

**NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL** SCH# \_\_\_\_\_

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (Overnight/Personal Delivery) (916) 445-0613

**Project Title:** Golden State Water Company Water Storage Tank and Access Road

Lead Agency: Santa Barbara County Planning & Development

Contact Person: Tina Mitchell, Planner

Street Address: 624 W. Foster Road, Suite C

Phone: (805) 934-6289

City: Santa Maria

Zip: 93455

County: Santa Barbara

**Project Location:** County: Santa Barbara City/Nearest Community: Sisquoc

Cross Streets: Foxen Canyon Road and Palmer Road Total Acres: 5.265

APN # 129-190-007 Section: 12 Twp. 09N Range: 33W Base: San Bernardino

Within 2 Miles: State Hwy #: n/a Waterways: Cat Canyon Stream approx. 670 ft. east

Airports: n/a Railways: n/a Schools: Blochman Union School District

**DOCUMENT TYPE**

- CEQA:** NOP Supplement/Subsequent **NEPA:** NOI **Other:** Joint Document  
Early Cons EIR (Prior SCH No.) \_\_\_\_\_ EA Final Document  
Mit. Neg Dec Other \_\_\_\_\_ Draft EIS Other \_\_\_\_\_  
Draft EIR FONSI

**LOCAL ACTION TYPE**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone               | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division         | <input type="checkbox"/> Other _____    |
- (Subdivision, Parcel Map, Tract Map, etc.)

**DEVELOPMENT TYPE**

- |  |   |
|--|---|
| <input type="checkbox"/> Residential: <i>Units</i> _____ <i>Acres</i> _____                        | <input type="checkbox"/> Water Facilities: <i>Type</i> _____ <i>MGD</i> _____ |
| <input type="checkbox"/> Office: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____     | <input type="checkbox"/> Transportation: <i>Type</i> _____                    |
| <input type="checkbox"/> Commercial: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____ | <input type="checkbox"/> Mining: <i>Type</i> _____                            |
| <input type="checkbox"/> Industrial: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____ | <input type="checkbox"/> Power: <i>Type</i> _____ <i>Watts</i> _____          |
| <input type="checkbox"/> Educational _____   | <input type="checkbox"/> Waste Trtmnt: <i>Type</i> _____                      |
| <input type="checkbox"/> Recreational _____  | <input type="checkbox"/> Hazardous Wst: <i>Type</i> _____                     |
|  | <input checked="" type="checkbox"/> Other: <u>Water Storage Tank</u>          |

**PROJECT ISSUES THAT MAY HAVE A SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACT**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual     | <input type="checkbox"/> Flood Plain/Flooding        | <input type="checkbox"/> Schools/Universities                       | <input checked="" type="checkbox"/> Water Quality  |
| <input type="checkbox"/> Agricultural Land               | <input type="checkbox"/> Forest Land/Fire Hazard     | <input type="checkbox"/> Septic Systems                             | <input type="checkbox"/> Water Supply/ Groundwater |
| <input type="checkbox"/> Air Quality                     | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity                             | <input type="checkbox"/> Wetland/Riparian          |
| <input type="checkbox"/> Archeological/Historical        | <input type="checkbox"/> Minerals                    | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Wildlife       |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Noise            | <input type="checkbox"/> Solid Waste                                | <input type="checkbox"/> Growth Inducement         |
| <input type="checkbox"/> Coastal Zone                    | <input type="checkbox"/> Population/Housing Balance  | <input type="checkbox"/> Toxic/Hazardous                            | <input type="checkbox"/> Land Use                  |
| <input type="checkbox"/> Drainage/Absorption             | <input type="checkbox"/> Public Services/Facilities  | <input type="checkbox"/> Traffic/Circulation                        | <input type="checkbox"/> Cumulative Effects        |
| <input type="checkbox"/> Economic/Jobs                   | <input type="checkbox"/> Recreation/Parks            | <input checked="" type="checkbox"/> Vegetation                      | <input type="checkbox"/> Other _____               |
| <input type="checkbox"/> Fiscal                          |  |   |  |

**PRESENT LAND USE DESIGNATION AND ZONING**

1-E-1 (Single Family Estate Residential, minimum parcel size of 1 acre)

**PROJECT DESCRIPTION**

The project includes a request by James Fields, the agent for owner, Golden State Water Company (GSWC), for a Minor Conditional Use Permit to allow installation and operation of a new water storage tank and improved access road on their property located at 4989 Foxen Canyon Road. The proposed water storage tank would have a capacity of 200,000 gallons, height of 27 feet, a diameter of 48 feet, and would be painted a non-reflective tan color. An outdoor stairway for maintenance purposes and an anti-climb cage would wrap around the northern portion of the water storage tank. The tank would be surrounded by a 6-foot tall chain link fence with a 16-foot wide access gate. The proposed project site is located within the

southern and eastern portions of the property and the storage tank would be located near the top of slope at an approximate elevation of 551-ft. in order to meet the minimum pressure requirements necessary for successful operation of the water storage tank. Access would be provided via the proposed access road, which would extend from the existing driveway off Foxen Canyon Road to the new tank location. The majority of the access road will be paved as asphalt concrete. Sections of the access road for which the slope exceeds 15% will be concrete paved. Parking for maintenance staff is available near the existing well (designated as FC5) and will also be available near the proposed water storage tank at the end of the proposed access road.

The subject property is currently developed with an existing 100 GPM well (designated as FC5) and associated motor control center mounted on a 755 square foot concrete pad in the southeast corner of the property. There is also a 64 square foot chemical shed in this fenced area. The subject property contains a 0.06-acre (2375 square foot) parcel shown as APN 129-190-004, which is owned by Blochman Union School District. This parcel contains two existing water storage tanks and piping that extends from the tanks to an existing well (designated as FC4) that is located on the parcel adjacent to the proposed project site which is also owned by Blochman Union School District.

The property supports Coast Live Oak Woodland, California sagebrush scrub, annual brome grassland, and ruderal/developed habitat. These plant communities have been subject to previous disturbance such as mowing, grazing and grading. Four Coast Live Oak Trees (*Quercus agrifolia*) are proposed for removal, and two will have impacts to the critical root zone. Native Oak trees removed or impacted will be replaced on the subject property at a minimum ratio of ten 1-gallon replacement trees per one tree removed, and/or three 24" box replacement trees per one tree removed. Remaining mature native oak trees on the property would be protected with tree protection fencing placed at six feet from the tree dripline. Seven non-native trees are proposed for removal. The project would include 91,411 square feet of new landscaping subject to the California Model Water Landscape ordinance (MWELo) requirements. Proposed vegetation includes thirty 1-gallon Coast Live Oak saplings, nine 24" box Coast Live Oaks, and sixty-one 5-gallon Toyon bushes to provide screening of the water tank. Grasses, assorted 1-gallon native shrubs, and custom hydro seed mixes will also be planted to provide slope stability, in-fill landscaping, and basin slope and bottom grass. The applicant would be responsible for irrigation and maintenance of the landscaping for the life of the project.

The proposed water tank would be connected to the existing FC4 well located on the adjacent parcel to the north, and the FC5 well located on the subject property via underground 8-inch PVC piping and mechanical equipment. Water would enter the water storage tank via a 6-in. wide and 19-ft. long, aboveground connection on the north east side of the tank. A 6-in. wide aboveground outlet would be mounted on the southwest side of the water storage tank (opposite to the inlet) at a height of 22 inches. The water storage tank also includes a 4-ft. by 8-ft. overflow vault located on the southern side of the tank. Excess tank overflow and storm water would be captured and directed to two new retention basins located at the northeast and east corners of the property. The retention basin at the east corner of the property (designated as Basin 1) would cover approximately 6,180 square feet and have a storage capacity of 130,138 gallons and a maximum depth of 8 feet. The retention basin at the northeast corner of the property (designated as Basin 2) would cover approximately 4,220 square feet and have a storage capacity of 6,584 gallons and a maximum depth of 5 feet. Both retention basins would have a maximum 2:1 slope and would be secured with a 6 foot tall chain link fence. The proposed project would result in approximately 97,400 square feet (2.24 acres) of site disturbance, including approximately 13,401 cubic yards cut and 7,727 cubic yards of fill. Approximately 5,674 square feet of cut material would be exported from the project site to the Santa Maria Regional Landfill via haul trucks.

With the exception of security lights, no exterior lighting is proposed. Two 71-watt, hooded security lights would be manually operated during emergencies only. The two security light fixtures would be pole-mounted at a height of 16 feet and directed downward. The lights would only be switched on if an emergency required personnel to access the site at night and are sited on the north and south west sides of the water tank to minimize impacts to residential parcels to the east.

The proposed water storage tank would provide adequate and accessible water supply for fire protection and emergency services in the community of Sisquoc and the surrounding area. Golden State Water Company customers would not experience any interruption of service during project implementation. The property is a 5.27-acre parcel zoned 1-E-1, located at 4989 Foxen Canyon Road (Assessor's Parcel Number 129-190-007) in the Sisquoc area, Fifth Supervisorial District.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

# REVIEWING AGENCIES CHECKLIST

## KEY

S=Document sent by lead agency

X=Document sent by SCH

√=Suggested distribution

### Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game Region #5
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

### Environmental Affairs

- Air Resources Board
- APCD/AQMD
- Integrated Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # 3

### Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District#
- CALTRANS Planning (headquarters)
- CALTRANS, Dir. of Aeronautics
- Housing & Community Development
- Food & Agriculture

### Health & Welfare

Health Services \_\_\_\_\_

### State & Consumer Services

- General Services
- OLA (Schools)
- Office of Public School Construction (DOE)

### Youth & Adult Corrections

Corrections

### Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- State Lands Commission
- Tahoe Regional Planning Agency
- Office of Emergency Services
- Dept. of Pesticide Regulation
- Dept. of Toxic Substances Control

Other \_\_\_\_\_

### Public Review Period (to be filled in by lead agency)

Starting Date January 7, 2021      Ending Date February 8, 2021

Signature Jina Mitchell      Date 1/7/2021

### Lead Agency (Complete if applicable):

Consulting Firm: Santa Barbara County Planning & Development

Address: 624 W. Foster Road Ste. C

City/State/Zip: Santa Maria, CA 93455

Contact: Tina Mitchell

Phone: (805) 934-6289

### Agent for the Applicant: James Fields

Address: 2330 A Street, Suite A, Santa Maria, CA 93455

Phone: (805) 354-4635

### For SCH Use Only:

Date Received at SCH

Date Review Starts

Date to Agencies

Date to SCH

Clearance Date

Notes: