



Negative Declaration & Notice Of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
 976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED14-203

DATE: October 29, 2015

PROJECT/ENTITLEMENT: Billig Parcel Map and Conditional Use Permit / SUB2013-00052 (CO14-0020)

APPLICANT NAME: Dr. Harvey Billig
ADDRESS: PO Box 1414, Carmel, CA, 93921
CONTACT PERSON: Pam Jardini

Telephone: 805-801-0453

PROPOSED USES/INTENT: Request by Dr. Harvey Billig for a Vesting Tentative Parcel Map and concurrent Conditional Use Permit to 1) subdivide an existing 4.9 acre parcel into two parcels of 1.46 acres and 3.44 acres; and 2) construct a 2 story 36,503 square feet (sf) assisted living facility (60 beds) on the 1.46 acres parcel, and a 2+ story 70,419 sf hospital (behavioral health – 91 beds) on the 3.44 acre parcel including site improvements for grading, parking, and landscaping and includes a common driveway and shared parking between the proposed buildings. The request includes a modification to the height standards for the proposed hospital to allow a height of 44 feet (to parapet wall facing Las Tablas) instead of 35 feet as provided by ordinance. The proposed project will result in the disturbance of approximately 3.5 acres and 22,230 cubic yards of cut and 17,260 cubic yards fill on a 4.9 acre parcel. The project is within the Office and Professional land use category, and is located on the south side of Las Tablas Road (directly opposite Twin Cities Hospital), approximately ¼ mile west of Bennett Rd in the community of Templeton, in the Salinas River Sub Area of the North County Planning Area..

LOCATION: 1155 Las Tablas Road, Templeton, CA

LEAD AGENCY: County of San Luis Obispo
 Dept of Planning & Building
 976 Osos Street, Rm. 200
 San Luis Obispo, CA 93408-2040
 Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: RWQCB, CDFW, Cal Trans

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination		State Clearinghouse No. _____	
This is to advise that the San Luis Obispo County _____ as <input type="checkbox"/> <i>Lead Agency</i>			
<input type="checkbox"/> <i>Responsible Agency</i> approved/denied the above described project on _____, and has made the following determinations regarding the above described project:			
The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.			
This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.			
Signature	Holly Phipps	Date	County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency



Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
 976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

(ver 5.7) Using Form

Project Title & No. Billig Parcel Map & Conditional Use Permit (SUB2013-00052 / CO14-0020) / ED14-203

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water /Hydrology
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input checked="" type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Holly Phipps
 Prepared by (Print)

Holly Phipps
 Signature

10/29/15
 Date

Steven McMasters
 Reviewed by (Print)

Steven McMasters
 Signature

Ellen Carroll,
 Environmental Coordinator
 (for)

Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT**Project Description**

Request by Dr. Harvey Billig for a Vesting Tentative Parcel Map and concurrent Conditional Use Permit to 1) subdivide an existing 4.9 acre parcel into two parcels of 1.46 acres and 3.44 acres; and 2) construct a 2 story 36,503 square feet (sf) assisted living facility on the 1.46 acres parcel, and a 2+ story 70,419 sf hospital (behavioral health) on the 3.44 acre parcel including site improvements for grading, parking, and landscaping and includes a common driveway and shared parking between the proposed buildings. The request includes a modification to the height standards for the proposed hospital to allow a height of 44 feet (to parapet wall facing Las Tablas) instead of 35 feet as provided by ordinance. The proposed project will result in the disturbance of approximately 3.5 acres and 22,230 cubic yards of cut and 17,260 cubic yards fill on a 4.9 acre parcel. The project is within the Office and Professional land use category, and is located on the south side of Las Tablas Road (directly opposite Twin Cities Hospital), approximately ¼ mile west of Bennett Rd in the community of Templeton.

Expanded Project Description**Hospital - Behavioral Health**

The proposed hospital is included in the Land Use Ordinance (LUO) definition of "Health Services". This type of land use is defined in the LUO:

Health Care Services (land use). Service establishments primarily engaged in furnishing medical, mental health, surgical and other personal health services including: medical, dental and psychiatric offices (mental health-related services including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists, or unlicensed individuals, are included under Offices); medical and dental laboratories; out-patient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Also includes hospitals and similar establishments primarily engaged in providing diagnostic services, extensive medical treatment including surgical and other hospital services; such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. Nursing homes and similar long-term personal care facilities are classified in "Residential Care." (SIC: Group 80)

The proposed Behavioral Health Hospital is proposed to have four units for a total of 91 beds to include the following breakdown:

1. 21 bed children's unit to serve children between the ages of 6 and 12;
2. 21 bed adolescent unit to serve children between the ages of 13 and 18;
3. 20 bed gero-psychiatric unit to adults between the ages of 65 and up; and
4. 21 bed acute adult psychiatric unit;
5. 4-swing beds on each floor for 8 additional beds. This will enable the hospital to meet fluctuating demands on the patient population.

The California building code requires this facility to be consistent with the provisions of the Office of Statewide Health Planning and Development (OSHPD) and must comply with OSHPD 2 requirements. Parking will be largely subterranean (in basement floor level) with some on grade parking alongside the project's primary entry at Las Tablas Road. Additional on grade parking is provided at the structure's southwest and south sides in a parking area shared with the Assisted Living Facility.

The Behavioral Health Hospital Facility will treat children, adolescents, adults, and seniors. This facility will operate similar to a regular hospital without an emergency room. This facility is designed for short term crisis and professional treatment. It is a voluntary facility where patients will be admitted by their physician. It will be a secure facility that will operate like a regular hospital and will have controlled access 24 hours a day.

The treatment program will consist of a multidisciplinary treatment team utilizing a cognitive/behavioral approach that is integrated with medication as needed. The team will be comprised of psychiatrist, psychologist, registered nurses, clinical social workers and other specialist as required. The individualized treatment goal of the program is designed to

- First evaluate the acute phase of the patient's mental illness;
- Second to stabilize the patient and prepare them for transitioning back into the community; and
- Finally, discharge the patient. Once stabilized, the patients will be released by the attending physician who will discharge and refer the patient;
- Upon discharge, the patient will be referred to the next appropriate level of care such as out-patient care or follow up appointments with their primary care physician.

Admissions to the Hospital can occur 24 hours a day, 7 days a week. Most admissions however, will occur during week days following a referral from an outside physician, psychologist or clinic. This is a voluntary hospital facility like Twin Cities Hospital where patients could ask to be released by an attending physician at any time. Discharges could occur within 24 hour day, 7 days a week, however most discharges are carefully planned and scheduled during normal business hours. The admitting physician writes a discharge order that would include follow-up appointments and medication prescriptions.

A patient could ask to be discharged without a doctor's consent. The County Behavioral Health Department becomes the responsible agency to evaluate the patient for involuntary treatment and make arrangements for transfer to an appropriate facility.

This will not be a locked down facility. The front door will be unlocked for visitors and the four units will be individually secured at all times. Security will consist of trained staff that is responsible for the patients' safety. All visitors will have to sign in and be approved for access and accompanied by staff when necessary before entering the hospital.

According to information provided by County Behavioral Health Department, there are two potential designations for a proposed facility; one designation would be "LPS Designated" (Lanterman-Petris-Short (LPS) Act) by the County, meaning the facility would be able to take patients on an involuntary basis, have a locked setting, and would be required to put all the patients' rights elements into place to ensure due process. The other designation type facility could accept only voluntary patients. This would preclude the facility from "locking" the site to prevent exit; would not have a required patients' rights duty; and would provide a stricter range of admission criteria. This is the designation that is part of this proposed project description for this environmental document.

Assisted Living Facility

The proposed assisted living facility is included in the Land Use Ordinance definition of "Nursing and Personal Care". This type of land use is defined in the LUO:

Nursing and Personal Care (land use). Residential establishments providing nursing and health related care as a principal use with in-patient beds, including: skilled nursing care facilities; extended care facilities; convalescent and rest homes; board and care homes. (SIC: Group 805)

The proposed 36,503 sf Assisted Living facility will have a total of 50 rooms with up to 60 beds. The facility is designed to address the needs of persons with memory impairments.

The facility requires Community Care Licensing by the California Department of Social Services. No OSHPD permitting or review is required. Access to this building is taken from the shared drive that runs from Las Tablas Road to the property to the south of the subject site. Parking and a cul-de-sac turnaround are provided in the approach to the building's main entry.

Proposed Vesting Tentative Parcel Map

The application also includes a vesting tentative parcel map that proposes to divide the existing 4.9 acre parcel into two parcels of 1.46 acres and 3.44 acres. The proposed hospital would be located on the 3.44 acre parcel and the assisted living project would be located on the smaller 1.46 acre parcel. Minimal site disturbance will result from the tentative parcel map alone. For example, frontage improvements on Las Tablas Rd (curb, gutter and sidewalk) would be installed as part of the improvement requirement for the tentative map but all other site improvements would be constructed with the specific development of each proposed parcel.

Development of each proposed parcel is based on the site's land use designation, community plan and planning area standards. Development of the proposed parcels is dependent on allowable uses in the Office and Professional land use category. The uses proposed in the Conditional Use Permit (assisted living and freestanding behavioral health hospital) are examples of uses that could be established on the site in the O&P land use category.

ASSESSOR PARCEL NUMBER(S): 040-280-056

Latitude: 35 degrees 33' 12.82" N Longitude: -120 degrees 43' 11.53" W **SUPERVISORIAL DISTRICT # 1**

B. EXISTING SETTING

PLAN AREA: North County

SUB: Salinas River

COMM: Templeton

LAND USE CATEGORY: Office and Professional

COMB. DESIGNATION: None

PARCEL SIZE: 4.79 acres

TOPOGRAPHY: Nearly level near Las Tablas (north area of property to Moderately sloping

VEGETATION: Grasses, oaks, willows & Urban-built up

EXISTING USES: Undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Public Facilities;Twin Cities Hospital	<i>East:</i> Office and Professional; Medical Buildings
<i>South:</i> Office and Professional; Subdivision under construction	<i>West:</i> Commercial Retail and Office and Professional; Medical Buildings

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1. AESTHETICS	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The site is located on the south side of Las Tablas Road directly across from the Twin Cities Hospital and adjacent on two sides by medical office buildings. The site's topography is gently to moderately sloping to the south towards an unnamed tributary to Toad Creek which runs through the southern boundary of the site. To the south across the creek is a residential project currently under construction which will utilize the same access road from Las Tablas Road. Existing development on Las Tablas Road from the freeway west past the project site includes medical and other professional offices, an apartment complex and Twin Cities Hospital. These uses are characterized by the Templeton Design Plan's emphasis on such elements as stucco finishes, building articulation and parapet walls. Twin Cities Hospital is located directly across (north) from the proposed project site. The façade of the hospital is 60 feet with a single row of parking in the front setback area. The hospital has a stucco appearance with large glass windows.

Behavioral Mental Health Hospital

The building height proposed for the Behavioral Mental Health Hospital is 33 feet above the Las Tablas frontage. The sloping topography reveals portions of the basement along the southern elevation making heights 3 story and up to 50 feet. The height of the building from average natural grade is 44 feet to parapet wall facing Las Tablas. The Office-Professional land use category standards require an average height of 35 feet. The applicant requests a modification to the height standards for the proposed Behavioral Health Hospital to allow a height of 44 feet above average natural grade instead of 35 feet as required by ordinance.

Parking proposed is mainly subterranean (in the basement floor level) with some on grade parking alongside the project's primary entry at Las Tablas Road. Additional on grade parking will be provided at the structure's southwest and south in a parking area shared with the Assisted Living Facility.

Assisted Living Facility

The building height proposed for the 2-story Assisted Living Facility is 24 feet. Located at the southeast area of the site, the 2-story building will be around a secure "wandering garden" that overlooks the riparian drainage with its variety of trees and other vegetation. Its southern orientation and interface with interior neighborhoods would make it compatible with the character of the neighborhood.

Both buildings' architecture will use a variety of materials and forms (Portland Cement Plaster, Clay Tile, Ceramic Tile, Metal) that are contextual with the architecture of the Las Tablas Road corridor.

Parking and a cul-de-sac turnaround are provided in the approach to the building's main entry. Both building facades are articulated. Patio areas for the Behavioral Health Hospital face the Assisted Living Facility building and the open areas and parking lots are landscaped.

Development of the assisted living portion of the project includes the restoration and enhancement of vegetation to the existing watercourse. No creek alterations are proposed. The proposed Behavioral Health Hospital and proposed Assisted Living Facility are located outside the sensitive riparian areas. They are stepped in elevation to blend with the existing sloping topography creating a gradual transition between the proposed building areas and the riparian areas. Additionally, the riparian area will be enhanced through the project's landscaping because it will be an integral viewshed to the Assisted Living Facility.

The land adjacent to the site on the south side is a residential subdivision currently in construction. Once it is completed and houses constructed and occupied, the proposed project site will be partially visible through the woodland located between developed areas of the subject and adjacent sites. A riparian area also located between the two project sites is proposed to be enhanced in order to screen the assisted living and the residential subdivision development from each other.

Proposed Tentative Map The proposed tentative parcel map will create two parcels of 1.46 and 3.44 acres each. The proposed hospital will be on parcel 1 (3.44 acres) located on the north side of the adjacent to Las Tablas Rd and directly across Las Tablas from Twin Cities Hospital. The proposed tentative map will allow each land use (hospital and assisted living) to be on its own legal parcel.

Impact. The proposed buildings will be visible from Las Tablas Road and the surrounding sites and the project includes a height modification. The proposed lighting of the building and parking lot may create impacts to adjacent residents. Glare from interior lights and roof equipment may also impact neighboring residences to the south.

The proposed height of the hospital is 44 feet from average natural grade. The project cross sections show a building height at Las Tablas Rd setback line of 31.3 feet above the sidewalk elevation. The easterly portion of the structure is setback approximately 20 feet from the Las Tablas right of way. The westerly wing of the hospital is set back approximately 55 feet from the Las Tablas right of way. The site slopes downhill from north to south. The hospital and assisted living structures will appear as 2 story structures on the uphill (north) side of the site. The hospital will be 54 feet tall at the downhill side of the site. The assisted living structure at the rear (south) side of the site will be approximately 26 feet tall and will include retaining walls ranging from 1.5 to 13 feet tall.

No impacts would occur as a result of the tentative parcel map in and of itself. Existing planning standards (e.g. Title 22 - Land Use Ordinance, Templeton Design Plan) would adequately guide and govern development of the resulting parcels and address visual impacts

Mitigation/Conclusion. The modern-mission style architecture meets the community design goals for the Las Tablas Road medical area. The Templeton Design Plan and Land Use Ordinance require landscaping and lighting plans to reduce visual impacts and the applicant has agreed to incorporate mitigation measures to reduce light and glare impacts of the project. The assisted living building, parking and circulation areas and associated retaining walls will be screened from view from adjacent sites by the riparian vegetation and woodland areas. The height modification will not result in significant visual impacts as the portion of the building visible from the public road is only 31 feet high. The building adjacent to the east is approximately 25 feet tall and the hospital across Las Tablas from the project site is over 55 feet tall as seen from Las Tablas Rd. These measures are listed in Exhibit B; implementation of the mitigation measures and ordinance requirements will mitigate all identified visual impacts to less than significant levels.

2. AGRICULTURAL RESOURCES <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting/Impact. Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Office and Professional

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland

In Agricultural Preserve? Yes, Templeton AG Preserve

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include: *Gazos shaly clay loam & Lockwood-Concepcion complex*

Gazos. This moderately sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Lockwood-concepcion complex (2 - 9 % slope).

Lockwood. This gently sloping soil is considered well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Concepcion. This gently sloping soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

The project site is located within the urban area of the community of Templeton and is zoned Office and Professional. No agricultural uses exist on or within the vicinity of the property, and no impacts to agricultural resources would occur as a result of the proposed medical facility. This area is located in the El Pomar/Estrella Agricultural preserve which encompasses much of the planning area. Some areas designated Agriculture are in active production, with lot sizes supporting commercial agricultural operations. The intent of the Agriculture designation is to support continued availability of these areas for production of food and fiber. This property is not enrolled in a Land Conservation contract because the site is relatively small, is located in an urban area, is not designated Agriculture and has very limited agricultural use.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth’s average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth’s climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD’s CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project’s annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

Under CEQA, an individual project’s GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require

mitigation.

Air quality is also affected by construction activities such as earth moving (grading), diesel emissions from heavy equipment and operational activities once the facility is complete. Operational emissions are generated by vehicle trips, HVAC equipment and fugitive dust.

Impact. The construction and operation of the proposed project will have both short term construction phase impacts and longer term operational impacts. The proposed project will result in the disturbance of approximately 3.5 acres on a 4.9 acre site. The project proposes to disturb soils that have a wind erodibility rating of “moderate” to “high”. This will result in the creation of construction dust, as well as short and long-term vehicle emissions. The project is in close proximity to sensitive receptors that might otherwise result in nuisance complaints and is subject to limited dust and/or emission control measures during construction (See Table 1 below for construction phase air quality emissions).

The term “project operations” refers to the full range of activities that can or may generate pollutant emissions when the development is functioning in its intended use. For projects such as medical facilities, motor vehicles traveling to and from the projects represent the primary source of air pollutant emissions. For hospitals, equipment operation such as boilers and emergency generator engines can be of greatest concern from an emissions standpoint. The tables below (taken from the Air Quality and Greenhouse Gas Impact Analysis (2014)) show estimated construction and operational emissions as output by CalEEMod™ for the proposed project and whether the impact is significant:

Table 1: Air Quality Significance Thresholds Evaluation – Operation

Pollutant	Operation					
	Daily			Annual		
	Threshold lbs/day	Project lbs/day	Significance	Threshold tons	Project tons	Significance
ROG + NO _x	25	24.5	<u>LTSM</u>	25	4.7	<u>LTS</u>
Diesel Particulate Matter (DPM)	1	0.4	<u>LTS</u>			
Fugitive Particulate Matter (PM ₁₀), Dust	25	7.5	<u>LTS</u>	25	1.2	<u>LTS</u>
CO	550	63.1	<u>LTS</u>			
Greenhouse Gases, Amortized (MT)				1,150	2,166	PS

Sources: CalEEMod v2013.2.2, SLOAPCD 2012b

Notes:

lbs/day are winter maxima per SLO County APCD

Greenhouse Gases, Amortized = Unmitigated Construction GHG emissions / 25 + Mitigated Operational GHG Emissions

Assumed Operational Exhaust PM₁₀ emissions = Operational DPM emissions. This should be a conservative assumption.

LTS - Less Than Significant

LTSM - Less Than Significant with Mitigation Incorporated; 24.5 lbs/day project emissions includes the mitigation measures in AQ-3 thru AQ-7.

PS - Potentially Significant

According to Table 1, the facility's daily operation will result in significant level of reactive organic gases and oxides of nitrogen (ROG/NO_x). The daily emissions of these pollutants is less than the threshold amount (25 lbs/day) with implementation measures AQ-3 thru AQ-7.

Greenhouse gas emissions are expected to be over the bright-line threshold of 1,150 Metric Tons CO₂/year. According to Table 1 above, annual GHG emissions is expected to be 2,166 tons/year. Annual emissions of greenhouse gases is expected to be significant and mitigation is required.

Table 2: Air Quality Significance Thresholds Evaluation – Construction

Pollutant	Daily			Quarterly – Tier 1		
	Threshold	Project	Significance	Threshold	Project	Significance
	lbs/day	lbs/day		tons	tons	
ROG + NO _x	137	133.7	LTSM	2.5	2.15	LTS
Diesel Particulate Matter (DPM)	7	3.09	LTS	0.13	0.08	LTS
Fugitive Particulate Matter (PM ₁₀), Dust				2.5	0.09	LTS

According to Table 2, construction phase emissions on a quarterly basis will be below the threshold values and air quality impacts will be less than significant and mitigation is not required. Quarterly ROG + NO_x thresholds apply to projects expected to last more than one quarter (90 days). The APCD's CEQA handbook requires a project constructed near sensitive receptors to enact diesel idling restrictions. Refined CalEEMod simulations performed to ensure that the project's construction phase is below the 137 lb/day ozone precursor threshold of significance (Consultation with Planning Staff and prepared by APCD, October 8, 2015).

Proposed Tentative Parcel Map

The proposed subdivision could lead to construction of approximately 400 linear feet of road frontage improvements on Las Tablas Rd that include removal of existing asphalt surfaces, excavation and new surfacing. This work is a very small part of the overall site work considered in the air quality analysis for construction of the hospital and assisted living facility. While required as part of the subdivision map, this frontage improvement will more than likely be constructed with the development of the site.

Mitigation/Conclusion. Per the Air Quality and the Greenhouse Gas Impact Analysis (2014) mitigation measures will be incorporated into the project to reduce air quality impacts to less than a significant level. Some mitigations measures address one than one pollute (e.g. cumulative air quality impacts, exposure of sensitive receptors to pollutants, and greenhouse gas mitigations). For all air quality mitigation measures see Exhibit B.

Air Quality impacts are expected to be less than significant with incorporation of various mitigation measures.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

Setting. The Biological Report (by Althouse and Meade, March 2014 and July 2015) describes the biological resources on the site. The site consists largely of California annual grassland that, in the northeastern portion slopes down to a riparian woodland running along an unnamed tributary to Toad Creek. On the north side of the property about 50 feet from Las Tablas Road, a large pile of soil, salvage, spoils, and debris from off-site has accumulated creating a vegetated mound that slopes downward to the south. The southern boundary of this mound is steep cliff-like drop off with very little vegetation. To the southeast, the project has another slightly southward sloping field of annual grassland and small patches of disturbed ground. Directly to the east of this area there are medical facility buildings and parking lots. The surrounding commercial property, the mound of off-site debris, and the proximity to Las Tablas Road have made this grassland highly disturbed with patches of invasive yellow star thistle (*Centaurea solstitialis*) found throughout parcel.

Two large culvert pipes convey stormwater and nuisance water from the adjacent westerly parcel into an approximately 6-10 inch deep rip rapped collecting pool on the project site. The water pools here before flowing east across the project site. Throughout the length of this drainage, valley oaks (*Quercus lobata*), arroyo willows, (*Salix lasiolepis*), and Fremont's cottonwoods (*Populus fremontii*) form a thin riparian woodland.

This unnamed channel joins the Toad Creek tributary off site just east of the eastern property boundary. The Biological Report identified evidence of a bird nest (from a prior year) in one of the trees on site. Wetland species such as curly dock (*Rumex crispus*) can be found along the drainage channel. During the March 2014 survey, a small amount of standing water was observed in the collecting pool. An existing below-ground sewer line with multiple manholes runs along the northern border of the drainage across the subject site.

Tract 2549, a subdivision of 41 attached single family townhouses, is currently under construction on the adjacent site to the south across the creek. This adjacent subdivision takes access from a newly constructed road that runs from Las Tablas Road south along the western boundary of the subject site.

Special Status Species

Four special status plant species could potentially occur in the project site based on analysis of known ecological requirements of these species and habitat conditions observed in the project site. No special status plant species were detected in the project site during the botanical surveys in February and March 2014 and July 2015. Discussed below is each species habitat, range restrictions, known occurrences, and potential to occur for the project site.

Round-leaved filaree (*California macrophyllum*) is a CRPR 1B.1 species known from sporadic occurrences throughout the interior region of California. It is found in clay soils in woodland and grassland habitats. In San Luis Obispo County this species is found from Pozo and eastern Santa Margarita through Creston, Atascadero, Templeton, and eastern Paso Robles. The closest known record of this plant to the Study Area is a 1952 record, 4.7 miles to the southeast, on Creston road, east of Atascadero (CNDDDB #17). Suitable habitat is present in the project site. Round-leaved filaree was not detected in the project site during the 2014 and 2015 botanical surveys.

Umbrella larkspur (*Delphinium umbracolorum*) is a CRPR 1B.3 species known from moist oak forest habitat in Monterey, San Luis Obispo, Santa Barbara, and Ventura Counties. The closest reported occurrence to the project site is approximately 12 miles to the northeast in the headwaters of Las Tablas Creek (CNDDDB #26). Low quality habitat for umbrella larkspur is present in the project site. Umbrella larkspur was not detected in the project site during the 2014 and 2015 botanical surveys.

Santa Lucia dwarf rush (*Juncus luciensis*) is a CRPR 1B.2 species known from specimens collected in coastal counties from San Diego north to Monterey, and from scattered localities in northern California. It is a very small annual plant that grows in wet sandy soils in a variety of seasonally moist environments. It is caespitose, with small leaves and branches arising from the base, and rarely exceeds two inches in height. The closest reported occurrence to the project site is approximately 5.3 miles northeast, from damp grain fields six miles east of Paso Robles on Creston Road (CNDDDB #8). Suitable wet habitat is located in the project site for Santa Lucia dwarf rush. Botanical surveys in 2014 and 2015 did not identify any species of rush in the project site.

Shining navarretia (*Navarretia nigelliformis* ssp. *radians*) is a CRPR 1B.2 subspecies known from vernal pools, valley and foothill grassland, and cismontane woodland habitats in Fresno, Merced, Monterey, San Benito, and San Luis Obispo Counties. The closest known record is approximately 2.3 miles away from the project site in heavy clay around roadsides east of Templeton (CNDDDB #67). It is also known from a 2004 collection in eastern Paso Robles, about 5.5 miles northeast of the project site (CNDDDB #68). Moderately appropriate habitat for shining navarretia is present in the project site. Shining navarretia was not detected in the project site during the 2014 and 2015 botanical surveys. Shining navarretia was observed in bloom by Althouse and Meade, Inc. biologists in March through June 2015 at a reference population in northeastern San Luis Obispo County and southeastern Monterey County.

Three special status animal species could potentially occur in the project site. Below is a discussion of each species' habitat, range restrictions, known occurrences, and survey results.

Silvery legless lizard (*Anniella pulchra pulchra*) is a California Special Concern species that inhabits friable soils in a variety of habitats from coastal dunes to oak woodlands and chaparral. The sandy soils in oak woodlands on the property are adequate for silvery legless lizard. The closest reported occurrence is from residential neighborhood about 3.6 miles southeast of the project site in Atascadero (CNDDDB #49). Silvery legless lizard was not detected in the project site but could occur in leaf litter beneath oak trees. It would be unlikely to occur in the open grassland areas.

California red-legged frog (*Rana draytonii*) is a federally listed threatened species known from sporadic occurrences documented throughout San Luis Obispo County. It generally requires seasonal pools or streams that hold water until late summer for successful breeding. Bullfrogs and introduced fish are detrimental to its breeding success, and have severely reduced many populations in larger watercourses and perennial ponds. The nearest occurrence of red-legged frog is a 2000 report is from the floodplain of the Paso Robles Creek and the Salinas River, about 1.75 miles southeast. The riparian drainage on the property connects to Toad Creek, and ultimately to the Salina River. An August 2006 California red-legged frog Protocol Survey Site Assessment (Althouse and Meade, Inc. 2006) was conducted in the project site and concluded that habitat onsite is unsuitable habitat for red-legged frog overwintering. The history of summer water downstream suggests that they could occur in the project site if present elsewhere in the watershed. The drainage on the property was mostly dry during the site surveys in March 2014 and July 2015, but transient individuals could use this habitat during the rainy season.

Western spadefoot toad (*Spea hammondi*) is a California Special Concern species known from ephemeral pools in open grassland habitats across the interior region of San Luis Obispo County. Spadefoot toads remain underground for most of the year, emerging to breed in seasonal wetland pools during the rainy season. Development of the larvae from egg to metamorphosis can be very quick, depending upon water temperature. Spadefoot toads are known to breed in seasonal pools in the vicinity Highway 46, east of Paso Robles. The drainage found in the project site does occasionally contain temporary pools as it dries but these pools may provide low quality breeding habitat for spadefoot toads. The nearest known occurrence of spadefoot toads is 1.4 miles to the northeast in a pool near the railroad tracks in Templeton (CNDDDB #366) where spadefoot toad tadpoles were observed in March 2014 by Althouse and Meade, Inc. biologists. Small isolated pools were observed in the project site in the drainage during the March 2014 survey and no spadefoot tadpoles or eggs were observed.

Habitat Types

A degraded form of California annual grassland covers the majority of the 3.75 acre grassland Study Area. Most of the California grassland in the project site is heavily disturbed and of poor quality. Most of the grassland vegetation is growing on off-site spoils deposited during the last 10 years in the project site. Annual non-native California grasses such as slender wild oats (*Avena barbata*) and bromes (*Bromus hordeaceus* and *B. diandrus*) grasses dominate the landscape with a few scattered coyote bush (*Baccharis pilularis*) shrubs in the north section and along the drainage. This grassland also has patches of yellow star thistle (*Centaurea solstitialis*), an invasive weed.

A 1.15 acre riparian woodland occurs in a drainage on the south side of the project site. The riparian zone is dominated by valley oaks (*Quercus lobata*), and arroyo willows (*Salix lasiolepis*) and also includes Fremont cottonwood (*Populus fremontii*), and red willow (*Salix laevigata*). The understory includes patches of curly dock (*Rumex crispus*) and a large patch of cattails (*Typha latifolia*) growing in and among large rock rip-rap at the west (upstream) end of the riparian zone.

Impacts.

California annual grassland

Based on preliminary site plans, nearly all 3.75 acres of California annual grassland mapped within the Study Area will be affected by the proposed Project. The heavily disturbed annual grassland in the project area is of moderate to poor quality for plant habitat and provides some foraging habitat for small mammals, songbirds, and raptors. California annual grassland is not a sensitive habitat type and usually does not require mitigation.

Riparian woodland

Preliminary site plans show minimal impacts on the 1.15 acre riparian woodland. Impacts may include the removal of native valley oak trees (see oak tree discussion below). Any work done in or near the riparian woodland has the potential to affect nesting birds by causing nest abandonment or the removal of nesting materials and substrate. Also, work in this area may affect water quality. Recommendations and minimization measures are provided below.

Oak Trees

Impacts to oak trees with a diameter at breast height (DBH) of 5 inches or greater need to be mitigated. DBH is measured at 4.5 feet from the ground or, if the trunk is split below 4 feet, at the narrowest point below the split. Impacts include any ground disturbance within the critical root zone (CRZ), measured as 1.5 times the diameter of the canopy, or any trimming of branches 4 inches in diameter or greater. The proposed Project may require the removal of valley oak trees. This removal is predicted to be minimal, resulting in the removal of only one 14 inch DBH valley oak tree and may be mitigated. Habitat maintenance may require thinning of oaks that are spaced more closely than five feet apart, to reduce competition while trees mature. See Exhibit B for Oak Tree Mitigation.

Nesting Birds

Vegetation removal and construction activities associated with the proposed structures could result in impacts to nesting birds if conducted during nesting season (March 15 through August 15). An inactive bird nest was observed on site in March 2014 and could potentially become active each year. The potential for the Project to adversely affect nesting birds can be mitigated.

Special Status Plants

Four special status plant species have the potential to occur based on an analysis of known ecological requirements of these species and the habitat conditions that were observed in the project area. Special status plants were not observed during the February and March 2014 and July 2015 botanical surveys.

Special status reptiles and amphibians

Two special status amphibians and one special status reptile have the potential to occur based on an analysis of known ecological requirements of these species and the habitat conditions that were observed in and adjacent to the project site.

California red-legged frogs. The riparian habitat found in the Study Area is poor over-summering habitat for California red-legged frogs. An August 2006 California red-legged frog Protocol Survey Site Assessment (Althouse and Meade, Inc. 2006) was conducted in the project site and concluded that habitat onsite is unsuitable for red-legged frog over-summering. The history of summer water downstream suggests that they could occur in the project site if present in the downstream watershed. The drainage on the property was mostly dry during site surveys in March 2014 and July 2015, but it is possible transient individuals could use this habitat during the rainy season. Impacts to CRLF are not anticipated. However, due to the site connection to the larger watershed CRLF could move onto the site. Therefore, as a precaution Best Management Practices such as a storm water plan will be required.

Silvery legless lizards. Legless lizards may occupy California annual grassland. Legless lizards are rarely found out in the open, and tend to be present in the litter at the base of oak trees. The removal of oak trees for this project will be minimal. Minimization measures will be required for the protection of legless lizards. Special status reptiles and amphibians were not observed during the February and March 2014 and July 2015 wildlife surveys. However, preconstruction surveys will be required prior to activities that affect the habitat of these animals. The proposed Project would be very unlikely to affect the Silvery legless lizards therefore no mitigation is required. However, to assure avoidance and potential future impacts, the applicant shall conduct a preconstruction survey with provisions for relocating Silvery legless lizards to nearby suitable habitat in the unlikely event they are found on-site.

Western Spadefoot toads. Western Spadefoot toads were not found on site and are not expected to occur. The drainage found in the Study Area does occasionally contain temporary pools as it dries but these pools would provide low quality breeding habitat for spadefoot toads. The nearest known occurrence of spadefoot toads is 1.4 miles to the northeast. The proposed Project would be very unlikely to affect the Western Spadefoot toad therefore no mitigation is required. However, to assure avoidance and potential future impacts, the applicant shall conduct a preconstruction survey with provisions for relocating Western spadefoot toads to nearby suitable habitat in the unlikely event they are found on-site.

Tentative Parcel Map

Development of each proposed parcel is based on the site's land use designation, community plan and planning area standards. Development of the proposed parcels is dependent on allowable uses in the Office and Professional (O&P) land use category. The uses proposed in the Conditional Use Permit (assisted living and freestanding behavioral health hospital) are examples of uses that could be established on the site in the O&P land use category.

Mitigation/Conclusion.

Nesting Birds

Any work done in or near the riparian woodland has the potential to affect nesting birds. The applicant shall retain a qualified biologist to conduct nesting bird surveys prior to removal of grassland, shrubs, and trees, if grading and construction activities occur during the nesting bird season (March 15 through August 15). If the surveys determine that nesting birds are located within the project site, the biologist shall evaluate the type of construction activities, bird species, topography, and density of vegetation to establish an appropriate buffer area around the nest that will prevent disturbance to the birds and destruction of the nest. No construction activities shall be allowed within the buffer area until the biologist has determined that the chicks have fledged and the nest has been vacated.

Special status animals

No state or federally listed animals have been detected in the project site. Three special animal species have the potential to occur in the project site. To assure avoidance of potential impacts the following will be required:

Legless lizards

A focused preconstruction survey for the legless lizards shall be conducted in proposed work areas immediately prior to ground-breaking activities that would affect potentially suitable habitat, as determined by the project biologist. The preconstruction survey shall be conducted by a qualified biologist familiar with legless lizard ecology and survey methods, and with approval from the California Department of Fish and Wildlife to relocate legless lizards out of

harm's way. The scope of the survey shall be determined by qualified biologist and shall be sufficient to determine presence or absence in the project sites. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If legless lizards are found to be present in the proposed work areas the following steps shall be taken:

1. Legless lizards shall be captured by hand by the project biologist and relocated to an appropriate location outside the project site.
2. Construction monitoring shall be required for all new ground-breaking activities located within legless lizard habitat. Construction monitors shall capture and relocate legless lizards as specified above.
3. A letter report shall be submitted to the County and the California Department of Fish and Wildlife (CDFW) within 30 days of legless lizard relocation, or as directed by CDFW.

Western spadefoot toads

To assure avoidance and potential future impacts, prior to development a preconstruction survey shall be conducted to determine the presence or absence of spadefoot toad on the property. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If spadefoot toad is found, a mitigation plan shall be implemented to reduce project effects on this species to less than significant level. Measures in the plan would include: avoidance, capture, and/or relocation of potentially affected individuals.

California red-legged frogs

The proposed Project will not directly impact California red-legged frogs, so no mitigation is required. Indirect impacts downstream may be avoided by following Best Management Practices (BMPs) to include:

1. Soil disturbance for the project exceeds 1 acre. Prior to the onset of construction, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared. The SWPPP shall contain Best Management Practices (BMPs) to prevent pollutants from leaving the site and entering waters of the State.
2. Biodegradable fiber rolls shall be installed pursuant to Caltrans Fiber Roll Detail SC- 5, available at <http://www.dot.ca.gov/hq/construc/stormwater/SC-05.pdf>. To minimize the risk of ensnaring and strangling wildlife, coir rolls, erosion control mats or blankets, straw or fiber wattles, or similar erosion control products shall be comprised entirely of natural-fiber, biodegradable materials. No "photodegradable" or other plastic erosion control materials shall be used.

Biological Monitor. A biological monitor shall be present during earth- and vegetation-disturbing activities that occur within 30 feet of the drainage/riparian woodland, and spot-check the site daily or weekly during active construction, depending on the nature of the activities to ensure compliance with the conditions of approval. At the conclusion of construction activities, the biologist shall provide a report to the County that describes how and when all of the biological conditions have been met, if any problems occurred, and how they were resolved.

All mitigation measures are listed in detail in Exhibit B. With the implementation of these mitigation measures, the impacts are considered less than significant.

5. CULTURAL RESOURCES <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting.

Pre-historic and Historic Resources. The project site is located in an area historically occupied by the Southern Salinian and/or Northern Chumash. Seven previous archaeological surveys have been completed within half a mile from the project site, all with negative results. Two surface surveys of the project site were conducted by Cultural Resource Management Services (CRMS) in May 2003 and by Sherri Gust (Cogstone; July 2006) did not identify any prehistoric cultural resources. The CRMS survey reported the site was disked to improve ground visibility. The report noted that the riparian corridor was obscured by dense vegetation. No historical resources are known in the vicinity of the proposed project.

Assembly Bill 52 (AB52) – Tribal Cultural Resources

AB52 is applicable to projects that are subject to a Negative Declaration or Environmental Impact Report (does not apply to CEQA exemptions.) The bill specifies that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource, as defined, is a project that may have a significant effect on the environment. The bill requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.

In accordance with AB52, a request for consultation letter was sent to the Native American representatives. No comments were received from the representatives. No request for consultation was received.

Paleontological Resources. The Archeological and Paleontological Evaluation Report and Mitigation Plan (Cogstone; July 2006) prepared to assess and determine the paleontological sensitivity of the project site determined that the project site is located on the Quaternary Older Alluvium and/or Paso Robles Formation overlying the lower shale of the Monterey Formation. Rock units potentially present on the project site are known to produce significant vertebrate fossils. These geological formations are considered to have high paleontological significance and have produced several significant documented paleontological resources in San Luis Obispo County including: fossil elephant, horse, bison, elk, terrestrial mollusks, crustaceans, three-spine stickleback, giant tortoise, rodent, long-horned bison, yesterday's camel, fossil kelp, brittlestars, marine fishes, blue-footed booby, sea lion, sea hippo, dolphins, and whales. During a field survey conducted by Sherri Gust of Cogstone (July, 2006), no surface paleontological resources were identified. However, given the history of fossils in the area, the presence of paleontological resources is possible.

Impact. Pre-historic Resources. The Archeological and Paleontological Evaluation Report and Mitigation Plan (Cogstone; July 2006) did not identify any pre-historic archaeological resources and based on substantial evidence, no impacts to cultural resource are anticipated. However, due to the disturbed nature of the site, dense vegetation, the presence of, and potential impacts to, archeological resources could not be entirely ruled out. Initial site disturbance monitoring was recommended to address archeological resources if they are present.

Paleontological Resources. The Archeological and Paleontological Evaluation Report and Mitigation Plan (Cogstone; July 2006) concluded that sensitive fossil-bearing rock units are potentially located on the project site. If grading operations encounter underlying geologic layers, and those layers contain fossils, the project may result in the destruction of fossils and a significant adverse impact on the region's paleontological resources.

Mitigation/Conclusion.

Pre-historic Resources. The applicant has submitted an Archeological and Paleontological Evaluation Report and Mitigation Plan (Cogstone; July 2006) to monitor brush clearing and surface grading/scraping activities. In the event archaeological resources are discovered during the clearing activity, additional professionally accepted measures, such as additional testing, data recovery and/or project revisions would be implemented.

Paleontological Resources. To mitigate for potentially significant adverse project specific and cumulative impacts to paleontological resources, the applicant has submitted an Archeological and Paleontological Evaluation Report and Mitigation Plan (Cogstone; July 2006). The report provides for the scope and timing of a consulting paleontological monitor's presence and methods of resource protection and recovery. The Plan shall be implemented during grading and construction operations, and a final monitoring report shall be prepared and submitted by the consulting paleontologist. Implementation of the above measures would reduce potential impacts to paleontological resources to a level of insignificance.

The tentative parcel map will result in minimal site disturbance along the existing Las Tablas Rd right of way. No impacts to pre-historic or paleontological resources are expected from the installation of frontage improvements.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• Per Division of Mines and Geology Special Publication #42

Setting. The following relates to the project's geologic aspects or conditions:

- Topography: Nearly level to moderately sloping
- Within County's Geologic Study Area?: No
- Landslide Risk Potential: High
- Liquefaction Potential: Low
- Nearby potentially active faults?: No Distance? Not applicable
- Area known to contain serpentine or ultramafic rock or soils?: No
- Shrink/Swell potential of soil: Moderate
- Other notable geologic features? None

The project is not within the Geologic Study area designation or within a high liquefaction area. However the site is located within a high landslide area, and is subject to the preparation of a geological report per the County's Land Use Ordinance [LUO section 22.14.070 (c)] to evaluate the area's geological stability. The County's Geologist (Brian Papurello, April 24, 2014) reviewed the Soils Engineering Report (Hochhauser Blatter Architecture and Planning, February 27, 2014) and determined that the susceptibility for landsliding at the site is low. No further investigation is required.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. As proposed, development of the hospital and the assisted living facility will result in the disturbance of approximately 3.5 acres on a 4.9 acre parcel. The tentative parcel map disturbance is limited to the frontage improvements along the Las Tablas Rd right of way. This disturbance has the potential to result in movement due to erosion and resulting sedimentation, unless appropriate sedimentation and erosion practices are employed.

Mitigation/Conclusion. A sedimentation and erosion control plan, and Storm Water Pollution Prevention Plan (SWPPP) is required by State of County requirements. There is no evidence that measures above what will already be required by ordinance or codes are needed. The requirement for a sedimentation and erosion control plan and SWPPP will adequately address the potential soil erosion and sedimentation impacts.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the Project Site?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting/Impact. The proposed project site is an undeveloped lot dominated by grassland, scrub, and scattered valley oak and coast live oak trees. A seasonal drainage traverses the proposed project site. Surrounding land uses include residences, offices, retail businesses, and a hospital. The project site is not located in an area of known hazardous material contamination and does not propose use of

hazardous materials. The proposed project is within a moderate fire hazard severity area. No impacts as a result of hazardous materials are anticipated.

The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. The proposed project was referred to the Templeton Fire Department for review. No significant fire safety risk was identified based on any characteristic of the buildings including height; however, standard fire safety measures are required by the Templeton Fire Department. These measures, shown on the preliminary utility plan include but are not limited to the installation of hydrants throughout the proposed development, the installation of water sprinklers, minimum 20-foot fire access within existing roads, final approval of design, construction, and maintenance of the emergency access road. Implementation of these standard requirements is required by the County Land Use Ordinance, and no additional mitigation measures are necessary.

8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the Project Site to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The Noise Element of the County's General Plan includes projections for future noise levels from known stationary and vehicle-generated noise sources. The proposed project site is located approximately 1,275 feet west of Highway 101 and adjacent to Las Tablas Road. Traffic on these roads are the primary sources of noise in the area.

The *County Noise Element* establishes a threshold for acceptable exterior noise levels for sensitive uses (such as residences) of 60 decibels^a along transportation noise sources and provides an

^a The sound level obtained by using the A-weighting filter of a sound level meter, expressed in decibels (dB). All sound levels referred to in this policy document are in A-weighted decibels. A-weighting de-emphasizes the very low and very high

estimate of the distance from certain roadways where noise levels will exceed those levels.

According to the *County Noise Element*, the northern and eastern portions of the site are inside the 65 dbA noise contour. The hospital located across Las Tablas Rd. from the project site includes an emergency room and helipad. A portion of the proposed Behavioral Mental Health hospital site is located within the 65 dbA noise contour. This area of the facility contains an outdoor use area (recreational patio). The assisted living facility includes an outdoor use area on the south west side of the building. This location appears to be outside the 65 dbA.

Impact.

Construction Impacts.

Construction activities may involve the use of heavy equipment for grading and for the delivery and movement of materials on the project site. The use of construction machinery will also be a source of noise. Construction-related noise impacts would be temporary and localized. County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends. Following construction, noise generated by the project would be minimal.

Operational Impacts.

Behavior Mental Health Hospital. With regard to transportation-related noise sources, the proposed hospital will not generate siren or overhead noise like the adjacent emergency room and helipad at Twin Cities Hospital. Therefore the potential impact of noise exposure from hospital is considered less than significant.

The hospital facility includes an outdoor recreation area at the northeastern corner of the site within the 65 dB contour. This location is adjacent to Las Tablas Road and approximately 1,275 feet from US Highway 101. Unlike the assisted living facility, this outdoor activity area is not shielded from the noise source by a building. This is a significant noise impact and requires mitigation.

The County Noise Element states that the maximum acceptable interior noise level for hospitals is 45 dB. Based on the County Noise Element, buildings constructed with air conditioning or a mechanical ventilation system, windows and sliding glass doors mounted in low air infiltration rate frames, and solid core exterior doors with perimeter weather stripping and threshold seals would mitigate potential noise impacts to a level of insignificance (County of San Luis Obispo; May 1992). Therefore the potential impacts of noise exposure from transportation sources are considered less than significant.

Assisted Living Facility. The assisted living facility's outdoor activity area is located west of the building. The Noise Element states that a building located between the noise source and the outdoor activity area will shield the area from the noise source and no other mitigation is needed. Therefore the potential impacts of noise exposure from transportation sources are considered less than significant.

Mitigation/Conclusion. Implementation of mitigation required by the County Noise Element (County Noise Element) will mitigate potential noise impacts to less than a significant level.

The applicant has agreed to a mitigation measure to reduce exterior noise at the hospital's outdoor activity area. The applicant's site plan shows a 6-foot wall around this area that will reduce noise to less than significant level.

frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation which human annoyance and health effects.

Based on the proposed project's distance from Highway 101 and Las Tablas Road potentially significant noise impacts would be reduced to a less than significant level and no further measures are necessary.

9. POPULATION/HOUSING <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting In its efforts to provide for affordable housing, the County currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects). No mitigation measures are necessary.

Prior to map recordation, the applicant will pay an affordable housing in-lieu fee consistent with the applicable fee ordinance.

10. PUBLIC SERVICES/UTILITIES <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant impact	Not Applicable
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Project Site is served by the following public services/facilities:

Police: County Sheriff

Location: (Approximately 1 miles to the northeast)

Fire: Templeton Fire Dept.

Hazard Severity: Not Applicable

Response Time: 5-10 minutes

Location: (Approximately 0.77 miles to the southeast)

School District: Templeton Unified School District.

The behavioral health hospital will have the following mix of patients:

- 21 bed children's unit to serve children between the ages of 6 and 12,
- 21 bed adolescent unit to serve adolescents between the ages of 13 and 18,
- 21 bed adult unit to serve adults between the ages of 18 and 65,
- 20 bed geriatric unit to serve adults over the age of 65, and
- 4 swing beds on each floor that enable the hospital to meet the fluctuating demands of the patient population.

School

The local school district (Templeton Unified School District – TUSD) will be responsible to educate the school aged children at the facility. According to the District, depending on the needs of a particular student, these services can range from educational instruction to complex professional services such as nursing, physical therapy, speech and language therapy or intensive behavioral services (Koski 2015). The development will be assessed school fees on a square foot basis by TUSD.

Public Safety

According to information provided by the Sheriff's Office in a letter dated June 10, 2015 the proposed project site is located in an area of responsibility covered by the North County Substation in Templeton. The North Station area of responsibility spans 1400 square miles and extends from the top of Cuesta Grade to the Monterey County line and extends east to the Kern County line. Response times to the outlying county area can be up to 45 minutes plus depending on what is going on in the county at that time.

See Transportation/Circulation section for a discussion on roads.

Impact. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. According to the Sheriff's Office, any added business or residence increases law enforcement response needs. This project will add to the cumulative effect of community growth and the need for additional law enforcement in the same way as any other similar use.

In addition, the Sheriff's Office has determined that the facility will not increase Sheriff Office calls for service beyond the normal cumulative increase in service needs of all development projects (personal conversation; Deputy Chief Rob Reid; 6/24/15).

The TUSD has stated that the hospital could increase the District's special education student population by approximately 20% with no accompanying increase in funding. This may result in a significant increase to the School District's special education and general fund budget needs. In response to the District's written concerns, the applicant has stated that school age children at the facility will likely only spend short periods of time at the facility (i.e. maximum of 14 days) and will not attend local schools at that time (Schneider 2015).

The Templeton Fire Department has reviewed the project and did not have concerns regarding the height of the building and is recommending that the structure be equipped with fire sprinklers and that exterior stairways be provided. The project is subject to fire capital facilities fees administered through TCSD.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels. No additional project-specific mitigation measures are necessary.

School age children should not be at the hospital long enough to be placed in TUSD schools. However, the proposed development on the site (the hospital and assisted living facility) will pay school fees per State Government Code 65995 et seq. and as set by TUSD. State Government Code 65996 provides "the exclusive methods of considering and mitigating impacts on school facilities."

11. RECREATION	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The County Trails Plan shows a potential trail along the tributary to Toad Creek south of the project site. This trail is being constructed by the abutting subdivision to the south of the project site. A connector trail has been provided by the adjacent subdivision from the Toad Creek tributary trail to and through the project site to Las Tablas Rd.

Impact. The proposed project may create a need for additional park or recreational resources.

Mitigation/Conclusion. The Templeton Community Services District (TCSD) assesses park fees for this type of development. No significant recreation impacts are anticipated, and no other mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/CIRCULATION	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
b) Reduce existing "Level of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with an applicable congestion management program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. Future development will access onto the following road(s): Las Tablas Road and Via Las Casitas Lane. Las Tablas Road is a two-lane collector urban roadway providing access to commercial development in the area of the project, medical facilities, and residential areas. Via Las Casitas Lane is a private road recently constructed along the western boundary of the site which serves as the primary access to a housing subdivision currently under construction on the adjacent parcel to the south. The proposed project will have access from this road to two parking areas on the site.

The project is located in Templeton Road Fee Area "A". This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed as the area reaches "buildout".

A traffic study was prepared (Associated Transportation Engineers, 2013) and reviewed by Public Works. No significant concerns were identified and Public Works.

The County has established the acceptable Level of Service (LOS) on roads in urban area as "D" or better. The existing LOS is considered "C" or better. Traffic Counts were collected by Associated Transportation Engineers along the Las Tablas Road corridor in October 2013 to determine the existing LOS, see Table 2 below.

Table 2 - Existing Roadway Operations: (Traffic and Circulation Study, by Associated Transportation Engineers, November 19, 2013)

Roadway	Location	ADT Volume (Existing)	LOS(a)
Las Tablas Rd.	West of Bennett Way	9,400	LOS A
Las Tablas Rd.	Bennett Way to U.S. 101	13,800	LOS C
Las Tablas Rd.	U.S. 101 to Florence St.	7,100	LOS A

(a) LOS based on County's roadway planning capacities

Level of Service is defined as the following:

LOS	Definition
A	Conditions of free unobstructed flow, no delays and all signal phases sufficient in duration to clear all approaching vehicles.
B	Conditions of stable flow, very little delay, a few phases are unable to handle all approaching vehicles.
C	Conditions of stable flow, delays are low to moderate, full use of peak direction signal phases is experienced.
D	Conditions approaching unstable flow, delays are moderate to heavy, significant signal time deficiencies are experienced for short durations during the peak traffic period.
E	Conditions of unstable flow, delays are significant, signal phase timing is generally insufficient, congestion exists for extended duration throughout the peak period.
F	Conditions of forced flow, travel speeds are low and volumes are well above capacity. This condition is often caused when vehicles released by an upstream signal are unable to proceed because of back-ups from a downstream signal.

Source: Highway Capacity Manual, 2010.

Impact. The traffic study used the Institute of Traffic Engineer's Manual to estimate the number of trips generated for the proposed project. The proposed Behavioral Hospital is estimated to generate about 1,178 daily trips with 120 trips occurring during the A.M. peak hour trips and 129 during the P.M. peak hour trips.

The proposed Assisted Living Facility portion of the project is estimated to generate about 160 daily trips with 8 during the A.M. peak hour trips and 13 during the P.M. peak hour trips. Table 6 shows the existing LOS and the LOS with the proposed project.

Existing + Project Roadway Operations: Table 6

(Traffic and Circulation Study, by Associated Transportation Engineers, November 19, 2013)

Roadway Segment	Existing ADT	Existing + Project ADT	LOS(a)	Significant Impact?
Las Tablas Rd. West of Bennet Way	9,400	10,604	LOS A	No
Las Tablas Rd. East of Bennet Way	13,800	14,870	LOS D	No
Las Tablas Rd. West of Florence Street	7,100	7,234	LOS A	No

(a) LOS based on County's roadway planning capacities

The traffic generated by the proposed project (both the Hospital and the Assisted Living Facility) will not result in a significant impact. The LOS East of Bennet Way (shown in above Table 6) will drop to a LOS "D" which is considered acceptable and not a significant impact.

The proposed project along with projects that have been previously approved in the area will contribute to cumulative impacts to area wide circulation facilities. Table 11 below summarizes the Existing + Approved + Project traffic forecasts and levels of service for the study-area roadway segments.

Existing + Approved Projects + Project Roadway Operations: Table 11

(Traffic and Circulation Study, by Associated Transportation Engineers, November 19, 2013)

Roadway Segment	Existing + Approved ADT	Existing + Approved + Project ADT	LOS(a)	Impact?
Las Tablas Rd. West of Bennet Way	10,400	11,604	LOS B	No
Las Tablas Rd. East of Bennet Way	14,600	15,670	LOS D	No
Las Tablas Rd. West of Florence Street	7,400	7,534	LOS B	No

Table 13 below compares the Existing + Approved + Project levels of service and identifies the impacts based on County thresholds.

Intersection	Existing + Approved	Existing + Approved + Project	Impact?
	Delay / LOS		
Las Tablas Rd. / Bethel Rd.	8.6 Sec./LOS A	8.6 Sec./LOS A	No
Las Tablas Rd. / Bennett Way	11.0 Sec./LOS B	12.0 Sec./LOS B	No
Las Tablas Rd. / U.S. Hwy 1-1 SB Ramps	13.0 Sec./LOS B	12.7 Sec./LOS B	No
Las Tablas Rd. / U.S. Hwy 101 NB Ramps	13.9 Sec./LOS B	14.4 Sec./LOS B	No
Las Tablas Rd. / Florence St.	13.4 Sec./LOS B	14.2 Sec./LOS B	No

A vehicular entrance to the hospital parking lot from Las Tablas Rd may have a site distance issue. The County Public Works Department has suggested several methods to address this site distance problem (Marshall 2014) such as removing the access or making it an entrance only.

No impacts would occur as a result of the tentative parcel map in and of itself. Existing planning standards (e.g. Title 22 - Land Use Ordinance, Templeton Design Plan) would adequately guide and govern development of the resulting parcels, and resulting development is likely to be comparable to the development proposed under the conditional use permit.

Mitigation/Conclusion.

Proposed Tentative Parcel Map

The proposed subdivision could lead to construction of approximately 400 linear feet of road frontage improvements on Las Tablas Rd. While required as part of the subdivision map, this frontage improvement will more than likely be constructed with the development of the site. In consultation with Public Works, deferring these road frontage improvements until after the construction of the proposed

project will ensure that the frontage improvements don't get damaged prematurely. The shared access road on the westerly side, and all internal roads and parking lots will not be accepted for County maintenance following completion and certification of road improvements. As conditioned, together with other private drive users, the developer shall establish a Property Owner's Association or other organized and perpetual mechanism to ensure adequate private maintenance (Public Works, Glenn Marshall, September 24, 2015). Improvement plans shall be prepared in accordance with County Public Works Standards.

Development Impacts

No project specific significant impact to transportation or circulation facilities would occur as a result of the project and no project specific mitigation is necessary. Standard road improvements in accordance with Section 1.2 of the Public Improvement Standards for the project will be required by Public Works (Frank Honeycutt, March 18, 2014).

Prior to issuance of permits for future land uses on the project site, the applicant would be required to contribute to the Templeton Circulation Fee Program. The fees contributed to this program would partially finance the implementation of improvements and mitigate cumulative impacts resulting from future development.

13. WASTEWATER

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project will be served by the Templeton Community Services District for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project. The TCSD has issued a will-serve letter dated October 28, 2014 for water and wastewater service.

Impact. The project proposes to use a community system as its means to dispose of wastewater. Based on the will serve letter from TCSD, the proposed community system has the capacity to handle the project's additional effluent. No significant impacts have been identified.

Mitigation/Conclusion. According to the TCSD, the wastewater system is currently operating at acceptable levels and it has the capacity to support existing commitments in addition to the proposed project. No mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

QUALITY

- | | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) <i>Violate any water quality standards?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Involve activities within the 100-year flood zone?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

QUANTITY

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| h) <i>Change the quantity or movement of available surface or ground water?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) <i>Adversely affect community water service provider?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) <i>Other: _____</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Setting.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? Within the parcel Distance? On-site

Soil drainage characteristics: Not well drained

As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

The site drainage begins at a culvert at the southwestern edge of the property. The site topography is gently sloping to the south towards and an unnamed tributary to Toad Creek. This tributary runs roughly along the southern property boundary. The project includes the restoration and enhancement of vegetation to the existing watercourse. No creek alterations are proposed. The proposed Behavioral Health Hospital and Assisted Living Facility are located outside the riparian areas. They are stepped in elevation to blend with the existing sloping topography creating a gradual transition between the proposed building areas and the riparian areas. Additionally, the riparian area will be enhanced through the project's landscaping because it will be an integral viewshed to the Assisted Living Facility.

The Preliminary Hydrology Report prepared for the project (Civil Design Studio 2014) indicates sub surface drainage detention basin is proposed to reduce post development peak storm water runoff discharge rates. The preliminary grading plans indicate both detention and retention basins are proposed on the site.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. The plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. The Preliminary Hydrology Report for this project indicates that proposed Best Management Practices (BMPs) for construction on the site include retention/detention basins, bio-retention, permeable pavement and disconnected roof drain systems, soil amendments and landscaping.

Water Supply. The Templeton Community Service District's water system consists of approximately 40 miles of water lines connecting with 13 wells. These wells pump from the Salinas River underflow and Atascadero subbasin of the Paso Robles groundwater basin. Templeton CSD has four storage tanks with a combined capacity of 2.7 million gallons. As of 2014, water use over the last 10 years ranged from 1,315 AFY to 1,689 AFY (2014 demand was 1344 acre feet).

The Salinas River is the major hydrologic feature in the subbasin and provides the primary recharge to this subbasin. Primary constraints on water availability in the subbasin include water rights and physical limitations. The rights to surface water flows in the Salinas River and associated pumping from the alluvium have been fully appropriated by the State Water Resources Control Board (State Board) and no future plans exist to increase these demands beyond the current allocations. Full appropriation implies that no additional rights to the Salinas River flows are being issued by the State Board at this time nor is any additional pumping for existing rights being granted. Therefore, the Salinas River does not represent a future source of water supply that can be developed beyond its present appropriation.

With regards to additional water sources, the TCSD has a 240 AFY allocation from the Lake Nacimiento Water Project (improvements needed before this source would be available). Also, the TCSD has a re-use program involving disposal of treated wastewater effluent from the Meadowbrook treatment plant percolation ponds. This program allows treated effluent to percolate into the groundwater basin/Salinas River underflow, enabling the TCSD to subsequently pump the same amount of water less two percent 28 months later.

The Templeton Community Services District (TCSD) has indicated a will-serve commitment to provide water (Bettina Mayer, PE, District Engineer, October 28, 2014). The Will Serve letter commits the district to serve water for both the parcel and proposed development on the Project Site. Based on

the submitted plans and water demand calculations the total water demand for both facilities is estimated to be 27,240 gallons per day (gpd). There is sufficient water and sewer units to serve this project based on the water demand estimates provided (Bettina Mayer, PE, District Engineer, October 28, 2014). Based on the submitted plans and water calculations, the total water demand for both proposed facilities is estimated to be 27,240 gallons per day (gpd) as follows: assisted living facility = 5,450 gpd, behavior health hospital = 20,450 gpd, and landscape irrigation = 1,340 gpd. There is a total of 27,998 gpd available to serve the project site. Therefore, there are sufficient water and sewer units available to serve this project based on water demand estimates provided (Templeton Community Services District, October 28, 2014).

The proposed project is estimated to use ----- gallons or acre feet of water as a dust suppressant during construction of the proposed project.

Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level to moderately sloping. The existing seasonal creek channel located on the site is not proposed to be disturbed.

Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 3.5 acres of site disturbance is proposed and the movement of approximately 22,230 cubic yards of cut material and 17,260 cubic yards of fill;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

The project involves a significant amount of earthwork in close proximity to a waterway and could result in drainage, sedimentation and erosion impacts to the on-site creek. Incorporation of the measures listed above, or implementation of the drainage plan, sedimentation & erosion plan, and SWPPP would adequately address the identified impacts. **Mitigation/Conclusion.** As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. The applicant is proposing to grade over one acre, therefore a Storm Water Pollution Prevention Plan (SWPPP) is required by the State Water Resources Control Board (SWRCB). The SWPPP can be incorporated in the erosion

and sedimentation control plan. Implementation of these approved plans would mitigate potential impacts to water quality to a level of insignificance.

The applicant shall show on the construction permits, project designs that will promote groundwater recharge (22.52.140) by application of Low Impact Development (LID) design techniques. The applicant shall submit landscape plans for the proposed parcels that includes the following outdoor conservation measures: limited irrigated landscape, low water-use plant materials, no turf and drip irrigation systems.

Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Land Use

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Salinas River Area Plan). The project was found to be consistent with these documents. The project includes a request for a height modification. The request includes a modification to the height standards for the proposed hospital to allow a height of 44 feet instead of 35 feet as required by ordinance. The hospital is designed with higher ceilings (10 ft) which results in the height of 44 feet.

Height modifications are allowed by the Land Use Ordinance through Planning Commission approval of a Conditional Use Permit, provided the Commission make the following findings:

“the project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties, and that the modified height will not exceed the lifesaving equipment capabilities of the fire protection agency having jurisdiction”.

The Templeton Fire Department has reviewed the project and did not have any concerns regarding the height of the building and is recommending that the structure be equipped with fire sprinklers and that exterior stairways be provided.

Referrals were sent to several agencies to review for various policy consistencies including the County Department of Public Works, Air Pollution Control District, Regional Water Quality Control Board, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and Templeton Community Services District. These agencies did not indicate any inconsistencies with existing policies or plans.

The Templeton Area Advisory Group held a public meeting for the community to comment on the proposed project. There is considerable controversy regarding the potential inpatients at the proposed hospital. TAAG voted 7-0 to not support the project on November 20, 2014.

The applicant would obtain all required permits (if required) and approvals (if required) from the Templeton Community Services District, California Department of Fish and Game, and U.S. Army Corps of Engineers prior to construction or operation.

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

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

- | 16. MANDATORY FINDINGS OF SIGNIFICANCE | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| <i>Will the project:</i> | | | | |
| a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

For further information on CEQA or the County's environmental review process, please visit the County's web site at www.sloplanning.org under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Services	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input checked="" type="checkbox"/>	County Sheriff's Department	Attached
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	None
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input checked="" type="checkbox"/>	Templeton Community Services District	Attached
<input checked="" type="checkbox"/>	<u>Templeton Area Advisory Group, Health Commission</u>	
<input checked="" type="checkbox"/>	<u>Templeton Unified School District</u>	Attached
<input checked="" type="checkbox"/>	<u>Army Corps of Engineers</u>	None

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

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

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Templeton Community Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Coastal Plan Policies	<input checked="" type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> North County, Salinas River	

as a part of the Initial Study:

- Air Quality & GHG Impact Analysis, Hospital and Assisted Living Facility, Templeton CA, by Yorke Engineering, LLC, September 2014;
- Archeological and Paleontological Evaluation Report and Mitigation Plan, by Cogstone, July 2006);
- Archeological Inventory Survey, by Cultural Resource Management Services (CRMS), May 12, 2003;
- Mitigation and Monitoring Plan, Templeton Care Facility, USACE File # 22356-1S, by Althouse and Meade, Inc., May 2006;
- Biological Report, Las Tablas Road Medical Facility, by Althouse and Meade, Inc., March 21, 2014, Revised July 23, 2015 and 2006;
- Traffic and Circulation Study, Templeton Psychiatric Hospital Project, by Associated Transportation Engineers, November 19, 2013;
- Geologic Site Reconnaissance and Review of Soils Engineering Report, Billing Subdivision, by Brian Papurello, CEG 2226, April 24 2014;
- Preliminary Hydrology Report, Templeton Behavioral Facility and Assisted Living Facility, by Civil Design Studio, July 2014;
- Templeton Medical Facility Creek Analysis, by Keith V. Crowe, PE, September 21, 2006.

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Furthermore, the Applicant will be required to retain an Environmental Monitor (see Mitigation Measure EM-1) to provide greater assurance environmental project COAs will be met.

Aesthetics

AE-1 The use of building materials including roofing material shall be non-reflective to reduce glare. The use of mirrored or reflective glass shall be prohibited. Any roof mounted equipment shall be screened from the view of neighboring residences located south and uphill of the site.

Exterior Light Plan

AE-2 The applicant shall submit a lighting plan which includes exterior lighting, parking lot lighting and interior lighting. The plan shall incorporate ways to minimize the amount of light and glare migrating off site.

AE-3 At the time of application for construction permits, the Applicant shall submit an Exterior Lighting Plan for both permanent and temporary facilities, for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from roadways and residential areas to avoid glare and, when near a residence, shall be pointed away from the residence. The Lighting Plan shall focus on keeping the lumen/light intensity level to the lowest possible while still meeting minimum safety and security requirements. Unless determined necessary by the County for safety or security reasons, the entry sign shall not be back lit (reflective coating is acceptable). These measures shall be shown on applicable construction drawings prior to issuance of construction permits and permanent lighting shall be installed prior to final inspection. [The County Environmental Monitor shall verify compliance with this measure.

Air Quality

AQ-1 Prior to issuance of grading/construction permit and during ground disturbance activities, that applicant shall implement standard mitigation measures for reducing NO_x, ROG, and DPM emissions from construction equipment are listed below (SLOAPCD 2012b):

- a) Maintain all construction equipment in proper tune according to manufacturer's specifications;
- b) Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- c) Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;

- d) Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- e) Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
- f) All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
- g) Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- h) Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- i) Electrify equipment when feasible;
- j) Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- k) Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

AQ-2 During construction and ground disturbance activities, the applicant shall implement the following mitigation measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions (SLOAPCD 2012b), and to reduce VOC emissions:

- a) Reduce the amount of the disturbed area where possible;
- b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c) All dirt stock pile areas should be sprayed daily as needed;
- d) Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities;
- e) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f) All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g) All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
- h) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114;
- j) Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;

- k) Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible;
- l) All of these fugitive dust mitigation measures shall be shown on grading and building plans. Since water use is a concern due to drought conditions, the contractor or builder should implement the use of an APCD-approved dust suppressant(s), where possible, to reduce the amount of water used for fugitive dust control. For a list of suppressants, see Section 4.3 of the CEQA Air quality Handbook that can be accessed at the following website: <http://slocleanair.org/business/landuseceqa.php> and;
- m) The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and to reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.
- n) The architectural coating used for this project will have a volatile organic compound (VOC) limit of no more than 100 grams of volatile organic compounds per liter of paint (g/L). In addition, the architectural coating schedule for the project shall be completed over a period of 20 consecutive work days or longer.

All operational impacts would be less than significant (LTS) or less than significant with mitigation incorporated (LTSM). Mitigation Measures AQ-3 through AQ-7 are consistent with CalEEMod for a "Low Density Suburban" Project setting:

- AQ-3 **Commuting.** The applicant shall work with SLO Regional Rideshare to implement an Employee Trip Reduction Plan. Please contact Rideshare's Employer Commute Coordinator, Peter Williamson at 805-597-8022.
- AQ-4 **Area Sources.** Hearth – no hearth; consumer products – use low VOC cleaning supplies; architectural coatings – use only 100 g/l paints; landscape equipment – use 100% electric leaf blowers.
- AQ-5: At the time of application for construction permits, the project will need to demonstrate to the County that it meets the 2013 Title 24 Part 6 (Building Energy) and Part 11 (Green Building) code requirements except for those institutional occupancies specifically exempted by Title 24.
- AQ-6 **Water Use.** Indoor water use – low-flow bathroom faucets; low-flow kitchen faucets; low-flow toilets; low-flow showers. Outdoor water use – efficient irrigation systems.
- AQ-7: **APCD Operational Phase Permit-** Facilities need to apply for an APCD Permit to Operate for stationary diesel engines greater than 50 hp. This equipment may need to be screened for facility wide health risk impacts. To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781 -591 2 for specific information regarding permitting requirements.
- AQ-8 Prior to final inspection or at least 6 months prior to occupancy, the applicant will work with the APCD to define applicable offsite GHG mitigation to bring the project's GHG impacts to a level of insignificance.
- AQ-9 Prior to issuance of construction permits, the applicant shall ensure that a geologic investigation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that would be disturbed. If NOA is not present, an exemption request shall be

Department. If NOA is present, the applicant shall work with, and receive approval from the APCD to comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan (which must be approved by the APCD before construction begins) and 2) an Asbestos Health and Safety Program.

Demolition of Underground Asbestos Containing Materials on Vacant Land. The project referral and satellite imagery indicates that the proposed site is a vacant parcel. Asbestos can be found in underground utility pipes/pipelines (i.e. transite pipes or insulation on pipes). Demolition of this kind of underground equipment can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered when utility pipelines are scheduled for disturbance, removal or relocation. As such, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

AQ-10 Prior to issuance of construction permits, the applicant shall submit the proposed truck route to APCD for review and approval. The proposed truck routes should be evaluated and selected to ensure routing patterns have the least impact to residential dwellings and other sensitive receptors, such as schools, parks, day care centers, nursing homes, and hospitals. If the project has significant truck trips where hauling/truck trips are routine activity and operate in close proximity to sensitive receptors, toxic risk needs to be evaluated.

Developmental Burning

AQ-11 For the life of the project, developmental burning of vegetative material is prohibited. . If you have any questions regarding this requirements, contact the APCD Enforcement Division at 781-5912.

Construction Permit Requirements

AQ-12 Prior to operation of the facility, if the following list of equipment (or similar equipment) and/or activities is proposed, the applicant shall contact the APCD to determine if an operating permit is necessary. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2012 CEQA Handbook.

- a) Power screens, conveyors, diesel engines, and/or crushers;
- b) Portable generators and equipment with engines that are 50 hp or greater;
- c) Electrical generation plants or the use of standby generator;
- d) Internal combustion engines;
- e) Rock and pavement crushing;
- f) Unconfined abrasive blasting operations;
- g) Tub grinders;
- h) Trommel screens; and
- i) Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

To minimize potential delays, prior to the start of the project, please contact the APCD Engineering

Division at (805) 781-5912 for specific information regarding permitting requirements.

AQ13 Prior to issuance of grading or construction permits, the construction company awarded the contract shall contact Andy Mutziger from the APCD Planning Division (805-781-5912) at least 3 months prior to the start of construction to coordinate the implementation of all APCD mitigation measures. The applicant shall submit proof from APCD that all required mitigation measures have been satisfied. These measures shall be shown on all grading and construction plans prior to issuance of construction permits.

Biological Resources

Oak trees

- BR-1 Trees to be preserved and trees that will be impacted but not removed shall be protected to the maximum extent possible via installation of a temporary tree fence placed outside the root zone (1.5 times distance from trunk to drip line). Where utilities or other activities cannot avoid this zone, activities shall be conducted by hand with a monitor present.
- BR-2 At the time of application for grading permits, the applicant shall clearly show on the project plans the type, size, and location of all oak trees to be removed as part of the project and all remaining trees within 50 feet of construction activities. The project plans shall also show the type and location of tree protection measures to be employed. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced **prior to any grading**. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.
- BR-3 Within one week of ground disturbance activities, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. **Prior to issuance of grading and/or construction permit**, a pre-construction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the project site and nest locations shall be included with the report. The County approved biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.
- BR-4 At the time of application for grading permits, the applicant shall submit a tree replacement plan to be reviewed and approved by the Environmental Coordinator. The plan shall provide for the replacement, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project and in addition, shall provide for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

- BR-5 Once trees have been planted and **prior to final inspection**, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to quantify the number of trees impacted and removed due to the project construction. The qualified individual shall prepare a letter stating how and when the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.
- BR-6 To guarantee the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than seven years. Based on the submittal of the initial planting letter, the first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the initially-required vegetation is successfully established. Additional monitoring will be necessary if initially-required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation and approved by the Environmental Coordinator.

Legless lizards

- BR-7 To assure avoidance of potential impacts, a focused preconstruction survey for the legless lizards shall be conducted in proposed work areas immediately prior to ground-breaking activities that would affect potentially suitable habitat, as determined by the project biologist. The preconstruction survey shall be conducted by a qualified biologist familiar with legless lizard ecology and survey methods, and with approval from the California Department of Fish and Wildlife to relocate legless lizards out of harm's way. The scope of work survey shall be determined by qualified biologist and shall be sufficient to determine presence or absence in the project sites. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If legless lizards are found to be present in the proposed work areas the following steps shall be taken:
- a. Legless lizards shall be captured by hand by the project biologist and relocated to an appropriate location will outside the project sites.
 - b. Construction monitoring shall be required for all new ground-breaking activities located within legless lizard habitat. Construction monitors shall capture and relocate legless lizards as specified above.
 - c. A letter report shall be submitted to the County and the California Department of Fish and Wildlife (CDFW) within 30 days of legless lizard relocation, or as directed by CDFW.

California red-legged frog

- BR-8 Soil disturbance for the Project exceeds 1 acre. Prior to the onset of construction, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared. The SWPPP shall contain Best Management Practices (BMPs) to prevent pollutants from leaving the site and entering the tributary to Toad Creek..
- BR-9 Biodegradable fiber rolls shall be installed pursuant to Caltrans Fiber Roll Detail SC- 5, available at <http://www.dot.ca.gov/hq/construc/stormwater/SC-05.pdf>. To minimize the risk of ensnaring and strangling wildlife, coir rolls, erosion control mats or blankets, straw or fiber wattles, or similar erosion control products shall be comprised entirely of natural-fiber, biodegradable materials. No "photodegradable" or other plastic erosion control materials shall be used.

Western spadefoot toad

BR-10 Prior to issuance of construction and/or grading permits avoidance measures shall be implemented. A preconstruction survey for western spadefoot toad shall be conducted in proposed work areas. The survey shall be conducted on foot by a County approved qualified biologist with approval from California Department of Fish and Wildlife to relocate these species out of harm's way. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If these species are found to be present in the work areas, the following steps shall be taken:

- a. Western spadefoot toad shall be captured by hand by the project biologist and relocated to an appropriate location well outside the project sites.
- b. Construction monitoring shall be required for all new ground-breaking activities located within the mapped potential habitat. Construction monitors shall capture and relocate said species as specified above.
- c. A letter report shall be submitted to the County and CDFW within 30 days of Western spadefoot toad relocation, or as directed by CDFW.
- d. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program regarding protected and special status species.

Biological Monitor

BR-11 A biological monitor shall be present during earth- and vegetation-disturbing activities that occur within 30 feet of the drainage/riparian woodland, and spot-check the site daily or weekly during active construction, depending on the nature of the activities to ensure compliance with the conditions of approval. At the conclusion of construction activities, the biologist shall provide a report to the County that describes how and when all of the biological conditions have been met, if any problems occurred, and how they were resolved.

Cultural & Paleontological Resources

CR-1 Prior to issuance of construction permit, the applicant shall submit a monitoring plan consistent with Archeological and Paleontological Evaluation Report and Mitigation Plan for the Templeton Medical Facility for Dr. Billig Project, Templeton, San Luis Obispo County, California (Cogstone; July 2006), prepared by a subsurface-qualified archaeologist and a qualified paleontologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

- a. List of personnel involved in the monitoring activities;
- b. Description of how the monitoring shall occur;
- c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;
- e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
- f. Description of procedures for halting work on the site and notification procedures;
- g. Description of monitoring reporting procedures.

- CR-2 During all ground disturbing construction activities, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as described in the monitoring plan and required by the Environmental Coordinator.
- CR-3 Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.
- CR-4 During all ground disturbing construction activities, the applicant shall retain a qualified paleontologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant paleontological resources are found during monitoring, work shall stop within the immediate vicinity of the resource until such time as the resource can be evaluated by a qualified paleontologist. The applicant shall implement the mitigation as described in the monitoring plan and required by the. by the Environmental Coordinator.
- CR-5 Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all required mitigation measures have been met.

Noise

- N-1 All buildings located in the eastern portion of the project and within the 60 dB Ldn noise contour for Highway 101 shall be constructed with air conditioning or a mechanical ventilation system, windows and sliding glass doors mounted in low air infiltration rate frames, and solid core exterior doors with perimeter weather stripping and threshold seals.
- N-2 At the time of application for construction permits, the applicant shall show a concrete block wall located at the northeastern corner of the property surrounding the northern and eastern sides of the outdoor use area. The wall shall be at least 6 feet high as measured from the outdoor use area finished floor elevation.

Water

- W-1 At the time of application for construction permits, the applicant shall show on the construction permits, project designs that will promote groundwater recharge (22.52.140) by application of Low Impact Development (LID) design techniques. For example roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by Public Works. At least two designer selected LID measures shall be applied to the project.
- W-2 Prior to issuance of construction permits, the applicant shall submit landscape plans for the proposed parcels that includes the following outdoor conservation measures: limited irrigated landscape, low water-use plant materials, no turf and drip irrigation systems.

Condition Compliance/Environmental Monitoring

EM-1 At the time of application for construction permit, the applicant shall submit an environmental compliance package to the Planning Department that details each /mitigation measure/condition of approval. This package shall verify how each condition of approval has been met or will be met, with supporting documentation.

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DATE: OCTOBER 9, 2015
REVISED: OCTOBER 19, 2015

**DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM
FOR BILLIG PARCEL MAP AND CONDITIONAL USE PERMIT DRC2013-00
ED14-203**

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

Per Public Resources Code Section 21081.6 the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, is responsible to verify compliance with these COAs.

Project Description: Request by Dr. Harvey Billig for a Vesting Tentative Parcel Map and concurrent Conditional Use Permit to 1): subdivide an existing 4.9 acre parcel into two parcels of 1.46 acres and 3.44 acres; and 2) construct a 2 story 36,503 square feet (sf) assisted living facility on the 1.46 acres parcel, and a 2+ story 70,419 sf hospital (behavioral health) on the 3.44 acre parcel including site improvements for grading, parking, and landscaping and includes a common driveway and shared parking between the proposed buildings. The request includes a modification to the height standards for the proposed hospital to allow a height of 44 feet (to parapet wall facing Las Tablas) instead of 35 feet as provided by ordinance. The project will result in the disturbance of approximately 3.5 acres and 22,230 cubic yards of cut and 17,260 cubic yards fill on a 4.9 acre parcel. The project is within the Office and Professional land use category, and is located on the south side of Las Tablas Road (directly opposite Twin Cities Hospital), approximately ¼ mile west of Bennett Rd in the community of Templeton.

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

Aesthetics

AE-1 The use of building materials including roofing material shall be non-reflective to reduce glare. The use of mirrored or reflective glass shall be prohibited. Any roof mounted equipment shall be screen from the view of neighboring residences located south and uphill of the site.

Monitoring: Department of Planning and Building shall verify compliance (AE-1 thru AE-3) in consultation with the Environmental Coordinator

AE-2 The applicant shall submit a lighting plan which included exterior lighting, parking lot lighting and interior lighting. The plan shall incorporate ways to minimize the amount of light and glare migrating off site.

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Exterior Light Plan

AE-3 At the time of application for construction permits, the Applicant shall submit an Exterior Lighting Plan for both permanent and temporary facilities, for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from roadways and residential areas to avoid glare and, when near a residence, shall be pointed away from the residence. The Lighting Plan shall focus on keeping the lumen/light intensity level to the lowest possible while still meeting minimum safety and security requirements. Unless determined necessary by the County for safety or security reasons, the entry sign shall not be back lit (reflective coating is acceptable). These measures shall be shown on applicable construction drawings prior to issuance of construction permits and permanent lighting shall be installed prior to final inspection. [The County Environmental Monitor shall verify compliance with this measure.]

Air Quality

AQ-1 Prior to issuance of grading/construction permit and during ground disturbance activities, that applicant shall implement standard mitigation measures for reducing NO_x, ROG, and DPM emissions from construction equipment are listed below (SLOAPCD 2012b):

- a) Maintain all construction equipment in proper tune according to manufacturer's specifications;
- b) Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- c) Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
- d) Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- e) Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NO_x exempt area fleets) may be eligible by proving alternative compliance;
- f) All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
- g) Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- h) Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- i) Electrify equipment when feasible;
- j) Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,

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- k) Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Monitoring: Department of Planning and Building shall verify compliance (AQ-1 thru AQ-13) in consultation with the Environmental Coordinator and APCD.

AQ-2 During construction and ground disturbance activities, the applicant shall implement the following mitigation measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions (SLOAPCD 2012b), and to reduce VOC emissions:

- a) Reduce the amount of the disturbed area where possible;
- b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c) All dirt stock pile areas should be sprayed daily as needed;
- d) Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities;
- e) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f) All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g) All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114;
- j) Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- k) Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible;
- l) All of these fugitive dust mitigation measures shall be shown on grading and building plans. Since water use is a concern due to drought conditions, the contractor or builder should implement the use of an APCD-approved dust suppressant(s), where possible, to reduce the amount of water used for fugitive dust control. For a list of suppressants, see Section 4.3 of the CEQA Air quality Handbook that can be accessed at the following website: <http://slocleanair.org/business/landuseceqa.php> and;
- m) The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to

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minimize dust complaints and to, reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

- n) The architectural coating used for this project will have a volatile organic compound (VOC) limit of no more than 100 grams of volatile organic compounds per liter of paint (g/L). In addition, the architectural coating schedule for the project shall be completed over a period of 20 consecutive work days or longer.

Mitigation Measures AQ-3 through AQ-7 are consistent with CalEEMod for a "Low Density Suburban" Project setting:

- AQ-3 **Commuting.** The applicant shall work with SLO Regional Rideshare to implement an Employee Trip Reduction Plan. Please contact Rideshare's Employer Commute Coordinator, Peter Williamson at 805-597-8022.
- AQ-4 **Area Sources.** Hearth – no hearth; consumer products – use low VOC cleaning supplies; architectural coatings – use only 100 g/l paints; landscape equipment – use 100% electric leaf blowers.
- AQ-5 At the time of application for construction permits, the project will need to demonstrate to the County that it meets the 2013 Title 24 Part 6 (Building Energy) and Part 11 (Green Building) code requirements except for those institutional occupancies specifically exempted by Title 24.
- AQ-6 **Water Use.** Indoor water use – low-flow bathroom faucets; low-flow kitchen faucets; low-flow toilets; low-flow showers. Outdoor water use – efficient irrigation systems.
- AQ-7: **APCD Operational Phase Permit- Facilities** need to apply for an APCD Permit to Operate for stationary diesel engines greater than 50 hp. This equipment may need to be screened for facility wide health risk impacts. To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781 -591 2 for specific information regarding permitting requirements.
- AQ-8 Prior to final inspection or at least 6 months prior to occupancy, the applicant will work with the APCD to define applicable offsite GHG mitigation to bring the project's GHG impacts to a level of insignificance.
- AQ-9 Prior to issuance of construction permits, the applicant shall ensure that a geologic investigation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that would be disturbed. If NOA is not present, an exemption request shall be filed with the Air Pollution Control District (APCD) and submitted to the Planning and Building Department. If NOA is present, the applicant shall work with, and receive approval from the APCD to comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan (which must be approved by the APCD before construction begins) and 2) an Asbestos Health and Safety Program.

Demolition of Underground Asbestos Containing Materials on Vacant Land. The project referral and satellite imagery indicates that the proposed site is a vacant parcel. Asbestos

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can be found in underground utility pipes/pipelines (i.e. transite pipes or insulation on pipes). Demolition of this kind of underground equipment can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered when utility pipelines are scheduled for disturbance, removal or relocation. As such, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

AQ-10 Prior to issuance of construction permits, the applicant shall submit the proposed truck route to APCD for review and approval. The proposed truck routes should be evaluated and selected to ensure routing patterns have the least impact to residential dwellings and other sensitive receptors, such as schools, parks, day care centers, nursing homes, and hospitals. If the project has significant truck trips where hauling/truck trips are routine activity and operate in close proximity to sensitive receptors, toxic risk needs to be evaluated.

Developmental Burning

AQ-11 For the life of the project, developmental burning of vegetative material is prohibited. If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Construction Permit Requirements

AQ-12 Prior to operation of the facility, if the following list of equipment (or similar equipment) and/or activities is proposed, the applicant shall contact the APCD to determine if an operating permit is necessary. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2012 CEQA Handbook.

- a) Power screens, conveyors, diesel engines, and/or crushers;
- b) Portable generators and equipment with engines that are 50 hp or greater;
- c) Electrical generation plants or the use of standby generator;
- d) Internal combustion engines;
- e) Rock and pavement crushing;
- f) Unconfined abrasive blasting operations;
- g) Tub grinders;
- h) Trommel screens; and
- i) Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

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AQ13 Prior to issuance of grading or construction permits, the construction company awarded the contract shall contact Andy Mutziger from the APCD Planning Division (805-781-5912) at least 3 months prior to the start of construction to coordinate the implementation of all APCD mitigation measures. The applicant shall submit proof from APCD that all required mitigation measures have been satisfied. These measures shall be shown on all grading and construction plans prior to issuance of construction permits.

Biological Resources

Oak Trees

BR-1 Trees to be preserved and trees that will be impacted but not removed shall be protected to the maximum extent possible via installation of a temporary tree fence placed outside the root zone (1.5 times distance from trunk to drip line). Where utilities or other activities cannot avoid this zone, activities shall be conducted by hand with a monitor present.

Monitoring: Department of Planning and Building shall verify compliance (BR-1 thru BR-11) in consultation with the Environmental Coordinator.

BR-2 At the time of application for grading permits, the applicant shall clearly show on the project plans the type, size, and location of all oak trees to be removed as part of the project and all remaining trees within 50 feet of construction activities. The project plans shall also show the type and location of tree protection measures to be employed. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

BR-3 Within one week of ground disturbance activities, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. **Prior to issuance of grading and/or construction permit**, a pre-construction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report. The County approved biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

BR-4 At the time of application for grading permits, the applicant shall submit a tree replacement plan to be reviewed and approved by the Environmental Coordinator. The plan shall provide for the replacement, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project and in addition, shall provide for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

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- BR-5 Once trees have been planted and prior to final inspection, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to quantify the number of trees impacted and removed due to the project construction. The qualified individual shall prepare a letter stating how and when the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.
- BR-6 To guarantee the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than seven years. Based on the submittal of the initial planting letter, the first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the initially-required vegetation is successfully established. Additional monitoring will be necessary if initially-required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation and approved by the Environmental Coordinator.

Legless lizards

- BR-7 To assure avoidance of potential impacts, a focused preconstruction survey for the legless lizards shall be conducted in proposed work areas immediately prior to ground-breaking activities that would affect potentially suitable habitat, as determined by the project biologist. The preconstruction survey shall be conducted by a qualified biologist familiar with legless lizard ecology and survey methods, and with approval from the California Department of Fish and Wildlife to relocate legless lizards out of harm's way. The scope of work survey shall be determined by qualified biologist and shall be sufficient to determine presence or absence in the project areas. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If legless lizards are found to be present in the proposed work areas the following steps shall be taken:
- a) Legless lizards shall be captured by hand by the project biologist and relocated to an appropriate location will outside the project areas.
 - b) Construction monitoring shall be required for all new ground-breaking activities located within legless lizard habitat. Construction monitors shall capture and relocate legless lizards as specified above.
 - c) A letter report shall be submitted to the County and the California Department of Fish and Wildlife (CDFW) within 30 days of legless lizard relocation, or as directed by CDFW.

California red-legged frog

- BR-8 Soil disturbance for the Project exceeds 1 acre. Prior to the onset of construction, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared. The SWPPP shall contain Best Management Practices (BMPs) to prevent pollutants from leaving the site and entering waters of the State.

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BR-9 Biodegradable fiber rolls shall be installed pursuant to Caltrans Fiber Roll Detail SC- 5, available at <http://www.dot.ca.gov/hq/construc/stormwater/SC-05.pdf>. To minimize the risk of ensnaring and strangling wildlife, coir rolls, erosion control mats or blankets, straw or fiber wattles, or similar erosion control products shall be comprised entirely of natural-fiber, biodegradable materials. No "photodegradable" or other plastic erosion control materials shall be used.

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BR-11 A biological monitor shall be present during earth- and vegetation-disturbing activities that occur within 30 feet of the drainage/riparian woodland, and spot-check the site daily or weekly during active construction, depending on the nature of the activities to ensure compliance with the conditions of approval. At the conclusion of construction activities, the biologist shall provide a report to the County that describes how and when all of the biological conditions have been met, if any problems occurred, and how they were resolved.

Cultural & Paleontological Resources

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- a) List of personnel involved in the monitoring activities;
- b) Description of how the monitoring shall occur;
- c) Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- d) Description of what resources are expected to be encountered;
- e) Description of circumstances that would result in the halting of work at the project site

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- (e.g. What is considered "significant" archaeological resources?);
- f) Description of procedures for halting work on the site and notification procedures;
- g) Description of monitoring reporting procedures.

Monitoring: Department of Planning and Building shall verify compliance (CR-1 thru CR-5) in consultation with the Environmental Coordinator.

- CR-2 During all ground disturbing construction activities, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.
- CR-3 Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.
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Noise

- N-1 All buildings located in the eastern portion of the project and within the 60 dB Ldn noise contour for Highway 101 shall be constructed with air conditioning or a mechanical ventilation system, windows and sliding glass doors mounted in low air infiltration rate frames, and solid core exterior doors with perimeter weather stripping and threshold seals.

Monitoring: Department of Planning and Building shall verify compliance (N-1 thru N-2) in consultation with the Environmental Coordinator.

- N-2 At the time of application for construction permits, the applicant shall show a concrete block wall located at the northeastern corner of the property surrounding the northern and eastern sides of the outdoor use area. The wall shall be at least 6 feet high as measured from the outdoor use area finished floor elevation.

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Water

W-1 At the time of application for construction permits, the applicant shall show on the construction permits, project designs that will promote groundwater recharge (22.52.140) by application of Low Impact Development (LID) design techniques. For example roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by Public Works. At least two designer selected LID measures shall be applied to the project.

Monitoring: Department of Planning and Building shall verify compliance (W-1 thru W-2) in consultation with the Environmental Coordinator.

W-2 Prior to issuance of construction permits, the applicant shall submit landscape plans for the proposed parcels that includes the following outdoor conservation measures: limited irrigated landscape, low water-use plant materials, no turf and drip irrigation systems.

Condition Compliance/Environmental Monitoring

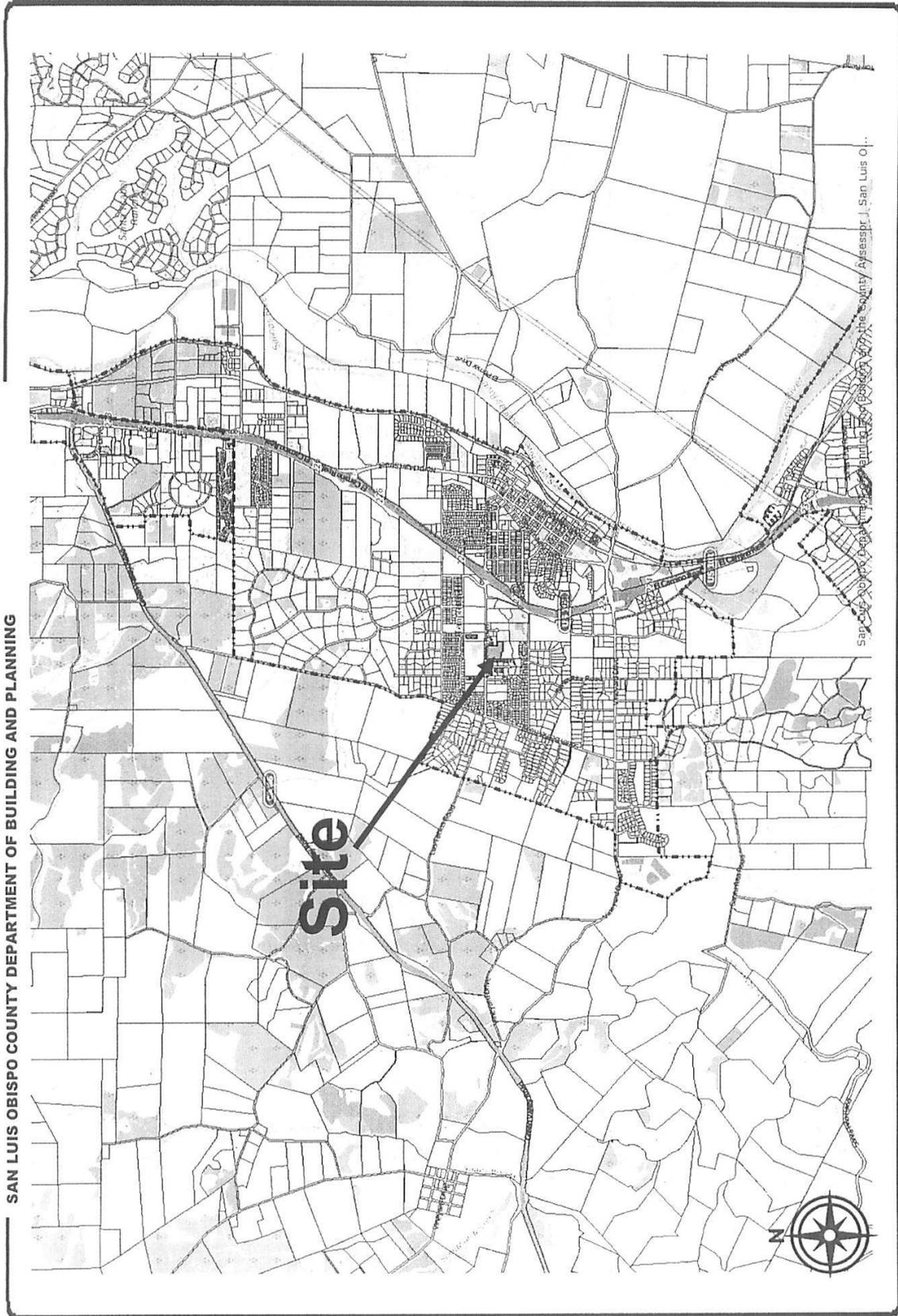
EM-1 At the time of application for construction permit, the applicant shall submit an environmental compliance package to the Planning Department that details each /mitigation measure/condition of approval. This package shall verify how each condition of approval has been met or will be met, with supporting documentation.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

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

Thomas E. R... M.D. TO HARVEY E. BILLIG M.D. 10/20/15
Signature of Owner(s) *Trustee* Name (Print) *Trustee* Date

Melanie C. Billig MELANIE C. BILLIG 10/20/15
Signature of Owner(s) *Trustee* Name (Print) Date



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

Site



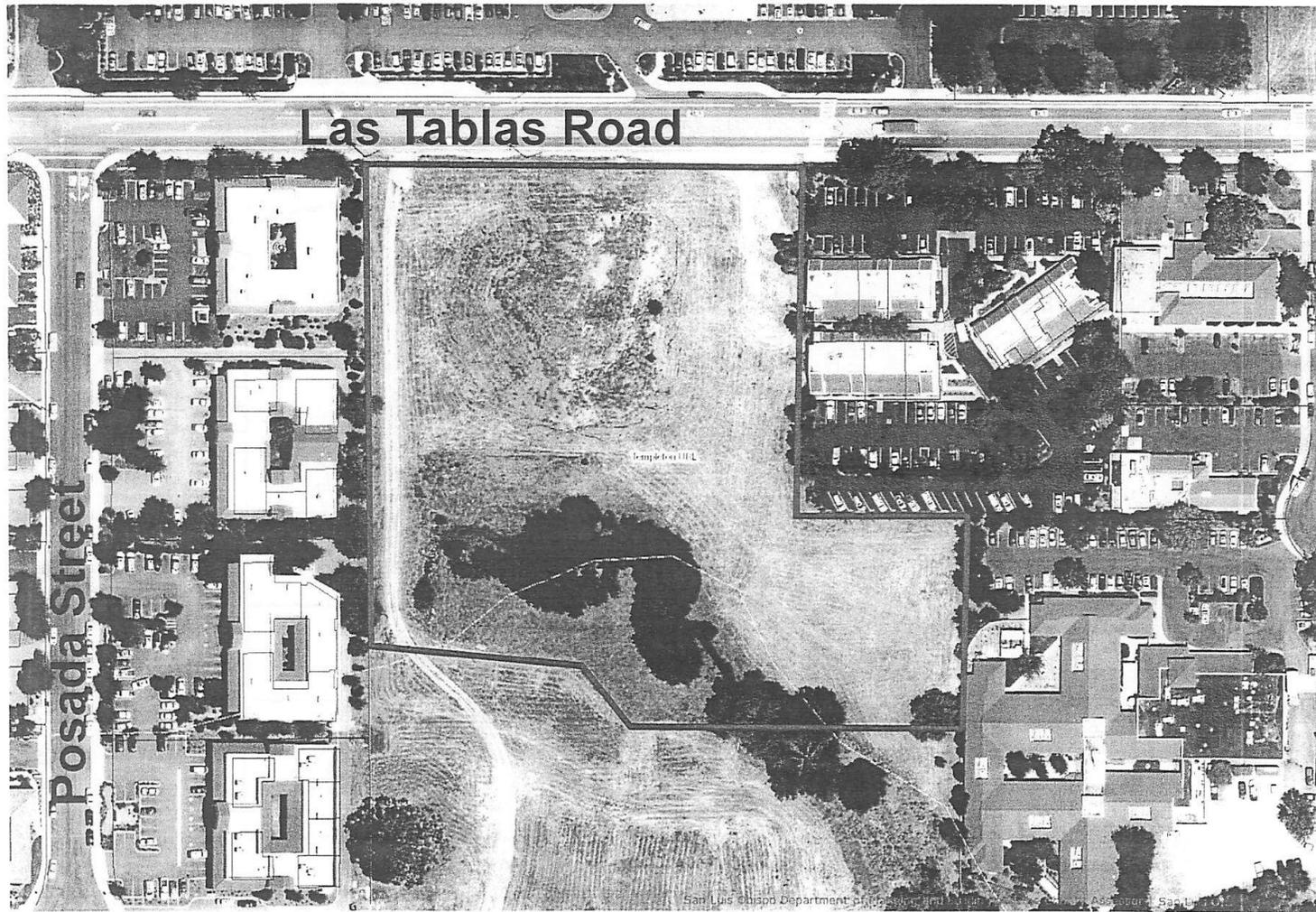
PROJECT

Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020



EXHIBIT

Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

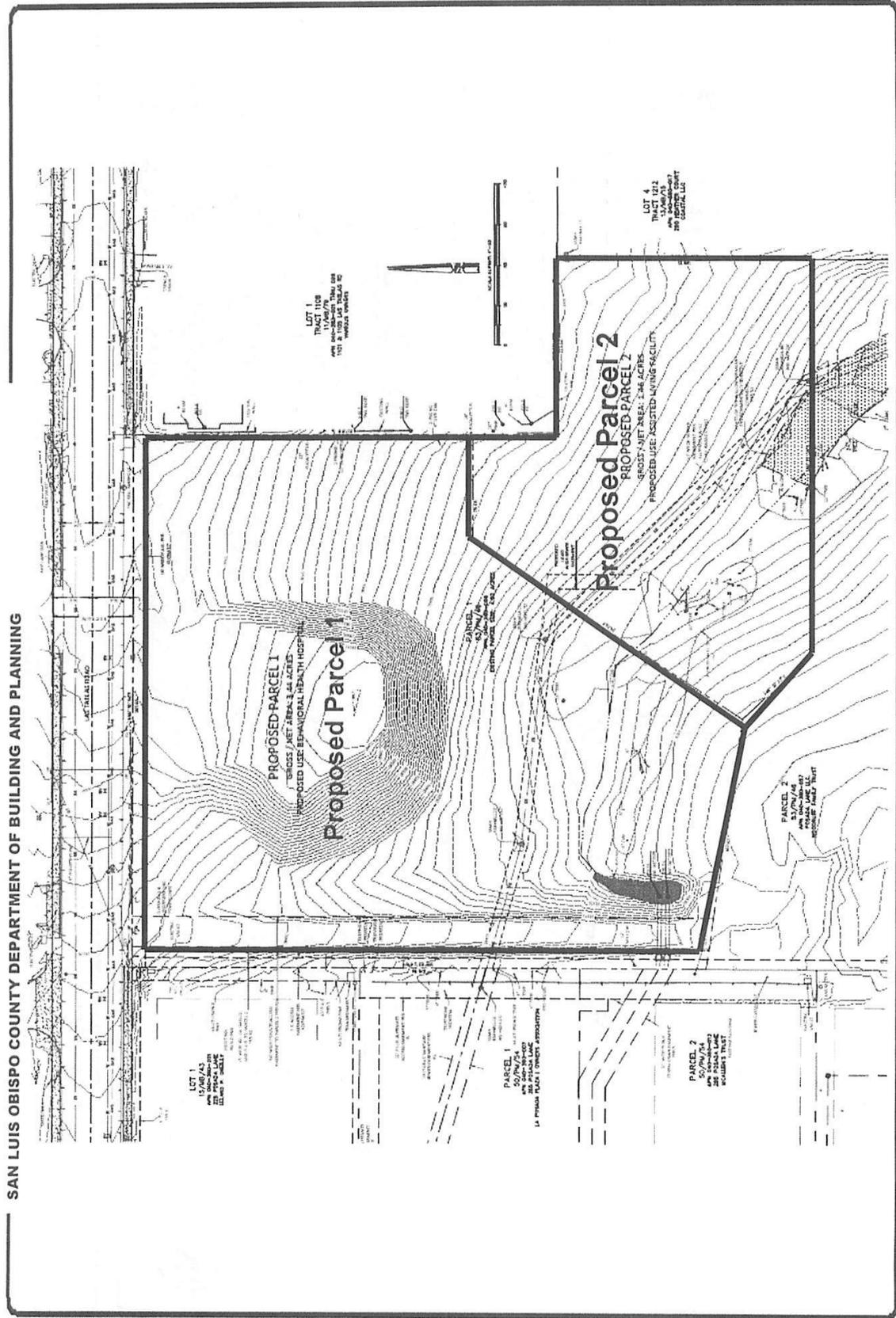
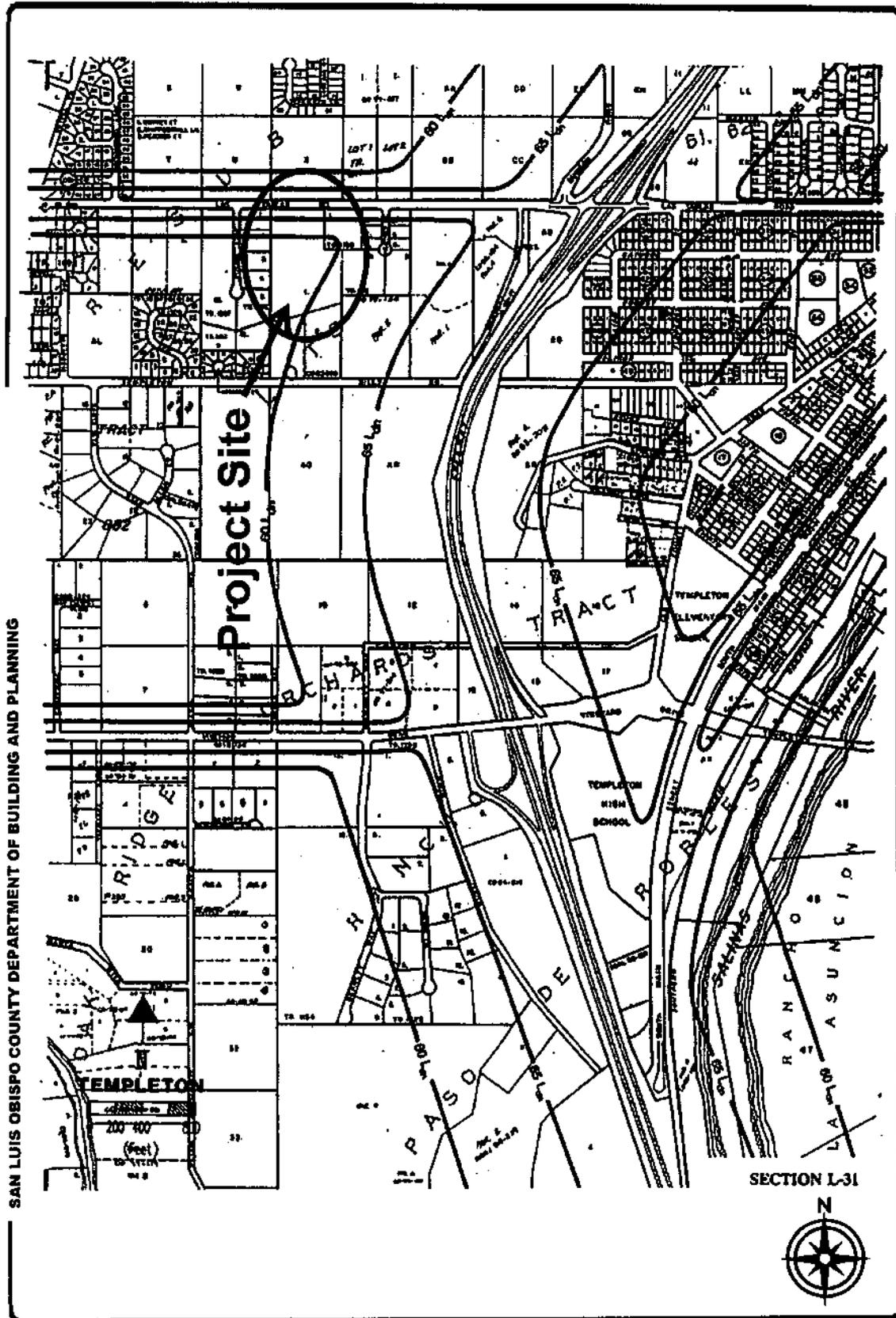


EXHIBIT
Vesting Tentative Parcel Map



PROJECT
Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020



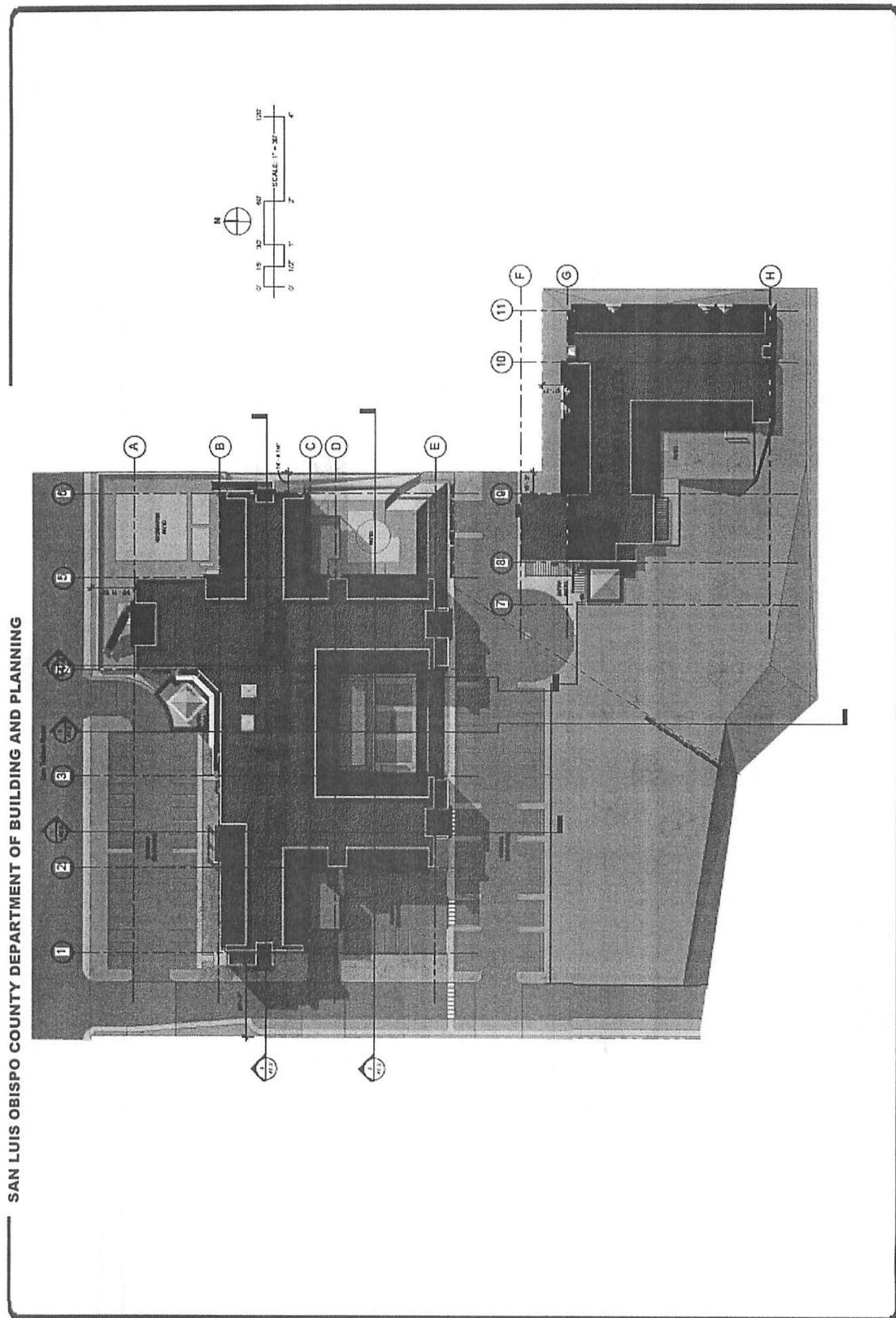
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

PROJECT

Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020

EXHIBIT

Noise



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

PROJECT

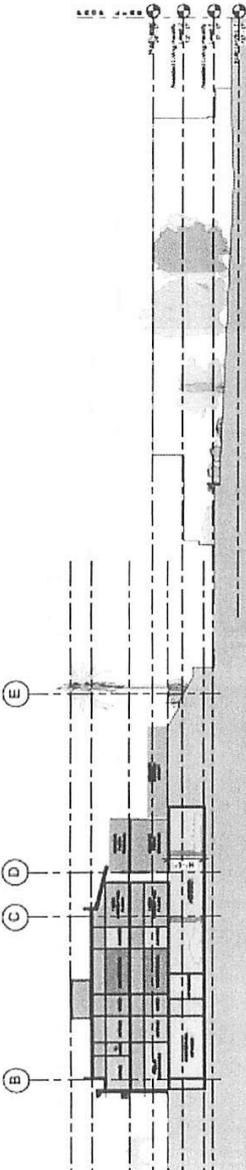
Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020

EXHIBIT

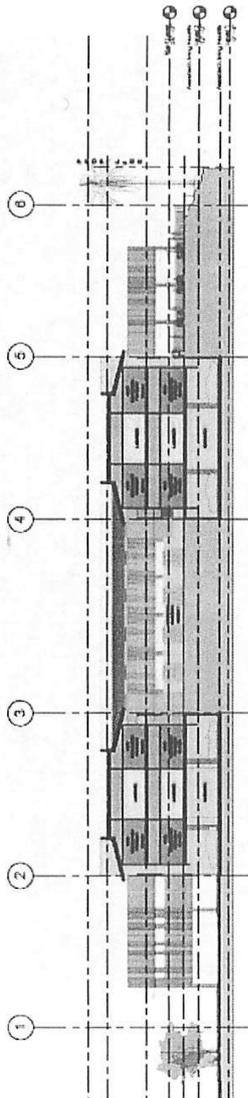
Site Plan



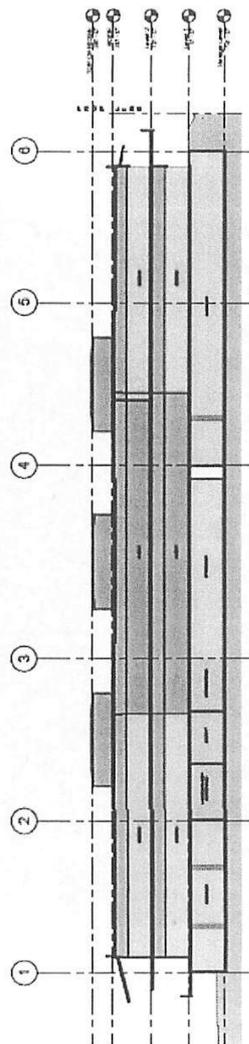
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



SITE SECTION A 1"=20'-0"



SITE SECTION B 1"=20'-0"



SITE SECTION C 1"=20'-0"

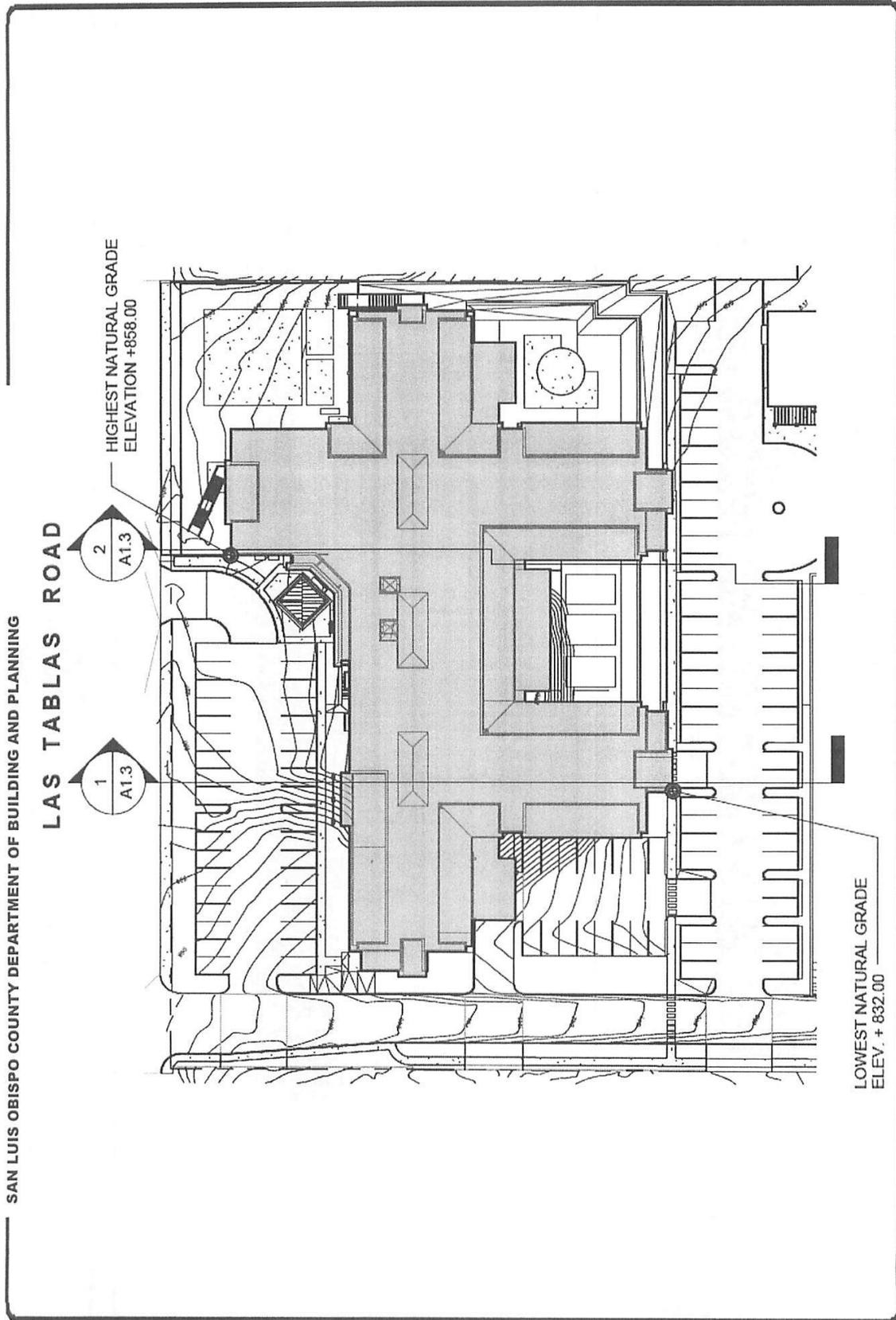
PROJECT

Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020



EXHIBIT

Site Sections A, B and C



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

LAS TABLAS ROAD

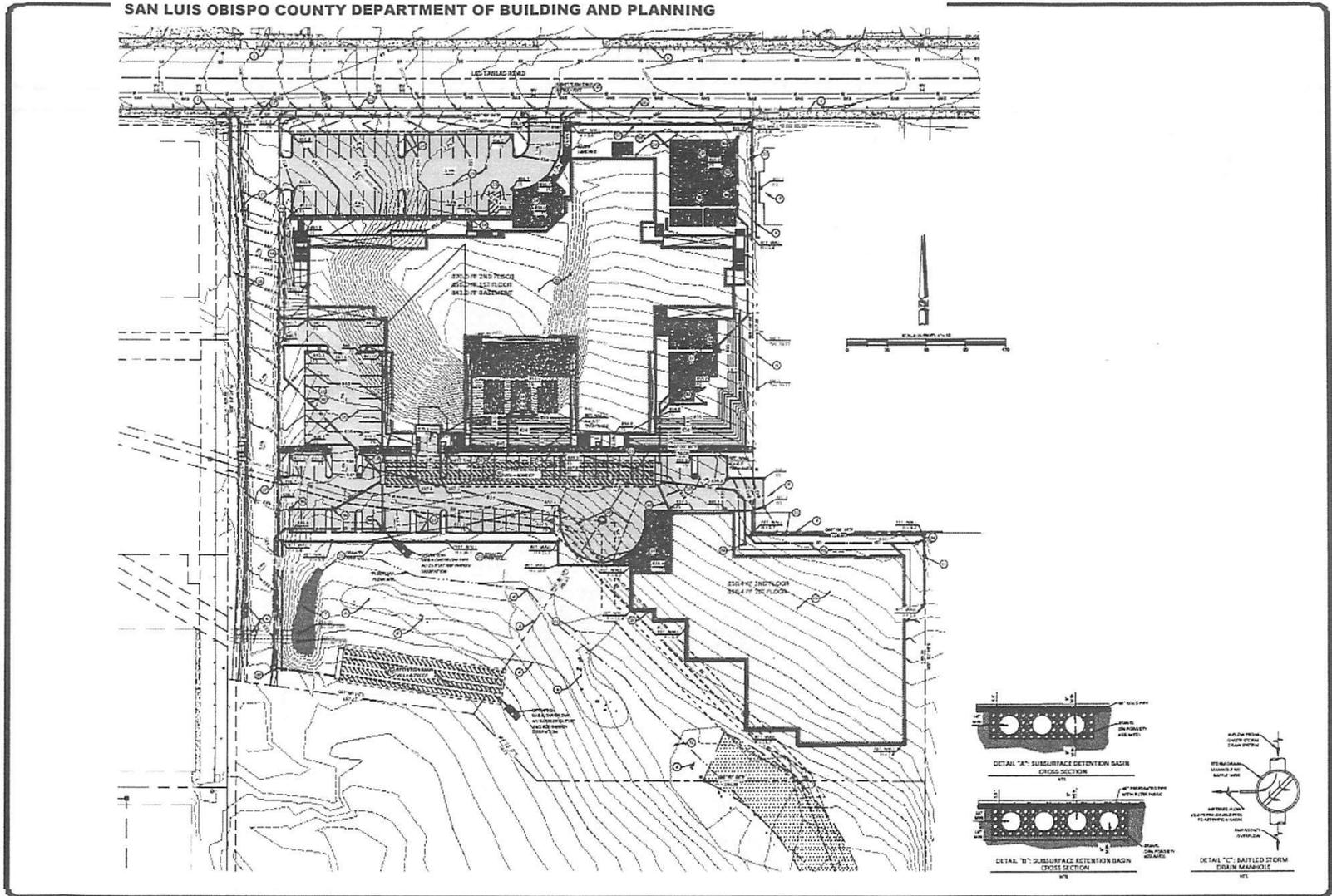
HIGHEST NATURAL GRADE
ELEVATION +858.00

LOWEST NATURAL GRADE
ELEV. + 832.00

EXHIBIT Site Key



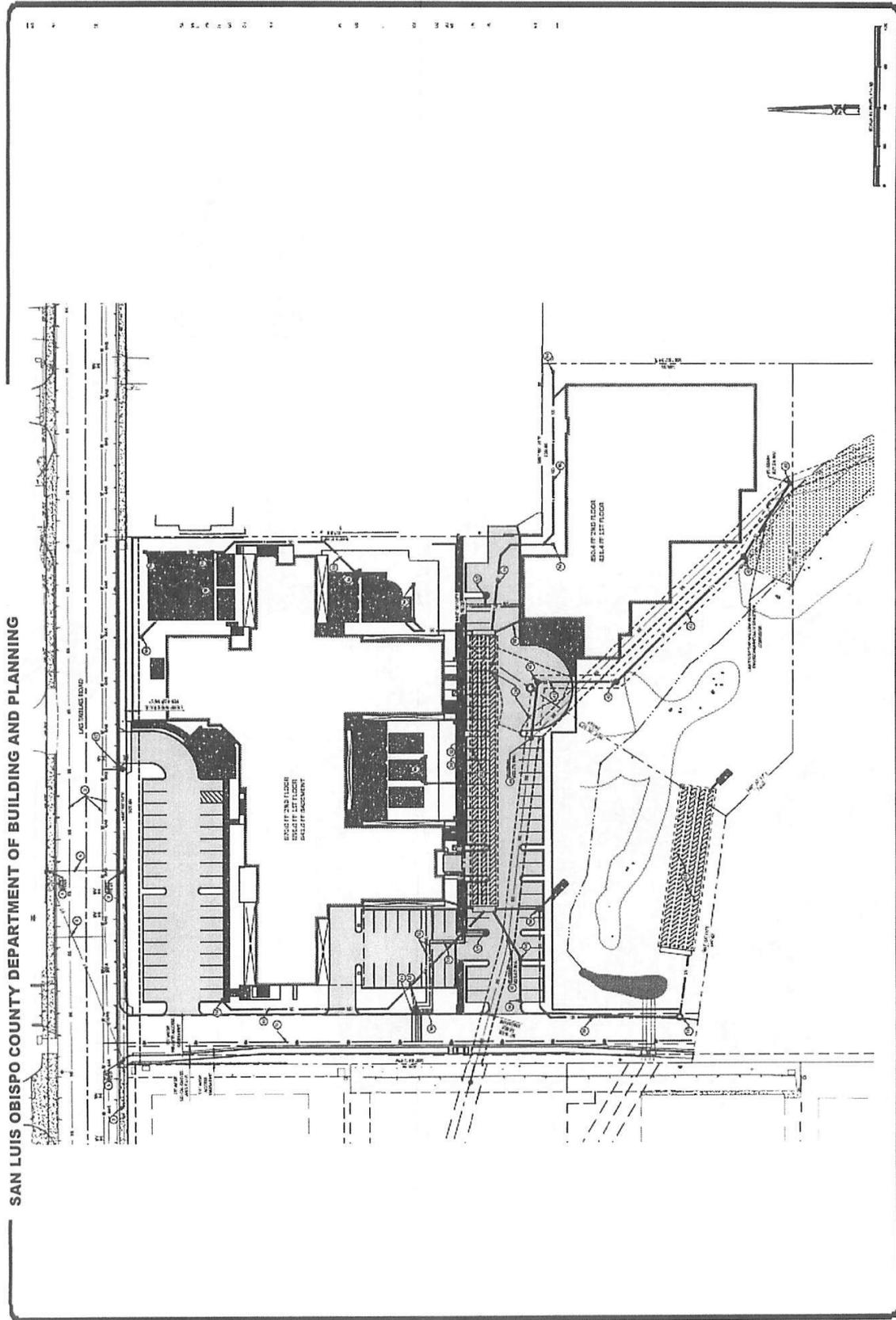
PROJECT
Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020



PROJECT
Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020



EXHIBIT
Preliminary Grading Plan

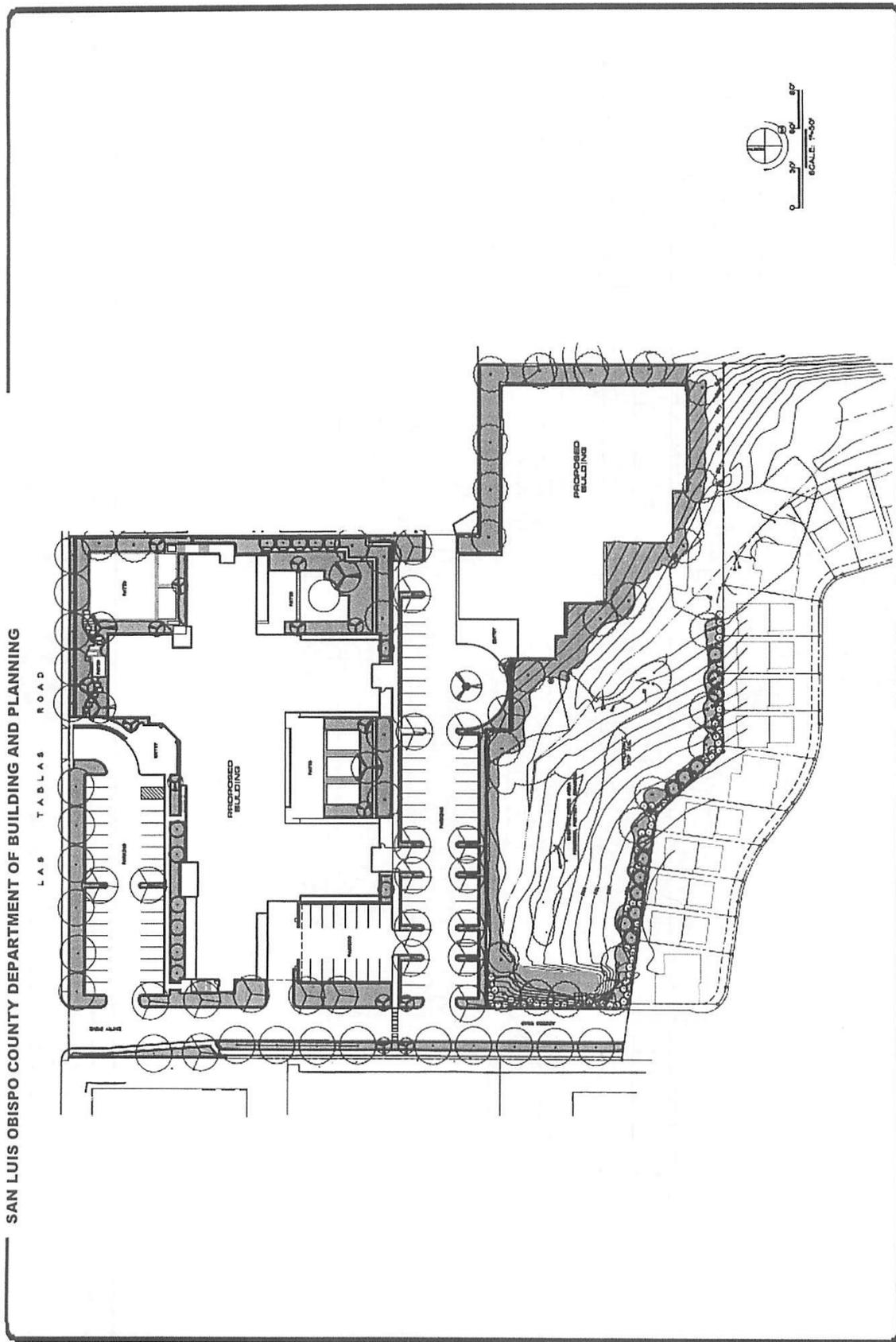


SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

EXHIBIT
Preliminary Utility Plan



PROJECT
Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020

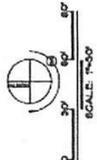


SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

LAB TABLAS ROAD

PROPOSED BUILDING

PROPOSED BUILDING



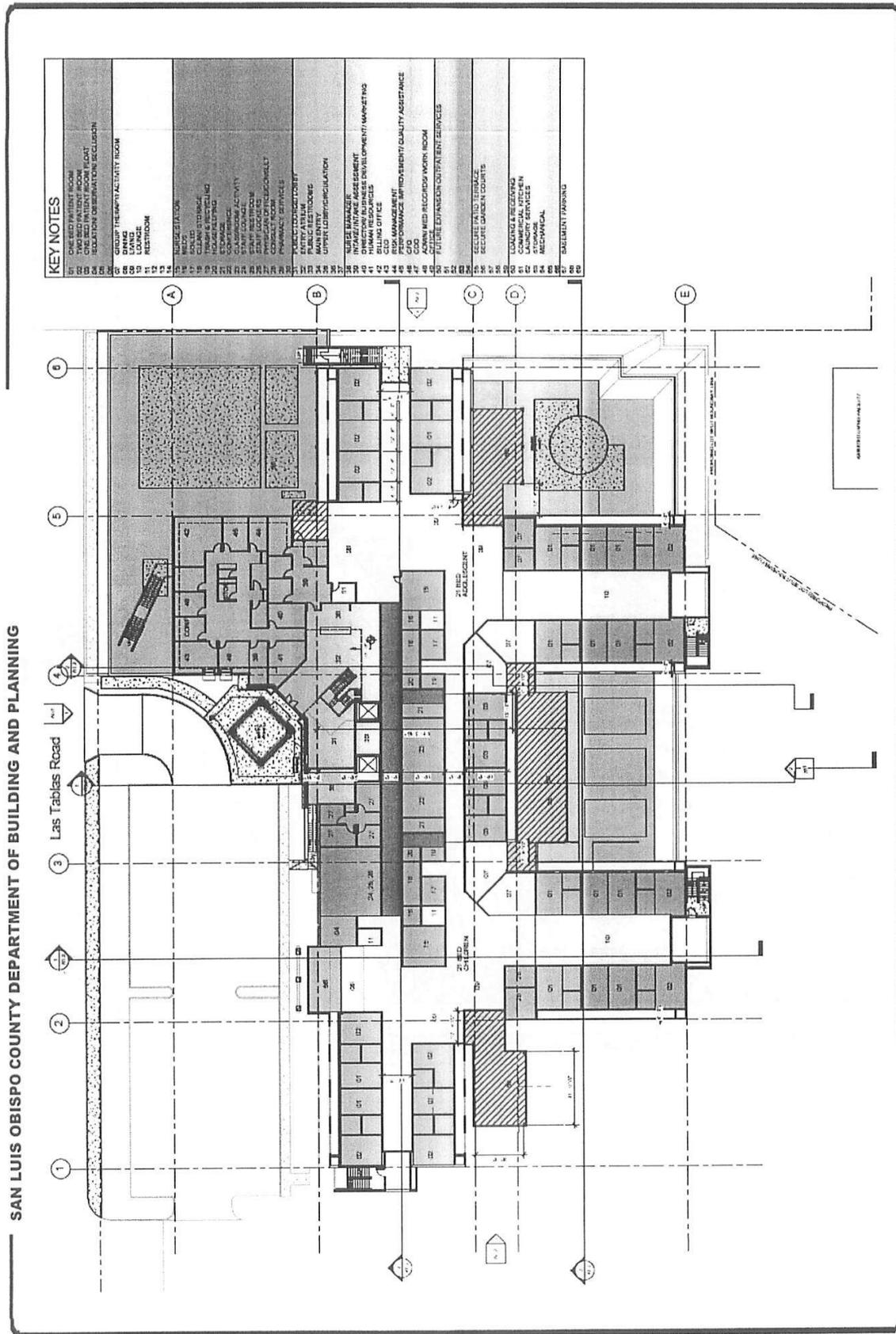
PROJECT

Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020

EXHIBIT

Preliminary Landscape Plan





SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

1 2 3 Las Tablas Road 4

EXHIBIT

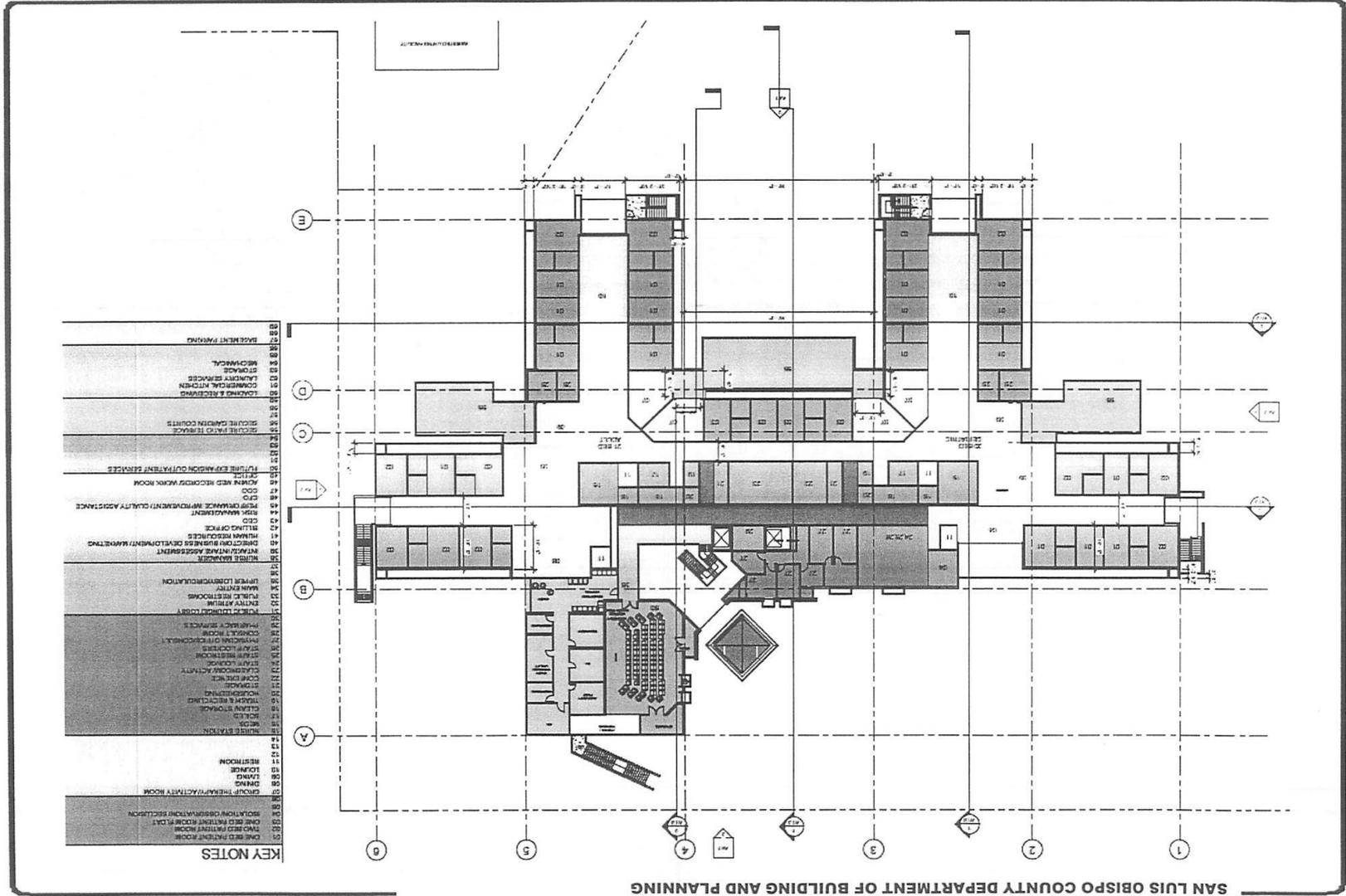
Behavioral Health Facility Level 1



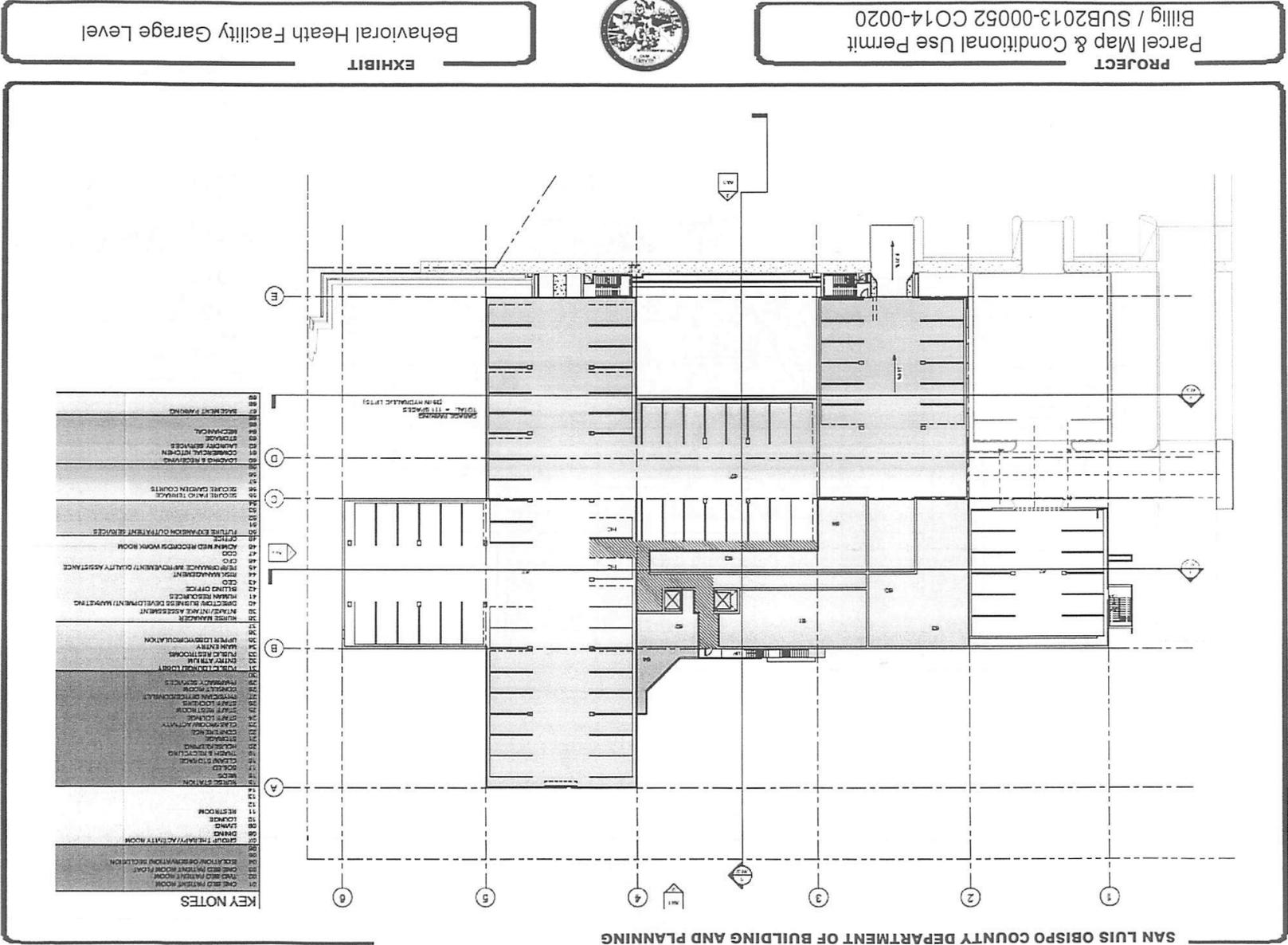
PROJECT
Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020

EXHIBIT Behavioral Health Facility Level 2

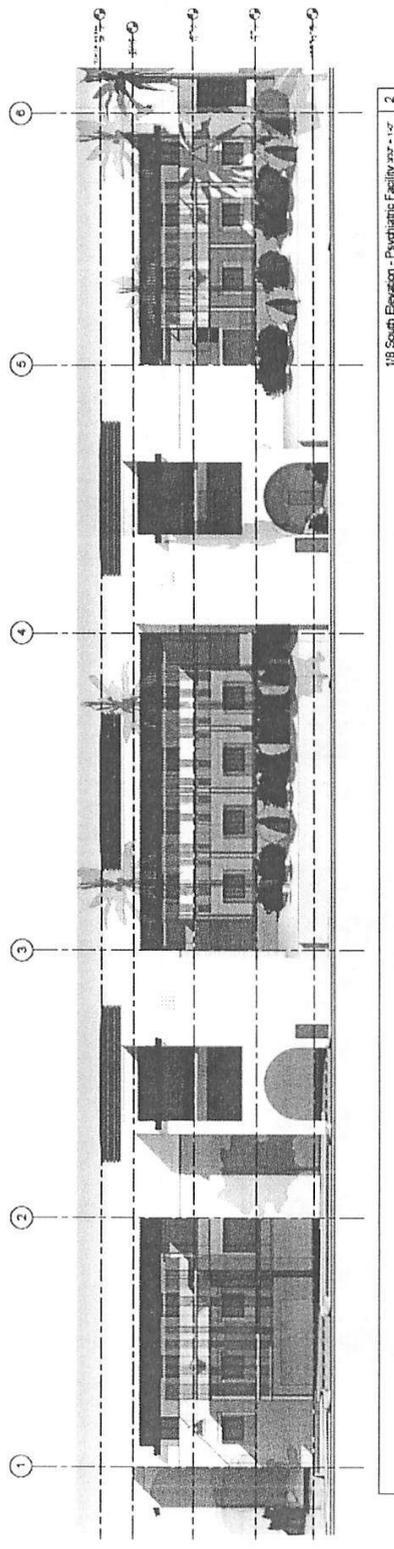
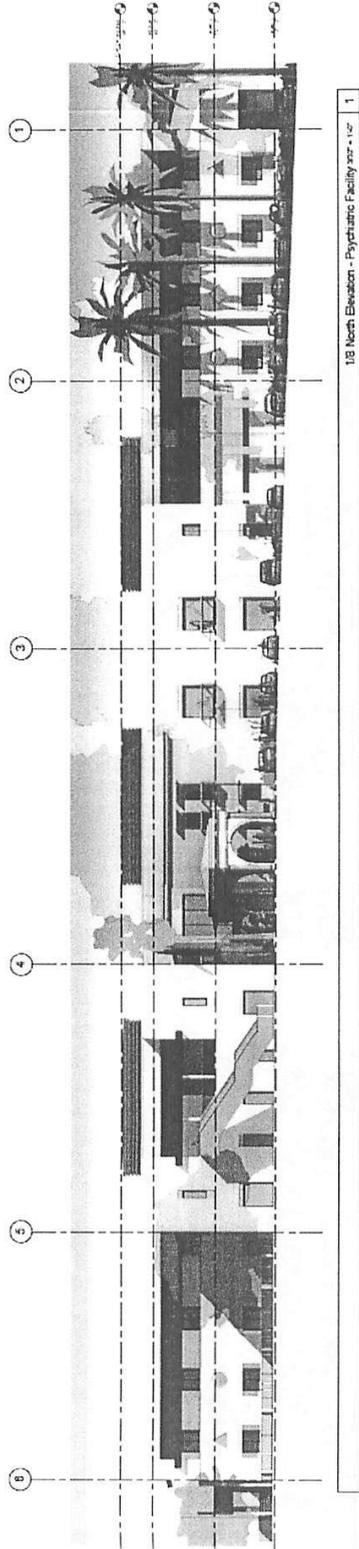
PROJECT Parcel Maps BILLIG / SUB2013-00052 CO14-0020



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

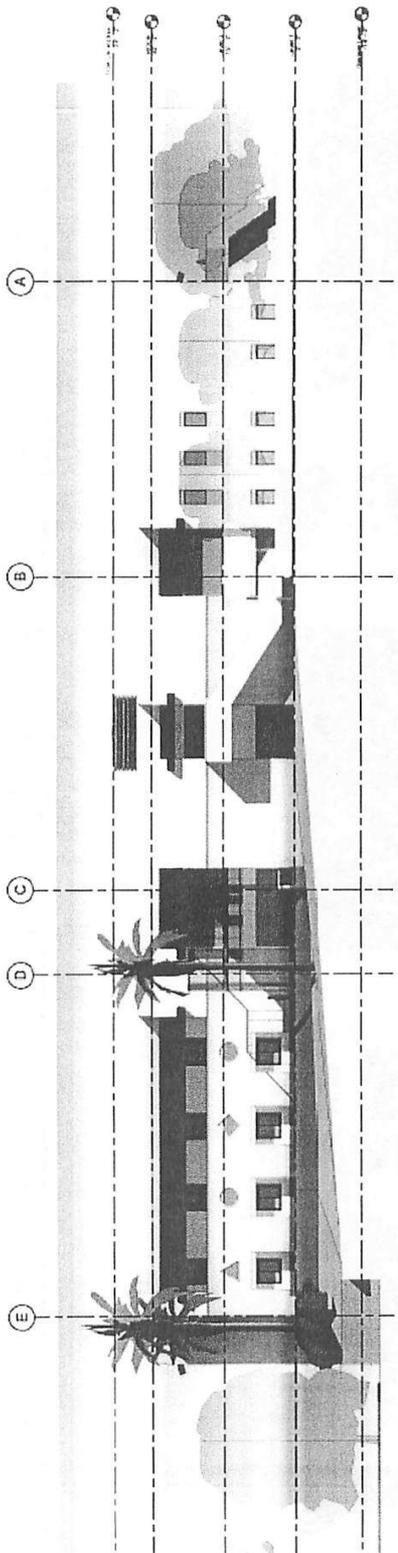
Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020



EXHIBIT

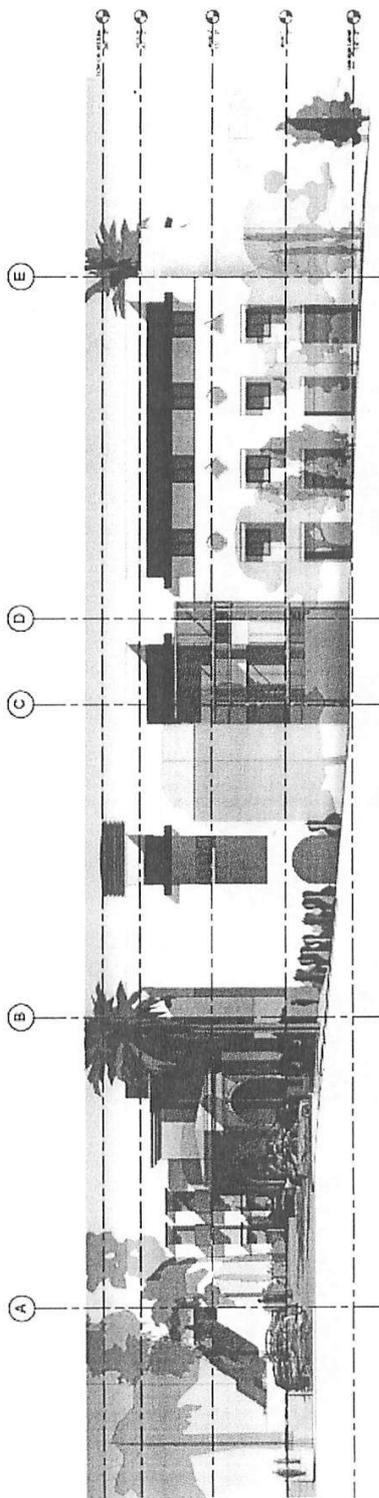
North & South Behavioral Health Facility
Elevations

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



118 East Elevation - Psychiatric Facility - 1/4"

1



118 West Elevation - Psychiatric Facility - 1/4"

2

PROJECT

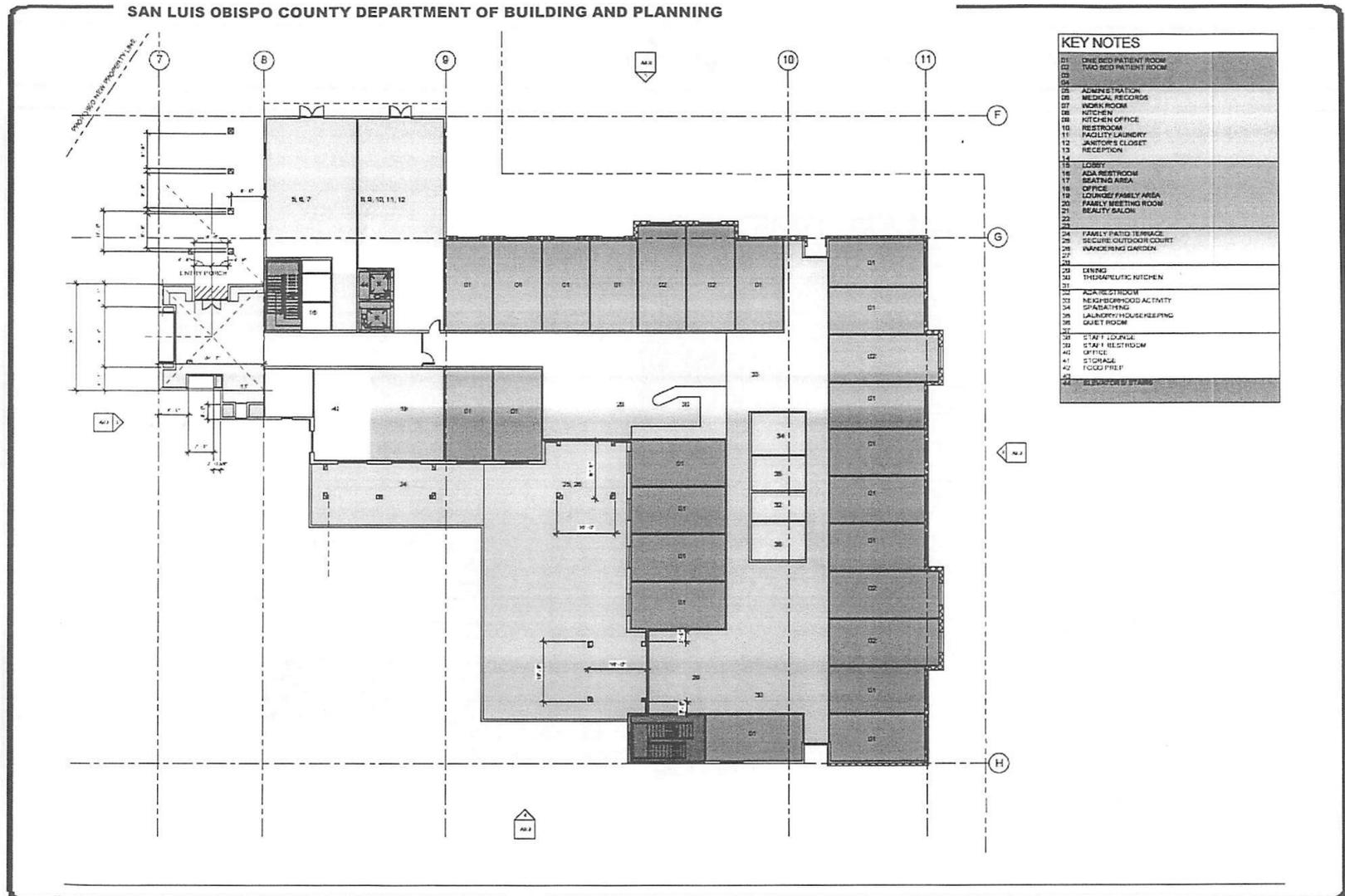
Parcel Map & Conditional Use Permit
Billing / SUB2013-00052 CO14-0020

EXHIBIT

East & West Behavioral Health Facility Elevations



ATTACHMENT 7

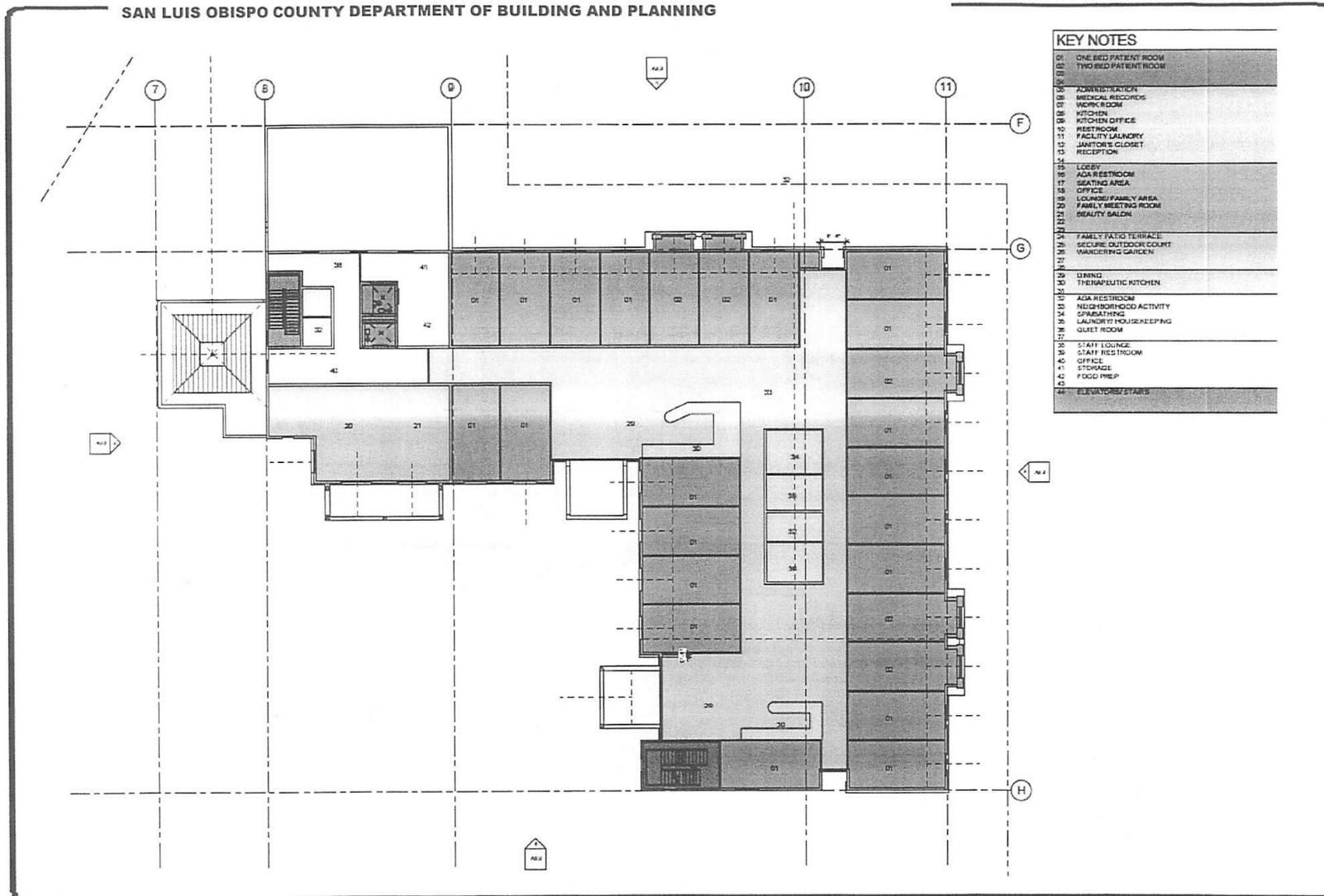


PROJECT
 Parcel Map & Conditional Use Permit
 Billig / SUB2013-00052 CO14-0020



EXHIBIT
 Assisted Living Facility 1st Floor Plan

ATTACHMENT 7

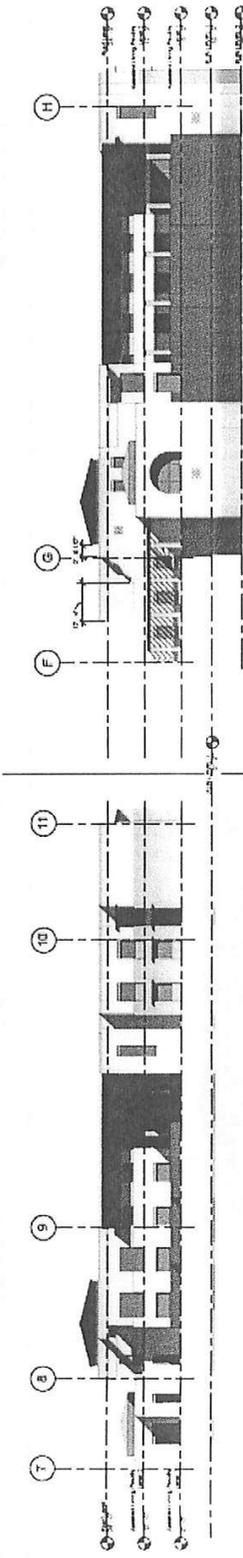


PROJECT
 Parcel Map & Conditional Use Permit
 Billig / SUB2013-00052 CO14-0020

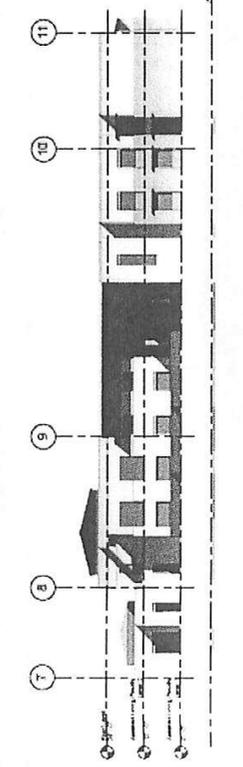


EXHIBIT
 Assisted Living Facility 2nd Floor Plan

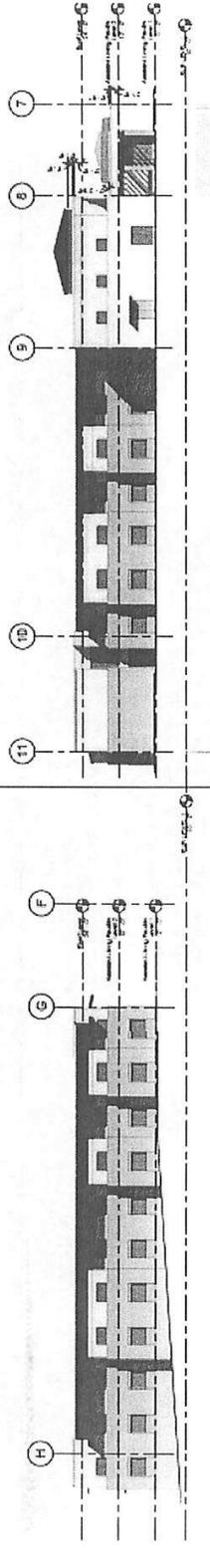
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



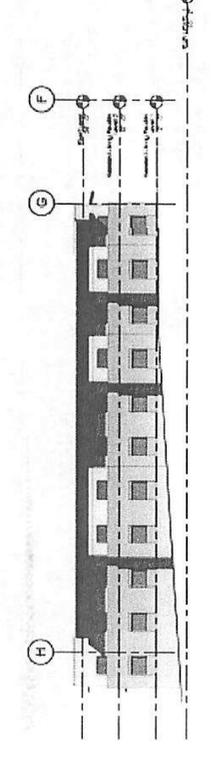
West Elevation - Memory Care Building 1/8" = 1'-0" | 2



South Elevation - Memory Care Building 1/8" = 1'-0" | 4



North Elevation - Memory Care Building 1/8" = 1'-0" | 1



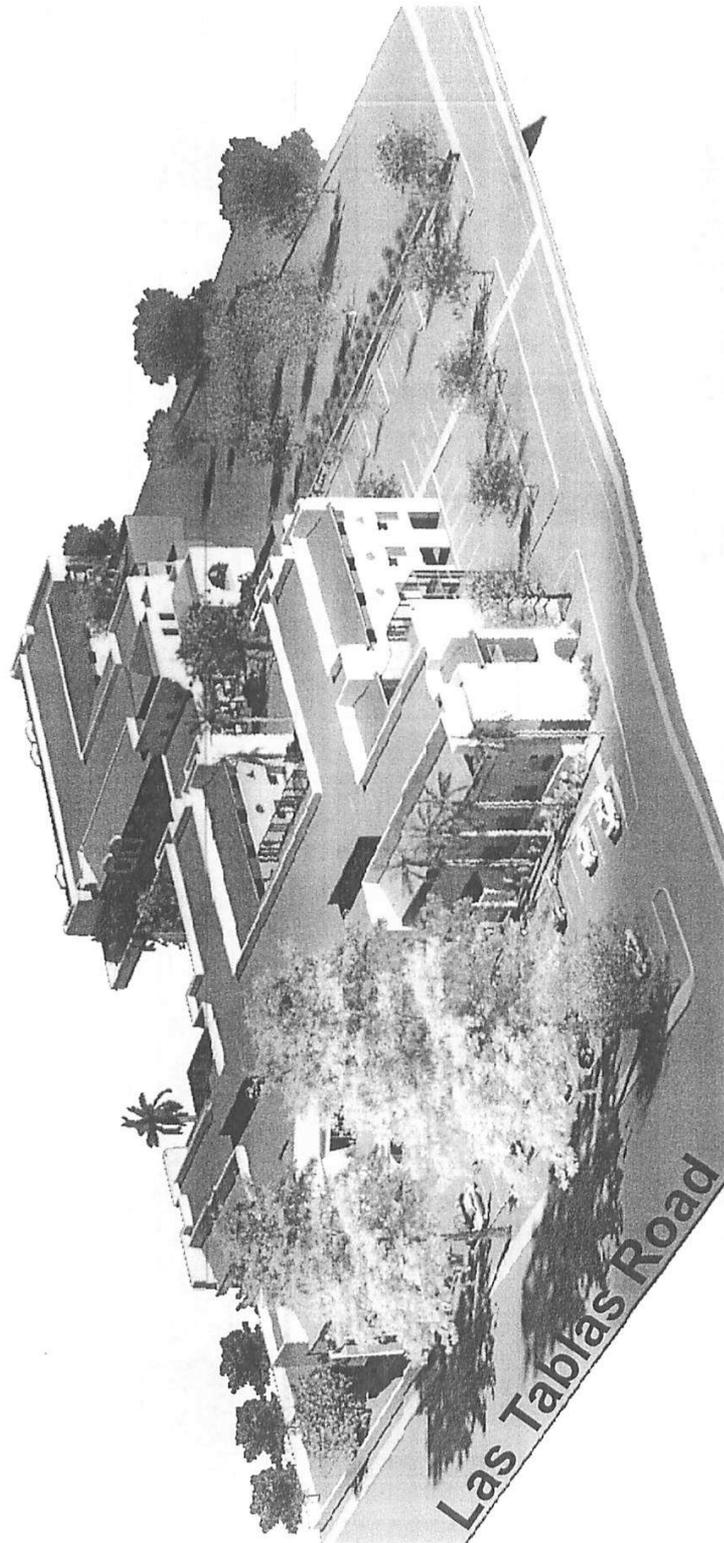
East Elevation - Memory Care Building 1/8" = 1'-0" | 3



EXHIBIT
 North/South/East/West Memory Care Building Elevations

PROJECT
 Parcel Map & Conditional Use Permit
 Billig / SUB2013-00052 CO14-0020

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Parcel Map & Conditional Use Permit
Billig / SUB2013-00052 CO14-0020

EXHIBIT

Perspective





Ian Parkinson
Sheriff - Coroner
1585 Kansas Avenue
San Luis Obispo, CA 93405

DATE: June 10th, 2015

TO: Holly Phipps- North County Team/Development Review

RE: Response to:
SUB2013-00052 CO14-0020 BILLIG- Proposed parcel map with CUP to subdivide 4.89 acres into two parcels of 3.43 acres and 1.46 acres and construction of an assisted living facility. Site location is 1155 Las Tablas Rd., Templeton.
APN: 040-280-056

PROJECT APPLICANT: Harvey E. Billig

PATROL REGION: North

CONTACT: Chief Rob Reid 805-781-4540
1585 Kansas Avenue reid@co.slo.ca.us
San Luis Obispo, CA 93405

The San Luis Obispo County Sheriff's Office provides police and patrol services in the unincorporated areas of San Luis Obispo County. The County is divided into three areas; North, Coast, and South. The Sheriff's Office is headquartered from the operational facility near Camp San Luis Obispo. Each area has its own patrol station, which is supervised by a Commander. According to the Sheriff's Office, the ratio of deputies to population has not kept pace with population growth for many years. The current ratio is one deputy for every 967 people; an adequate level of service is approximately one deputy for every 750 people.

The proposed project site is located in the area of responsibility which is covered by our North County Substation, located at 356 N Main in Templeton. The North Station area of responsibility spans 1,400 square miles, which extends from the top of Cuesta Grade to the Monterey County line, and extends east to the Kern County line. Response times to the outlying County areas can be up to 45 minutes plus, depending on what is going on in the County at the time, as the deputies do not always respond from the patrol station.

With any added business or residence increase, there is direct correlation to increased law enforcement response. This project will add to the cumulative effect of community growth and the need for additional law enforcement staffing.

ATTACHMENT 7

The proposed site is not situated in a remote area, however it is important to keep in mind that using certain principles with any project are of great importance. Sufficient lighting from dusk to dawn is paramount. Frequent inventory of construction equipment and a record of serial numbers for that equipment are essential during the construction process. Surveillance equipment is another suggestion to consider for deterring criminal activity at the project site, or having on-site security is also recommended. By implementing these security measures, it may help to somewhat alleviate an increase in law enforcement calls for service during the construction phase, however, typically calls for service will still increase in these situations, which is of course a significant concern for the Sheriff's Office.

When the construction phase of the project is complete, the added population will create added demand for Sheriff's Office services as well, with a continued increase in calls for service.

Respectfully Submitted,

Marsha Mann – Crime Prevention Specialist
San Luis Obispo County Sheriff's Office
805-781-4483

ATTACHMENT 7

BOARD OF DIRECTORS

Greg O'Sullivan
President
David LaCaro
Vice President

Judith Dietch
Director
Geoff English
Director
John T. Gannon, Jr.
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STAFF
Jeff Britz
General Manager

Bettina L. Mayer, P.E.
District Engineer

Laurie A. Ion
Assistant to GM/
Board Secretary

Jay Short
Utilities Supervisor

Natalie Klock
Finance Officer

Keith Aggson
Interim Fire Chief

Melissa Johnson
Recreation Supervisor

TEMPLETON COMMUNITY SERVICES DISTRICT

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

October 17th, 2014

Mr. Robert Winslow
9700 El Camino Real
Atascadero, Ca 93422

RE: New Development – 040-280-056 – 1155 Las Tablas Road

Dear Mr. Winslow,

The Development Plans submitted July 1st, 2014 for the Behavioral Health Hospital Facility and Assisted Living Facility project have been reviewed by the Templeton Fire Department. Based on a review of those plans and in accordance with the 2013 California Fire Code, as amended, the Templeton Fire Department will require the following for the lot split:

1. Confirm access to construction site during the lot split phase.
2. A minimum of an all-weather surface road and all fire hydrants are to be in place prior to any framing construction.
3. Parking will only be allowed in designated locations.
4. We are requesting that the landscape plan for the driveways limit the use of trees with canopies that will encroach into the drive-able area.

Please feel free to contact me at (805) 434-4911 if you have any questions.

Sincerely,

Keith Aggson - Interim Fire Chief

Cc: Jeff Britz, General Manager
Tina Mayer, District Engineer



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, 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: September 24, 2015
To: Holly Phipps, North County Team Planner
From: Glenn Marshall, Development Services Engineer
Subject: **Public Works Project Referral for SUB2013-00052 CO 2014-0020 – Billig Parcel Map for 2 Commercial lots on Las Tablas Road, Templeton APN 040-280-056**

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 Comments:

- A. Public Works has reviewed the revised analysis of the project's (ATE) traffic report, dated September 21, 2015. Payment of Road Improvement Fees at the time of building permit issuance will be sufficient mitigation. However, only one driveway connection to Las Tablas Road will be allowed and must be located as far as possible from the existing access road along the westerly property boundary.
- B. At the time the project referral was received by Public Works on March 11, 2014 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- C. In accordance with the Grading and Drainage, Section 22.52.070 (B) (9) [Res. 3188 4/13/2010] onsite pad and access road grading is not exempt from a Grading Permit. Therefore this work must be processed through the Planning and Building Department.
- D. In the pre-application phase of this project, Public Works was lead to believe that on-site storm water detention would be provided. No evidence of this project feature is indicated on the plans but will be required at the time of application for construction permits.
- E. An existing development project, Tract 2549, is in progress. The site access and site plan should be revised to be consistent with joint access along the westerly side of the parcel.
- F. The proposed easterly most driveway shall be limited to right turn enter or exit only, and a street light shall be installed at the westerly most (common) driveway. Ongoing operation and maintenance of the street light will be the responsibility of the property owners.

- G. The project meets the applicability criteria for Stormwater Management and 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/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/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 Public Works Conditions of Approval

Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
 - a. Las Tablas Road shall be widened to complete the project frontage of an A-2 Urban street section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
 - b. The existing private access road along the westerly property boundary serving Parcel 2 shall be:
 1. Widened to Templeton Fire Department Standards within an adequate private access and utility easement with additional easement width as necessary to contain all elements of the roadway prism. At a minimum it shall be 24 feet wide with a 4-foot landscaped parkway and a 4-foot pedestrian path on one side. At its connection to Las Tablas Road, the travel lanes shall be widened to provide dedicated left and right turn lanes onto Las Tablas Road.
 2. A street light shall be installed at its intersection with Las Tablas Road in accordance with County Public Improvement Standards. The applicant shall establish a financing mechanism, satisfactory to the Department of Public Works, to pay the light's ongoing operation and maintenance costs.
 - c. Only one new site access driveway connection will be allowed on Las Tablas Road and it must be located most easterly possible from the existing access road. The driveway shall be constructed to a county B-3 & A-5 urban commercial driveway and sight distance standards.

Offers, Easements and Restrictions:

2. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
 - a. For road widening purposes a 60-foot wide road right-of-way along Las Tablas to be described as 30-feet from the recorded centerline, with additional width as necessary to contain all elements of the roadway prism.

- b. A public utility easement along Las Tablas to be described as 10-feet beyond the right-of-way, plus those additional easements as required by the utility company, shall be shown on the final map.
 - c. Drainage easement(s) as necessary to contain both existing and proposed drainage improvements where those improvements accept storm water from a public road.
3. The applicant shall reserve the following private easements by certificate on the map or by separate document:
- a. A reciprocal access, parking, and utility easement in favor of both Parcels 1 and 2 with additional width as necessary to include all elements of the roadway prism and other Fire Agency approved road terminus.
4. The applicant shall show the following restrictions by certificate on the map or by separate document:
- a. If drainage basins are required then the basin areas shall be indicated as a building restriction on the map.
 - b. If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns

Improvement Maintenance:

5. Roads and/or streets shall be maintained as follows:
- a. The shared access road on the westerly side, and all internal roads and parking lots, will not be accepted for County maintenance following completion and certification of the improvements. Together with the other private drive users, the developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building.

Improvement Plans:

6. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:
- a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Street improvements must be considered as a part of the Storm Water Control Plan. The Storm Water Control Plan will be implemented through the Grading Permit processed through the Building Department. Joint compliance will be monitored through the Public Works Department.
 - d. Water plan to be approved jointly with Templeton CSD and the County Environmental Health Dept.
 - e. Sewer plan to be approved jointly with Templeton CSD and the County Environmental Health Dept.

- f. Sedimentation and erosion control plan for subdivision related improvement locations.
 - g. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
7. All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project boundary shall be relocated underground [21.03.10(h)] and the poles removed.
 8. All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.
 9. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.
 10. New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.
 11. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
 12. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage

1. Submit complete drainage calculations and drainage system design to the Department of Public Works for review and approval. Drainage must be detained on the property because Toad Creek and its tributaries are not capable of carrying additional runoff. All project related drainage shall be designed and constructed in accordance with the recommendations of the Templeton Drainage and Flood Control Study and county Public Improvement Standards.
2. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
 - a. Submit a copy of all such permits to the Department of Public Works OR
 - b. Document that the regulatory agencies have determined that said permit is not required.

3. 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.

Storm Water:

4. The applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for Storm Water Management by submitting a Storm Water Control Plan (SWCP) to show what is required to satisfy post construction requirements for storm water treatment. It shall be prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Control Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
 - a. If storm water treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own storm water treatment on site but based on the performance requirements determined by the total new or replaced impervious square footage of the subdivision.
 - b. If storm water treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own storm water treatment on site (and as if it were not a detached single family residence) regardless of its own impervious footprint. It will be required to treat its storm water per the performance requirements determined by the total assumed impervious square footage of the tract.
 - c. Storm Water treatment facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements
 - d. An impervious area ceiling must be determined for each lot and noting that as a building restriction on an Additional Map sheet is required.
 - e. Retention of all site and improvement storm water run-off may exempt this project from storm water control requirements.
5. **At the time of submittal of the improvement plans or construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.
6. **Prior to approval of the improvement plans or construction permits** if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Additional Map Sheet:

7. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. Notification to prospective buyers that all shared access roads and parking lots are to be privately maintained, indicating the proposed maintenance mechanism.
 - b. If a drainage basin is required, that the owner(s) are responsible for on-going maintenance of basin, fencing, landscaping and appurtenances in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
 - c. 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 Road Improvement Fees (Area A) for each future building permit in the amount prevailing at the time of payment.
 - d. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Stormwater Control Plan Application.
 - e. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
 - f. The additional map sheet shall contain the final conditions of approval for the Subdivision and Development Plan as they are shown in the Notice of Final Action.

Covenants, Conditions and Restrictions:

8. The developer shall submit proposed Covenants, Conditions, and Restrictions (CC&R) for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R shall provide at a minimum the following provisions:
 - a. Maintenance of all private access roads and parking lots in perpetuity.
 - b. If a drainage basin is required, on-going maintenance of the basin, fencing, landscaping and appurtenances in a viable condition on a continuing basis into perpetuity.
 - c. Maintenance of all common areas within the subdivision in perpetuity.
 - d. Operation and maintenance of public road frontage sidewalks and landscaping in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
 - e. Operation and maintenance of the westerly most shared driveway street light(s) in perpetuity, or until specifically accepted by a public agency.
 - f. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

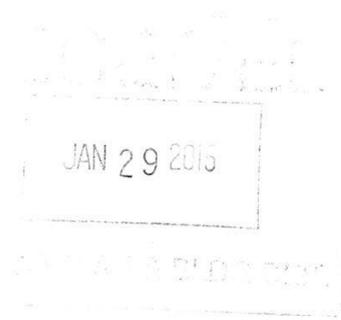
Miscellaneous:

9. 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.
10. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

G:\Development\DEVSERV Referrals\Land Divisions\Parcel Maps\CO 2014-0020 SUB 2013-00052 Billig\CO 2014-0020 SUB 2013-00052 Billig PW Comments v1.doc



Air Pollution Control District
San Luis Obispo County



January 28, 2015

Holly Phipps
SLO County Department of Planning & Building
County Government Center
San Luis Obispo, CA 93401

SUBJECT: APCD Comments Regarding the Air Quality & GHG Impact Analysis for the Proposed Behavioral Health Hospital & Assisted Living Facility (SUB2013-00052, CO14-0020)

Dear Ms. Phipps,

Thank you for recently sending the above stated project's Air Quality & GHG Impact Analysis (Report) for San Luis Obispo County Air Pollution Control District (APCD) review. We requested this analysis and applicable mitigation in our March 25, 2014 comment letter. We have completed our review of the September 2014 analysis by Yorke Engineering, LLC and our comments are below. The proposed project would be located at 1155 Las Tablas Road, Templeton and would include a three level, 88-bed behavioral health hospital and a two story 50-bed assisted living facility.

GENERAL COMMENTS

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

CONSTRUCTION PHASE

Revision to Mitigation Measure AQ-1

The APCD's 2012 CEQA Air Quality Handbook's Section 2.1 does not require construction phase mitigation if a project construction will last longer than 90 days and is not anticipated to exceed the quarterly emission thresholds. Table 3-4 of the project's air quality Report shows this to be the case for this project and therefore, Mitigation Measure AQ-1 as specified in the Report is not necessary.

However, Section 2.1.1 of the handbook does require that if a project is going to be constructed near sensitive receptors, then diesel idling restrictions are required. Therefore, since the project location is within 1,000 feet of residential dwellings and a hospital, please include the following as Mitigation Measure AQ-1:

ATTACHMENT 7

APCD Comments on Air Quality & GHG Analysis for Behavioral Health Hospital & Assisted Living Facility
January 28, 2015
Page 2 of 3

Idling Restrictions for Both On and off-Road Construction Equipment

1. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
2. Diesel idling within 1,000 feet of sensitive receptors is not permitted;
3. Use of alternative fueled equipment is recommended whenever possible; and,
4. Signs that specify the no idling requirements must be posted and enforced at the construction site.

Revision to Mitigation Measure AQ-2

Please revise AQ-2b to:

Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;

Please revise AQ-2m to:

The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Please add the following measure above the current AQ-2l:

Since water use is a concern due to drought conditions, the contractor or builder should implement the use of an APCD-approved dust suppressant(s), where possible, to reduce the amount of water used for fugitive dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook that can be accessed at the following website: <http://slocleanair.org/business/landuseceqa.php>.

OPERATIONAL PHASE

As determined using the CalEEMod model, Table 3-3 of the project's air quality Report shows that the project's estimated unmitigated operational emissions are 27.89 lbs/day in 2017. Mitigation within the model that corresponds to AQ-3 to AQ-7 was selected and the project's mitigated emissions were estimated to be 24.5 lbs/day in 2017.

Mitigation Measures AQ-3 to AQ-7 need to be conditions of approval for this project because they were mitigation measures used in the project's CalEEMod air quality modeling to ensure that its operational emissions are less than the APCD's CEQA significance threshold of 25 lbs of ROG + NOx / day.

For AQ-4, the applicant will need to work with SLO Regional Rideshare to implement an Employee Trip Reduction Plan. Please contact Rideshare's Employer Commute Coordinator, Peter Williamson at 805-597-8022.

Operational Phase Health Risk and Mitigation

A screening risk assessment was conducted for this project's construction phase and demonstrated that construction will not have significant health risk impacts to nearby sensitive receptors. In addition, **if this**

ATTACHMENT 7

APCD Comments on Air Quality & GHG Analysis for Behavioral Health Hospital & Assisted Living Facility
January 28, 2015
Page 3 of 3

project will use diesel backup generators or other stationary diesel equipment, then the following mitigation/condition of approval for the project needs to be added:

APCD Operational Phase Permit

Facilities need to apply for an APCD Permit to Operate for stationary diesel engines greater than 50 hp. This equipment may need to be screened for facility wide health risk impacts. To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Operational Phase Green House Gas Impacts and Mitigation

The project's Air Quality and GHG Analysis states in Table 3-7 that the project's GHG impacts would exceed the APCD's brightline threshold of 1,150 metric tons/year and would therefore be potentially significant. The Report is deficient in that it does not propose mitigation to reduce the project's GHG impacts to level of insignificance. **APCD recommends that the project's GHG impacts be mitigated. Please add the following condition of approval to ensure that the project's GHG impacts are reduced to a level of insignificant:**

At least six months prior to occupancy, the applicant will work with the APCD to define applicable offsite GHG mitigation to bring the project's GHG impacts to a level of insignificance.

Follow up to the APCD March 25, 2014 Letter

Please refer to our March 25, 2014 letter for specifics about other important air quality measures for this project to include:

1. Asbestos / Naturally Occurring Asbestos
2. Demolition of Underground Asbestos Containing Materials on Vacant Land
3. Developmental Burning
4. Construction Permit Requirements
5. Truck Routes

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Andy Mutziger
Air Quality Specialist

AJM/arr

cc: Dr. Harvey E. Billig
Tim Fuhs, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD
Peter Williamson, SLO Regional Rideshare's Employer Commute Coordinator

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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
SR 13660
IW 91403
MAR 11 2014

DATE: 3/10/2014

TO: ENV HEALTH

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
North County Team / Development Review

Environmental Health

PROJECT DESCRIPTION: SUB2013-00052 CO14-0020 BILLIG – Proposed parcel map with conditional use permit to subdivide 4.89 acres into two parcels of 3.43 acres and 1.46 acres, and construction of an assisted living facility. Site location is 1155 Las Tablas Rd, Templeton. APN: 040-280-056.

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 I - 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.

This office has not reviewed a will serve letter and has not issued prelim health clearance letter. Applicant to forward will-serve prior to hearing. Stock comm water & sewer.

3/19/14
Date

[Signature]
Name

85551
Phone

BOARD OF DIRECTORS

Greg O'Sullivan
President

David LaCaro
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Judith Dietch
Director

John T. Gannon, Jr.
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Director



STAFF

Jeff Britz
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District Engineer

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Assistant to GM/
Board Secretary

Jay Short
Utilities Supervisor

Keith Aggson
Interim Fire Chief

Melissa Johnson
Recreation Supervisor

TEMPLETON COMMUNITY SERVICES DISTRICT

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

October 28, 2014

Mr. Harvey Billig
PO Box 1414
Carmel, CA 93921

Subject: **Conditional Intent to Serve Water and Sewer Service: SUB 2013-00052 CO14-0020,**
1155 Las Tablas, Templeton CA 93465, Proposed parcel map to subdivide 4.89 acres into
two parcel of 3.43 acres and 1.46 acres, for an assisted living facility and proposed
Hospital.
APN No. 040-280-056

**PARK AND FIRE CAPITAL FACILITIES FEES HAVE NOT BEEN PAID AND WILL BE DUE PRIOR TO
ISSUANCE OF A SAN LUIS OBISPO BUILDING PERMIT.**

Dear Mr. Billig:

Templeton Community Services District has reviewed the submitted plans and application for the proposed lot split at 1155 Las Tablas Rd, Templeton, CA. APN No. 040-280-056. It is noted that the above referenced project is for the lot split and proposed 36,053 square foot assisted living facility. A Behavioral Health Hospital is planned for the new lot at a later date.

Based on the submitted plans and water demand calculations, the total water demand for both facilities is estimated to be 27,240 gpd as follows: assisted living facility = 5,450 gpd, future hospital facility = 20,450 gpd, and landscape irrigation = 1,340 gpd. There is a total of 27,998 gpd available to the current parcel. Therefore, there are sufficient water and sewer units available to serve this project based on the water demand estimates provided. Prior to the lot split, you must assign a specific number of water units to each new lot.

Please note that the District has attempted to identify potential problems associated with making water and sewer available to the project and that additional comments may be generated upon receipt of more detailed plans. The District has the following comments:

1. Water service connections may not cross intervening parcels; they must connect directly to a public water main for maintenance by the District.
 - a. Provide a water main within a 20 foot wide District easement within the parking access drive to the Assisted Living Facility Lot.

- b. Provide a backflow prevention device on each water and fire protection line on each parcel.
 - c. Meters are to be provided on the lot which they serve outside the easement and public right of way.
- 2. Water may only be used on the parcel which it serves. Provide separate irrigation and fire protection pipeline and appurtenances for the second lot.
- 3. Project proposes to realign and install a new sewer main. Note that final location and design of the sewer realignment shall meet the District's codes and standards and is subject to District approval. Sewer shall be contained within a 20 foot wide District Facilities easement. Conditions of approval include, but are not limited to:
 - a. 12" sewer line shall have minimum slope of .0020 feet/foot. Five foot minimum cover is required at all times. Provide pipeline protection as required.
 - b. Sewer laterals for each building shall be constructed at the same time as construction of the new sewer main.
 - c. No building footings shall bear on the pipeline or be located within the District easement. District structures and facilities such as manholes and parallel pipelines shall be set back a minimum distance from the top of retaining wall equivalent to the retaining height of the retaining wall. For example, if the wall retains 16 feet, the setback shall be 16 feet.
 - d. Appropriately sized sleeves may be used for perpendicular penetrations of the retaining wall footings supporting surface improvements only. Minimize the number of sleeves proposed.
- 4. Provide stream flow analysis and provide scour protection as required. Analysis shall include flood analysis and meet County Standards.
- 5. Maintain appropriate separation between water and storm drain pipelines and facilities.
- 6. An Industrial Wastewater Discharge Permit shall be required for each proposed facility prior to occupancy.
- 7. The District shall not be responsible for replacing improvements within the easement in the parking lot/drive area. Improvement within the easement shall not interfere with the District's utilities and improvements shall be the sole responsibility of the property owners now and in the event the District needs to excavate and repair or replace the water or sewer facilities. Prior to construction, the property owner shall agree to specific easement grant language to this effect.
- 8. No Self-Regenerating Water Softener Exchange Units may be utilized on-site per Sewer Code 6.2 General Discharge Prohibitions (b) Prohibited Discharges (xix). This section prohibits the discharge of saline wastewater from nonresidential sources to the District sewer system.
- 9. Installation of Single Pass Cooling Systems is prohibited in buildings requesting new service per Water Code Section 4.4 Mandatory Minimum Water Conservation Requirements, (i).

This Conditional Intent to Serve letter obligates the District to make available water and sewer service to the above property to the extent that service applications for such premises propose no more units of use than are stated above. This commitment is not transferable to any other property.

The District reserves the right to review all future plans and each tenant improvement made on any and all proposed premises(s) with respect to any water or sewer service prior to building permit. Furthermore, if your water and sewer service increases substantially, the District reserves the right to reassess your service and you may be required to participate in a retrofit program at your expense as well as purchase additional water and/or sewer units as deemed necessary.

At the time that you apply for actual water and sewer service from the District, you will be subject to District Codes, Ordinances, Rules and Regulations governing such applications and connections to the District's system.

Water and sewer services are not immediately available, as the developer has not yet constructed District approved facilities and tied into the District's main lines.

Please note that park and fire capital facilities fees have NOT been paid in full and will be due prior to the issuance of a building permit.

If you should have further questions regarding this Conditional Intent to Provide Water and Sewer Service Letter, please feel free to contact me at (805) 434-4915.

Sincerely,



Bettina Mayer, PE
District Engineer

cc: Jeff Britz, General Manager
Holly Phipps, SLO County

Water Unit Summary

Assisted Living Facility

9 water units @ 300 gpd =	2700 gpd
2 water units @ 430 gpd =	860 gpd
4.5 water units @ 575 gpd =	<u>2588 gpd</u>
total =	6148 gpd

Units available to second lot

38 water units @ 575 gpd = 21,850 gpd



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

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



Public Health
Prevent. Promote. Protect.

February 19, 2015

Mr. Harvey Billing
PO Box 1414
Carmel, CA 93921

ATTN: HARVEY BILLING
RE: PARCEL MAP CO 14-0020
APN: 040-280-056

Water Supply and Wastewater Disposal

This office is in receipt of **preliminary** evidence from the Templeton Community Services District to provide water and sewer services to the above noted project in the form of a "Conditional Intent to Serve" dated October 15, 2014.

Be advised that final will-to-serve documentation for both water and sewer services will be required prior to final map recordation and there are conditions in the Conditional Intent to Serve document which should be noted. 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.

CO 14-0020 is approved for Health Agency subdivision map processing.

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

c Holly Phipps, County Planning
TCSD



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Health Commission



Public Health
Prevent. Promote. Protect.

June 23, 2015

TO: Supervisor Frank Mecham, District 1
Supervisor Bruce Gibson, District 2
Supervisor Adam Hill, District 3
Supervisor Lynn Compton, District 4
Supervisor Debbie Arnold, District 5

RE: Health Commission Supports Development of Additional Inpatient Psychiatric Care in San Luis Obispo County

Dear Supervisor:

The San Luis Obispo County Health Commission supports the need and development of additional inpatient psychiatric care in the county.

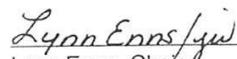
During the meeting on February 9, 2015, presentations to the Commissioners iterated that the County Behavioral Health Psychiatric Health Facility (PHF) comprises the only psychiatric inpatient services in the county. The 16 bed PHF facility provides specialty mental health services to the Medi-Cal and indigent population and does not have sufficient treatment space to appropriately provide for the range of services for county residents. County Behavioral Health has transported over 200 individuals a year to psychiatric hospitals in other areas, as far reaching as Santa Rosa and Sacramento.

In view of the current total number of inpatient acute care psychiatric beds and the calculated recommendation for 50 beds per 100,000 residents, there is clearly a need for additional bed capacity in San Luis Obispo County. Adding licensed inpatient beds anywhere in the county would be of benefit to patients with serious mental health needs and afford families the opportunity to remain engaged in their care.

The commission is recommending that the Board of Supervisors address the imminent need for an acute inpatient psychiatric facility in San Luis Obispo County.

Sincerely,

County of San Luis Obispo Health Commission


Lynn Enns, Chair

cc: County Planning Commission



TEMPLETON UNIFIED SCHOOL DISTRICT

"Home of Tomorrow's Leaders"

960 Old County Road • Templeton • 93465 • (805) 434-5800 • FAX (805) 434-1473

March 9, 2015

San Luis Obispo County Planning Commission
Department of Planning and Building
976 Osos Street, Room 200
San Luis Obispo, CA 93408

Dear Planning Commission:

I am writing on behalf of the Templeton Unified School District regarding the mental health hospital that Vision Health LLC is proposing to build on Las Tablas Road, in Templeton. We wanted to make sure that the Planning Commission is aware of the impact that the hospital may have upon the School District.

Under California law, students placed in a hospital are deemed residents of the school district in which the hospital is located. (Cal. Educ. Code §§ 48207, 56167.) Accordingly, the local school district is responsible for providing regular and special education to all hospitalized students, regardless of where the students' families reside.

Depending upon the needs of a particular student, these services can range from educational instruction to complex professional services such as nursing, physical therapy, speech and language therapy, or intensive behavioral services. It is likely that students who need hospitalization in a mental health facility will tend to have substantial special education needs.

The proposed hospital would have 96 beds, approximately 48 of which would be reserved for children and adolescents. It is anticipated that children from throughout California would be placed in the hospital. The School District would receive funding from the State for children in the hospital consistent with funding received for general education students; it would not receive additional funding to provide special education services to hospitalized students.

The School District currently has an average daily attendance of approximately 2,487, of whom approximately 220 qualify for special education supports and services. The hospital could thus increase the School District's special education student population by approximately 20%, with no accompanying increase in special education funding. This may result in a significant impact to the School District's special education and general fund budgets, and could impair the School District's ability to provide services to students who reside within Templeton.

San Luis Obispo County Planning Commission
March 9, 2015
Page Two

The School District recognizes that the decision whether to approve the hospital project is within the Planning Commission's purview, not the School District's, and the School District does not take a formal position regarding whether the project should be approved. However, we believe it is important that the Planning Commission be aware of the hospital's potential impact upon the School District. Please do not hesitate to contact me if you would like to further discuss the issues raised in this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Koski", with a long, sweeping horizontal stroke extending to the right.

Joe Koski, Ed.D
Superintendent

ATTACHMENT 7

Mon, Mar 16, 2015 10:10 am

Subject: Students at proposed acute mental health facility

From [medforce medforce@aol.com](mailto:medforce@medforce@aol.com)

To [jkoski jkoski@templetonusd.org](mailto:jkoski@templetonusd.org)

Cc [hbillig hbillig@sbcglobal.net](mailto:hbillig@sbcglobal.net), smchesney@hotmail.com, annmiller916@gmail.com

Dr, Koski,

I hope this finds you well. I haven't spoken to you in a couple of weeks, but have done some research regarding children and adolescents that might be admitted to the proposed acute mental health hospital in Templeton.

After discussing the admission criteria, length of stay and home school district residency with several experts and treatment facilities, I have reaffirmed my conviction that there will be no need for services from the Templeton School District for the children admitted to the facility. They will either stay less than 14 days (by far the most likely scenario) or be too sick to attend any educational experience if they stay longer. I presume your research has reached the same conclusion. (This would not be the case for children placed in a Residential Treatment Facility with lengths of stay approaching 30-60 days. We are NOT that type of facility, and will not be licensed as such.)

However, to discourage any pessimism or confusion regarding this conclusion, Vizion wants to assure you that we are prepared to bear the expense of the outliers to the above scenario. Of course, we'll need to contract with you to memorialize this. Please let me know how you would like to proceed.

Sincerely,

Mark Schneider, CEO
Vizion Health
504 7178614

April 27, 2015

Via Certified Mail

Joe Koski, Ed.D.
Superintendent
Templeton Unified School District
960 Old County Road
Templeton, CA 93465

Re: Mitigation of the Behavioral Health Hospital's Financial Impact on the Templeton Unified School District

Dear Dr. Koski:

A few days ago I received from a Templeton resident a copy of your March 9, 2015 letter from the Templeton Unified School District (TUSD) Board to the Board of Supervisors and Planning Commission concerning the potential for budgetary impacts relating to students from outside of TUSD who may be admitted to the proposed Behavioral Health Hospital. I was surprised not to have received this too. I understand the concern that you, the TUSD and Templeton residents have about this potential budgetary issue. I called your office numerous times in February and early March to discuss this issue with you. My calls were not returned.

As a result of my inability to communicate with you directly, I sent you an email dated March 19, 2015 (attached) stating that Vizion Health would pay for the cost of educating students who stay over 14 days in our proposed facility and who are residents outside of the TUSD. I also suggested in this letter that we formalize this intent in a contract (see attached email correspondence dated March 19, 2015). This offer still stands.

In the interim, I have spoken with several expert and other treatment facilities regarding these issues, length of stay, and school district residency requirements and reimbursement. My research has reaffirmed my conviction that generally there will be no need for services from the TUSD for students admitted to the hospital.

The proposed hospital is for acute behavioral health patients who are in crisis. Half of the beds are for children and adolescents. At this hospital, people come for evaluation, stabilization, treatment and then are referred to a long-term care facility or return home to their doctor's care. The maximum stay at our crisis care center is for 14 days. Most patients are there 5 to 8 days.

ATTACHMENT 7

The typical patient that comes to us is one who is depressed, has suicidal thoughts, and/or suffers from serious anxiety.

I hope this letter assures the TUSD, the residents of Templeton and you that Vizion Health is prepared to bear the expense for children and adolescents admitted to the hospital as expressed above and in my previous email.

Please let me know how you would like to proceed.

Sincerely,

Mark Schneider
President

cc: San Luis Obispo County Board of Supervisors
San Luis Obispo County Planning Commission
Ms. Holly Phipps, County Planner
Dr. & Mrs. Harvey Billig



TEMPLETON UNIFIED SCHOOL DISTRICT

"Home of Tomorrow's Leaders"

960 Old County Road • Templeton • 93465 • (805) 434-5800 • FAX (805) 434-1473

May 12, 2015

Mark E. Schneider
President
Vizion Health LLC
950 Highway 98 E, Suite 7052
Destin, FL 32541

Dear Mr. Schneider:

I acknowledge receipt of your previous contacts including your letter dated April 27, 2015. I apologize for failing to respond sooner, but my Board limited my ability to devote organizational time and energy toward this project other than issuing the letter which was presented to the Planning Commission and Board of Supervisors. Please do not take this prohibition as an indication that the Board's attitude toward your project is negative. Officially, our Board does not have a public position on the project. The Board intends to leave the decision in the hands of county departments.

If your project receives approval and begins construction, there will be time for us to agree to terms regarding educational services. I appreciate your offer to cover educational expenses related to students who are being served in your facility. This is a great starting place for future discussions.

I will monitor the approval process for this project and will contact you if the final decision by the Board of Supervisors is favorable to your position.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Koski".

Joe Koski, Ed.D.
Superintendent

JK:cp

Cc: San Luis Obispo County Board of Supervisors
San Luis Obispo County Planning Commission
Ms. Holly Phipps, County Planner

Templeton Area Advisory Group

PO Box 1135, Templeton, CA 93465

David LaRue, Chair; Bill Pelfrey, Vice Chair; Sarah Maggelet, Treasurer; Alison Carscaden, Delegate; Wayne Gretter, Delegate; Sarah Marquart, Delegate; Rex Swan, Delegate; Jeff DeBrish, Alternate Delegate; Rebecca Pfeifer, Alternate Delegate

After the public meeting on Nov. 20 that was attended by over 200 people, TAAG has had several requests from constituents to **provide contact information for the County Planning Commission** so that residents can submit their feedback on the **Billig project, a proposed behavioral health and memory care facility** on Las Tablas across from Twin Cities Hospital.

On that evening, TAAG voted 7-0 to recommend a denial of the project, but our vote and subsequent letter to the County Planning Commission stating our decision is **ADVISORY IN NATURE** only. The County Planning Commission will have this item on their agenda in the Spring of 2015 (most likely late February or March) and they will take a binding vote of approval, denial or request for changes to the development plan. It also could be appealed to the Board of Supervisors after that.

If you feel strongly about this project, either in support or against, **we encourage you to send a letter or email to the Planning Commission no later than Jan. 31, 2015.** TAAG will keep our mailing list informed about this project and send an email when it has been agendaized by the Planning Commission.

San Luis Obispo Planning Commission
District One Representative Jim Irving
C/O Holly Phipps, Project Manager
SLO County Planning & Building Department
976 Osos Street #200
San Luis Obispo, CA 93401

or email Holly at:

hhipps@co.slo.ca.us

IMPORTANT CONTACT INFORMATION

County Planning & Building Department
(805) 781-5600

County Code Enforcement

(805) 781-5600

(805) 788-2006

(805)

Board of Supervisors
(805) 781-5450

SLO County Sheriff
(805) 781-4550 (non-emergency)