



# 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.** ED17-035

**DATE:** February 06, 2019

**PROJECT/ENTITLEMENT:** Maurer Tentative Parcel Map CO 16-0196; SUB2017-00030

**APPLICANT NAME:** John and Wendy Maurer

**Email:** stouchon@twincitiessurvey.com

**ADDRESS:** 1430 Eureka Lane, Templeton, CA 93465

**CONTACT PERSON:** Skip Touchon

**Telephone:** 805-434-1834 Ext. 302

**PROPOSED USES/INTENT:** A request by John and Wendy Maurer for a Tentative Parcel Map (CO 16-0196) to subdivide a 10-acre parcel into two parcels of 5 gross acres for the purpose of sale and/or development. No new construction is proposed with this parcel map. However, the creation of an additional parcel would allow for the future construction of one residential unit on Parcel 1 (a primary unit) as well as accessory structures and other activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures. Conceptual plans have been submitted for the future development of both parcels. Total site disturbance associated with the conceptual plans is 36,418 square feet which includes 370 cubic yards of cut and 30 cubic yards of fill. Excess fill material will be spread and stabilized onsite outside the building areas.

**LOCATION:** The project site is within the Residential Rural land use category and is located at 1430 Eureka Lane about 2 miles southeast of the community of Templeton. The site is within the El Pomar/Estrella sub-area of the North County Planning Area.

**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:**

**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  *Lead Agency*  
 *Responsible Agency* 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.

Kate Shea (kbshea@co.slo.ca.us)

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 5.10) Using Form

**Project Title & No. Maurer Parcel Map ED17-325 (SUB2017-00030)**

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

Kate Shea (kbshea@co.slo.ca.us)  02/11/2019  
 Prepared by (Print) Signature Date

  Ellen Carroll, Environmental Coordinator 2/14/2019  
 Reviewed by (Print) Signature (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**

**DESCRIPTION:** A request by John and Wendy Maurer for a Tentative Parcel Map (CO 16-0196) to subdivide a 10-acre parcel into two parcels of 5 gross acres each for the purpose of sale and/or development. The project site is within the Residential Rural land use category and is located at 1430 Eureka Lane about 2 miles southeast of the community of Templeton (Figure 1). The site is within the El Pomar/Estrella sub-area of the North County Planning Area.

The project site is one of 15 parcels that comprise a Residential Rural subdivision served by Eureka Lane which extends generally north from Templeton Road and terminates in a cul-de-sac (Figure 2). Properties along Eureka Lane vary in size from 5 to 10 acres and have been developed with single family residences. The surrounding land use is primarily agriculture on parcels ranging in size from 20 acres to over 110 acres; agricultural activities include the cultivation of wine grapes and orchards as well as limited livestock grazing.

The project site is gently sloping and contains a mobile home, two accessory structures and a well (Figure 3). Vegetation is limited to ornamental landscaping, non-native grasses, a small cluster of grey pines and one blue oak. Vehicular access is provided by an unimproved driveway to Eureka Lane.

The tentative parcel map shows proposed Parcel 1 as 5.00 gross acres (4.54 net acres) and will contain the existing well and unimproved driveway. Parcel 2 is shown as 5.00 gross acres (4.92 net acres) and will contain the existing mobile home and accessory structures (Figure 3).

No new construction is proposed with this parcel map. However, the creation of an additional parcel would allow for the future construction of one residential unit on Parcel 1 (a primary unit) as well as accessory structures and other activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures. Conceptual plans have been submitted for the future development of both parcels (Figure 3). Under this conceptual plan, the existing mobile home will be removed and a new primary residence will be constructed on proposed Parcel 2 with a separate all-weather driveway extended to Eureka lane. The conceptual plan for Parcel 1 shows a new primary residence with access provided by the existing driveway which will be improved with an all-weather surface (gravel). Both parcels will continue to be served by the existing well; a new septic leach field will be constructed to serve the future residence on Parcel 1.

Total site disturbance associated with the conceptual plans is 36,418 square feet which includes 370 cubic yards of cut and 30 cubic yards of fill. Excess fill material will be spread and stabilized onsite outside the building areas.

Figure 1 – Project Location

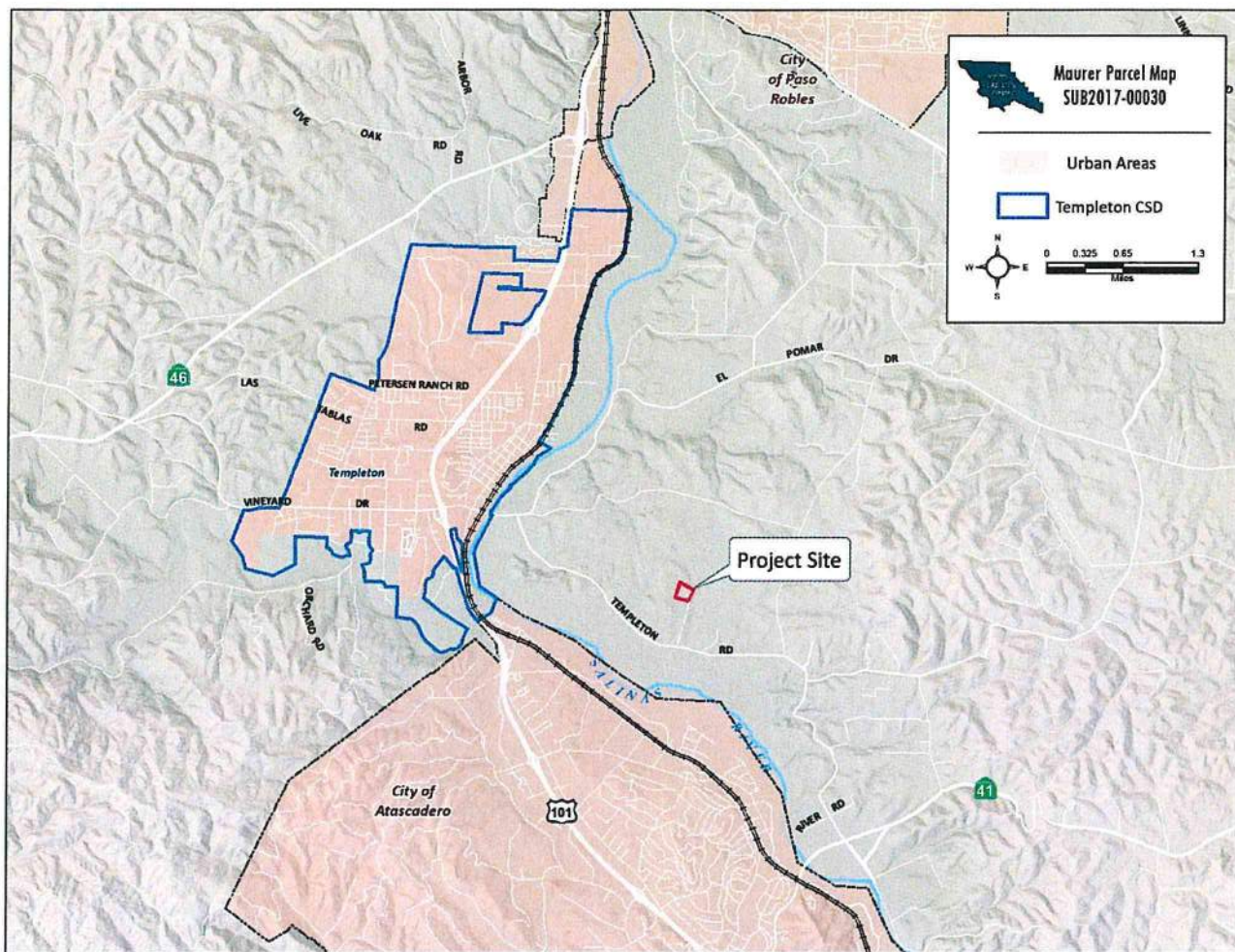


Figure 2 – Project Vicinity

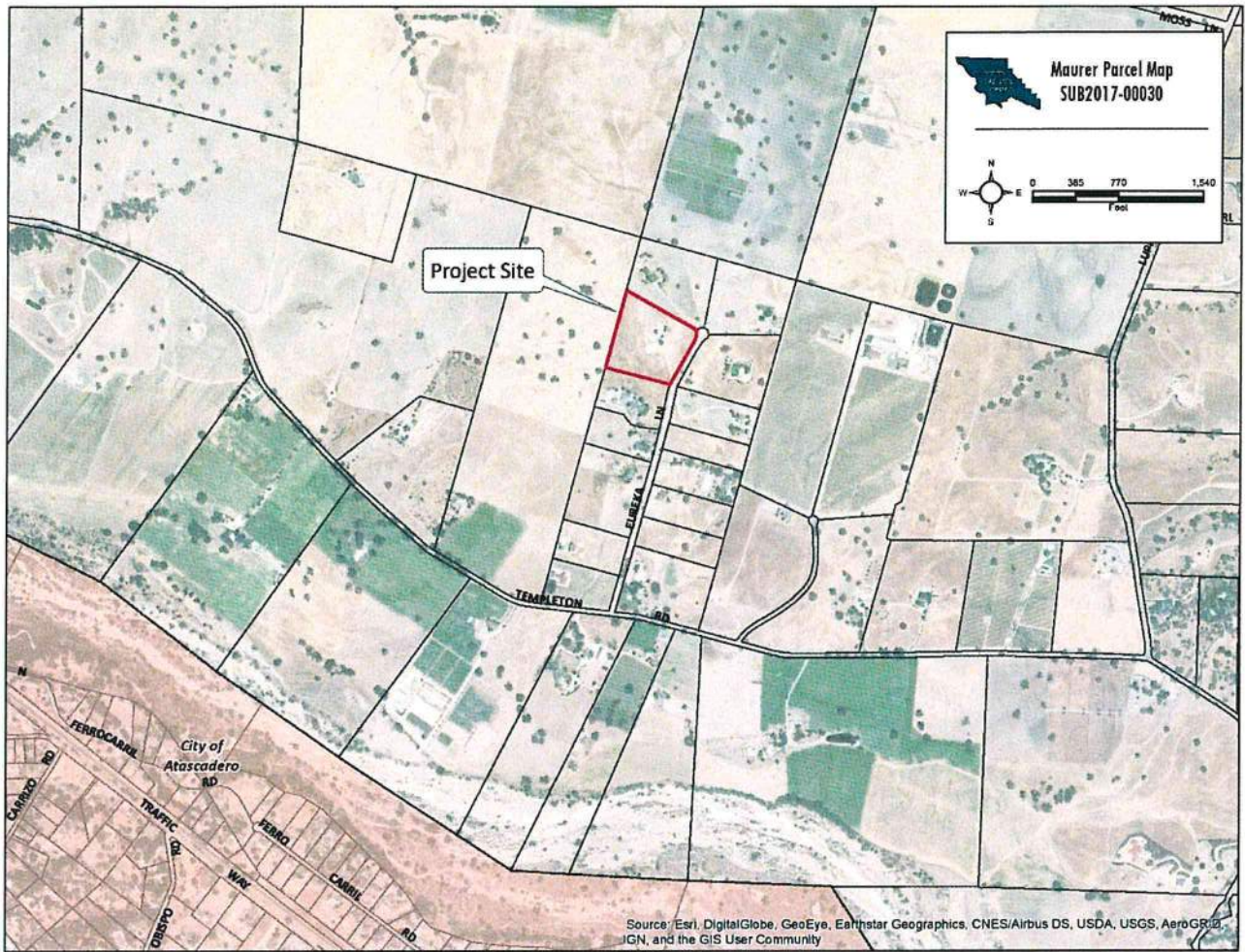
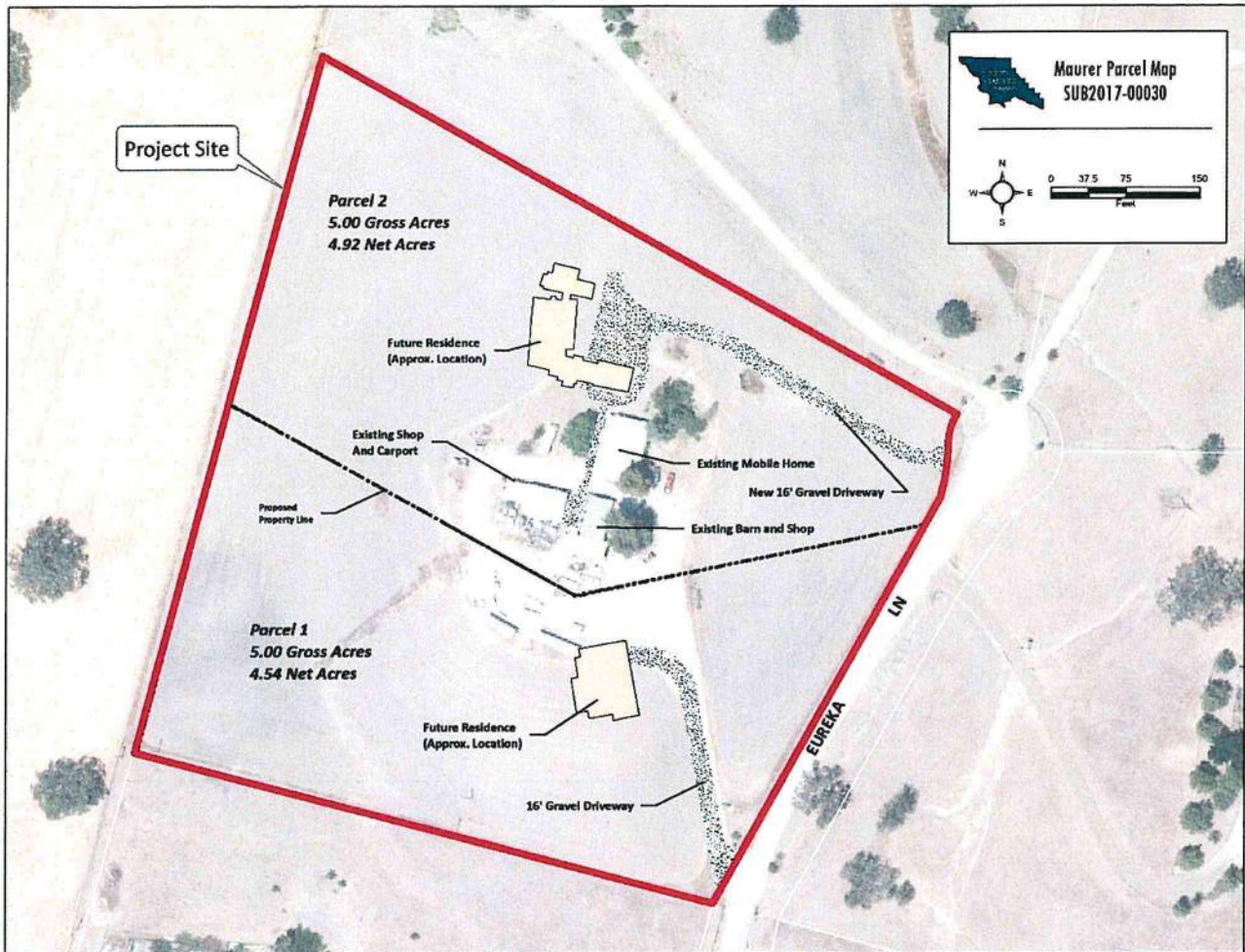


Figure 3 – Setting, Proposed Parcels and Conceptual Development



**ASSESSOR PARCEL NUMBER(S):** 034-131-030

Latitude: 35 degrees 32' 3" N Longitude: 120 degrees 40' 39.4" W

**SUPERVISORIAL DISTRICT #** 5

**B. EXISTING SETTING**

**PLAN AREA:** North County

**SUB:** El Pomar/Estrella

**COMM:** Templeton

**LAND USE CATEGORY:** Residential Rural

**COMB. DESIGNATION:** None

**PARCEL SIZE:** 10 acres

**TOPOGRAPHY:** Gently rolling

**VEGETATION:** Ornamental vegetation , Agriculture

**EXISTING USES:** Residential 1 mobile home, 2 shops

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Residential Rural;	<i>East:</i> Residential Rural;
<i>South:</i> Residential Rural;	<i>West:</i> Agriculture;

## 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</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"/>

**Setting.** The project site is located in a rural area of the County where agriculture is the prevailing land use. Crop production is concentrated along the Templeton Road corridor which is the primary roadway serving ranches in the area. The other properties on Eureka Lane have been developed with single family residences; agricultural activities are limited by the smaller sizes.

Eureka Lane is a county maintained two-lane road that terminates in a cul-de-sac and serves 15 parcels. Accordingly, traffic volumes are low and the opportunity to view the project site from a public vantage is correspondingly low. Eureka Lane connects to Templeton Road, an arterial that connects the western El Pomar area with the communities of Templeton and Atascadero. Traffic counts taken by the County in 2016 for Templeton Road south of El Pomar Drive indicate an afternoon peak hour traffic volume of 201 trips. Views of the project site from Templeton Road are completely screened by the intervening topography (Figure 4).





Figure 4 – Views from Templeton Road



**Impact.** Based on the conceptual development plans, the future development could result in the disturbance of about 36,418 square feet from the construction of two new residences and other activities associated with construction such as grading, road/driveway improvements, and fire clearance measures.

In addition, new development could result in additional sources of night lighting/glare.

**Mitigation/Conclusion.** Project impacts to aesthetic and visual resources are considered less than significant because:

- Traffic volumes on Eureka Lane are low and the opportunity to view the project site from a public vantage is correspondingly low.
- The newly created parcel would be consistent with the existing pattern of development along Eureka Lane which consists of single family residences (ranchettes) on comparably sized parcels.
- Although Templeton Road carries a moderate amount of traffic during the afternoon peak hour, views of the project site from the roadway are screened by the intervening topography.
- The project provides opportunities for new development where it will not silhouette against any ridgelines as viewed from public roadways.
- The project provides opportunities for new development where it will not require the removal of existing significant vegetation or trees.
- With respect to night lighting/glare, at the time new development is proposed, the applicant will be required by ordinance to provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties and from the street.

There is no evidence that additional measures beyond those required by ordinance or codes are needed. No mitigation measures above what is already required by ordinance are necessary.

**2. AGRICULTURAL RESOURCES**  
**Will the project:**

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

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

Land Use Category: Residential Rural

Historic/Existing Commercial Crops: Rotational Crops

State Classification: Not prime farmland

In Agricultural Preserve? Yes, El Pomar AG Preserve Area

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property are summarized below and shown on Figure 5:

Arbuckle-Positas complex (15 - 30 % slope).

Arbuckle. This moderately to steeply sloping coarse loamy soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

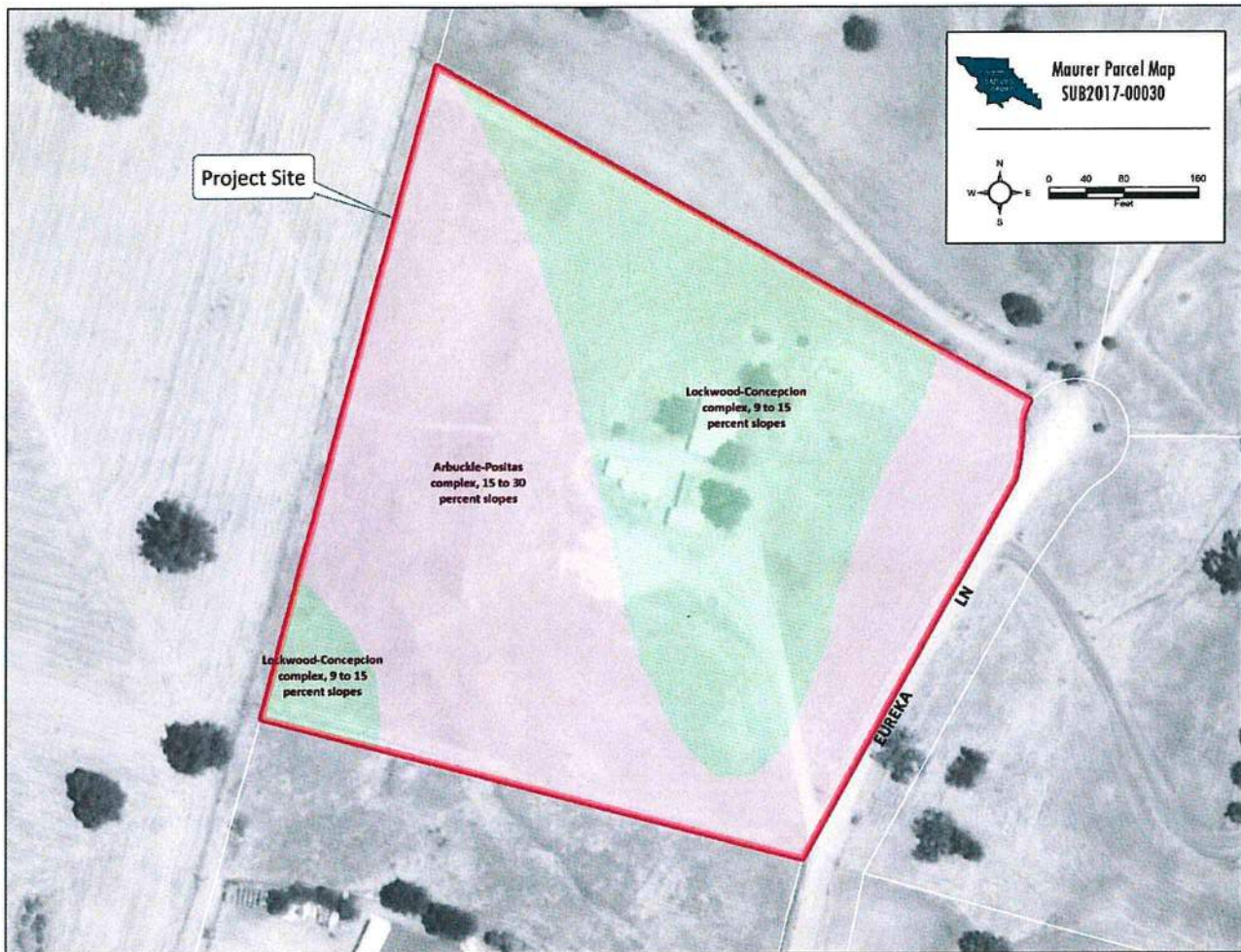
Positas. This moderately to steeply sloping coarse loamy soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Lockwood-Concepcion complex (9 - 15 % slope).

Lockwood. This moderately sloping soil is considered moderately 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 III when irrigated.

Concepcion. This moderately 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 III when irrigated.

Figure 5 -- Soils of the Project Site



### Impacts.

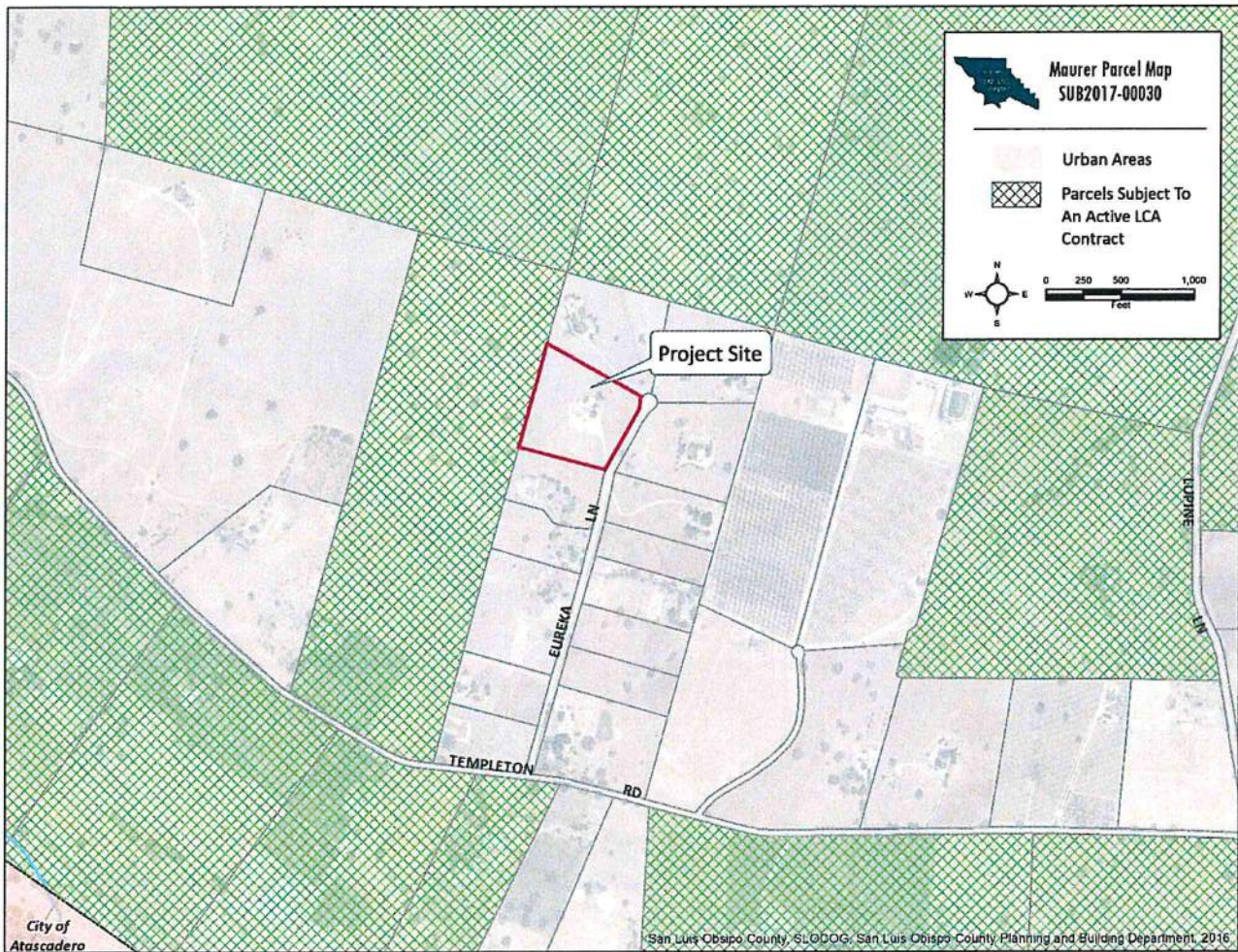
Conversion of Prime Farm Land. Conceptual plans suggest that the development of the project site could result in the disturbance of about 36,419 square feet associated with the construction of new primary dwellings on each parcel. Both building sites shown on the conceptual plans are located entirely on the Lockwood Concepcion soil complex with 9 to 15% slopes. According to Table SL-2 of the Conservation and Open Space Element this soil is not considered “prime” but is considered “other important farmland”. Therefore, the project will not result in the conversion of prime farmland.

Impair the Agricultural Use of Other Property or Result in Conversion To Other Uses/Conflict With Existing Zoning or Williamson Act Program. The project site is within the *Residential Rural* land use category (zoning) where the minimum parcel size is 5.00 acres and the construction of two residences per legal lot is an allowed use. The proposed parcel sizes are consistent with LUO standards for the Residential Rural land use category (see Section 15, Land Use).

The project site is located within the El Pomar/Estrella Agricultural Preserve but is not subject to a Williamson Act Contract.

Properties on Eureka Lane consist of rural residential development on parcels that vary in size from 5 acres to 10 acres. Some of these parcels support small-scale agriculture such as wine grapes and orchards. Properties surrounding the subdivision where the project site is located support a variety of agricultural activities on parcels that range in size from 20 to over 100 acres. Several of these parcels, including the property adjacent to the west of the project site, are under active Land Conservation Act Contracts (Figure 6).

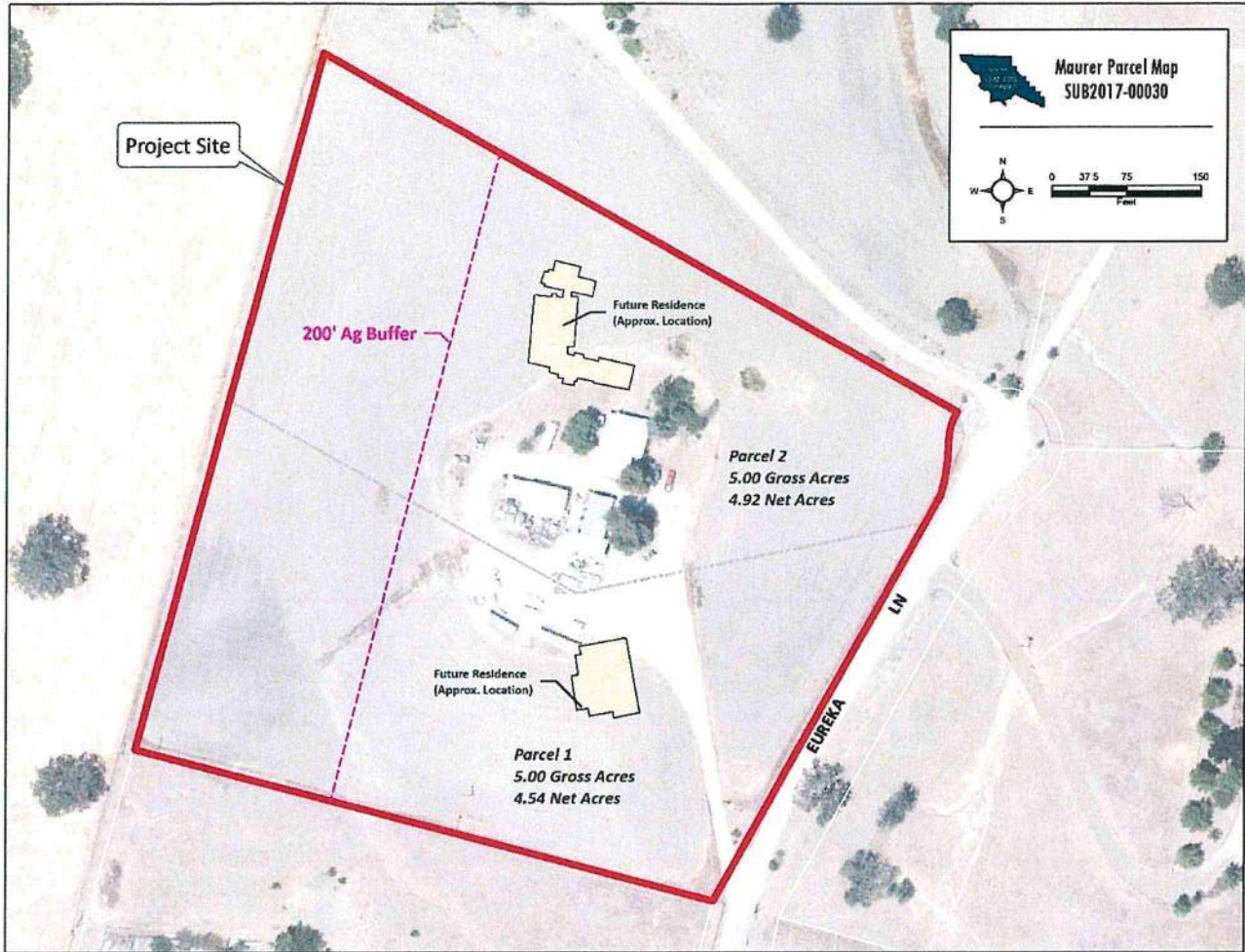
Figure 6 -- Properties Subject to Active Land Conservation Act Contracts



The project was referred to the Agricultural Commissioner's office for review and comment. In their letter of November 7, 2017, the Commissioner states that future residential development could be incompatible with existing or potential agricultural production to the west. Accordingly, the buffer range identified by the General Plan Agricultural Element is 200-600 feet. Based on the agricultural resources of the project site, existing topography and other site features, the Agricultural Commissioner is recommending that all future habitable structures on both proposed parcels should be located at least 200 feet from the western property line to reduce potential conflicts with existing and potential

agriculture activities. This requirement will be recommended as a mitigation measure. The conceptual plans for both potential new residences are at least 200 feet from the western property line (Figure 7).

Figure 7 -- 200' Ag Buffer In Relation to Proposed Building Sites



**Mitigation/Conclusion.** With the recommended mitigation measure that requires a minimum 200 feet setback from the adjoining agricultural property to the west, the project will have a less than significant impact on agricultural resources.

### 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>GREENHOUSE GASES</b>				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project proposes to disturb soils that have been given a wind erodibility rating of 6, which is considered "moderate".

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 into 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 CO<sub>2</sub>/year (MT CO<sub>2</sub>e/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 CO<sub>2</sub>e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

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.

**Construction Phase Impacts.** The SLO APCD CEQA Handbook establishes thresholds of significance for various types of development and associated activities (Table 1). The Handbook also includes screening criteria for construction related impacts. According to the Handbook, a project with grading in excess of 4.0 acres and moving 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM<sub>10</sub>). In addition, a project with the potential to generate 137 lbs per day of ozone precursors (ROG + NO<sub>x</sub>) or diesel particulates in excess of 7 lbs per day can result in a significant impact (Table 1). Based on these thresholds, the construction of a new primary residence on either Parcel 1 or Parcel 2 is not expected to exceed the daily emissions threshold for ROG and NO<sub>x</sub> combined.

<b>Table 1 – Thresholds of Significance for Construction</b>			
<b>Pollutant</b>	<b>Threshold<sup>1</sup></b>		
	<b>Daily</b>	<b>Quarterly Tier 1</b>	<b>Quarterly Tier 2</b>
ROG+NOx (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM10), Dust2		2.5 tons	
Greenhouse Gases (CO2, CH4, N2O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions		

Source: SLO County APCD CEQA Air Quality Handbook, page 2-2.

Notes:

1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM10 quarterly threshold.

**Impacts to Sensitive Receptors.** Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. Construction of a new primary dwelling on either Parcel 1 or Parcel 2 would be within 1,000 feet of existing residences on west side of Eureka Lane which can be occupied by sensitive receptors who could be exposed to diesel particulates and fugitive dust from construction activities. This is considered a potentially significant impact.

**Naturally Occurring Asbestos.** According to the APCD CEQA Air Quality Handbook, Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the California Air Resources Board (CARB). Under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation should be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

The APCD website includes a map of zones throughout SLO County where NOA has been found and a geological evaluation is required prior to any grading. According to the web site map, the project site does not lie in an area where a geologic study for the presence of NOA is required.

**Development Burning.** On February 5, 2000, the SLO APCD prohibited development burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternative is available, limited burning may be allowed subject to regulations applied by the SLO APCD. Unregulated burning would result in a potentially significant impact.

**Operational Phase Impacts.** According to the APCD thresholds of significance, a project with less than 68 single family residences in an urban setting is unlikely to exceed to APCD operational thresholds for ozone precursor emissions. This project could result in the construction of at least one additional single family residence. Therefore, operational phase emissions relating to ozone precursors and particulate matter are considered less than significant.





Consistency With the Clean Air Plan. The Clean Air Plan includes land use management strategies to guide decisionmakers on land use approaches that result in improved air quality. To help assess project impacts and CAP consistency, the project was referred to the SLO APCD for review and comment. In their letter of December 1, 2017, the APCD raises concerns about the cumulative effect of rural development fostering a continued dependence on motorized transportation which in turn results in the increased emission of ozone precursors and particulates. According to their letter:

*“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. Chapter 5, section L-1 of the CAP recommends that areas outside the village reserve lines be retained as open space, agriculture and very low-density residential development: therefore, the APCD does not support this project or this type of development.”*

According to the APCD, this development is not consistent with the “Planning Compact Communities” strategy because it will result in an increase in development density outside of a village or urban area.

With regard to greenhouse gas emissions, using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not ‘cumulatively considerable’, no mitigation is required. Because this project’s emissions fall under the threshold, no mitigation is required.

**Mitigation/Conclusion.** With the recommended mitigation measures for construction dust control and reduction of construction vehicle emissions, air quality impacts are considered less than significant.

#### 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 &amp; Wildlife or U.S. Fish &amp; 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 following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: minimal, historically tilled soil. 3 pine trees, 1 oak tree, and 2 undefined trees; *Quercus lobata* (Valley oak)

Name and distance from blue line creek(s): Unnamed “blue line” tributary to the Salinas Rivers is approximately 212 feet east of the proposed project/parcel.

Habitat(s): Non-native grasses; ruderal; limited tree cover

Site’s tree canopy coverage: 1%

Vegetation on the property consists primarily of non-native ornamental landscaping and non-native grasses. However, there are three native pine trees and one 12” blue oak on the property. The Natural Diversity Database identifies two listed plant species that have been documented within approximately one mile of the project site:

Mesa horkelia (*Horkelia cuneata var. puberula*) List 1B

The potential for the mesa horkelia (*Horkelia cuneata var. puberula*) has been identified about 0.11 miles to the southwest, and 0.98 miles to the northwest. This perennial herb is generally found on sandy or gravelly soils in chaparral, cismontane woodland, and coastal scrub areas between the 70 and 810-meter elevation (230 to 2,660 feet). It has a blooming period of February-September. The mesa horkelia is considered rare by CNPS (List 1B, RED 2-3-3).



### Shining navarretia (*Navarretia nigelliformis* ssp. *radians*) List 1B

The potential for the shining navarretia (*Navarretia nigelliformis* ssp. *radians*) has been identified about 0.04 miles to the northeast. This annual herb is found in cismontane woodland, valley and foothill grasslands and vernal pool areas between the 200 and 1000-meter elevations (650 to 3,280 feet). The typical blooming period is May-July. The shining navarretia is considered rare by CNPS (List 1B, RED 2-2-3).

**Impact.** The project could result in the disturbance of about 36,418 square feet associated with the future construction of new primary residences on Parcels 1 and 2, as well as accessory structures and other activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures.

**Wildlife.** The project site supports sparse cover of disturbance adapted vegetation (non-native annual grasses and forbs) and a small cluster of mature trees. The ruderal/unplanted areas and existing trees have the potential to provide suitable foraging, nesting, and denning habitat for sensitive wildlife such as migratory birds. The project site lies outside the mitigation area for San Joaquin kit fox.

Noise, vibrations, and dust generated by proposed project activities may disrupt foraging, nesting, and/or denning activities of some wildlife within or adjacent to the project site. In addition, direct impacts to wildlife (i.e., death or injury) may also occur due to equipment operation and/or human foot traffic during future construction activities.

**Special-Status Plant Species.** The NDDDB lists two sensitive plant species with the potential to occur on the project site. However, these species are found in undisturbed grasslands, chaparral, coastal scrub and cismontane woodlands which do not exist on the project site.

**Special-Status Wildlife Species.** Special-status wildlife species are either listed as Endangered or Threatened under FESA or CESA, considered rare by resources agencies, professional organizations, and the scientific community. Because of ongoing anthropomorphic activities and disturbances and a lack of suitable habitat, listed wildlife species are not expected to occur on the project site or to use the site for foraging.

### Sensitive Communities

**Coast Live Oak Trees and Woodland.** Individual coast live oak trees and coast live oak woodland are considered sensitive resources by the County. The County requires mitigation for impacts to or removal of native oak trees with a diameter at breast height (DBH) of five inches or greater, as measured at a height of four feet six inches above ground. Impacts include any ground disturbance within the critical root zone (i.e., 1.5 times the edge of canopy/drip line), trunk damage, or any pruning of branches that are three inches in diameter or greater. Mitigation ratios for removed and impacted trees are 4:1 and 2:1, respectively. No coast live oak trees are present on the project site and none will be removed or impacted in conjunction with the project. The construction of a new primary residence on proposed Parcel 2 will not impact the existing blue oak tree.

**Critical Habitat Areas.** USFWS-designated critical habitat areas contain physical or biological features that are essential to the conservation of certain federally-listed species. Critical habitat may also include areas that are not currently occupied by the species, but are important for its recovery. Further, species with designated critical habitat are ultimately protected if occurring outside designated critical habitat areas. The project site is not located within an identified Critical Habitat Area.

**Wetlands.** The USFWS National Wetlands Inventory (NWI) query identified several small Freshwater Forested/Shrub Wetlands within a five mile radius of the project but none on the project site.

Migratory Nesting Birds. The federal Migratory Bird Treaty Act (MBTA) and the Convention for the Protection of Migratory Birds and Animals, agreements between the United States and Canada and the United States and Mexico, respectively, afford protection for migratory birds by making it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof. Certain game birds have been omitted from this protection. The laws were adopted to eliminate the commercial market for migratory bird feathers and parts, especially those of larger raptors and other birds of prey. Suitable nesting habitat is provided by the existing oak tree and pine trees on the project site. However, because of ongoing anthropomorphic activities and disturbance, the likelihood of the presence of nesting birds during the typical avian nesting season (February 1 through September 15) is considered low.

Interference with the movement of resident or migratory wildlife species. The proposed project will have no direct or indirect effect on the movement of resident or migratory fish and wildlife species.

**Conclusion/Mitigation.** Because of past and ongoing anthropomorphic activities and disturbance, the project site provides limited habitat suitable for sensitive plant and animal species. However, construction activities could adversely impact nesting migratory birds. With the recommended mitigation measure requiring pre-construction surveys, potential impacts to biological resources are considered less than significant.



## 5. CULTURAL RESOURCES

*Will the project:*

	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</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"/>

**Setting.** The project is located in an area historically occupied by the Salinan/Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

In July, 2015, the legislature added the new requirements to the CEQA process regarding tribal cultural resources in Assembly Bill 52 (Gatto, 2014). By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process.

The Public Resources Code now establishes that “[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.” (Pub. Resources Code, § 21084.2.) To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. (Pub. Resources Code, § 21080.3.1.) If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.

In order to meet AB52 Cultural Resources requirements, outreach to four Native American tribes groups has been conducted (Salinan Tribe of Monterey and San Luis Obispo County, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). No responses were received.

**Impacts.** The project could result in the disturbance of about 36,418 square feet associated with the future construction of new primary residences on Parcels 1 and 2, as well as accessory structures and other activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures.

A cultural resources assessment was prepared for the project site by Rebecca Loveland Anastasio, Cultural Resources Services in February, 2018. The assessment included a review of previous cultural resources surveys of the area, consultation with Native American Tribal representatives and a field survey. No prehistoric cultural materials or indications of prehistoric activity were observed on the project site. The assessment concludes that the project site and immediate area do not appear to be sensitive with respect to cultural resources. No further cultural resources assessments or monitoring are recommended. In the event that cultural materials are encountered during future ground

disturbance, the requirements of LUO Section 22.10.040 will apply.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur. A mitigation measure is recommended that requires work to stop in the event cultural resources are discovered during construction.



## 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Gently rolling

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 0.42 miles east

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

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

Within the 100-year Flood Hazard designation? No

Closest creek/Distance? The Salinas River is about one mile to the west.

Soil drainage characteristics: Moderately drained to very poorly drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

**SEDIMENTATION AND EROSION** – Soil type, amount 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: Moderate

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) 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. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

A Stormwater Control Plan has been submitted for the project (Walsh Engineering, January 31, 2018).

**Impact.** The project could result in the disturbance of about 36,418 square feet associated with the future construction of new primary residences on Parcels 1 and 2, as well as accessory structures and other activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures.

**Mitigation/Conclusion.** At the time of final map filing, the Public Works Department will require a sedimentation and erosion control plan and a storm water control plan (if the project is subject to MS-4 requirements) for subdivision related improvements in accordance with County Public Works Improvement Standards.

A sedimentation and erosion control plan is required for all construction and grading projects by LUO Sec. 22.52.120 to minimize these impacts. A Stormwater Control Plan has been provided as part of the project application which identifies strategies for preventing the erosion and sedimentation of surface waters. Prior to building permit issuance for new development onsite and/or grading projects, the applicant will need to obtain a land use permit and show that new development complies with County drainage, sedimentation, and storm water requirements. Therefore, based on the project being able to comply with these regulations, potential geologic/soil impacts are considered less than significant.

There is no evidence that additional measures beyond those required by ordinance or codes are needed. Impacts associated with geology and soils are considered less than significant.



**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Be within a 'very high' fire hazard severity zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply with the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites. A search of the Cortese database conducted in July 2018 revealed no active sites in

the vicinity, including the project site.

With regards to potential fire hazards, the project site is within a High Fire Hazard Severity Zones. Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The project is not expected to conflict with any regional emergency response or evacuation plan. The project is not within an Airport Review area.

**Impact.** The project could result in the disturbance of about 36,418 square feet associated with the future construction of new primary residences on Parcels 1 and 2, as well as accessory structures and other activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures. The construction of new residences and driveway improvements may require the use of fuels and solvents for construction machinery.

The project has been reviewed by CalFIRE for code requirements relating to fire protection. In their response letter (Clinton L. Bullard, December 2017), CalFIRE indicated they had no significant fire or life safety concerns regarding the proposed two lot subdivision. The plans as prepared meet CalFIRE requirements for access, driveway width, slope, surface and water supply and no fire safety plan is required at this time. If development is proposed on one or both parcels beyond current use, a fire safety review will be needed.

Regarding road safety impacts, the project has been reviewed by County Public Works, which is discussed further in the Transportation section.

The project is not expected to conflict with any regional emergency response or evacuation plan.

**Mitigation/Conclusion.** In terms of fire safety there is no evidence that additional measures beyond those required by ordinance or codes are needed. No significant impacts as a result of hazards or hazardous materials are anticipated.



## 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 type="checkbox"/>	<input checked="" 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 area 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 project is located in a rural area of the County where residences on 5 to 10 acre lots and agriculture are the prevailing land uses. Noise sources affecting the project site include commercial and non-commercial agricultural activities; the Union Pacific Railroad right-of-way is about one mile to the west. Sensitive receptors in the vicinity of the project site include existing single family residences on adjacent properties. There are no significant stationary sources of noise in the area. The project site is not located in an airport overflight review area.

The Noise Element of the County's General Plan includes projections for future noise levels from known stationary and vehicle-generated noise sources. These projections have not been prepared for Eureka Lane or Templeton Road.

### Impacts

Construction and Operational Impacts. Noise will increase temporarily from the construction of new residences and accessory structures as well as activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures. Future construction activities will be required to obtain a land use permit and comply with the County's Noise Element.

**Mitigation/Conclusion.** There is no evidence that additional measures beyond those required by ordinance or codes are needed. No significant noise impacts are anticipated, and no mitigation measures are necessary.

## 9. POPULATION/HOUSING

*Will the project:*

	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 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** 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 the provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

**Impact.** Properties in the Residential Rural land use category are allowed two dwellings per legal parcel (a primary unit and a secondary unit), subject to approval of a land use permit as required by 22.06.030, Table 2-3 of the Land Use Ordinance. Conceptual plans show one primary residence on proposed Parcel 1 and a future primary residence on proposed Parcel 2. No existing dwellings are proposed for demolition. However, the existing mobile home on proposed Parcel 2 could be removed at such time as a new primary residence is proposed. Therefore, the project will not result in a need for a significant amount of new housing, and will not displace existing housing.

**Mitigation/Conclusion.** 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 prior to map recordation.



**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
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The project area is served by the following public services/facilities:

<u>Police:</u> County Sheriff	Location: Templeton (Approximately 2.38 miles to the northwest)	
<u>Fire:</u> Cal Fire (formerly CDF)	Hazard Severity: High	Response Time: 5-10 minutes
Location: 2510 Ramada Drive, Paso Robles (Approximately 3.35 miles to the northwest)		
<u>School District:</u> Templeton Unified School District.		

**Setting.** Water and wastewater services will be provided by a shared on-site well and separate septic systems, respectively. Police protection is provided by the County Sheriff which has a sub-station at 360 N. Main Street in Templeton. The nearest County fire station is Station 30 located at 2510 Ramada Dr, Paso Robles. According to CalFIRE, emergency response times to the project site are 5 - 10 minutes. The project is located within the Templeton Unified School District.

**Impact.** Fire protection issues are discussed in Section 7, Hazards and Hazardous Materials. No significant project-specific impacts to utilities or public services were identified. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** To mitigate the demand for new or expanded public facilities caused by development, the County has adopted development impact fees in accordance with Government Code Section 66000 et seq. Under this program private development is required to pay a fee that is proportional to the incremental demand for a particular facility needed to serve such development. The amount of the fees must be justified by a supporting study (fee justification study) which identifies the new or expanded facilities needed to serve expected demand into the future and apportions these costs to new development. New development is required to pay the appropriate fees for new or expanded public facilities commensurate with the type and size of development. The project's direct and cumulative impacts are within the general assumptions for allowable uses for the subject property that was used to estimate the county's impact fees. Project impacts to area roadways are discussed in Section 12, Transportation/Circulation. Payment of the relevant fees, if required, will reduce the cumulative impacts to less than significant levels.

## 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 checked="" type="checkbox"/>	<input 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's Parks and Recreation Element does not identify any planned trail corridors affecting the project site. Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

**Impact/Conclusion.** As conditioned, the proposed project will not impact planned trail corridors or create a significant need for additional park, Natural Area, and/or recreational resources but will contribute to a cumulative demand for these resources. As required by the conditions of approval, payment of a "Quimby" fee will adequately mitigate the project's impact on recreational facilities. No significant recreation impacts are anticipated, and no mitigation measures are necessary.



**12. TRANSPORTATION/CIRCULATION**

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

**Setting.** Eureka Lane is a county maintained two-lane road that terminates in a cul-de-sac and serves 15 parcels. Accordingly, traffic volumes are low. Eureka Lane connects to Templeton Road, an arterial that connects the western El Pomar area with the communities of Templeton and Atascadero. Traffic counts taken by the County in 2016 for Templeton Road south of El Pomar Drive indicate an afternoon peak hour traffic volume of 201 trips.

The County has established the acceptable Level of Service (LOS) "C" or better on rural roads. The existing road network in the area is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

**Impact.** The creation of an additional lot could accommodate at least one new single family residence on Parcel 2 which would increase the traffic on Eureka Lane and Templeton Road by up to 10 vehicle trips per day, based on the Institute of Traffic Engineer's manual of 9.57 trips/unit. This small increase is not expected to result in a significant change to the existing road service or traffic safety levels, however the project will contribute to an areawide cumulative impact to circulation. The project does not conflict with adopted policies, plans and programs on transportation.

**Mitigation/Conclusion.** The project was referred to Public Works for review and comment (letter of April 2, 2018). The letter identifies the following road requirements:

- In accordance with Resolution 2008-0152 (supersedes Resolution 91-367) no frontage improvements along Eureka Lane are required.
- The proposed project is within the Templeton Road Improvement Fee Area B. Payment of Road Improvement Fees is required prior to building permit issuance.

No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary. The payment of circulation fees will mitigate the project's fair share contribution to areawide circulation impacts.





### 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The existing mobile home is served by a septic system. Regulations and guidelines on proper wastewater system design and criteria are found within the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (California OWTS Policy), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems and are applied to all new wastewater systems.

The California OWTS Policy includes the option for public agencies in California to prepare and implement a Local Agency Management Program (LAMP), subject to approval by the Central Coast Water Board. Once adopted, the LAMP will ensure local agency approval and permitting of onsite wastewater treatment systems protective of groundwater quality and public health and will incorporate updated standards applicable to onsite wastewater treatment systems. At this time, the California OWTS Policy standards supercede San Luis Obispo County Codes in Title 19. Until the County's LAMP is approved, the County permitting authority is limited to OWTS that meet Tier 1 requirements, as defined by the California OWTS Policy and summarized in the County's **Updated Criteria Policy Document BLD-2028 (dated 06/21/18)**. All other onsite wastewater disposal systems, including all seepage pit systems, must be approved and permitted through the Central Coast Water Board.

For on-site septic systems, there are several key factors to consider for a system to operate successfully:

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code). Parcel sizes resulting from the parcel map will be at least 5.0 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on percolation rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances); and
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a system can meet existing regulations, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to “filter” effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has “poor filtering” characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow “daylighting” of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

The soil type for the project is provided in the Agricultural Resource section. Based on data from the Natural Resource Conservation Service (NRCS) Soil Survey, the main limitation(s) of these soils for wastewater effluent include:

--**steep slopes**, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. In this case, the proposed leach lines are located on a nearly level portion of the subject property that is sufficiently set back from any steep slopes to avoid potential daylighting of effluent. Therefore, no measures are necessary above what is called out for in the CPC/Basin Plan to address potential steep slopes.

--**slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. The soil has been representatively-tested (Mid-Coast Geotechnical, Inc., June 2017) for the following criteria: percolation rates, soil borings of adequate depth to determine the presence/ absence of groundwater, and adequate separation from bedrock or impermeable layer. Based on this information, there is adequate evidence showing that on-site systems can be designed to meet the CPC/ California OWTS Policy Tier 1 Criteria. Prior to map recordation or construction permit issuance, additional testing will be required by the Environmental Health Division/Building Division to verify acceptable conditions exist for on-site systems. Any proposed lot cannot be recorded until it has shown CPC/California OWTS Policy requirements can be met for that lot. Leach line locations will also be reviewed at this time to verify adequate setbacks are provided from any existing or proposed wells (100 feet for individual wells, 200 feet for community wells).

**Impacts/Mitigation.** Based on the following project conditions or design features, wastewater impacts are considered less than significant:

- ✓ The project has sufficient land area per the County’s Land Use Ordinance to support an on-site system;
- ✓ The soil’s percolation rate is between 30 to 120 minutes per inch;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil’s slope is less than 20% where leach fields have been constructed;
- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

The project was reviewed by the Environmental Health Department (letter of October 25, 2017 from Kealoha Ghiglia, REHS) who have concluded that individual wastewater disposal systems are an acceptable method of disposal, provided County and State requirements are satisfied. All septic system

leach fields and expansion areas must be at least 100 feet from domestic water wells.

**Conclusion.** Based on the above discussion and information provided, there appears to be adequate evidence showing that on-site disposal systems can be designed to meet the CPC/California OWTS Policy Tier 1 Criteria. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the California OWTS Policy Tier 1 Criteria, including any above-discussed information relating to potential constraints, or obtain approval from the Central Coast Water Board for the OWTS in the event that the design does not meet Tier 1 criteria. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

## 14. WATER & HYDROLOGY

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<b>QUALITY</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>QUANTITY</b>				
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 type="checkbox"/>	<input checked="" 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.** The project site is within the Atascadero Groundwater Basin which has historically been considered a sub-basin of the Paso Robles Groundwater Basin. The eastern boundary is the Rinconada fault. Because the fault displaces the Paso Robles Formation, the hydraulic connection between the aquifer across the Rinconada fault has been considered sufficient to warrant the classification of this area as a distinct groundwater basin.

In March, 2016, a Technical Report was submitted to DWR that provides scientific evidence to support of a request for a basin boundary modification to establish the “Salinas Valley – Atascadero Sub-basin” as a hydrologically distinct subbasin from the Paso Robles Subbasin. The Technical Study recommends boundaries for the Atascadero Sub-basin which include the area generally west of the Rinconada Fault and north of the community of Garden Farms, about two miles north of the community of Santa Margarita. Accordingly, in its 2016 Bulletin 118 Interim Update, the California Department of Water Resources determined that the Rinconada Fault is a substantial barrier to the flow of percolating groundwater between Groundwater Basin 3.004.06, Salinas Valley, Paso Robles Area (“Paso Basin”), and Groundwater Basin 3.004.11, Salinas Valley, Atascadero Area which will henceforth be referred to as the Atascadero Basin. According to the 2014-2016 Resource Summary Report (RSR), the Atascadero Basin provides sufficient water supply to meet present and future demand for 30 or more years. Accordingly, the RSR recommends no Level of Severity.

The topography of the project is gently rolling. The closest creek is the Salinas River which is about one mile to the west. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County’s Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Salinas River Distance? One mile to the west.

Soil drainage characteristics: Moderately drained to very poorly drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

**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: Moderate

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. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

## **Impact – Water Quality/Hydrology**

Conceptual plans have been submitted for the future development of both parcels (Figure 3). Under this conceptual plan, the existing mobile home will be removed and a new primary residence will be constructed on proposed Parcel 2 with a separate all-weather driveway extended to Eureka lane. The conceptual plan for Parcel 1 shows a new primary residence with access provided by the existing driveway which will be improved with an all-weather surface (gravel). Both parcels will continue to be served by the existing well; a new septic leach field will be constructed to serve the future residence on Parcel 1.

Total site disturbance associated with the conceptual plans is 36,418 square feet which includes 340 cubic yard of cut and 30 cubic yards of fill. Excess fill material will be spread and stabilized onsite outside the building areas. With regards to project impacts on water quality the following conditions apply:

- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ If future construction will result in the disturbance of one acre or more, such development will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project is not on highly erodible soils;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Bioswales will be installed as a part of the drainage plan as required by County ordinance;
- ✓ 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 is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body.

A Stormwater Control Plan has been provided as part of the project application which identifies strategies for preventing the erosion and sedimentation of surface waters. Prior to building permit issuance for new development onsite and/or grading projects, the applicant will need to obtain a land use permit and show that new development complies with County drainage, sedimentation, and storm water requirements. Therefore, based on the project being able to comply with these regulations, potential geologic/soil impacts are considered less than significant.

## **Impact -- Water Quantity**

A new primary residence could be constructed on Parcel 1 which would increase water demand by as much as 0.62 acre-feet per year. Both parcels will obtain water from a shared on-site well through an agreement and easement. The project was reviewed by the Environmental Health Department (letter of October 25, 2017 from Kealoha Ghiglia, REHS) for water availability. The EH Department has confirmed preliminary evidence of water in the form of a well pump test performed by Miller Drilling Co. on January 17, 2016. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

No data were submitted for compliance with Safe Drinking Water Standards. Evidence of compliance with Safe Drinking Water Standards will be required prior to recordation.

Based on available water information, there are no known constraints to prevent the project from meeting its water demands.

**Mitigation/Conclusion.** Existing regulations and/or required plans will adequately address surface water quality impacts at the time of development. No additional measures above what are required or proposed are needed to protect water quality. No significant impacts from water use are anticipated beyond baseline conditions.

<b>15. LAND USE</b>	<b>Inconsistent</b>	<b>Potentially Inconsistent</b>	<b>Consistent</b>	<b>Not Applicable</b>
<i>Will the project:</i>				
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 type="checkbox"/>	<input checked="" 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"/>

**Setting/Impact.** Surrounding land uses are identified on Page 2 of this 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, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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. The project is not within the County's Airport Review combining designation (AR).

**PLANNING AREA STANDARDS**

The proposed project is subject to the following Planning Area Standard(s) as found in the County's LUO:

1. LUO Section 22.22.060 Subdivision Design Standards for the RR Land Use Category

The allowable minimum size is the **largest area** obtained from any of the tests, except as provided for cluster divisions by Section 22.22.140.

- A. **Remoteness** test. The minimum parcel size shall be based upon the distance of the parcel proposed for division from the nearest urban or village reserve line, measured on the shortest public road route between the reserve line and the site. Private roads shall be included in the measurement only when they provide the only access to the site from a public road. When a lot proposed for division is within the distances given from more than one



reserve line, the smallest parcel size shall be used as the result of this test.

Distance (Road Miles)		Minimum Parcel Size
From Urban Reserve Line	From Village Reserve Line	
10+	5+	20 acres
5-10	0-5	10 acres
0-5	NA	5 acres

*Discussion: The project site is within 5 miles of the Templeton URL. Therefore, the proposed parcel sizes meet this test.*

**B. Fire hazard/response time test.** The minimum parcel size shall be based on the degree of fire hazard in the site vicinity, and the response time. Response time is the time necessary for a fire protection agency to receive the call, prepare personnel and fire equipment for response, dispatch appropriate equipment, and deliver the equipment and personnel to each proposed parcel from the nearest non-seasonal fire station. Fire hazard is defined by the Safety Element of the General Plan; response time is determined by the fire protection agency having jurisdiction.

Response Time <sup>1</sup>	Minimum Parcel Size	
	Moderate Hazard <sup>2</sup>	High Hazard <sup>3</sup>
15 minutes or less	5 acres	5 acres
More than 15 minutes	10 acres	20 acres

Notes:

1. Determined by applicable fire protection agency.
2. As defined by the Safety Element.
3. Includes the high and very high fire hazard areas of the Safety Element.

*Discussion: The project site is within a High Fire Hazard Area in an area where the response time for emergencies is less than fifteen minutes. Therefore, the proposed parcel sizes meet this test.*

**C. Access test.**

1. General access test rules. The minimum parcel size is based upon the type of road access to the parcel proposed for division, provided that the proposed parcels will use the road considered in this test for access, either by way of individual or common driveways. Where access to a parcel is over roadways with differing quality of improvement, the minimum size is as required for the road with the least improvement.
2. Timing of improvements and right-of-way availability. If the improvements do not exist at the time of the subdivision application, the conditions of approval for the tentative map shall require the construction of access improvements which meet the minimum requirements specified by this Section. Additional right-of-way width may be required to allow for the construction of required improvements. The right-of-way required by the table in Subsection C.4 shall exist as either: (1) an offer to dedicate to the public or (2) as a private easement prior to acceptance of the tentative map application for

processing. If the access is a private easement, it may be required to be offered for dedication to the public as a condition of approval of the tentative map.

3. Conditions of approval for improvements and maintenance. In the event that a land division application is approved, the extent of on-site and off-site road improvements required as a condition and approval, and acceptance of the new road for maintenance by the county may vary. This will depend on the parcel size proposed and the requirements of county standards and specifications in effect at the time the tentative map is approved. Paved roads will be required when:

- a. Parcels of less than five acres are proposed; the access road is identified as a collector or arterial by the Circulation or Land Use Element; or
- b. The road will have the potential to serve 20 or more lots or the road will have the potential to experience a traffic volume of 100 or more average daily trips (ADT), based on the capability for future land divisions and development in the site vicinity as determined by the Land Use Element. In the event it is determined by staff that a road will serve 20 or more lots, or will experience 100 ADT or more, the basis for such a determination shall be explained in the staff report on the subdivision.

4. Parcel size criteria. Minimum parcel size based on the access test shall be determined as shown in the following table (an existing road which is improved to higher standards than those specified in the table will also satisfy the following criteria).

Minimum Parcel Size	Access Standards		
	Right of Way	Surfacing	Maintenance
20 acres	Minimum 40 foot ROW to county road	County standard gravel road <sup>1</sup>	Organized maintenance <sup>2</sup>
10 acres	Minimum 40 foot ROW to county road	County standard gravel road <sup>1</sup>	Organized maintenance <sup>2</sup>
5 acres	Minimum 40 foot ROW to county road	County standard gravel road <sup>1</sup>	Organized maintenance <sup>2</sup>

Notes:

1. A County Standard Gravel Road is a road that satisfies or has been constructed to meet the specifications for a gravel road set forth in the county's "Standard Specifications and Drawings." Public maintenance means that the road is maintained by the state, county, or special district.

2. Organized maintenance is by an organized group of property owners through an association which collects fees and contracts for repairs.

*Discussion: The project site fronts on a paved 40 foot right of way (Eureka Lane) maintained by the County. Therefore, the proposed parcel sizes meet this test.*

D. Slope Test. Site slope shall be measured as defined in Article 8 (Definitions - Slope).

Average Slope	Minimum Parcel Size	
	Outside GSA	Inside GSA <sup>1</sup>
Over 30%	10 acres	20 acres
16-30%	7 acres	10 acres
0-15%	5 acres	5 acres

Notes:

1. Geologic study area combining designation.





*Discussion: The project site is not within a geologic study area combining designation and the average slope is less than 15%. Therefore, the proposed parcel sizes meet this test.*

2. LUO Section 22.24 Transfer of Development Credits. LUO Section 22.24 sets forth a program allowing for the transfer of development credits from one parcel to another. In accordance with LUO Section 22.24.070 B.2, the transfer of development credits is required for each lot created by any parcel map or tract map when located outside of an urban or village reserve line. The number of credits retired shall be equal to the net new parcels/lots created by the map.

*Discussion: The project is located outside an urban or village reserve line and the provisions of Section 22.24.070 B.2. apply. In this case, one net new parcel will be created as a result of the parcel map. Therefore, prior to recordation, the applicant will be required to demonstrate the retirement of one development credit.*

**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

*Will the project:*

- a) *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?*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- b) *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)*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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For further information on CEQA or the County's environmental review process, please visit the County's web site at "[www.sloplanning.org](http://www.sloplanning.org)" under "Environmental Information", or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> 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	In File**
<input checked="" type="checkbox"/>	County Environmental Health Services	In File**
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	In File**
<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	In File**
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	In File**
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Services District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>HealSLO</u>	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Templeton Unified School District</u>	Not Applicable

\*\* "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 type="checkbox"/> 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 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 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 Area Plan/El Pomar-Estrella SA	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Walsh Engineering, January 31, 2018, Stormwater Control Plan for Maurer Residence

Letter of December 24, 2017 from CalFIRE (Clinton Bullard, Fire Inspector)

Rebecca Loveland Anastasio, Cultural resources Services, February 2018, Cultural Resources Assessment of 1430 Eureka Lane, Templeton

Mid-Coast Geotechnical, Inc., June 22, 2017, Percolation Report for Proposed Residence at 1430 Eureka Lane

Miller Drilling Company, January 17, 2016 pump test report for 1430 Eureka Lane



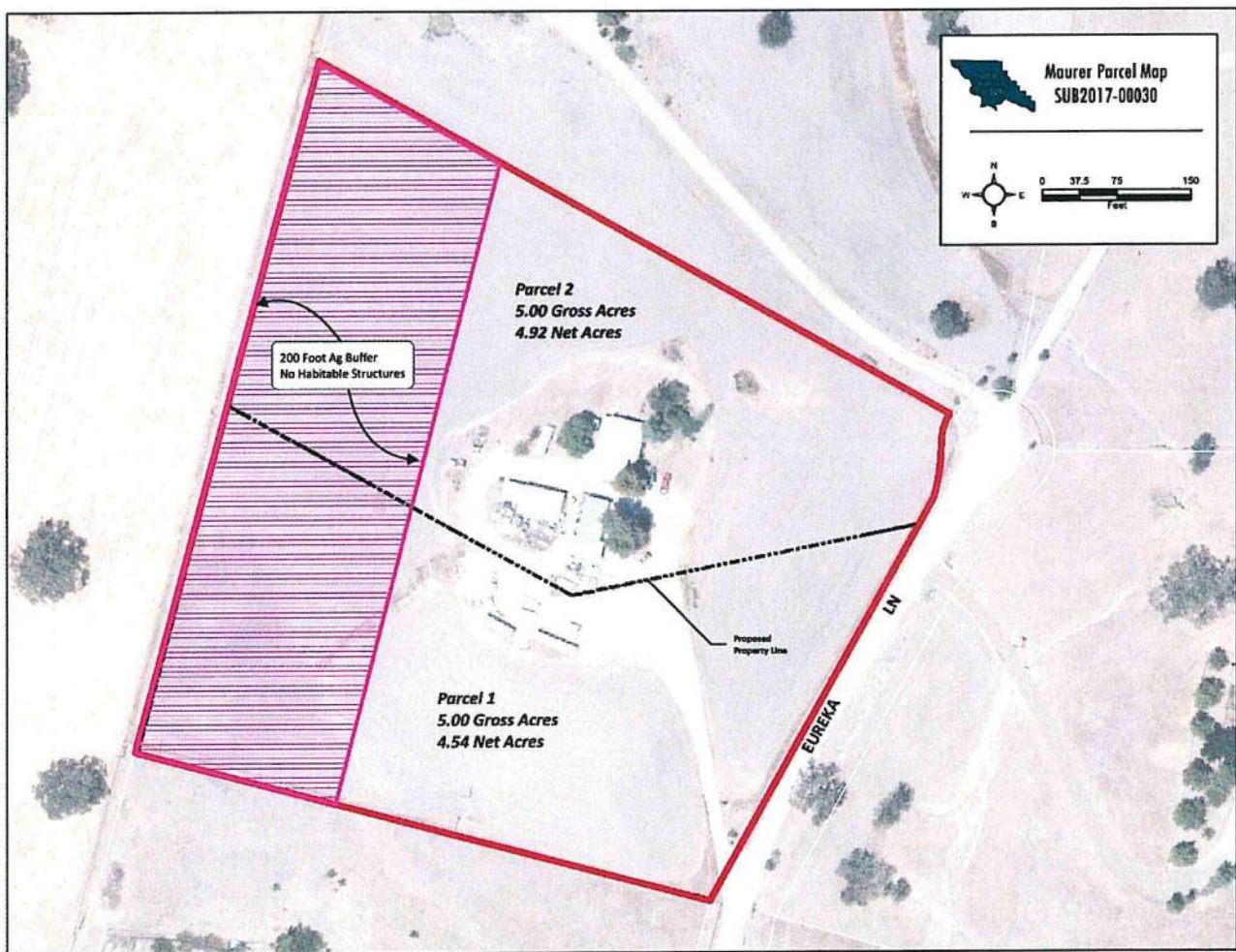
## Exhibit B - Mitigation Summary Table

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.

### Agricultural Resources

**AG-1 Agricultural buffer.** The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building. The additional map sheet shall be recorded with the final parcel map and shall include the following:

- a. A covenant that excludes the construction of new habitable structures within 200 feet of the western property line to reduce potential conflicts with existing and potential agricultural activities as shown generally by the following exhibit.



## Air Quality

**AQ-1 Dust Mitigation.** During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- 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. 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 evc 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 PM10 mitigation measures required should be shown on grading and building plans;
- 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.

**AQ-2 Wood Burning.** No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

### **Biological Resources**

**BIO-1 Nesting Birds – Pre-Construction Survey & Protection.** Prior to any grading construction activities, the Applicant shall avoid such construction activities during the typical avian nesting season (February 15 to August 15) to protect sensitive avian species and those species protected by the MBTA. If avoiding construction during this season is not feasible, a qualified biologist shall survey the area *within one week* prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged. A non-disturbance buffer of 50 feet will be placed around all non-sensitive, passerine bird species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until the Applicant's biologist has determined that the young have fledged. If special-status avian species are identified, no work will begin until an appropriate buffer is determined by consultation with the County's Environmental Coordinator, local CDFW biologist, and/or the USFWS.

### **Cultural Resources**

**CR-1 During any ground disturbing activities,** per Section 22.10.040 of the County's Land Use Ordinance In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

- a. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- b. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

### **Fire Safety**

**FS-1 Fire Safety – Compliance.** Prior to issuance of construction permits, the applicant agrees to abide by the recommendations made by the CAL FIRE, in the letter dated December 24, 2017 and the Fire Safety Standards LUO Sec. 22.05.086.

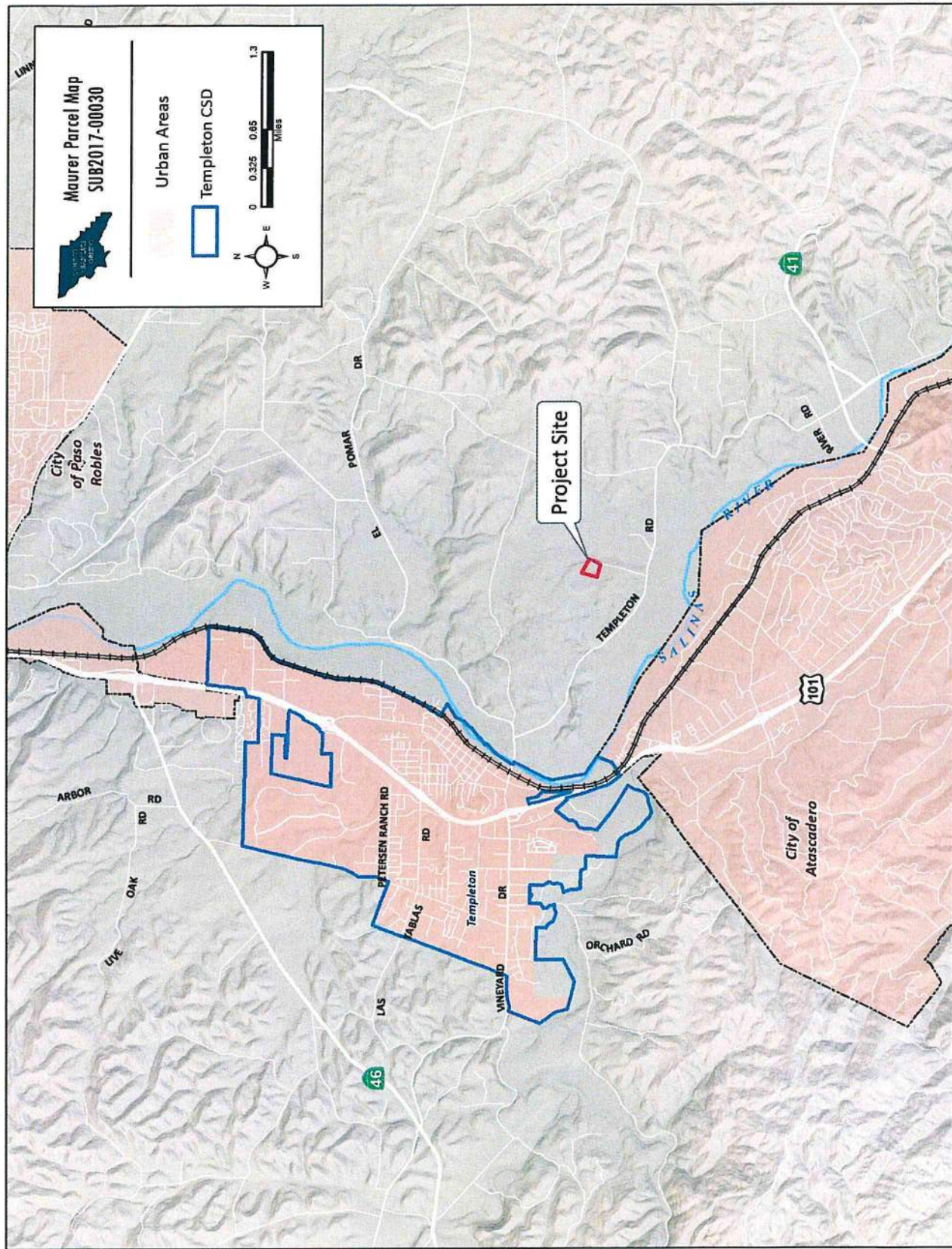
### **Public Facilities and Services**

**PS-1 Prior to issuance of construction permits,** the applicant shall pay all applicable school and public facilities fees.

### **Wastewater**

**WW-1 Prior to issuance of construction permits,** the applicant shall be required to submit sufficient soil percolation and soil boring information to show how septic systems will comply with the Central Coast Basin Plan for potential constraints identified for the project site. Final map recordation will not be approved by the Environmental Health Department if Basin Plan criteria cannot be met.





DATE: November 14, 2018  
REVISED:

**DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM  
FOR MAURER PARCEL MAP CO16-196  
ED17- 325 / SUB2017-00030**

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:**

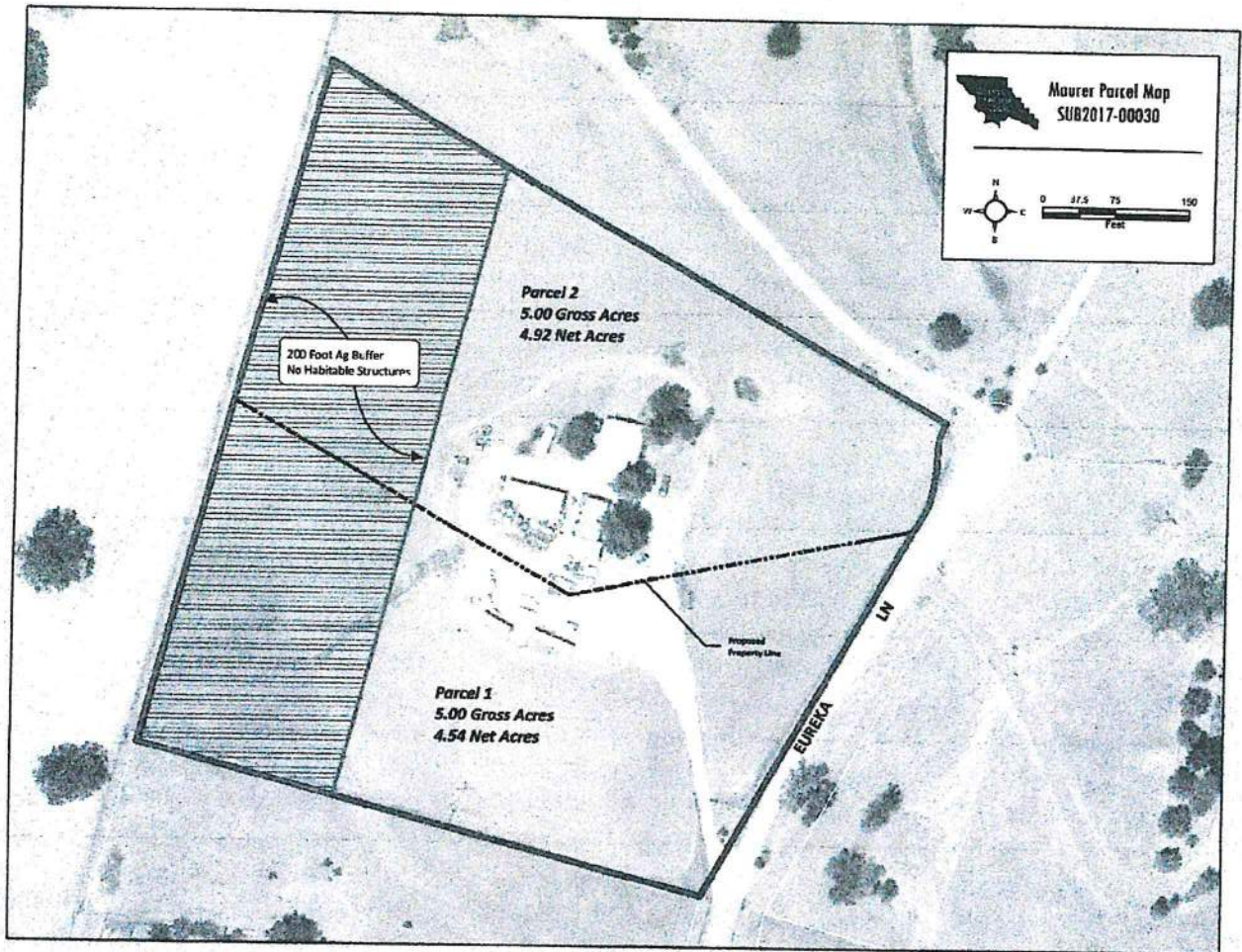
A request by John and Wendy Maurer for a Tentative Parcel Map (CO 16-0196) to subdivide a 10.0 acre parcel into two parcels of 5.0 gross acres for the purpose of sale and/or development. The project site is within the Residential Rural land use category and is located at 1430 Eureka Lane about 2 miles southeast of the community of Templeton (Figure 1). The site is within the El Pomar/Estrella sub-area of the North County Planning Area.

**MAP CONDITIONS**

**The following mitigation measures must be incorporated into any grading, building or improvement construction plans for development of the property, to minimize the potential for adverse impacts to occur:**

**Agricultural Resources**

- AG-1 Agricultural buffer.** The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building. The additional map sheet shall be recorded with the final parcel map and shall include the following:
- a. A covenant that excludes the construction of new habitable structures within 200 feet of the western property line to reduce potential conflicts with existing and potential agricultural activities as shown generally by the following exhibit.



## Air Quality

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- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;

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**ADDITIONAL MAP SHEET**

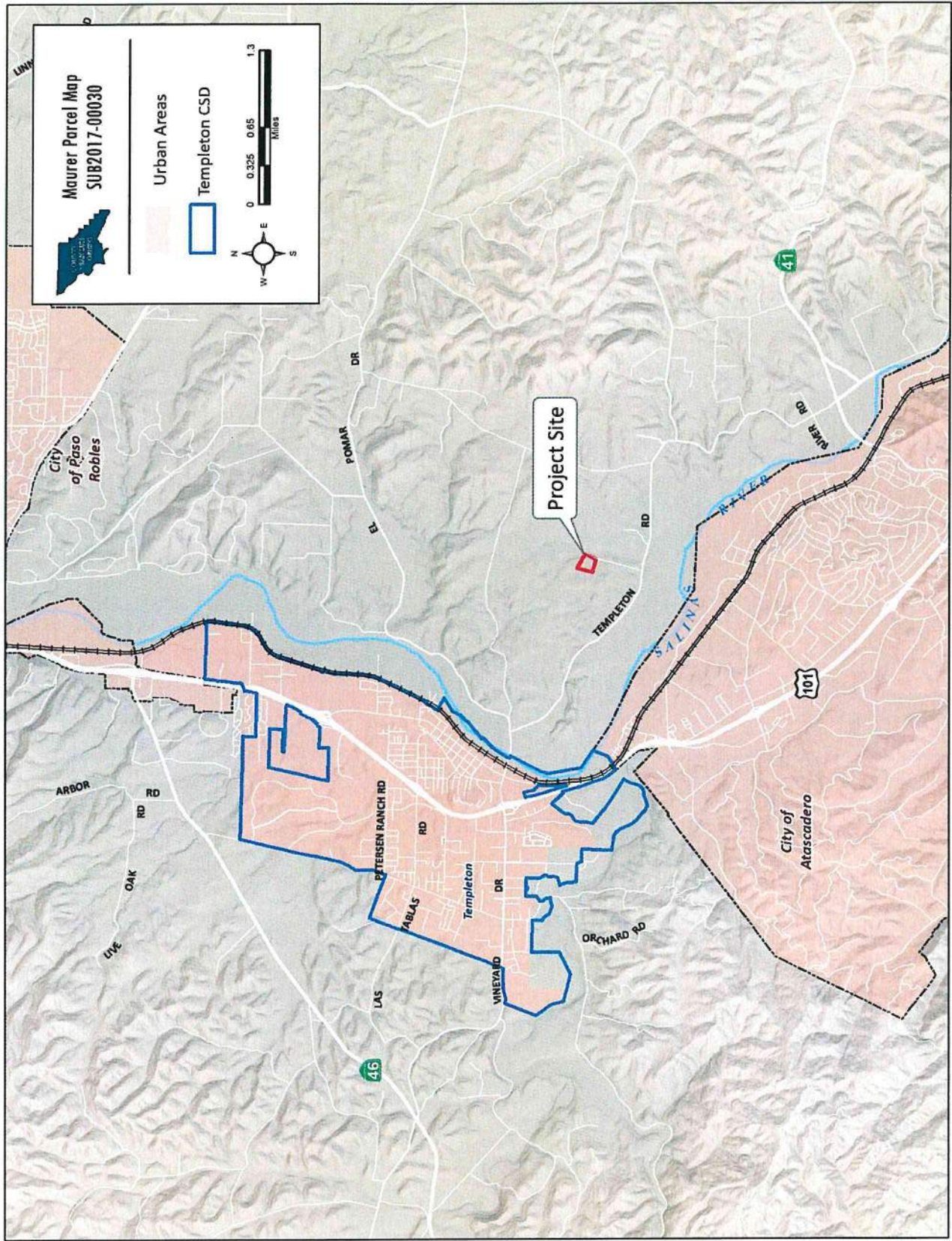
**The above-noted mitigation measure conditions will be reproduced on an Additional Map Sheet and recorded with the parcel map.**

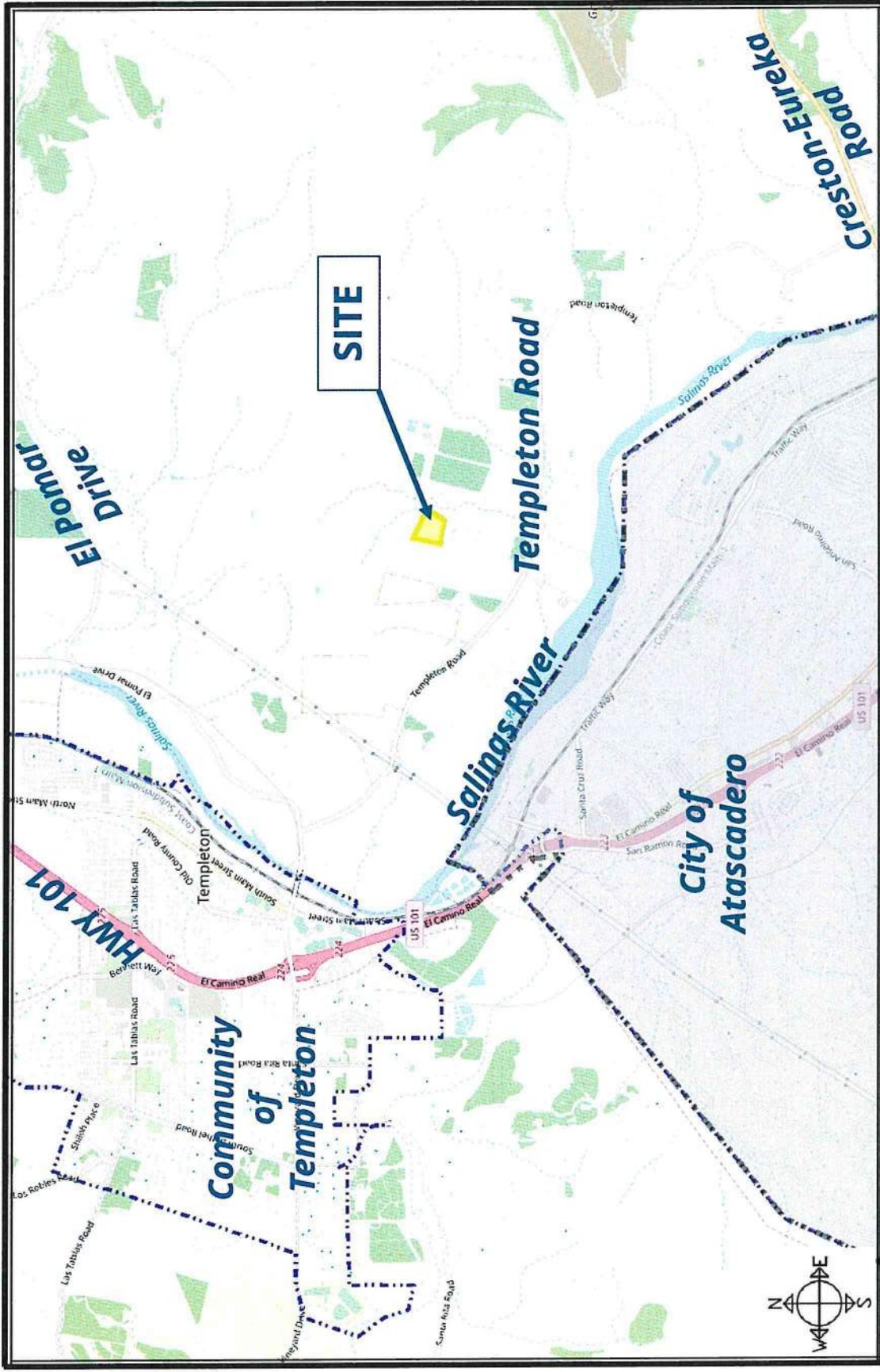
**AGREEMENT**

Prior to recordation of the Final Map, the applicant shall enter into an agreement with the County, in a form acceptable to the County Counsel, where by the applicant agrees, on behalf of the applicant and successors in interest, that the following shall be done:

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.

	John T. Maurer	12.16.18
Signature of Owner	Name (Print)	Date
	WENDY MAURER	12.16.18
Signature of Owner	Name (Print)	Date

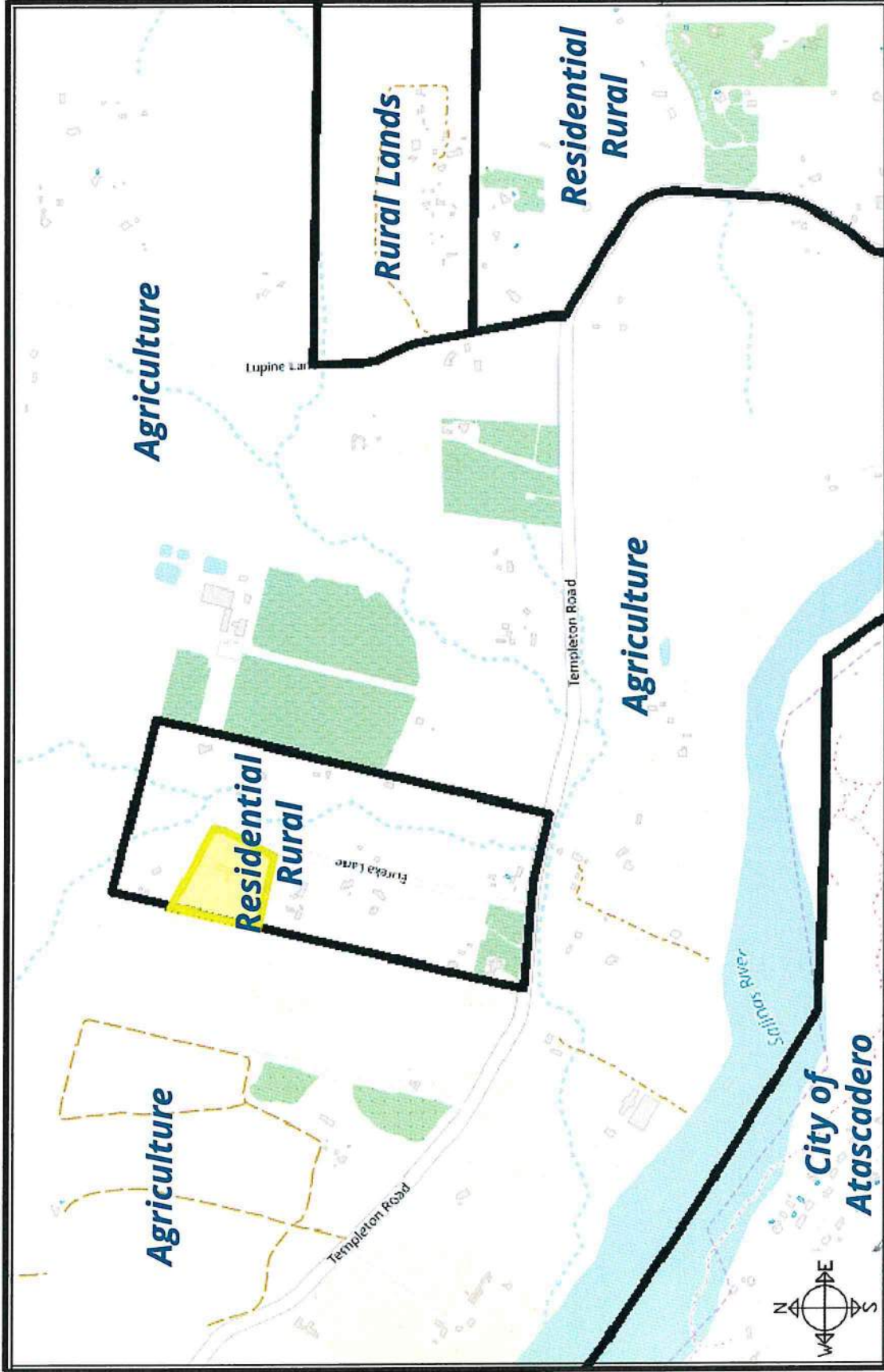




Vicinity Map  
 SUB2017-00030 CO16-196

COUNTY OF SAN LUIS OBISPO





**Land Use Category Map  
SUB2017-00030 CO16-196**

COUNTY OF SAN LUIS OBISPO



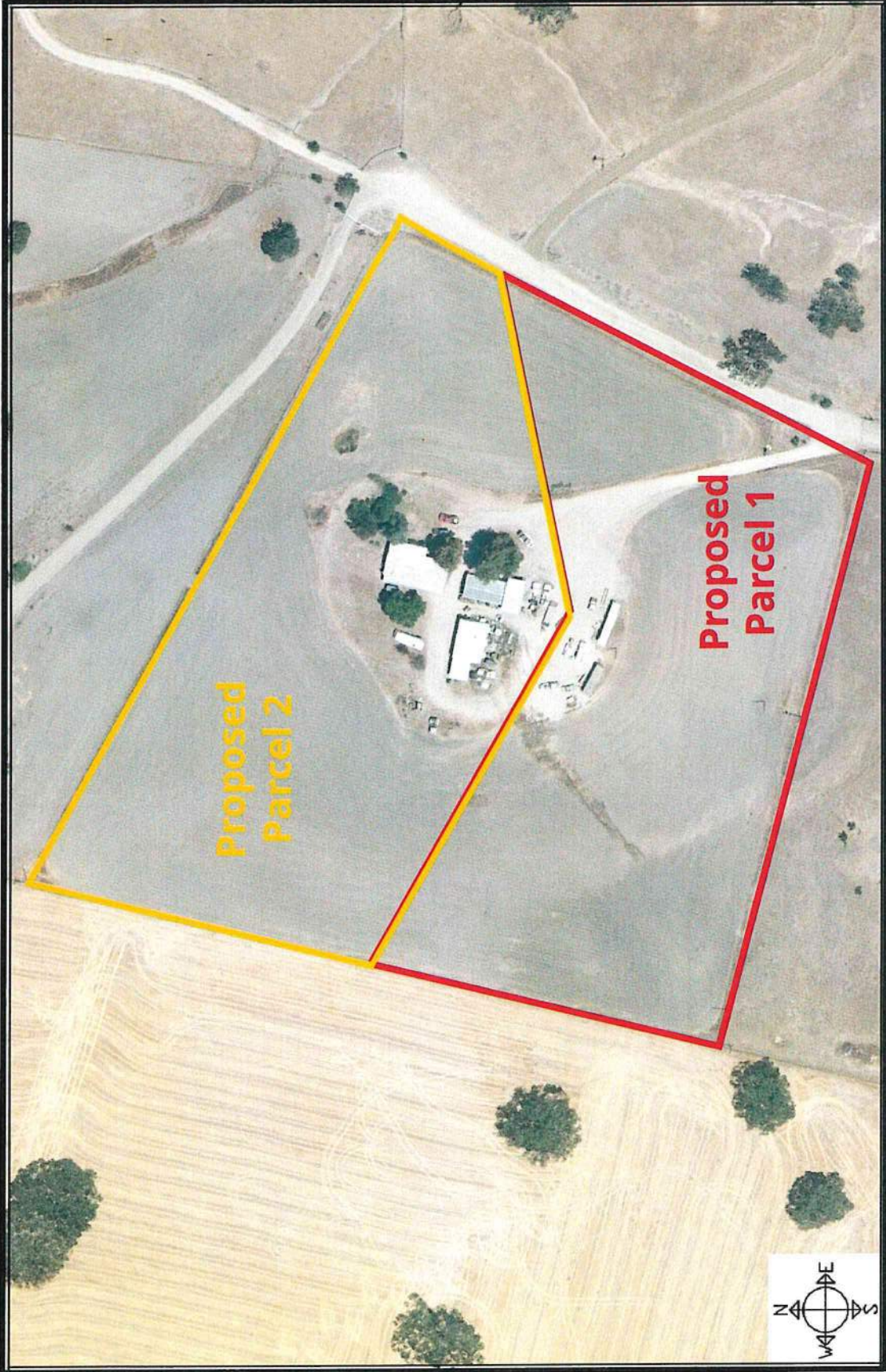




**Aerial of Existing Parcel  
SUB2017-00030 CO16-196**

**COUNTY OF SAN LUIS OBISPO**

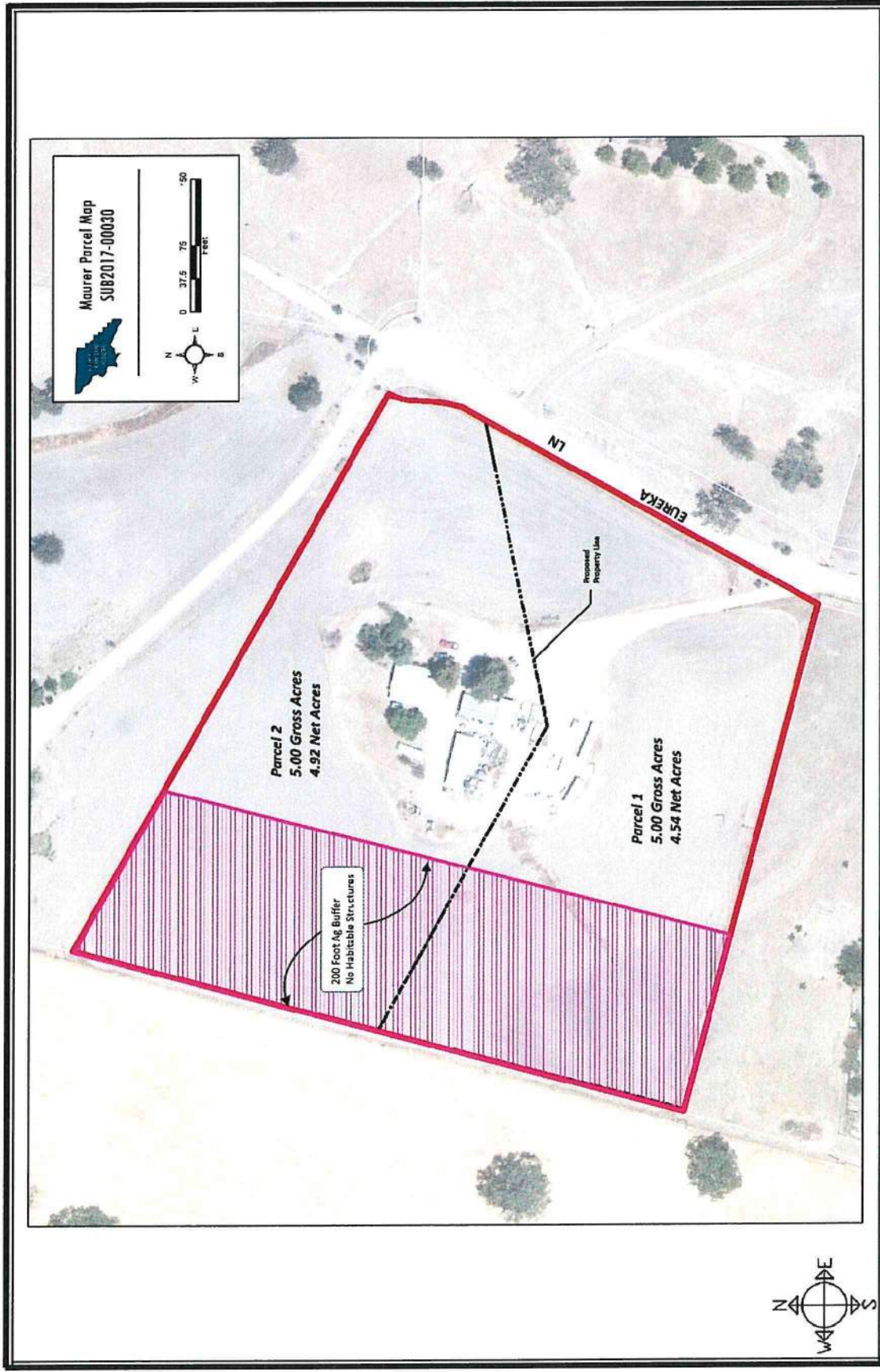




**Aerial of Proposed Parcels  
SUB2017-00030 CO16-196**

COUNTY OF SAN LUIS OBISPO

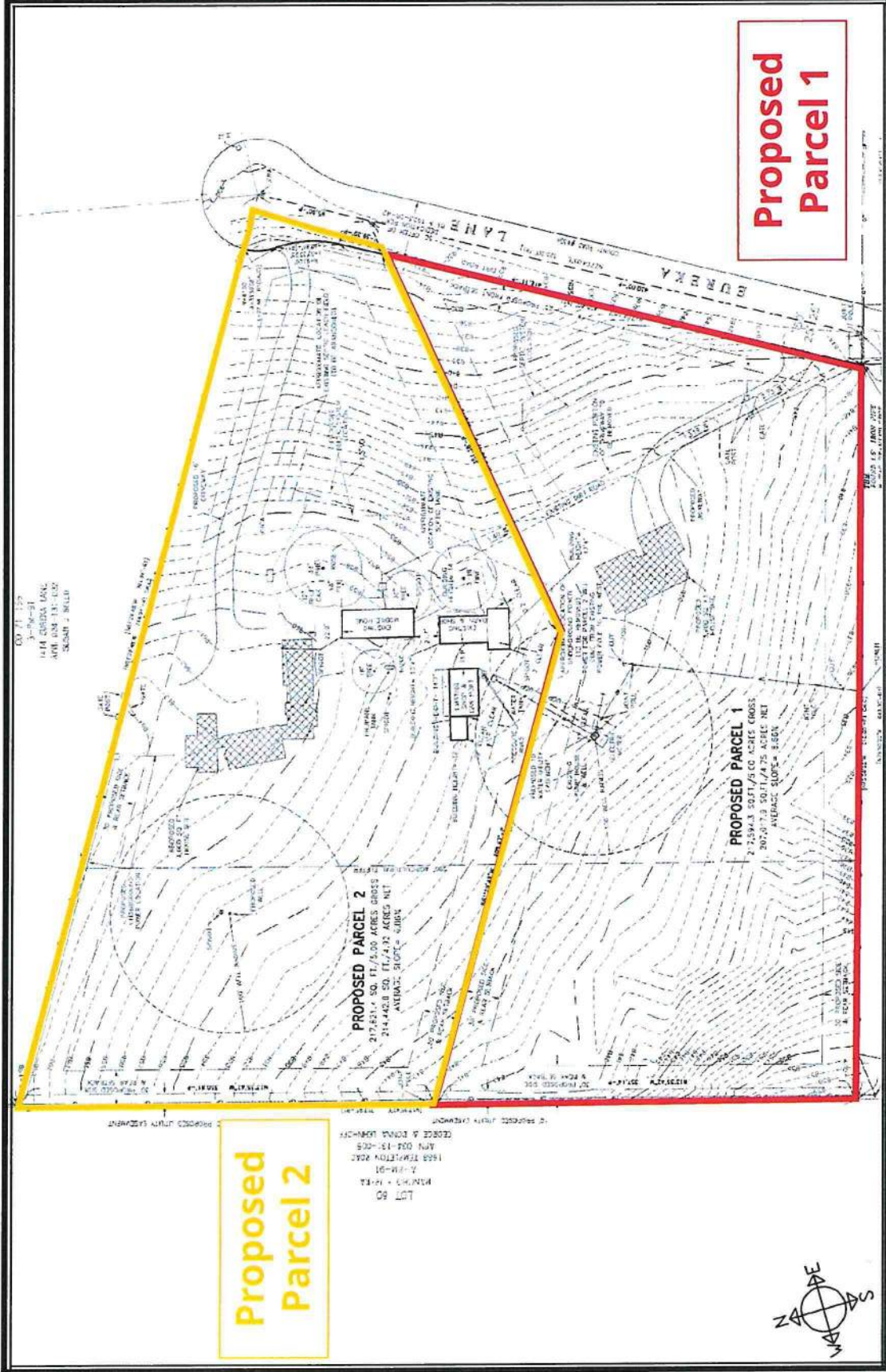




**Aerial of Ag. Buffer**  
**SUB2017-00030 CO16-196**

COUNTY OF SAN LUIS OBISPO

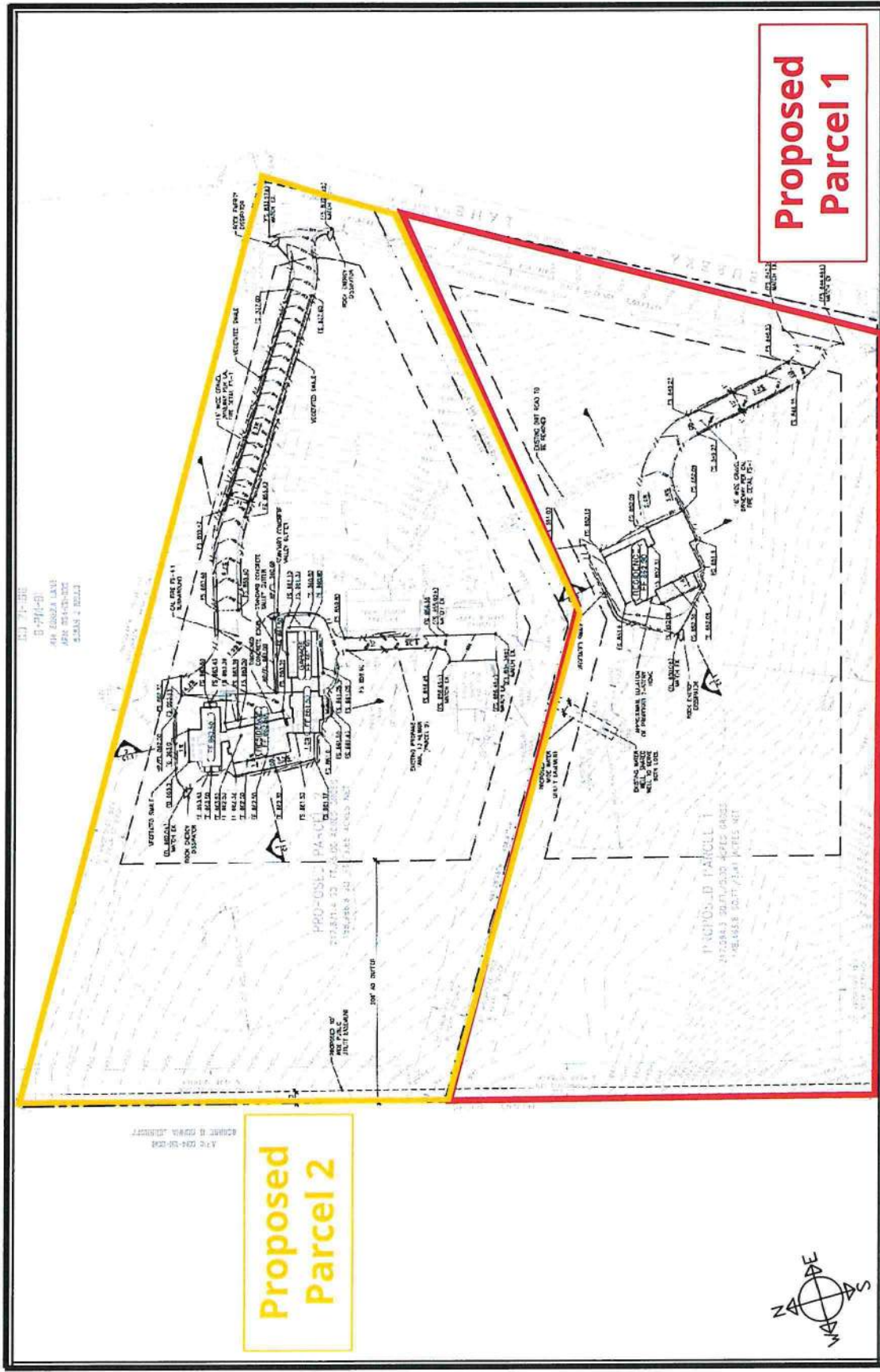




**Parcel Map**  
**SUB2017-00030 CO16-196**

COUNTY OF SAN LUIS OBISPO





**Proposed Parcel 1**

**Proposed Parcel 2**

APR 12 2017 10:52 AM  
 A310 1204-105-1204  
 COUNTY OF SAN LUIS OBISPO

**Grading and Site Plan  
 SUB2017-00030 CO16-196**

COUNTY OF SAN LUIS OBISPO





## COUNTY OF SAN LUIS OBISPO

### DEPARTMENT OF AGRICULTURE / WEIGHTS & MEASURES

Martin Settevendemie, Agricultural Commissioner / Sealer of Weights & Measures

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**DATE:** November 7, 2017  
**TO:** Kate Shea, Project Manager  
**FROM:** Lynda L. Auchinachie, Agriculture Department  
**SUBJECT:** Maurer Parcel Map SUB2017-00030 (1978)

#### Comments

The applicant proposes to subdivide an approximately ten acre parcel into two five acre parcels. The project site is located at 1430 Eureka Lane, east of Templeton. The project site is within the Residential Rural land use category and is developed with a residence and residential accessory structures. The property directly to the west of the project site is within the Agriculture land use category and supports dry farm hay and grain production with the potential to support an irrigated crop such as wine grapes.

One of the primary goals of the Agriculture Element is to ensure the long-term sustainability of agricultural resources and operations. Part of the land use review process is to identify potential land use conflicts between proposed development and existing or potential production agriculture. Future residential development on the project site could be incompatible with the existing or potential agricultural production to the west. The buffer range identified in the Agriculture Element is 200-600 feet. Based on the agricultural resources, existing topography, and other site features, the following is recommended:

- Future habitable structures on both proposed parcels should be located at least 200 feet from the western property line to reduce potential conflicts with existing and potential agriculture activities.

The above comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA) and on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.

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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR

RECEIVED

OCT 26 2017

THIS IS A NEW PROJECT REFERRAL

DATE: 10/25/2017
TO: 5th District Legislative Assistant, Agricultural commissioner, Cal Fire/County Fire\*, Environmental Health\*, HEAL SLO, Parks, Public Works\*, Templeton (Water/Sewer/Fire), Templeton School District, Templeton Area Advisory Group\*, AB52
FROM: Kate Shea (805-781-4097 or kshea@co.slo.ca.us) North County Team / Development Review

Environmental Health

PROJECT DESCRIPTION: SUB2017-00030 MAURER CO17-156: proposed split of 10 acre parcel to two 5 acre parcels for property located at 1430 Eureka Lane, Templeton
APN(S): 034-131-030

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 I: 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.

Please see attached. Stocks individual well & onsite septic.

11.3.17 Date Kealoha Ghiglia Name x5551 Phone



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY  
PUBLIC HEALTH DEPARTMENT

Jeff Hamm *Health Agency Director*

Penny Borenstein, MD, MPH *Health Officer/Public Health Director*

November 3, 2017

Skip Touchon  
Twin Cities Surveying, Inc.  
P.O. Box 777  
Templeton, CA 93465

**RE: TENTATIVE PARCEL MAP CO 17-0156 (Maurer)  
APN 034-131-030**

Water Supply

This office is in receipt of satisfactory **preliminary** evidence of water in the form of a production test performed by Miller Drilling Co. on 1/17/2016. Please be advised that additional water well documentation will be required for **each** lot prior to approving the map for recordation. Adequate documentation will include, the well completion report, current well capacity (4 hour minimum pump test) and current water quality testing ("current" is information not more than 5 years old). Please contact this office for details regarding required testing before initiating work. Any proposal to share a domestic water well will require consultation with Division staff prior to hearing.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope it must be designed and the installation certified by a registered civil engineer.

**CO 17-0156** is approved for Environmental Health subdivision map processing.

A handwritten signature in blue ink, appearing to read "K Ghiglia".

Kealoha Ghiglia, REHS  
Environmental Health Specialist

**Environmental Health Services**

2156 Sierra Way, Suite B | San Luis Obispo, CA 93401 | (P) 805-781-5544 | (F) 805-781-4211

[www.slopublichealth.org/ehs](http://www.slopublichealth.org/ehs)





Date: July 9, 2018

To: Kate Shea, Project Planner

From: Glenn Marshall, Development Services Engineer

**Subject: Public Works Project Referral for CO 16-0196 – Maurer, Eureka Ln, Templeton, APN 034-131-030**

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 October 25, 2017 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. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for): *“In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel.”*
- C. The project is located in Residential Rural. In accordance with Resolution 2008-0152 (supersedes Resolution 91-367) no frontage improvements along Eureka Lane are required.
- D. The proposed project is within the Templeton Road Improvement Fee Area B. Payment of Road Improvement Fees is required prior to building permit issuance.
- E. The project does not meet the applicability criteria for Storm Water Management because it is located outside an MS4 Stormwater Management Area.
- F. The project is located within the Paso Robles Groundwater Basin and must follow the adopted water conservation requirements of the Paso Robles Groundwater Basin Plan.

**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. The existing private access road serving Parcels 1 & 2 shall be reconstructed to Cal Fire Fire-Safe Standards, if required, between Eureka Lane and the existing residence and within a minimum 30-foot private access and utility easement with additional easement width as necessary to contain all elements of the roadway prism. The access road shall terminate in a Cal Fire standard cul-de-sac or other approved terminus.
  - b. Realign existing driveway to intersect Eureka Lane at near 90-degrees per County Public Improvement Standards.
2. 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.
3. The applicant shall 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. The 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.

Offers, Easements and Restrictions:

4. The applicant shall reserve the following private easements by certificate on the map or by separate document:
  - a. A minimum 30-foot shared private access, drainage, and utility easement in favor of Parcels 1 and 2 with additional width as necessary to include all elements of the roadway prism and the cul-de-sac or other Cal Fire approved road terminus.

Improvement Plans:

5. 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 plans are to include, as applicable:
  - a. Driveway plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Utility plan.

1. Water plan to be approved jointly with County Environmental Health. Water facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel.
  2. Sewer plan to be approved jointly with County Environmental Health. Sewer facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel
  3. New electric power, telephone and cable television service conduits and appurtenances shall be constructed and service conduits stubbed to each new parcel.
  4. New gas distribution mains and appurtenances shall be installed along the entire project frontage(s) and gas service laterals stubbed to each new parcel.
  5. 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. *(for projects within the urban or village reserve only-REMOVE THIS COMMENT)*
- d. Sedimentation and erosion control plan for subdivision related improvements.
  - e. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
  - f. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
  - g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
  - h. Trail plan, if required, to be approved jointly with County Parks.

Drainage:

6. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.

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. If improvements are bonded for, all public improvements (access, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
- b. Notification to prospective buyers that the private access road is to be privately maintained, indicating the proposed maintenance mechanism.
- c. Notification to prospective buyers the project site is located within the Paso Robles Groundwater Basin and future development must follow the adopted water conservation requirements of the Paso Robles Groundwater Basin Plan.
- d. 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 B Road Improvement 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 issuance of building permits.
- e. The property owner shall be responsible for the operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.

Miscellaneous:

- 8. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 9. All lots must be numbered in sequence.
- 10. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.
- 11. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

/Volumes/groups/Development/\_DEVSERV Referrals/Land Divisions/PM/CO 2016-0196 Maurer Templeton/CO 2016-0196 Maurer Templeton.docx  
 UPDATED: ~~November 21, 2018~~ July 9, 2018

**21.02.046(a) Tentative Map Check List for: Parcel Map 16-0196.**

Status	Item	Comments
✓	<u>Preliminary Title Report</u> . Preliminary title report concerning the property which is not more than six months old showing current property owners.	

Status	Item	Comments
✓	(1) <u>Record Data</u> . The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.	
✓	(2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property.	
✓	(3) <u>Legend and Owner Information</u> . A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.	
✓	(4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads	
✓	(5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.	
✓	(6) <u>Contour Lines</u> . Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft	
✓	(7) <u>Drainage</u> . The approximate location of all watercourses, drainage channels and existing drainage structures.	
✓	(8) <u>Landforms</u> . The approximate location of other topographic or manmade features, such as bluff tops and ponds.	
X	(9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.	
X	(10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow.	
✓	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.	
✓	(12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.	
✓	(13) <u>Streets</u> . The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways.	
✓	(14) <u>Easements</u> . The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.	
X	(15) <u>Coastal Zone</u> . For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site	

Status: X = Not Applicable O = Requires Compliance ✓ = Complied



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 10/25/2017
TO: 5th District Legislative Assistant, Agricultural commissioner, Cal Fire/County Fire\*, Environmental Health\*, HEAL SLO, Parks, Public Works\*, Templeton (Water/Sewer/Fire), Templeton School District, Templeton Area Advisory Group\*, AB52
FROM: Kate Shea (805-781-4097 or kshea@co.slo.ca.us) North County Team / Development Review
PROJECT DESCRIPTION: SUB2017-00030 MAURER CO17-156: proposed split of 10 acre parcel to two 5 acre parcels for property located at 1430 Eureka Lane, Templeton
APN(S): 034-131-030

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 I: 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 Tees
11/9/17 Date
EKavanaugh Name
781-4089 Phone



Air Pollution Control District  
San Luis Obispo County

December 1, 2017

Ms. Kate Shea  
San Luis Obispo County Department of Planning and Building  
County Government Center  
San Luis Obispo CA 93408

SUBJECT: APCD Comments Regarding the Proposed Parcel Map to Split, SUB2017-00030 CO17-156

Dear Ms. Shea:

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 located at 1430 Eureka Lane in Templeton. This project involves splitting a 10-acre property, zoned as residential rural outside of the village reserve line, into two 5-acre properties. *The following are APCD comments that are pertinent to this project.*

Inconsistent with the Clean Air Plan

This project, like so many others, falls below our emissions significance thresholds and is therefore unlikely to trigger a finding of significance for air quality impacts requiring mitigation. However, we are very concerned with the cumulative effects resulting from the ongoing fracturing of rural 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. **Chapter 6, section L-1 of the CAP recommends that areas outside the village reserve lines be retained as open space, agriculture and very low-density residential development; therefore, the APCD does not support this project or this type of development.**

The District understands that under the County's Land Use Ordinance parcels within the residential rural category can be subdivided to a minimum lot size of five acres when they are 0-5 miles from the village reserve line. We also 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 these, and

similar rural 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. **We do not support this project or this type of development.**

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at (805) 781-5912.

Sincerely,



Meghan Field  
Air Quality Specialist

MDF/agj

cc: Skip Touchon, Twin Cities Surveying  
John T. and Wendy Maurer