



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

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.

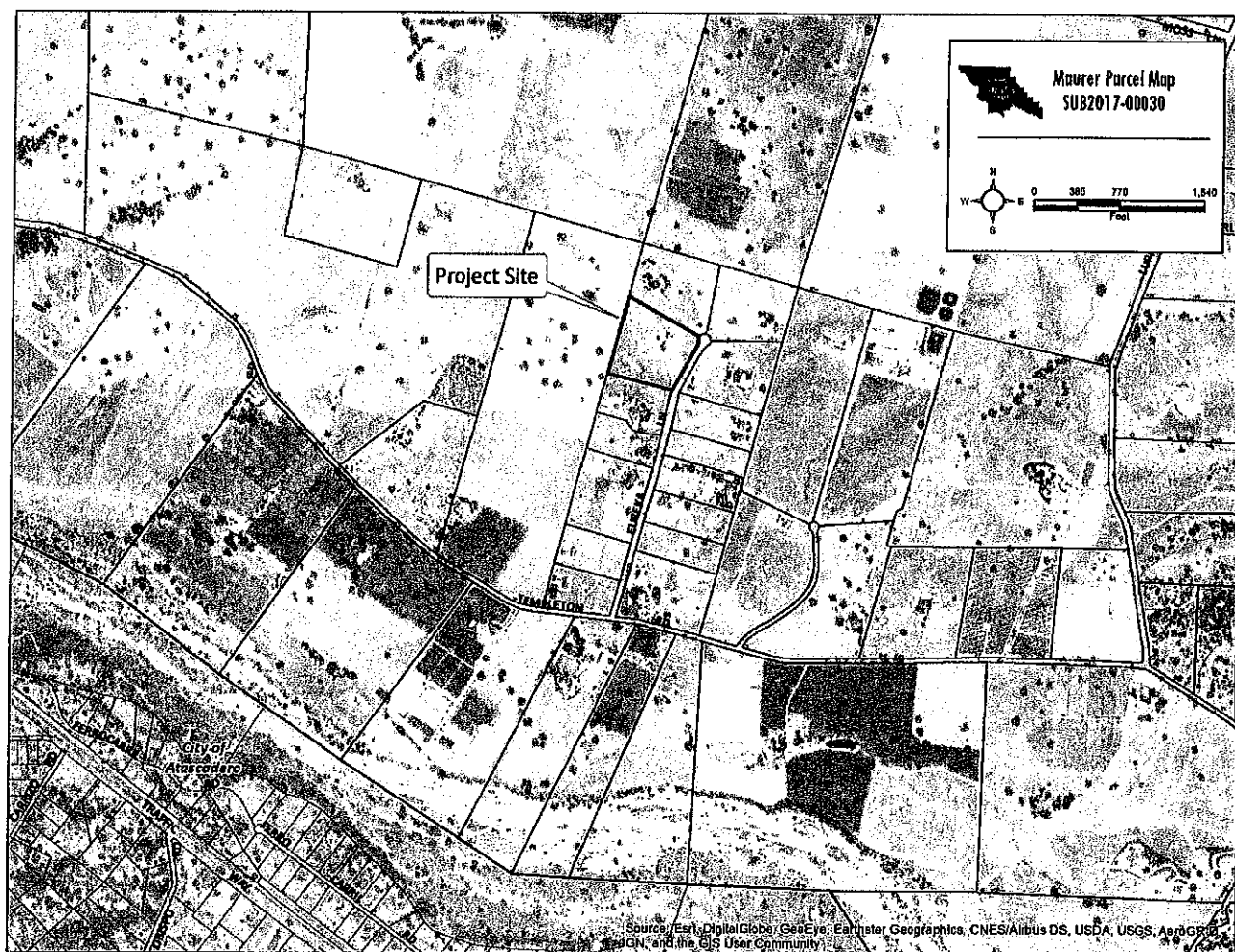
The project site is gently sloping and contains a mobile home, two accessory structures and a well (Figure 3). Vegetation is limited to ornamental landscaping, non-native grasses, a small cluster of grey pines and one blue oak. Vehicular access is provided by an unimproved driveway to Eureka Lane.

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 2 – Project Vicinity



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;

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.

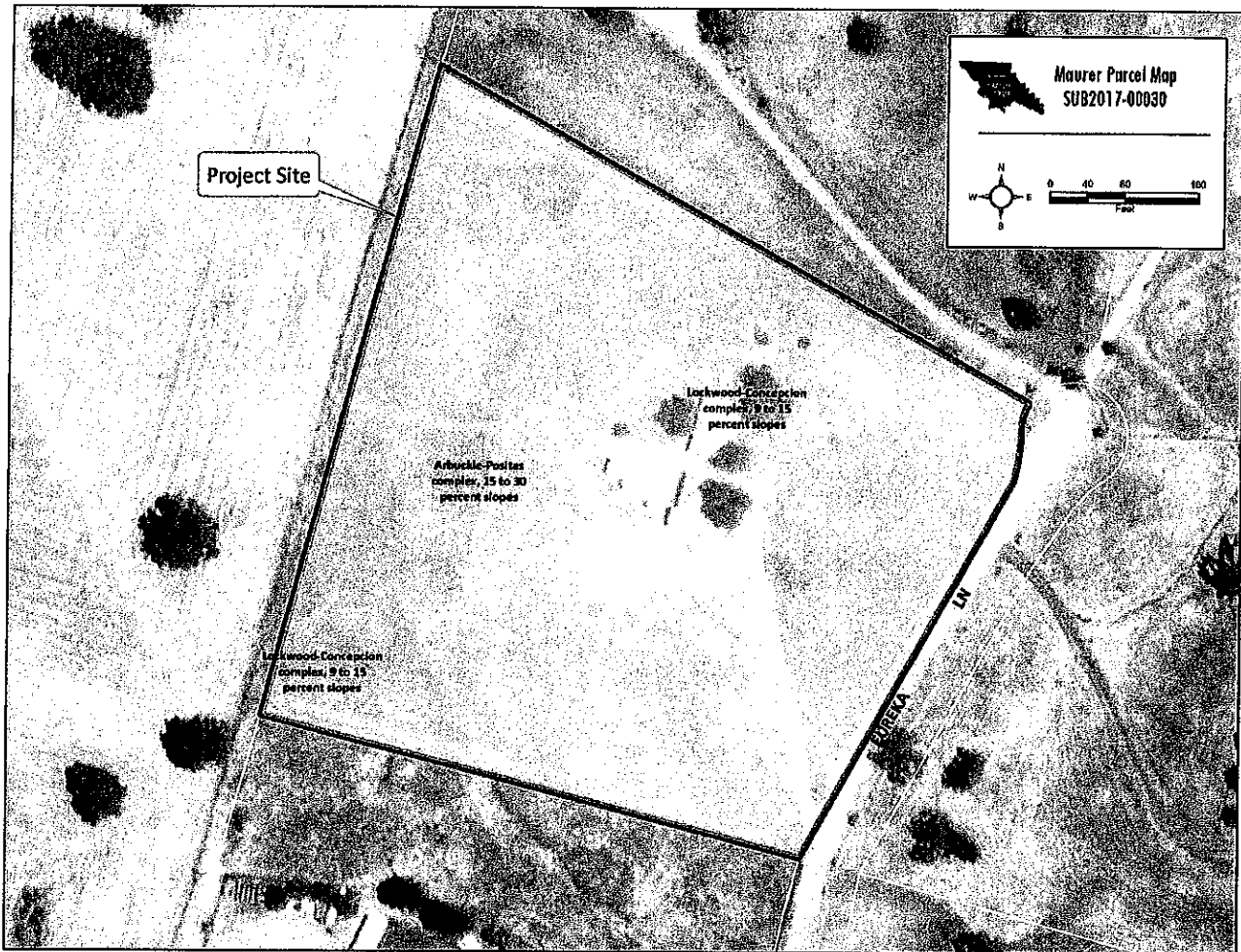
Mitigation/Conclusion. Project impacts to aesthetic and visual resources are considered less than significant because:

- 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.

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



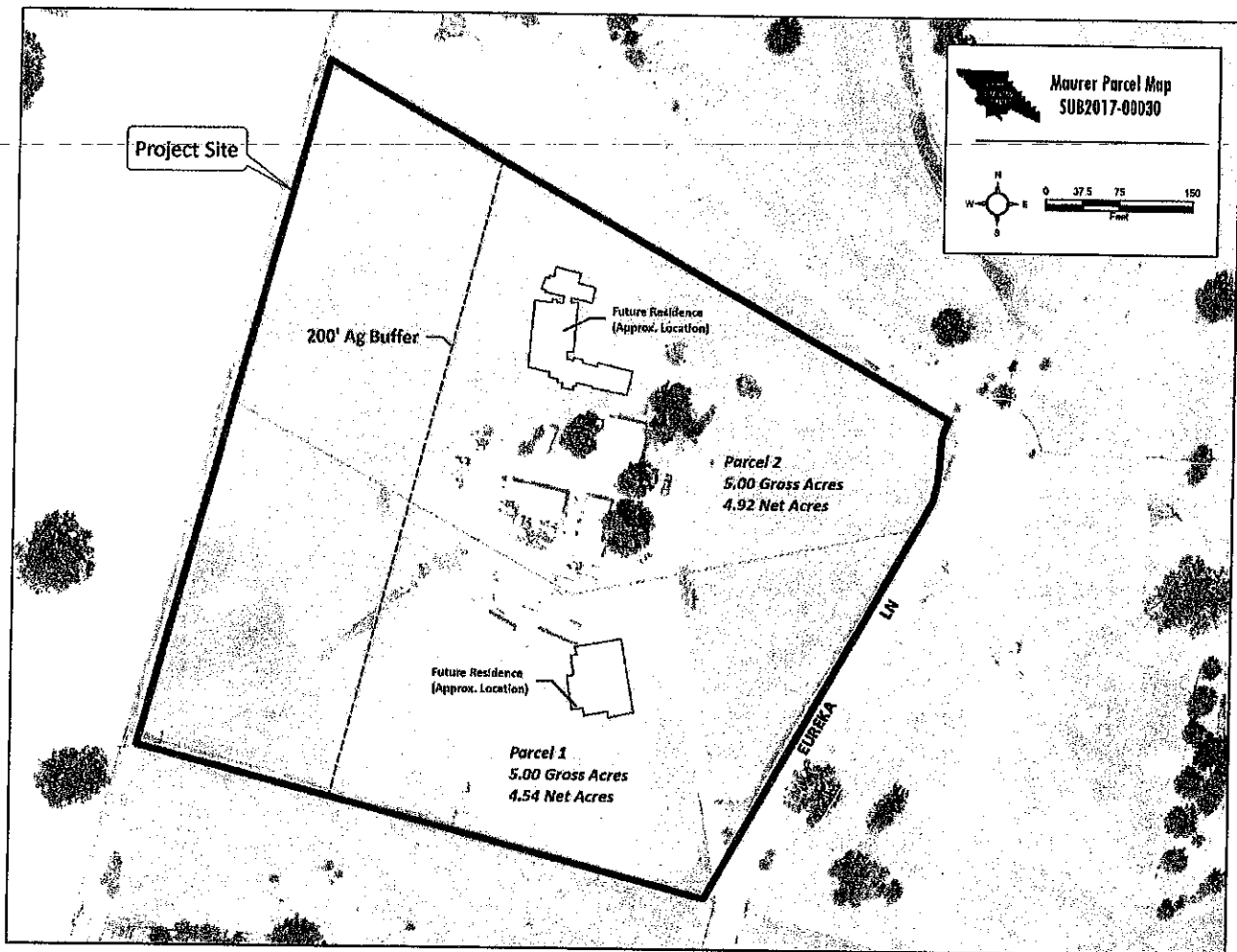
Impacts.

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).

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.

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

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 (PM₁₀). In addition, a project with the potential to generate 137 lbs per day of ozone precursors (ROG + NO_x) 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_x combined.

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.

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.



5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	☐	☒	☐	☐
b) <i>Disturb historical resources?</i>	☐	☐	☒	☐
c) <i>Disturb paleontological resources?</i>	☐	☐	☒	☐
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</i>	☐	☐	☒	☐
e) <i>Other: _____</i>	☐	☐	☐	☒

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

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>	☐	☐	☒	☐
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	☐	☐	☐	☐
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>	☐	☐	☒	☐
d) <i>Include structures located on expansive soils?</i>	☐	☐	☒	☐
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	☐	☐	☒	☐
f) <i>Preclude the future extraction of valuable mineral resources?</i>	☐	☐	☐	☒
g) <i>Other: _____</i>	☐	☐	☐	☒

* 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



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

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

8. NOISE

Will the project:

	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>	☐	☐	☒	☐
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	☐	☐	☒	☐
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	☐	☐	☒	☐
d) <i>Expose people to severe noise or vibration?</i>	☐	☐	☒	☐
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>	☐	☐	☐	☒
f) <i>Other:</i> _____	☐	☐	☐	☒

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.

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) Fire protection?	☐	☐	☒	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☐	☒	☐
c) Schools?	☐	☒	☐	☐
d) Roads?	☐	☒	☐	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☒

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

Police: County Sheriff Location: Templeton (Approximately 2.38 miles to the northwest)
Fire: 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)
School District: 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.

12. TRANSPORTATION/CIRCULATION

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	☐	☐	☒	☐
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	☐	☐	☒	☐
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	☐	☐	☒	☐
d) <i>Provide for adequate emergency access?</i>	☐	☐	☒	☐
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>	☐	☐	☒	☐
f) <i>Conflict with an applicable congestion management program?</i>	☐	☐	☒	☐
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>	☐	☐	☒	☐
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	☐	☐	☐	☒
i) <i>Other: _____</i>	☐	☐	☐	☒

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:

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>	☐	☒	☐	☐
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	☐	☐	☒	☐
c) <i>Adversely affect community wastewater service provider?</i>	☐	☐	☐	☒
d) <i>Other: _____</i>	☐	☐	☐	☒

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).

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
QUALITY				
a) Violate any water quality standards?	☐	☒	☐	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☒	☐	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☐	☒
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒
k) Other: _____	☐	☐	☐	☒

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.

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 ¹	Minimum Parcel Size	
	Moderate Hazard ²	High Hazard ³
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

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.

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>
☒	County Public Works Department	In File**
☒	County Environmental Health Services	In File**
☒	County Agricultural Commissioner's Office	In File**
☐	County Airport Manager	Not Applicable
☐	Airport Land Use Commission	Not Applicable
☒	Air Pollution Control District	In File**
☐	County Sheriff's Department	Not Applicable
☐	Regional Water Quality Control Board	Not Applicable
☐	CA Coastal Commission	Not Applicable
☐	CA Department of Fish and Wildlife	Not Applicable
☒	CA Department of Forestry (Cal Fire)	In File**
☐	CA Department of Transportation	Not Applicable
☐	Community Services District	Not Applicable
☒	Other <u>HealSLO</u>	Not Applicable
☒	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.

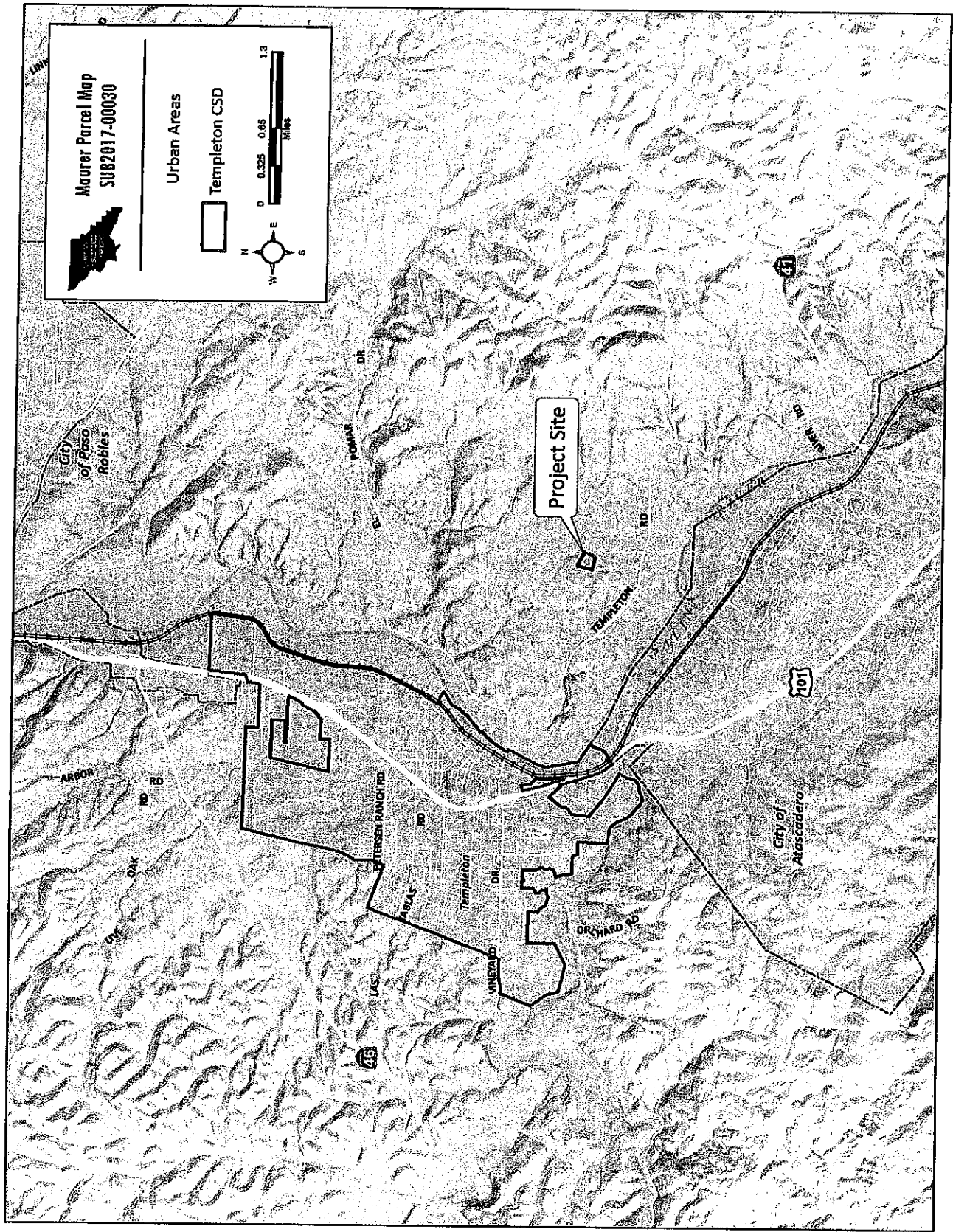
☒ Project File for the Subject Application	☐ Design Plan
<u>County documents</u>	☐ Specific Plan
☐ Coastal Plan Policies	☒ Annual Resource Summary Report
☒ Framework for Planning (Coastal/Inland)	☐ Circulation Study
☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: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

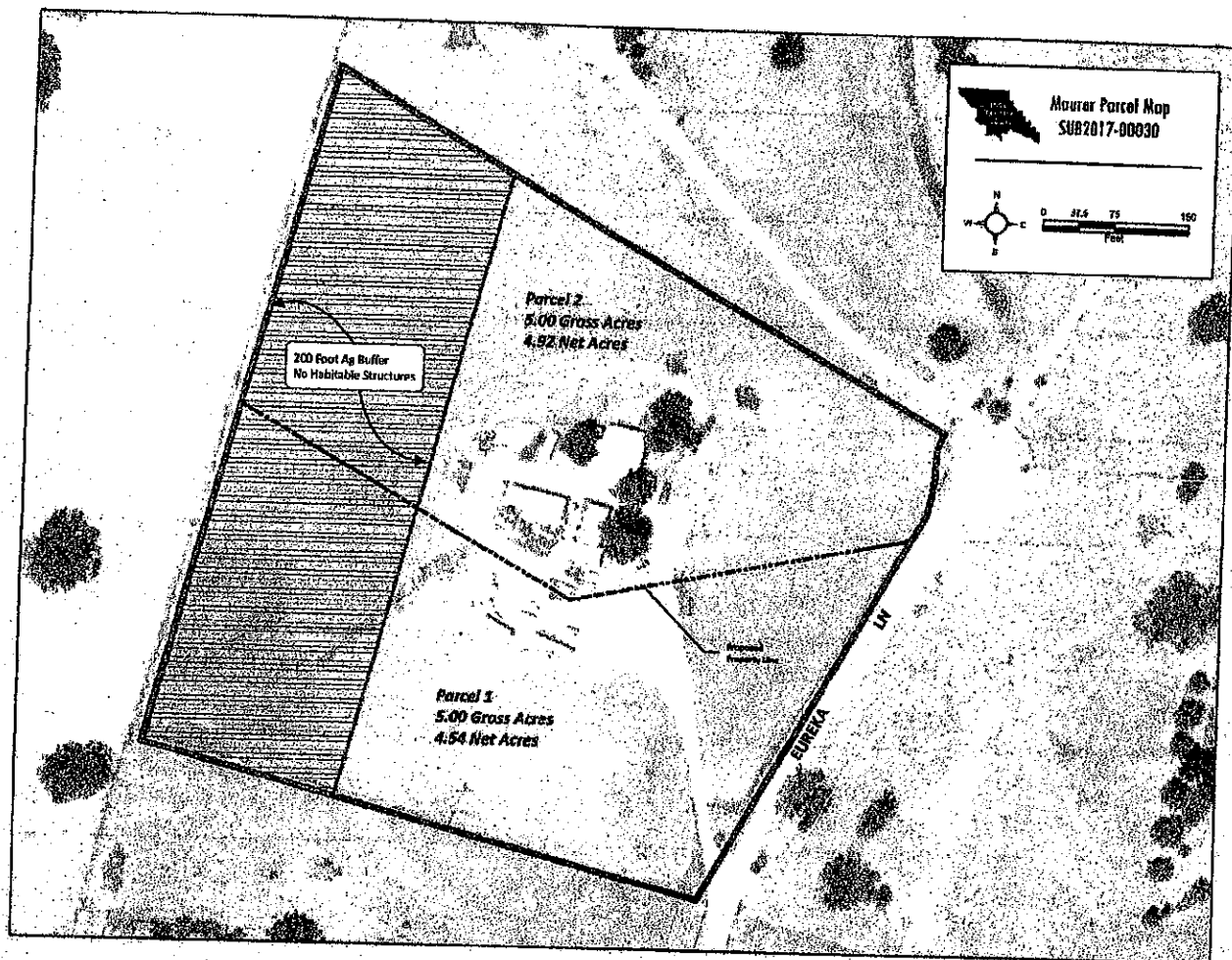
Air Quality

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.







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;

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.

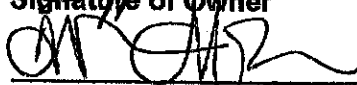
ADDITIONAL MAP SHEET

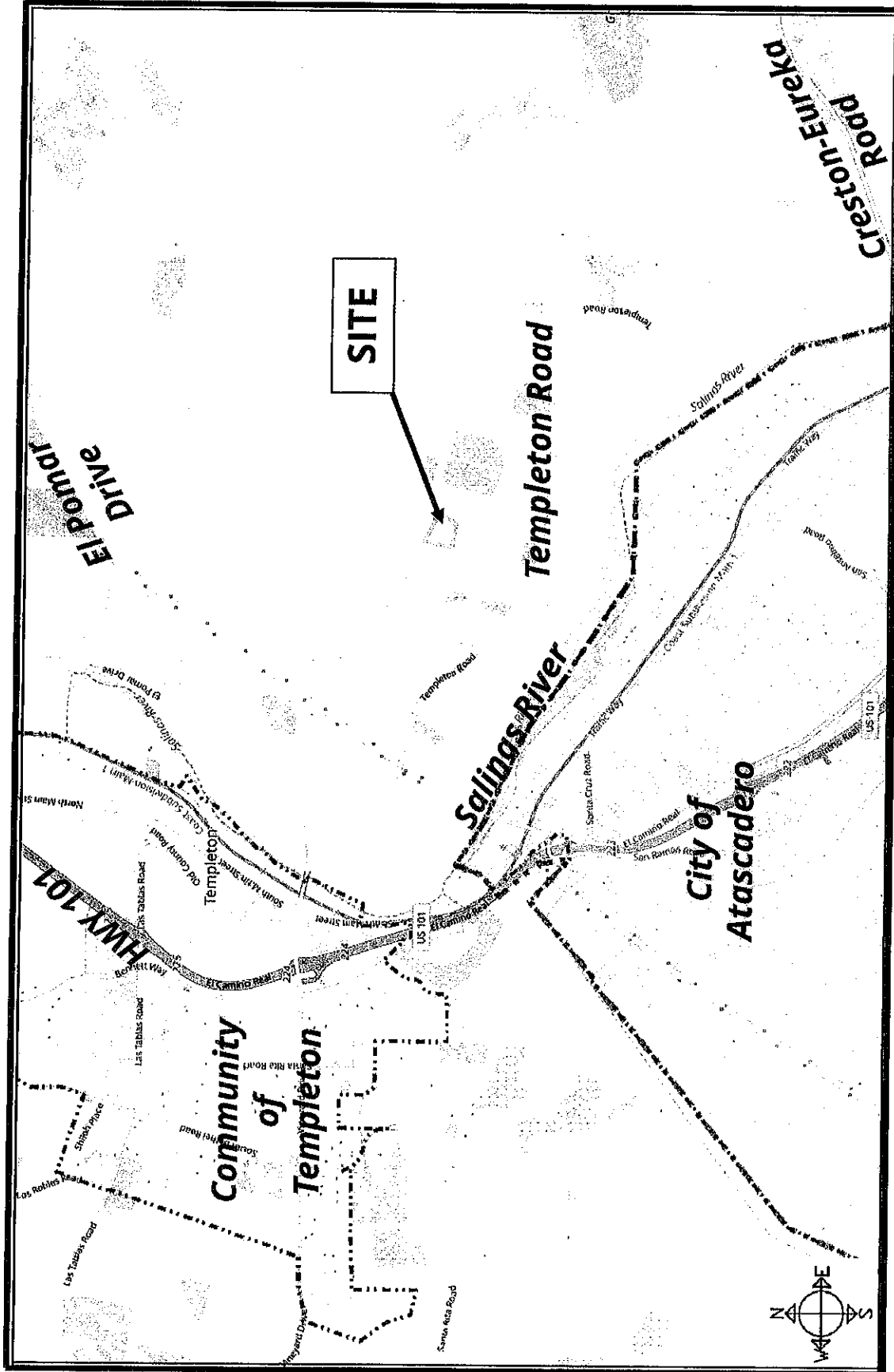
The above-noted mitigation measure conditions will be reproduced on an Additional Map Sheet and recorded with the parcel map.

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

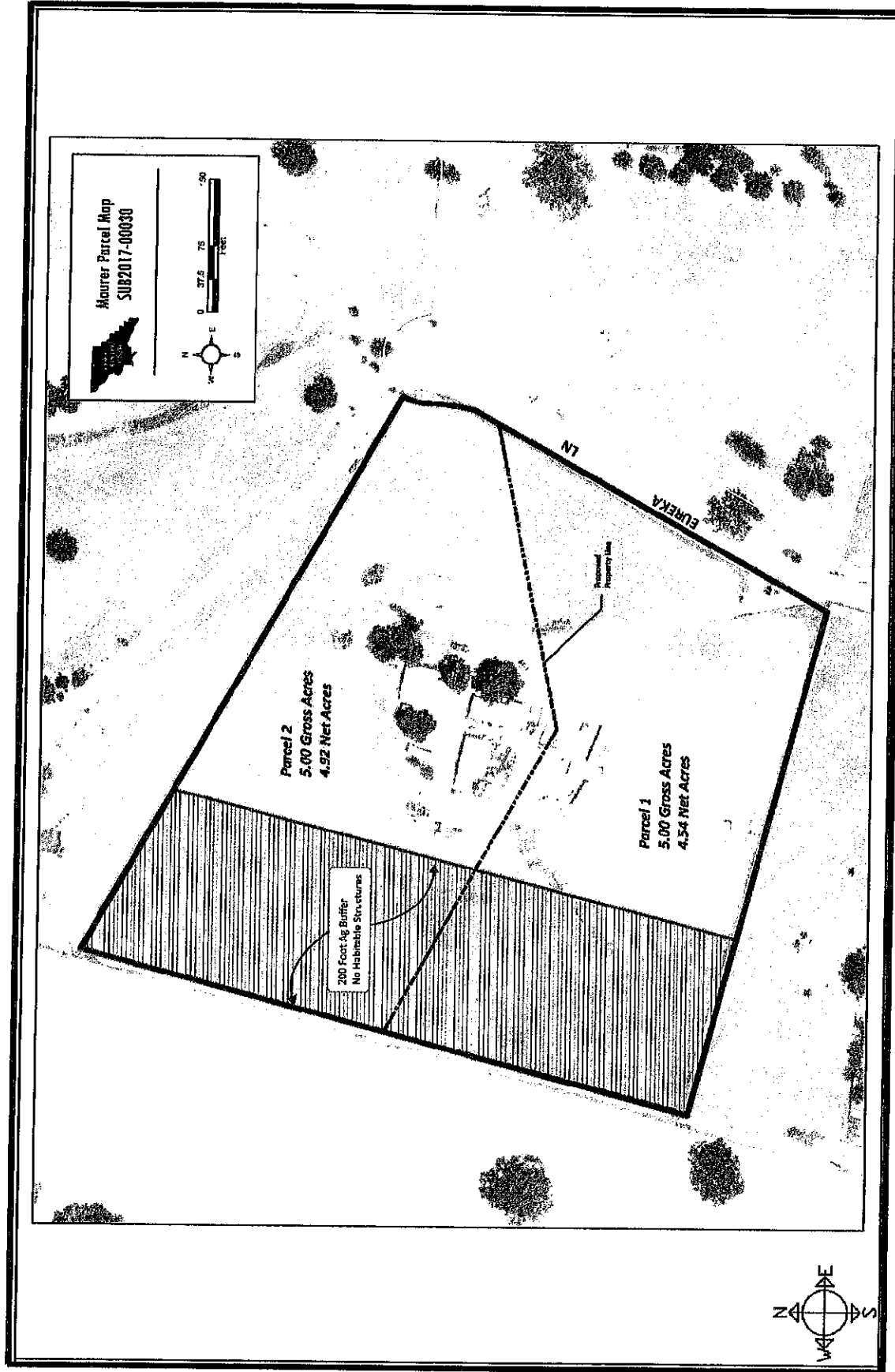




**Aerial of Existing Parcel
SUB2017-00030 CO16-196**

COUNTY OF SAN LUIS OBISPO





COUNTY OF SAN LUIS OBISPO



Aerial of Ag. Buffer
SUB2017-00030 CO16-196



Grading and Site Plan
SUB2017-00030 CO16-196





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

RECEIVED

THIS IS A NEW PROJECT REFERRAL

OCT 26 2017

DATE: 10/25/2017

TO: 5th District Legislative Assistant, Agricultural commissioner, 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.

Please see attached. Stocks individual well & on-site septic.

11.3.17
Date

Kealoha Ghiglia
Name

X5551
Phone



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. 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:

Status	Item	Comments
✓	(1) Record Data. 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) Property Description. A description of the property as well as the assessor's parcel number(s) for the property.	
✓	(3) Legend and Owner Information. A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.	
✓	(4) Vicinity Map. A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads	
✓	(5) Existing Structures. 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) Contour Lines. 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) Drainage. The approximate location of all watercourses, drainage channels and existing drainage structures.	
✓	(8) Landforms. The approximate location of other topographic or manmade features, such as bluff tops and ponds.	
X	(9) Lakes and Ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.	
X	(10) Flood Hazard. The location of all areas subject to inundation or stormwater overflow.	
✓	(11) Proposed Parcel Lines. 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) Designated Building Sites. 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) Streets. The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways.	
✓	(14) Easements. The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.	
X	(15) Coastal Zone. 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



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