53 PM
Subject: DRC2013-00105 TEMPLETON ENTERPRISES, North County E-Referral, MUP, Templeton
Sent by: Donna Hawkins

**San Luis Obispo County
Planning & Building Department**

DRC2013-00105 TEMPLETON ENTERPRISES, North County E-Referral, MUP, Templeton

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying



DRC2013-00105 TEMPLETON ENTERPRISES,

Tina Mayer

to:

cscheel

06/25/2014 03:41 PM

Hide Details

From: "Tina Mayer" <tlm@templetoncsd.org>

To: <cscheel@co.slo.ca.us>

Hi Cody,

We have no comments on this referral.

Thanks, Tina

Bettina Mayer, PE

Templeton CSD District Engineer

Direct (805) 434-4915