

EXHIBIT G – REFERRAL RESPONSES

Responded with Comments *(Attached)*

Sheriff
CAL FIRE
Public Works
Agricultural Commission
Environmental Health
Air Pollution Control District
Templeton Community Service District

Comments from Templeton Area Advisory Group Meeting

Meeting held on September 17, 2015, refer to staff report

No Response Received

California Department of Fish and Game
U.S. Fish and Wildlife
City of Atascadero
City of Paso Robles
Heal SLO
Bicycle Advisory Group
Regional Water Quality Control Board
Native American Heritage Commission
Templeton School District



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

DATE: June 3rd, 2015

TO: Holly Phipps , Department of Planning and Building
 North County Team/ Development Review
 San Luis Obispo, CA 93408-2040

RE: Response to:
 LRP2014-00024 SANI
 Proposed General Plan Amendment (GPA) to change land use
 category from Agricultural (AG) to Rural Residential (RR)
 APN:040-261-008 and 009

PROJECT APPLICANT: F. William Sani / Landowner : Dr. Javad Sani

PATROL REGION: North

CONTACT: Chief Rob Reid 805-781-4540
 1585 Kansas Avenue rreid@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 the County. The County is divided into three areas; North, Coast, and South. The Sheriff's Office is headquartered from the County Operational Center near Camp San Luis Obispo. Each area has its own substation, 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 covered by our North Station, located at 356 N. Main St. in Templeton. The North Station area of responsibility spans approximately 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.

Because the project site is located in a somewhat remote area, it is quite vulnerable to property theft or vandalism, which in turn results in added calls for service for law enforcement. The current request for a GPA from AG to RR, would not have an immediate significant impact on responses to this site, however, security measures should be considered for future construction of residential housing. If this change is approved, there would be an impact in the future, during as well as when construction is completed. When the construction phase of the project is complete, the increased population will create added demand for Sheriff's Office services which results in a continued increase in calls for service.

Respectfully Submitted,

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



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

July 21, 2015

Holly Phipps - North County Team
San Luis Obispo County Planning and Building

RE: LRP 2014-00024 SANI APN 040-261-008 and -009

The proposed land use category change for future subdivision is currently located in the jurisdiction of CAL FIRE/San Luis Obispo County Fire and the proposed agency having jurisdiction is proposed to be Templeton Community Services District.

General

This project is located approximately 5 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wild land fires, and is designated as a moderate Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

Master Fire Protection Plan/Fire Protection Engineer

A licensed Fire Protection Engineer is required to design a master fire protection plan to the agency having jurisdiction for approval. A licensed Fire Protection Engineer shall determine fire water storage requirements, hydrant distribution, and fire flow for this project in accordance with California Fire Code, and applicable NFPA Standards.

Vegetation Management Plan

Due to the rural location there is a threat to the site from wildland fire. Areas left as open space and those areas adjacent to structures, and assembly areas shall maintain Landscaping and vegetation selections that do not readily transmit fire. A vegetation management plan is required to manage wildland fire threat for the structures and occupants while considering flammable fuel mitigations, steps to minimize erosion, considering sensitive species, and protect wildlife habitat.

Flammable vegetation must be well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. Fire resistant landscaping selections should be utilized within 100 feet of structures and outdoor public assembly areas.

Please contact me with questions.

Laurie Donnelly
Battalion Chief/Fire Marshal
Laurie.Donnelly@fire.ca.gov
805-593-3422

Cc: F. William Sani
Cathy Novak



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

Date: April 22, 2015
To: Holly Phipps Project Manager
From: Glenn Marshall, Development Services Engineer
Subject: **LRP2014-00024: Sani General Plan Amendment for Tentative Tract 2961, Vineyard Dr, Templeton**

Thank you for the opportunity to provide initial comments on the subject project. For our use, the General Plan Amendment (GPA) should adequately address anticipated impacts associated with changes to traffic, circulation, drainage, and flood hazard.

1. Public Works has no significant concerns with the proposed GPA.
2. Public Works recommendations for a future submittal of a subdivision application may create impacts that should be addressed in the GPA and would include:
 - a. Residential Rural subdivisions require widening Vineyard Dr across the entire project frontage, including Class II bike lanes [Resolution 2008-152 & County Bikeways Plan].
 - b. Widening Vineyard Drive for center left turn lanes at each project entrance road.
 - c. Payment of Templeton Area B Road Improvement Fee prior to issuance of future building permits.
 - d. Establishing CCRs and a property owner's association to maintain all subdivision improvements. The new subdivision road does not meet the policy for county maintenance [Resolution 207-344].
 - e. Drainage – The area is outside the Templeton MS-4 Stormwater Management Area. However, ordinance (NPDES) requirements to retain or detain storm water flows will be applicable and may include drainage basins.

G:\Development\DEVSERV Referrals\GPALRP2014-00024 Sani, Vineyard Dr, Temp.doc



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

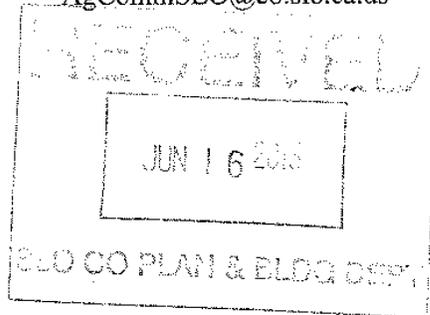
2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie
Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: June 15, 2015
TO: Holly Phipps, Project Manager
FROM: Lynda Auchinachie, Agriculture Department
SUBJECT: Sani General Plan Amendment Authorization LRP2014-00024

JA



Summary

Thank you for the opportunity to provide preliminary comments on the proposed Sani general plan amendment to change the land use category on a 92 acre site from Agriculture to Residential Rural. The Agriculture Department does not support authorization of the request as the proposal does not appear consistent with policies aimed at protecting agricultural land and could result in adverse impacts to agricultural resources and/or operations. The comments and recommendations in our report are based on the county's relevant agricultural policies in the Agriculture Element and Conservation and Open Space Element, current departmental goals to conserve agriculture resources and to provide for public health, safety and welfare while mitigation negative impacts of development to agriculture, and the requirements of the California Environmental Quality Act (CEQA).

Project Description and Agricultural Setting

The applicant is requesting to change the land use category on a 92 acre site from Agriculture to Residential Rural. The request is to allow for the development of 13 residential parcels, ranging in size from two to three and one-half acres, and one open space parcel of 55 acres with a 6,000 square foot building envelope. The project site is located on the west side of Templeton, on Vineyard Drive east of Oak View Drive.

Properties to the north, south, east and west of the project site are designated Agriculture. Residential Rural is also located to the east. Typical agricultural activities in the area include the production of predominately dry farmed wine grapes, hay/grain, and olives. The property directly to the north supports wine grapes and olives and is under an agricultural conservation easement to protect the sites resources in perpetuity.

The project site consists primarily of Linne-Calodo complex, 30-50 percent and the Important Agricultural Soils of Linne-Calodo complex, 9 to 30 % and Lockwood-Concepcion complex, 2 to 9 %. All of these soils support wine grape vineyards, orchards and hay/grain production within the general area of the project site. The site currently planted in grain. No known issues would preclude continued agricultural production or intensification of the project site or adjoining Agriculture-designated parcels.

Evaluation of Agricultural Issues

Our evaluation and comments concerning the general plan amendment authorization are in the context of consistency with Agricultural Policies 24 and 11 of the Agriculture Element and Policy SL 3.1 of the Conservation and Open Space Element (COSE) concerning the conversion of agricultural land. The policies consider both the agricultural capability of the project site and the potential impacts to adjacent agricultural lands. Projects that lead to the conversion of land capable of production agriculture, or cause a direct or indirect adverse impact to adjacent agricultural lands raise concerns.

Agricultural Capability

The criteria from Agricultural Policy 24 and COSE Policy SL 3.1 concerning agricultural capability are as follows:

- The land does not meet the criteria for inclusion in the Agriculture land use category.
- Agriculture production is not feasible due to some physical constraint (such as soil infertility, lack of water resource, disease), or surrounding incompatible land uses.
- Adjacent lands are already substantially developed with uses that are incompatible with agricultural uses.
- Conserve Important Agricultural Soils.

Agriculture land use category – The project site meets the criteria for an Agriculture designation based on the combination of soil types, topography, water supply, existing parcel size, and compatible adjacent land uses.

Feasibility of continued agricultural production – The site's combination of soil, topography and climate are favorable for continued and intensified agriculture production. The project site does not have physical constraints limiting agricultural production. Wine grapes, olives and hay/grain production occur on all of these soils within the general area.

Adjacent land use patterns – The project site is surrounded by agricultural properties with two Residential Rural properties along a portion of the eastern property line. The properties to the north include wine grape vineyards, olive orchards, and hay/grain crop production. The property to the east has a history of hay/grain production. The Vineyard Elementary School is located to the southeast (kitty-corner) across Vineyard Drive. While schools can often restrict agricultural activities within close proximity, the project site would not be subject to significant restrictions due to the distance from the school site. The existing land use pattern is conducive for continued and/or intensified agricultural production on the project site.

Important Agricultural Soils – The site consists of approximately 20 acres of Important Agricultural Soils including Linne-Calodo complex, 9 to 30 % and Lockwood-Concepcion complex, 2 to 9 %.

Impacts to Adjacent Agricultural Lands

The criteria from Agricultural Policies 24 and 11 concerning impacts to adjacent agricultural lands is as follows:

- The conversion to non-agricultural use shall not adversely affect existing or potential agricultural production on surrounding lands that will remain designated Agriculture.
- Maintain water resources for production agriculture, both in quality and quantity, so as to prevent the loss of agriculture due to competition for water with urban and suburban development.

Impacts to adjacent agricultural lands - The proposed land use amendments and subsequent subdivision would result in the additional encroachment of residential uses into an agricultural area. This type of land use change can adversely impact agricultural resources by facilitating additional agricultural land conversion in the immediate site vicinity, competing for water resources, and creating incompatibilities between agricultural and residential uses. It appears that several of the proposed residential parcels are in close proximity to vineyards on an adjacent Agriculture parcel. These residential uses could adversely affect the existing agricultural operation due to incompatibilities.

Agricultural Policy 24 also includes important land use criteria used by the Planning Department to determine if it is appropriate to convert agricultural land. These criteria include: not expanding existing urban areas until such areas are largely built-out; expansion should occur only where contiguous to an existing urban/village reserve line, where urban expansion is to occur, it shall be annexed to an incorporated city or an existing community services district/county service area; clustered development is to be located adjacent to urban area; and there is an overriding public need that outweighs the public's need to protect land for long-term agricultural use.

At this time, the preliminary evaluation has not been completed to determine consistency with these criteria. However, it should be noted that the site is not included within LAFCO's Sphere of Influence for Templeton Community Services District.

Recommendation

The proposal to convert the project site to allow for residential uses does not appear consistent with policies aimed at protecting agriculture and could result in adverse impacts to agricultural resources and/or operations. For these reasons, the Agriculture Department does not support authorization of the request.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 4/13/2015

TO: Env Health

APR 14 2015

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

PROJECT DESCRIPTION: LRP2014-00024 SANI – Proposed general plan amendment to change land use category from AG to RR. Site location is Vineyard Dr, Templeton. APN: 040-261-008 and -009

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.

No comment as long as TCSD is providing services

Date 4/16/15

Name [Signature]

Phone x5551



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 4/13/2015

TO: Em. Health

APR 14 2015

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

PROJECT DESCRIPTION: LRP2014-00024 SANI – Proposed general plan amendment to change land use category from AG to RR. Site location is Vineyard Dr, Templeton. APN: 040-261-008 and -009

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.

No comment as long as TCSD is providing services

Date 4/16/15

Name [Signature]

Phone X5551



Air Pollution Control District
San Luis Obispo County

RECEIVED

JUL 7 2015

July 2, 2015

PLANNING & BUILDING

Holly Phipps
San Luis Obispo County Department of Planning & Building
County Government Center
976 Osos Street #200
San Luis Obispo, CA 93401

SUBJECT: APCD Comments Regarding the Proposed General Plan Amendment to
Change the Land Use Designation at 2550 Vineyard Drive from AG to RR
(LRP2014-00024)

Dear Ms. Phipps,

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 project that would allow a General Plan Amendment to change the land use category from Agriculture (AG) to Residential Rural (RR) for a 39.58-acre parcel and for an adjacent 52.24-acre parcel totaling 91.76 acres located at 2550 Vineyard Drive. The land is outside of the Templeton urban reserve line (URL) with one corner next to the western most edge of the URL. The property is approximately 1-mile along Vineyard Drive from Highway 46. Parcels to the west and north have AG land use designations. Parcels to the south are designated AG and public facilities (school) and parcels to the east are designated AG and RR. The Amendment Application states the reason for the proposed change in the land use designation for these parcels is for a future subdivision. *The following are APCD comments that are pertinent to this project.*

Inconsistent with the Clean Air Plan

This project and the potential future subdivision project, like so many others, would fall below our emissions significance thresholds and therefore would be unlikely to trigger a finding of significance for air quality impacts requiring mitigation. However, the APCD is very concerned with the cumulative effects resulting from the ongoing fracturing of agricultural land and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency of private auto use as the only viable means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan (CAP), which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. **The CAP recommends that areas outside the urban/village reserve lines be retained as open space and agriculture.**

ATTACHMENT 7

APCD's Comments RE: Proposed General Plan Amendment to Change Land Use Designation at 2550 Vineyard Drive
July 2, 2015
Page 2 of 5

Should the General Plan Amendment be approved, the APCD understands that under the County's Land Use Ordinance the resulting RR parcels will have a minimum lot size of 5-acre. This equates to a potential of 18 new parcels for a maximum of 39 primary and secondary dwellings. We recognize that there are significant human-interest issues that are difficult to overcome, such as the desire of some applicants to settle estate matters through property splits. However, we believe it is important to emphasize to decision makers that subdivision and future development on agricultural parcels throughout the county allows a pattern of development to continue that is ultimately unsustainable. Such development cumulatively contributes to existing stresses on air quality, circulation, and other natural and physical resources and infrastructure that cannot be easily mitigated. **This is inconsistent with the CAP and therefore, the APCD does not support this project or this type of development.**

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. **Should this project continue to move forward against our recommendation, the following APCD construction and operational phase comments will be appropriate and the applicant will need to address the action items below highlighted by bold and underlined text.**

CONSTRUCTION PHASE MITIGATION

Construction Phase Exceedance

Based on the project description, the project's unmitigated fugitive dust emissions during the construction phase would exceed the APCD's construction emission threshold identified in Table 2-1 of the CEQA Air Quality Handbook (available at the following APCD web site: <http://slocleanair.org/business/landuseceqa.php>). **The APCD recommends the following standard construction mitigation and specific fugitive dust mitigation from the project's construction phase**

Demolition of Asbestos Containing Materials

Demolition 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 demolition or remodeling of existing buildings or 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://slocleanair.org/business/asbestos.php> for further information. To obtain a Notification of

ATTACHMENT 7

APCD's Comments RE: Proposed General Plan Amendment to Change Land Use Designation at 2550 Vineyard Drive
July 2, 2015
Page 3 of 5

Demolition and Renovation forms go to the "Other Forms" section of:
<http://slocleanair.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. **Projects that have more than 4-acres of grading 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

ATTACHMENT 7

APCD's Comments RE: Proposed General Plan Amendment to Change Land Use Designation at 2550 Vineyard Drive
July 2, 2015
Page 4 of 5

be pre-wetted prior to sweeping when feasible;

- l. All PM₁₀ 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.

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;
- Rock and pavement crushing;
- Unconfined abrasive blasting operations;
- Tub grinders;
- Trommel screens; and,
- 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.

OPERATIONAL PHASE IMPACTS - Below Threshold

Based on the scale of the potential future Residential Rural subdivision, the operational phase emission estimates using Table 1-1 in the APCD's 2012 CEQA Handbook 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 would not require other operational phase mitigation measures for potential future subdivision.

Residential Wood Combustion

Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of

ATTACHMENT 7

APCD's Comments RE: Proposed General Plan Amendment to Change Land Use Designation at 2550 Vineyard Drive
July 2, 2015
Page 5 of 5

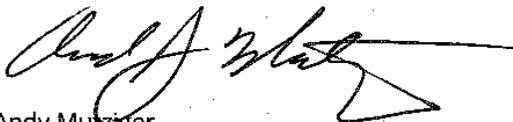
particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;

- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact the APCD Enforcement Division at 781-5912.

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. F. William Sani

h:\plan\ceqa\project_review\3000\3800\3876-1\3876-1.docx

ATTACHMENT 7

BOARD OF DIRECTORS

David LaCaro
President

Geoff English
Vice-President

Judith Dietch
Director

Gwen Pelfrey
Director

Wayne Peterson
Director



STAFF

Jeff Britz
General Manager

Bettina L. Mayer, P.E.
District Engineer

Laurie A. Ion
*Assistant to the GM/
Board Secretary*

Jay Short
Utilities Supervisor

Natalie Klock
Finance Officer

Keith Aggson
Interim Fire Chief

Meissa Johnson
Recreation Supervisor

TEMPLETON COMMUNITY SERVICES DISTRICT

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

March 3, 2015

David Church
LAFCO Executive Officer
1042 Pacific Street A
San Luis Obispo, CA 93401

Subject: Templeton CSD Agreement with Dr. Sani and Dr. Nahvi for a Water Tank Site and Pipeline

Dear Mr. Church:

The Templeton Community Services District has low water pressure in areas lying to the west and north of Bethel Road in Templeton. In order to enhance the water pressure, and provide additional water for fire fighting purposes, the District on February 28, 2005, entered into an agreement with Dr. Sani and Dr. Nahvi for purposes of acquiring a 1.33 acre site, together with easements for pipelines, ingress and egress. In return for the 1.33 acre site with easements for a 1.0 million gallon water tank site, the District agreed to provide Dr. Sani and Dr. Nahvi with 19 water units and reserved a similar number of sewer units for their future use.

It is our understanding that Dr. Sani and Dr. Nahvi are now in the process of attempting to develop their property. One step in the process of development will be the annexation of the property to the Templeton Community Services District. The Board of Directors of the Templeton Community Services District by virtue of signing the February 28, 2005, agreement has gone on record indicating that they will support and encourage the annexation of Dr. Sani and Dr. Nahvi's 92 acre parcel, APN #040-261-008, 009, to the District at the appropriate time.

If additional information or a copy of the above-referenced agreement is required by any agency, please feel free to contact me at (805) 434-4915. I would also be happy to address any questions regarding the District's position with respect to annexation.

Sincerely,


Bettina Mayer, PE
District Engineer