



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

Paavo Ogren, Director

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

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email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

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## MEMORANDUM

Date: August 4, 2015

To: Holly Phipps, Project Planner

From: Glenn Marshall, Development Services Engineer

**Subject: Public Works Project Referral for SUB2014-00015 CO14-0057 – Weyrick Parcel Map with CUP for 3 lots . Theatre Dr., Templeton APN 040-201-024 & 25**

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. At the time the project referral was received by Public Works on August 26, 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.
- B. Public Works is currently preparing a traffic analysis of the US 101 Interchange at Main Street that will include an alternatives analysis for approval by Caltrans to identify a preferred interchange alignment. Until a preferred alignment has been adopted it is difficult to predict alignment impacts to Main Street and Theater Drive. As a result, Public Works recommends that it is too premature to require curb, gutter and sidewalk frontage improvements be constructed with the subdivision. Future development of the parcels will trigger Curb Gutter and Sidewalk per 22.54.030.
- C. The proposed project is within the Templeton Area A Road Improvement Fee program. Payment of Road Improvement Fees is required prior to building permit issuance.
- D. The project meets the applicability criteria outlined in the Land Use Ordinance, Section 22.10.155 or the Coastal Zone Land Use Ordinance, Section 23.04.450 for Stormwater Management; therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards.
- E. Although the project meets the applicability criteria for Stormwater Management and is required to submit a Stormwater Control Plan Application and Coversheet, as we are not recommending the completion of public improvements and the applicant is not proposing any improvements with this subdivision, the need for performance requirements and any stormwater management facilities should be evaluated when this property is developed.
- F. 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:

The Post Construction Requirement (PCR) Handbook can be found at:

## **Recommended Public Works Conditions of Approval**

### Offers, Easements and Restrictions:

1. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
  - a. For future public road improvement 60-foot wide road right-of-way along Theater Drive to be described as 40 feet off the westerly US 101 right-of-way.
2. The applicant shall show the following restrictions by certificate on the map:
  - a. Access shall be denied to Parcel 3 from Main Street except for the southeasterly 100 feet.
3. Easements shown to be quitclaimed on the tentative map shall be done so prior to filing the final map.

### Improvement Plans:

4. 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. Water plan to be approved jointly with County Environmental Health.
  - b. Sewer plan to be approved jointly with County Environmental Health.
  - c. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
5. The existing overhead electric power, telephone and cable television transmission and distribution lines fronting Theater Drive and those contained within the project boundary shall be relocated underground [21.03.10(h)]
6. 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.
7. 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.

8. 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.

#### Stormwater Pollution Prevention

9. At the time of application for construction permits, the applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) to satisfy post construction requirements for stormwater treatment 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 control plan. The applicant shall submit complete drainage calculations for review and approval.
10. At the time of submittal of the improvement plans, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.
11. Prior to approval of the improvement plans, 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.

#### Additional Map Sheet:

12. 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. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.
  - b. In accordance with the Agreement between the Subdivider and the County, applicants shall be responsible for paying to the Department of Public Works the Templeton Area A Road Improvement Fees for each future building permit in the amount prevailing at the time of payment.
  - c. The applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMPs as identified for project incorporation in the applicant's Storm Water Control Plan.
  - d. 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.
  - e. The additional map sheet shall contain the final conditions of approval for the Conditional Use Permit as they are shown in the Notice of Final Action.

#### Miscellaneous:

13. 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.
14. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
15. 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 2014-0057 SUB2014-00015 Weyrick\CO 2014-0057 SUB2014-00015 Weyrick.doc

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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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March 9, 2016

Mr. Colin Weyrick  
P.O. Box 688  
Templeton, CA 93465  
APN: 040-201-024 & 025

RE: Comprehensive site plan review for project located at 4685 Theater Drive

Dear Mr. Weyrick

The site plan submitted for the proposed lumber yard improvements located at above mentioned address have been reviewed. Based on the 2013 California Fire Code (CFC), as amended, the following is required:

- 1) All buildings will be equipped with fire safety sprinklers, FDC's and monitored notification system. Plans for said fire sprinkler system shall be reviewed, approved and stamped by a Fire Protection Engineer (FPE) prior to being submitted to the Department. The system shall be monitored by a UL listed service. This will require additional requirements per UBC, NFPA 13, NFPA 72 and TCSO Standards.
- 2) Building address shall be posted in minimum 8" high numbers that are visible from the public street; monument signs may be required to meet this requirement.
- 3) The main building will be required to have a KNOX box installed (may exist). Keys will be required to be provided which would allow access to the interior of all offices including other areas that may be locked. If the building is not equipped with a KNOX Box, applications for said KNOX Box can be picked up at the Templeton Fire Department.
- 4) A minimum 2A10BC fire extinguisher shall be installed at each exit with additional extinguishers available for every 75' of travel within the building.
- 5) All exits (type, numbers and locations), exit paths, door swing, signage and door hardware (locking mechanisms) shall be approved by the SLO County Building Department for the two 3,200 square foot workshops.
- 6) If applicable, access gate entrance will be two feet wider than the required width of the traffic lane(s) serving the gate. All gates shall be located at least 30 feet from the public

roadway and shall open to allow a vehicle to stop without obstructing traffic on the public road.

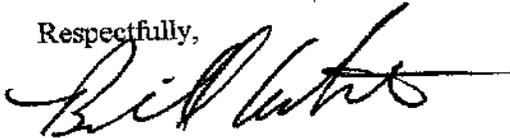
- 7) When access gates or doors obstruct access to a development or structure, a key box or specially approved padlock or electronic switch shall be provided so gate can be opened by emergency service responders.
- 8) All roof coverings shall have a minimum of a Class C roof covering. This provision shall apply to all new buildings and to any existing roof where re-roofing exceeds 50 percent of the roof area. The installer of the roof covering shall provide certification of the roof covering classification to the building owner and, upon request, to the SLO County Department of Planning and Building (Added 1989, Ord. 2433 Title 19, Sec. 19.20.028).
- 9) A line or signs spaced at 10 foot intervals, will be required completely around the interior portion of all storage areas at the height for which the sprinkler system is so designed. A maximum storage height of 12 feet will be enforced unless high piled storage permits and designs are completed.
- 10) Fire access lanes shall be provided within the complex and shall meet Section 902 of the California Fire Code. Additionally, parking areas shall be designed and laid out to accommodate the parking and maneuvering of large fire apparatus around all areas of these buildings.
- 11) Buildings undergoing construction, alterations or demolition shall be in accordance with this article [2013 CFC Chapter 33]
  - A. Access Roads: Fire department access roads shall be established and maintained. [2013 CFC 3301.1]. Exception: when approved by the Chief, temporary access roads can be used until permanent roads are installed.
  - B. Water Supply: Water mains and hydrants shall be installed and operational, prior to any combustible materials off loaded. [2013 CFC 3312.1]
  - C. During the construction of a building and until the permanent fire-extinguishing system has been installed and is in service, fire protection shall be provided in accordance with [2013 CFC Section 3314].
  - D. Fire Extinguishers: Fire extinguishers shall be provided for buildings under construction. The number and type of extinguishers shall be required by the chief and the type of extinguisher shall be suitable for the type of fire associated with the hazards present [2013 CFC Section 3315].

The remainder of the site plan appears to meet the code requirements. Please note nothing contained herein abrogates any more restrictive requirements by other agencies having jurisdiction.

We highly encourage you to visit our website at [www.templetonfd.org](http://www.templetonfd.org) where you will find copies of the 2013 California Fire Code, the Templeton Community Services District fire code amendments, and the Templeton Fire Department Developer's Guide. This information can be found in the "Forms and Applications" menu under "Prevention". If you have any questions do not hesitate to call my office.

Please have this letter and the plans available at the job site when Fire Department personnel make inspections. If you have any questions or comments regarding this information, please do not hesitate to call my office.

Respectfully,



Bill White  
Templeton Fire Department  
(805) 434-4911



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 8/25/2014

TO: ENV HEALTH

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

AUG 27 2014

SR 14124

**PROJECT DESCRIPTION:** SUB2014-00015 CO14-0057 WEYRICK 4 Proposed parcel map with conditional use permit for a 3-lot parcel map and construction of 10 pole barn covered structures and 2 workshops. Site location is 4685 Theater Dr, Templeton. APNs: 040-201-024 and -025

Environmental Health

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.

NEEDS 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.

Applicant has not obtained a prelim health clearance letter & should do so. Stocks community water & on-site wastewater. Applicant should attempt to obtain TCSD

10/7/14  
Date

[Signature]  
Name

65551  
Phone

sewer for all parcels



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

**Public Health Department**

Jeff Hamn  
Health Agency Director

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



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

March 8, 2016

Kirk Consulting  
8830 Morro Road  
Atascadero, CA 93422

**ATTN: LACEY ZUBAK**  
**RE: PARCEL MAP CO 14-0057 WEYRICK**  
**APN: 040-201-024**

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 an "Conditional Will Serve Commitment" document dated November 4, 2008.

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 above mentioned 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 14-0057** is approved for Health Agency subdivision map processing.

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

c North County Team, SLO Co. Planning  
TCSD



SAN LUIS OBISPO COUNTY

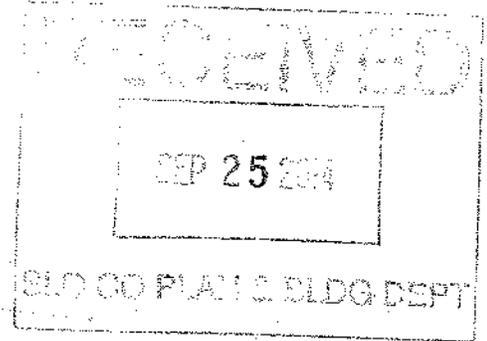
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/25/2014

TO: \_\_\_\_\_

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



**PROJECT DESCRIPTION:** SUB2014-00015 CO14-0057 WEYRICK – Proposed parcel map with conditional use permit for a 3-lot parcel map and construction of 10 pole barn covered structures and 2 workshops. Site location is 4685 Theater Dr, Templeton. APNs: 040-201-024 and -025

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Pay Quimby fee for residential lot.

9-22-14  
Date

E. Kavanaugh  
Name

781-4089  
Phone



**Re: SUB2014-00015 CO14-0057 WEYRICK, North County E-Referral, PM  
with CUP, Templeton**

Charles Riha to: Holly Phipps  
Cc: Cheryl Journey, Stephen Hicks

09/05/2014 04:00 PM

From: Charles Riha/Planning/COSLO  
To: Holly Phipps/Planning/COSLO@Wings  
Cc: Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings

Holly,

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

**Comments from Building Division:**

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

Charles Riha, Plans Examiner III



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

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September 4, 2014

Holly Phipps  
San Luis Obispo County Planning Dept  
County Government Center,  
San Luis Obispo, CA 93408

Subject: SUB2014-00015 CO14-0057 WEYRICK, North County E-Referral, PM with CUP, Templeton  
APN: 040-201-024 / 040-201-025 Water and Sewer Utilities

Dear Holly,

We have reviewed the submittal for the above referenced project. 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 shall be generated upon receipt of more detailed plans. The District has the following comments:

1. The first parcel, APN 040-201-024, has two existing water units and one water unit available for purchase. The second parcel, APN 040-201-025 has 4 water units available for purchase. From the limited information I have, it appears that the proposed subdivision will occur only on APN 040-201-024.
2. Please note that the Templeton CSD Regulations do not allow transfer of water units from one parcel to another unless the lots are first merged and then water units reassigned upon subdivision of the parcels.
3. The number of water units that will be assigned to each new lot must be identified prior to the subdivision of the land.
4. This is not a will serve commitment. An application for a Will Serve Letter and Fire Review is required.
5. A comprehensive Fire review will be necessary if the building locations and footprints are part of this approval.

Please feel free to contact me at (805) 434-4915 should you have any questions.

Sincerely,

Bettina L Mayer, PE  
District Engineer