

## Attachment 6



Air Pollution Control District  
San Luis Obispo County

June 23, 2015

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

SUBJECT: APCD Comments Regarding the Templeton Senior Assisted Living Housing Development Project (DRC2014-00146; Lewan Trust)

Dear Mr. Caruso,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed assisted living project located on a vacant parcel along Las Tablas Road, across from Mockingbird Lane in Templeton. The site is next to residential and medical facilities. The proposed project for the 8-acre Templeton parcel would be a senior housing development with about 70,000 square feet (sf) for assisted living with 90 units/beds, 70,000 sf for independent living with 67 units/beds, 26,500 sf for 10 detached care 4-plexes with 40 units, and a memory care facility. The foot print of the buildings would be approximately 85,000 sf and the remaining parcel area would include 80,000 sf of paved area with 203 parking spaces, 140,000 sf of landscaping, and 43,560 sf of open space/storm basin. About 2.5-acres of the existing parcel have moderate slopes of 10 to 30% and the remaining area is gently rolling with 0 to 10% slopes. The project's Grading & Drainage Plan provides a preliminary cut value of 40,700 cubic yards (cy) with all but 2,200 cy being used as fill. *The following are APCD comments that are pertinent to this project.*

#### 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 IMPACTS - Exceeds Threshold**

Based on the APCD emission estimates using the most recent CalEEMod computer model, the construction phase could exceed the APCD's daily construction emission threshold for ozone precursors and particulate matter identified in Table 2-1 of the CEQA Air Quality Handbook (available at the APCD web site: [www.slocleanair.org](http://www.slocleanair.org)). The grading phase is not the driver for the ozone precursor exceedance. The model estimates that the painting phase is the driver. **The APCD recommends the following on-site mitigation measures**

**to ensure that the project's construction activities will be below emission thresholds of significance and to meet other local and federal construction phase requirements.**

Demolition of Asbestos Containing Materials

Construction activities 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 during the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). **If this project will include any of these activities, then it 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 Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 and also go to <http://slcleanair.org/business/asbestos.php> for further information. To obtain a Notification of Demolition and Renovation form go to the "Other Forms" section of: <http://slcleanair.org/business/onlineforms.php>.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. **This project would have grading areas within 1,000 feet of residential sensitive receptors and therefore, shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD's 20% opacity limit (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).**

- 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. **Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.** For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should 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 should 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 should 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 should 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 CVC 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 shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
  - l. All PM<sub>10</sub> mitigation measures required should be shown on grading and building plans; 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 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.

#### Architectural Coating Condition

**In order to ensure that the architectural coating accomplished during the construction phase does not result in the project exceeding the APCD CEQA daily significance threshold for ozone precursor emissions (reactive organic gases and ozone precursors), please impose the following condition on the project's painting schedule:**

The architectural coating schedule for the project shall be completed over a period of time equal to or longer than 60 consecutive work days.

#### Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

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.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Internal combustion engines;
- Tub grinders; and

- Trommel screens.

**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 IMPACTS - Below Threshold**

Based on the APCD operational phase emission estimates using the most recent CalEEMod computer model, the operational phase would likely be less than the APCD's significance threshold values identified in Table 3-2 of the CEQA Air Quality Handbook. **Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.**

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. 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 Appendix, page 4-4, in the APCD's 2012 CEQA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Boilers;
- Internal combustion engines; and
- Cogeneration facilities.

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do additional health risk assessment. **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.**

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: Mr. Rex Steward  
Gary Willey, Engineering Division, APCD

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James,

Please find the building departments comments for DRC2014-00146 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of senior housing development with a mix of assisted living units (approx. 70,000sq. ft), independent living units (approx. 70,000 sq. ft), a memory care facility, and 10 detached care 4-plexes (approx.. 2,650 sq. ft each).. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) A pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
- 2) Separate building permits will be required for each structure and/or building.
- 3) Please provide the occupancy classification for the building / areas on the plans to verify compliance with CBC Chapter 3.
- 4) Provide an allowable area calculation and mixed use analysis on the plans to verify compliance with CBC, including Chapter 5.
- 5) The fire separation distance and setbacks need to be clearly displayed on the plans and the Type of Construction for the building(s) noted on the cover sheet to verify compliance with CBC, including Chapter 6.
- 6) Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7.
- 7) The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, etc) shall be shown and detailed on the plans to comply with CBC, including Chapter 7.
- 8) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 9) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 10) The accessibility elements throughout will need to be shown on the plans to comply with CBC, including Chapter 11B.
- 11) The project will require a soils report and structural calculations for the design of the buildings. All structural elements to be detailed on the plans to comply with CBC and adopted referenced codes.
- 12) A grading permit and SWPPP plan will need to be submitted for this project.
- 13) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current version of the California Electrical, Plumbing, and Mechanical Codes.
- 14) Energy Calculations will need to be provided to verify compliance with current version of the California Energy Code.

- 15) A fire sprinkler plans will be required for all structures in compliance with the current version of the California Fire Code.
- 16) Plans need to reflect compliance with the California Green Building Code and the counties green building ordinance.

Thanks

Michael Stoker  
Building Division Supervisor, CASp  
805.781.1543



## Public Health Department

Jeff Hamm  
Health Agency Director

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

**Public Health**  
Prevent. Promote. Protect.

July 3, 2015

To: James Caruso, Coastal Team / Development Review  
Department of Planning and Building

From: Environmental Health  
Leslie Terry

Project Description: DRC2014-00146, Lewan Trust CUP  
APN 040-051-034

If plan review for cross connection determines a device is necessary, then an annual device test requirement shall be added as a condition of this CUP.

Applicant to be advised that if the facility is licensed by DCPH Licensing and Certification (L&C), then the food facilities will be regulated by this office. Applicant will need to provide plans for all kitchens and facilities where food is stored, prepared or sold. If the facility is licensed by the CA Dept. of Social Services, then the food facilities will not be regulated by this office and no plan check will be required. Applicant may contact Chelsea Broucuret in this office for assistance (805) 781-5572.

The Pool / Spa will be regulated by this office and plans must be submitted and approved prior to construction. Public swimming pools and spas must be constructed in accordance with CA Health and Safety Code, The California Code of Regulations, California Building Code and California Electrical Code. Be advised that the pool as it is indicated on the preliminary drawings will NOT meet CA H&S Code (for example, the spa must be a minimum of 6 feet away from the pool, the enclosure (fence) shall have a minimum effective perpendicular height of 5 feet and shall completely enclose the pool, etc.). Applicant may contact Liberty Amundson in this office for assistance with the pool (805) 788-2722.



COALITION PARTNERS:

- Arroyo Grande Community Hospital
- Boys and Girls Club – South County
- Cal Poly University
  - Art and Design Department
  - Center for Sustainability
  - Food Science & Nutrition Department
  - Kinesiology Department
  - Landscape Architecture Department
  - STRIDE
- CenCal Health
- Central Coast Ag Network
- City of San Luis Obispo
  - Parks and Recreation Department
- Community Action Partnership of SLO County, Inc.
- Dairy Council of California
- Diringer Associates
- Equilibrium Fitness
- First 5 Commission of SLO
- French Hospital Medical Center
- Juiciful Creative Consulting
- Kennedy Club Fitness
- Lillian Larsen Elementary School
- Living the Run
- Lucia Mar Unified School District
- Network for a Healthy California – Gold Coast Region
- North County Farmers Market Assoc.
- Oceano Community Center
- Paso Robles Library & Recreation Services
- Rideshare – Safe Routes to School
- San Luis Sports Therapy
- San Miguel Joint Unified School District
- San Miguel Resource Connection
- SLO Bicycle Coalition
- SLO Council of Governments
- SLO County Board of Supervisors
- SLO County Health Commission
- SLO County Office of Education
- SLO County Parks
- SLO County Planning and Building
- SLO County Public Health
- SLO Food Bank Coalition
- The Community Foundation SLO County
- UC Cooperative Extension
- YMCA of SLO County

June 12, 2015

TO: James Caruso, San Luis Obispo County Planning

FROM: HEAL-SLO - Healthy Communities Work Group

RE: 50\_DRC2014-00146\_LEWAN\_TRUST\_CUP

The Healthy Communities Work Group has reviewed the proposed permit for a senior housing development and care facility in Templeton.

We readily support this development of independent and assisted senior living with a memory care facility. This project will fill a community need for this type of complex, and it is in a great central location within North County making it easy for community residents to visit and volunteer. We also support the proposal’s incorporation of shared community space like common rooms and walking paths, which encourage residents to remain active and social.

Our one concern is for the developer to ensure there is transportation for residents who may not have the ability to drive.

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

*HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community’s perspective on proposed land development projects, ordinance and general plan amendments, and special projects.*

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*Utilities Supervisor*

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**Melissa Johnson**  
*Recreation Supervisor*

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**TEMPLETON COMMUNITY SERVICES DISTRICT**

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

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June 22, 2015

James Caruso  
San Luis Obispo County Planning Dept  
County Government Center,  
San Luis Obispo, CA 93408

Subject: DRC2014-00146 LEWAN TRUST: Templeton Care Facility Water and Sewer Utilities  
**APN: 040-289-014,015**

Dear Mr. Caruso,

We have reviewed the submittal for the above referenced project. **Please note that the District has attempted to identify potential problems associated with water and sewer facilities serving the project and that additional comments maybe generated upon receipt of more detailed plans.** The District has the following comments:

1. **Please note that no water will serve letter has been issued for this project.** Based on the current plan, there is insufficient water available to serve all of the proposed facilities.
2. The existing parcel (APN 040-289-014,015) has an allocation of 47 paid water units with an allocation of 300 gpd per unit for a total of 14,100 gallons per day. The proposed water demand for the proposed facilities exceeds the water units allocated to this parcel.
3. In order to evaluate the proposed water demand, the applicant must provide water calculations for the water demand for all uses on the site.
4. There is a District easement along the south side of the property line which contains District sewer facilities. No structures or permanent features are allowed over the District easement. The easement shall remain accessible to District vehicles.
5. Please note that the Templeton Fire Department is the primary fire protection agency for this project. Fire Department comments will be provided under separate cover.

The applicant should submit a Water Will Serve Letter and Fire Review Application to the District so that these items can be reviewed directly with the applicant. Please feel free to contact me at (805) 434-4915 should you have any questions.

Sincerely,

Bettina L Mayer, PE  
District Engineer

cc: Jeff Britz, General Manager  
Jay Short, Utilities Supervisor

SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director



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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252  
Fax (805) 781-1229 email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

Date: August 20, 2015

To: James Caruso, Project Planner

From: Tim Tomlinson, Development Services

**Subject: Public Works Comments on DRC2014-00146, Lewan Trust CUP, Las Tablas Rd., Templeton, APN 040-289-015 & 015**

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. We have reviewed the August 11, 2015 updated OEG traffic report and the July 31, 2015 Ashley & Vance Preliminary Stormwater Control Plan and have no further comments with the analysis or results of either document.
- B. The proposed project triggers Curb Gutter and Sidewalk requirements per 22.54.030. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance. The applicant may apply for a waiver through the Planning and Building Department in accordance with 22.54.030 D. However, there is no guarantee that a waiver will be granted.
- C. The proposed project is within the Templeton Area A Road Fee Area. Payment of Road Improvement Fees is required prior to future building permit issuance.
- D. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.
- E. The project meets the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:  
<http://www.slocounty.ca.gov/Assets/PL/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](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf)

**Recommended Project Conditions of Approval:**

**Access**

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.030/23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
  - a. Street plan and profile for widening **Las Tablas Road** to complete the project side of an A-2 urban street section along the entire project frontage, including:
    - i. Curb, gutter, and attached sidewalks
    - ii. Class 2 bike lanes
    - iii. Bus stop improvements as required by RTA
    - iv. Driveway improvements per County standard B-3a and aligned with Mockingbird Lane
    - v. Pavement striping plan including modifying the existing shared center left turn lane to a dedicate left turn lane per Chapter 400 of Caltran HDM
    - vi. Utility plan, showing all existing utilities and installation of all new utilities to serve the site.
    - vii. Traffic Control Plan
    - viii. Erosion Control Plan
2. **At the time of application for construction permits**, the applicant shall submit plans to the Department of Planning and Building for onsite roads, parking, sidewalks, and pavement structural sections in conformance with Templeton Fire Department standards and specifications. The plan/s is/are to include, as applicable:
  - a. Street plan and profile to extend Roya Avenue from its existing terminus through the project site and connect with to Las Tablas Road, including:
    - i. Curb, gutter, and sidewalks
    - ii. The existing improvements must be reconstructed, if required, to repair deteriorated improvements and/or upgraded as required to conform to current Public Improvement Standards for an A-2 urban street standard.
    - iii. Drainage ditches, culverts, and other structures (if drainage calculations require).
    - iv. Utility plan, showing all existing utilities and installation of all new utilities to serve the site.
    - v. Traffic Control Plan
    - vi. Erosion Control Plan
3. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the Las Tablas Road improvement plans and the cost of inspection of any such improvements by the

Department of Public Works or its designated representative. The applicant shall also provide an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product.

4. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the Las Tablas Road public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project 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.
5. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public and private road frontage sidewalks, landscaping, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

### Offers

6. **Prior to occupancy or final inspection**, the applicant shall offer for dedication to the public pedestrian easements as necessary to contain all sidewalk and curb ramp improvements that extend beyond the existing Las Tablas Road right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
7. **Prior to occupancy or final inspection**, the owner of 26/PM33 Parcel 3 and 27/PM/38 Parcel 1 shall offer for dedication a 20-foot minimum private access and public utility easement by separate document for the Roya Avenue road extension to Las Tablas Road. Access must be in favor of all properties on Roya Avenue, including those within Tract 2706 and Tract 2803. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
8. **Prior to occupancy or final inspection**, the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

### Maintenance

9. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Planning and Building of a road maintenance agreement. The agreement shall establish an organized and perpetual mechanism to ensure adequate maintenance of Roya Avenue through the project site in a form acceptable to the County. The maintenance agreement shall be signed by the owners, be binding upon their heirs and assigns, and be recorded with the County Clerk on each of the effected properties.
10. Roya Avenue shall not be accepted for County maintenance following completion and certification of the improvements. 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.

Fees

11. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Templeton Area A Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

Drainage

12. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance. All drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.

13. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

14. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.

15. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Stormwater Control Plan

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

17. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.

18. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Recycling

19. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

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UPDATED: December 22, 2015