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. ED2015-199 **DATE:** May 12, 2016

PROJECT/ENTITLEMENT: Bunyea Parcel Map; (SUB2015-00012)

APPLICANT NAME: John and Becky Bunyea **Email:** M-AND-B@LIVE.com
ADDRESS: 3393 Adobe Canyon Rd; Atascadero, CA 93422

CONTACT PERSON: Jamie Kirk **Telephone:** (805) 461-5765

PROPOSED USES/INTENT: Request by John Bunyea for a vesting tentative parcel map (CO 15-0027) to subdivide an existing +/-115 acre parcel into 2 parcels of 28.18 acres and 86.73 acres. One single family residence is located on each proposed parcel. No new construction or land disturbance is proposed at this time. A building envelope is shown on proposed Parcel 1 which would be the location of a second dwelling on Parcel 1. No secondary residence is proposed for Parcel 2 and no off site road improvements are required. The project is located in the Rural Lands land use category.

LOCATION: The project site is located at 3393 Adobe Canyon Road east of the City of Atascadero. The site is in 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)

20-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.

Signature	Project Manager Name	Date	Public Agency
	James Caruso (jcaruso@co.slo.ca.us)	5/4/2016	County of San Luis Obispo

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 5.8) Using Form

Project Title & No. Bunyea Parcel Map ED15-199 (SUB2015-00012)

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.

☐ Aesthetics	☐ Geology and Soils	☒ Recreation
☐ Agricultural Resources	☐ Hazards/Hazardous Materials	☐ Transportation/Circulation
☐ Air Quality	☐ Noise	☐ Wastewater
☐ Biological Resources	☐ Population/Housing	☐ Water /Hydrology
☐ Cultural Resources	☒ Public Services/Utilities	☐ 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.

Dave Moran	Dave Moran	4/26/2016
Prepared by (Print)	Signature	Date

James Caruso	James Caruso	Ellen Carroll, Environmental Coordinator (for)	4-26-2016
Reviewed by (Print)	Signature		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: Request by John Bunyea for a vesting tentative tract map (CO 15-0027) to subdivide an existing +/-115 acre parcel into 2 parcels of 28.18 acres and 86.73 acres. One single family residence is located on each proposed parcel. No new construction or land disturbance is proposed at this time. However, the project site is within the Rural Lands land use category which allows two dwellings per legal parcel, subject to the land use permit required by 22.06.030, Table 2-3 of the Land Use Ordinance. A building envelope is shown on proposed Parcel 1 which would be the location of a second dwelling on Parcel 1. No secondary residence is proposed for Parcel 2.

Access to the two existing residences is provided by an un-paved driveway that extends to the south through the property from Adobe Canyon Road, a 40 foot wide roadway easement that extends eastward from Rock Canyon Road.

The project site is located at 3393 Adobe Canyon Road east of the City of Atascadero. The site is in the El Pomar-Estrella sub area of the North County planning area.

ASSESSOR PARCEL NUMBER(S): 034-441-021

Latitude: 35 degrees 29' 21.0624" N Longitude: -120 degrees 37' 26.619" W

SUPERVISORIAL DISTRICT # 5

B. EXISTING SETTING

PLAN AREA: North County Rural **SUB**: El Pomar/Estrella **COMM:** NA

LAND USE CATEGORY: Rural Lands

COMB. DESIGNATION: Renewable Energy

PARCEL SIZE: 117.04 acres

TOPOGRAPHY: Moderately sloping to steeply sloping

VEGETATION: Shrubs Scattered Oaks Grasses

EXISTING USES: Single-family residence(s)

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture;	*East:* Agriculture;
South: Rural Lands;	*West:* Rural Lands;

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 *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☐	☒	☐
e) Impact unique geological or physical features?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☒

Setting. The project site is located in a rural area of the county in the hills east of the City of Atascadero. Surrounding properties consist of ranches that vary in size from 12 acres to over 90 acres. The westerly-most existing residence is partially visible above the ridgeline when viewed from Adobe Canyon Road which provides access to the project site and one other property. As a consequence, it carries a very low level of traffic and views of the project site from the roadway are infrequent and small in number.

Impacts. No new construction is proposed in conjunction with this parcel map. However, a building envelope for a secondary dwelling is shown on a relatively level portion of Parcel 1 adjacent to Adobe Canyon Road. Construction of a dwelling in this area would be visible from Adobe Canyon Road. However, this is considered a less than significant impact because:

- Approval of a second dwelling is subject to land use permit approval where potential impacts to visual resources would be assessed.

- New development would not silhouette against the ridgeline and could be screened by landscaping;
- No trees or other significant vegetation would be removed to construct a second dwelling;
- Traffic levels on Adobe Canyon Road are very low and the opportunity for public views to be adversely impacted are correspondingly low.
- Installation of exterior lighting that will meet standard county regulations will minimize off-site glare.

Conclusion. Potential impacts to aesthetic and visual are considered less than significant and no mitigation measures are required.

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?	☐	☐	☒	☐
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☒	☐
c) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

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

Land Use Category: Rural Lands

State Classification: Not prime farmland, Farmland of Statewide Importance

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Yes, El Pomar AG Preserve Area

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Linne-Calodo complex (9 - 30 % slope).

Linne. This moderately sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Calodo. This moderately sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Linne-Calodo complex (30 - 50 % slope).

Linne. This steeply sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Calodo. This steeply sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

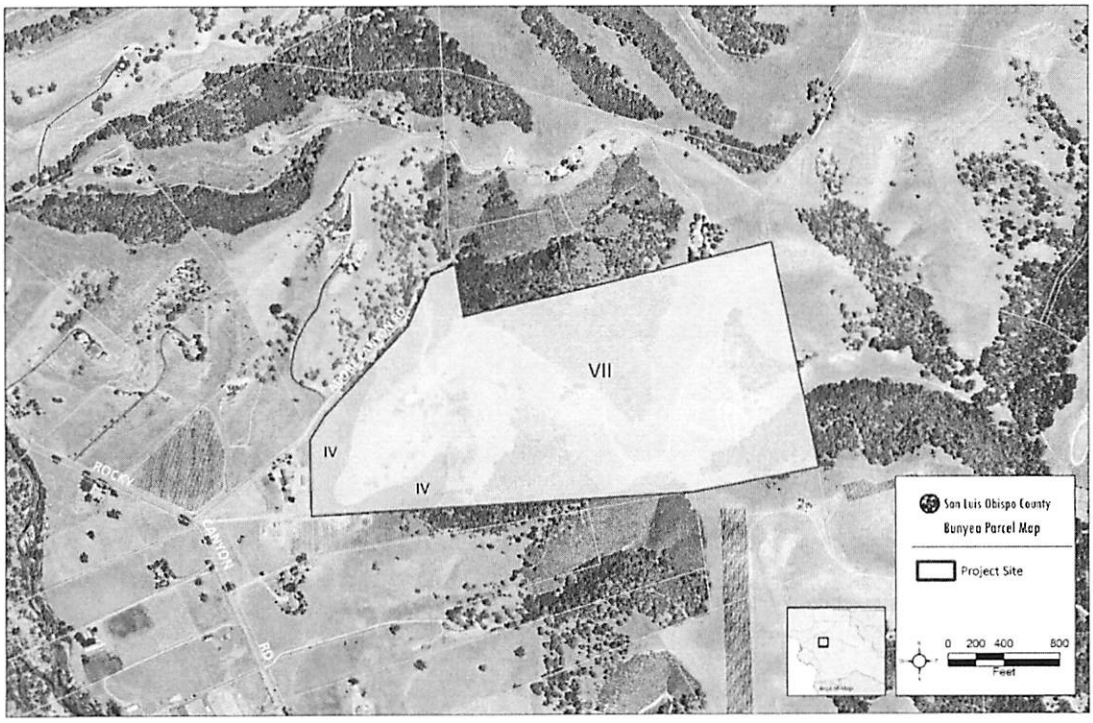
Linne-Calodo complex (50 - 75 % slope).

Linne. This very steeply sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Calodo. This very steeply sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Lockwood shaly loam (2 - 9% slope). This gently sloping soil is considered moderately drained. The soil has high 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 II when irrigated.

Figure 1 -- NRCS Farmland Classifications



Impacts.

Conversion of Prime Farm Land. No development is proposed as part of the project. The Agriculture Element defines "prime" agricultural land as having an NRCS Land Capability Class of I or II. As discussed above, the project site does not contain any Class I or Class II soils. Accordingly, 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. Surrounding properties consist of ranches on parcels ranging in size from 12 acres to over 90 acres, most of which are too steep and/or do not have suitable soils for agriculture. Therefore, the project is not expected to adversely impact the agricultural use of properties in the area, or result in the conversion of existing agricultural lands to other uses.

Conflict With Existing Zoning or Williamson Act Program. The project site is within the *Rural Lands* land use category (zoning) where the construction of two residences peer legal lot is an allowed use. The project site is located within an Agricultural Preserve but is not subject to a Williamson Act Contract.

Mitigation/Conclusion. As discussed in the Impact Section, no significant impacts to agricultural resources are anticipated. Therefore, no mitigation measures are necessary.

3. AIR QUALITY *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☐	☒
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐
GREENHOUSE GASES				
f) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*	☐	☐	☒	☐

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☒

Setting. 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 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.

Impact.

Construction Phase Impacts

No new construction is proposed as part of this project. However, construction of a second dwelling within the envelope identified on Parcel 1 could occur if the parcel map is approved. A second single family residence is allowed in the Rural Lands land use category subject to the land use permit required by 22.06.030, Table 2-3.

Construction of a second dwelling within the building envelope shown for Parcel 1 would generate nuisance dust and vehicle emissions which could adversely impact sensitive receptors in the existing residence immediately to the west. Compliance with APCD's standard construction dust control, diesel idling restrictions and the prohibition of developmental burning would be considered as part of the land use permit approval for a second dwelling.

According to the APCD web map, the project is not located in a candidate area for the potential presence of naturally occurring asbestos (NOA). No impact is anticipated from the naturally occurring asbestos at such time as a second dwelling is constructed. Any demolition of asbestos containing materials on site shall be subject to various regulatory jurisdictions including the National Emission Standards for Hazardous air Pollutants (NESHAP).

Operational Phase Impacts

This project is a two-lot subdivision. The motor vehicle trips associated with operation of this project are expected to generate emissions below the APCD thresholds for operational impacts. 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. Impacts to air quality are considered less than significant. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?*	☐	☐	☒	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☐	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☒

*** Species – as defined in Section15380 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: Grassland with scattered oaks and shrubs.

Name and distance from blue line creek(s): Two unnamed "blue line" tributaries to the Salinas River course through the subject property, one on the eastern portion, and one on the western.

Habitat(s): Blue Oak Woodland

Site's tree canopy coverage: Approximately <10%.

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Plants

Miles' milk-vetch (*Astragalus didymocarpus var. milesianus*) List 1B
The project is potentially within an area known to support the Miles' milk-vetch *(Astragalus didymocarpus var. milesianus)*.This annual herb is found on clay soils in coastal scrub habitat between the 20 and 90-meter elevation (65 to 300 feet). The typical blooming period is March-June. Miles' milk-vetch is considered rare by CNPS (List 1B, RED 2-2-3).

Round-leaved filaree (*California macrophylla*) List 1B

The project is potentially within an area known to support the round-leaved filaree (*California macrophylla*).This annual herb is found on clay soils in cismontane woodland, and valley and foothill grassland areas between the 15 and 1,200-meter elevations (50 to 3,940 feet). The

typical blooming period is March-May. The round-leaved filaree is considered rare by CNPS (List 1B, RED 2-2-2).

Oak Trees and Woodland. 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 of one and one-half times the canopy/dripline, trunk damage, or any pruning of branches three inches in diameter or greater. Mitigation ratios for the removal and/or impact to oak trees are 4:1 and 2:1, respectively.

Reptiles General Statement

Reptiles that may be found in the area include, but are not limited to, western skink (*Eumeces skiltonianus*), alligator lizard (*Elgaria multicarinata*), Western fence lizard (*Sceloporus occudentalis*), gopher snake (*Pituophis melanoleucus*), common kingsnake (*Lampropeltis getulus*), California horned lizard (*Phrynosoma coronatum*), common garter snake (*Thamnophis sirtalis*), Western rattlesnake (*Crotalus viridus*), and Southwestern pond turtle (*Clemmys marmorata pallida*).

Impacts. The project does not involve ground disturbance or new construction. Construction of a second dwelling unit may be occur in the future within the building envelope identified for Parcel 1 which does not contain any oak trees, sensitive vegetation or other significant biological resources.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area. The project is not within 300 feet of a blue line creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources. No specific archaeological reports have been prepared within ¼ mile of the subject property.

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.

Notices were provided to the Northern Chumash Tribal Council, the Salinan Tribe of Monterey and San Luis Obispo Counties, and the Xolon Salinan Tribe.

Impact. No construction or ground disturbance is proposed with the project. In addition, the project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. Per AB52, tribal consultation was performed and no resources were identified. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?	☐	☐	☐	☒
c) 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?	☐	☐	☒	☐
d) Include structures located on expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☒	☐

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☐	☒
g) Other: _____	☐	☐	☐	☒

* Per Division of Mines and Geology Special Publication #42

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Project Manager complete

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: Yes Rinconada-East Huasana Fault Distance? On site

Area known to contain serpentine or ultramafic rock or soils?: Potentially

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

GEOLOGIC HAZARDS -- The project is not within a Geologic Study area designation but does exhibit a moderate potential for liquefaction (Figure 2). In addition, the project site is subject to varying degrees of landslide risk (Figure 3).

Figure 2 -- Liquefaction Hazard

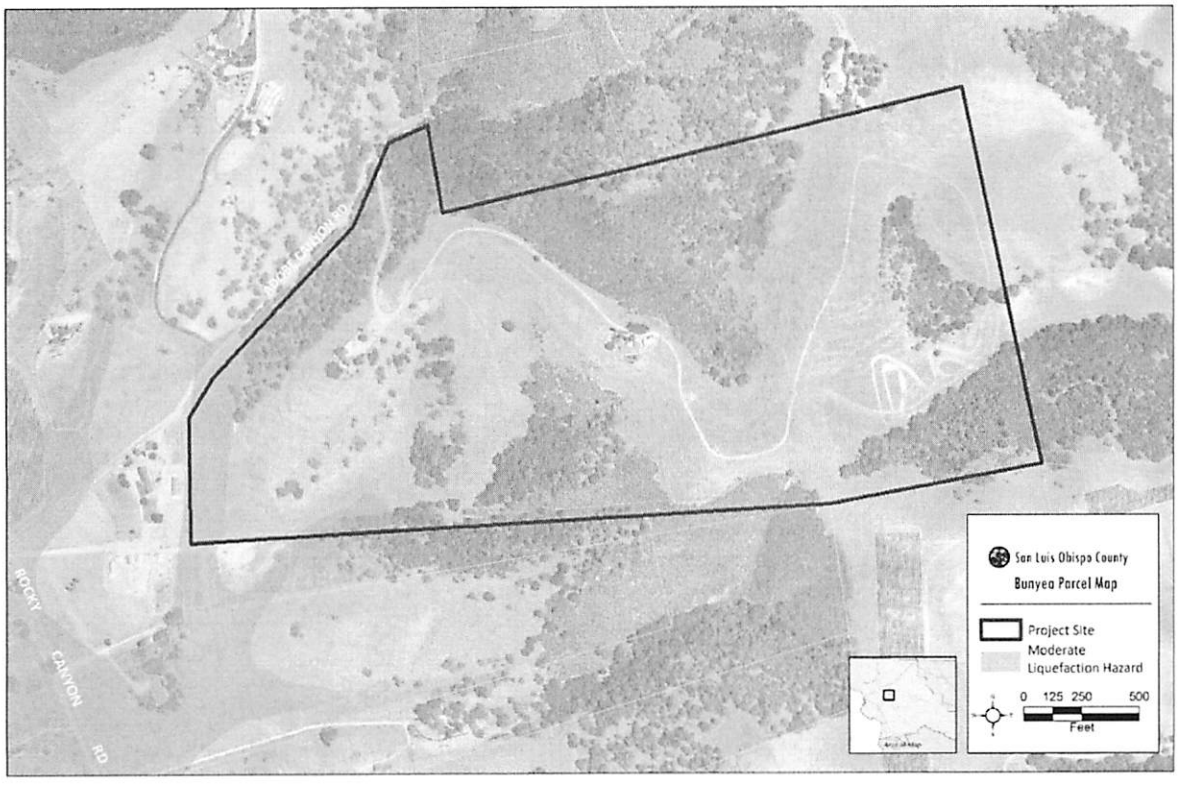
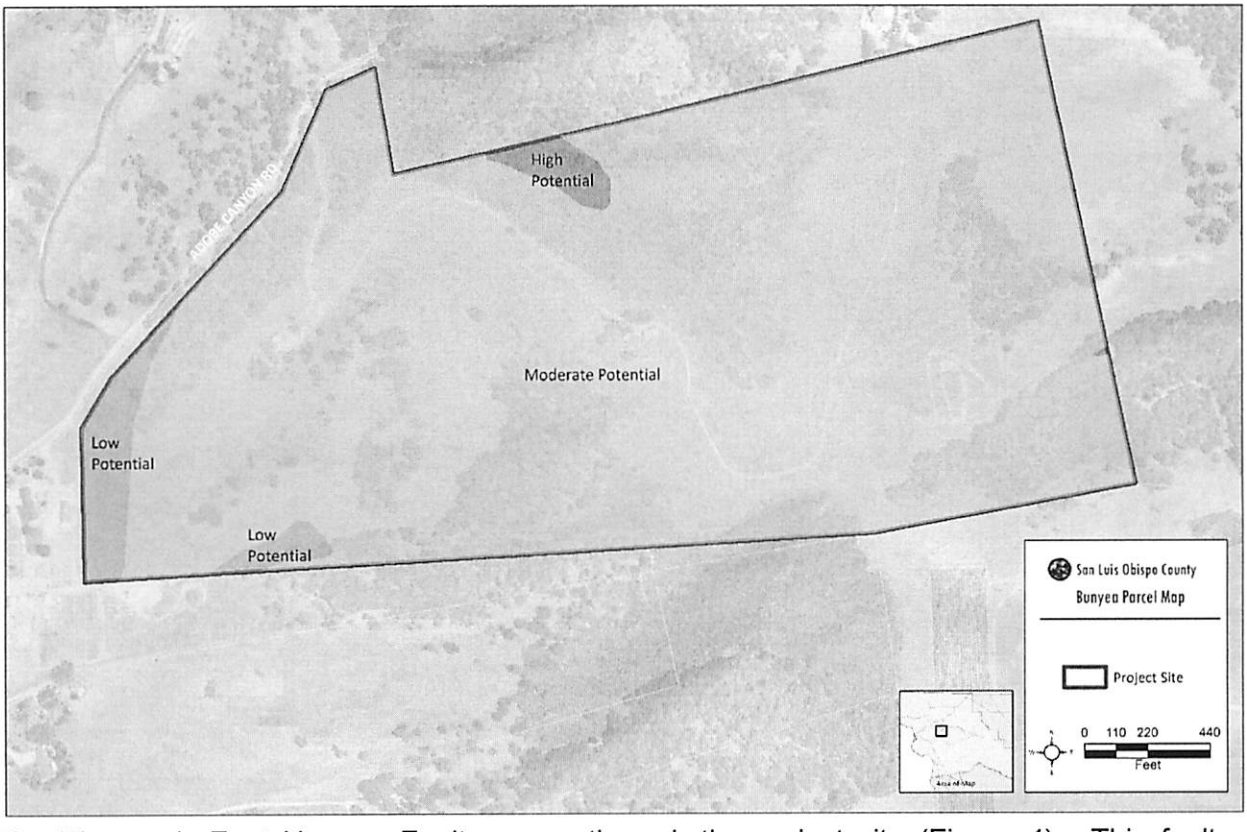


Figure 3 -- Landslide Potential



The Rinconada-East Huasna Fault passes through the project site (Figure 4). This fault extends north-northwest from Sisquoc in Santa Barbara County until it joins the Rinconada fault about 15 miles east of the city of San Luis Obispo. The East Huasna Fault is a nearly vertical or steeply dipping reverse fault that displaces Quaternary deposits. The northern extension of the East Huasna Fault joins the Rinconada Fault, which projects north-northwest, eventually following the western edge of the Salinas Valley up to Monterey Bay. Although the California Geological Survey classifies the Rinconada Fault as exhibiting Quaternary movement, recent studies for the Santa Ysabel Ranch in Paso Robles and the Chicago Grade Landfill in Templeton have shown features that suggest Holocene movement. No ground rupture has been mapped in Holocene time on the Rinconada fault, although there have been historical small to moderate earthquakes (<5.9 magnitude) that have been recorded in the vicinity of the fault. It is possible that the shock waves produced by these small earthquakes did not have enough energy to break the ground surface or cause any displacement within the surface materials. The Rinconada Fault is considered capable of generating a maximum Mw 7.3 earthquake.

Figure 4 -- General Location of the Rinconada Fault on the Project Site

The 100-year floodplain has not been mapped for the ephemeral creeks crossing the project site. The project site is not located within extractive zone, and no mineral resources are known to be present within the project site.

The project is not located within a Geologic Study area designation. However, the building envelope for Parcel 1 is within an area moderate liquefaction risk (Figure 2). Future construction of a second dwelling on Parcel 1 will be subject to the preparation of a geological report per the County's Land Use Ordinance.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) 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.

Impact. No development is proposed as part of this project. Therefore, no impacts associated with grading, sedimentation and erosion will occur. A second dwelling constructed within the building envelope designated for Parcel 1 will be subject to applicable regulation of the County Land Use Ordinance.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☐	☒
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☒

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 March, 2016 revealed no active sites

in the vicinity, including the project site.

The project has been reviewed by CalFIRE (letter dated October 26, 2015) for code requirements relating to fire protection. According to CalFIRE, the project site is located in a State Responsibility Area having a *High Fire Hazard Severity Zone* directly adjacent to lands classified as having a *Very High Fire Hazard Severity Zone.*

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

Impact. The project does not propose any construction activities or the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project is not expected to conflict with any regional emergency response or evacuation plan.

In their letter of October 26, 2015, CalFIRE raises the following concerns regarding the project:

Response Time

Starting at the base of the driveway for 3393 Adobe Canyon Road. the response time to the nearest CAL FIRE/County Fire station (#30-Paso) is slightly more than 15 minutes. This figure was achieved by utilizing Hwy. 41 East and northbound Hwy. 101 to Ramada Drive while observing all traffic laws. Also, this figure was achieved by conducting the timed drive test early in the morning prior to the roadways being congested with vehicular traffic. This figure does not take into account the industry accepted standards for firefighter "turnout time" as set forth within National Fire Protection Association (NFPA) 1710. When accounted for, this additional "turnout time" would increase the response time to a minimum of slightly more than 16 minutes and a maximum of approximately 17+ minutes. Once again, these response times are provided utilizing the nearest County Fire station (#30-Paso) and the base of the driveway at 3393 Adobe Canyon Road near Rocky Canyon Road.

According to the Vesting Tentative Parcel Map, access to proposed parcel #2 appears to be provided via an existing shared driveway currently providing access to 2 separate single family residences. Due to the length of this shared driveway, response time to existing and proposed development upon proposed parcel #2 would be significantly greater than the "slightly more than 15 minutes" figure given taken at the base of the driveway for 3393 Adobe Canyon Road.

Access

CAL FIRE/County Fire was concerned that existing and/or proposed access does not meet maximum dead-end road standards. The maximum length of a dead-end roadway for parcels greater than 20-acres is 5,280 feet (1 mile) and the project as originally proposed was in excess of 5,280 feet from the intersection of Rocky Canyon and Adobe Canyon Roads. Other concerns included response times, and road improvements. However, the project was revised to include a building envelope adjacent to and access from Adobe Canyon Rd.

CalFire states that the project revision has addressed the original concerns and the proposed project meets all relevant standards.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) 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?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☒

Setting. The project is located in a rural area where ranching is the prevailing land use. Noise sources affecting the project site include typical non-commercial agricultural operations as well as traffic on Adobe Canyon Road. Sensitive receptors in the vicinity of the project site include two existing single family residences on the project site and a single family residence on the property immediately to the west of the building envelope proposed for Parcel 1. 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. According to the Noise Element, the project lies within an area where future noise levels are expected to remain within an acceptable threshold.

Impacts

Construction Impacts. No construction is proposed as part of this project. However, a second single family residence could be constructed in the future on proposed Parcel 1 within a building envelope shown at the toe of the slope adjacent to Adobe Canyon Road near an existing single family residence on the adjoining parcel. Construction activities may involve the use of heavy equipment for grading and excavation and for the delivery and movement of materials on the project site. The use of construction machinery will also be a source of noise. Construction-related noise impacts would be temporary and localized. County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts. If a second single family residence is constructed on Parcel 1, it could be exposed to traffic noise associated with Adobe Canyon Road. However, the very low volume of traffic on the roadway is not expected to generate significant noise.

Mitigation/Conclusion. 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) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☒

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

Impact. Properties in the Rural Lands land use category are allowed two dwellings per legal parcel, subject to approval of a land use permit as required by 22.06.030, Table 2-3 of the Land Use Ordinance. Assuming a second dwelling is constructed on each new parcel, the project could ultimately support a total of four dwellings. No existing dwellings are proposed for demolition. Therefore, the project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. 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 final map recordation. 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?	☐	☐	☒	☐

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
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 7.20 miles to the northwest.

Fire: Cal Fire (formerly CDF) Hazard Severity: High to Very High Response Time: 10-20 minutes

Location: Approximately 6.02 miles to the northeast.

School District: Atascadero Unified School District.

Setting. Water and wastewater services will be provided by on-site wells and septic systems. Police protection is provided by the County Sheriff which has a sub-station at 356 N Main St, Templeton. The nearest County fire station is located at 2510 Ramada Dr in Paso Robles, about 12 miles to the northwest. According to CalFIRE, emergency response times to the project site are slightly more than 15 minutes. The project is located within the Atascadero 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. No new construction is proposed with this project. However, a second dwelling could be constructed in the future within the building envelope designated for Parcel 1. Such new construction, along with other development in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. 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. As discussed in Section 7, Hazards and Hazardous Materials, the project will be required to incorporate required fire protection measures in compliance with existing regulations. Project impacts to area roadways is discussed in Section 12, Transportation/Circulation. Payment of the relevant fees will reduce the cumulative impacts to less than significant levels.

11. RECREATION

	Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Increase the use or demand for parks or other recreation opportunities?*	☐	☒	☐	☐
b)	*Affect the access to trails, parks or other recreation opportunities?*	☐	☐	☒	☐
c)	*Other* _____	☐	☐	☐	☒

Setting. The County's Parks and Recreation Element does not show a potential trail through the project site. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area. Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. Payment of the "Quimby" fee will adequately mitigate the project's impact on recreational facilities. No other significant recreation impacts are anticipated, and no other mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION

	Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Increase vehicle trips to local or areawide circulation system?*	☐	☐	☒	☐
b)	*Reduce existing "Level of Service" on public roadway(s)?*	☐	☐	☒	☐
c)	*Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?*	☐	☐	☒	☐
d)	*Provide for adequate emergency access?*	☐	☐	☒	☐
e)	*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.)?*	☐	☐	☒	☐
f)	*Conflict with an applicable congestion management program?*	☐	☐	☒	☐
g)	*Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*	☐	☐	☒	☐

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☐	☒
i) Other: _____	☐	☐	☐	☒

Setting. Access to the project site is provided by Adobe Canyon Road, a 40-foot wide roadway easement that extends to the east from Rocky Canyon Road, a two lane rural collector. Traffic counts taken in 2012 indicate Rocky Canyon Road carried an average daily traffic of 1,100 trips with a PM peak hour volume of 119.

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.

Referrals were sent to County Public Works. The project is not subject to the County Road Fee which addresses cumulative impacts to County roads in the area. The project is located within the Rural Lands land use category and is not a Cluster Subdivision. The Public Works Department notes that "*...Adobe Canyon Road shall be improved, if required, between Rocky Canyon Road and Parcel 2 to CalFIRE standards...*" The CalFire letter dated April 25, 2016 states that no road improvements are required. No significant traffic-related concerns were identified.

Impact. No new construction is proposed with this project. However, a second dwelling may be constructed on the building envelope designated for Parcel 1. A second dwelling is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual of 9.6 trips unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☒

Setting. The two existing residences on the project site are served by septic systems. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

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

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 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 successful system can meet existing regulation criteria, 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.

Based on the Natural Resource Conservation Service (NRCS) Soil Survey, the main limitation(s) of this soil for wastewater effluent include:

--***shallow depth to bedrock***, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface.

--***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.

Impacts/Mitigation. No new construction is proposed with this project. However, a second dwelling may be constructed on parcel 1 at some point in the future which would be served by an on-site septic system. Based on the following project conditions or design features, wastewater impacts are considered less than significant:

- ✓ The area within the designated building envelope has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The soil's slope within the building envelope is less than 20%.
- ✓ Leach lines constructed within the building envelope would be outside the 100-year flood hazard area;
- ✓ Adequate distance between proposed leach lines and existing or proposed wells can be provided;
- ✓ The leach lines would be at least 100 feet from creeks and water bodies.

Based on the above discussion, the building envelope for Parcel 1 appears to be able to accommodate an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance for a second dwelling and/or final inspection of the wastewater system, the applicant will need to demonstrate compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. 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?	☐	☐	☒	☐

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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: _____	☐	☐	☐	☒

Setting. The project proposes to obtain its water needs from an existing well located in the southwest corner of the project site. The well was tested when it was drilled in 1980 and it produced 20 gallons per minute. The Environmental Health Division has reviewed the project (letter of August 20, 2015) for water availability and has confirmed preliminary evidence of water availability based on a Well Completion Report (Number 069506). Their letter also states that additional water well documentation will be required for proposed Parcel 2 prior to approving the map for recordation because the parcel will be less than 60 acres in area. Adequate documentation will include the well completion report for the well serving the parcel, current well capacity (pump test) and current water quality testing ("current" is information not more than 5 years old). A pump test for shared wells is a minimum of 12 hours. Transmission lines for shared wells will need to be located in approved easements and shall be installed prior to recordation or a bond may be posted with Public Works. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is moderately sloping to steeply sloping The closest creek from the proposed development courses through the western portion of the site. As described in the NRCS Soil Survey, the soil surface is considered to have low 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? An unamed tributary to the Salinas River. Distance? Courses through the western portion of the site.

Soil drainage characteristics: Moderately 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.

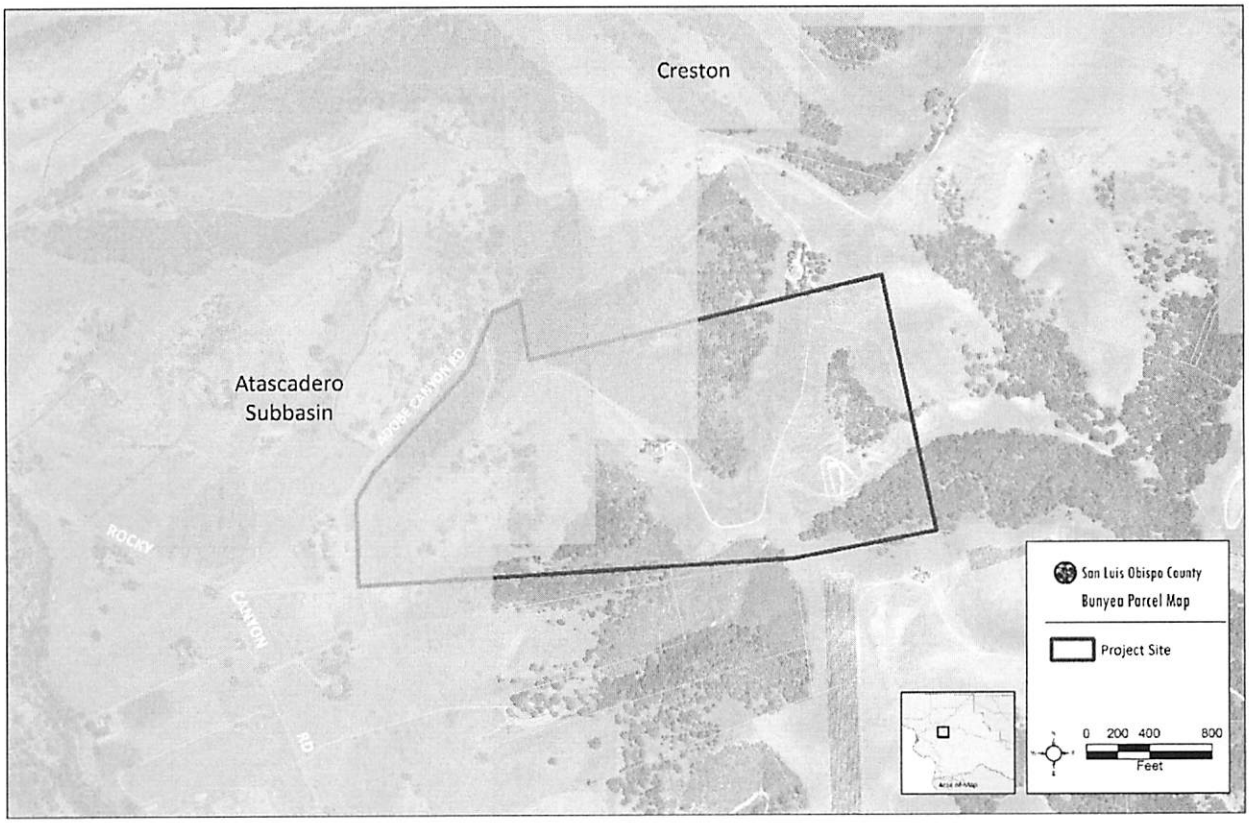
SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) 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.

The well serving the project site is located in a portion of the project site underlain by the Atascadero Sub-basin of Paso Robles Groundwater Basin (Figure 5). The center of the subject property is within the Creston Sub-area of the main Paso Robles Groundwater Basin. The Paso Robles Ground Water Basin Resource Capacity Study (RCS) has found that the Basin's demand is approaching its safe yield. The RCS has also found that groundwater levels are generally dropping throughout the basin, resulting in dry wells and causing property owners to drill deeper wells. The Board of Supervisors has directed several actions in order to address the continuing groundwater problems. These actions would 1) allow no further creation of additional rural parcels that will raise the demand for water in the basin; 2) would require discretionary land uses to offset new pumping from the basin; 3) develop a special landscape irrigation ordnance for the basin area; and 4) establish specific growth limits in the basin. The Board determined that ministerial development such as construction of single family residences will not require special attention to water use beyond what is required in the Building Ordinance and existing Land Use Ordinance requirements. These actions do not apply to the Atascadero Sub-basin which is the source of water for the project.

Figure 5 -- Groundwater Basin Underlying the Project Site



Impact – Water Quality/Hydrology

No new construction is proposed as part of this project. However a second single family dwelling could be constructed in the future within the building envelope designated for Parcel 1. 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;
- ✓ According to the Department of Public Works, no street frontage improvements are required for Adobe Canyon Road.
- ✓ 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;

Water Quantity

No new construction is proposed. However, construction of a second single family residence may occur on parcel 1 at some time in the future. Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

Based on the proposed amount of water to be used and the water source, no significant impacts from water use are anticipated.

15. LAND USE *Will the project:*	**Inconsistent**	**Potentially Inconsistent**	**Consistent**	**Not Applicable**
a) 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?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☐	☒
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

Setting/Impact. Surrounding uses are identified on Page 2 of the 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, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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

1. LUO Section 22.94.040: El Pomar-Estrella Sub-area
2. LUO Section 22.94.040 B: Atascadero Planning Impact Area
3. LUO Section 22.94: North County Planning Area
4. LUO Section 22.94.040 E: Atascadero Planning Impact Area
5. LUO Section 22.22.050 Rural Lands Category

Section 22.22.050 of the Land Use Ordinance establishes standards for remoteness, fire

hazard/response time, access and slope which collectively determine the allowable minimum parcel size that may be created through a subdivision. Table 1 provides a summary of the standards applicable to the project site to determine the minimum parcel size.

Table 1 -- Minimum Parcel Size Test

Standard	Criteria	Minimum Allowable Parcel Size
Remoteness Test	The project site is within ten miles of the City of Atascadero Urban Reserve Line.	20 Acres
Fire Hazard/Response Time Test	The project site within a High Fire Hazard Area and within a 15 minute response time	20 Acres
Access Test	Adobe Canyon Road is a 40 foot roadway easement with all-weather surface along the project frontage. West of the project site, the roadway is paved.	20 Acres
Slope	The project site is outside a Geologic Study Area. Parcel 1 is 40% Parcel 2 is 27.7%	 80 Acres 20 Acres

Based on the standards provided in Table 1, the proposed minimum parcel sizes meet the requirements for the Rural Lands land use category.

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.

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

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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?***	☐	☐	☒	☐
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)***	☐	☐	☒	☐
c) ***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***	☐	☐	☒	☐

For further information on CEQA or the County's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines 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:

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☒	County Environmental Health Services	**Not Applicable**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	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)	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☐	Other _____	**Not Applicable**
☐	Other _____	**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

County documents

- ☐ Coastal Plan Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element
  - ☐ Economic Element
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element/Project List
  - ☒ Safety Element
- ☒ Land Use Ordinance (Inland/Coastal)
- ☐ Building and Construction Ordinance
- ☒ Public Facilities Fee Ordinance
- ☐ Real Property Division Ordinance
- ☒ Affordable Housing Fund
- ☐ Airport Land Use Plan
- ☐ Energy Wise Plan
- ☒ North County Area Plan/El Pomar-Estrella SA and Update EIR
- ☐ Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

Other documents

- ☒ Clean Air Plan/APCD Handbook
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Special Biological Importance Map
- ☒ CA Natural Species Diversity Database
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☐ Other

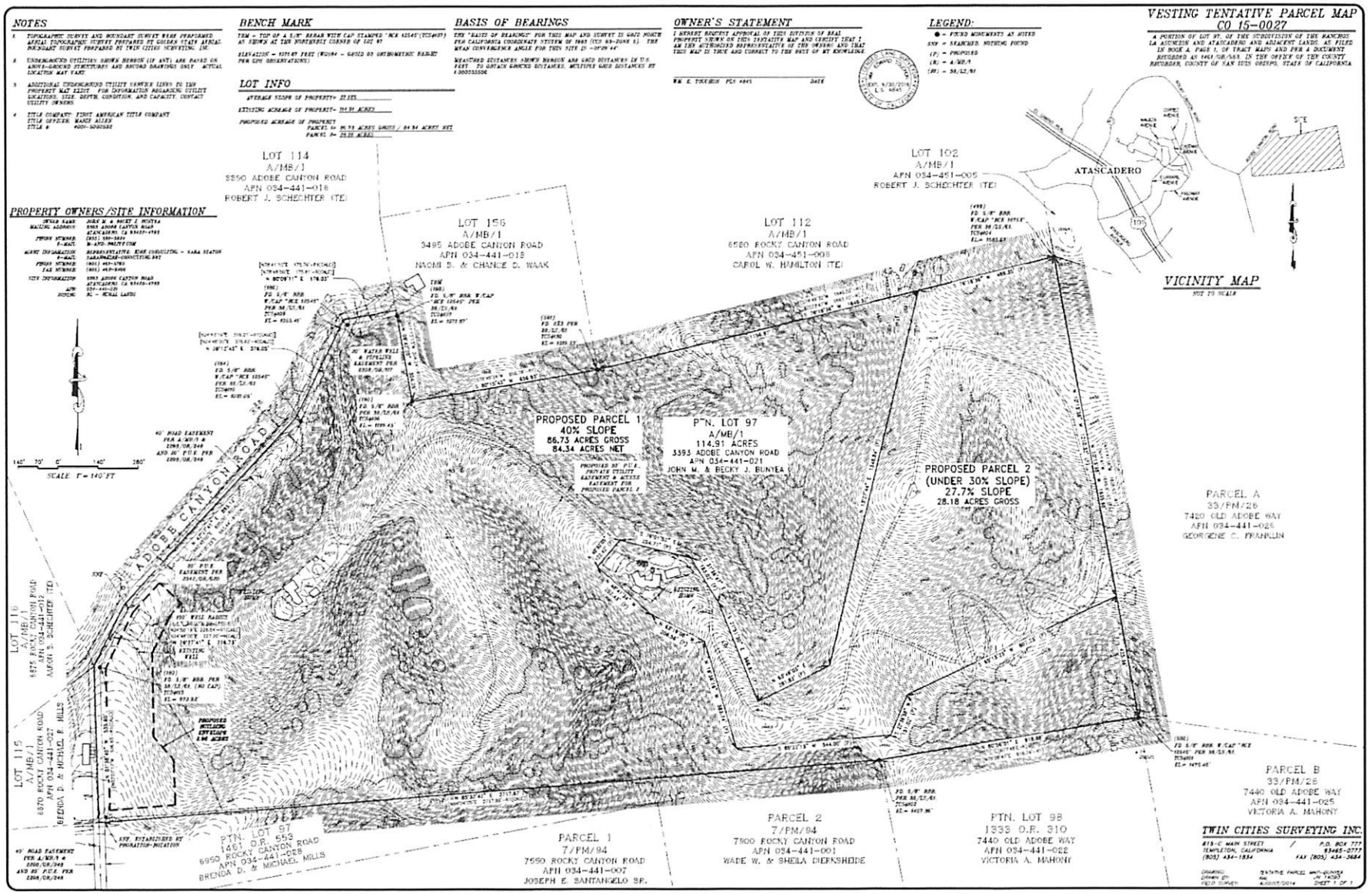
In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Department of Water Resources Water Well Drillers Report No. 069506, August 11, 1980

Letters of Consultation with Northern Chumash Tribe, Northern Chumash Tribal Council, Xolon Salinan Tribe and Salinan Tribe of Monterey and San Luis Obispo Counties, September,4, 2015

Exhibit B - Mitigation Summary Table

None are recommended.


VESTING TENTATIVE PARCEL MAP
CO 15-0027
NOTES
BENCH MARK
BASIS OF BEARINGS
OWNER'S STATEMENT
LEGEND:
LOT INFO
PROPERTY OWNERS/SITE INFORMATION
VICINITY MAP
ATASCADERO
SITE
LOT 114
A/MB/1
8550 ADOBE CANYON ROAD
APN 034-441-016
ROBERT J. SCHECHTER (TE)
LOT 156
A/MB/1
3495 ADOBE CANYON ROAD
APN 034-441-018
NAOMI S. & CHANCE D. WAAK
LOT 102
A/MB/1
APN 034-451-005
ROBERT J. SCHECHTER (TE)
LOT 112
A/MB/1
8580 ROCKY CANYON ROAD
APN 034-451-006
CAROL W. HAMILTON (TE)
PROPOSED PARCEL 1
40% SLOPE
86.73 ACRES GROSS
84.34 ACRES NET
PTN. LOT 97
A/MB/1
114.91 ACRES
3393 ADOBE CANYON ROAD
APN 034-441-021
JOHN M. & BECKY J. BUNYEA
PROPOSED PARCEL 2
(UNDER 30% SLOPE)
27.7% SLOPE
28.18 ACRES GROSS
PARCEL A
33/PM/26
7420 OLD ADOBE WAY
APN 034-441-026
GEORGENE C. FRANKLIN
PARCEL B
33/PM/26
7440 OLD ADOBE WAY
APN 034-441-025
VICTORIA A. MAHONY
LOT 116
A/MB/1
8575 ROCKY CANYON ROAD
APN 034-441-017
AARON S. SCHECHTER, TE
LOT 115
A/MB/1
8570 ROCKY CANYON ROAD
APN 034-441-027
BRENDA D. & MICHAEL F. MILLS
PTN. LOT 97
1461 O.R. 553
8950 ROCKY CANYON ROAD
APN 034-441-028
BRENDA D. & MICHAEL MILLS
PARCEL 1
7/PM/94
7550 ROCKY CANYON ROAD
APN 034-441-007
JOSEPH E. SANTANGELO SR.
PARCEL 2
7/PM/94
7900 ROCKY CANYON ROAD
APN 034-441-001
WADE W. & SHEILA DIERKSHEIDE
PTN. LOT 98
1933 O.R. 310
7440 OLD ADOBE WAY
APN 034-441-022
VICTORIA A. MAHONY
ADOBE CANYON ROAD
ROCKY CANYON ROAD
SCALE: 1" = 140' FT
TWIN CITIES SURVEYING INC.

CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805.543.4244 • Fax: 805.543.4248
www.calfireslo.org

Scott M. Jalbert, Unit Chief

RECEIVED
APR 25 2016
SLO CO PLAN & BLDG DEPT

April 25, 2016

San Luis Obispo County
Department of Planning & Building
County Government Center
San Luis Obispo, CA. 93408

Subject: Bunyea *Updated Project Description* – SUB2015-00012
Revision to existing Fire Safety Plan

Mr. Caruso,

CAL FIRE/San Luis Obispo County Fire Department has reviewed the information contained within the *Updated Project Description* (Kirk Consulting-November 2015) for the proposed two lot residential subdivision located at 3393 Adobe Canyon Road near Atascadero, CA.

As part of the *Updated Project Description,* the building envelope for Parcel #1 has been moved to where it is directly adjacent to Adobe Canyon Road. This change to the building envelope, serves to appropriately address the concerns raised within the Fire Safety Plan dated 10/26/15. Response time, dead-end road concerns and required improvements to Adobe Canyon Road are no longer concerns relative to the proposed parcel split and this department finds that all relative standards have been met as proposed.

Please feel free to contact me at (805)543-4244, extension 3425 should you have additional questions and/or concerns regarding this matter.

Sincerely,

Clinton T. Bullard
Fire Inspector

C: Kirk Consulting, Agent

COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

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

Public Health
Prevent. Promote. Protect.

August 20, 2015

Kirk Consulting
8830 Morro Rd.
Atascadero, CA 93422

ATTN: SARAH STATON
RE: TENTATIVE MAP CO 15-0027 BUNYEA
APN 034-441-021

Water Supply

This office is in receipt of satisfactory **preliminary** evidence of water in the form of a Well Completion Report (Number 069506). Please be advised that additional water well documentation will be required for **each** lot less than 60 acres prior to approving the map for recordation. Adequate documentation will include, the well completion report for the well serving the parcel, current well capacity (pump test) and current water quality testing ("current" is information not more than 5 years old). Be advised that the pump tests for shared wells are a minimum of 12 hours. Transmission lines for shared wells will need to be located in approved easements and shall be installed prior to recordation or a bond may be posted with Public Works. Please contact this office for details regarding required testing before initiating work.

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. The exhibit provided for preliminary approval reveals that proposed parcels 1 and 2 have existing development. Please provide information on any septic system(s) located on these parcels and documentation of any maintenance or problems that have occurred prior to hearing.

CO 15-0027 is approved for Environmental Health subdivision map processing.

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

c: North County Team, County Planning

DUPLICATE
Driller's Copy

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

WATER WELL DRILLERS REPORT

Do not fill in
No. 069506

Notice of Intent No.
Local Permit No. or Date

State Well No.
Other Well No.

(1) OWNER: Name Klaus Heilman
Address P.O. Box 640
City Atascadero, CA. 93422 Zip

(2) LOCATION OF WELL (See instructions):
County SLO Owner's Well Number 5
Well address if different from above Lot #97
Township 28S Range 12E Section 14
Distance from cities, roads, railroads, fences, etc.
Templeton Rd. by River Bridge & Home Place

(3) TYPE OF WORK:
New Well ☒ Deepening ☐
Reconstruction ☐
Reconditioning ☐
Horizontal Well ☐
Destruction ☐ (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:
Domestic ☒
Irrigation ☐
Industrial ☐
Test Well ☐
Stock ☐
Municipal ☐
Other ☐

WELL LOCATION SKETCH

(5) EQUIPMENT:
Rotary ☒ Reverse ☐
Cable ☐ Air ☐
Other ☐ Bucket ☐

(6) GRAVEL PACK:
Yes ☒ No ☐ Size Eye
Diameter of bore 9 7/8"
Packed from 20 to 200 ft.

(7) CASING INSTALLED:
Steel ☐ Plastic ☒ Concrete ☐

(8) PERFORATIONS:
Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	200	5	.214	0	140	Blank
				140	200	Perf.

(9) WELL SEAL:
Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 20 ft.
Were strata sealed against pollution? Yes ☐ No ☐ Interval ft.
Method of sealing Cement

(10) WATER LEVELS:
Depth of first water, if known 140 ft.
Standing level after well completion 145 ft.

(11) WELL TESTS: Bail Test: 20 gpm at 160'
Was well test made? Yes ☐ No ☐ If yes, by whom?
Type of test Pump ☐ Bailer ☐ Air lift ☐
Depth to water at start of test ft. At end of test ft
Discharge gal/min after hours Water temperature
Chemical analysis made? Yes ☐ No ☐ If yes, by whom?
Was electric log made? Yes ☐ No ☐ If yes, attach copy to this report.

(12) WELL LOG: Total depth 203 ft. Depth of completed well 200 ft.

from ft.	to ft.	Formation (Describe by color, character, size or material)
0	11	Adobe & Shale
11	30	Shale
30	50	Shale & Sandstone
50	203	Shale

Work started 8/11/80 19 Completed 8/11/80 19

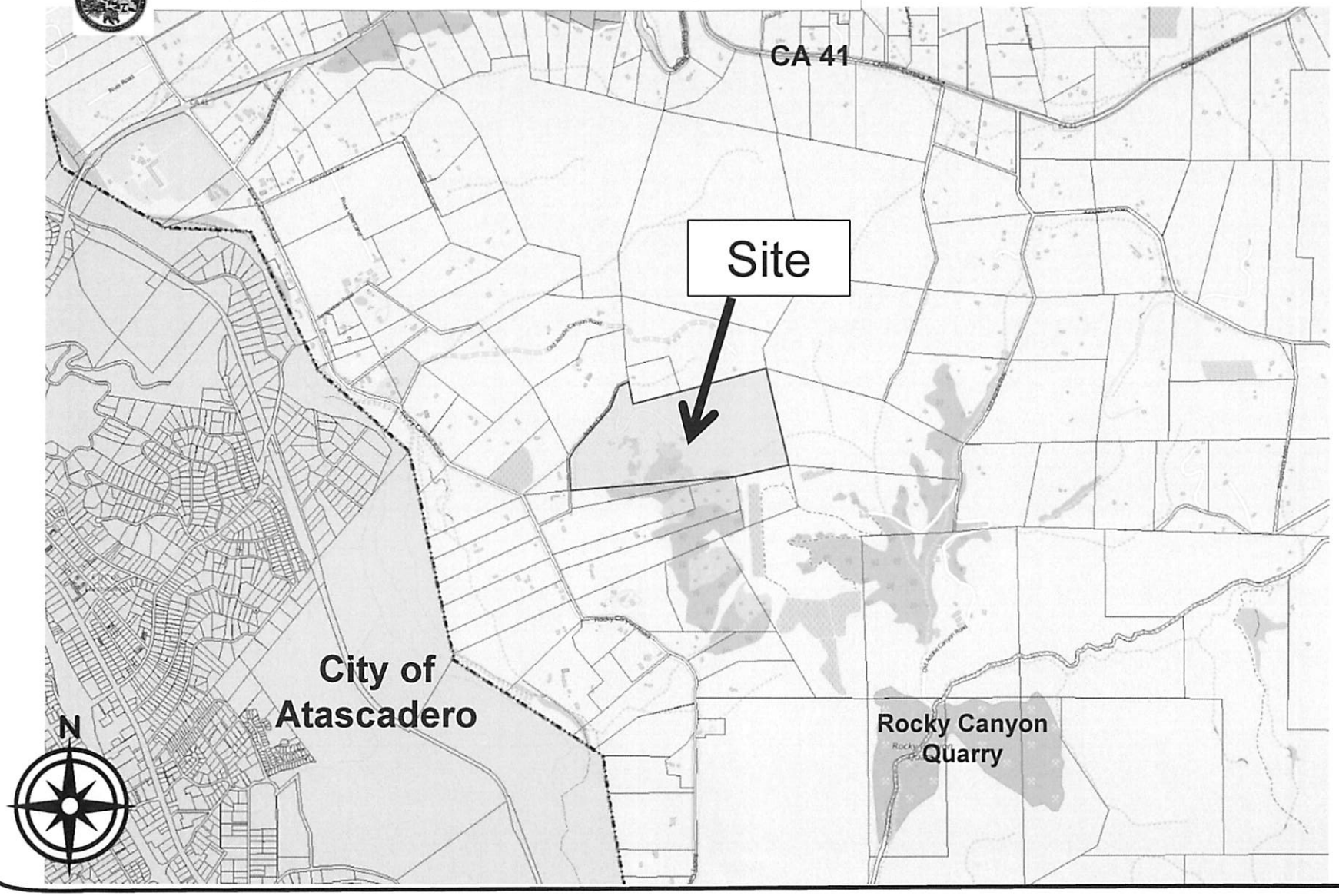
WELL DRILLER'S STATEMENT:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
SIGNED [signature] (Well Driller)
NAME Miller Drilling Co.
(Person, firm, or corporation) (Typed or printed)
Address 501 No. Main St.
City Templeton, CA. 93465 Zip
License No. 324634 Date of this report 8/12/80

WR 188 (REV. 7-76) IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM.

NOTE: Any person removing the cap from this well other than Miller Drilling Co. or authorized contractor approved by us will void all structural warranties.

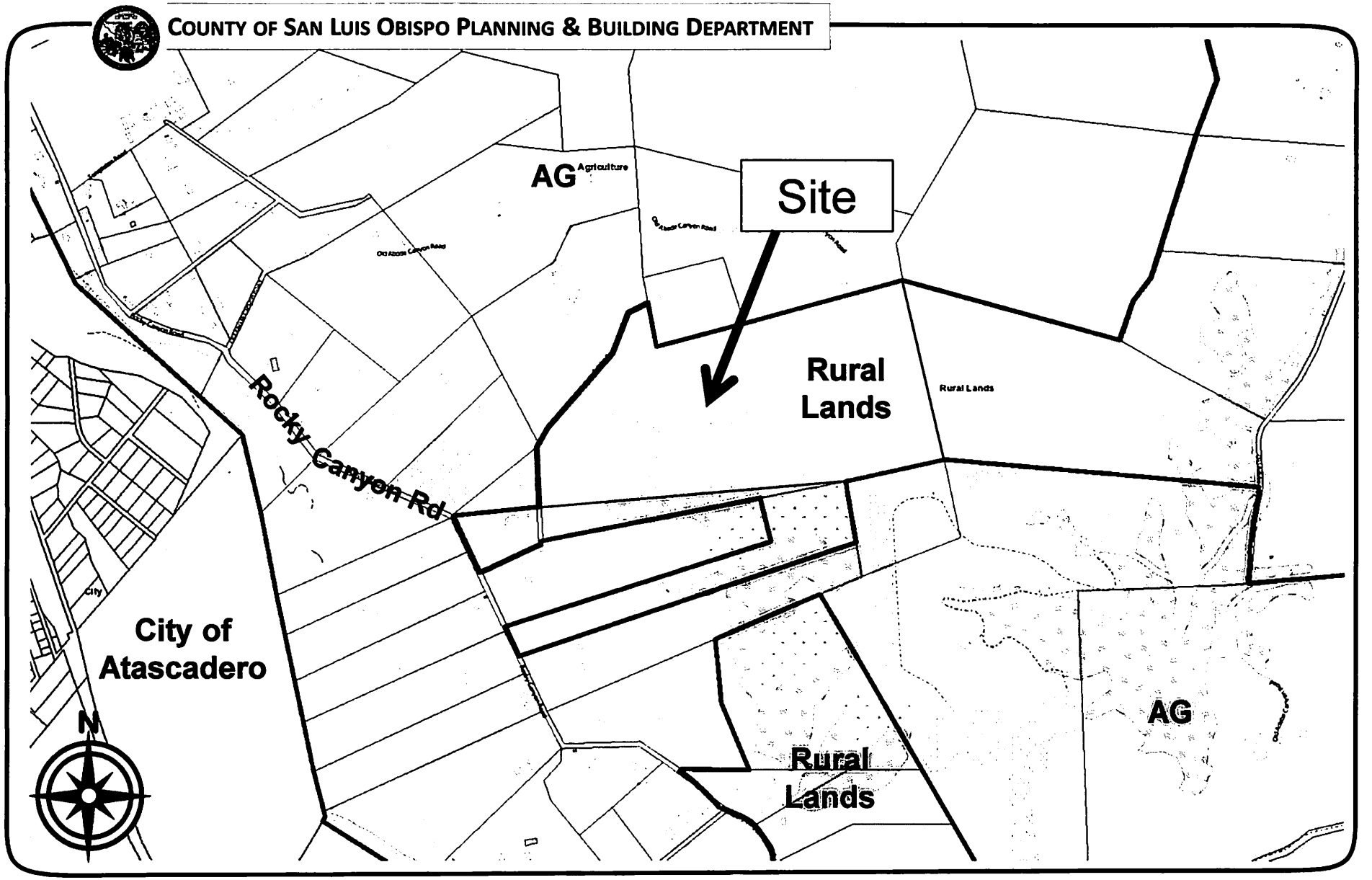
CONFIDENTIAL
NOT FOR PUBLIC USE
WATER CODE SEC. 13752

COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT



Parcel Map
SUB2015-00012 / Bunyea

Vicinity Map



Parcel Map
SUB2015-00012 / 2 Lot Residential Subdivision

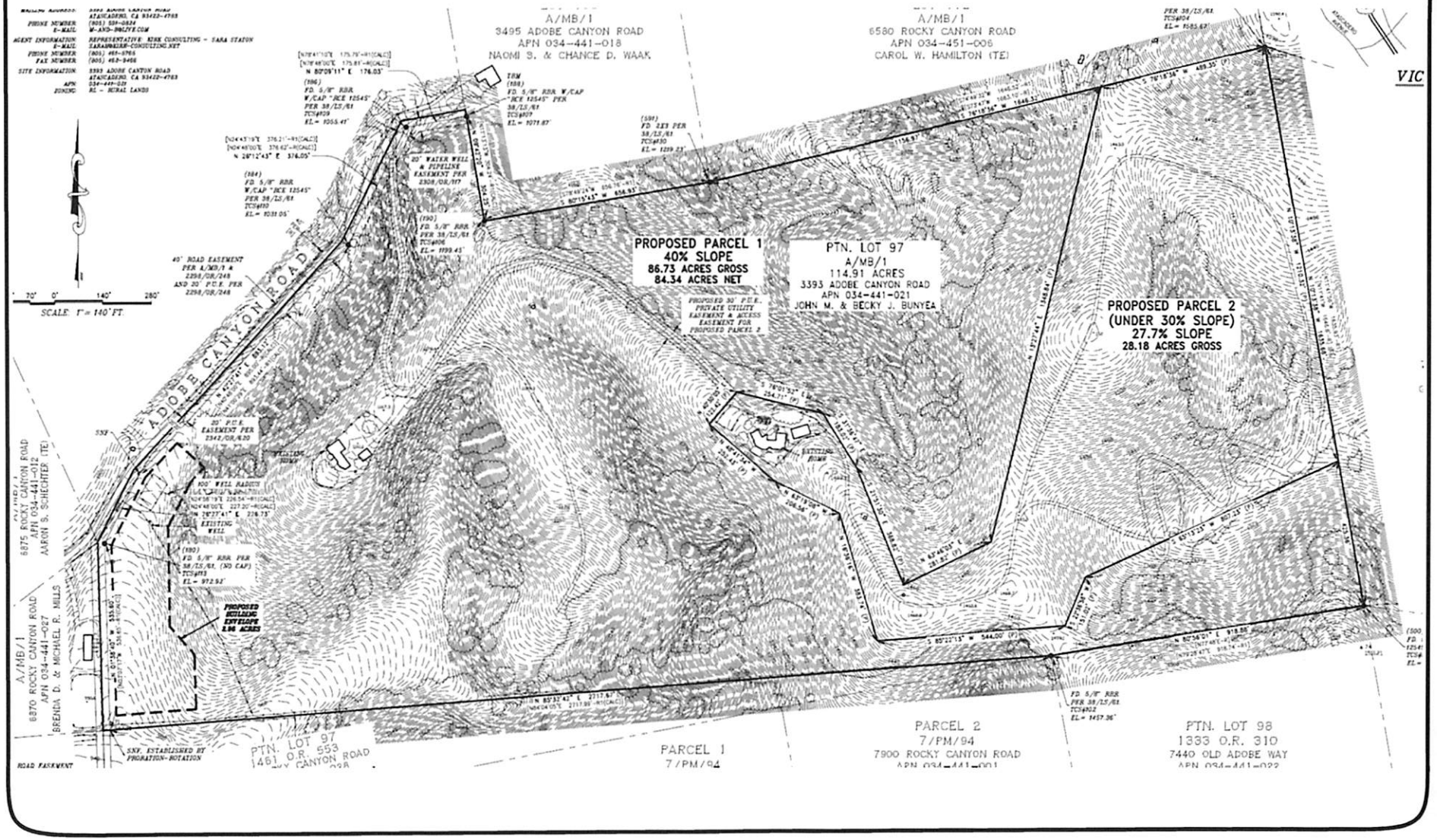
Land Use Category Map

COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT

Parcel Map
SUB2015-00012 /Bunyea

Aerial Photograph

COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT



Parcel Map
SUB2015-00012 / Bunyea

Site Plan