CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
Public Review Period April 5, 2021 – May 5, 2021

1.	**PROJECT TITLE:**	Woodland Apartments
	Entitlements:	Planned Development (PD20-13) and Oak Tree Removal Permit (OTR21-03)
2.	**LEAD AGENCY:**	City of Paso Robles 1000 Spring Street Paso Robles, CA 93446
	Contact: **Phone:** **Email:**	Katie Banister (805) 237-3970 kbanister@prcity.com
3.	**PROJECT LOCATION:**	298 Niblick APN: 009-814-044
4.	**PROJECT PROPONENT:**	Richard Woodland
	Contact: **Phone:** **Email:**	Keith Gilliss 805-237-3773 keith@primecommercialca.com
5.	**GENERAL PLAN DESIGNATION:**	RC (Regional Commercial)
6.	**ZONING:**	RC (Regional Commercial) MU (Mixed Use Overlay)

7. **PROJECT DESCRIPTION:**

This project is a 20-unit apartment complex on an infill development site adjacent to Niblick Road.

The site is zoned Regional Commercial (RC) with a Mixed-Use (MU) Overlay. A wide variety of commercial uses are permitted in the RC district. The mixed-use overlay allows residential uses as an alternative to or in addition to commercial uses in the site. The MU Overlay was added to the site in 2020 as a part of the Housing Element update process. At the same time, 20 surplus density units were allocated to the property.

The proposed project is entirely residential; no new commercial uses are proposed. The residential units would be arranged in two buildings: building A is a 3-story pedestal building with ground floor parking and 16 units, while building B is 2-story structure with 4 units.

Egress from the site is constrained by existing traffic patterns and limited site distance on Niblick Road, so a secondary driveway is proposed via an easement on the property to the South with access to the unnamed driveway to the west of the property. The new driveway would require the extension of existing culverts to cross an unnamed ephemeral drainage "considered waters of the State under the jurisdiction of the California Department of Fish and Wildlife and the Central Coast Regional Water Quality Control Board" (Biological Resources Assessment for the Woodland Apartment Project, 2020) and would result in the removal of one coast live oak tree.

8. ENVIRONMENTAL SETTING: The 2.11-acre site is located southeast of the intersection of Niblick Road and South River Road in the city of Paso Robles. It is bounded by Niblick Road to the north, the Alder Creek apartments to the east, Highland's Church to the south, and an unnamed driveway, which functions as a local street and Pacific Premier Bank to the west. The site is undeveloped but has been previously disturbed, receiving fill in the northeast corner at some previous time. The site slopes generally to the southwest into an ephemeral creek near the southern property line. Average slope of the property is approximately 40%. Within the limits of proposed disturbance, the average existing slope is approximately 15%. The seasonal creek supports a small stand of oak trees (primarily coast live oak and valley oak trees). Where forested, the creek is within an open space easement.

9. **OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED)**:
California Department of Fish and Wildlife – Region 4
Central Coast Regional Water Quality Control Board

10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The applicant has provided a Cultural Resources Survey of the Site prepared by a qualified archeologist. In accordance with AB 52, the City provided formal notification to the designated contact or tribal representative of traditionally and culturally affiliated California Native American tribes that have requested notice postmarked on December 18, 2020. Responses were received from the yak tityu tityu yak tilhini - Northern Chumash Tribe and the Salinan Tribe of Monterey and San Luis Obispo Counties requesting consultation. The Salinan Tribe of Monterey and San Luis Obispo "requested all ground disturbing activities for this project be monitored by a cultural resource specialist" from their tribe. The yak tityu tityu yak tilhini - Northern Chumash Tribe did not make any specific requests for mitigation measures.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture / Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☒ Hydrology/Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that 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.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that 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.

☐ I find that 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.

Signature: April 2, 2021
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. "Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from ""Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

The explanation of each issue should identify:

a. the significance criteria or threshold, if any, used to evaluate each question; and
b. the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

I. AESTHETICS: Would the project:

a. Have a substantial adverse effect on a scenic vista? ☐ ☐ ☐ ☒

Discussion: The site is located along a 4-lane arterial road in a developed area. The site is not identified in the General Plan Conservation Element as an Important Visual Resource or Visual Corridor (1). There is a seasonal drainage with oak trees on the site, but they do not constitute a scenic vista, nor would the project block other scenic vistas.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☒ ☐

Discussion: The project site is not near a state scenic highway. Oak-covered hillsides are identified as a Natural Landmark and Open Space Viewshed in the General Plan Conservation Element (1). The project site includes a seasonal drainage with oak trees. The oak trees are within a tree protection and open space easement. Due to its proposed location at the east side of the property, the project will not block the view of the small oak woodland from vehicle traffic traveling east on Niblick Road. The woodland would also be visible from the pedestrian path to the south of the seasonal creek.

c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ☐ ☐ ☒ ☐

Discussion: This site is in an urbanized area within the Hillside Development District. The project is consistent with applicable scenic-quality regulations by avoiding development on a ridgeline and the steepest slopes on the site. The appearance of the proposed project has been reviewed by the City of Paso Robles Development Review Committee and the Planning Commission will review the development plan for the project to ensure it conforms with adopted development standards in the Regional Commercial district and Mixed-Use Overlay.

Currently, the site offers a public view of a seasonal drainage and small oak woodland. The natural area will remain undeveloped and will be somewhat visible from Niblick Road and fully visible from a public trail to the south of the site.

The residences to the east of the site are located at a higher elevation and a prominently visible from Niblick Road. The proposed project would screen the view of these units.

The proposed building setbacks and landscape improvements result in a project in keeping with the visual character of its urbanized setting. Project impact will be less than significant.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐

Discussion: The project will include exterior lighting consistent with a typical residential development. Standard conditions of approval require all new lighting to be adequately shielded. A condition of approval requires staff to review light fixtures for proper shielding prior to the issuance of a building permit.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒

Discussion: The project site is surrounded by urban uses and is not currently in use for agriculture. The site is not Prime Farmland, Unique Farmland nor Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (Attachment 4), nor is it identified either prime or unique farmland of statewide importance in the Conservation Element of the Paso Robles General Plan (Figure OS-1, Important Farmland). The project would not convert an agricultural use to a non-agricultural use.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? ☐ ☐ ☐ ☒

Discussion: The site is not under Williamson Act contract, nor is it currently used for agricultural purposes.

c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))? ☐ ☐ ☐ ☒

Discussion: There are no forest land or timberland resources within the City of Paso Robles.

d. Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

Discussion: The City of Paso Robles does not contain forest land resources. The existing small oak woodland on the site is within a tree protection and open space easement and will not be impacted by the project.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

Discussion: No farmland is located within the vicinity of the project site. The surrounding properties are developed with residential and commercial uses.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Discussion (a-c): The San Luis Obispo County area is a non-attainment area for the state standards for ozone and suspended particulate matter. The potential for future project development to create adverse air quality impacts falls generally into two categories: short-term (construction-related) and long-term (operational) impacts. The SLO County Air Pollution Control District (APCD) provides guidance for calculating air quality impacts. For single-land-use projects, Table 1-1 of the SLO County APCD CEQA Air Quality Handbook can be used to estimate whether the project will exceed operational significance thresholds for ozone precursors (ROG and Nox). Projects that do not exceed operational thresholds are unlikely to exceed construction thresholds as well.

The project is 20 residential units, which falls below the APCD significance threshold for low-rise apartment projects expected to exceed operational threshold values; the project is also unlikely to exceed construction thresholds.

Standard city dust-suppression requirements will result in a less than significant air quality impact.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Discussion: According to the SLOAPCD, land uses commonly considered to be potential sources of obnoxious odorous emissions include wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, and fiberglass molding. The proposed project does not include any uses identified by the SLOAPCD as being associated with odors, therefore there is no impact related to other emissions.

IV. BIOLOGICAL RESOURCES: Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

Discussion: A biological resources assessment was prepared for the project by Terra Verde Environmental Consulting in October 2020 (Attachment 5). The assessment describes the site as "regularly mowed annual grasslands bordered to the south by coast live oak and valley oak (Quercus lobata) trees along [an] ephemeral

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

drainage." "Three special-status botanical species, three special-status wildlife species, as well as migratory nesting birds" are identified as having the "potential to occur in the survey area"; however, the "[p]otential for impacts to wildlife species is low."

Special-status plants species. There is marginally suitable habitat for Lemmon's Jewelflower, Small-flowered Morning-glory and Paniculate Tarplant on the site, however, the biological assessment concludes the species are not expected to occur. Avoidance, minimization, and mitigation measures are proposed. When incorporated, the impact on special status plant species will be less than significant.

Most oak trees on the site are located within a tree protection and open space easement. The project has been designed to avoid most impacts to oak trees; however, one 6-inch diameter coast live oak tree is proposed for removal with the project. The project arborist reports the tree was previously planted. Standard mitigation is proposed, which will reduce the impact of the project on oak trees to less than significant .

Special-status wildlife species. There is marginally suitable habitat for the American badger and San Joaquin kit fox on the site, but neither is expected to occur. The EIR prepared for the 2003 City General Plan update identifies areas of the City subject to mitigation for San Joaquin kit fox habitat, which does not include the subject site. Mitigation measures require habitat mitigation only if active kit fox presence is observed. There is suitable nesting habitat for the oak titmouse and other migratory nesting birds on the site, especially within the oak trees on the southern edge of the property. Avoidance, minimization, and mitigation measures are proposed. When incorporated, the impact on special status wildlife species will be less than significant.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? ☐ ☒ ☐ ☐

Discussion: The biological assessment indicates "direct and indirect impacts to the unnamed ephemeral drainage" are expected. The drainage is unlikely to meet the new federal Navigable Water Protections Rule, but would be considered "waters of the State under the jurisdiction of the California Department of Fish and Wildlife and the Central Coast Regional Water Quality Control Board". The drainage lacks ponded areas or wetland habitat, and provides only seasonal aquatic habitat. No other aquatic habitat, such as vernal pools, is present." With the incorporation of proposed mitigation measures for Hydrology and Water Quality, the impact on riparian habitat and other sensitive natural communities will be less than significant.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☐ ☒

Discussion: The project site does not include any wetland habitat.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ☐ ☒ ☐ ☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: The ephemeral creek on the site is tributary to the Salinas River, which has been designated as critical habitat for the south/central California coast steelhead. No direct impacts are expected. Mitigation intended to prevent errant materials entering the waterway are proposed. When incorporated, the impact on migratory fish and wildlife species will be less than significant.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐

Discussion: The project has been designed to avoid most impacts to oak trees (Arborist Report, Attachment 6). An existing tree protection and open space easement protect most of the onsite oak trees. One 6-inch diameter coast live oak tree is proposed for removal with the project. The project arborist reports the tree was previously planted. Standard mitigation is proposed. With the incorporation of the mitigation measures this project's impacts on the oak tree will be less than significant.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion: There are no conservation plans adopted for the City of Paso Robles, therefore no impact is expected.

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐

Discussion (a): The site is currently undeveloped. There are no known historical resources.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐

Discussion (b): A cultural resources survey for the project was prepared April 2019 by Central Coast Archaeological Research Consultants (Attachment 7). The report states, " Although previous studies adjacent to the survey area identified five prehistoric sites in the immediate vicinity of the current study area, the present undertaking is located on a highly modified landform that has been severely altered by multiple contemporary land uses. Additionally, the approximately 2.5 to 3.0 meter eroded and modified stream channel allowed for through inspection of subsurface soils and no cultural materials were observed." The project archeologist did not recommend any additional archaeological work.

Consultation with the Salinan Tribe of Monterey and San Luis Obispo Counties resulted in a request for ground disturbing activities to be monitored by a cultural resource specialist from the Salinan Tribe. Consultation with the yak tit^{y}u tit^{y}u yak tiłhini – Northern Chumash Tribe did not result in any mitigation measure recommendations or requests. Mitigation is proposed in the Tribal Cultural Resources section of this report.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion (c): The project archaeologist did not find evidence of any cultural materials and reports a low likelihood of encountering historic cultural resources. No disturbance of human remains is expected.

VI. ENERGY: Would the project:

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

Discussion (a): The proposed project is a residential housing development subject to air quality and energy efficiency requirements. Standard construction practices are expected; the proposed development will not use or promote the use of energy resources in a wasteful or inefficient manner.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion (b): The proposed project will not conflict with adopted energy conservation plans and will be subject to compliance with the energy efficiency requirements of the California Building Code.

VII. GEOLOGY AND SOILS: Would the project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the EIR for the 2003 update of the General Plan, pg. 4.5-8. There are two known fault zones on either side of the Salinas River Valley. The Rinconada Fault system runs on the west side of the valley, and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. There are no Alquist-Priolo Earthquake Fault Zones within City limits.

A Geotechnical Feasibility Study was completed for the project by Earth Systems Pacific in 2018 (Attachment 8). Site-specific seismic parameters were identified resulting in a Seismic Design Category of D. During building permit review, the City Building Official will ensure proper seismic design requirements are incorporated into the structural design of the buildings resulting in a less than significant impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii. Strong seismic ground shaking?	☐	☐	☒	☐

Discussion: The proposed project will be constructed to current California Building Codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and avoidance of constructing over active or potentially active faults. Therefore, impacts that may result from seismic ground shaking are considered less than significant.

iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

Discussion: A Geotechnical Feasibility Study was completed for the project by Earth Systems Pacific in 2018 (Attachment 8). The report indicates the potential for liquefaction is low on the site.

iv. Landslides?	☐	☐	☒	☐

Discussion: According to the General Plan Safety Element, the project site is in an area that is designated a low-potential area for landslides. Therefore, potential impacts due to landslides is less than significant.

b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Discussion: A Geotechnical Feasibility Study was completed for the project by Earth Systems Pacific in 2018 (Attachment 8). The report indicates the soils are considered erodible. For projects of this size, a Storm Water Pollution Prevention Plan (SWPPP) and an erosion control plan are required to be approved by the City Engineer prior to commencement of site grading, which will result in a less than significant impact.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

Discussion: See response to items a.iii. and a.iv. above.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

Discussion: A Geotechnical Feasibility Study was completed for the project by Earth Systems Pacific in 2018 (Attachment 8). The report indicates the expansion potential of the soil is low to moderate on the site. During building permit review, the City Building Official will ensure proper foundation design is utilized resulting in a less than significant impact.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Discussion: The development will be required to connect to the City's municipal wastewater system,

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

therefore, there would not be impacts related to use of septic tanks.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☐ ☒

Discussion: No known paleontological resources or geological features are known to existing on the site. No impacts are expected.

VIII. GREENHOUSE GAS EMISSIONS: Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐

b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses? ☐ ☐ ☒ ☐

Discussion: The 2021 San Luis Obispo Air Pollution Control District Interim CEQA Greenhouse Gas Guidance recommends the significance of greenhouse gas emissions be determined by consistency with a Climate Action Plan. The Paso Robles Climate Action Plan Climate Action Measure TL-8 encourages infill development especially for mixed uses and higher-density multi-family projects along transit lines. The project is a multi-family residential development located near commercial and service uses and Pat Butler Elementary and Paso Robles High schools. The project is located on Niblick Road, which is served by both Routes A and B of the Paso Express transit. The project is consistent with the city Climate Action Plan. The greenhouse gases created by the project will not have a significant environmental impact.

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ☐ ☐ ☐ ☒

Discussion (a): The proposed project does not include the use, transport, or storage of hazardous materials and will not result in a risk of accidental explosion or release of hazardous substances.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☐ ☒

Discussion (b): The proposed project does not include the use, transport, or storage of hazardous materials and will not result in a risk of accidental explosion or release of hazardous substances.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile ☐ ☐ ☐ ☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

of an existing or proposed school?
Discussion (a-c): The proposed project is within one-quarter mile of Pat Butler Elementary School, but the proposed project does not include the use, transport, or storage of hazardous materials and will not result in a risk of accidental explosion or release of hazardous substances.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Discussion (d) The proposed project is not listed on the Cortese List compiled by the California Department of Toxic Substances Control nor the Water Boards list of underground storage tanks. The project will not create a significant hazard to the public or the environment.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

Discussion (e): The project site is not located within an airport safety zone.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

Discussion: The City of Paso Robles does not have an adopted emergency response plan or evacuation plan. As proposed, the development would not interfere with emergency response.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Discussion: The city does not contain any very-high fire severity zones. The site is urbanized and unlikely to be impacted by wildland fires.

X. HYDROLOGY AND WATER QUALITY: Would the project:

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐

Discussion: The project will disturb more than 1 acre of land, so is required to submit a Storm Water Pollution Prevention Plan (SWPPP). In addition, the development will be subject to the Regional Water Quality Control Boards Post Construction Stormwater Management Requirements. Erosion control measures and best management practices (BMPs) are required to be incorporated into grading and construction plans for the short and long-term management and protection of water quality. A preliminary storm water control plan prepared by North Coast Engineering for the project (Attachment 9). been provided. Stormwater from proposed

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

impervious surfaces will be retained in underground chambers and a bioswale. Stormwater control features will be sized to maintain pre-development peak flows. These features of the project will result in a less than significant impact to water quality.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

Discussion: The project site is within city limits and is zoned to allow for commercial and residential uses. The city's municipal water supply is composed of groundwater from the Paso Robles Groundwater Basin, an allocation of the Salinas River underflow, and a surface water allocation from the Nacimiento Lake pipeline project.

The project is consistent with the 2016 Urban Water Management Plan (UWMP), which anticipates and plans for buildout of the City. Since the UWMP has accounted for land uses at the project site, the project will have adequate water supply available, and will not further deplete or significantly affect, change or increase water demands planned for use in the basin.

The project is not proposed on a site where significant recharge occurs. The onsite ephemeral drainage is a tributary of the Salinas River. The project will maintain predevelopment peak flows and the course of the creek to the River. The project proponent would be required to pay development impact fees for water service expansion and availability to mitigate its proportionate share of related impacts.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☒	☐	☐

Discussion: The project includes direct impacts to the ephemeral creek on the site, which the consulting biologist has determined to be waters of the State under the jurisdiction of the California Department of Fish and Wildlife and the Regional Water Quality Control Board. The project proposes to remove an existing headwall at the entrance to an existing 72-inch corrugated metal pipe culvert that carries the drainage under the unnamed road to the west of the project. A new retaining wall with maximum height of 6 feet would direct water into an extended length of culvert pipe to accommodate a new driveway and 6-inch sewer lateral. The work is within the 100-year flood zone. The project will be subject to the city's Floodplain Management requirements. Mitigation measures would require the applicant to attain all required approvals from the California Department of Fish and Wildlife and the Regional Water Quality Control Board before a grading

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	permit will be issued. With mitigation, the impact will be less than significant.				
d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
	Discussion: The project site is not within a flood zone, tsunami or seiche zone.				
e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan	☐	☐	☒	☐
	Discussion: The 2011 Central Coast Basin Water Quality Control Plan adopted by the Central Coast Regional Water Quality Control Board controls water quality regulations in the region through controls including waste discharge restrictions and stormwater management. The project will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and an erosion control plan to address potential non-point source pollution impacts. A preliminary stormwater control plan was prepared in 2020 by North Coast Engineering (Attachment 9). The project includes 32,250 square feet of new impervious surface, which must be, which makes the project subject to Tier 4 Post Construction Requirements (PCRs)as required by the Regional Water Quality Control Board Post-Construction Stormwater Requirements. The City's Urban Water Master Plan is designed to serve all uses anticipated at full buildout, which includes residential units proposed for the project. The City is a Groundwater Sustainability Agency for a portion of the Paso Robles Sub-Basin of the Salinas Basin. The residential units proposed by the project are consistent with the Paso Robles Subbasin Groundwater Sustainability Plan. The project does not conflict with the applicable water quality control plan not the sustainable groundwater management plan; impacts would be less than significant.				
	XI. LAND USE AND PLANNING: Would the project:				
a.	Physically divide an established community?	☐	☐	☐	☒
	Discussion: The project is a residential development adjacent to an apartment complex and a commercial district. The proposed development is consistent with the General Plan and Zoning designations. The project will not impact a pedestrian path adjacent to the onsite seasonal creek. No established community will be divided.				
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
	Discussion: The property is in the RC MU district (Regional Commercial with Mixed Use overlay), which accommodates a wide variety of commercial uses and also allows residential uses. The project is an infill development and avoids impacts to the adjacent seasonal creek and oak woodland. The project is consistent with applicable land use plans, policies and regulations.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES: Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
Discussion: There are no known mineral resources at this project site.				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
Discussion: There are no known mineral resources at this project site.				
XIII. NOISE: Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
Discussion: The project will be subject to the City's Noise Element and Noise Ordinance. Residential uses are not generally a significant source of noise. Construction of the project will result in short term, temporary increases in ambient noise during the daytime. Since standard conditions limit the hours of construction from 7 am to 7 pm and excludes construction on Sundays and Federal Holidays, the project is not expected to result in a significant nose impact.				
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
Discussion: Groundborne noise and vibration is only expected during construction of the project and would only occur during daytime hours; ceasing upon completion of the project. Therefore, impacts from groundborne vibrations are considered to be less than significant.				
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
Discussion: The project is not located within the geographic boundaries of the Airport Land Use Plan so no impact is expected.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING: Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion (a-b): The project is on an infill site, and will utilize existing infrastructure. No new roads or utility trunk lines are proposed. The site is currently undeveloped and will not displace any existing housing.

XV. PUBLIC SERVICES: Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services?	☐	☐	☒	☐
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Discussion: The proposed project will result in an incremental but not significant demand for additional government services, which will be mitigated through payment of development impact fees and school fees. Therefore, impacts that may result from this project on government services are considered less than significant.

XVI. RECREATION				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion (a-b): The project will have an incremental impact on local recreational facilities which will be mitigated through the collection of development impact fees for each unit.

XVII. TRANSPORTATION: Would the project:

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒

Discussion (a): The City adopted the Niblick Road Complete and Sustainable Streets Corridor Plan in 2020. Modified Alternative C, the adopted design, includes maintaining existing sidewalks and an east-bound bicycle lane on the south side of Niblick Road. The project will include a sidewalk and bicycle lane consistent with the adopted plan.

b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐

Discussion (b): There are no high-quality transit corridors in the City of Paso Robles, however the project is adjacent to Paso Express transit routes that travel both east and west on Niblick Road with hourly service on weekdays and more limited service on weekends. No quantitative analysis of the expected vehicle miles traveled is available for the project, however, qualitatively, the project is expected to result in fewer vehicle miles traveled than a greenfield development site located at the city's edges. The project is on an infill site near commercial goods and services, both an elementary and high school campus, and recreational opportunities including Larry Moore Park and the pedestrian trail to the south of project, which connects to other east side open space trails. The project is located near employment opportunities in the City of Paso Robles both downtown and on the east side of Paso Robles near Commerce and Golden Hill Roads. The project is presumed to have a less than significant impact due to these nearby uses.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐

Discussion: A Traffic Analysis was prepared for the project in 2020 by W Trans (Attachment 10). The project is predicted to generate 146 daily trips, 9 of which would be morning peak hour and 11 of which would be afternoon peak hour trips. Project impacts do not warrant the addition of a traffic signal at the north entrance to the project, which aligns with Quarterhorse Lane across Niblick Road. Trips traveling west and exiting the project to the north have two significant impacts. The first is a delay for northbound exiting traffic of an average of more than 50 seconds. Secondly, there is "inadequate sight distance to the east for movements leaving the project site and intending to turn left [west] onto Niblick Road."

In order to encourage safe turning movements from the project site, a mitigation measure is included prohibiting left-turn movements from the project directly onto Niblick. The applicant has provided a site plan with a secondary exiting driveway to the unnamed street, which connects to Oak Hill Road and subsequently South River Road.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d.	Result in inadequate emergency access?	☐	☐	☐	☒

Discussion: The project has been reviewed by the City's Department of Emergency Services. The project will not impede emergency access, and is designed in compliance with all emergency access safety features and to City emergency access standards.

XVIII. TRIBAL CULTURAL RESOURCES

a.	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☒	☐	☐
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
	ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion: A Cultural Resources Survey was prepared for the site in 2019 by Central Coast Archaeological Research Consultants (Attachment 7). The consulting archeologist noted the project is located in "an area of high archaeological sensitivity". "[F]ive prehistoric sites in the immediate vicinity of the current study area" have been identified through previous study. Further, a seasonal creek runs through the property, which can sometimes be associated with prehistorical activity. However, the project site has been previously disturbed. The Geotechnical Feasibility Study prepared for the project reports "the site is underlain by varying amounts artificial fill" (Attachment 8). One boring exposed fill to a depth of 13.5 feet. The consulting archeologist reports there are no previously identified prehistoric or historic sites with the project property and none were discovered during an onsite survey. The consulting archeologist recommended no additional study for tribal cultural resources, however a request was received by the city to require all ground disturbing activities be monitored by a cultural resources specialist from the Salinan Tribe of Monterey and San Luis Obispo Counties. A mitigation measure has been added to require the creation of a monitoring plan for certain ground disturbing activities. With mitigation, the impact to tribal cultural resources will be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? ☐ ☐ ☒ ☐

Discussion: The project is 20 residential units and will not cause a significant impact on utility and service systems. Local planning has anticipated a buildout size for Paso Robles of 44,000 residents, which is controlled through the management of density units. Twenty surplus density units were allocated to the site in 2020 and are a portion of the remaining density units available for the City to reach expected build out. Utility and service systems including wastewater treatment have been designed to accommodate full build out. Onsite stormwater management measures will control peak flows to mimic pre-construction conditions. Sewer collection is proposed to drain to the unnamed road at the west of the property, and will cross the unnamed seasonal drainage channel with the proposed driveway. Impacts to the jurisdictional creek are mitigated by the measures required for Hydrology and Water Quality impacts. Water and electrical services are available in Niblick Road. The utility and service demands of the project will not create a significant environmental impact.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? ☐ ☐ ☒ ☐

Discussion: The project site is within the City limits and it is zoned to allow for commercial and residential development. The City's municipal water supply is composed of groundwater from the Paso Robles Groundwater Basin, an allocation of the Salinas River underflow, and a surface water allocation from the Nacimiento Lake pipeline project.

The 2015 Urban Water Management Plan (UWMP) indicates there is adequate capacity to serve all households at build out. The project density units are included in full buildout of the city. Water use for this project has been accounted for and therefore impacts to groundwater supplies are less than significant.

Standard conditions applied to all new development require the payment of development impact fees for water service expansion to mitigate its proportionate share of related impacts.

c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☒ ☐

Discussion: The City's Sewer System Management Plan (SSMP) identifies system upgrades needed to accommodate buildout of the city. Development impact fees and sewer rates are adopted to address the proportionate share of impact of each development project on the sewer system. The project is on an infill site and no major upgrades are needed to directly serve this project.

d. Generate solid waste in excess of state or ☐ ☐ ☒ ☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				

Discussion: The City's Landfill Master Plan indicates the City's landfill has adequate capacity for all projected waste generated within the city until at least 2051. Both construction and residential wastes are subject to diversion requirements for recyclable and compostable materials. The project will not impair the city's ability to attain solid waste reduction goals.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion: The proposed project will comply with federal, state, and local management and reduction statutes and regulations.

XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion: The project is not near a state responsibility area or lands classified as very high fire hazard severity zone. The project is an infill site in a developed part of the city.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project 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 prehistory? ☐ ☒ ☐ ☐

Discussion: As noted within this environmental document, and with the mitigation measures outlined in the mitigation monitoring reporting plan, the project's impact on habitat is not substantial and will not cause a fish or wildlife population to drop below self-sustaining levels or eliminate natural communities. The project is an infill project adjacent to a disconnected open space area. Impacts are less than significant with mitigation incorporated.

b. Does the project 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)? ☐ ☐ ☒ ☐

Discussion: Based on the location of the project being within the City's limits, consistency with the City's General Plan and Zoning Ordinance, and implementation of mitigation measures including contribution of fees to existing programs or monitoring activities, the project would not result in any impacts that are cumulatively considerable.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☐ ☒

Discussion: The site is an infill development in a developed area of the city. The site is zoned for commercial and residential development, which is anticipated by the existing General Plan and General Plan EIR. The site will create a housing opportunity for 20 households and will not have a substantial adverse effects on human beings.

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Documents utilized in this analysis and background / explanatory materials

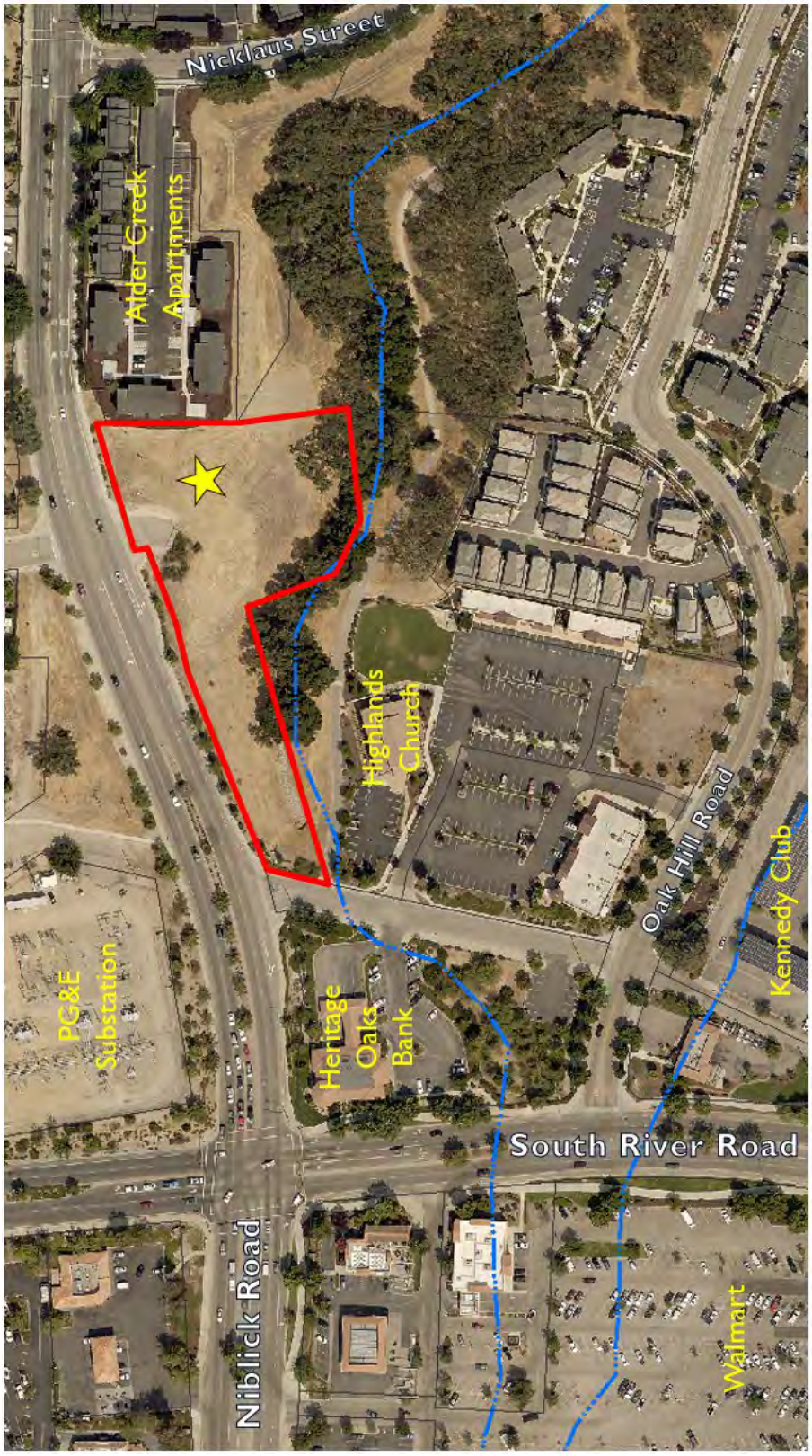
Reference #	Document Title	Available for Review at:
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
12	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
13	USDA, Natural Resources Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	NRCS Offices Templeton, Ca 93446

Attachments:

1. Vicinity Map
2. Architectural Plans
3. Civil Plans
4. Important Farmland Map
5. Biological Resources Assessment
6. Arborist Report
7. Cultural Resources Survey
8. Geotechnical Feasibility Study
9. Preliminary Stormwater Control Plan
10. Traffic Analysis
11. Mitigation Monitoring Report Plan

Attachment 1

Vicinity Map



Attachment 2

Woodland Apartments

Niblick Road, Paso Robles, Ca



PROJECT SUMMARY

Applicant / Owner: Richard J. Woodland Trust
3945 Buena Vista Drive
Paso Robles, CA 93446

Architect: Hamrick Associates, Inc., Warren Hamrick
1609 Costa Brava
Shell Beach, CA 93449
805.773.9377

Civil Engineer/Agent: North Coast Engineering, Greg Jaeger
725 Creston Rd. Suite B
Paso Robles, CA 93446
805.239.3127

Landscape Architect: TLLA, Terry Lee
117 Windward Ave. Suite C
Pismo Beach, CA 93449
805.459.0794

Project Description

This project involves the development of 2 apartment buildings on a 2.11 acre property. Building A as delineated on the Site Plan is a two story building above a surface level parking garage. The building will house 16 apartments with a mix of 1-3 bedrooms. Building B is a two story building with four 2 bedroom apartments. Building B will have some designated spaces in the parking garage with all remaining parking on the surface lot. Disabled access will be provided to all units in Building A and the ground floor units of Building B. Public and Private Open Space has been provided per the Zoning Ordinance.

An exception to the Municipal Code is requested for the 3-story Building A. Most retaining walls, are less than 6 feet, however we are proposing a planted wall behind Building B (see detail). The west side of Building A will have a 10' exposed foundation which we will mitigated with the use of trees along that face. All setbacks have been met and there is adequate parking.

Property Information

Project Address:	Unknown address at this time
Assessors Parcel No.:	APN: 009-814-014
Site Area:	2.11 Acres
Zoning:	OS (Open Space)
Construction Type:	VA (Sprinklered)

Project Statistics

STANDARD		CODE REQUIREMENTS	PROVIDED
Building Size:			
Building A		N/A	8,704 s.f.
Building B		N/A	2,549 s.f.
Building Setbacks:			
Front Yard, Creston Street		25 ft.	25 ft.
Side Yard		15'	31' min.
Side Yard		15'	31' min.
Rear Yard		15'	31' min.
Building Height:	Bldg. A	35 Ft. (2 Stories)	30 Ft. (2 Stories)
	Bldg. B	35 Ft. (2 Stories)	45 Ft. (3 Stories)
Parking:		**Bldg A** - (10) One-bdrm. units = 15 sp. (4) Two-bdrm. Units = 8 sp. (2) Three-Bdrm. Units = 4 sp. **Bldg B** - (4) Two-bdrm. units = 8 sp. Total Parking = 35 sp. + 6 guest **Total parking required = 41 Spaces**	**Total parking provided = 41 Spaces**
Lot Coverage:			
Lot Area:			91,911.6 s.f.
Bldg. Footprint:			11,253.0 sf (12.2%)
Impervious Surface:			20,327.0 sf (22.2%)
Landscape:			60,331 sf (65.6%)

Building Information

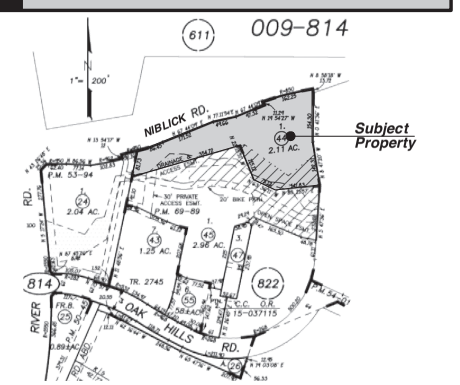
Building Type	# of Bldgs.	# of Stories	Bedrooms per Unit	Attached Garage	Conditioned Space	Building Footprint	Total Site Coverage
Building A	1	3	1-3	No	6,736 s.f.	8,704 s.f.	6,312 s.f.
Building B	1	2	2	No	2,370 s.f.	2,549 s.f.	6,312 s.f.

Open Space Requirements

	Unit	Area	Bedrooms	Provided Private Open Space (sf)	Shared Open Space Required (sf)
Building A Lower Level	1	582	1	100	100
	2	582	1	100	100
	3	582	1	100	100
	4	1188	2	0	300
	5	582	1	111	100
	6	582	1	111	100
	7	1354	3	130	100
	8	1282	2	130	100
Upper Level	9	582	1	100	100
	10	582	1	100	100
	11	582	1	100	100
	12	1188	2	0	300
	13	582	1	111	100
	14	582	1	111	100
	15	1354	3	130	100
	16	1282	2	130	100
Building B Lower Level	1	1189	2	0	300
	2	1189	2	0	300
Upper Level	3	1189	2	0	300
	4	1189	2	0	300
Total Req'd				1400	3200
Total Provided				1564	3251

Each dwelling unit is required to have 100 s.f. of private shared open space in addition to 100 s.f. of shared open space. Units not providing the private open space shall be required to have 300 s.f. of shared open space per Zoning Ordinance. See Open Space Calculations on this page.

Vicinity Map



Sheet Index

ARCHITECTURAL PLANS
SD-0 Project Summary, Project Stats, Vicinity Map
SD-1 Site Plan, Project Narrative, Site Details
SD-2 Building A Floor Plans / Elevations
SD-3 Building B Floor Plans / Elevations
SD-4 Site Sections, Color / Materials Board

CIVIL PLANS
C-1 Preliminary Grading and Drainage Plan
C-2 Preliminary Underground Plan
C-3 Site Cross Sections
C-4 Site Cross Sections

LANDSCAPE PLANS
L-1 Conceptual Landscape Plan
L-2 Plant Materials and WELO Worksheet

Woodland Apartments

Niblick Road, Paso Robles, California

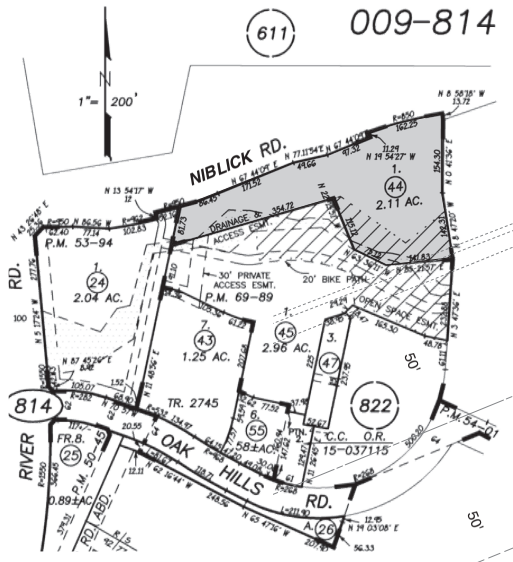
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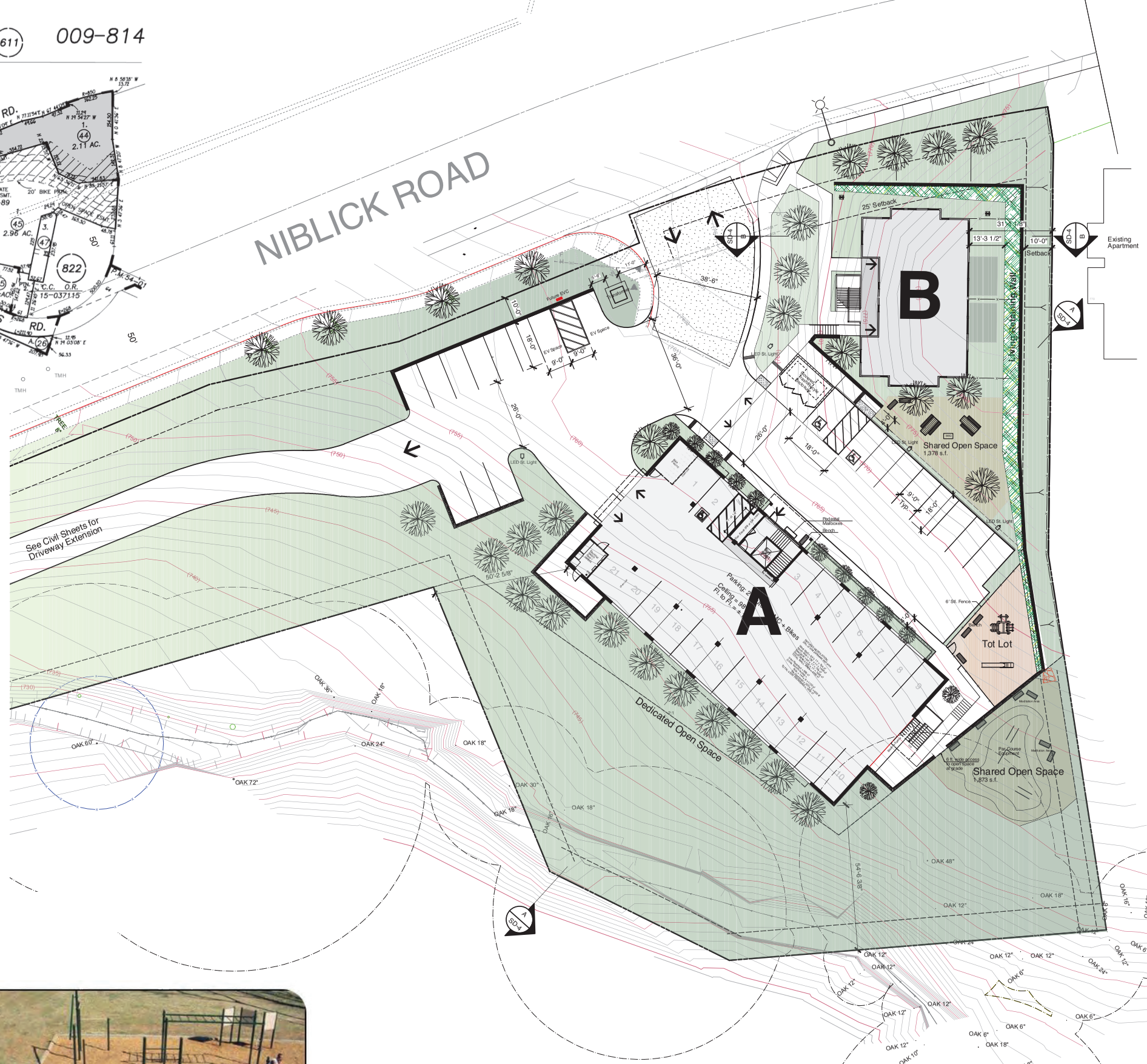
Date: 12.30.20

Hamrick Associates, Inc.
Architecture + Planning
www.hamrickassociates.com
805.773.9377

Sheet
SD-0

Attachment 2







PAR COURSE EQUIPMENT

SITE PLAN

SCALE: 1/20" = 1'-0"

FIRE DEPARTMENT NOTES

1.Provide Knox switch access for all gates or doors to parking area

2. Addressing, Knox box and alarm panel locations to be approved by PFRES prior to installation.

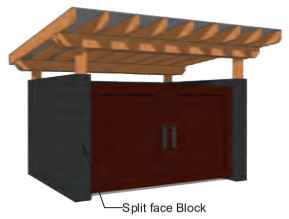
3. Deferred submittals for underground fire lines, fire sprinklers and fire alarm.



Lithonia LED Street Light



Stepped Split Face Block Walls



Trash Enclosure



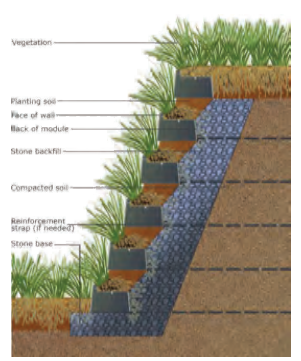
USPS Mailboxes



6' Steel Fence at Retaining Walls



Benches



Living Retaining Wall

WoodlandApartments

Niblick Road, Paso Robles, California

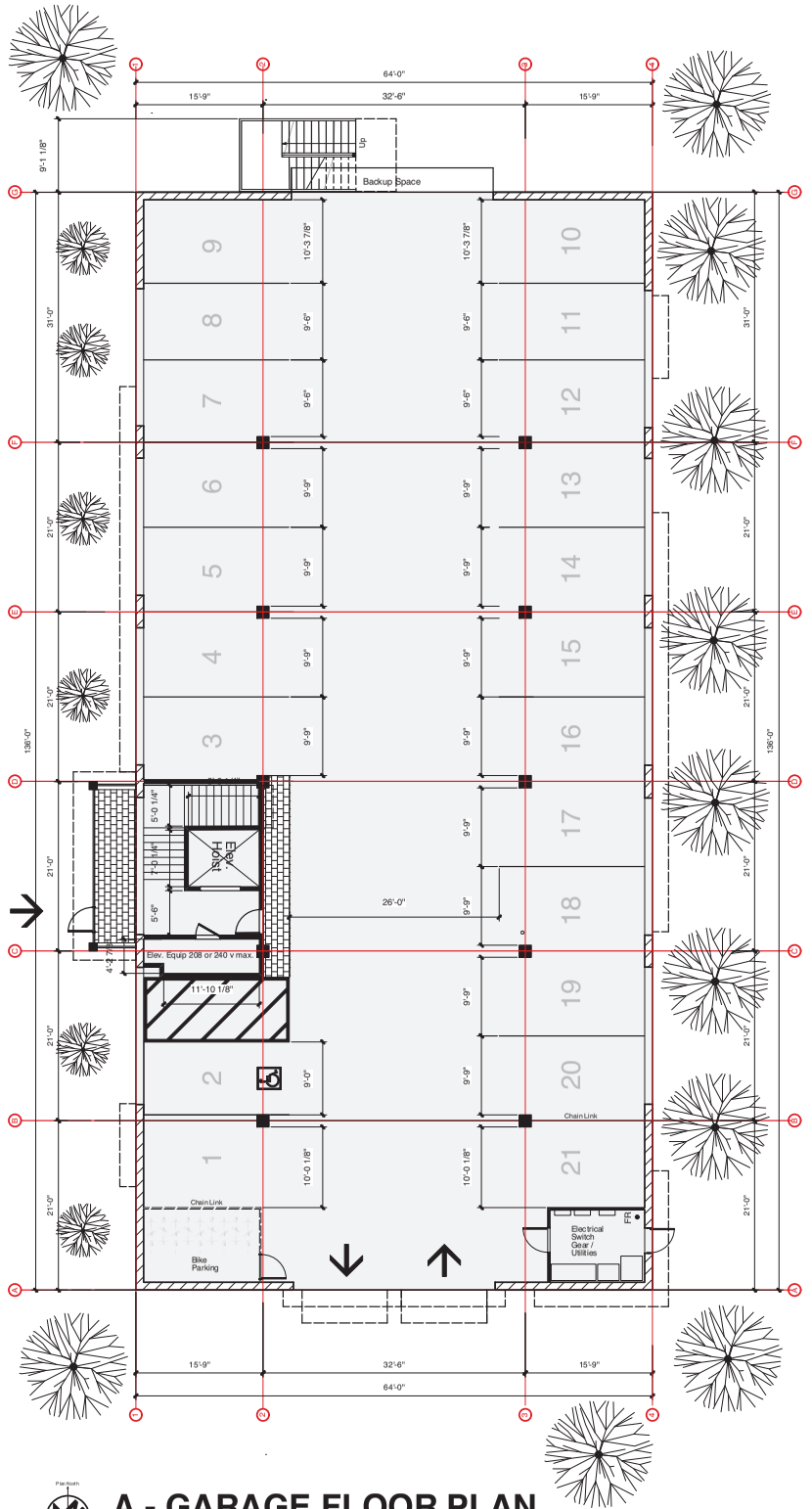
Date: 12.30.20

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Sheet

SD-1

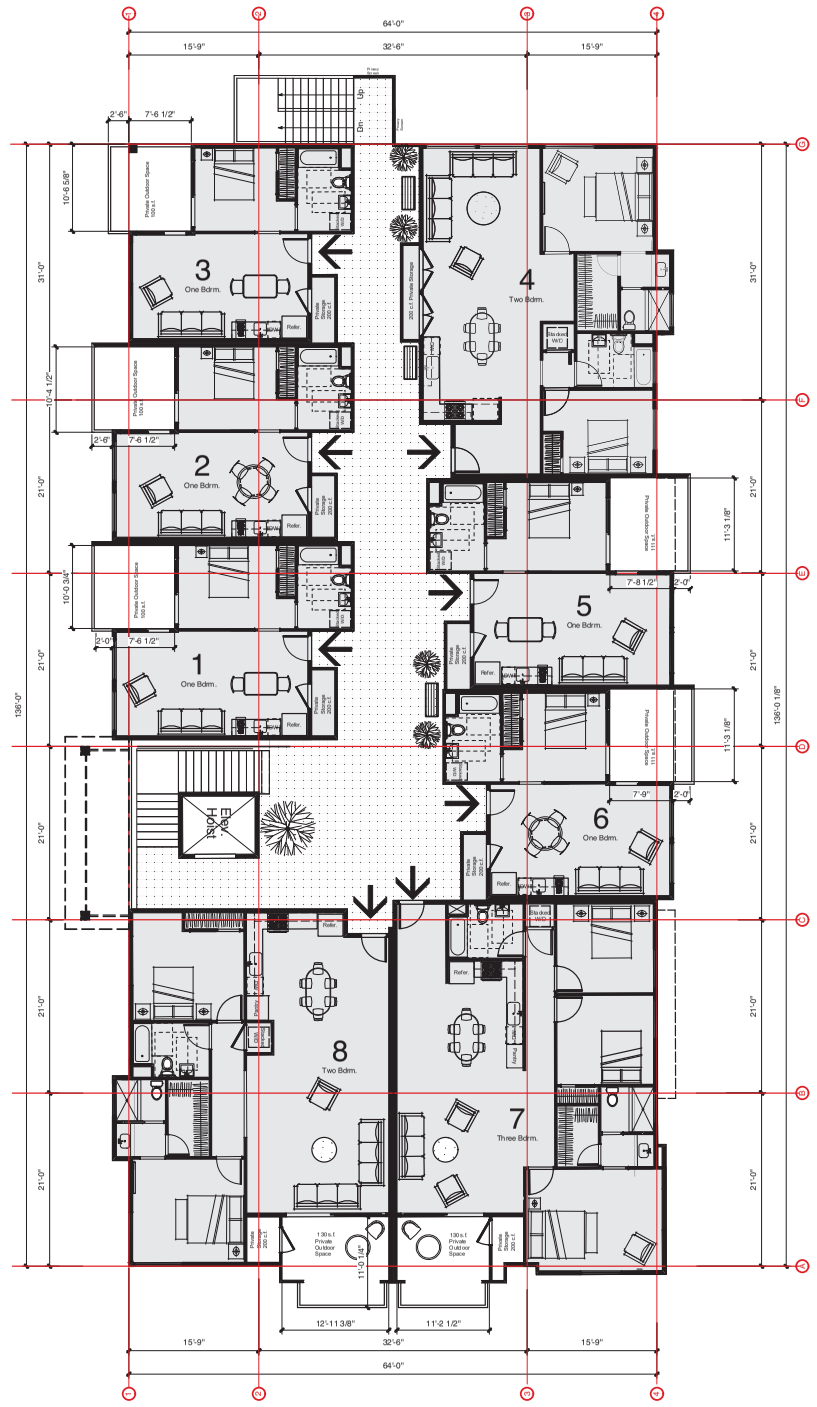
Attachment 2



A - GARAGE FLOOR PLAN

SCALE: 3/32" = 1'-0"

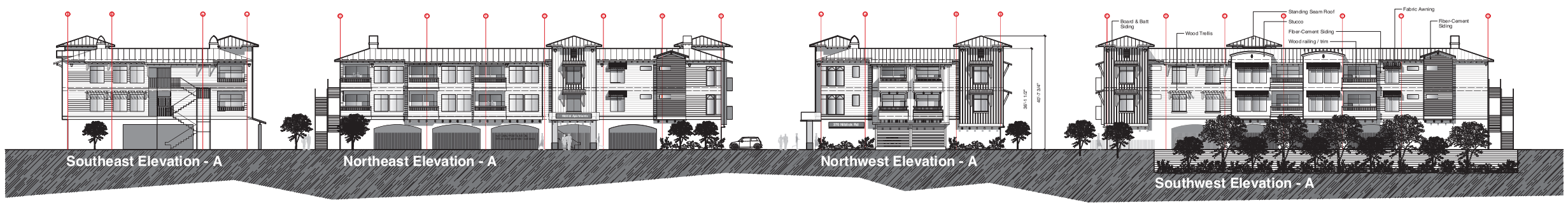
8703 s.f. Floor Area



A - SECOND / THIRD FLOOR PLANS

SCALE: 3/32" = 1'-0"

6736 s.f. Conditioned Area per floor



A-EXTERIOR ELEVATIONS

SCALE: 1/20" = 1'-0"

Woodland Apartments

Niblick Road, Paso Robles, California

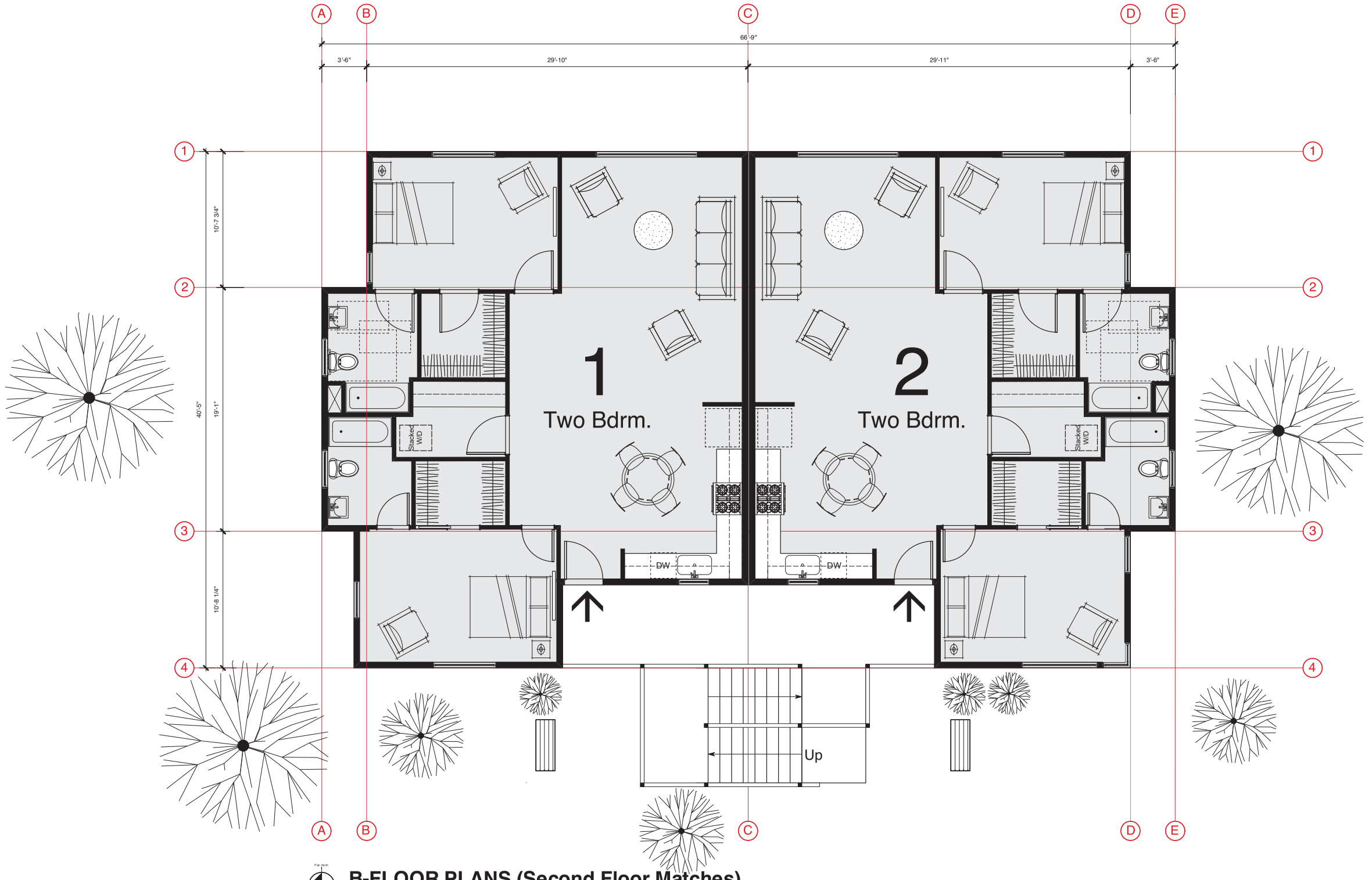
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SD-2

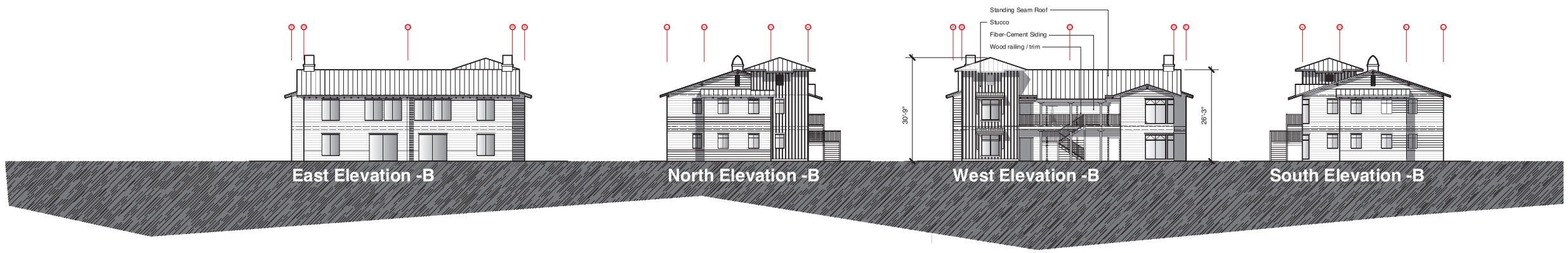
Attachment 2



B-FLOOR PLANS (Second Floor Matches)

SCALE: 1/4" = 1'-0"

2370 s.f. Conditioned Area per floor



B-EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"

Woodland Apartments

Niblick Road, Paso Robles, California

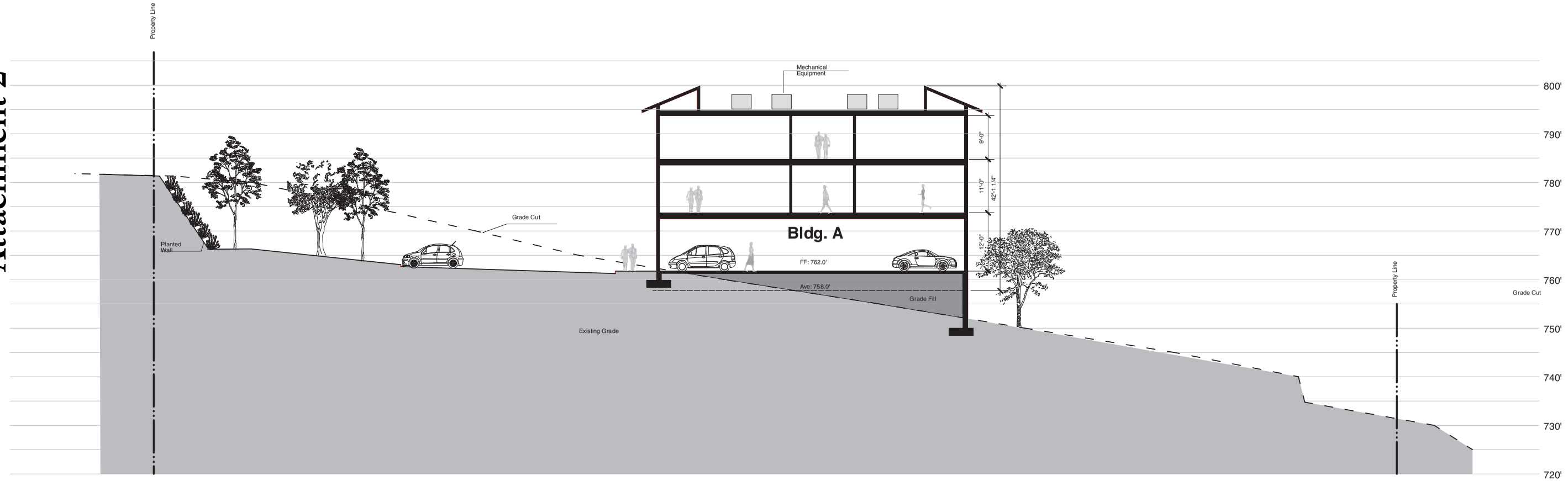
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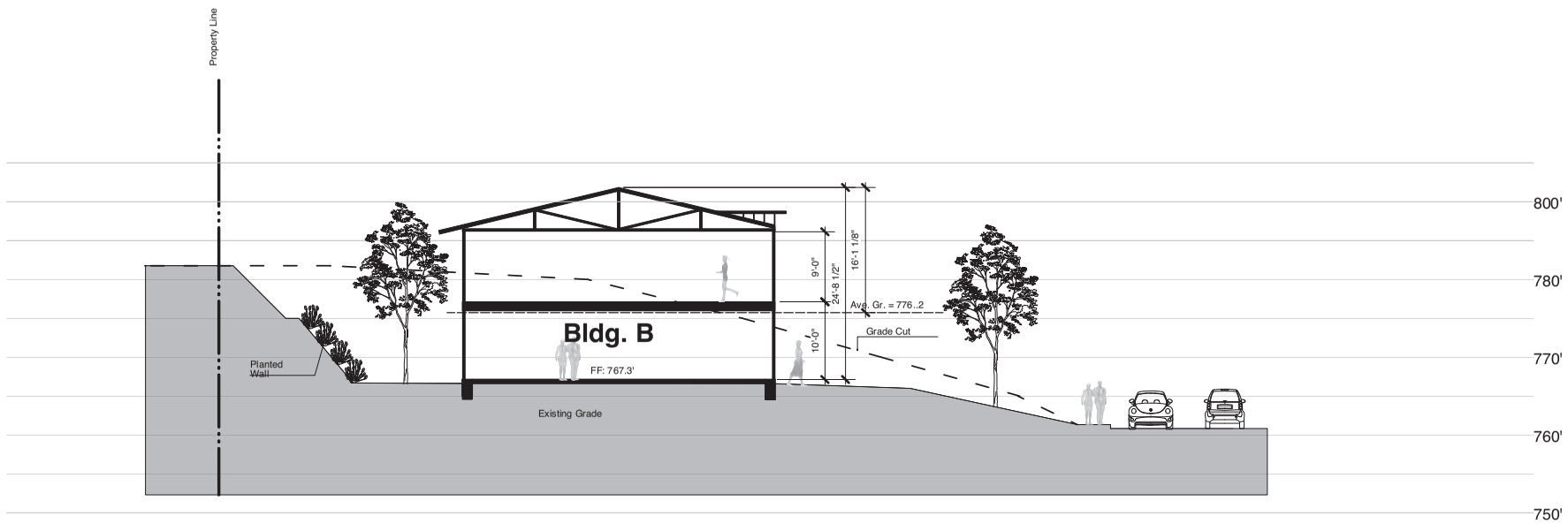
SD-3

Attachment 2



SITE SECTION A

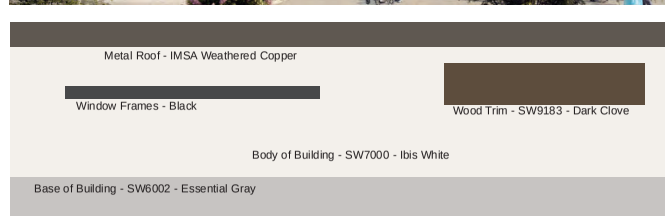
SCALE: 1/16" = 1'-0"



SITE SECTION B

SCALE: 1/16" = 1'-0"





Color and Materials Board

Woodland Apartments
Paso Robles, CA

Woodland Apartments

Niblick Road, Paso Robles, California

Date: 12.30.20

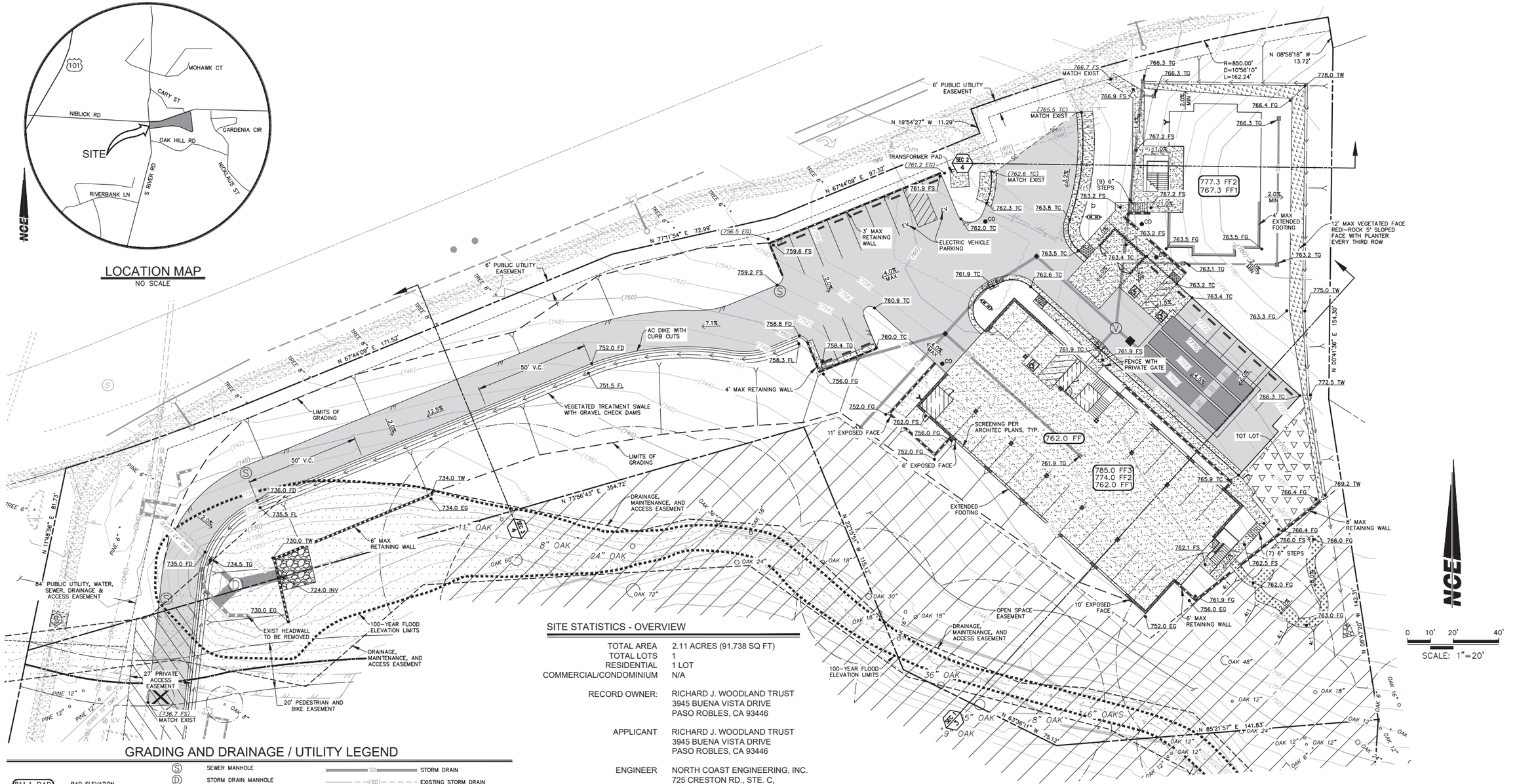
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SD-4

Attachment 3

LOCATION MAP
NO SCALE



GRADING AND DRAINAGE / UTILITY LEGEND

- 811.1 PAD — PAD ELEVATION
- (700.0) — EXISTING GRADE
- 700.0 — FINISHED GRADE
- 2:1 SLOPE, UON
- DRAINAGE DIRECTION
- (800) — EXISTING CONTOUR
- 800 — PROPOSED CONTOUR
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- BACK FLOW PREVENTER
- WV — WATER VALVE
- CO — SANITARY SEWER CLEAN OUT
- PROPOSED BUILDING
- RIPRAP
- SD — UNDERGROUND DETENTION
- S — SEWER MANHOLE
- D — STORM DRAIN MANHOLE
- STORM DRAIN INLETS
- 24" OAK — EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE
- EXIST TREE TO BE REMOVED
- RETAINING WALL
- PARKING GARAGE PODIUM WALL
- PARKING GARAGE PODIUM WALL
- CONCRETE
- HOT MIX ASPHALT
- TOT LOT
- REDI-ROCK WALL WITH VEGETATED FACE
- STABILIZED AGGREGATE BASE PEDESTRIAN PATH
- SD — STORM DRAIN
- (SD) — EXISTING STORM DRAIN
- (OHD) — EXISTING OVERHEAD POWER/TEL
- EXISTING EDGE OF PAVEMENT
- EDGE OF PAVEMENT
- X — X — EXISTING FENCE
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENTS
- GRADING LIMITS
- SC — SAWCUT

SITE STATISTICS - OVERVIEW

TOTAL AREA	2.11 ACRES (91,738 SQ FT)
TOTAL LOTS	1
RESIDENTIAL	1 LOT
COMMERCIAL/CONDOMINIUM	N/A
RECORD OWNER:	RICHARD J. WOODLAND TRUST 3945 BUENA VISTA DRIVE PASO ROBLES, CA 93446
APPLICANT	RICHARD J. WOODLAND TRUST 3945 BUENA VISTA DRIVE PASO ROBLES, CA 93446
ENGINEER	NORTH COAST ENGINEERING, INC. 725 CRESTON RD., STE. C, PASO ROBLES, CA 93446 GREG S. JAEGER R.C.E. 58030 CONTACT: (805) 239-3127
ARCHITECT	HAMRICK ASSOCIATES, INC. 1609 COSTA BRAVA SHELL BEACH, CA 93449 (805) 239-9377
A.P.N.	009-814-004
PROPOSED USE OF PROPERTY	1 DUPLEX BUILDING = 4 UNITS 1 TRIPLEX BUILDING = 16 UNITS AND PARKING STRUCTURE

SHEET INDEX

1. PRELIMINARY GRADING & DRAINAGE PLAN
2. PRELIMINARY UNDERGROUND PLAN
3. SITE CROSS SECTIONS
4. SITE CROSS SECTIONS

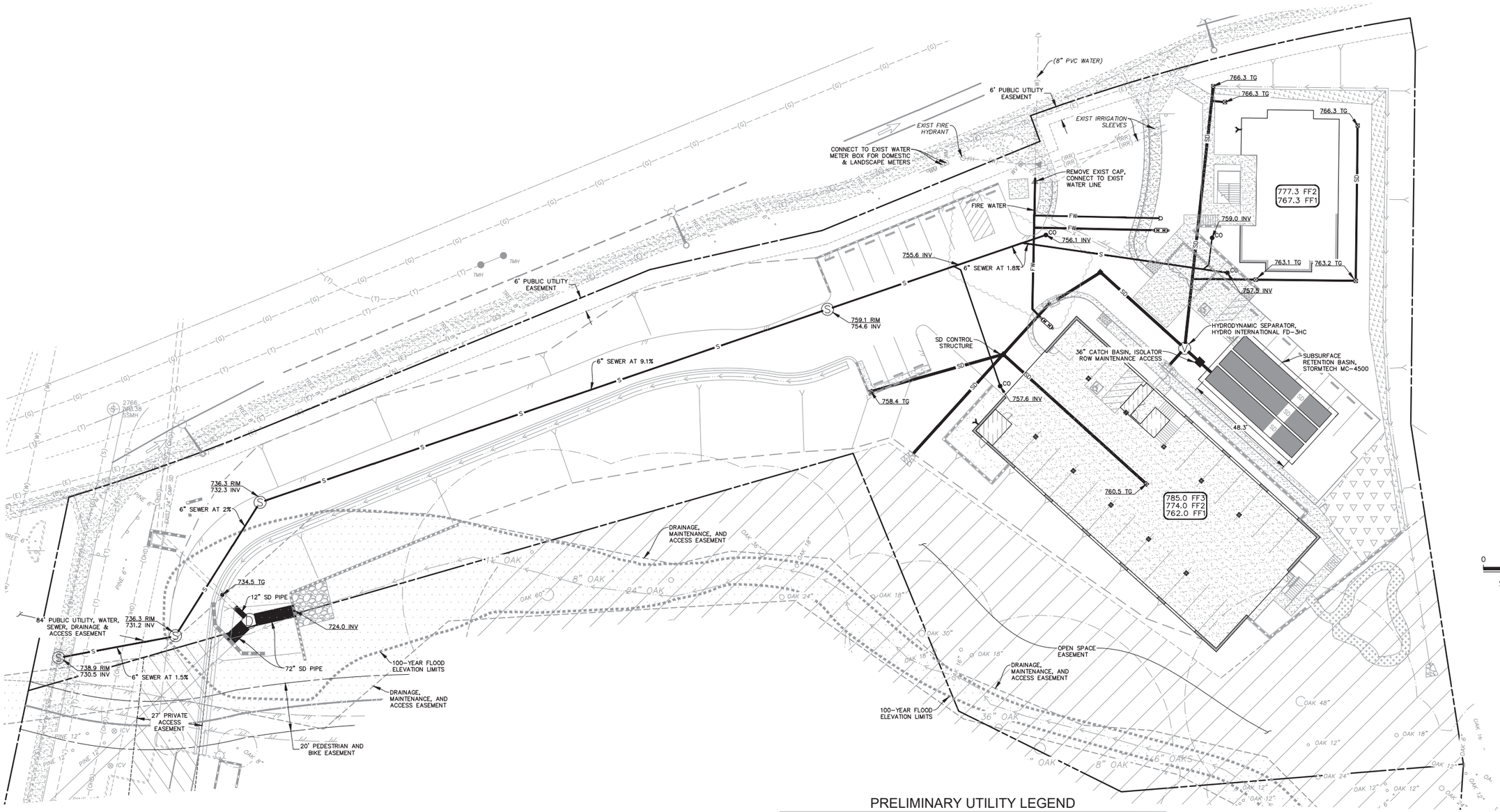
WOODLAND ON NIBLICK PRELIMINARY GRADING AND DRAINAGE PLAN

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING LOT 1 OF TRACT 2745 ACCORDING TO THE MAP RECORDED IN BOOK 27 OF MAPS, AT PAGE 31 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
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PRELIMINARY UTILITY LEGEND

710.0 FF	FINSHED FLOOR ELEVATION
	STREET LIGHT
	FIRE HYDRANT ASSEMBLY
WV	WATER VALVE
CO	SANITARY SEWER CLEANOUT
	SEWER LATERAL (4" @ 2% MIN)
	BACK FLOW PREVENTER
	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
S	SEWER MANHOLE
D	STORMDRAIN MANHOLE
	STORMDRAIN INLETS
24" OAK	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE

S	SEWER LINE
(S)	EXISTING SEWER LINE
W	WATER LINE
(W)	EXISTING WATER LINE
SD	STORMDRAIN
(SD)	EXISTING STORMDRAIN
G	GAS LINE
(G)	EXISTING GAS LINE
(OHD)	EXISTING OVERHEAD POWER/TEL
	EXISTING EP
	EP
X	EXISTING FENCE
	RIGHT-OF-WAY
	PROPERTY LINE
	EASEMENTS
	RETAINING WALL

WOODLAND ON NIBLICK PRELIMINARY UNDERGROUND PLAN

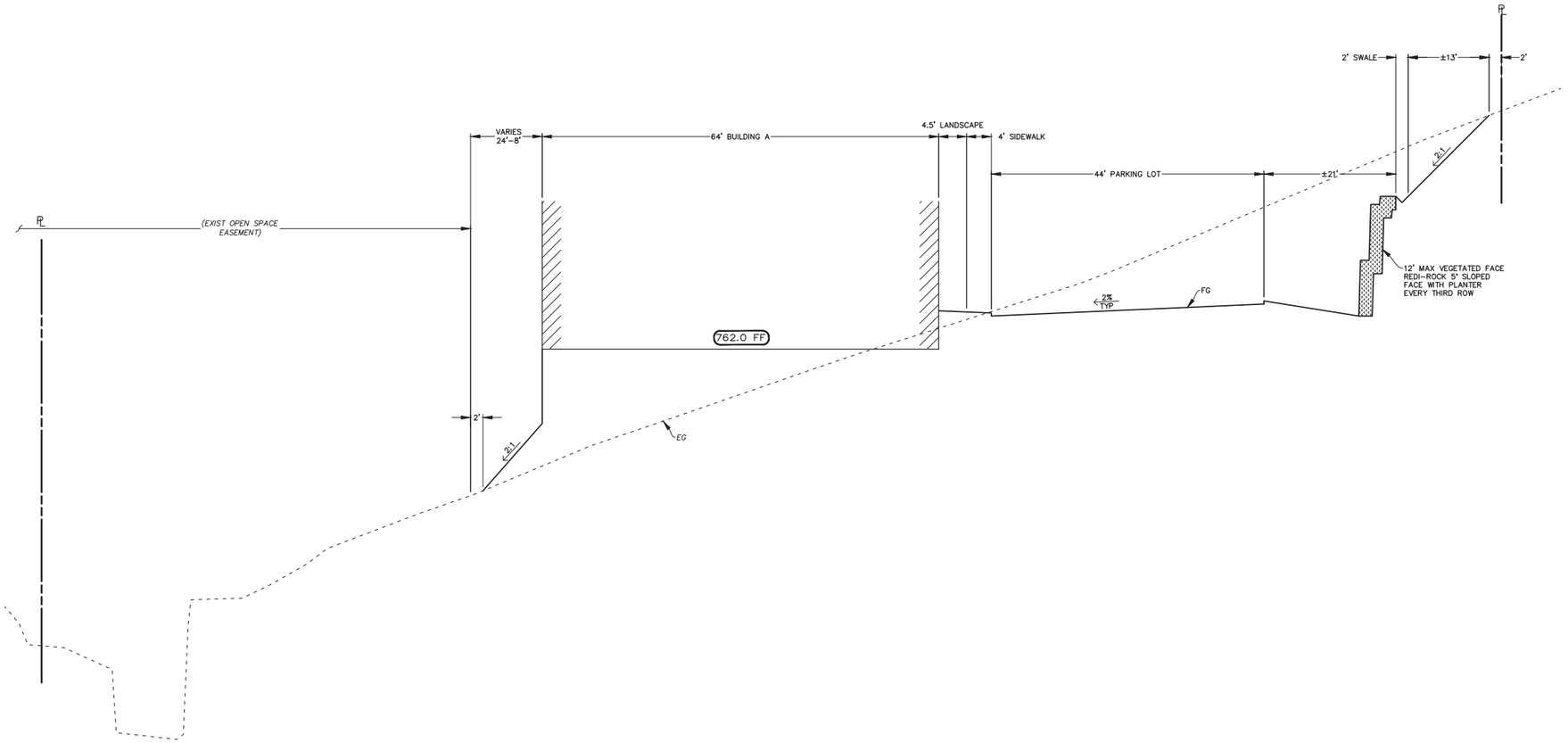
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING LOT 1 OF TRACT 2745 ACCORDING TO THE MAP RECORDED IN BOOK 27 OF MAPS, AT PAGE 31 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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Attachment 3



SEC 1 SITE CROSS SECTION
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'

WOODLAND ON NIBLICK
SITE CROSS SECTIONS

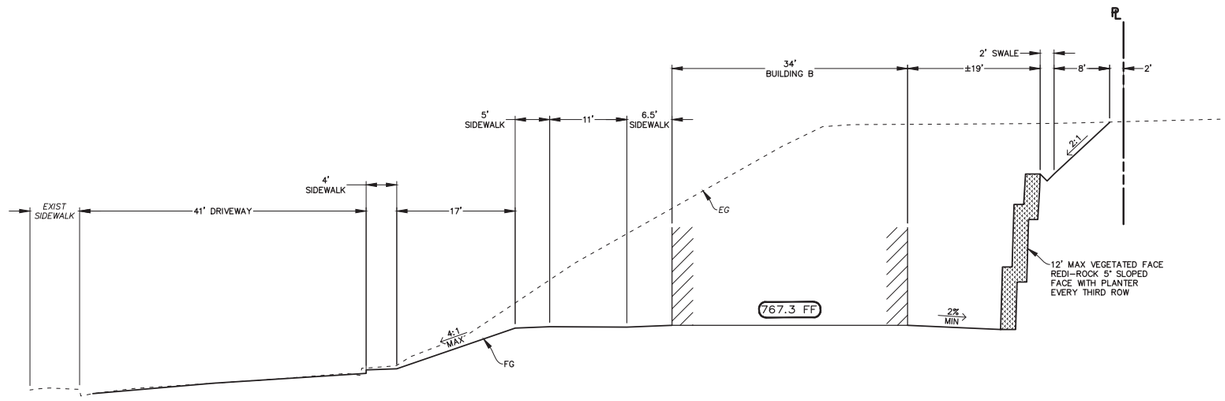
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
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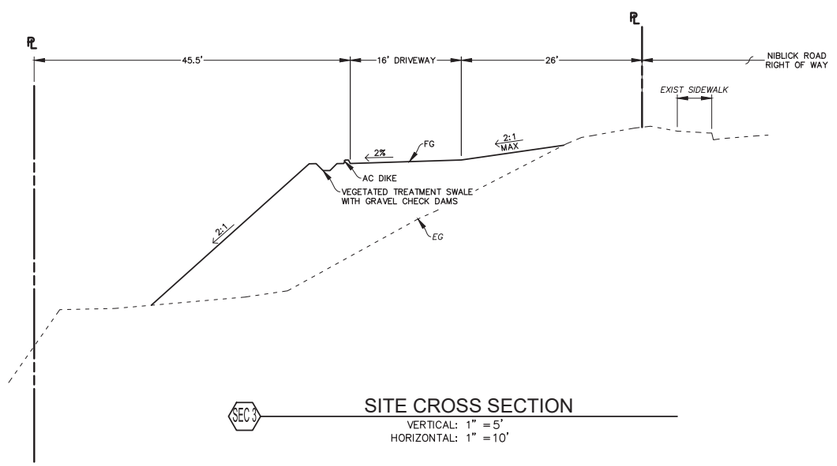
Attachment 3



SEC 2

SITE CROSS SECTION

VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'



SEC 3

SITE CROSS SECTION

VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'

WOODLAND ON NIBLICK
SITE CROSS SECTIONS

IN THE CITY OF PASO ROBLES, COUNTY OF
SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING LOT 1 OF TRACT 2745 ACCORDING TO THE MAP
RECORDED IN BOOK 27 OF MAPS, AT PAGE 31 IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
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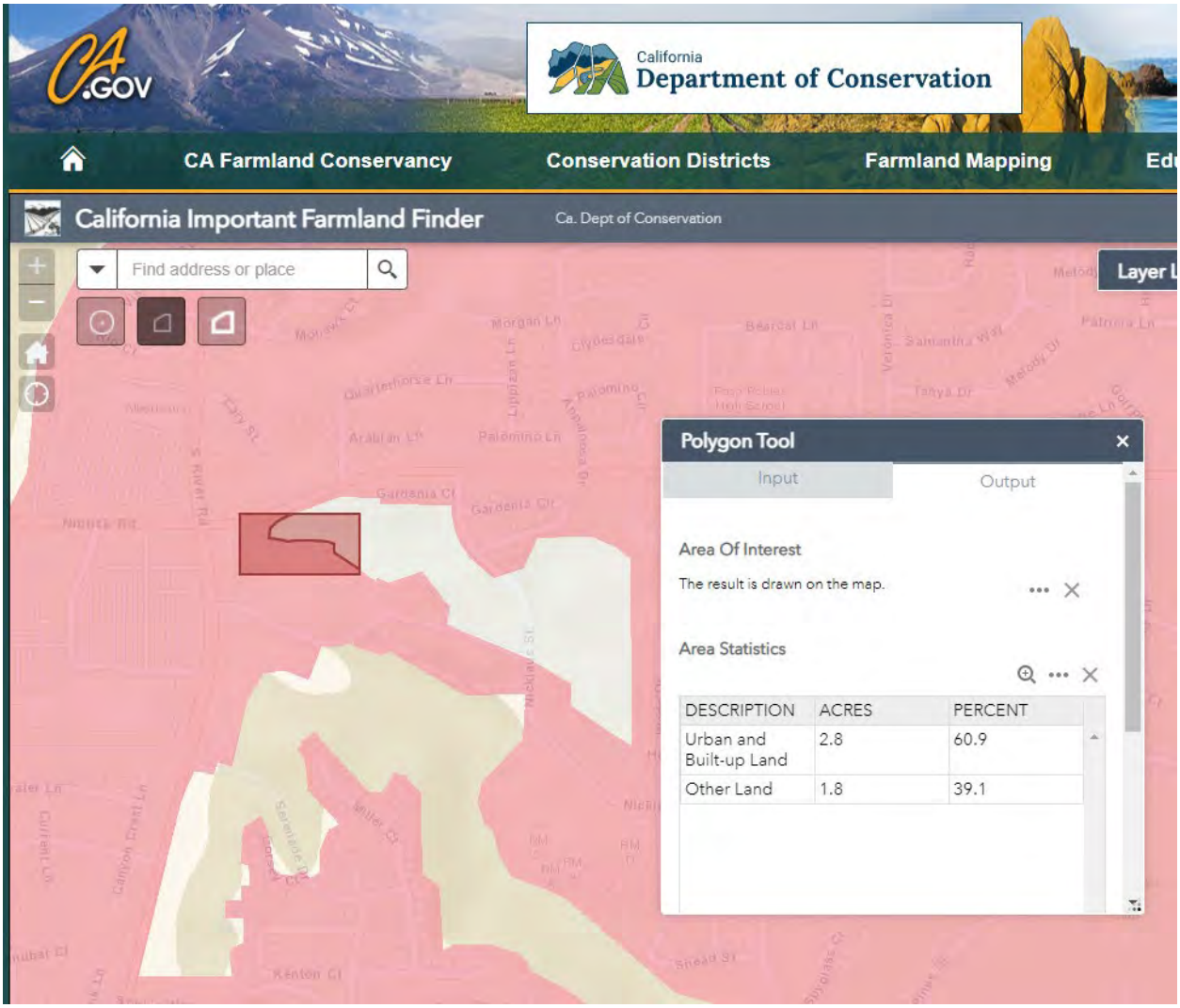
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Attachment 4

California Important Farmland Finder

Retrieved 3/25/21 from https://maps.conservation.ca.gov/DLRP/CIFF/



Attachment 5

BIOLOGICAL RESOURCES ASSESSMENT

Woodland Apartments Project

City of El Paso de Robles, San Luis Obispo County, California

Prepared for:
Richard J. Woodland
3945 Buena Vista Drive
Paso Robles, California, 93446

Prepared by:
Terra Verde Environmental Consulting, LLC
3765 South Higuera Street, Suite 102
San Luis Obispo, California 93401

October 2020

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EXECUTIVE SUMMARY

This Biological Resources Assessment was prepared by Terra Verde Environmental Consulting, LLC (Terra Verde) at the request of Richard J. Woodland (applicant) in support of the Woodland Apartments Project (project). The proposed project is located within the City of El Paso de Robles, San Luis Obispo County, California. The approximately 1.51 acre proposed project site is bordered by Niblick Road to the north, residential development to the east and south, and commercial development to the west. One unnamed ephemeral drainage flows east to west across the southern portion of the parcel and roughly defines the southern boundary of the project site. The applicant is proposing to construct two apartment buildings (Building A and Building B) which will provide a total of 20 residential units and associated residential parking. To facilitate safe access to the proposed residential complexes, an improved access road from Oak Hill Road will be constructed and require culvert extensions from existing culverts on site. The project site consists of disturbed annual grassland that is subject to regular mowing and maintenance with natural vegetation primarily restricted to the unnamed ephemeral drainage.

Terra Verde staff conducted two field surveys of the proposed project site and surrounding areas on January 29, 2018 and October 1, 2020. The surveys were not conducted during the typical blooming period for a majority of special-status plant species with potential to occur. Sensitive habitats and habitats that can support special-status species were identified.

Three special-status botanical species, three special-status wildlife species, as well as migratory nesting birds, have potential to occur in the survey area. In addition, mature oak trees (*Quercus* spp.) are present within the survey area. The one unnamed ephemeral drainage is considered a jurisdictional aquatic resource.

The project has been designed to avoid impacts to sensitive resources to the extent feasible; however, direct and indirect impacts to sensitive resources may occur. Specifically, the proposed project will result in direct and indirect impacts to the unnamed ephemeral drainage. This drainage is considered waters of the State under the jurisdiction of the California Department of Fish and Wildlife and the Central Coast Regional Water Quality Control Board. Potential for impacts to wildlife species is low. Direct impacts to special-status wildlife could result from construction-related disturbances such as trampling or crushing from equipment. Up to one mature coast live oak (*Quercus agrifolia*) may be removed and up to three additional mature oak trees (*Quercus* spp.) may be impacted by construction activities within their critical root zone. No special-status plant species are expected to be impacted by the proposed project. Avoidance, minimization, and mitigation measures have been recommended to reduce potential impacts to sensitive resources to a less than significant level.

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Figure 2: Survey Area
Figure 3: 2-mile CNDDB and Critical Habitat
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Appendix C – Regionally Occurring Special-status Species
Appendix D – Botanical and Wildlife Species Observed
Appendix E – Representative Site Photographs

1.0 INTRODUCTION

This Biological Resources Assessment Report (report) was prepared by Terra Verde Environmental Consulting, LLC (Terra Verde) at the request of Richard J. Woodland (applicant) in support of the Woodland Apartments Project (project) in the City of El Paso de Robles (City), California (see Appendix A - Figure 1: Project Location and Vicinity). The parcel is bordered by Niblick Road to the north, residential development to the east and south, and commercial development to the west. An unnamed, ephemeral United States Geological Survey (USGS) blue line drainage flows east to west across the southern portion of the parcel and roughly defines the southern boundary of the project site.

The applicant is proposing to construct two apartment buildings (Building A and Building B) which will provide a total of 20 residential units and associated residential parking. Building A will consist of a three-story building with apartments on the top two floors and ground floor parking on the first floor. Building B will consist of a two-story building with apartments on both levels. The proposed development will be accessed by a single connecting driveway which will allow eastbound traffic to ingress and egress from Niblick Road and westbound traffic to utilize the proposed driveway from Oak Hill Road. The proposed driveway off Oak Hill Road will require culvert extensions. Specifically, existing corrugated polyethylene pipes (CPP) measuring 60 inches and 24 inches will be extended upstream to accommodate the new proposed driveway. Site drainage will maintain the historic drainage patterns of the site while adding in a combination of drainage swales and subsurface storage basins to address the required stormwater mitigation (see Appendix B – Preliminary Site Plans). All buildings and hard surfaces will be constructed outside of riparian setbacks to maximize avoidance where possible. Only one coast live oak (*Quercus agrifolia*) measuring approximately six inches in diameter at breast height (DBH) is expected to be removed to facilitate construction of the driveway. Approximate three additional oak trees (*Quercus* spp.) may be impacted within their critical root zone as a part of the project.

1.1 Purpose of the Biological Resources Assessment

The purpose of this report is to identify sensitive biological resources that occur or have potential to occur within the proposed project site and surrounding areas. Sensitive resources are defined here as wildlife, plants, aquatic features, or habitats that are of management concern to local, county, state, and/or federal resource agencies. Recommended avoidance, minimization, and mitigation measures, which are included in Section 4.2, will reduce potential impacts to sensitive resources to the extent feasible. As necessary, this report may be used to support the City's environmental review process and future project permitting.

1.2 Existing Conditions

The proposed project is located within the Templeton USGS 7.5-minute topographic quadrangle, in the city limits of El Paso de Robles. The project site is approximately 0.4 mile east of the Salinas

River in the Upper Salinas River Valley. As previously described, an unnamed, ephemeral USGS blue line drainage flows generally east to west across the southern portion of the parcel before flowing into a 60-inch CPP that carries flows subterranean beneath a large commercial shopping complex before eventually daylighting into the Salinas River approximately 1,400 linear feet west of the project site. The surrounding landscape includes apartment complexes, suburban developments, commercial building complexes, high schools, elementary schools, and open space. The proposed project area primarily consists of regularly mowed annual grasslands bordered to the south by coast live oak and valley oak (*Quercus lobata*) trees along the ephemeral drainage. The site is flat to gently sloped, with elevations ranging from approximately 725 to 777 feet (221 to 237 meters). The area is open to pedestrian traffic and exhibits evidence of edge effects from surrounding areas including accumulation of trash and debris.

2.0 METHODOLOGY

Prior to conducting field surveys, Terra Verde staff completed a background review of relevant resources pertaining to sensitive resources known to occur in the project vicinity, which included the following:

- Aerial photographs (Google Earth Pro 1994 – 2018) and preliminary site plans
- USGS topographic map of the Templeton 7.5-minute quadrangle (USGS 2020)
- Online Soil Survey of San Luis Obispo County, California (Natural Resources Conservation Service [NRCS] 2020)
- Consortium of California Herbaria (CCH) online database of plant collections (CCH 2020)
- California Natural Diversity Database (CNDDB) list of state and federally listed special-status species documented within the Templeton 7.5-minute quadrangle, and the surrounding eight quadrangles (Adelaida, Atascadero, Creston, Estrella, Morro Bay North, Paso Robles, Santa Margarita, and York Mountain) (CDFW 2020)
- CNDDB map of special-status species that have been documented within a 2-mile radius of the project site (CDFW 2020) (See Appendix A – Figure 3: 2-mile CNDDB and Critical Habitat)
- California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants for the Templeton 7.5-minute quadrangle and the surrounding eight quadrangles (CNPS 2020a)
- United States Fish and Wildlife Service (USFWS) Critical Habitat for Threatened and Endangered Species Report (USFWS 2020a)
- USFWS National Wetland Inventory (NWI), Wetlands Mapper (USFWS 2020b)

A list of regionally occurring special-status species was compiled based on records reported in the scientific database queries (see Appendix C – Regionally Occurring Special-status Species).

Following the literature review, Terra Verde completed two surveys during which habitat was assessed, vegetation communities were classified, botanical and wildlife species were inventoried, waters and wetlands were assessed, and the potential for special-status botanical

and wildlife species to occur on site was analyzed. Table 1 (Summary of Field Surveys) summarizes the surveys completed on site.

Table 1. Summary of Field Surveys

Date	Survey Focus	Staff
01/29/18	Botanical and wildlife inventory, habitat assessment, jurisdictional analysis of proposed crossing	Amy Golub-Tse Brian Dugas
10/01/20	Botanical and wildlife inventory, habitat assessment of proposed development	Amy Golub-Tse Sara Snyder

Surveys were conducted on foot and lasted approximately two hours each day. The survey area encompassed the limits of proposed disturbance, an approximate 100-foot buffer on all sides, and a visual scan of the surrounding areas (see Appendix A – Figure 2: Survey Area). During each survey, all botanical and wildlife species observed, including those detected by indirect sign (e.g., tracks, scat, skeletal remains, dens, burrows, or vocalizations) were documented (see Appendix D – Botanical and Wildlife Species Observed). Botanical species identifications and taxonomic nomenclature followed *The Jepson Manual: Vascular Plants of California*, 2nd edition (Baldwin et al. 2012), as well as taxonomic updates provided in the Jepson eFlora database (Jepson Flora Project 2020). Vegetation communities and land cover types were characterized, and natural communities were classified using the second edition of *A Manual of California Vegetation* (MCV) classification system (Sawyer et al. 2009), as well as updates included in the MCV Online (CNPS 2020b). The jurisdictional analyses included mapping and delineation of the extent of agency jurisdiction for the California Department of Fish and Wildlife (CDFW), the Central Coast Regional Water Quality Control Board (RWQCB), and the U.S. Army Corps of Engineers (Corps) where present.

The habitat requirements for each regionally occurring special-status species listed in Appendix C were analyzed and compared to the type and quality of habitats observed on site during the field surveys. The potential for many species to occur on the project site was eliminated due to lack of suitable habitat, elevation range, soils/substrate, and/or known distribution of the species. Special-status species for which suitable habitat was identified on site are discussed in-depth in the following section, and those determined to have no potential to occur based upon a lack of suitable habitat are not discussed (see Appendix C for a complete list of regionally occurring species that were evaluated).

2.1 Sufficiency of Biological Data

The field surveys were conducted with sufficient detail by staff with suitable biological expertise to assess habitats and site conditions for the presence of sensitive resources, and/or for the

potential to support special-status species. However, the surveys did not take place during the typical blooming period of April through June for a majority of the special-status plants with potential to occur. As such, the potential for special-status plants to occur was determined based on the presence or absence of suitable habitat within the survey area and literature research.

During the surveys, visibility and conditions were suitable for the detection of wildlife species and their sign. However, migratory and transient wildlife species such as many birds and large mammals may only be seasonally present. Further, some species are nocturnal and therefore may not have been detected. As such, recommendations have been made for the avoidance of special-status species and resources deemed to have potential to occur, based on an assessment of habitat on site.

3.0 RESULTS

This section provides a summary and analysis of the results of the background research and field surveys. The discussion includes a description of soils, terrestrial and aquatic habitat types, direct and indirect observations of wildlife and botanical species, and a discussion of the potential for special-status species to occur. Anticipated impacts to existing wildlife corridors and habitat connectivity are also considered.

3.1 Habitats and Resources Observed

The survey area displays little variation in vegetation cover and available wildlife habitat. It comprises three soil units and mainly consists of regularly mowed grasslands with a small patch of coyote brush scrub, a linear strip of ornamental vegetation along Niblick Road, and a dense stand of oak trees associated with the unnamed ephemeral drainage. Although numerous plants and wildlife can persist in disturbed conditions, this site supports minimal forage and cover habitat. Historical and current land management practices have likely greatly reduced the potential for sensitive biological resources on site.

3.1.1 Soils

The NRCS online soil report revealed three soil units within the survey area (see Appendix A – Figure 4: Soils). The primary characteristics of these soil units are described below.

Soil Unit 103: Arbuckle-Positas complex, 15 to 30 percent slopes
The parent material of this soil type is alluvium from mixed rock sources. This soil unit is classified as well-drained and is composed mostly of fine sandy loam over sandy clay loam over stratified sandy loam to very gravelly sandy clay loam. This soil type tends to occur on terraces between 600 and 1,500 feet (182 and 457 meters).

Soil Unit 152: Linne-Calodo complex, 9 to 30 percent slopes
The parent material of this soil type is residuum weathered from calcareous shale and/or sandstone. This soil unit is classified as well drained, and it is composed mostly of channery

clay loam and weathered bedrock. This soil tends to occur on hills between 600 and 1,500 feet (182 and 457 meters).

Soil Unit 209: Still clay loam, 2 to 9 percent slopes
The parent material of this soil type is alluvium derived from sedimentary rock. This soil unit is classified as well drained, and it is composed mostly of clay loam and stratified loam to clay loam. This soil tends to occur on hills between 600 and 1,500 feet (182 and 457 meters).

3.1.2 Vegetation Communities

Vegetation communities and land cover types were assessed, classified, and mapped based on vegetation composition, structure, and density, with consideration of known land management practices (see Appendix A – Figure 5: Vegetation Communities and Hydrological Resources). The survey area totaled approximately 3 acres. Natural vegetation communities and land cover types identified on site were 1.7 acres of wild oats and annual brome grassland, 0.05 acre of coyote brush scrub, 0.66 acre of coast live oak woodland and forest, 0.11 acre of ornamental, and 0.09 acre of developed.

Only 23 vascular plant species were identified on site, of which 9 (39 percent) were non-native. The lack of diversity and density of non-native taxa within the annual grassland habitat is indicative of its urban location and frequency of disturbance. The natural vegetation communities are described below, and illustrated in Figure 5 of Appendix A.

Wild Oats and Annual Brome Grasslands (1.7 acres)
A majority of the survey area consists of annual grassland habitat (see Appendix E – Representative Site Photographs [Photo 1 – 3]). This community is dominated by slender wild oat (*Avena barbata*) and ripgut brome (*Bromus diandrus*), with yellow star-thistle (*Centaurea solstitialis*) scattered throughout. This community is subject to frequent disturbance from mowing.

This species composition was used to determine the community classification, which most closely corresponds with the *Avena* spp. – *Bromus* spp. Semi Natural Herbaceous Alliance (wild oats and annual brome grasslands) in the MCV classification system. This community is widespread and may occur in any topographic setting in foothills, waste places, rangelands, and openings in woodlands at elevations below 7,220 feet. It may provide habitat for nesting birds, small mammals, and other wildlife.

Coyote Brush Scrub (0.05 acre)
This community is primarily restricted to a small patch at the existing property entrance off Niblick Road in the northern portion of the survey area. This community is dominated by coyote brush (*Baccharis pilularis*) with annual grasses scattered throughout. This community appears to be a remnant community in the landscape.

This species composition was used to determine the community classification, which most closely corresponds with the *Baccharis pilularis* Shrubland Alliance (coyote brush scrub) in

the MCV classification system. This community occurs along river mouths, stream sides, terraces, stabilized dunes of coastal bars, spits along the coastline, coastal bluffs, open slopes, and ridges in variable soils at elevations below 1,500 feet. This community provides habitat for nesting birds, small mammals, and other wildlife.

Coast Live Oak Woodland and Forest (0.66 acre)
This community is primarily restricted to the ephemeral drainage along the southern boundary of the survey area. This community is dominated by coast live oak with scattered valley oak in the overstory and poison oak (*Toxicodendron diversilobum*) and California rose (*Rosa californica*) in the understory.

This species composition was used to determine the community classification, which most closely corresponds with the *Quercus agrifolia* Forest and Woodland Alliance (coast live oak woodland and forest) in the MCV classification system. This community occurs along canyon bottoms, slopes, and flats in deep, sandy or loamy soils at elevations below 1,200 feet. This community provides habitat for nesting birds, small mammals, and other wildlife.

Ornamental (0.11 acre)
This land cover type includes the pedestrian pathway that currently parallels Niblick Road and ornamentally planted trees and shrubs. Ornamentally planted trees and shrubs including western sycamore (*Platanus racemosa*),coast redwood (*Sequoia sempervirens*), and ornamental cherry (*Prunus* var.) line the pedestrian pathway adjacent to Niblick Road, north of the project site (see Appendix E – Photo 4).

This land cover type does not correspond to any MCV classification system, though provides marginal habitat for wildlife species.

Developed (0.09 acre)
This land cover type is restricted to the existing paved entrance area off Niblick Road, in the northern portion of the survey area. This land cover type is highly disturbed with little to no vegetation cover.

This land cover type does not correspond to any MCV classification system and provides only marginal habitat for wildlife species.

3.1.3 Wildlife

The terrestrial habitat observed within and adjacent to the project site is generally homogeneous, highly disturbed, and subjected to regular mowing. As a result, vegetative cover within the annual grassland is minimal, and it is expected that wildlife entering the survey area would primarily be transient, using the area for foraging and temporary cover rather than regular occupancy. In addition, the site is surrounded by existing development, limiting wildlife movement to the site from undeveloped areas that retain natural habitat. As such, special-status mammal species such as American badger (*Taxidea taxus*), San Joaquin kit fox (*Vulpes macrotis mutica*), and mountain lion (*Puma concolor*) are not expected to occur.

The state candidate species Crotch bumble bee (*Bombus crotchii*) is not expected to nest on site due to the limited number of small mammal burrows present and the lack of floral resources and thatch as a result of regular mowing. In addition, the site lacks suitable overwintering habitat for Crotch bumble bee due to the compacted clay soils present within the project area.

The drainage within the survey area is ephemeral, lacks ponded areas or wetland habitat, and provides only seasonal aquatic habitat. No other aquatic habitat, such as vernal pools, is present. As such, special-status species such as California red-legged frog (*Rana draytonii*), southwestern pond turtle (*Actinemys marmorata*), western spadefoot (*Spea hammondii*), and vernal pool fairy shrimp (*Branchinecta lynchi*) are not expected to occur.

The coast live oak woodland along the drainage does provide suitable nesting habitat for a variety of passerine bird species, including special-status species such as oak titmouse (*Baeolophus inornatus*). However, special-status raptors that require large areas of natural habitat for forage and are sensitive to human disturbance, such as golden eagles (*Aquila chrysaetos*) and white-tailed kites (*Elanus leucurus*), are not expected to nest on site.

Wildlife observed via direct or indirect sign during field surveys include mule deer (*Odocoileus hemionus*), Botta's pocket gopher (*Thomomys bottae*), and several passerine bird species. No special-status species or sign thereof were observed during the surveys, and no critical habitat has been identified by USFWS (2020a) within the property. A comprehensive list of all the wildlife species observed within the survey area is included in Appendix D – Botanical and Wildlife Species Observed.

3.1.4 Hydrologic Features

As noted above, one unnamed ephemeral drainage was identified within the survey area (see Appendix A – Figure 5). This drainage originates to the east of the proposed project from a convergence of two unnamed ephemeral drainages. This drainage flows east to west as it passes through the survey area and into an existing 60-inch CPP before eventually reaching the Salinas River approximately 1,400 feet west of the project site. Based on aerial imagery (Google Earth 1994 – 2018), the drainage and its tributaries have been historically altered through development and urbanization of El Paso de Robles including the construction of the subdivisions to the east and the commercial shopping complex to the west. The drainage has a clearly defined bed and bank, including evidence of an ordinary high-water mark (OHWM) including shelving, debris wracking, and change in sediment texture and a significant nexus to the Salinas River and eventually the traditionally navigable waters of the Pacific Ocean. Beneath the canopy of the oak trees the banks of this drainage are vertical with evidence of undercutting and exposed tree roots (see Appendix E – Photo 5). Large rock and native alluvium are present at the bottom of the channel as well as non-native rip rap at the inlet to the existing culvert.

3.2 Sensitive Resources

The results of the background research of the area surrounding the proposed project site indicated that two sensitive natural community, 59 special-status plant species, and 40 special-status wildlife species occur regionally. The habitat requirements for each of these species were compared to the type and quality of habitat documented during the field survey. Following this assessment, it was determined that suitable habitat is present on site for three of the regionally occurring special-status plant species and three of the regionally occurring special-status wildlife species. In addition, mature (> 6-inch DBH) valley oak and coast live oak trees are in the survey area. These sensitive resources are discussed below.

3.2.1 Special-status Plant Species

Terra Verde determined that there is marginally suitable habitat on site for three special-status botanical species. Additionally, individual oak trees are considered a sensitive resource by the State of California and the City; therefore, the mature oak trees in the survey area have protective status. A description of the life history, range, and conservation status for each special-status species with potential to occur is included in the following paragraphs.

Lemmon's Jewelflower (*Caulanthus lemmonii*), CRPR 1B.2
Lemmon's jewelflower is an annual herb that is only found in the San Joaquin Valley, San Francisco Bay Area, Inner South Coast Ranges and Outer South Coast Ranges. This species typically occurs in grassland, chaparral, and scrub habitats at elevations between 260 and 3,600 feet (80 and 1,100 meters). The typical blooming period is from March to May (Jepson Flora Project 2020).

According to CNDDB and CCH records (CDFW 2020, CCH 2020), this species was documented in 1957 within one mile of the project area. Marginally suitable habitat for this species is present within the annual grasslands on site. The survey was not conducted during the typical blooming period for Lemmon's jewelflower; however, based on the level of site disturbance from mowing activities coupled with the surrounding urban development and old date of the nearest documented occurrence, this species is not expected to occur.

Small-flowered Morning-glory (*Convolvulus simulans*), CRPR 4.2
Small-flowered morning-glory is an annual herb that is endemic to California and Baja California. Known populations are concentrated along the southern coast of California between Los Angeles and Baja, with scattered populations throughout the Inner and Outer South Coast Ranges and in the Sierra Nevada foothills. This species typically occurs in clay substrates, occasionally serpentine, in annual grassland, coastal-sage scrub, or chaparral habitat at elevations between 98 and 2,870 feet (30 to 875 meters). The typical blooming period is from April to June (Jepson Flora Project 2020).

According to CCH (2020) records, the nearest occurrence was recorded in 1895 approximately seven miles north of the project site. Marginally suitable habitat for this species is present in

the annual grassland habitat on site. The survey was not conducted during the typical blooming period for Lemmon's jewelflower; however, based on the level of site disturbance from mowing activities coupled with the surrounding urban development and old date of the nearest documented occurrence, this species is not expected to occur.

Paniculate Tarplant (*Deinandra paniculata*), CRPR 4.2
Paniculate tarplant is an annual herb that is endemic to California and northern Baja California. Known populations are concentrated along the central and southern coastal ranges of California between San Luis Obispo and Baja, with an isolated occurrence along the eastern edge of the San Francisco Bay. This species typically occurs in sandy soils in grassland, open chaparral, and woodland communities at elevations up to 4,330 feet (1,320 meters). It is known to tolerate some disturbance. The typical blooming period is from May to November (Jepson Flora Project 2020). Documented threats to this species include development, with some historical occurrences known to be extirpated by urbanization (CNPS 2020a).

According to CNDDB records (CDFW 2020), this species has not been documented within two miles of the project site. Marginally suitable habitat for this species is present within the annual grasslands on site. Paniculate tarplant was not observed during an appropriately timed botanical survey. Based on a lack of detection, this species is not expected to occur.

Coast Live Oak (*Quercus agrifolia*) Trees, Protection under the California Environmental Quality Act (CEQA) and local ordinance
Impacts to or removal of any species of mature oak are regulated by the City of El Paso de Robles Oak Tree Preservation Ordinance No. 835 N.S. (City of El Paso de Robles 2002) and California Public Resources Code 21083.4. Multiple mature oaks are in the survey area in association with the unnamed drainage and southern edge of the project site.

Recommended avoidance, minimization, and/or mitigation measures are provided in Section 4.2 for the species that occur or have potential to occur within the project area.

3.2.2 Special-status Wildlife Species

Terra Verde determined that there is marginally suitable habitat on site for three special-status wildlife species. However, as mentioned above, two of these species, American badger and San Joaquin kit fox, are not expected to occur on site due to a lack of recent records or observations and the site being surrounded by existing development that limit potential wildlife movement to the site from undeveloped natural areas where these species may persist. As such, American badger and San Joaquin kit fox are not discussed further. A description of the life history, range, and conservation status of the one remaining special-status species with potential to occur is included in the following paragraphs.

Migratory Nesting Birds and Sensitive Avian Species

Oak Titmouse (*Baeolophus inornatus*), State Status – Special Animal (Nesting)

Oak titmouse is known to occur most typically within oak woodlands, mixed oak and pine woodlands, as well as shrub habitats immediately adjacent to wooded areas. Their range is restricted from southwest Oregon to northwest Baja California. Nesting occurs most often in natural tree cavities up to approximately 40 feet (12 meters) high; however, artificial cavities such as those found in eaves, fence posts, nest boxes, or buildings may additionally be utilized (Cornell University 2020).

No CNDDB records of oak titmouse were listed within the project area or within a 9-quadrant search; however, only two records are listed statewide. As such, the CNDDB is not a quality indicator of this species' distribution. Oak titmouse is known to occur commonly and nest within San Luis Obispo County. Suitable nesting habitat is present within the oak trees along the southern edge of the survey area and nesting may occur during the typical nesting bird season.

Migratory Nesting Birds

In addition to those species protected by the state or federal laws, all native avian species are protected by state and federal legislation, most notably the Migratory Bird Treaty Act and the CDFW Fish and Game Code. Collectively, these regulations make it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof. Avian species are expected to occur within the project area during all seasons and throughout construction of the proposed project. The potential to encounter and disrupt these species is generally highest between February 1 and August 31, when nests are likely to be active, with eggs and/or young present. The coast live oak woodland and forest and the patch of coyote brush on the project site present the highest quality habitat for nesting, but open fields may also provide nesting habitat for various ground nesting species. Raptors are particularly drawn to large trees and structures, and they are generally less tolerant of disturbances than other species.

Recommended avoidance, minimization, and/or mitigation measures are provided in Section 4.2 for the species that may occur within the project area.

3.2.3 Sensitive Habitats

Federal and State Waters and Wetlands

Based on presence of a well-defined bed and bank, the unnamed ephemeral drainage would be considered waters of the State under the jurisdiction of CDFW and RWQCB.

According to the new Navigable Waters Protection Rule, ephemeral drainages as described in the Federal Register Vo. 84 No. 77, dated April 21, 2020, are not considered tributaries to traditionally navigable waters. As such, this drainage would likely not be considered waters of the U.S. (Corps 2020). An approved jurisdictional determination would be required from the Corps to confirm the drainage is not waters of the U.S.

County-designated San Joaquin Kit Fox Mitigation Area

The CDFW, the USFWS, and the County of San Luis Obispo developed mitigation measures that, when implemented, will avoid take and reduce impacts to San Joaquin kit fox habitat to an insignificant level. Standard kit fox avoidance, minimization, and mitigation measures are included in Section 4.2. For projects less than 40 acres, a standard mitigation ratio has been developed to mitigate the loss of kit fox habitat within the County. The project site falls within a 2:1 mitigation zone for kit fox.

Critical Habitat

No USFWS-designated critical habitats are present within the survey area. However, National Oceanic and Atmospheric Administration (NOAA) designated habitat for south/central California coast steelhead (*Oncorhynchus mykiss irideus*) is present outside of the proposed project area, in the Salinas River approximately 1,400 linear feet to the west of the project site.

3.3 Habitat Connectivity

Maintaining connectivity between areas of suitable habitat is critical for the survival and reproduction of plants and wildlife. Intact habitats benefit plants by ensuring proper dispersal of pollen and seeds, which sustains or grows the population and contributes to the genetic health of the species. Wildlife need contiguous habitats to attain sufficient food resources for their energetic demands; to locate proper resting, burrowing, and/or nesting sites; to facilitate relatively long-distance travel or migration to seek out mates or resources; and for the safe and successful dispersal of young. The project site is in a highly developed area, inside the city limits, west of two large shopping complexes, north of a medium shopping complex, east of an apartment complex, and south of suburban residences. Corridors to and from the project site, particularly for wildlife, are degraded by the high density of development in the region. The two large shopping complexes to the west isolates the project site from the Salinas River corridor, which likely serves as one of the few remaining wildlife movement corridors through El Paso de Robles. There are patches of oak woodland interspersed within the residential developments to the south and southeast of the project site. However, the residential developments surrounding these patches, present significant barriers for the movement of wildlife species from the larger areas of undeveloped land outside of the city limits of El Paso de Robles. The project, as currently planned, will not impose barriers along the unnamed drainage, leaving the aquatic connectivity unchanged. Overall, the proposed project is not expected to increase the level of fragmentation in the region nor is it expected to create a barrier to wildlife movement.

4.0 IMPACT ASSESSMENT

4.1 Summary of Potential Impacts

The proposed project has the potential to impact sensitive habitats, special-status wildlife species, and migratory nesting birds directly and indirectly. Direct impacts to wildlife could result

from injury or death via construction-related disturbances such as trampling or crushing from equipment or other construction activities such as grading, vegetation trimming or removal, and excavation. Indirect impacts could result from construction noise, harassment, dust emissions, or other disruptions during construction. Direct and indirect impacts to sensitive habitats are expected to occur during culvert improvements and could also occur from errant materials entering waterways. In addition, direct and indirect impacts to oak trees, considered a resource of management concern to the State and the City, may occur.

The total area of disturbance is estimated to be approximately 1.51 acres. An assessment of anticipated impacts to sensitive biological resources as a result of the proposed project are below.

4.1.1 Impacts to Special-status Plants

Special-status Plants

No special-status plants are expected to be impacted by the proposed project.

Oak Trees

The project has been designed to avoid impacts to oak trees to the extent feasible; however at least one coast live oak tree six inches in DBH will be removed to facilitate driveway construction. In addition, at least three other mature oak trees may be indirectly impacted by vehicle access, grading, or fill within their critical root zone. Per the City of El Paso de Robles, the critical root zone is defined as the area of root space within a circle circumscribed around the trunk of a tree using a radius of one foot per inch DBH.

4.1.2 Impacts to Special-status Wildlife

Sensitive and Nesting Birds

Direct impacts to avian species, like nest disturbance, are most likely to occur if construction activities take place during the typical avian nesting season, generally February 1 through August 31. Indirect impacts may occur due to habitat loss such as removal of suitable nesting shrubs, cavities, or herbaceous cover or construction-related disturbances that may deter nesting or cause nests to fail.

4.1.3 Impacts to Sensitive Habitats

Hydrological Resources

Direct impacts to the unnamed ephemeral drainage are expected from the culvert extension. Indirect impacts to the drainage could result from erosion, sedimentation, and/or discharges of hazardous materials from construction equipment working to install the culvert, construct the driveway, or initial grading. Impacts to the drainage would at a minimum fall under the jurisdiction of CDFW and RWQCB. An approved jurisdictional determination may be needed to confirm the drainage is not considered waters of the U.S. and under jurisdiction of the Corps.

County-designated San Joaquin Kit Fox Mitigation Area

The likelihood of San Joaquin kit foxes to occur on site is extremely low because of the great distance from extant populations, the small size of the marginally suitable habitat on site, and the location of the site within a well-developed area of El Paso de Robles; however, because the project is in the County-designated mitigation area, implementation of mitigation measures pursuant to the County Guide to San Joaquin Kit Fox Mitigation Procedures under CEQA may be required. Construction and implementation of the proposed project would result in approximately 1.51 acres of permanent conversion of grassland habitat. Therefore, the applicant may be required to contribute to the preservation of habitat through one of three ways: a conservation easement agreement, compensation to a pre-determined mitigation bank (presently Palo Prieto Conservation Bank), or payment of an in-lieu fee to the San Francisco office of The Nature Conservancy.

Critical Habitat

No direct impacts to NOAA-designated Critical Habitat for south/central California coast steelhead are expected; however, indirect impacts may occur during culvert extension activities from errant materials entering the waterway.

4.2 Recommended Avoidance, Minimization, and Mitigation Measures

The following avoidance, minimization, and mitigation measures are recommended to reduce the anticipated impacts to the maximum extent feasible.

4.2.1 General Measures

Measure 1: Site Maintenance and General Operations

The following general measures are recommended to minimize impacts during active construction:

- The use of heavy equipment and vehicles shall be limited to the proposed project limits and defined staging areas/access points. The boundaries of each work area and staging area shall be clearly defined and marked with high visibility fencing or flagging. No work shall occur outside these limits.
- In the vicinity of sensitive resources and habitats, such as the drainage, signs shall be posted at the boundary of the work area indicating the presence of sensitive resources.
- Project plans, drawings, and specifications shall show the boundaries of all sensitive resource areas and the location of erosion and sediment controls, delineation of construction limits, and other pertinent measures to ensure the protection of sensitive habitats and resources.
- Staging of equipment and materials shall occur in designated areas with appropriate demarcation and perimeter controls. No staging areas shall be located within 50 feet of the drainage.

- Secondary containment, such as drip pans, shall be used to prevent leaks and spills of potential contaminants.
- Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated staging areas. These activities will occur at a minimum of 50 feet from the drainage. Sandbags and/or absorbent pads and spill control kits shall always be available for use in the event of a spill or leak.
- Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and that there are no fuel or lubricant leaks.
- Plastic monofilament netting (erosion control matting) or similar material will not be used on site due to the potential for entangling special-status wildlife. Acceptable substitutes are coconut coir matting or tackified hydroseeding compounds.

4.2.2 Measures to Address Impacts to Oak Trees

Measure 2: Oak Tree Removal

According to the City of El Paso de Robles Oak Tree Preservation Ordinance No. 835 N.S., any applicant planning to remove a native oak tree six inches or greater DBH must apply for a tree removal permit with the community development department. The application for removal must contain a plot plan showing the location, type and size of tree(s) proposed to be removed and a brief statement of the reason for the removal. Any recommended replacements shall be provided by the director. If replacements are required, they shall be equivalent to 25 percent of the diameter of the removed tree(s). Replacement trees shall be located on the same property as where the tree is approved for removal, or, subject to approval of the director, arrangements can be made to locate the replacement trees on public property. Planting standards for replacement trees shall be consistent with the City Standard Details and Specification L-4.

Measure 3: Oak Tree Trimming

According to the City of El Paso de Robles Oak Tree Preservation Ordinance No. 835 N.S., any applicant planning to prune (trim) limbs six inches or greater DBH must apply for a permit with the public works department. A permit to prune application must contain a description of the subject tree and shall identify which limbs are to be removed.

Measure 4: Oak Tree Protection

The following oak tree protection measures shall be implemented for all trees not expected to be impacted by the proposed project.

- Any trees located within 20 feet of proposed work limits that are to be avoided and protected shall be clearly fenced or flagged during construction to avoid inadvertent impacts. If grading is expected to occur within the critical root zone, fencing shall be placed up to the limits of grading and remain in place until completion of the project.
- Trenching and excavation within an oak tree critical root zone shall be accomplished by hand or bore to minimize root disturbance. Any 1-inch or greater diameter root that is encountered shall be hand cut and appropriately treated.

- Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage. Accepted arborist practices will be utilized when conducting trimming or pruning.
- No vehicle parking or storage of materials shall be placed under the canopy of oak trees.

4.2.3 Measures to Address Impacts to Sensitive Habitats

Measure 5: Aquatic Resources

In addition to Measure 2, the following recommendations have been provided to protect drainages and south/central California coast steelhead critical habitat:

- Construction activity within the drainage shall occur only when conditions are dry.
- To prevent erosion and sedimentation into the drainage during construction, an erosion and sedimentation control plan shall be developed and implemented. It shall outline Best Management Practices for temporary stabilization. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., non-monofilament) rolls, jute or coir netting, and/or other industry standard materials. Erosion control devices shall be installed and maintained for the duration of the project.

4.2.4 Measures to Address Impacts to Special-status Wildlife

Measure 6: County Standard Mitigation of Impacts to San Joaquin Kit Fox Habitat

In accordance with the County Guide to San Joaquin Kit Fox Mitigation Procedures under CEQA, the City may adopt the Standard Kit Fox CEQA Mitigation Measures and may include these measures on development plans. The following summarizes the measures that have not already been described in this Section:

- The applicant shall mitigate for the loss of 1.51 acres of San Joaquin kit fox habitat in one of the following ways:
    1. Establish a conservation easement on site or off site in a suitable San Luis Obispo County location and provide a non-wasting endowment for management and monitoring of the property in perpetuity;
    2. Deposit funds into an approved in-lieu fee program; or
    3. Purchase credits in an approved conservation bank in San Luis Obispo County.
- Retain a qualified biologist to survey the site immediately prior to the initiation of construction for suitably sized burrows (e.g., potential dens) and to ensure no kit foxes are injured during project activities. If potential dens are encountered, they should be avoided as described in Measure 4.
- Require a maximum 25-mile-per-hour speed limit at the project site during construction.
- Stop construction activities at dusk and start after dawn.
- Completely cover or provide escape ramps for all construction-related excavations deeper than 2 feet at the end of each working day.

- Inspect all pipes, culverts, or similar structures for San Joaquin kit fox and other wildlife before burying, capping, or moving.
- Dispose of all food-related trash in sealed containers and remove it from the project site regularly.
- Abide by local, state, and federal regulations if pesticides or herbicides must be used, as kit foxes can be secondarily poisoned.
- Stop all construction if a kit fox is discovered at any time in the project area. Immediately contact CDFW and USFWS for further guidance. The project can resume when appropriate permits are obtained.
- Allow for passage of San Joaquin kit foxes through or underneath (i.e., an approximate 4-inch passage gap at ground level) permanent fences.
- Cap or temporarily seal all exposed openings of pipes, culverts, or similar structures with a diameter of 4 inches or greater prior to the end of each working day, after confirming no animals are inside.

Measure 7: Preconstruction Survey for Sensitive and Nesting Birds

If work is planned between February 1 and August 31, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active. A non-disturbance buffer of 50 feet shall be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation with the local CDFW biologist, and/or the USFWS.

5.0 CONCLUSION

The potential for impacts to special-status biological resources as a result of the proposed Woodland Apartments project is low. The proposed residential development is currently designed to avoid impacts to ephemeral drainage to the south of the project site; however, direct and indirect impacts to the ephemeral drainage are expected as a result of the culvert extension. The proposed culvert extension will not result in any change in existing aquatic connectivity from the site downstream. In addition to designing the project with appropriate setbacks for avoidance, the recommended measures to prevent unanticipated impacts during construction will further protect these sensitive resources. Habitat connectivity is not expected to be significantly degraded, especially considering the location of the property within a well-developed area of El Paso de Robles that lacks large intact areas of natural habitat. No special-status species were observed directly within the survey area. There is potential for oak titmouse

and other nesting birds to occur on site. Implementation of the recommended protection measures will avoid and/or minimize impacts to sensitive resources to a less than significant level.

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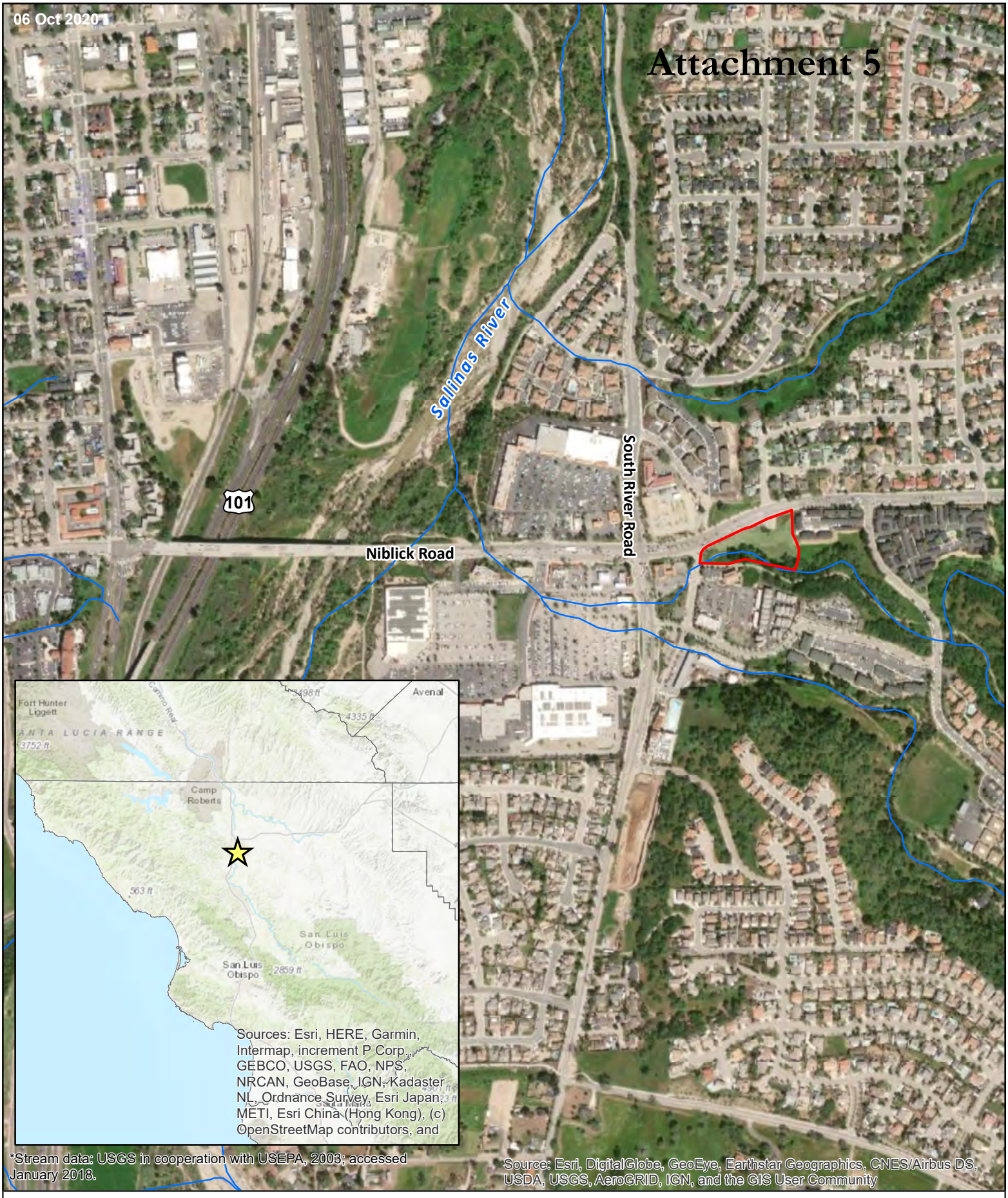
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APPENDIX A – PROJECT MAPS

Figure 1: Project Location and Survey Area
Figure 2: Survey Area
Figure 3: 2-mile CNDDB and Critical Habitat
Figure 4: Soils
Figure 5: Vegetation Communities and Hydrologic Resources

Attachment 5

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Site Location

Survey Area

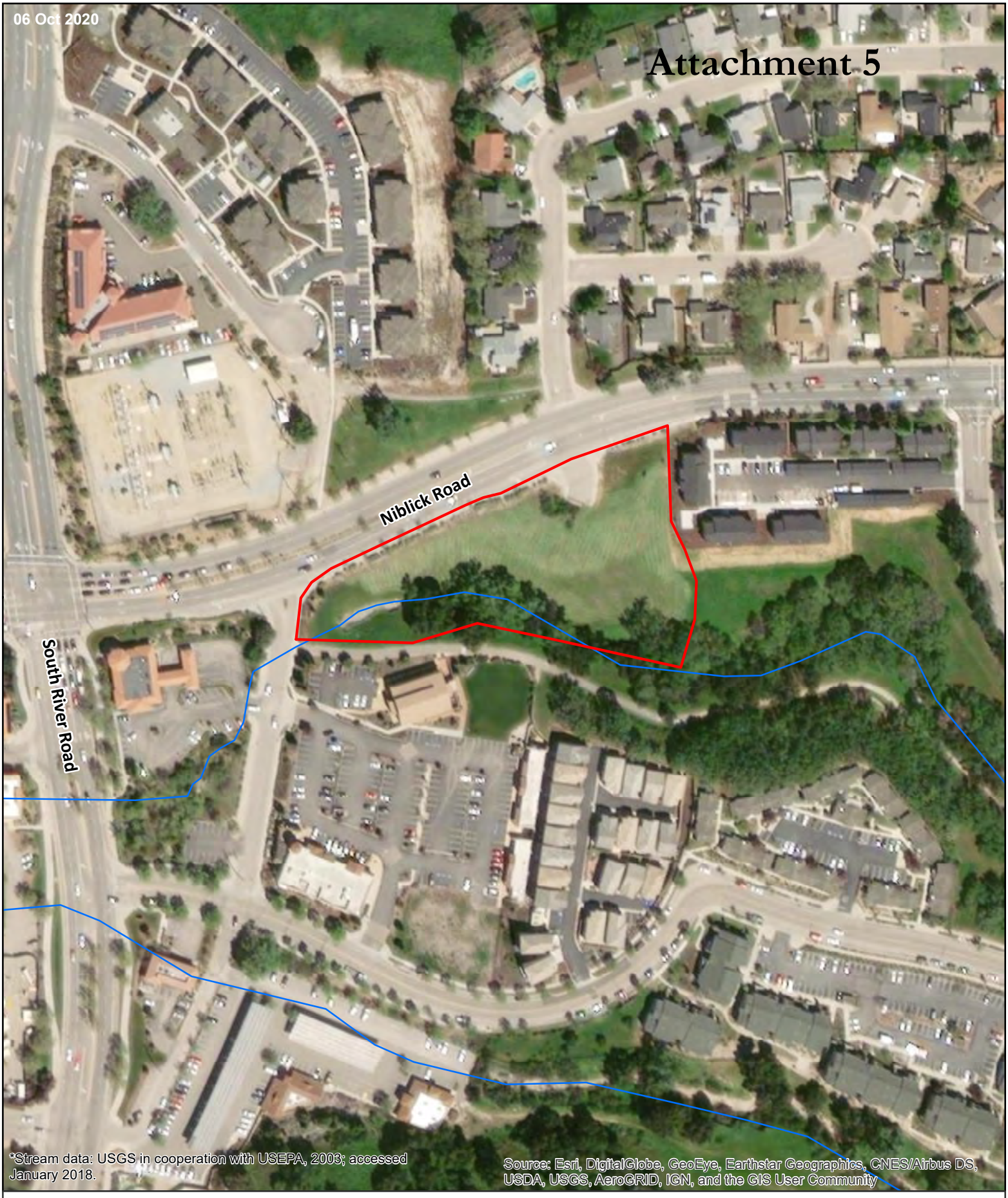
Blue Line Drainage*

0 500 1,000 2,000 Feet

Woodland Apartments Project
Figure 1: Project Location and Vicinity

N

TERRA • VERDE



Woodland Apartments Project
Figure 2: Survey Area

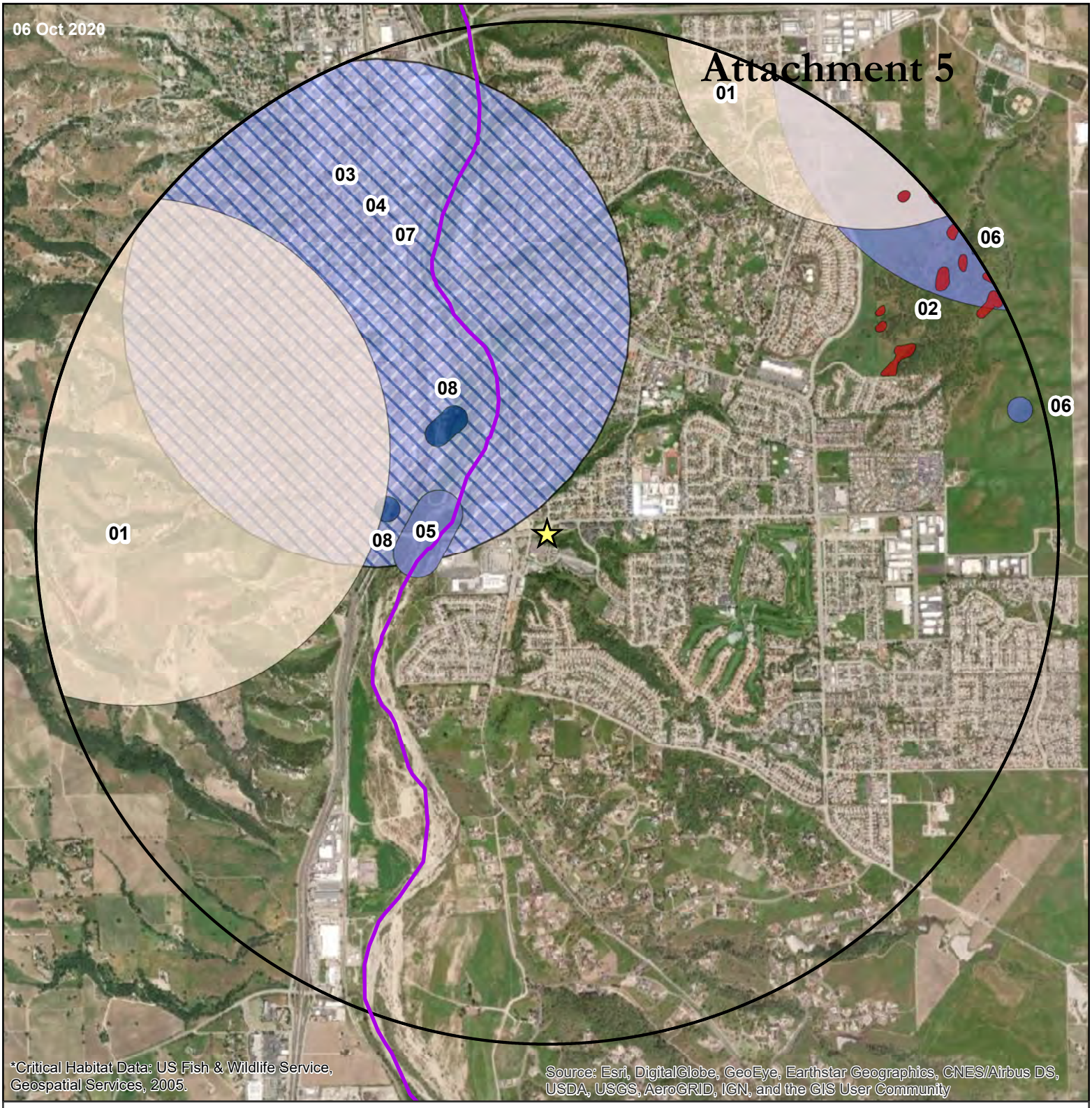
Survey Area

Blue Line Drainage*

0 125 250 500 Feet

N

TERRA • VERDE



Woodland Apartments Project
Figure 3: 2-mile CNDDB and Critical Habitat

- Project Site
- 2-mile Buffer
- Steelhead Critical Habitat*

Special-status Plants

- 01 - Lemmon's Jewelflower
- 02 - Shining Navarretia

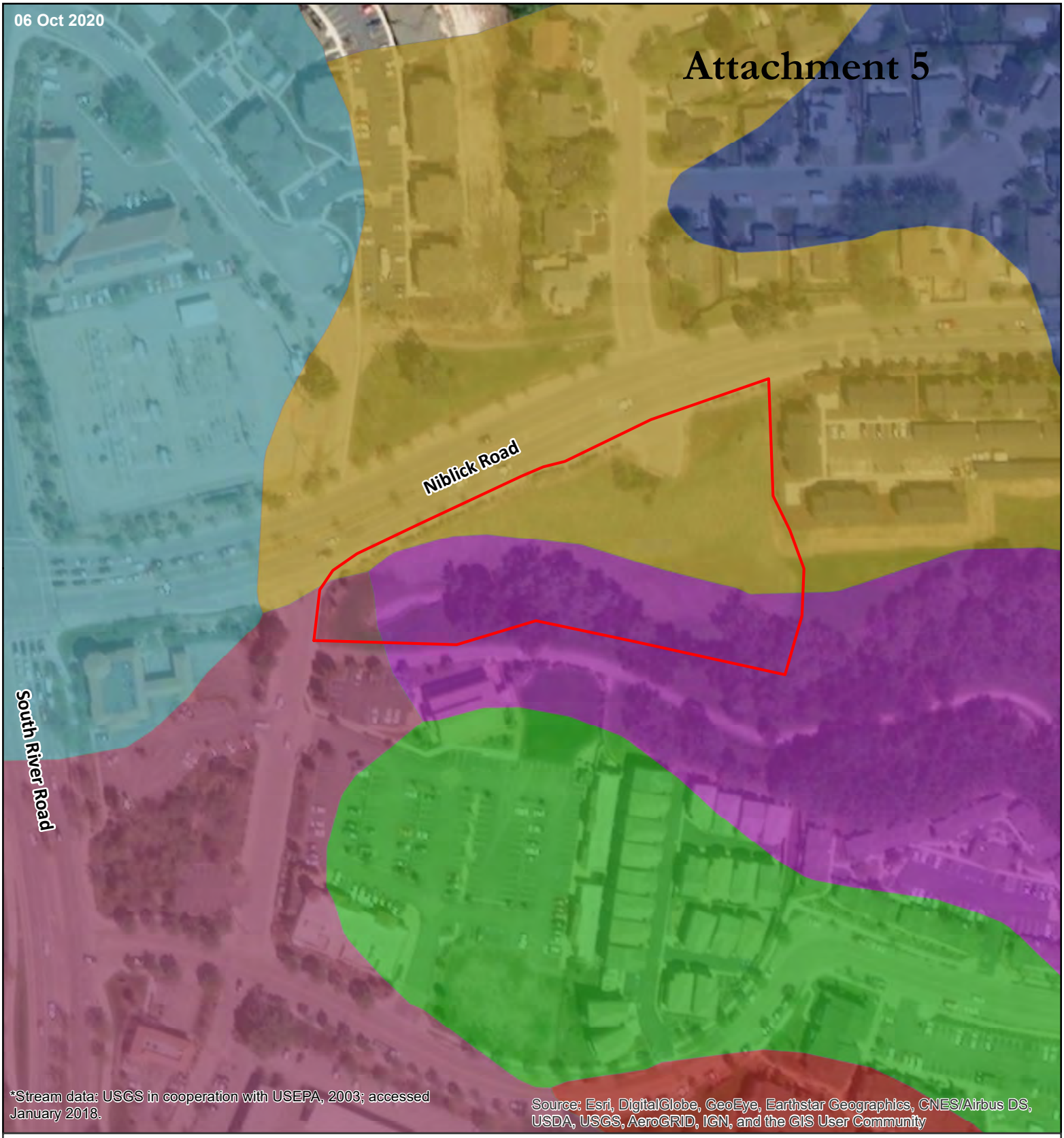
Special-status Wildlife

- 03 - Atascadero June Beetle
- 04 - Lompoc Grasshopper
- 05 - Northern California Legless Lizard
- 06 - San Joaquin Kit Fox
- 07 - Least Bell's Vireo
- 08 - Vernal Pool Fairy Shrimp
- 09 - Western Pond Turtle

0 0.5 1 2 Miles

N

TERRA-VERDE



Woodland Apartments Project
Figure 4: Soils

Survey Area

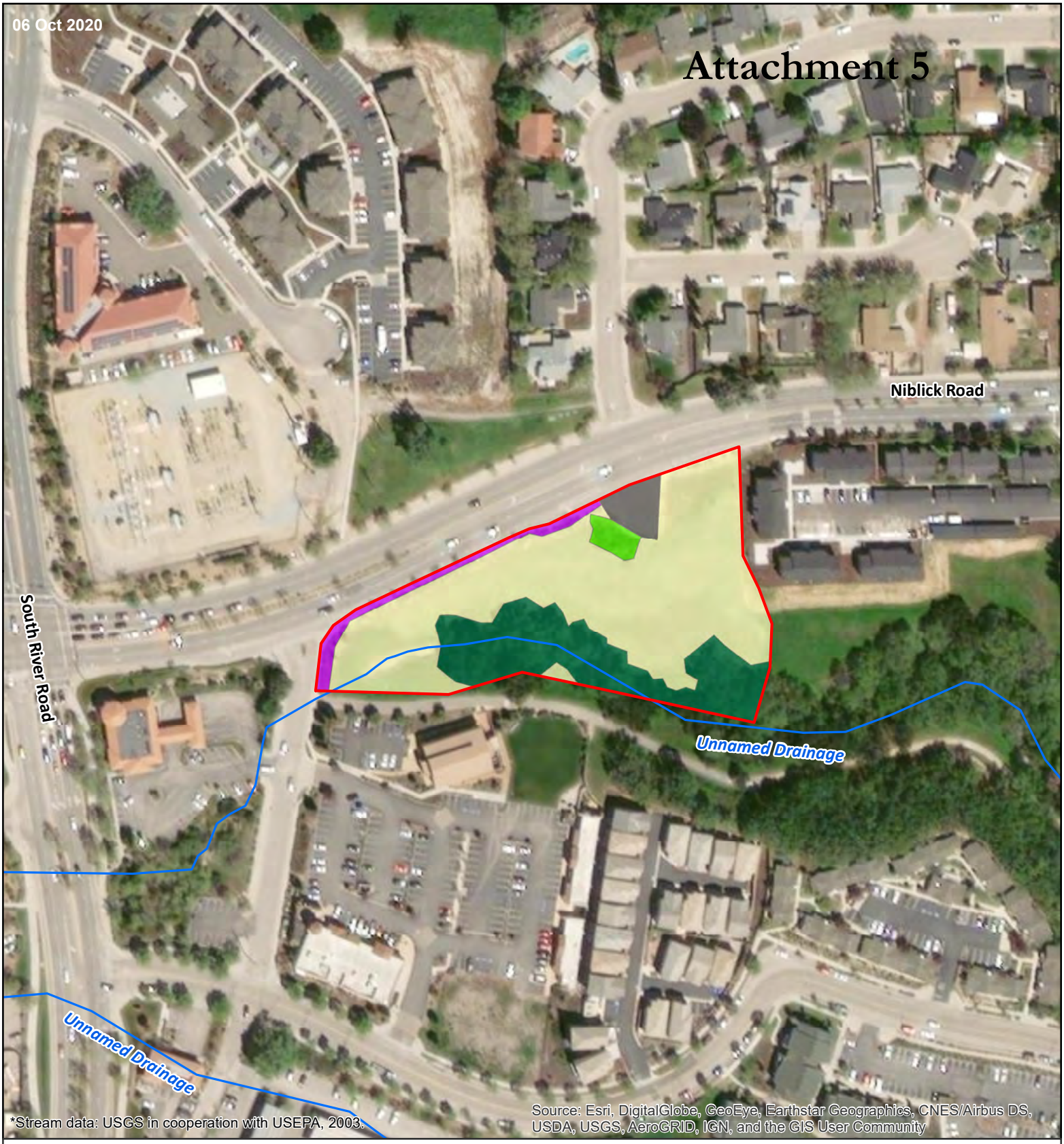
Soil Unit

- Arbuckle fine sandy loam, 0 - 2% slopes
- Arbuckle-Positas complex, 15 - 30% slopes
- Arbuckle-Positas complex, 9 - 15% slopes
- Arbuckle-San Ysidro complex, 2 - 9% slopes
- Linne-Calodo complex, 9 - 30% slopes
- Rincon clay loam, 2 - 9% slopes
- Still clay loam, 2 - 9% slopes

0 100 200 400 Feet

N

TERRA • VERDE



Woodland Apartments Project
Figure 5: Vegetation Communities and Hydrological Resources

Survey Area
Blue Line Drainage*

Vegetation Community
Coyote Brush Scrub
Developed
Wild Oats and Annual Brome Grasslands
Ornamental
Coast Live Oak Woodland and Forest

0 125 250 500 Feet

N

TERRA • VERDE

Attachment 5

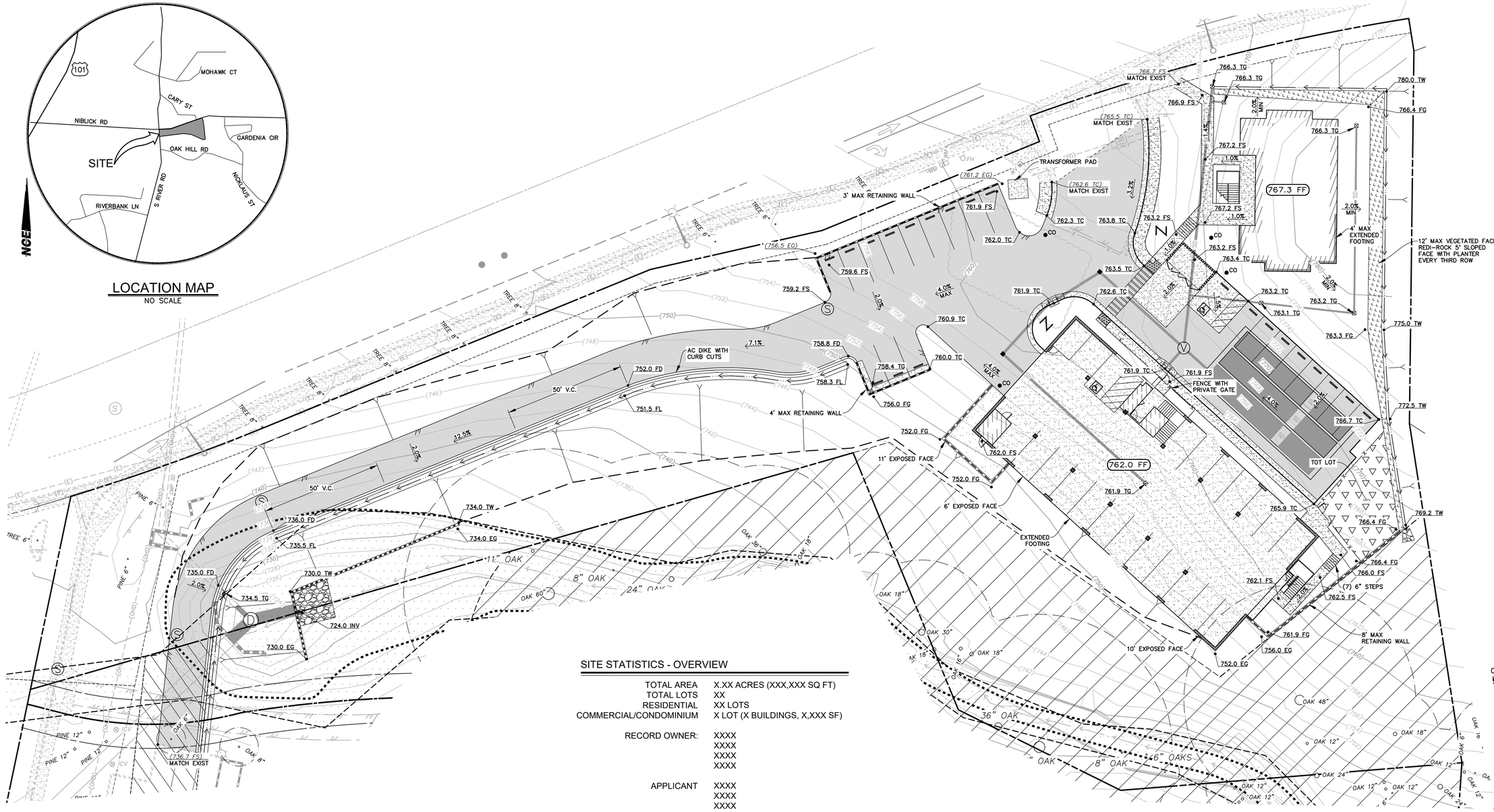
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APPENDIX B – PRELIMINARY SITE PLANS (DATED 09-24-2020)

Attachment 5

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LOCATION MAP
NO SCALE



SITE STATISTICS - OVERVIEW

TOTAL AREA	X.XX ACRES (XXX,XXX SQ FT)
TOTAL LOTS	XX
RESIDENTIAL	XX LOTS
COMMERCIAL/CONDOMINIUM	X LOT (X BUILDINGS, X,XXX SF)
RECORD OWNER:	XXXX XXXX XXXX XXXX
APPLICANT	XXXX XXXX XXXX
ENGINEER	NORTH COAST ENGINEERING, INC. 725 CRESTON RD., STE. B, PASO ROBLES, CA 93446 XXXX R.C.E. XXXXX EXP. X/XX/XX CONTACT: XXXX (805) 239-3127
ARCHITECT	XXXX XXXX XXXX (805) XXX-XXXX
A.P.N.	XXX-XXX-XXX, XXX, XXX, XXX, XXX, XXX
PROPOSED USE OF PROPERTY	RESIDENTIAL / COMMERCIAL

GRADING AND DRAINAGE / UTILITY LEGEND

10	LOT NUMBER
811.1 PAD	PAD ELEVATION
(700.0)	EXISTING GRADE
700.0	FINISHED GRADE
	2:1 SLOPE, UON
	DRAINAGE DIRECTION
(800)	EXISTING CONTOUR
800	PROPOSED CONTOUR
	STREET LIGHT
	FIRE HYDRANT ASSEMBLY
WV	WATER VALVE
CO	SANITARY SEWER CLEAN OUT
PIV	POST INDICATOR VALVE
	FIRE DEPARTMENT CONNECTION
S	SEWER MANHOLE
D	STORM DRAIN MANHOLE
	STORM DRAIN INLETS
	AIR & VACUUM RELEASE VALVE
	EXISTING TREE DRIPLINE
24" OAK	EXISTING OAK TREE TRUNK & SIZE WITH CRITICAL ROOT ZONE
	RETAINING WALL
	SCREEN WALL
S	SEWER LINE
(S)	EXISTING SEWER LINE
W	WATER LINE
(W)	EXISTING WATER LINE
SD	STORM DRAIN
(SD)	EXISTING STORM DRAIN
G	GAS LINE
(G)	EXISTING GAS LINE
(OHD)	EXISTING OVERHEAD POWER/TEL
	EXISTING EDGE OF PAVEMENT
	EDGE OF PAVEMENT
X	EXISTING FENCE
	RIGHT-OF-WAY
	PROPERTY LINE
	EASEMENTS

SHEET INDEX

1. PRELIMINARY GRADING & DRAINAGE PLAN
2. PRELIMINARY UNDERGROUND PLAN
3. SITE CROSS SECTIONS

WOODLAND APARTMENTS PRELIMINARY GRADING AND DRAINAGE PLAN

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING PARCEL __ AND A PORTION OF PARCEL __ OF PARCEL MAP CO __-____ ACCORDING TO THE MAP RECORDED IN BOOK __ OF PARCEL MAPS AT PAGE __ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
805.239.3127
NCE NORTH COAST ENGINEERING

NORTH COAST ENGINEERING INC. copyright©2020

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Attachment 5

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APPENDIX C – REGIONALLY OCCURRING SPECIAL-STATUS SPECIES

Attachment 5

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Regionally Occurring Special-status Species List for the Nipomo and Surrounding 7.5-minute Quadrangles: Adelaida, Atascadero, Creston, Estrella, Morro Bay North, Paso Roble, Santa Margarita, Templeton, and York Mountain.

SENSITIVE VEGETATION COMMUNITIES AND HABITATS[1]			
Community Name	**Description[2]**	**Observed on Site?[3]**	**Comments**
California Natural Diversity Database (CNDDB)-designated Sensitive Natural Communities			
Northern Interior Cypress Forest	An open, fire maintained scrubby forest. Dominated by *Cupressus* species with dry, rocky, ultramafic soils. Often associated with serpentine chaparral.	No	Diagnostic species and substrate are not present on site; this community is not present within the survey area.
Valley Oak Woodland	Open, grassy understoried savanna rather than a closed-canopy woodland. *Quercus lobata* is usually the only tree present, and most stands have an open canopy. Usually occurs on deep, well-drained alluvial soils, normally in valley bottoms.	No	Diagnostic species and substrate are not present on site; this community is not present within the survey area.
Designated Habitat for Special–status Species			
San Joaquin kit fox (*Vulpes macrotis mutica*)	The project site is located within a County of San Luis Obispo-designated 2 to 1 mitigation area.	**Yes**	The habitat on site for this species is highly modified and degraded; however, County-required habitat mitigation may apply.

[1]List of sensitive vegetation communities and habitats obtained from CNDDB and USFWS Critical Habitat Portal (CNDDB 2020; USFWS, 2020a).

[2]Community and habitat descriptions acquired from CNDDB and *Manual of California Vegetation* (CDFW 2020, Sawyer et al. 2009, CNPS 2020b); San Joaquin kit fox mitigation areas were acquired from the County of San Luis Obispo (County 2017).

[3]Communities observed during field survey indicated with **bold** font and gray highlight, and are discussed further in the report.

Attachment 5

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Abies bracteata Bristlecone fir	CRPR 1B.3	N/A	Steep, rocky, fire-resistant slopes; generally, in canyon live oak phase of mixed evergreen forest. Elevation: 210 – 1,600 m.	No / No	No fir species observed during surveys.
Abronia maritima Red sand-verbena	CRPR 4.2	February – October	Coastal dunes. Elevation: < 100 meters.	No / No	No suitable habitat on site.
Agrostis hooveri Hoover's bent grass	CRPR 1B.2	April – August	Dry, sandy soils, open chaparral, oak woodland. Elevation: < 600 meters.	No / No	No suitable habitat on site.
Amsinckia douglasiana Douglas' fiddleneck	CRPR 4.2	March – June	Unstable, shaly, sedimentary slopes. Elevation: 150 – 1,600 meters.	No / No	No suitable habitat on site.
Antirrhinum ovatum Oval-leaved snapdragon	CRPR 4.2	May – July	Heavy, adobe-clay soils on gentle, open slopes, and disturbed areas. Elevation: 200 – 1,400 m.	No / No	No suitable habitat on site.
Arctostaphylos luciana Santa Lucia manzanita	CRPR 1B.2	January – March	Shale outcrops, slopes, upland chaparral near coast. Elevation: 100 – 800 meters.	No / No	No suitable habitat on site.
Arctostaphylos obispoensis Bishop manzanita	CRPR 1B.2	February – March	Rocky, generally serpentine soils, chaparral, open closed-cone forest near coast. Elevation: 60 – 950 meters.	No / No	No suitable habitat on site.
Arctostaphylos pilosula Santa Margarita manzanita	CRPR 1B.2	December – March	Shale outcrops, slopes, chaparral. Elevation: 30 – 1,250 meters.	No / No	No suitable habitat on site.
Astragalus didymocarpus var. *milesianus* Miles' milk-vetch	CRPR 1B.2	March – May	Grassy areas near the coast, clay soils in coastal scrub. Elevation: < 400 meters.	No / No	No suitable habitat on site.

Attachment 5

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Astragalus macrodon Salinas milk-vetch	CRPR 4.3	April – June	Eroded pale shales or sandstone, serpentine alluvium. Elevation: 200 – 1,550 m.	No / No	No suitable habitat on site.
Calochortus obispoensis San Luis mariposa lily	CRPR 1B.2	May – June	Dry serpentine, generally open chaparral. Elevation: 100 – 500 meters.	No / No	No suitable habitat on site.
Calochortus simulans La Panza mariposa lily	CRPR 1B.3	May – July	Sand (often granitic), grassland, and yellow pine forest. Elevation: < 1,100 meters.	No / No	No suitable habitat on site.
Calystegia subacaulis subsp. *episcopalis* Cambria morning-glory	CRPR 4.2	April – June	Dry, open scrub and woodland, chaparral, coastal prairie, grassland; usually in clay soil. Elevation: < 500 meters.	No / No	No suitable habitat on site.
Camissoniopsis hardhamiae Hardham's evening primrose	CRPR 1B.2	March – May	Sandy soil, limestone; disturbed or burned areas in oak woodland. Elevation: 60 – 600 m.	No / No	No suitable habitat on site.
Carex obispoensis San Luis Obispo sedge	CRPR 1B.2	March – June	Springs and stream sides in chaparral, generally on serpentine. Elevation: < 800 meters.	No / No	No suitable habitat on site.
Castilleja densiflora subsp. *obispoensis* San Luis Obispo owl's-clover	CRPR 1B.2	March – June	Coastal grassland. Elevation: < 400 m.	No / No	No suitable habitat on site.

Attachment 5

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Caulanthus lemmonii Lemmon's jewelflower	CRPR 1B.2	March – May	Valley and foothill grassland, chaparral, scrub. Elevation: 80 – 1,100 m.	No / Yes	Marginally suitable habitat on site. However, based on the level of frequent disturbance coupled with the surrounding urban development and old date of the nearest documented occurrence, this species is unlikely to occur.
Ceanothus cuneatus var. *fascicularis* Lompoc ceanothus	CRPR 4.2	February – May	Sandy substrates in coastal chaparral. Elevation: < 275 meters.	No / No	No suitable habitat on site.
Chorizanthe breweri Brewer's spineflower	CRPR 1B.3	March – July	Gravel or rocks, typically on serpentine soil. Elevation: 60 – 800 meters.	No / No	No suitable habitat on site.
Chorizanthe douglasii Douglas's spineflower	CRPR 4.3	April – July	Sand or gravel. Elevation: 200 – 1,600 m.	No / No	No suitable habitat on site.
Chorizanthe palmeri Palmer's spineflower	CRPR 4.2	May – August	Serpentine. Elevation: 60 – 700 meters.	No / No	No suitable habitat on site.
Chorizanthe rectispina Straight-awned spineflower	CRPR 1B.3	May – July	Sand or gravel. Elevation: 200 – 600 meters.	No / No	No suitable habitat on site.
Cirsium fontinale var. *obispoense* San Luis Obispo fountain thistle	Fed: Endangered State: Endangered CRPR 1B.2	April – October	Serpentine seeps and streams. Elevation: < 350 meters.	No / No	No suitable habitat on site.
Cirsium occidentale var. *lucianum* *Cuesta Ridge thistle*	CRPR 1B.2	April – July	Chaparral, woodland, or forest openings, often on serpentine. Elevation: 500 – 750 meters.	No / No	No suitable habitat on site.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Clarkia exilis Slender clarkia	CRPR 4.3	April – May	Woodland. Elevation: < 1000 m.	No / No	Outside of species typical geographic range
Convolvulus simulans Small-flowered morning-glory	CRPR 4.2	April – June	Clay substrates, occasionally serpentine, annual grassland, coastal-sage scrub, chaparral. Elevation: 30 – 875 meters.	No / Yes	Marginally suitable habitat on site. However, based on the level of frequent disturbance coupled with the surrounding urban development and old date of the nearest documented occurrence, this species is unlikely to occur.
Deinandra paniculata Paniculate tarplant	CRPR 4.2	May – November	Grassland, open chaparral and woodland, disturbed areas, often in sandy soils. Elevation: < 1,320 meters.	No / Yes	Suitable habitat on site. Not observed during appropriately timed survey.
Delphinium parryi subsp. *blochmaniae* Dune larkspur	CRPR 1B.2	April – May	Coastal chaparral, coastal dunes, sand. Elevation: < 200 meters.	No / No	No suitable habitat on site.
Delphinium parryi subsp. *eastwoodiae* Eastwood's larkspur	CRPR 1B.2	March – May	Coastal chaparral and grassland on serpentine. Elevation: 100 – 500 meters.	No / No	No suitable habitat on site.
Delphinium umbraculorum Umbrella larkspur	CRPR 1B.3	April – June	Moist oak forest. Elevation: 400 – 1,600 meters.	No / No	No suitable habitat on site.
Dudleya abramsii ssp. *bettinae* Betty's dudleya	CRPR 1B.2	May – June	Rocky outcrops in serpentine grassland. Elevation: 50 – 180 m.	No / No	No suitable habitat on site.
Dudleya abramsii subsp. *murina* Mouse-gray dudleya	CRPR 1B.3	May – June	Serpentine outcrops. Elevation: 120 – 300 meters.	No / No	No suitable habitat on site.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Dudleya blochmaniae subsp. *blochmaniae* Blochman's dudleya	CRPR 1B.1	April – June	Open, rocky slopes, often serpentine or clay-dominated. Elevation: < 450 meters.	No / No	No suitable habitat on site.
Eleocharis parvula Small spikerush	CRPR 4.3	Late winter – fall	Brackish wet soil, coastal. Elevation: < 50 m.	No / No	No suitable habitat on site.
Eriastrum luteum Yellow-flowered eriastrum	CRPR 1B.2	May – June	Drying slopes, sandy or gravelly soil, typically in association with chaparral or woodland. Elevation: < 1,000 m.	No / No	No suitable habitat on site.
Erigeron blochmaniae Blochman's leaf daisy	CRPR 1B.2	July – October	Sand dunes and hills. Elevation: < 70 m.	No / No	No suitable habitat on site.
Extriplex joaquinana San Joaquin spearscale	CRPR 1B.2	April – September	Alkaline soils. Elevation < 350 (840) m.	No / No	No suitable habitat on site.
Fritillaria ojaiensis Ojai fritillary	CRPR 1B.2	February – May	Rocky slopes, river basins. Elevation: 300 – 500 m.	No / No	No suitable habitat on site.
Fritillaria viridea San Benito fritillary	CRPR 1B.2	March – May	Shrub understory, serpentine. Elevation: 200 – 1,500 m.	No / No	No suitable habitat on site.
Hesperevax caulescens Hogwallow starfish	CRPR 4.2	March – June	Drying shrink-swell clay of vernal pools, flats, and steep slopes; sometimes on serpentine. Elevation: < 500 m.	No / No	No suitable habitat on site.
Horkelia cuneata var. *puberula* Mesa horkelia	CRPR 1B.1	March – July	Dry, sandy, coastal chaparral. Elevation: 70 – 870 meters.	No / No	No suitable habitat on site.
Horkelia cuneata var. *sericea* Kellogg's horkelia	CRPR 1B.1	April – August	Old dunes, coastal sand hills. Elevation: < 200 meters.	No / No	No suitable habitat on site.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Juncus luciensis Santa Lucia dwarf rush	CRPR 1B.2	April – August	Wet, sandy soils of seeps, meadows, vernal pools, streams, roadsides. Elevation: 300 – 1,900 m.	No / No	No suitable habitat on site.
Layia jonesii Jones' layia	CRPR 1B.2	March – May	Open serpentine or clayey slopes. Elevation: < 300 m.	No / No	No suitable habitat on site.
Lepidium jaredii Jared's pepper grass	CRPR 1B.2	March – April	Alkali bottoms, slopes, washes, dry hillsides, in vertic clay, acidic, gypsiferous soil. Elevation: 500 – 700 m.	No / No	No suitable habitat on site.
Malacothamnus jonesii Jones' bush-mallow	CRPR 4.3	May – July	Open chaparral in foothill woodland. Elevation: 250 – 830 meters.	No / No	No suitable habitat on site.
Malacothamnus palmeri var. *involucratus* Carmel Valley bush-mallow	CRPR 1B.2	May – July	Valleys, chaparral. Elevation: 30 – 800 m.	No / No	No suitable habitat on site.
Malacothamnus palmeri var. *palmeri* Santa Lucia bush-mallow	CRPR 1B.2	May – July	Interior valleys, foothills; chaparral. Elevation: 30 – 800 m.	No / No	No suitable habitat on site.
Meconella oregana Oregon meconella	CRPR 1B.1	March – May	Shaded canyons. Elevation: < 1,000 m.	No / No	No suitable habitat on site.
Monardella palmeri Palmer's monardella	CRPR 1B.2	June – August	Chaparral, forest, on serpentine. Elevation: 200 – 800 m.	No / No	No suitable habitat on site.
Monolopia gracilens Woodland woollythreads	CRPR 1B.2	March – July	Serpentine grassland, open chaparral, oak woodland. Elevation: 100 – 1,200 m.	No / No	No suitable habitat on site.
Navarretia fossalis Spreading navarretia	Fed: Threatened CRPR 1B.1	April – June	Vernal pools, ditches. Elevation: 30 – 1,300 m.	No / No	No suitable habitat on site.

Attachment 5

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Navarretia nigelliformis subsp. *radians* Shining navarretia	CRPR 1B.2	May – July	Vernal pools, clay depressions. Elevation: 150 – 1,000 m.	No / No	No suitable habitat on site.
Nemacladus secundiflorus var. *secundiflorus* Large-flowered nemacladus	CRPR 4.3	April – May	Dry, gravelly slopes. Elevation: 200 – 2,000 m.	No / No	No suitable habitat on site.
Plagiobothrys uncinatus Hooked popcornflower	CRPR 1B.2	April – May	Chaparral, canyon sides, and rocky outcrops; ± fire follower. Elevation: 300 – 600 m.	No / No	No suitable habitat on site.
Senecio aphanactis Chaparral ragwort	CRPR 2B.2	February – May	Dry, open, rocky areas and alkaline flats. Elevation: 10 – 550 m.	No / No	No suitable habitat on site.
Senecio astephanus San Gabriel ragwort	CRPR 4.3	April – June	Steep rocky slopes in chaparral/coastal-sage scrub and oak woodland. Elevation: 400 – 1,500 m.	No / No	No suitable habitat on site.
Sidalcea hickmanii subsp. *anomala* Cuesta Pass checkerbloom	State: Rare CRPR 1B.2	May – June	Closed-cone conifer forest, generally serpentine. Elevation: 600 – 800 m.	No / No	No suitable habitat on site.
Suaeda californica California seablite	Fed: Endangered CRPR 1B.1	July – October	Margins of coastal salt marshes. Elevation: < 5 m.	No / No	No suitable habitat on site.

CRPR=California Rare Plant Rank

[1]List of regionally occurring special-status species acquired from CNDDB (CDFW 2020), CCH (2020), and CNPS Rare and Endangered Plant Inventory (CNPS 2020), and local expert knowledge.

[2]Listing status obtained from CNPS Rare and Endangered Plant Inventory (CNPS 2020).

[3]Blooming period and habitat type obtained from Jepson eFlora (2020) and occasionally supplemented with information provided by CNPS (Jepson eFlora 2020; CNPS 2020).

[4]Species observed during field survey indicated with **bold** font; species determined to have suitable habitat present on the site, even marginally suitable habitat, indicated with gray highlight and discussed further in the report.

Attachment 5

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific Name Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Actinemys pallida Southwestern pond turtle	State: CSC	April – August	Riparian areas such as ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches with either a rocky or muddy bottom. Prefers shallow pools with logs or rocks for basking. Can enter brackish or seawater.	No / No	No suitable habitat on site.
Agelaius tricolor Tricolored blackbird	State: CSC	February – August	Needs nest sites near open, fresh water, protected habitat (such as cattails or tall rushes), and suitable feeding areas (pastures, rice fields, grassland, etc.).	No / No	No suitable habitat on site.
Ammodramus savannarum Grasshopper sparrow	State: CSC	February – August	Open grasslands and agricultural fields, nesting occurs on the ground.	No / No	No suitable habitat on site.
Anniella pulchra Northern California legless lizard	State: CSC	March – November	Sandy or loose loamy soils under coastal scrub or oak trees. Soil moisture essential.	No / No	No suitable habitat on site.
Antrozous pallidus Pallid bat	State: CSC	October – February	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting. May roost in old buildings and bridges.	No / No	No suitable roosting habitat on site.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific Name Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Aquila chrysaetos Golden eagle	State: Fully Protected	January – August	Open country in prairies, tundra, open coniferous forest, and barren areas, especially in hilly or mountainous regions. Nests in large, prominent trees in wooded areas and on cliff ledges.	No / No	No suitable nesting habitat on site.
Ardea herodias Great blue heron	State: Sensitive	March – August	Saltwater and freshwater marshes, sloughs, riverbanks, ponds, and lakes. May also forage in grasslands and agricultural fields. Nests high in trees or other raised locations.	No / No	No suitable habitat on site.
Artactelmis wawona Wawona riffle beetle	State: Special Animal	Unknown	Found in riffles of rapid, small to medium clear mountain streams at 600 to 1,525 meters. Typically inhabits submerged aquatic mosses.	No / No	No suitable habitat on site.
Batrachoseps minor Lesser slender salamander	State: CSC	Lay eggs: Fall – Winter	Mesic, deeply shaded slopes with dense leaf litter of variable tree species, including coast live oak, tanbark oak, western sycamore, and poison oak, above 400 m.	No / No	Site is outside of known range of species within San Luis Obispo County.
Bombus caliginosus Obscure bumble bee	State: Special Animal	April – October	Grasslands and shrublands within coastal areas from northern Washington to southern California. Select food plant genera include: *Baccharis*, *Cirsium*, *Lupinus*, *Acmispon*, *Grindelia*, *Phacelia*.	No / No	Site is not located within a coastal area.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific Name Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Bombus crotchii Crotch bumble bee	State: Candidate	February – October	Open grassland and scrub habitat. Nest primarily underground. Generalist forager. Select food plant genera include *Fabaceae*, *Apocynaceae*, *Asteraceae*, *Lamiaceae*, *Boraginaceae*. Little is known about overwintering sites.	No / No	No suitable habitat on site.
Baeolophus inornatus Oak titmouse	State: Special Animal	February – September	Mixed oak woodland, oak woodland, coniferous forests, or shrub habitat immediately adjacent to woodland habitats. Typically nests in natural cavities of trees and less frequently, artificial structure.	No / Yes	Suitable habitat present within oak trees on site.
Branchinecta lynchi Vernal pool fairy shrimp	Fed: Threatened	Rainy season	Vernal pools and depressions in grasslands.	No / No	No suitable habitat on site.
Buteo regalis Ferruginous hawk	State: Watch List	February – August	Variety of nesting locations including rock outcrops, trees, and ground.	No / No	Site is outside of known nesting range.
Charadrius alexandrinus nivosus Western snowy plover	Fed: Threatened State: CSC	March – September	Coastal beaches, sand spits, dune-backed beaches, sparsely vegetated dunes, beaches at creek mouths, and estuaries.	No / No	No suitable nesting habitat on site.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific Name Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Cicindela hirticollis gravida Sandy beach tiger beetle	State: Special Animal	Unknown	Found in moist sand near the ocean, such as dune or upper beaches beyond normal high tides. Adjacent to non-brackish water near the coast from San Francisco to northern Mexico. Clean, dry light colored sand in the upper zone.	No / No	No suitable habitat on site and outside of known range.
Coelus globosus Globose dune beetle	State: Special Animal	Unknown	Occupies coastal dunes. Lives in tunnels beneath and sand and relies on native vegetation for food.	No / No	No suitable habitat on site and outside of known range.
Corynorhinus townsendii Townsend's big-eared bat	State: CSC	November – May	Mines, tunnels, buildings, human made structures. May use different day and night roosts. Prefers mesic habitats. Extremely sensitive to human disturbance.	No / No	No suitable roosting habitat on site.
Danaus plexippus Monarch butterfly	Fed: Candidate for Listing State: Special Animal	Spring	Relies on milkweed and protected stands of trees for roosting, usually blue gum eucalyptus. Found in fields, meadows, weedy areas, marshes, and along roadsides.	No / No	No suitable habitat on site.
Elanus leucurus White-tailed kite	State: Fully Protected	March – August	Savanna, open woodlands, marshes, desert, grassland. Prefer partially cleared fields such as ranches and cultivated fields. They build nests on top of old ones of other species in trees.	No / No	No suitable habitat on site.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific Name Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Eucyclogobius newberryi Tidewater goby	Fed: Endangered State: CSC	Year-round (April – May)	Found in shallow water lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels. Can tolerate an array of different conditions depending on seasonal changes.	No / No	No suitable habitat on site.
Helminthoglypta walkeriana Morro shoulderband snail	Fed: Endangered	October – April	Found in association with woody coastal dune scrub and within iceplant and veldt grass habitat. Current range limited to south of Morro Bay, west of Los Osos Creek, and north of Hazard Canyon.	No / No	No suitable habitat on site and outside of known range.
Linderiella occidentalis California linderiella	State: Special Animal	Rainy season	Seasonal pools in unplowed grasslands with alluvial soils.	No / No	No suitable habitat on site.
Neotoma macrotis luciana Monterey dusky-footed woodrat	State: CSC	February – November	Dense chaparral; hardwood, conifer, and mixed forests; and riparian woodlands. Nests are typically located in inaccessible areas, such as thorny thickets, poison oak patches, or nettles.	No / No	No suitable habitat on site.
Oncorhynchus mykiss irideus Steelhead south/central California coast DPS	Fed: Threatened State: CSC	February – April	Federal listing refers to runs in coastal basins from Pajaro River south to, but not including, the Santa Maria River.	No / No	No suitable habitat on site.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific Name Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Perognathus inornatus psammophilus Salinas pocket mouse	State: CSC	March – July	Dry, open, grassy or weedy ground, and arid annual grasslands, savanna, and desert-shrub associations with sandy washes or finely textured soil. Rarely documented in blue oak savannah.	No / No	No suitable habitat on site.
Phrynosoma blainvillii Coast horned lizard	State: CSC	May - September	Inhabits open, loose, sandy soil and low vegetation in valleys, foothills, and semiarid mountains below 2,438 meters. Found in grasslands, coniferous forests, woodlands, and chaparral, and frequently found near ant hills.	No / No	No suitable habitat on site.
Plebejus icarioides moroensis Morro Bay blue butterfly	State: CSC	March - July	Found on the immediate coast of San Luis Obispo and Santa Barbara Counties. Silver dune lupine (host plant).	No / No	No suitable habitat on site and outside of known range.
Polyphylla nubila Atascadero June beetle	State: Special Animal	Early Summer – June	Known only to occur in sand dunes in Atascadero and San Luis Obispo.	No / No	No suitable habitat on site.
Progne subis Purple martin	State: CSC	April – August	Woodlands and low-elevation coniferous forest of Douglas-fir, ponderosa pine, and Monterey pine provide cover. Occasionally in residential areas.	No / No	No suitable habitat on site.
Puma concolor Mountain lion	State: Candidate	Spring	Nearly all habitats ranging from sea level to alpine meadows. Excludes Mojave and Colorado deserts and croplands in the Central Valley.	No / No	No suitable habitat on site.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific Name Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Pyrgulopsis taylori San Luis Obispo pyrg	State: Special Animal	N/A	Freshwater habitats in San Luis Obispo County.	No / No	No suitable habitat on site.
Rana boylii Foothill yellow-legged frog	State: Endangered, CSC	April – July	Streams and rivers with rocky substrate and open, sunny banks, in forest, chaparral, and woodlands. Sometimes found in isolated pools.	No / No	No suitable habitat on site.
Rana draytonii California red-legged frog	Fed: Threatened State: CSC	January – July	Most common in ponds of woodlands and grasslands. Found in habitats adjacent to streams or water access.	No / No	No suitable habitat on site.
Spea hammondii Western spadefoot	State: CSC	Rainy Season	Persist in upland refugium (i.e., underground burrows with sandy or gravelly soils) for the majority of the year and emerge during periods of rainfall to breed in temporary pools or pools in intermittent streams.	No / No	No suitable habitat on site.
Taricha torosa California newt	State: CSC	December – April	Slow moving streams, ponds, and lakes with surrounding evergreen/oak forests along coast. Aquatic when breeding.	No / No	No suitable habitat on site.
Taxidea taxus American badger	State: CSC	Late Summer – Early Fall	Dry, open fields with friable soil for tunneling and foraging.	No / Yes	Marginally suitable habitat on site.
Trimerotropis occulens Lompoc grasshopper	State: Special Animal	Unknown	Coastal lagoons, estuaries and salt marshes from Sonoma County south to San Diego County; able to withstand a wide range of salinity.	No / No	No suitable habitat on site.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific Name Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Vireo bellii pusillus Least Bell's vireo	Fed: Endangered State: Endangered	March – September	Dense, shrubby vegetation in brushy fields, second-growth forest, woodland, riparian, chaparral, and mesquite brush lands; often near water in arid regions. Nests suspended from branches of small trees or shrubs.	No / No	No suitable nesting habitat on site.
Vulpes macrotis mutica San Joaquin kit fox	Fed: Endangered State: Threatened	December – July	Open, annual grasslands with loose sandy soil.	No / Yes	Marginally suitable habitat on site.

CSC=California Species of Special Concern

[1]List of regionally occurring special-status species and listing status acquired from CNDDB (2020) and local expert knowledge.

[2]Life history information obtained from multiple sources, including Cornell Lab of Ornithology Online (Cornell 2020), CaliforniaHerps.com (Nafis 2020), and USFWS Environmental Conservation Online System (ECOS) (USFWS 2020c).

[3]Species observed during field survey indicated with **bold** font; species determined to have suitable habitat present on the site, even marginally suitable habitat, indicated with gray highlight. Species highlighted gray are discussed further in the report.

APPENDIX D – BOTANICAL AND WILDLIFE SPECIES OBSERVED

Attachment 5

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Attachment 5

Woodland Apartments Project

List of Botanical Species Observed on January 29, 2018 and October 1, 2020

Family	Scientific Name	Common Name	Origin
Anacardiaceae, Sumac Family	*Toxicodendron diversilobum*	Western poison oak	Native
Apiaceae, Carrot Family	*Torilis arvensis*	Tall sock-destroyer	Naturalized
Asteraceae, Sunflower Family	*Baccharis pilularis*	Coyote brush	Native
	Carduus pycnocephalus	Italian thistle	Naturalized
	Centaurea solstitialis	Yellow star-thistle	Naturalized
	Lactuca serriola	Prickly lettuce	Naturalized
Boraginaceae, Borage Family	*Heliotropium curassavicum* var. *oculatum*	Seaside heliotrope	Native
Brassicaceae, Mustard Family	*Hirschfeldia incana*	Perennial mustard	Naturalized
Caprifoliaceae, Honeysuckle Family	*Lonicera subspicata* var. *denudata*	Johnston's honeysuckle	Native
Cupressaceae, Cypress Family	*Sequoia sempervirens*	Coast redwood	Native (ornamental)
Euphorbiaceae, Spurge Family	*Euphorbia serpillifolia*	Thyme-leafed spurge	Native
Fagaceae, Oak Family	*Quercus agrifolia*	Coast live oak	Native
	Quercus lobata	Valley oak	Native
Lamiaceae, Mint Family	*Marrubium vulgare*	Horehound	Naturalized
	Trichostema lanceolatum	Vinegar weed	Native
Platanaceae, Plane-tree Family	*Platanus racemosa*	Western sycamore	Native (ornamental)
Poaceae, Grass Family	*Avena barbata*	Slender wild oat	Naturalized
	Bromus diandrus	Ripgut grass	Naturalized
Rhamnaceae, Buckthorn Family	*Frangula californica*	California coffee berry	Native
Rosaceae, Rose Family	*Prunus* var.	Ornamental cherry	Naturalized
	Prunus emarginata	Bitter cherry	Native
	Rosa californica	California rose	Native
Solanaceae, Nightshade Family	*Datura wrightii*	Jimsonweed	Native

Attachment 5

Woodland Apartments Project

Wildlife Species Observed on January 29, 2018 and October 1, 2020

Family	Scientific Name	Common Name	Listing Status Federal/State
Birds	*Aphelocoma californica*	California scrub-jay	--
	Calypte anna	Anna's hummingbird	--
	Cathartes aura	Turkey vulture	--
	Columba livia	Rock pigeon	--
	Melanerpes formicivorus	Acorn woodpecker	--
	Mimus polyglottos	Northern mockingbird	--
	Regulus calendula	Ruby-crowned kinglet	--
	Sayornis nigricans	Black phoebe	--
	Setophaga coronata	Yellow-rumped warbler	--
	Sturnus vulgaris	European starling	--
	Zonotrichia leucophrys	White-crowned sparrow	--
Insects	*Apis mellifera*	Western honey bee	--
Mammals	*Odocoileus hemionus*	Mule deer	--
	Otospermophilus beecheyi	California ground squirrel	--
	Thomomys bottae	Botta's pocket gopher	--
Reptiles	*Sceloporus occidentalis bocourtii*	Coast Range fence lizard	--

APPENDIX E – REPRESENTATIVE SITE PHOTOGRAPHS

Attachment 5

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Photo 1. View east looking towards the proposed building area. The unnamed ephemeral drainage is shown to the right, lined by oak trees (01-29-18).



Photo 2. View east in the middle of proposed road looking towards the proposed building area. The unnamed ephemeral drainage is shown to the right, lined by oak trees (10-01-20).



Photo 3. View west of proposed building area. Note the disturbed grassland habitat had been recently mowed (10-01-20).



Photo 4. View of the pedestrian path and ornamental landscaping along the northern portion of the survey area, adjacent to Niblick Road (10-01-20).



Photo 5. View of the channel of the unnamed ephemeral drainage, beneath the canopy of oak trees. Note the vertical banks and change in sediment texture in the channel (10-01-20).



Photo 6. View of existing culvert and channel where culvert extension is proposed (10-01-20).



Photo 7. View of existing 60-inch and 24-inch CPP where culvert extension is proposed. Note existing non-native rip rap within the channel (01-29-18).



10-21-2020
North Coast Engineering
Re: Woodland Apartments

As consulting arborists, we have been hired to inform and educate how to protect trees both during the design phase and project construction. Different species can adapt to more impacts than others and young trees can sustain greater impacts than mature trees. All individuals and firms involved in the planning stages should be made completely aware of the limitations regarding setbacks from drip lines than are recommended to protect the trees. When we are given a set of plans, they must be complete for an accurate assessment. This includes all disturbances nears the trees including but not limited to all utility trenching (gas, electric, water, cable, phone, sewer, irrigation, and storm drains). The design team shall also take into account any soil engineering reports that require over-excavation otherwise we will assume five feet for every building. Roads that pass close to trees shall be designed with minimal vertical excavation. If we feel the impacts are too great, we will recommend changes to the plans. Therefore, this report should be read by the owner or their representative so the changes can be addressed before submitting this report to the governmental agency. It is required that we are informed of any changes that further impact any protected trees.

It is the responsibility of the owner to provide a copy of this report to all contractors and subs that work within the critical root zone of a protected tree. We strongly recommend that the grading contractor read this tree plan to his/her employees and have them sign that they understand this tree plan. During the grading phase is usually when the majority of root damage occurs.

The term critical root zone (CRZ) is used to describe the area of concern surrounding a protected tree. The size of the CRZ is a circle with a radius in feet equal to the subject tree's diameter in inches. For example, a 10 inch diameter tree will have a CRZ with a radius of 10 feet.

This tree evaluation and protection plan is in regard to the planned Woodland Apartments project adjacent to Niblick Road in Paso Robles. There are two small coast

live oak trees (*Quercus agrifolia*) and one valley oak (*Quercus lobata*) affected by this project. The two live oak trees were planted for a previous project. The valley oak is an existing native tree. The smaller of the two live oaks is six inches in diameter which will need to be removed for the new road into the project. The other small live oak will be avoided. The valley oak is adjacent to the parking lot. An eight foot tall retaining wall will require about a 15% critical root zone encroachment with the trenching for the footing. The tree will need trimming for clearance which amount to about 25% of the canopy which is allowed by the City's Oak Tree Ordinance.

The specific mitigation measures include:

- Arborist monitoring for the valley oak trenching
- Certified arborist supervised tree trimming
- Project arborist fencing inspection

Projects usually require an on-site pre-construction meeting with the governmental agency, the owner or their representative, and the grading contractor. Topics include fencing, monitoring, and requirements for a positive final occupancy letter. If the agency prefers to have a meeting, it is the responsibility of the owner or their representative to inform us.

All protected trees that are potentially impacted by construction are numbered and identified on the grading plans and the spreadsheet.

Tree Rating System

Our rating system (0-10) is used to visually establish the overall condition of a tree.

Determining factors include:

- Overall tree vigor
- Pests including insect, fungal, or bacterial disorders
- Past failures
- Conks, cavities, nesting holes, splits, cracks, etc.
- Current growth habit

The rating system is defined as follows:

Rating	**Condition**
0	Deceased
1	Evidence of massive past failures, extreme disease and in severe decline.

2	May be saved with pruning, pesticides, or irrigation but generally these trees will not withstand impacts greater than 10% of the critical root zone.
3	Some past failures, pests, or structural deficiencies than can be mitigated by pruning and close monitoring.
4	Tree may have minor past failures, deadwood or minor structural defects.
5	Relatively healthy tree with minor defects other than some excess tip weight or deadwood.
6	Relatively healthy tree than can probably be left in its current state.
7	Tree has been properly pruned in the past and has virtually no pest or structural problems.
8-9	These ratings are reserved for the best maintained and healthy trees with unique structure and shape.
10	The best trees located in arboretums or parks that have had many years of proper care and are basically void of defects.

The following standard mitigation measures are general in nature but apply to most projects and shall be followed:

Fencing: Fencing is shown in orange ink on the grading plans. It must be a minimum of four feet tall with at least three zip ties per stake. Stakes shall be no more than eight feet on center. Fencing can be set up for individual or groups of trees. If tree pruning or removal is required for a project, the fencing shall be erected after those projects are completed. All fencing shall be installed prior to any grading. If during an arborist visit, employee vehicles are parked under any non-fenced tree, all trees on site will be required to have fencing. Compaction is a major cause of tree decline. Wind tends to cause sagging and ripped fencing. All job sites shall have a designated individual responsible for maintaining an erect fence. Down fencing causes general public complaints and red tags.

Chip Mulch: All areas within CRZ's that cannot be fencing shall receive a 4-6 inch layer of chip mulch to help retain moisture and reduce effects of compaction. We may require mulch around trees subject to impacts over 25% to reduce moisture loss.

Trenching within the CRZ: All trenching within the CRZ shall be hand dug unless specifically allowed in the specific mitigations. Major roots over 2' in diameter shall be saved unless specifically authorized to be cut by the project arborist. All root pruning shall be completed with sharp and tools. For many projects, landscaping is designed at a later point than the initial grading. Landscapers shall not trench through any CRZ. Only above ground drip line is allowed in these areas.

Grading within the CRZ: Grading shall not encroach within the drip line unless it is shown on the plans and approved by the project arborist. Grading shall not disturb the drainage pattern around trees. Fills cannot cause any kind of ponding condition nor are

they allowed to cover the trunk in any way or form. Tree wells and other methods shall be used. Fill cannot cover any more than 30% of any CRZ without additional mitigation.

Paving within the CRZ: The preferred method is a slight soil scarification (<5"), base application and then asphalt. Engineers shall plan all roads and driveways in this manner. Deep excavation sections near trees are not allowed. Pavers can only be used when a buildup of grade is required.

Equipment operation: Vehicles and heavy equipment shall not be driven under the trees nor is any parking allowed in these areas. Any violation of this mitigation may be dealt with by requiring cyclone fence instead of the orange fencing.

Construction materials and waste: No liquid or solid waste shall be dumped or placed within the CRZ. Construction materials shall not be stored there either. This includes concrete waste, paint, stucco, lumber, piping, etc. Absolutely no outhouses shall be placed under any trees period. Any spills will require substantial mitigation at the sole cost of the contractor involved. Severe cases will require bonding of the appraised value of the tree.

Arborist monitoring:The project arborist shall be present for selected activities. The monitoring does not necessarily have to be continuous but observational at times during activities within the CRZ. Since we do not know construction schedules, it is the projects manager's responsibility to inform us at least 48 hours prior to these events so we can be present. Monitoring is billable at $95.00/hour tow hour minimum port to port unless specifically included in a written contract.

Tree pruning:All tree pruning shall be completed by a licensed and insured arborist preferable prior to construction. Some times during a project, additional pruning is required. Absolutely no pruning is allowed by skill saws, sawsalls, etc. Any improper pruning noticed by the project arborist shall require correction before a final occupancy letter is issued to the controlling government agency. No exceptions. Some agencies require pruning permits that must be filled out prior to pruning.

Cultural practices: We may require preventative treatments before, during, or after project completion to help insure tree survival. This may include fertilizers, root stimulators, insecticides and/or fungicides. Determining factors include level of impacts and potential for tree decline. Supplemental irrigation may also be required at different times.

If all the above mitigation measures are followed, we feel there will be no long term significant impacts to the trees. If at any time during the project, any tree decline or tree impacting event should be reported to the project arborist promptly.

A & T Arborists strongly suggests that the responsible party make copies of this report for distribution to all contractors and subs on the property. Any reproduction or changes to this report for any reason will result in an additional charge.

Please keep in mind, we are a full service tree company and can provide professional removal and pruning services that will enhance the project. Also let us know if we can be of future assistance.

Chip Tamagni (805) 431-2602
Certified Arborist #WE 6436-A
California State Pest Control Advisor #75850
Certified Hazard Risk Assessor #1209
Cal Poly B.S. Forestry and Natural Resources Management

Tree Protection Spreadsheet

Tree #	Species	Diameter	Condition	Dispostion	Impact	% Impact	Mitigation	Monitoring	Tree Notes	Canopy Spread
1	LO	6	6	R	GR/TR	1005	none	NO	previously planted tree	10x10
2	LO	8	5	A	NONE	0%	F	NO		12x12
3	LO	60	4	I	GR/TR	10%	F,M	YES	Eroded roots in creek	70x70
4										
5										
6										
7										
8										
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Species = Scientific Name

Diameter= diamter at breast height

Conditon = health rating

Dispostion = Removal, Impacted, Avoided

Impact = Grading, Trenching, Fill

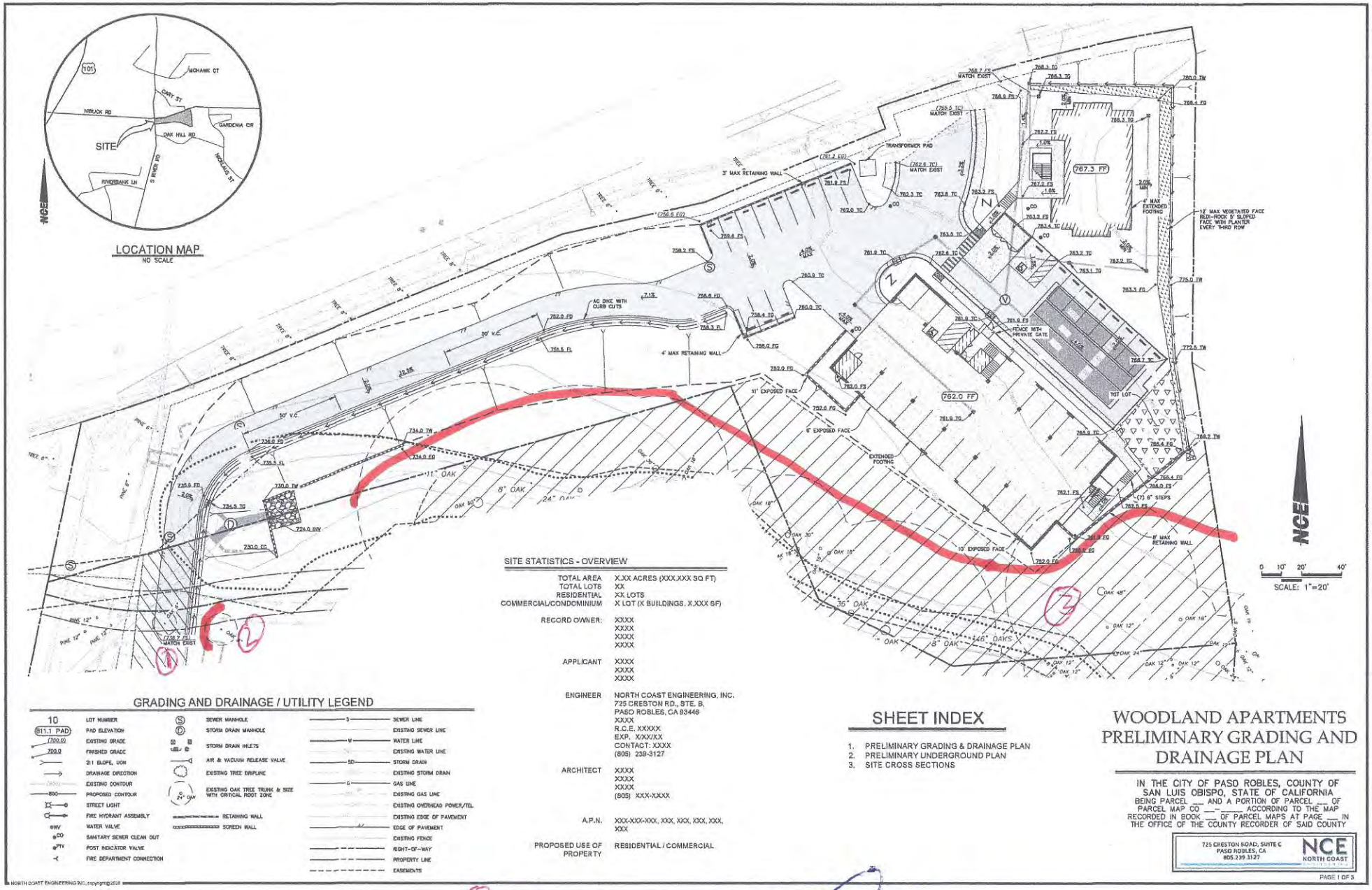
% Impact = CRZ Impact %

Mitigation = Fencing, Root Pruning, Monitoring

Monitoring Required = Y/N

Tree Notes = Individual Tree Notes

Canopy Spread = n/s to e/w in feet



① = Tree #

= Fencing

WE 6436-A

Chip Tomasini

CULTURAL RESOURCES SURVEY OF THE WOODLAND ACCESS ROAD PROJECT, CITY OF EL PASO DE ROBLES, SAN LUIS OBISPO COUNTY, CALIFORNIA



April 2019

Prepared by:
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Prepared for:
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North Coast Engineering
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Paso Robles, California 93446

USGS Topographic Quadrangle: Templeton 7.5-Minute
Cultural Resources: None
Area: 4.7 acres
APN: 009-814-044

INTRODUCTION

On 14 March 2019 Christy Gabler, North Coast Engineering Principal Engineer contacted the author of this report to conduct an archaeological study of the proposed Woodland Access Road Project located at 298 Niblick Road, Paso Robles, San Luis Obispo County, California (APN 009-814-044). The 4.70-acre study area is depicted on the attached Figure 1 survey map (USGS Templeton 7.5-Minute topographic quadrangle), site plan layout, APN mapping and photographs of the existing site condition.

The proposed project consists of the development of a secondary access route to a property (owner Mr. Dick Woodland) to provide a secondary access route to his property from the south, where there is an existing access easement through the Highlands Church parcel. The study area is depicted in the attached site plan layouts dated 14 January 2019. The archaeological field survey focused on all areas depicted for ground disturbance associated with the undertaking as well as a buffer.

The project requires the discretionary approval of San Luis Obispo County (County), which is held accountable by the California Environmental Quality Act (CEQA; Public Resources Code 21000 et seq.) to identify the potential of significant environmental impacts as a result of the project. CEQA mandates that government bodies consider the impact of their actions on the environment, including historically significant cultural resources. Section 15064.5(a)(3) of the CEQA Guidelines (as amended) states that a resource shall be considered to be "historically significant" or a "historical resource" if it meets the criteria for listing on the California Register of Historical Resources (CRHR) (California Public Resources Code [PRC] Section 5024.1; Title 14, California Code of Regulations [CCR], Section 4852).

Resources included in a local register of historical resources (pursuant to Section 5020.1[k]) of the PRC), or identified as significant in a historical resources survey (meeting the criteria in Section 5024.1[g] of the PRC), also are considered "historical resources" for the purposes of CEQA. Historical resources may include, but are not limited to: any object, building, structure, site, area, place, record or manuscript which a lead agency determines to be historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California [PRC 5020.1(j)].

If a project has the potential to cause substantial adverse change in the characteristics of a historical resource that convey its significance or justify its eligibility for inclusion in the CRHR or a local register, either through demolition, destruction, relocation, alteration, or other means, then the project is judged to have a significant effect on the environment (CEQA Guidelines, Section 15064.5[b]). Similarly, a significant effect on paleontological resources can occur when a proposed project will disrupt or adversely affect a paleontological site (except as part of a scientific study). The CEQA Guidelines also provides guidance for mitigating impacts to historical and paleontological resources in Section 15126.4.

Locally, the San Luis Obispo County General Plan, Conservation Plan, and Open Space Element, Section 4 (2010) establishes goals to identify and protect cultural and historical resources and Native American heritage. This study also adheres to the standards established by the San Luis

Obispo County Department of Planning and Building, "A Guide to Archaeology and Historic Resources".

The author of this report holds a M.A. and Ph.D. in Anthropology, Archaeology emphases, from the University of California, Santa Barbara. She is also certified as a Register of Professional Archaeologist (prehistory) with over twenty-seven years of experience in archaeological research and cultural resources management.

Although located within an area of high archaeological sensitivity archival research and an intensive archaeological field survey of the Woodland Access Road Project located at 298 Niblick Road, Paso Robles, San Luis Obispo County, California identified no cultural resources. Although previous studies adjacent to the survey area identified five prehistoric sites in the immediate vicinity of the current study area, the present undertaking is located on a highly modified landform that has been severely altered by multiple contemporary land uses. Additionally, the approximately 2.5 to 3.0 meter eroded and modified stream channel allowed for through inspection of subsurface soils and no cultural materials were observed. No further archaeological work is required or recommended within the acreage studied during this survey.

PROJECT CONTEXT

NATURAL ENVIRONMENT

The Woodland Access Road Project study area is situated on two banks of an unnamed east-west trending tributary to the Salinas River in the southern Salinas River Valley. The project area is within an urban environment, with roads and development defining all the study area boundaries. This area is marked by gently sloping landforms approximately 740 feet above mean sea level. To the west it lies on the island side of the Santa Lucia coastal mountains, and the Cholame Hill rise to the east. As a result, the survey area is situated in an area that was once marked with riparian, annual grasses, and oak woodland habitats.

The general central California Coast are characterized by a Mediterranean climate, with cool, wet winters and warm, dry summers. Due to the moderating marine influence, seasonal temperature variability is minimal, with modest monthly mean temperatures fluctuating during a normal annual cycle. Summer (15° − 18° C) and winter (11° − 13° C) daily temperatures vary around 10° C (Schoenherr 1995). Most of the annual precipitation occurs during the winter months between December and March. The annual precipitation averages 46 cm (18 in), although above-average years have reached 89 cm (35 in). During summer months, coastal fog frequently blankets the coastline and provides modest moisture to plants.

The project area is situation in the Paso Robles formation that developed during the Pliocene and Pleistocene. The Paso Robles Formation is composed of a conglomerate of deposited lithified soils and sedimentary deposits. They contain river, alluvial fan and lake deposits. Included in this formation are gravel and cobble deposits composed of, among other things, chert and other stone utilized in prehistory for stone tool manufacture.

Native soils within and in the project area are within the Arbuckle-Positas complex formed on terraces and toeslopes (Chipping 1987; US Department of Agriculture Conservation Service 2019).

Surface soils are a fine sandy loam (0 to 29 inches), underlaid by sand clay loam. The soils are formed in material alluvium from mixed rock sources.

The proposed project is located within an area of dependable fresh water sources, spanning an unnamed within the study area, and the Salinas River is 0.30 miles to the west. Additional unnamed tributaries to the Salinas River are located north and south of study area.

To better understand the environment of the project area in prehistory, key animal species present today and prehistorically include a range of species. Among large mammals; tule elk (*Cervus elaphus nannoides*), mule deer (*Odocoileus hemionus)*, pronghorn (*Antilocapra americana*), grizzly bear (Ursus horribilis), mountain lion (*Felis concolor*) were important resources. Bighorn sheep (*Ovis canadensis*), jaguar (*Felis onca*) and wolf (*Canis lupus*) may have also existed on the local landscape. Grizzly bear and pronghorn antelope are no longer found in the project area, although the pronghorn may eventually reestablish itself from neighboring populations.

The next class species, medium mammals, perhaps contributed the least to the daily diet. Animals include coyote (*Canis latrans*), bobcat (*Lynx rufus*), kit fox (*Vulpes Macrotis*), gray fox (*Urocyon cineroargenteus*), river otter (*Lutra canadensis*), badger (*Taxidea taxus*) and raccoons (*Procyon lotor*). Although these species probably ranked lower overall than some large and small mammals, these animals, as a group provided quality fur, thus possibly distinguishing them for a particular resource.

Small mammals, including varieties of *rodentia*, *mustela* and *lagomorphs*, were the most abundant protein source on the ancient landscape and may have contributed much or most of the protein in the native diet on a day-to-day basis. Jackrabbits in other areas were preferably hunted in September when they achieved their greatest annual fat content. In general, rabbits and especially rodents, were routinely harvested, processed and consumed throughout the year. Often their consumption leaves little remaining in the archaeological record. As a result, these species (like many plants for the same reason) generally receive little attention when dietary reconstructions are attempted for prehistoric groups.

The importance of the Salinas River to the prehistoric inhabitants is also significant. Fish species such as lamprey (*Lampetra tridentata*), Sacramento sucker (*Catostomus occidentalis*), steelehead trout (*Oncorhyncus mykiss irideus*), and Sacramento squafish (*Ptychocheilus grandis*) would have been sought as food sources. Also, locally extirpated species such as tule perch (*Hyserocarpus traskii*), Sacramento perch (*Archoplites interruptus*) and coho salmon (*Onchorynchus kisutch*) would have been exploited, especially on a seasonal basis (Page *et al.* 1995). Freshwater mollusks such as Asian clam (*Corbicula fluminea*) and fingernail clams (*Sphaeridae* sp.) have been noted as food sources in other areas and should be also considered as such here.

Historically, vegetation zones in the project vicinity include riparian, annual grasses/forbs, chaparral/chamise, and oak woodland (Küchler 1977). Marsh and riparian habitats exist along the creeks and the Salinas River. Plants in this environment include California bulrush, cattail, rush, and common spikerrush. The margins of the coastal and marsh environments are composed primarily of valley and coast live oak, this vegetation type covers the low-lying hills, and along with bay, elderberry, poison and blackberry, borders the creeks and drainages.

PREHISTORIC CONTEXT

Along the central California coast a suite of similar of cultural changes evident in the archaeological record, and often related to local and regional environmental changes, has framed the local chronology into six periods (Table 1; Jones et al. 2007; King 1990). To understand cultural patterns pertinent to the study area, the chronological sequence is briefly discussed here with regard to significant natural events and changes in behavioral strategies and technology reflected in subsistence and settlement patterns.

Table 1. Chronological Sequence of the California Central Coast.

PERIOD	TEMPORAL SPAN		HOLOCENE[a]
Late	700 B.P. – Historic	A.D. 1250 – 1769	Late
Middle/Late Transition	1000 – 700 cal BP	A.D. 1000 –1250	Late
Middle	3000 – 1000 cal BP	600 B.C. – A.D.1000	Late
Early	5500 – 3000 cal BP	3500 – 600 B.C.	Middle
Millingstone	10,000 – 5500 cal BP	8000 – 3500 B.C.	Early
Paleoindian	Pre–10,000 cal BP	Pre–8000 B.C.	Early

Paleoindian - Millingstone Period (10,000 to 5500 cal BP)

Once considered an anomaly characterized only by projectile points in private collections (Bertrando 2004), the central coast now has a well defined continuity of human coastal and nearshore adaptations over the past 10,000 years, with hints of occupation as early as 12,000 to 13,000 years ago (Jones et al. 2007; Jones et al. 2008a, 2008b). As suggested by the abundance of millingstones and high density of shellfish remains, the collection and processing of seeds and shellfish were important economic pursuits during the early Holocene. Except for interior locations, early Holocene sites along the central California Coast have components that contain shellfish assemblages that are dominated by estuarine and rocky intertidal species and they contain a limited range of marine fish compared to later periods. Significant information from the Cross Creek-Diablo Canyon complex has expanded our understanding of local central coast habitats. Jones et al. (2008a:195) suggest that by 10,000 years ago related, inter-dependant populations had distinctive settlement preferences, with inland people who made forays to the coast but specialized in hunting small game and collecting vegetal resources, and coastal inhabitants who exploited a wider variety of marine and terrestrial resources. To date, at least six coastal and pericoastal sites have radiocarbon dates Millingstone Period, some which extend into the Paleoindian Period.

Early Period (5500 to 3000 cal BP)

The diachronic continuity of artifact assemblages and local adaptations led Greenwood (1972) and later Jones (1993) to apply Rogers's (1929) term "Hunting" Culture to Early, Middle, and Middle/Late Transition deposits along the central coast. The rise of new technology, particularly large quantities of stemmed and notched projectile points, and adaptive changes entailing greater emphasis on marine mammals and fish stimulated researchers to offer a range of explanations of cultural changes during this time. Favorable climatic conditions may have stimulated population growth,

leading to subsistence intensification and giving rise to the adoption of mortars and pestles at the onset of the Early Period. This explanation seems possible, as researchers have suggested that the earliest mortars and pestles were not necessarily used for acorns (Glassow 1996). Perhaps mortars and pestles were used to process small terrestrial animals, shellfish, pulpy plant parts, as well as minerals such as ochre. Evidence of Early Period occupation on the central California Coast is extensive. Site distribution and radiocarbon date frequencies suggest that people during this interval may have been one of fairly mobile populations (Erlandson 1997; Glassow 1997; Joslin 2010).

Middle Period (3000 to 1000 cal BP)

Diagnostic assemblages of the Middle Period consist of a wider range and density of artifact types. Perhaps most significant is the innovation of the circular shell fishhook during this interval and an increase in the use of net sinkers (Jones et al. 2007), signaling an increased importance of marine fish. Bone tools and ornaments are relatively abundant and include needles, pins, awls, strigils, whistles, spatulas, gorge hooks, and antler tines. Based primarily on large samples of excavated material from two sites situated on the San Simeon Reef (CA-SLO-175 and SLO-267), Jones (2003) assigned these Middle Period artifacts to the Little Pico II Phase. Along the north-central coast, many of the subsistence-settlement trends set in motion during the Early Period continue into the Middle Period, including an increased use of mortars and pestles, a great significant focus on small schooling fish and sea otters and a decreased dependence on shellfish (Jones and Ferneau 2002). Subsistence pursuits in appear to reflect a broad-spectrum diet with distinct signs of local resource intensification over time.

Middle/Late Transition Period (1000 to 700 cal BP)

Central California Coast populations experienced dramatic changes around the onset of the Middle/Late Transition, sometime after 1000 cal BP, evidenced in the increase use of arrow points, the disappearance of most stemmed points, and changes in bead types (Codding and Jones 2007; Jones et al. 2007:139). Along the San Luis Obispo Coast site frequencies decline during the Middle/Late Transition (Jones 1995, 2003; Jones and Ferneau 2002, Jones et al. 2008c). Archaeological sites dating to this interval are quite rare, limited to two known deposits along the San Simeon Reef: Arroyo de los Chinos (CA-SLO-273/274H) and Little Pico Creek (CA-SLO-175); consequently, our understanding of this interval is still unfolding. Recent research at single-component sites located on the open coastline the Coon Creek site (CA-SLO-9), south of Estero Bay, and the Ravine Site (CA-SLO-2563) demonstrates that some sites were occupied during this interval and provides significant new information (Codding and Jones 2007; Codding et al. 2009; Joslin 2010). In a synthesis of Morro Bay sites, Mikkelsen et al. (2000) proposed that the productive estuary may have served as refugium during this period of environmental disruption. Located just south of Morro Bay, the Coon Creek site was a year-round residential base, where people procured rocky intertidal fish, shellfish, marine birds, marine mammals, and small terrestrial mammals with stemmed points, small leaf-shaped arrow points, notched line sinkers and circular shell fishhooks (Codding and Jones 2007).

Late Period (700 cal BP to Historic)

Compared to the Hunting Culture sites, Late Period assemblages are easily distinguished by new patterns of technology, subsistence, and settlement. Jones (1991) suggested that local populations

along the coast recovered from the effects of the environmental changes during the Middle/Late Transition; however, they never returned to the maritime adaptations observed during the Middle Period. This contradicts earlier interpretations by Greenwood (1972, 1978), who argued for a more socially complex population reliant on littoral resources. The discovery of Late Period middens in Big Sur (Hildebrandt and Jones 1998; Wohlgemuth et al. 2002) and San Simeon Reef (Joslin 2007; 2010) have improved our understanding of this interval prior to Spanish contact with local Chumash communities.

ETHNOGRAPHIC CONTEXT

Because of the location of the project area, the territory it encompasses may include a cultural boundary (Milliken and Johnson 2005:128, Figure 13). The area itself falls within lands believed to be occupied by the Salinan and/or Northern Chumash. Other groups in the general area include the Yokut (Tachi Yokut) to the east who were known to pass through the territory on trade and resource acquisition forays during historic times (Rivers 2000).

Population estimates are difficult to determine for prehistoric groups, especially in areas where the archaeological and ethnohistorical data is limited, such as in the project area. Early historic records are unreliable as they represent only those individuals absorbed by the mission system at a time when mortality rates were uncharacteristically high (attributed to the introduction of Old World diseases) (Heizer 1974).

Total population estimates for Salinan territory generally range between 2000 and 3000 individuals with an average of 1.2 persons per square mile (Bouey and Basgall 1991). Most of these are believed to have inhabited the western or Antoñiano district. The Southern Salinan area was less populated due, at least in part, to the impoverished environment. Despite this, the major village in this area, *Cholaam*, had a population of at least 314 persons, based on mission records (Orlins *et al.* 1993). Population estimates for the Chumash in San Luis Obispo County, based on mission baptismal records, indicate that no more than 1,400 to 2,000 resided there at the time of Spanish assimilation. Considering the high resource potential of the land surrounding Salinas River, it may be considered that the land adjacent to the project area was capable of supporting more dense populations elsewhere in the interior. In any case, the population densities were most certainly less than in coastal areas.

To the east of the project area, along the middle fork of the Huerhuero, lies archaeological site CA-SLO-700. Earlier studies found the site contains a Late Period, possibly Protohistoric component. The site appears to contain a rich archaeological assemblage including evidence for at least 4 houses and possibly 6 more (Gibson 1984). Based on this evidence and its location, Gibson surmised that this location could be the remains of the historic period *rancheria* of *Setjala* or *Chmimu*. This represents perhaps the nearest historic rancheria to the project site. In theory that would probably place the project area within the tribal territory of that rancheria and late period remains in this area could be related to CA-SLO-700.

Spanish explorers' descriptions of their encounters with Native Americans along the coast, including the number of individuals, village locations and whether or not they were abandoned villages and locations, and the activities in which people were engaged, provide key details about pre-contact settlement and subsistence systems (Jones 2003:30-33; Jones et al. 2008a:2287-2289; Milliken and

Johnson 2005). A detailed analysis of ethnohistoric information collected by the 1767-1770 Portolá expeditions on the distribution of Native populations shows clear patterns, notably a year-round presence on the coast by at least small groups over the course of seasons or multiple seasons (Jones et al. 2008a:2289).

HISTORIC CONTEXT

Due to the low likelihood of encountering historic cultural resources, an expansive review of the local San Luis Obispo history is not provided here. For a detailed historic context, the reader is referred to primary sources such as Thompson and West (1883), and historical research conducted in the general vicinity (i.e., Flint et al. 2000, Pavlik 2000). Much of the following is from the historical context provided by Flint et al. 2000:14-19, were the reader can glean additional details

Mission Period (A.D. 1769-1830)

Spanish occupation of California began in 1769. The establishment of the Spanish Presidio (military fort) in Santa Barbara and the Franciscan missions in Chumash and Salinan territory significantly disrupted social, economic, and political organization. The northern band of Chumash came under the influence of the Mission San Luis Obispo de Tolosa in 1772. The Salinans were divided with the establishment of Mission San Antonio de Padua (1771) in the north and Mission San Miguel (1797) in the southern portions of their territory (Hester 1978:500). Local Native Americans converted by the Catholic church, known as neophytes, associated with Mission San Antonio de Padua were called Antonio and those converted at Mission San Miguel, the closest mission to the current study area, eventually carne to be known as the Miguelo.

Rancho Period (A.D. 1830-1865)

California became a Mexican Territory in 1822. Ten years later, in 1832, lands from all the missions, including San Luis Obispo de Tolosa, were divided into private ranchos through grants obtained from the Mexican government. Large land grants in the area included the Huer Huero Ranch, 15,685 acres granted to Jose Mariano Bonilla in 1841. California became a U.S. territory in 1848 and was admitted as the thirty-first state in 1850. The ranchos continued to be used to raise cattle until 1863-1864 when drought depleted the cattle herds and sheep became the primary stock. After this time, beef cattle were largely replaced by dairy herds.

American Period (A.D. 1865-1945)

By 1869, dairies had become an important part of the San Luis Obispo County economy, headed primarily by Swiss and Swiss-Italian farmers. Swiss farmers, who eventually became the backbone of the local dairy business, first gained the1r reputation as excellent dairymen in Marin and Sonoma counties, where large herds supplied milk to San Francisco and the Sacramento Valley. As more Swiss and Swiss-Italian families migrated to California, friends and relatives urged them toward the central coast with its rolling hills full of native grass, ample water, and moderate climate (Hamilton 1974:96).

The railroad first reached San Luis Obispo in 1894; by 1901, the county was served by the

Pacific Coast Railway and mainline Southern Pacific (Krieger 1988:72). The railroads became increasingly important during World War I when agricultural crops from the area were freighted overseas. The dairy industry-initiated development of roadways, and the first county road was completed in 1870.

RECORDS SEARCH

Archival research focused on primary and secondary sources to develop a general historic context and lot-specific information for the Woodland Access Road Project area. On 27 March 2019 the author of this report conducted an in-house records search that included information on all studies, and prehistoric, historic, and built environment resources within a 0.25-mile radius of the current project on file at the Central Coast Information Center (CCIC), University of California, Santa Barbara. To identify previously recorded archaeological and historical sites, the author of this report reviewed archaeological site records, site location base maps, GIS layers, and cultural resources survey and excavation reports. The records search revealed that the current project area has not been surveyed for cultural resources and no prehistoric or historic sites are located within the study area.

In addition to this research effort, I consulted the National Register of Historic Places (NRHP) via the National Register Information Service (NRIS), the official on-line database of the NRHP, *California Points of Historical Interest*; the *California Inventory of Historic Resources* (California 1976), and the *California Historical Landmarks* (California 1995). The comprehensive records search revealed the no cultural resources are within or in the immediate vicinity of current study survey area.

The 0.25-mile radius search identified nine recorded resources within the records search parameters. The closest site is CA-SLO-1826, located approximately 200 meters east of the current study area, recorded during the Woodland Plaza III Property preconstruction survey (Conway 1998). The site is a moderately dense lithic, ground stone, and fire cracked rock. A second site, CA-SLO-1827, is a moderately dense lithic scatter also identified during preconstruction surveys for the Woodland Plaza III Property (Conway 1998). As recorded and mapped on the original site record, the site is situated 240 meters from the current project area topographically removed on a low knoll above (northeast) of the creek. Although Conway (1998) recommended conducted testing at CA-SLO-1826 and -1827, no testing report or post construction monitoring document is on file at the CCIC. Commercial buildings and parking lots now cover these sites and landforms.

A third site, CA-SLO-2648, is situated within South River Road approximately 200 meters south of the current study area. The lithic scatter was discovered during pipeline trenching for the Nacimiento Water Project (Albion Environmental, Inc. 2011). Excavations revealed evidence of disturbance in the upper levels, where the deposit is mixed with road fill; however, lower levels indicate greater integrity to at least 180 cm. It appears that the site is likely a portion of the larger site complex, that includes CA-SLO-1827, located approximately 50 meters east (Albion Environmental, Inc. 2011).

Gibson (1980) recorded two sites in the vicinity of the current project area for the Niblick Road Bridge Project. CA-SLO-992 is approximately 730 meters northwest and CA-SLO-993 is about 810 meters to the southwest. As described in the original site record, CA-SLO-992 is characterized by chert debitage, burned rock, shell fragments, and a few formal tools. The site covers most of a small river terrace. The Woodland Plaza shopping now caps the deposit, and although CA-SLO-992 was apparently "not destroyed", it is now located beneath several meters of compacted fill associated with this commercial development. CA-SLO-993 covered an area measuring approximately 180 meters by 80 meters and was centered on the top of a low, flat knoll to the south of Niblick Road. As originally recorded, this site consists of a shell midden with chert debitage,

burned rock, two projectile points, and one preform. The results of test excavations (Singer and Atwood 1990) suggest the deposit may be eligible for listing in the CRHR.

During a survey for a Pacific Gas and Electric Company's Transmission Line Reinforcement Project, conducted along the western survey limits, a sixth resource (P-40-038109) is documented as a rock retaining wall (Flint 1999). The wall is located on the south side of an unnamed drainage south of Niblick Road, located 190 meters south of the current project area (Flint 1999). Flint (1999) suggests the feature may be associated with other historical features depicted on the 1948 Templeton, CA 7.5' topographic quadrangle. During the field effort, a concrete dam and other debris were noted up the unnamed drainage but outside the project area. These items are on private property and were not further examined.

Flint (1999) also documented two isolated artifacts approximately 325 meters north of the current study area. P-40-038110 is a single flake within an old paved roadway, suggesting the artifact was redeposited. P-40-038111 includes three china dish fragments, that may be associated with other historical features depicted on the 1948 Templeton, CA 7.5' topographic quadrangle.

Seventeen cultural resources studies have been conducted within the 0.25-mile radius search radius for the study area. In addition to the five studies mentioned above, archaeologist Robert Gibson conducted two additional studies in the immediate vicinity of the current study. Immediately north of the present investigation he surveyed 400 acers, and identified several prehistoric artifacts, therefore recommending testing (Gibson 1978). Gibson (1993) conducted an intensive survey of seven acers immediately northeast of the current study area, identifying no cultural resources in the same context as the current survey.

FIELD METHODS

On 29 March 2019 the author of this report conducted an intensive survey of the Woodland Access Road Project located at 298 Niblick Road, Paso Robles, San Luis Obispo County, California (APN 009-814-044). The location of the survey area is mapped on the attached Figure 1 topographic map, associated plan layouts, APN mapping, and attached photographs provide the project context. study area is situated on two banks of an unnamed east- west trending tributary to the Salinas River in the southern Salinas River Valley. The project area is within an urban environment, with roads and development defining all study area boundaries. The approximately 4.7 acer survey area was intensively walked in 5-meter parallel north-south transects. A hand-held Silva Ranger compass was used to maintain transect spacing during the survey. Extensive gopher burrows and back dirt, as well as soil exposed along the curbs were inspected for evidence of subsurface cultural remains and boots scrapes were used to expose the ground surface at 10-meter intervals. Additionally, the approximately 2.5 to 3.0 meter eroded and modified stream channel allowed for through inspection of subsurface soils. The survey area was recently mowed, therefore providing good to excellent (75 -100%) ground surface visibility throughout the project area.

STUDY FINDINGS

The field investigation identified no prehistoric or historic cultural materials located within the Woodland Access Road Project archaeological survey area. Although in an area characterized with high archaeological sensitivity, the landform has been severely altered during previous agricultural practices, grading, construction and widening of Niblick, South River, and access roads, construction of a large commercial complex, and utility installation. The landform is known to be under agricultural cultivation since the 1800s. The potential for intact archaeological deposits existing on the property is low. Surface soils are a culturally sterile sandy loam, containing construction gravels and non-native rock. On site vegetation is characterized as invasive grasses associated with ranching and a mature interior live oak (*Quercus wislizeni*).

Although previous studies adjacent to the survey area identified five prehistoric sites in the immediate vicinity of the present study area, the current undertaking is located on a highly modified landform that has been severely altered by multiple contemporary land uses. Additionally, the approximately 2.5 to 3.0 meter eroded and modified stream channel allowed for through inspection of subsurface soils and no cultural materials were observed.

SUMMARY AND CONCLUSION

Archival research and an intensive archaeological survey of the Woodland Access Road Project located at 298 Niblick Road, Paso Robles, San Luis Obispo County, California (APN 009-814-044) identified no cultural resources. As a result, no further archaeological work is required or recommended within the acreage investigated during this study. In the unlikely event that buried cultural materials are encountered during construction, all ground disturbances will cease until a qualified archaeologist is contacted to evaluate the nature, integrity, and significance of the deposit.

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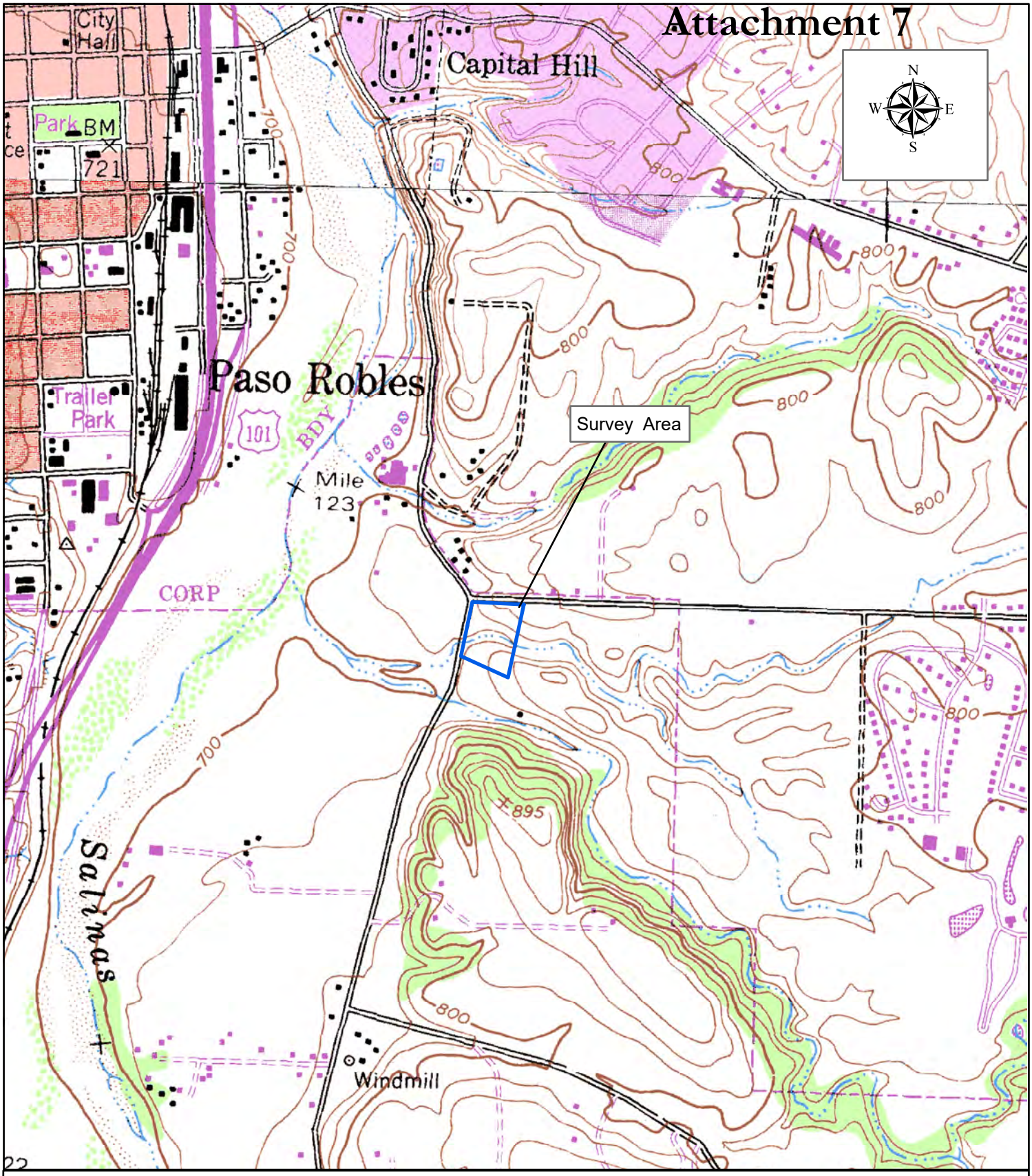


Figure 1. Woodland Archaeological Survey,
298 Niblick Road, Paso Robles, San Luis Obispo County, California.

0 540 1,080

Meters

Source: Paso Robles and Templeton Calif. 7.5' USGS Quadrangles (1948; Revised 1979)

IMPROVEMENT PLANS

FOR

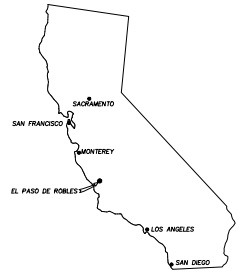
WOODLAND NIBLICK PROPERTY

CITY OF EL PASO DE ROBLES
COUNTY OF SAN LUIS OBISPO
CALIFORNIA

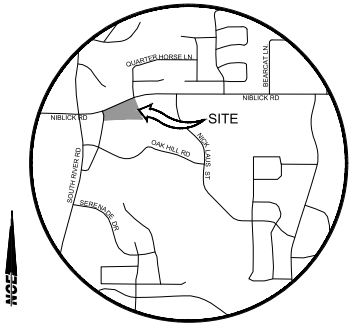
SHEET INDEX

NO.	TITLE
C1	TITLE SHEET
C2	GRADING, DRAINAGE, AND UTILITY
C3	STORM DRAIN AND WALL PROFILES
C4	DETAILS
C5	WPCD'S, DETAILS, AND NOTES
C6	GENERAL NOTES
S-1.1	STRUCTURAL TITLE SHEET
S-2.1	STRUCTURAL DETAILS & SPECIFICATIONS

LOCATION AND DEPTH OF EXISTING SUB-SURFACE STRUCTURES ARE NOT GUARANTEED. OTHER SUB-SURFACE STRUCTURES MAY OR MAY NOT EXIST.
DIG WITH CAUTION
DIGALERT
DIAL TOLL FREE 8-1-1 AT LEAST TWO WORKING DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

LEGEND

SYMBOLS

- PROPOSED TELEPHONE MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- CONSTRUCT 2:1 SLOPE UON
- TREE TO BE REMOVED
- EXISTING TELEPHONE MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET/CATCH BASIN
- EXISTING METER, BOX VAULT OR PEDESTAL (SEE ABBREVIATIONS)
- EXISTING WATER VALVE
- EXISTING POLE (SEE ABBREVIATIONS)
- EXISTING GUY WIRE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING CONTOUR
- FINISH GRADE CONTOUR
- EXISTING WATER
- EXISTING GAS
- EXISTING SEWER
- EXISTING TELEPHONE
- EXISTING STORMDRAIN
- EXISTING OVERHEAD
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING FENCE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROJECT BOUNDARY
- ADJACENT PROPERTY LINE
- SAWCUT PAVEMENT
- GRADE BREAK
- FENCE
- TREE PROTECTION FENCE
- PHASE LINE
- EXISTING RETAINING WALL
- RETAINING WALL
- SCREEN WALL
- CONSTRUCT PER DETAIL 2, SHEET 5
- CONSTRUCT PER DETAIL B, "THIS" SHEET
- CONSTRUCT PER SECTION 1, SHEET 6

ABBREVIATIONS

AB	AGGREGATE BASE	GB	GRADE BREAK	RSP	ROCK SLOPE PROTECTION
AC	ASPHALTIC CONCRETE	GIP	GALVANIZED IRON PIPE	R/W	RIGHT OF WAY
AGG	AGGREGATE	GD	GROUND	SC	SAWCUT
AP	ANGLE POINT	HMA	HOT MIX ASPHALT	SD	STORM DRAIN
BO	BLOWOFF	HP	HIGH POINT	SDMH	STORM DRAIN MANHOLE
BVCE	BEGIN VERTICAL CURVE ELEVATION	HPW	HIGH PRESSURE WATER	SS	SANITARY SEWER
BVCS	BEGIN VERTICAL CURVE STATIONING	INT	INTERSECTION	SSCO	SANITARY SEWER CLEAN OUT
CIP	CAST IRON PIPE	INV	INVERT	SSL	SANITARY SEWER LATERAL
CL	CENTERLINE	JP	JOINT POLE	SSMH	SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE	LT	LEFT	STA	STATION
CONC	CONCRETE	MB	MAIL BOX	STD	STANDARD TEL TELEPHONE
CONST	CONSTRUCT	MJ	MECHANICAL JOINT	TP	TELEPHONE POLE
CPP	CORRUGATED POLYETHYLENE PIPE	MP	METER POLE	TPE	TELEPHONE POWER ELECTRIC
CY	CUBIC YARDS	NTS	NOT TO SCALE	TC	TOP OF CURB
DI	DRAIN INLET	OC	ON CENTER	TD	TOP OF DIKE
DIP	DUCTILE IRON PIPE	PC	POINT OF CURVATURE	TF	TOP OF FOOTING
DWY	DRIVEWAY	PIV	POST INDICATOR VALVE	TG	TOP OF GRATE
EG	EXISTING GRADE	PGE	PACIFIC GAS & ELECTRIC	TP	TOP OF PAVEMENT
EP	EDGE OF PAVEMENT	PT	POINT OF TANGENCY	TW	TOP OF WALL
EVCE	END VERTICAL CURVE ELEVATION	PUE	PUBLIC UTILITY EASEMENT	TYP	TYPICAL
EVCS	END VERTICAL CURVE STATION	PVC	POLYVINYL CHLORIDE	UON	UNLESS OTHERWISE NOTED
FDC	FIRE DEPARTMENT CONNECTION	PVI	POINT OF VERTICAL INTERSECTION	VC	VERTICAL CURVE
FG	FINISH GRADE	PP	POWER POLE	WL	WATER LINE
FL	FLOW LINE	PS	PUMP STATION	WM	WATER METER
FS	FINISH SURFACE	RT	RIGHT	WV	WATER VALVE

HORIZONTAL AND VERTICAL CONTROL

BENCHMARK

THE BENCH MARK FOR THIS PROJECT IN M-1095 LOCATED ON THE WEST END OF THE NORTH CONCRETE ABUTMENT OF THE SPRR. OVERCORSSING AT PINE STREET
ELEVATION = 731.37 (NAVD 88)

TBM

THE SITE BENCHMARK IS THE FOUND NAIL & TAG AT THE NORTHWEST CORNER OF LOT 1 PER 37 MB 31.
ELEVATION = 740.52 (NAVD 88)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS ALONG THE SOUTH LINE OF LOT 1 PER 37 MB 31, SAID LINE BEARS N 73° 56'43" E.

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CHRISTY A. GABLER

PRELIMINARY

1ST PLAN CHECK
1/14/19

R.C.E. 64821

CHRISTY A. GABLER RCE 64821 DATE

CONSTRUCTION ACCEPTED BY CITY OF PASO ROBLES:

DAVID M. ATHEY RCE C59384 CITY ENGINEER DATE

DESIGNED BY	CHECKED BY
CLB	
DRAWN BY	SCALE
TEH	

REVISIONS

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WOODLAND NIBLICK PROPERTY

TITLE SHEET

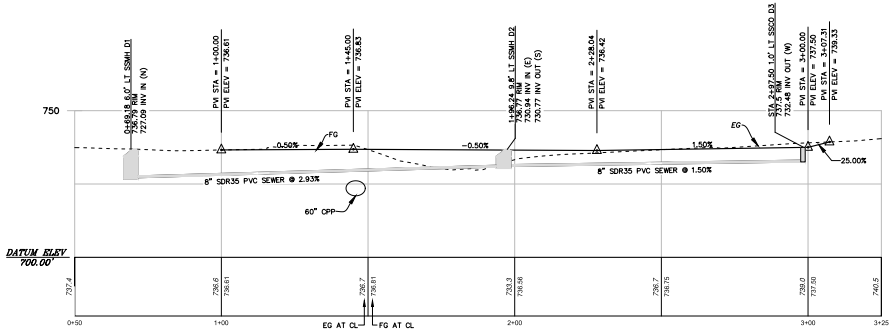
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C1 1 OF 8

REV A

Attachment 7

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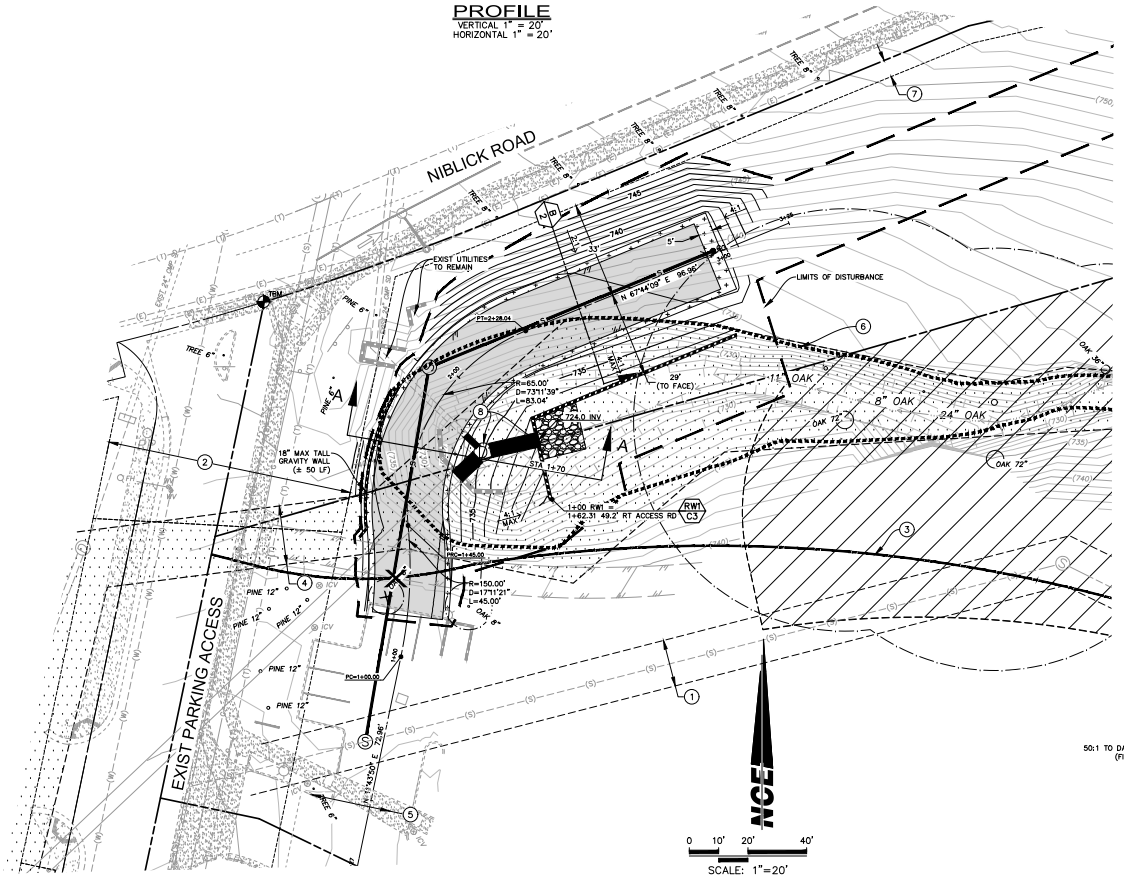
PROFILE
VERTICAL 1" = 20'
HORIZONTAL 1" = 20'

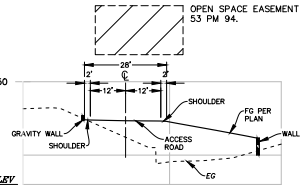
NOTES:
1. LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES WHERE SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL HAND EXPOSE UTILITIES AT LEAST 100 FEET AHEAD OF CONSTRUCTION IN ORDER TO VERIFY LOCATION AND DEPTH. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND OTHER FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. ANY DEVIATIONS FROM THE PLAN LOCATION OF EXISTING FACILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER SO THE APPROPRIATE REVISIONS MAY BE MADE.

GRADING LEGEND

- 800.00 — FINISH GRADE, PER PLAN
- (700.0) — EXISTING GRADE, PER PLAN
- 2.0% — DRAINAGE DIRECTION, PER PLAN
- (2.0%) — EXISTING DRAINAGE DIRECTION, PER PLAN
- 700 — FINISH GRADE CONTOUR
- (800) — EXISTING GRADE CONTOUR
- D — STORM DRAIN MANHOLE, PER CITY STDS
- CO — CLEAN OUT, PER CITY STDS
- SD — STORM DRAIN LINE, PER CITY STDS
- RETAINING WALL
- CONCRETE
- HOT MIX ASPHALT
- CLASS 2 AGG BASE
- ROCK SLOPE PROTECTION (RSP)
- TREE REMOVAL
- OAK TREE WITH CRITICAL ROOT ZONE
- S — SEWER PER CITY STDS
- EDGE OF PAVEMENT
- LIMITS OF DISTURBANCE

NOTES:
1. 16-FT WDE UNDERGROUND PUE TO THE CITY OF EL PASO DE ROBLES PER 2306 OR 169.
2. 84-FT PUE, WATER, SEWER, & DRAINAGE EASEMENT PER 3953 OR 264.
3. ℄ 20-FT EXIST PEDESTRIAN AND BIKE PATH EASEMENT PER 27 MB 31 TO 34 AS CORRECTED BY INSTRUMENT NO. 2007-060500.
4. DRAINAGE, MAINTENANCE, AND ACCESS EASEMENT PER 53 PM 94, WIDTH VARIES.
5. 27-FT PRIVATE ACCESS EASEMENT PER 53 PM 94.
6. PRE-DEVELOPED 100-YR FLOOD LIMITS.
7. EXIST 6-FT PUE & TPE.
8. INSTALL JUNCTION STRUCTURE AND EXTEND EXIST 24" AND 60" SD PIPES. INSTALL NEW 60" SD TO FACE OF WALL. SEE PLAN AND PROFILES ON SHEET 3.



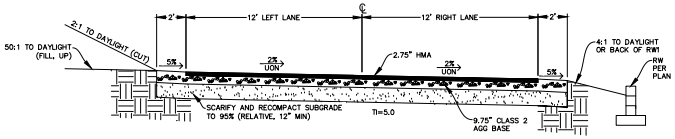


A STA 1+70 SECTION
SCALE: 1" = 20'

SUPER ELEVATION TABLE

STATION	LEFT LANE	RIGHT LANE	NOTES
1+14.2 (START)	-1.25%	+3.92%	MATCH EXIST CROSS SLOPES
1+45 (PRC)	+2.00%	+1.40%	BEGIN TYP CROSS SLOPE LEFT
1+86.52 (MID PT)	—	-2%	BEGIN TYP CROSS SLOPE RIGHT

1. SLOPE SIGNS RELATIVE TO REFERENCE FROM CENTERLINE
   + EQUALS "UP"
   - EQUALS "DOWN"
2. SLOPES NOT SHOWN WHERE TYPICAL SECTION APPLIES
3. ACTUAL SECTION TO BE BASED ON "R" VALUES DETERMINE AT THE TIME OF CONSTRUCTION AND AS DETERMINED BY THE ENGINEER.



B TYPICAL ACCESS DRIVE SECTION
SCALE: 1"= 4'

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TEH	1" = 20'

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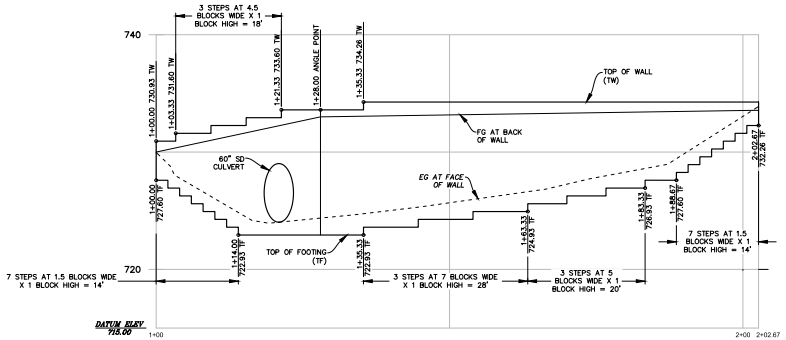
GRADING, DRAINAGE, AND UTILITY

JOB No: 17131

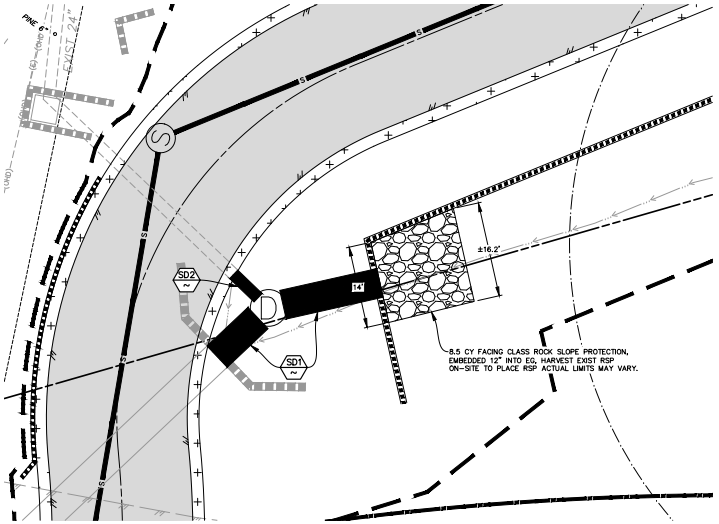
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Attachment 7

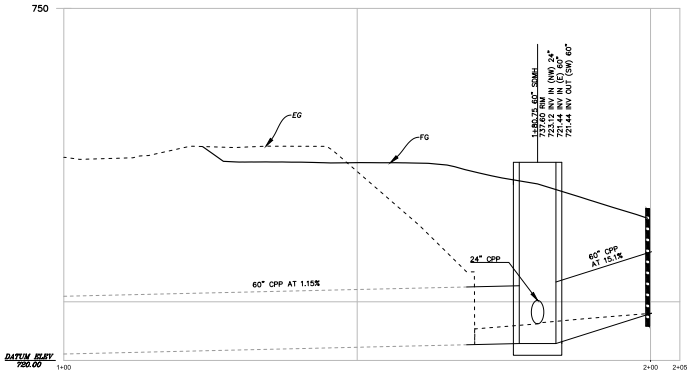
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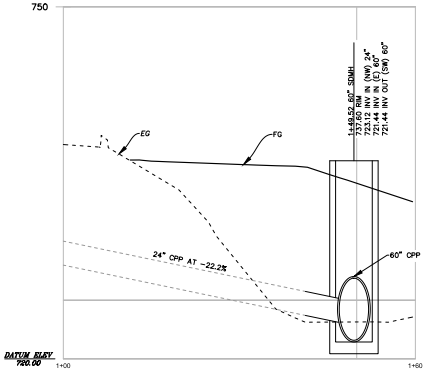
RW1 RW PROFILE #1
VERTICAL 1" = 5'
HORIZONTAL 1" = 10'



SD PLAN VIEW
SCALE: 1"=10



SD1 SD PROFILE #1
VERTICAL 1" = 5'
HORIZONTAL 1" = 10'



SD2 SD PROFILE #2
VERTICAL 1" = 5'
HORIZONTAL 1" = 10'

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WOODLAND NIBLICK PROPERTY

STORM DRAIN AND WALL PROFILES

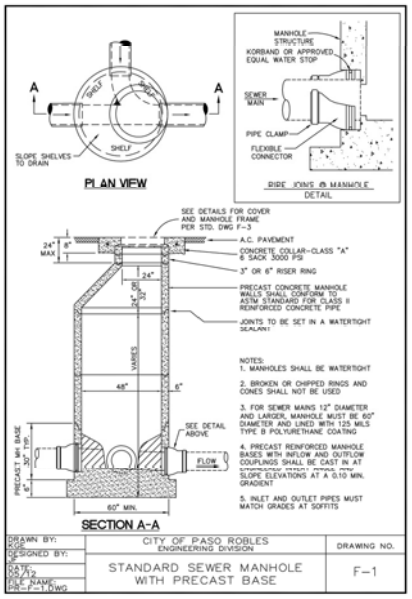
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3 OF 8

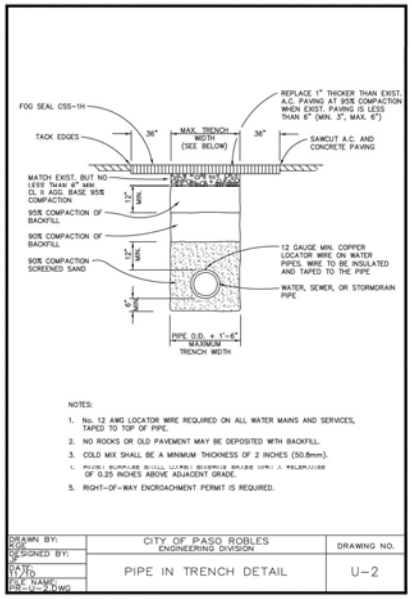
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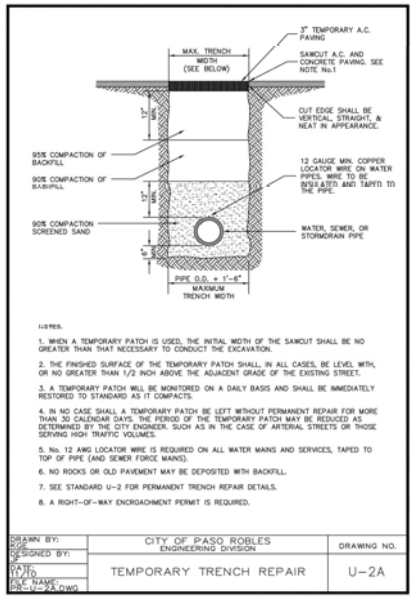
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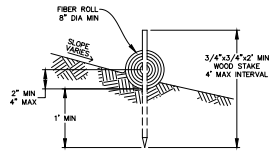
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DATE: 11/10		
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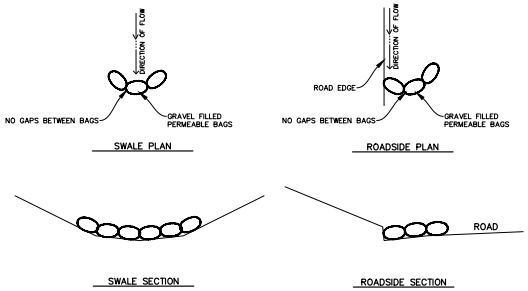
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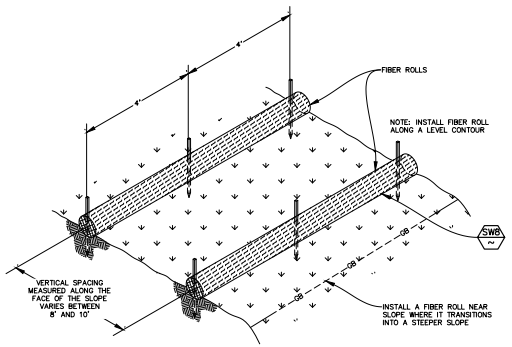
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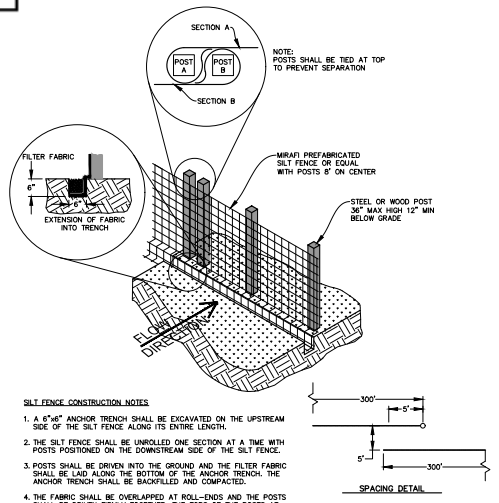
SW8 FIBER ROLL ENTRENCHMENT
NTS



SW1 GRAVEL BAGS
NTS



SW4 TYPICAL FIBER ROLL INSTALLATION
NTS



SILT FENCE CONSTRUCTION NOTES

1. A 6"x6" ANCHOR TRENCH SHALL BE EXCAVATED ON THE UPSTREAM SIDE OF THE SILT FENCE ALONG ITS ENTIRE LENGTH.
2. THE SILT FENCE SHALL BE UNROLLED ONE SECTION AT A TIME WITH POSTS POSITIONED ON THE DOWNSTREAM SIDE OF THE SILT FENCE.
3. POSTS SHALL BE DRIVEN INTO THE GROUND AND THE FILTER FABRIC SHALL BE LAID ALONG THE BOTTOM OF THE ANCHOR TRENCH. THE ANCHOR TRENCH SHALL BE BACKFILLED AND COMPACTED.
4. THE FABRIC SHALL BE OVERLAPPED AT ROLL-ENDS AND THE POSTS SHALL BE DRIVEN FIRMLY TOGETHER. THE TOPS OF THE POSTS AT OVERLAPS SHALL BE TIED TO PREVENT SEPARATION.
5. PROVIDE A 5' BREAK IN SILT FENCE EVERY 300' PER SPACING DETAIL, RIGHT

SW9 SILT FENCE DETAIL
NTS

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CHRISTY A. GABLER RCE 64821 DATE

DATE

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WOODLAND NIBLICK PROPERTY

DETAILS

JOB No: 17131

C4
4 OF 8

REV A

Attachment 7

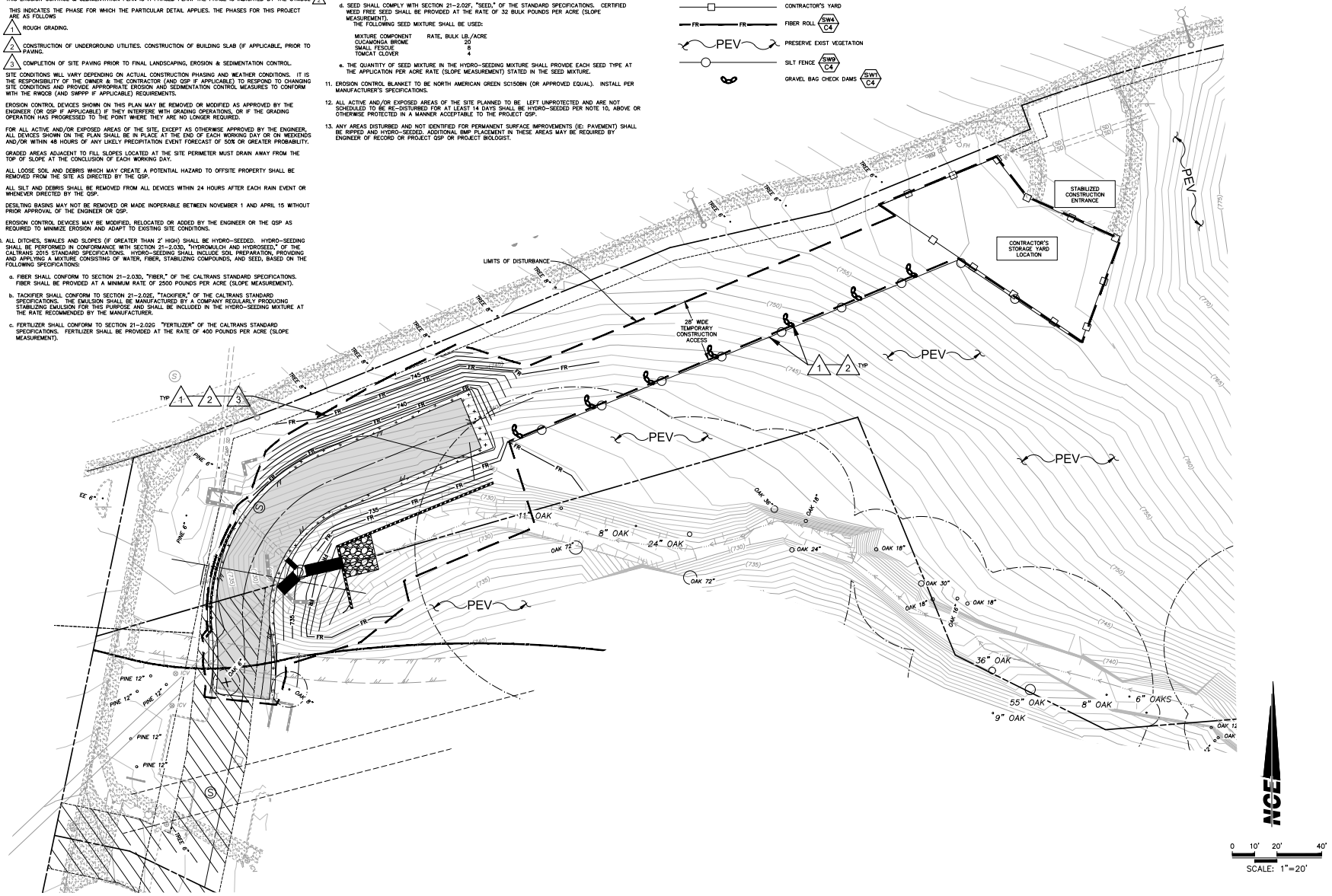
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1. THIS EROSION CONTROL & SEDIMENTATION PLAN IS A PHASED PLAN. THE PHASE IS INDICATED BY THE SYMBOL △2
   THIS INDICATES THE PHASE FOR WHICH THE PARTICULAR DETAIL APPLIES. THE PHASES FOR THIS PROJECT ARE AS FOLLOWS
   △1 ROUGH GRADING.
   △2 CONSTRUCTION OF UNDERGROUND UTILITIES. CONSTRUCTION OF BUILDING SLAB (IF APPLICABLE, PRIOR TO PAVING.
   △3 COMPLETION OF SITE PAVING PRIOR TO FINAL LANDSCAPING, EROSION & SEDIMENTATION CONTROL.
2. SITE CONDITIONS WILL VARY DEPENDING ON ACTUAL CONSTRUCTION PHASING AND WEATHER CONDITIONS. IT IS THE RESPONSIBILITY OF THE OWNER & THE CONTRACTOR (AND QSP IF APPLICABLE) TO RESPOND TO CHANGING SITE CONDITIONS AND PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES TO CONFORM WITH THE RWQCB (AND SWPPP IF APPLICABLE) REQUIREMENTS.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE ENGINEER (OR QSP IF APPLICABLE) IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. FOR ALL ACTIVE AND/OR EXPOSED AREAS OF THE SITE, EXCEPT AS OTHERWISE APPROVED BY THE ENGINEER, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS AND/OR WITHIN 48 HOURS OF ANY LIKELY PRECIPITATION EVENT FORECAST OF 50% OR GREATER PROBABILITY.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
6. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE QSP.
7. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAIN EVENT OR WHENEVER DIRECTED BY THE QSP.
8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE ENGINEER OR QSP.
9. EROSION CONTROL DEVICES MAY BE MODIFIED, RELOCATED OR ADDED BY THE ENGINEER OR THE QSP AS REQUIRED TO MINIMIZE EROSION AND ADAPT TO EXISTING SITE CONDITIONS.
10. ALL DITCHES, SWALES AND SLOPES (IF GREATER THAN 2' HIGH) SHALL BE HYDRO-SEEDED. HYDRO-SEEDING SHALL BE PERFORMED IN CONFORMANCE WITH SECTION 21-2.03D, "HYDROMULCH AND HYDROSEED," OF THE CALTRANS 2015 STANDARD SPECIFICATIONS. HYDRO-SEEDING SHALL INCLUDE SOIL PREPARATION, PROVIDING AND APPLYING A MIXTURE CONSISTING OF WATER, FIBER, STABILIZING COMPOUNDS, AND SEED, BASED ON THE FOLLOWING SPECIFICATIONS:
    a. FIBER SHALL CONFORM TO SECTION 21-2.03D, "FIBER," OF THE CALTRANS STANDARD SPECIFICATIONS. FIBER SHALL BE PROVIDED AT A MINIMUM RATE OF 2500 POUNDS PER ACRE (SLOPE MEASUREMENT).
    b. TACKIFIER SHALL CONFORM TO SECTION 21-2.02E, "TACKIFIER," OF THE CALTRANS STANDARD SPECIFICATIONS. THE EMULSION SHALL BE MANUFACTURED BY A COMPANY REGULARLY PRODUCING STABILIZING EMULSION FOR THIS PURPOSE AND SHALL BE INCLUDED IN THE HYDRO-SEEDING MIXTURE AT THE RATE RECOMMENDED BY THE MANUFACTURER.
    c. FERTILIZER SHALL CONFORM TO SECTION 21-2.02G "FERTILIZER" OF THE CALTRANS STANDARD SPECIFICATIONS. FERTILIZER SHALL BE PROVIDED AT THE RATE OF 400 POUNDS PER ACRE (SLOPE MEASUREMENT).
    d. SEED SHALL COMPLY WITH SECTION 21-2.02F, "SEED," OF THE STANDARD SPECIFICATIONS. CERTIFIED WEED FREE SEED SHALL BE PROVIDED AT THE RATE OF 32 BULK POUNDS PER ACRE (SLOPE MEASUREMENT).
    THE FOLLOWING SEED MIXTURE SHALL BE USED:

MIXTURE COMPONENT	RATE, BULK LB./ACRE
CUCAMONGA BROME	20
SMALL FESCUE	8
TOMCAT CLOVER	4

    e. THE QUANTITY OF SEED MIXTURE IN THE HYDRO-SEEDING MIXTURE SHALL PROVIDE EACH SEED TYPE AT THE APPLICATION PER ACRE RATE (SLOPE MEASUREMENT) STATED IN THE SEED MIXTURE.
11. EROSION CONTROL BLANKET TO BE NORTH AMERICAN GREEN SC150BN (OR APPROVED EQUAL). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
12. ALL ACTIVE AND/OR EXPOSED AREAS OF THE SITE PLANNED TO BE LEFT UNPROTECTED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS SHALL BE HYDRO-SEEDED PER NOTE 10, ABOVE OR OTHERWISE PROTECTED IN A MANNER ACCEPTABLE TO THE PROJECT QSP.
13. ANY AREAS DISTURBED AND NOT IDENTIFIED FOR PERMANENT SURFACE IMPROVEMENTS (IE: PAVEMENT) SHALL BE RIPPED AND HYDRO-SEEDED. ADDITIONAL BMP PLACEMENT IN THESE AREAS MAY BE REQUIRED BY ENGINEER OF RECORD OR PROJECT QSP OR PROJECT BIOLOGIST.

LEGEND
- CONTRACTOR'S YARD
- FIBER ROLL SW4 C4
- PRESERVE EXIST VEGETATION
- SILT FENCE SW9 C4
- GRAVEL BAG CHECK DAMS SW7 C4



NCE NORTH COAST ENGINEERING
CIVIL ENGINEERING
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PROJECT DEVELOPMENT
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Paso Robles, CA 93446
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northcoastengineering.com
CHRISTY A. GABLER

PRELIMINARY

1ST PLAN CHECK
1/14/19

R.C.E. 64821

CHRISTY A. GABLER DATE
RCE 64821

DAVID M. ATHEY DATE
RCE C59384
CITY ENGINEER
DEPARTMENT OF PUBLIC WORKS
CITY OF PASO ROBLES, CALIFORNIA

DESIGNED BY	CHECKED BY
CLB	
DRAWN BY	SCALE
TEH	1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION
A	1/14/19	1ST PLAN CHECK

WOODLAND
NIBLICK
PROPERTY

WPCD'S, DETAILS, AND NOTES

JOB No: 17131

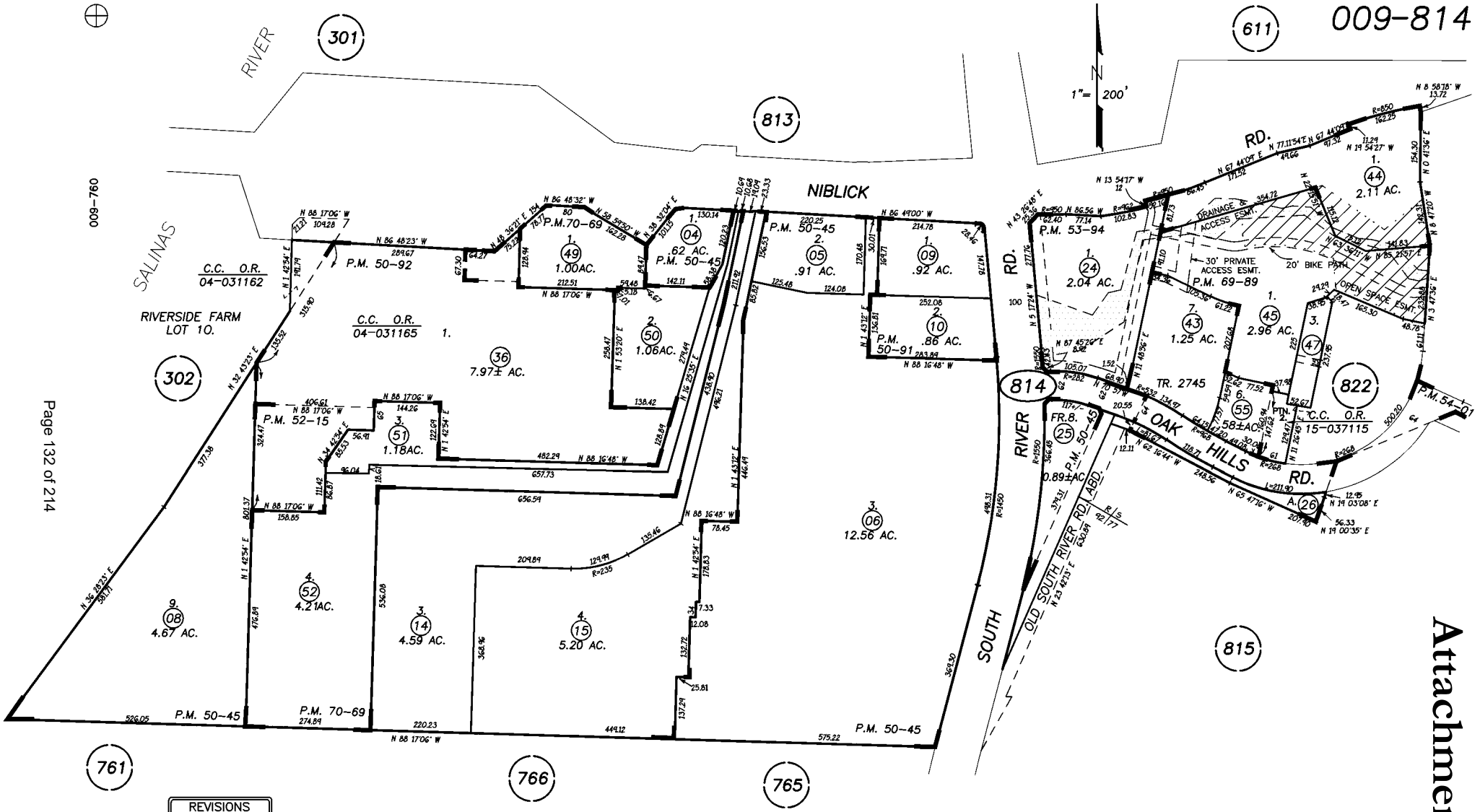
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5 OF 8

REV A

Attachment 7

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REVISIONS	
I.S.	DATE
17-063	08-31-16
NA	08-06-18

100' 0 200' 400'

SW 10-15-96 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 2745, R.M. Bk. 27 , Pg. 31-34

RANCHO SANTA YSABEL, R.M. Bk. A , Pg. 29

CITY OF PASO ROBLES
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 009 PAGE 814



Photograph 1. Woodland Project – Southeast Study Area, View Looking Northwest.



Photograph 2. Woodland Project – Western Study Area, View Looking East.



Photograph 3. Woodland Project – Northern Study Area, View Looking East.



Photograph 4. Woodland Project – Northwest Study Area, View Looking Southeast.

Submitted via email

22 December 2020

Katie Banister
Assistant Planner
City of Paso Robles
1000 Spring Street
Paso Robles, California 93446

RE: Response to Notice of Incomplete Planning Entitlement Application 009814044 – Woodland Apartments Cultural Resources Study, 298 Niblick Road, Paso Robles, California

Dear Katie,

This letter serves as a response to your 10 December 2020 Notice of Incomplete, Stipulation 8, requesting an updated cultural resources survey that includes impact from the grading for the proposed buildings that may have not been documented in the Joslin (2019) project cultural resources study. If you recall, the study found no cultural resources within the project area. Consequently, there are no cultural resources impacts as the Central Coast Information Center (CCIC) records search, context documents, and intensive field review failed to identify historic or prehistoric cultural materials.

In your recent 21 December 2020 email, your concern is the project description in the cultural resources study does not include two apartment buildings with associated 16.7 feet deep cuts. After receipt of your email, I compared the submitted civil plans with mapping and design layouts in the cultural resource document, as well as the project description (15 October 2020). Figure 1 of the Woodland Apartments cultural resources study (Joslin 2019) indeed includes intensively surveyed acreage that of this project component.

Stated in the cultural resources study report, the landforms within the project area have been severely altered during previous agricultural practices, grading, construction and widening of Niblick, South River, and access roads, construction of a large commercial complex, and utility installation. The existing site also has a 13% average slope, which is too great of an angle for human occupation. The potential for intact archaeological deposits existing on the property is low.

As a result of the negative findings for historic or prehistoric cultural materials and highly altered landform, and the revalidation of the civil plans provided, my recommendations in the study report remain accurate.

Thank you for the opportunity to provide you with clarification on the Woodland Apartments cultural resources study. Please contact me if you have questions on the study or associated documentation.

Sincerely,



Terry Joslin Azevedo, Ph.D., RPA
Archaeologist and Principal

Central Coast Archaeological Research Consultants ● 491 Lawrence Drive, San Luis Obispo, CA 93401
● 805.235.9747 ● tjoslin@ccarchaeology.com
● ccarchaeology.com

Attachment 8

GEOTECHNICAL FEASIBILITY STUDY
WOODLAND COMMERCIAL DEVELOPMENT
NIBLICK ROAD
PASO ROBLES, CALIFORNIA

October 25, 2018

Prepared for

North Coast Engineering

Prepared by

Earth Systems Pacific
4378 Old Santa Fe Road
San Luis Obispo, CA 93401

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Attachment 8

October 25, 2018

FILE NO: 301894-001

Ms. Christy Gabler
North Coast Engineering
725 Creston Road, Suite B
Paso Robles, CA 93446

PROJECT: WOODLAND COMMERCIAL DEVELOPMENT AND ACCESS ROAD
NIBLICK ROAD; APN 009-814-004
PASO ROBLES, CALIFORNIA

SUBJECT: Geotechnical Feasibility Study

Dear Ms. Gabler,

In accordance with your request, this study has been prepared to address the geotechnical feasibility of constructing the proposed Woodland Commercial Development project on Niblick Road in Paso Robles, California. Preliminary conclusions and recommendations related to the development of the property, from a geotechnical standpoint, are presented to assist in the planning process. One bound copy and one electronic copy of the report are furnished for your use.

We appreciate the opportunity to have provided services for this project and look forward to working with you again in the future. If there are any questions concerning this report, please do not hesitate to contact the undersigned.

Sincerely,
Earth Systems Pacific

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. POETENEY C79891 Exp. 9/30/20 STATE OF CALIFORNIA

For Robert Down, PE
Senior Engineer

Doc. No.: 1810-122.FEA/cr

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APPENDICES

Appendix A — Figure 1 – Site Vicinity Map
Figure 2 – Exploration Location Map
Boring Logs
Boring Log Legend

Appendix B — Laboratory Test Data

1.0 INTRODUCTION AND SITE SETTING

The Woodland Commercial Development project consists of a 2-acre commercial development proposed along Niblick Road approximately 0.25 miles east of South River Road in Paso Robles, California. The site location can be seen on Figure 1 – Site Vicinity Map in Appendix A. While the project design has not been finalized, we understand the project is anticipated to include two or three single-story commercial buildings up to 7,000 square feet. An access road will be added off Niblick Road and is planned to route through a hot mix asphalt (HMA) parking lot and exit onto an existing commercial access road which parallels South River Road, connecting Niblick and Oak Hill roads.

In order to construct this new access road, the existing storm drain culvert would need to be extended to the east, which will include construction of a new headwall. In addition, the slope along the north side of the project boundary may be trimmed to a 2:1 (horizontal:vertical) inclination. The headwall will be extended to the east and backfilled to support the southern portion of the access road. According to preliminary plans, it is anticipated that cuts and fills will be on the order of 5 feet. Pedestrian flatwork around the buildings and parking lot is also anticipated.

2.0 SCOPE OF SERVICES

The scope of work for the geotechnical feasibility study included review of existing geotechnical data contained in previous studies in this area, a site reconnaissance by a Registered Professional Engineer, field exploration, and geotechnical evaluation of data with respect to the anticipated proposed project.

The purpose of our study was to assess the major geotechnical constraints that could potentially affect the project, thus providing a framework for continued project planning. The intent of this report is to provide information regarding general site characteristics, including identification of any geotechnical features that could constitute a constraint to the proposed use of the land for the proposed development, and to provide guidance for future geotechnical engineering studies. It is intended to be used by the client and the client's design team in the continued planning of the project.

In the event that there are any changes in the proposed development concept, or if any of the assumptions used in the preparation of this report prove to be incorrect, the conclusions contained in this report shall not be considered valid unless the changes are reviewed and the

conclusions of this report verified or modified by this firm in writing. Please note that this report is not intended as a design-level document. The conclusions presented in this report are considered preliminary until such time as they are modified or verified by additional study such as that performed during a geotechnical engineering investigation. Evaluation or analyses of the soil for corrosivity, radioisotopes, hydrocarbons, or other chemical properties are beyond the scope of this report.

3.0 FIELD INVESTIGATION

Six exploratory borings were drilled at the site on August 17, 2018 to a maximum depth of approximately 21.5 feet below the existing ground surface (bgs) using a Mobile Drill Model B-53 truck-mounted drill rig, equipped with 6-inch outside diameter hollow stem auger, and an automatic trip hammer for sampling. As the borings were drilled, soil samples were obtained using a 3-inch outside diameter ring-lined barrel sampler (ASTM D 3550-17 with shoe similar to D 2937-17). Standard penetration tests (SPT) using a 2-inch outside diameter split-spoon sampler were also performed in the borings (ASTM D 1586-11) at selected depths. Bulk soil samples were obtained from the auger cuttings. After drilling and sampling was complete, the borings were backfilled with the soil cuttings. Locations of the borings are depicted on Figure 2-Exploration Location Map.

Soils encountered in the borings were categorized and logged in general accordance with the Unified Soil Classification System and ASTM D 2488-17. Copies of the boring logs and a Boring Log Legend are included in Appendix A.

In reviewing the boring logs and legend, the reader should recognize that the legend is intended as a guideline only, and there are a number of conditions that may influence the soil characteristics as observed during drilling. These include, but are not limited to, the presence of cobbles or boulders, cementation, variations in soil moisture, presence of groundwater, and other factors. Consequently, the logger must exercise judgment in interpreting the subsurface characteristics, possibly resulting in soil descriptions that vary somewhat from the legend. The reader should also consider the sampler type used when reviewing the blow counts.

4.0 LABORATORY TESTING

Selected ring samples were tested for bulk density (ASTM D 2937-17) and moisture (ASTM D 2216-10). Bulk samples were tested for maximum density and optimum moisture (ASTM D 1557-

12) and expansion index (ASTM D 4829-11). A ring sample and a remolded bulk sample were tested for shearing resistance by direct shear (ASTM D 3080/D 3080M-11). The laboratory test results can be found in Appendix B.

5.0 GENERAL SUBSURFACE PROFILE

Based on our field investigation, the site is underlain by varying amounts artificial fill, Alluvium, Older Alluvium, and the sedimentary bedrock of the Paso Robles Formation. Detailed stratigraphic profiles of each boring are located in Appendix A.

The artificial fill was likely placed during construction of the Niblick Road improvements and consists of clayey sand with varying amounts of gravel. It is characterized as loose to medium dense and slightly moist to moist. Fill was observed in the upper 13.5 feet in Boring 2.

The Alluvium consists of clayey sand and sandy lean clay. The alluvial soils are characterized as loose to medium dense or stiff and slightly moist to moist. Alluvium was observed within all the borings from the surface with the exception of Boring 2 where it was capped with artificial fill and was underlain by Older Alluvium.

The Older Alluvium consists of clayey sand and sandy lean clay with variable amounts of gravel and was categorized as medium dense and stiff and moist. Older Alluvium was observed below the Alluvium in all the borings.

Underlying the Older Alluvium, where the borings were extended through it, we encountered sedimentary bedrock of the Paso Robles Formation. The Paso Robles Formation consists of sedimentary deposits that typically comprise mixtures of clay, silt, sand, and gravel. In some areas, the formation is characterized by rock-like structure, consistency and hardness, and is described as a sandstone, siltstone, claystone, or conglomerate material. In others, the material has more soil-like qualities, and is described as clayey sand, poorly graded sand, or well-graded sand with gravel. While relatively dense at this site, the Paso Robles formational materials generally displayed soil-like characteristics. This bedrock unit is made up of fine and coarse particles which included sandy lean clay and clayey sand in our explorations. It is generally described as medium dense to very dense or stiff and moist.

Subsurface water was not encountered to the maximum depth explored of 21.5 feet.

6.0 CONCLUSIONS

Cut and Fill Slopes. It is anticipated that grading of cut and fill slopes can generally be accomplished using conventional grading equipment and techniques. Generally, it is anticipated that cuts in Older Alluvium or Paso Robles Formation will be grossly stable at a 2:1 slope. Where fill is to be placed, it will probably be necessary to construct a keyway at the toe of the fill, and to cut the natural slope to a series of level benches prior to the placement of fill.

Expansive Soils. Expansion index tests performed on samples resulted in values of 39 and 48, indicating low to moderate expansion potential. Expansive soils tend to swell with increases in soil moisture and shrink as soil moisture decreases; regionally, the upper 3 to 5 feet of soil is the zone most affected by these seasonal soil moisture fluctuations. The volume changes that the soils undergo in this cyclical pattern can stress and damage foundations, slabs-on-grade, flatwork, and pavements if precautionary measures are not incorporated in design and in the construction procedure.

To reduce the potential for damage to foundations, slabs, and surface improvements due to expansive soils, precautionary measures should be incorporated into design and construction. For example, to protect foundations from the damaging effects of expansive soils, the foundations are generally deepened to depths below those required for nominal code compliance and bearing capacity. Depending upon how expansive the soil is, foundations are sometimes more heavily reinforced. Slab, flatwork, and pavement protection generally involves placement of nonexpansive material beneath the slab in conjunction with premoistening of subslab soils, or alternately, post-tensioned slab foundations could be used. Other options include conventionally reinforced mat foundations, construction of deep, nonexpansive pads, or deep foundations in conjunction with structural slabs. Control of drainage to reduce fluctuations in soil moisture in the vicinity of improvements is also important.

Settlement and Differential Settlement. Borings indicated that soil settlement may be an issue depending upon the final location of the buildings. Approximately 13 feet of fill and up to 8 feet of Alluvium were encountered with portions being categorize as loose. These soil conditions have the potential for high settlement. Settlement will be of particular concern where high concentrated loads are planned such as those used for commercial buildings with large open floor plans. There are a number of engineering solutions available to mitigate settlement

potential of the soil. These include overexcavation and recompaction of loose soils, surcharging to induce settlement prior to construction, cement or lime treatment of fill soil, and use of deep foundations.

The determination of the most appropriate and cost-effective approach will depend upon the final design and grading concepts for the buildings, and the proposed locations and depths of fills.

Another geotechnical concern is the potential for *differential* settlement. Differential settlement occurs when a foundation of a particular structure spans two materials having different settlement characteristics, such as fill or Alluvium and Paso Robles Formation. Typically, the Alluvium would be expected to settle more than the Paso Robles Formation under the loads imposed by structures or fill soil. Other situations that could create differential settlement would be where a structure would span cut and fill, or fills of varying depths. Differential settlement can stress and possibly damage foundations, slabs, and other rigid improvements, often resulting in severe cracks and displacement. To reduce this potential, it is necessary for all foundations of an individual structure to bear in sufficiently uniform material. This may involve: 1) extending all foundations to bear in more uniform strata such as the Paso Robles Formation, or 2) overexcavating the denser stratum and replacing it with compacted soil.

Grading Considerations. Where fill is to be placed on a natural slope, it will be necessary to construct a keyway at the toe of the fill, and to cut the natural slope to level benches prior to the placement of fill. Near drainages, drains, usually referred to as "back drains," are likely to be recommended in the fill. The need for back drains in the fill should be further discussed in a design-level geotechnical engineering report, and should be finally assessed depending upon the conditions encountered during construction. It is expected that the excavated native material will be largely suitable for use as general fill.

It is anticipated that the fill, Alluvium, Older Alluvium and Paso Robles Formation material will be able to be excavated with conventional earthwork equipment.

Liquefaction Potential. The term "liquefaction" refers to a phenomenon that tends to occur in saturated soils of low density and that have grain sizes within a certain range, usually fine- to medium-grained poorly graded sands, silty sands, and silts. A sufficiently strong earthquake and free subsurface water are also required to cause liquefaction. The Paso Robles Formation

material was encountered in the locations explored between 8 and 18 feet where the borings were extended to those depths. Due to the relatively shallow Paso Robles Formation and the lack of subsurface water encountered during our exploration, in our opinion the potential for liquefaction to affect this site is low.

Seismic Analysis. A seismic analysis was undertaken to provide seismic acceleration design parameters. The ASCE 7-10 method (2013), available on the United States Geological Survey Earthquake Hazards Program website (USGS 2018), was used. The project was considered to be a "nonessential" facility from the perspective of risk category as described by the CBC. Site coordinates of 35.6153 degrees north and 120.6775 degrees west, as taken from the Google Earth website (Google Earth 2018), were used in the analysis. Based upon the subsurface conditions encountered during our investigation, Site Class D (Stiff Soil) was used. Seismic parameters are provided in the table below.

SEISMIC PARAMETERS

Mapped Spectral Response Acceleration for Site Class B		**Site Coefficients for Site Class D**		**Adjusted MCE Spectral Response Accelerations for Site Class D**		**Design Spectral Response Accelerations for Site Class D**	
Seismic Parameter	Value (g)	Site Coefficient	Value	Seismic Parameter	Value (g)	Seismic Parameter	Value (g)
S_S	1.365	F_a	1.000	S_{MS}	1.365	S_{DS}	0.910
S_1	0.508	F_v	1.500	S_{M1}	0.762	S_{D1}	0.508
Peak Mean Ground Acceleration (PGA_m): 0.518 g Seismic Design Category = D							

Erosion Potential

The soils are considered to be erodible. Caution should be exercised to protect the soil from erosion during and following construction.

7.0 PRELIMINARY RECOMMENDATIONS

While there are some geotechnical constraints at the site that may affect design and construction of the proposed project, the issues identified are fairly typical of the central California coastal region and can be readily mitigated by appropriate project planning, design, and construction. These recommendations are applicable for the grading, buildings, flatwork, culvert, headwall, and pavement construction as described in the "Introduction" section of this letter. If other improvements not previously mentioned are included, the geotechnical engineer should provide

additional recommendations during the preparation of the design-level geotechnical report. Further, these recommendations are based upon our understanding of the project and will require confirmation or modification by the geotechnical engineer once preliminary plans are available.

Site Preparation. The ground surface in the planned improvement locations should be prepared for construction by removing the vegetation, debris, and other deleterious materials. Any existing utility lines that will not remain in service should be either removed or abandoned. The appropriate method of utility abandonment will depend upon the type and depth of the utility. Recommendations for abandonment can be made as necessary.

Grading. Following site preparation, areas to receive fill should be cut to a level plane, scarified a minimum depth of 1 foot, moisture conditioned, and recompacted to a minimum of 90 percent of maximum dry density.

In the retaining wall foundation areas, defined as the area from the heel to 3 feet beyond the toe, the soil should be overexcavated to a depth of 2 feet below the planned foundation bottom, not including any keyway. The exposed surface should be scarified a minimum depth of 1 foot, moisture conditioned, and recompacted to a minimum of 90 percent of maximum dry density. In the building areas, defined as the area within and extending 5 feet beyond the foundation perimeter, the soil should be overexcavated to a depth of 2 feet below the planned foundation bottom, or 75 percent of the greatest fill depth within the building area, whichever is greater. The exposed surface should be scarified a minimum depth of 1 foot, moisture conditioned, and recompacted to a minimum of 90 percent of maximum dry density. In the access road and parking lot areas, the soils should be excavated to subgrade elevation. The subgrade should be scarified, moisture conditioned, and recompacted. Where fill is required to reach subgrade, the existing soil surface should be cut into a series of level benches at least 6 feet wide. The exposed soil surface should then be scarified, moisture conditioned, and recompacted prior to the placement of any fill.

After overexcavation as discussed above, site soils may then be placed in moisture conditioned 8-inch lifts and compacted to a minimum of 90 percent of maximum dry density. The upper 12 inches of subgrade and all aggregate base should be compacted to a minimum of 95 percent of maximum dry density. Where fill will be placed on existing slopes with an inclination greater than

5:1 (horizontal:vertical), a keyway and subsequent benches should be excavated into the slope a minimum of 10 feet wide prior to fill placement. Further detail regarding the keyway and benches should be provided in the design-level geotechnical report.

Materials used as fill should be cleaned of all debris and any rocks larger than 6 inches in diameter. When fill material includes rocks, the rocks should be placed in a sufficient soil matrix to ensure that voids caused by nesting of the rocks will not occur and that the fill can be properly compacted. Maximum inclination of cut or fill slopes should be 2:1 (horizontal:vertical).

Utility Trenches. A select, noncorrosive, granular, easily compacted sand should be used as bedding and shading immediately around utilities, including the culvert extension. The site soils may be used for trench backfill above the select material. Trench backfill should be placed in level lifts, moisture conditioned, and compacted to the minimums noted below. Utilities that must pass beneath a foundation should be placed with properly compacted utility trench backfill and the foundation should be designed to span the trench.

In general, trench backfill should be compacted to a minimum of 90 percent of maximum dry density. The upper 12 inches of subgrade and all aggregate base for trench backfill in pavement areas should be compacted *to a minimum of 95 percent of maximum dry density.* Compaction of trench backfill by jetting or flooding is not recommended except under extraordinary circumstances. However, to aid in *encasing* utility conduits, particularly corrugated drain pipes, and multiple, closely spaced conduits in a single trench, jetting or flooding may be useful. Flooding or jetting should only be attempted with extreme caution, and any jetting operation should be subject to review by the geotechnical engineer.

Building Foundations and Retaining Walls. Continuous footings bearing in firm recompacted soils or Paso Robles Formation material may be used to support the proposed buildings and retaining and/or headwalls. Minimum overall footing depths should be 24 inches below the lowest adjacent grade within 5 feet of the footing. Footings bearing in firm compacted soil may be designed using maximum allowable bearing capacities of 2,000 psf dead load and 3,000 dead plus live loads. Footing excavations should be observed by the geotechnical engineer during excavation, and prior to placement of reinforcing steel or concrete. The soil in footing excavations should be moistened to at least optimum moisture content and there should be no desiccation cracks prior to concrete placement.

Retaining wall design should be based on the following parameters:

Active equivalent fluid pressure (native soil backfill) .....45 pcf

Active equivalent fluid pressure (imported sand or gravel backfill) .....35 pcf

At-rest equivalent fluid pressure (native soil backfill).....60 pcf

At-rest equivalent fluid pressure (imported sand or gravel backfill) .....50 pcf

Passive equivalent fluid pressure .....250 psf

Maximum toe pressure.....3000 psf

Coefficient of sliding friction..... 0.35

Pavement Design. A preliminary Hot Mix Asphalt (HMA) pavement criterion for this project is based upon an assumed R-Value of 8. Using the Caltrans Highway Design Manual and an assumed traffic index of 5.0, the recommended pavement structural section is 2.75-inches of HMA over 9.75 inches of Class 2 aggregate base. The subgrade and aggregate base should be firm and unyielding and compacted to a minimum of 95 percent maximum dry density.

Drainage and Maintenance. The on-site soils are erodible. Stabilization of surface soils, particularly those disturbed during construction, by vegetation or other means *during and following construction* is essential to protect the site from erosion damage. Care should be taken to establish and maintain vegetation.

8.0 CLOSURE

This report is valid for conditions as they exist at this time for planning the type of development described herein. Our intent was to perform this feasibility study in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the locality of this project under similar conditions. No representation, warranty, or guarantee is either expressed or implied. This report is intended for the exclusive use by the client as discussed in the "Scope of Services" section. Application beyond the stated intent is strictly at the user's risk.

If changes with respect to the assumed development type or location become necessary, if items not addressed in this report are incorporated into plans, or if any of the assumptions used in the preparation of this report are not correct, this firm should be notified for modifications to this report.

The preliminary recommendations presented in this geotechnical feasibility study are based upon the geotechnical conditions encountered at the site as indicated by a site reconnaissance and a limited number of borings, and should be confirmed (or modified) by appropriate geotechnical engineering investigations once the project reaches the appropriate stage.

This document, the data, conclusions, and recommendations contained herein are the property of Earth Systems Pacific. This report shall be used in its entirety, with no individual sections reproduced or used out of context. Copies may be made only by Earth Systems Pacific, the client, and his authorized agents for use exclusively on the subject project. Any other use is subject to federal copyright laws and the written approval of Earth Systems Pacific.

If Earth Systems Pacific is not retained to provide a design-level geotechnical report and construction observation and testing services, it shall not be responsible for the interpretation of the information by others or any consequences arising therefrom.

Thank you for this opportunity to have been of service. If you have any questions, please feel free to contact this office at your convenience.

End of Text

TECHNICAL REFERENCES

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Caltrans (California Department of Transportation). 2017 May. "Highway Design Manual."

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USGS (United States Geological Survey). 2018. Earthquake Hazards Program, retrieved from: http://earthquake.usgs.gov/hazards/designmaps/

Attachment 8

APPENDIX A

Figure 1 - Site Vicinity Map

Figure 2 - Exploration Location Map

Boring Log Legend

Boring Logs

Attachment 8



N

WOODLANDCOMMERCIALDEVELOPMENT082218maps

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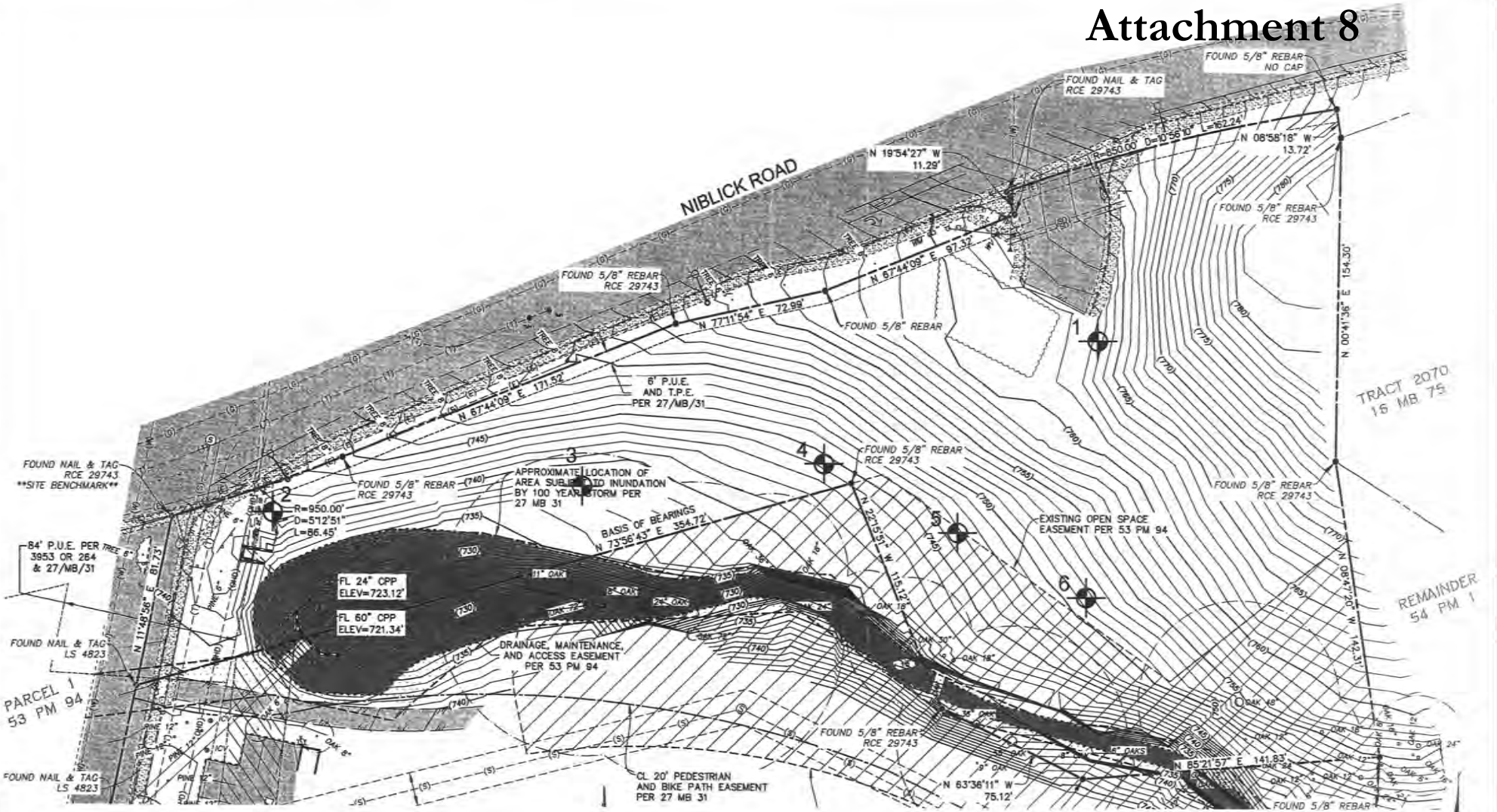
SITE VICINITY MAP
Woodland Commercial Development
Niblick Road
Paso Robles, California

Date
August 2018

Project No.
301894-002

Figure 1

Attachment 8



LEGEND

6 ⊕ Boring Location (Approx.)

BASE MAP PROVIDED BY: NORTH COAST ENGINEERING

SCALE: 1" = 30'

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EXPLORATION LOCATION MAP

Woodland Commercial Development
Niblick Road
Paso Robles, California

Date
August 2018

Project No.
301894-002

Figure 2

WOODLANDCOMMERCIALDEVELOPMENT082218maps

Earth Systems Pacific

BORING LOG LEGEND

SAMPLE / SUBSURFACE WATER SYMBOLS	GRAPH. SYMBOL
CALIFORNIA MODIFIED	■
STANDARD PENETRATION TEST (SPT)	●
SHELBY TUBE	□
BULK	○
SUBSURFACE WATER DURING DRILLING	▼
SUBSURFACE WATER AFTER DRILLING	▽

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2487)

MAJOR DIVISIONS	GROUP SYMBOL	TYPICAL DESCRIPTIONS	GRAPH. SYMBOL
COARSE GRAINED SOILS (MORE THAN HALF OF MATERIAL IS LARGER THAN #200 SIEVE SIZE)	GW	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	
	GP	POORLY GRADED GRAVELS, OR GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	
	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES, NON-PLASTIC FINES	
	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES, PLASTIC FINES	
	SW	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	
	SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES	
	SM	SILTY SANDS, SAND-SILT MIXTURES, NON-PLASTIC FINES	
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES, PLASTIC FINES	
FINE GRAINED SOILS (HALF OR MORE OF MATERIAL IS SMALLER THAN #200 SIEVE SIZE)	ML	INORGANIC SILTS AND VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	
	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	
	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
	PT	PEAT AND OTHER HIGHLY ORGANIC SOILS	

OBSERVED MOISTURE CONDITION

DRY	SLIGHTLY MOIST	MOIST	VERY MOIST	WET (SATURATED)

CONSISTENCY

COARSE GRAINED SOILS			FINE GRAINED SOILS		
BLOWS/FOOT		DESCRIPTIVE TERM	BLOWS/FOOT		DESCRIPTIVE TERM
SPT	CA SAMPLER		SPT	CA SAMPLER	
0-10	0-16	LOOSE	0-2	0-3	VERY SOFT
11-30	17-50	MEDIUM DENSE	3-4	4-7	SOFT
31-50	51-83	DENSE	5-8	8-13	MEDIUM STIFF
OVER 50	OVER 83	VERY DENSE	9-15	14-25	STIFF
			16-30	26-50	VERY STIFF
			OVER 30	OVER 50	HARD

GRAIN SIZES

U.S. STANDARD SERIES SIEVE				CLEAR SQUARE SIEVE OPENING		
# 200	# 40	# 10	# 4	3/4"	3"	12"

SILT & CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

TYPICAL BEDROCK HARDNESS

MAJOR DIVISIONS	TYPICAL DESCRIPTIONS
EXTREMELY HARD	CORE, FRAGMENT, OR EXPOSURE CANNOT BE SCRATCHED WITH KNIFE OR SHARP PICK; CAN ONLY BE CHIPPED WITH REPEATED HEAVY HAMMER BLOWS
VERY HARD	CANNOT BE SCRATCHED WITH KNIFE OR SHARP PICK; CORE OR FRAGMENT BREAKS WITH REPEATED HEAVY HAMMER BLOWS
HARD	CAN BE SCRATCHED WITH KNIFE OR SHARP PICK WITH DIFFICULTY (HEAVY PRESSURE); HEAVY HAMMER BLOW REQUIRED TO BREAK SPECIMEN
MODERATELY HARD	CAN BE GROOVED 1/16 INCH DEEP BY KNIFE OR SHARP PICK WITH MODERATE OR HEAVY PRESSURE; CORE OR FRAGMENT BREAKS WITH LIGHT HAMMER BLOW OR HEAVY MANUAL PRESSURE
SOFT	CAN BE GROOVED OR GOUGED EASILY BY KNIFE OR SHARP PICK WITH LIGHT PRESSURE, CAN BE SCRATCHED WITH FINGERNAIL; BREAKS WITH LIGHT TO MODERATE MANUAL PRESSURE
VERY SOFT	CAN BE READILY INDENTED, GROOVED OR GOUGED WITH FINGERNAIL, OR CARVED WITH KNIFE; BREAKS WITH LIGHT MANUAL PRESSURE

TYPICAL BEDROCK WEATHERING

MAJOR DIVISIONS	TYPICAL DESCRIPTIONS
FRESH	NO DISCOLORATION, NOT OXIDIZED
SLIGHTLY WEATHERED	DISCOLORATION OR OXIDATION IS LIMITED TO SURFACE OF, OR SHORT DISTANCE FROM, FRACTURES; SOME FELDSPAR CRYSTALS ARE DULL
MODERATELY WEATHERED	DISCOLORATION OR OXIDATION EXTENDS FROM FRACTURES, USUALLY THROUGHOUT; Fe-Mg MINERALS ARE "RUSTY", FELDSPAR CRYSTALS ARE "CLOUDY"
INTENSELY WEATHERED	DISCOLORATION OR OXIDATION THROUGHOUT; FELDSPAR AND Fe-Mg MINERALS ARE ALTERED TO CLAY TO SOME EXTENT, OR CHEMICAL ALTERATION PRODUCES IN SITU DISAGGREGATION
DECOMPOSED	DISCOLORATION OR OXIDATION THROUGHOUT, BUT RESISTANT MINERALS SUCH AS QUARTZ MAY BE UNALTERED; FELDSPAR AND Fe-Mg MINERALS ARE COMPLETELY ALTERED TO CLAY

drafting/masters/Boring Log Legend121714.dwg

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Attachment 8

Boring No. 1
PAGE 1 OF 1

LOGGED BY: R. Wagner
DRILL RIG: Mobile B-53 with Automatic Hammer
AUGER TYPE: 6" Hollow Stem Auger

JOB NO.: 301894-002
DATE: 8/17/18

WOODLAND COMMERCIAL DEVELOPMENT
Niblick Road
Paso Robles, California

DEPTH (feet)	USCS CLASS	SYMBOL	SOIL DESCRIPTION	SAMPLE DATA: INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.
0	SC		CLAYEY SAND: dark brown, loose, slightly moist (Alluvium)	1.0 - 4.0	○			
3			moist, trace gravel					
4			decreasing clay content					
5			few gravel	5.0 - 6.5	■	103.7	12.8	3 5 5
8	CL		SANDY LEAN CLAY: yellow brown, stiff, moist, trace gravel (Older Alluvium)	10.0 - 11.5	■	111.1	17.6	3 9 18
15				15.0 - 16.5	■	95.4	27.3	5 10 18
16	CL		SANDY LEAN CLAY: light gray brown, stiff, moist, trace gravel (Paso Formation)					
19	SC		CLAYEY SAND WITH GRAVEL: light yellow brown, very dense, moist	20.0 - 21.5	●			16 23 40
22			End of Boring @ 21.5' No subsurface water encountered					

LEGEND: ■ Ring Sample ○ Grab Sample ▭ Shelby Tube Sample ● SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.

Earth Systems Pacific

Attachment 8

Boring No. 2
PAGE 1 OF 1
JOB NO.: 301894-002
DATE: 8/17/18

LOGGED BY: R. Wagner
DRILL RIG: Mobile B-53 with Automatic Hammer
AUGER TYPE: 6" Hollow Stem Auger

WOODLAND COMMERCIAL DEVELOPMENT
Niblick Road
Paso Robles, California

DEPTH (feet)	USCS CLASS	SYMBOL	SOIL DESCRIPTION	SAMPLE DATA: INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.
0	SC		CLAYEY SAND: brown to gray brown, loose, slightly moist, trace gravel, trace cobbles in upper 1' (Fill)	1.0 - 5.0	○			
5	SC		CLAYEY SAND WITH GRAVEL: light gray brown to light orange brown, medium dense, moist (Fill)	5.0 - 6.5	▬	87.2	18.2	5 16 18
7				5.0 - 10.0	○			
9			dark brown/brown mottled	10.0 - 11.5	▬	114.4	9.6	5 19 22
12			trace cobbles					
14	CL		SANDY LEAN CLAY: dark gray brown, stiff, moist, few gravel, trace cobble (Alluvium)	15.0 - 16.5	●			4 5 9
19	SC		CLAYEY SAND: light gray, medium dense, moist, few to some gravel (Older Alluvium)	20.0 - 21.5	●			3 5 6
22			End of Boring @ 21.5' No subsurface water encountered					

LEGEND: ▬ Ring Sample ○ Grab Sample ▭ Shelby Tube Sample ● SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.

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Attachment 8

Boring No. 3
PAGE 1 OF 1
JOB NO.: 301894-002
DATE: 8/17/18

LOGGED BY: R. Wagner
DRILL RIG: Mobile B-53 with Automatic Hammer
AUGER TYPE: 6" Hollow Stem Auger

WOODLAND COMMERCIAL DEVELOPMENT
Niblick Road
Paso Robles, California

DEPTH (feet)	USCS CLASS	SYMBOL	SOIL DESCRIPTION	SAMPLE DATA: INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.
0 - 4	SC		CLAYEY SAND: dark brown, medium dense, moist, trace to few gravel (Alluvium)					
5 - 7	SC		CLAYEY SAND: brown, medium dense, moist, some gravel, trace cobbles (Older Alluvium)	5.0 - 6.5	■	105.7	5.9	6 15 29
8 - 10	SC		CLAYEY SAND WITH GRAVEL: light brown to white very dense, slightly moist (Paso Robles Formation)	10.0 - 11.5	●			9 28 40
11			End of Boring @ 10.5' No subsurface water encountered					
12 - 26								

LEGEND: ■ Ring Sample ○ Grab Sample ▭ Shelby Tube Sample ● SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.

Boring No. 4
PAGE 1 OF 1

LOGGED BY: R. Wagner
DRILL RIG: Mobile B-53 with Automatic Hammer
AUGER TYPE: 6" Hollow Stem Auger

JOB NO.: 301894-002
DATE: 8/17/18

WOODLAND COMMERCIAL DEVELOPMENT
Niblick Road
Paso Robles, California

DEPTH (feet)	USCS CLASS	SYMBOL	SOIL DESCRIPTION	SAMPLE DATA: INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.
0	SC		CLAYEY SAND: brown, loose, slightly moist, trace to some gravel (Alluvium)					
3			medium dense, moist					7
5	SC		CLAYEY SAND WITH GRAVEL: light brown, medium dense, moist (Older Alluvium)	5.0 - 6.5	■	116.5	9.6	19
7			trace to some cobbles					24
8			End of Boring @ 8.0' due to refusal on cobbles No subsurface water encountered					

LEGEND: ■ Ring Sample ○ Grab Sample ▭ Shelby Tube Sample ● SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.

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Attachment 8

Boring No. 5
PAGE 1 OF 1

LOGGED BY: R. Wagner
DRILL RIG: Mobile B-53 with Automatic Hammer
AUGER TYPE: 6" Hollow Stem Auger

JOB NO.: 301894-002
DATE: 8/17/18

WOODLAND COMMERCIAL DEVELOPMENT
Niblick Road
Paso Robles, California

DEPTH (feet)	USCS CLASS	SYMBOL	SOIL DESCRIPTION	SAMPLE DATA: INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.
0	SC		CLAYEY SAND: brown, loose, slightly moist, trace gravel (Alluvium)	1.0 - 4.0	○			
3			moist, medium dense					
4			some gravel					10
5	SC		CLAYEY SAND WITH GRAVEL: light gray brown, medium dense,slightly moist, trace cobbles (Older Alluvium)	5.0 - 6.5	■	91.2	11.0	18 31
7			decreasing clay content					
8	SC		CLAYEY SAND: light gray, medium dense, slightly moist (Paso Robles Formation)					13
10				10.0 - 11.5	●			21 22
11			End of Boring @ 11.5'					
12			No subsurface water encountered					

LEGEND: ■ Ring Sample ○ Grab Sample ▭ Shelby Tube Sample ● SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.

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Attachment 8

Boring No. 6
PAGE 1 OF 1

LOGGED BY: R. Wagner
DRILL RIG: Mobile B-53 with Automatic Hammer
AUGER TYPE: 6" Hollow Stem Auger

JOB NO.: 301894-002
DATE: 8/17/18

WOODLAND COMMERCIAL DEVELOPMENT
Niblick Road
Paso Robles, California

DEPTH (feet)	USCS CLASS	SYMBOL	SOIL DESCRIPTION	SAMPLE DATA: INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 6 IN.
0	SC		CLAYEY SAND: dark brown, medium dense, slightly moist, trace gravel (Alluvium)					
4	SC		CLAYEY SAND WITH GRAVEL: light brown, medium dense, moist (Older Alluvium)					
5			End of Boring @ 5.0' No subsurface water encountered					

LEGEND: ■ Ring Sample ○ Grab Sample ▭ Shelby Tube Sample ● SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.

Attachment 8

APPENDIX B

Laboratory Test Data

Woodland Commercial Development 301894-002

BULK DENSITY TEST RESULTS

ASTM D 2937-17 (modified for ring liners)

September 5, 2018

BORING NO.	DEPTH feet	MOISTURE CONTENT, %	WET DENSITY, pcf	DRY DENSITY, pcf
1	6.0 - 6.5	12.8	117.0	103.7
1	11.0 - 11.5	17.6	130.8	111.1
1	16.0 - 16.5	27.3	121.5	95.4
2	6.0 - 6.5	18.2	103.1	87.2
2	11.0 - 11.5	9.6	125.3	114.4
3	5.0 - 5.5	5.9	111.9	105.7
4	6.0 - 6.5	9.6	127.7	116.5
5	6.0 - 6.5	11.0	101.2	91.2

EXPANSION INDEX TEST RESULTS

ASTM D 4829-11

BORING NO.	DEPTH feet	EXPANSION INDEX
1	1.0 - 4.0	48
2	1.0 - 5.0	39

Woodland Commercial Development

301894-002

MOISTURE-DENSITY COMPACTION TEST

ASTM D 1557-12 (Modified)

PROCEDURE USED: B

PREPARATION METHOD: Moist

RAMMER TYPE: Mechanical

SPECIFIC GRAVITY: 2.65 (assumed)

September 5, 2018

Boring #1 @ 1.0 - 4.0'

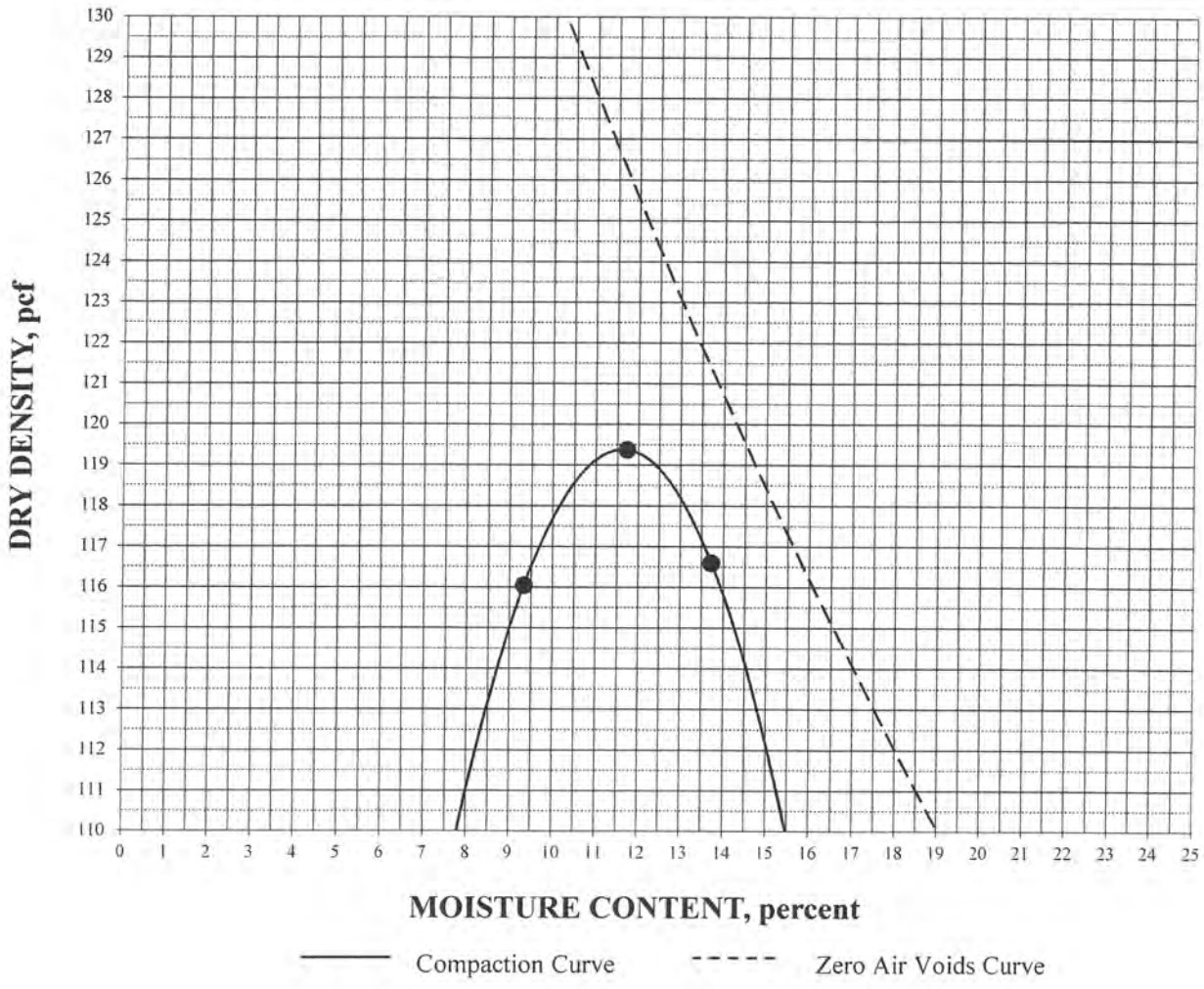
Dark Brown Clayey Sand (SC)

SIEVE DATA:

Sieve Size	% Retained (Cumulative)
3/4"	1
3/8"	4
#4	9

MAXIMUM DRY DENSITY: 119.4 pcf

OPTIMUM MOISTURE: 11.6%



Woodland Commercial Development

301894-002

DIRECT SHEAR

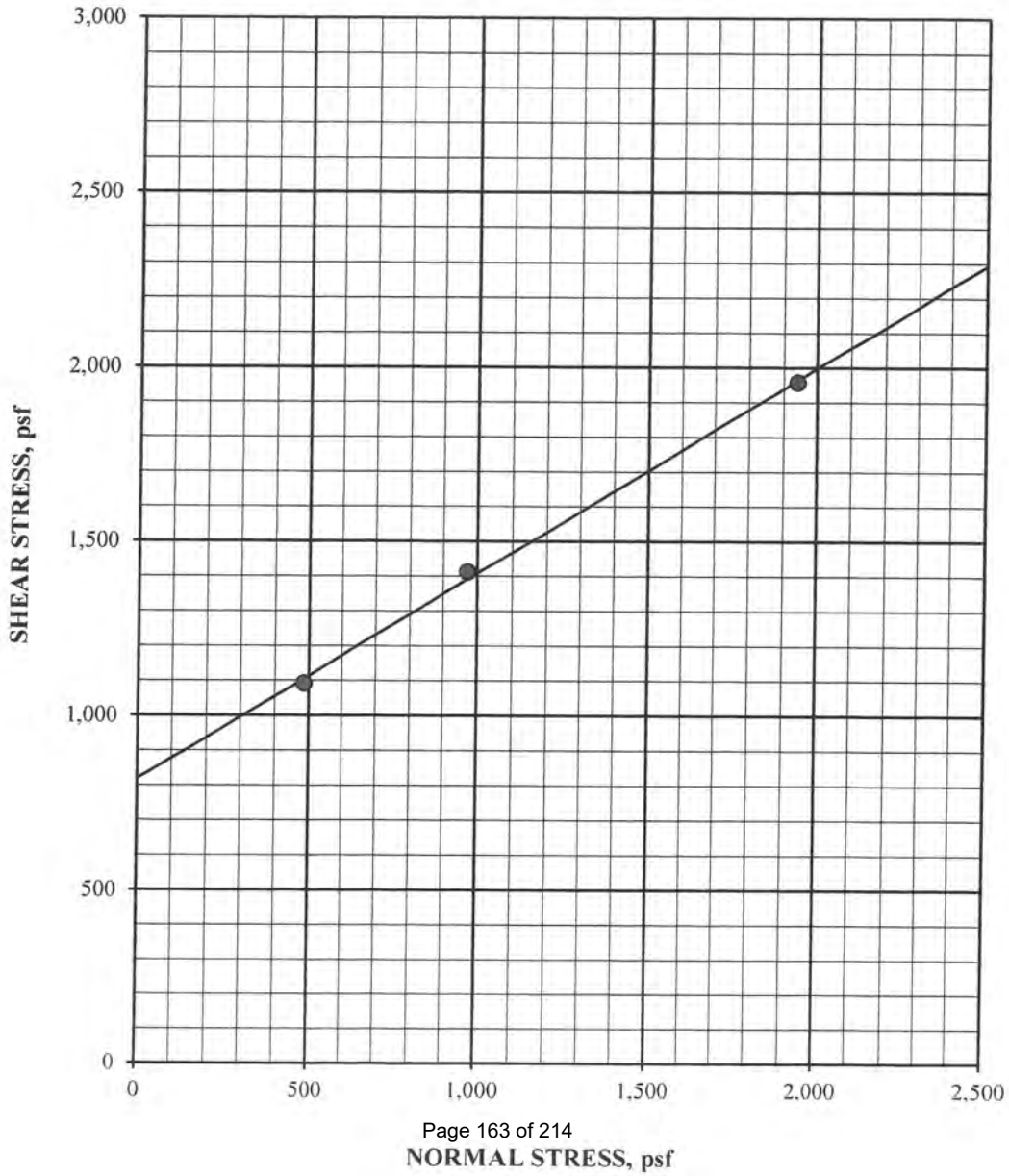
ASTM D 3080/D3080M-11 (modified for consolidated, undrained conditions)

September 5, 2018

Boring #1 @ 1.0 - 4.0'
Clayey Sand (SC)
Compacted to 90% RC, saturated

INITIAL DRY DENSITY: 107.4 pcf
INITIAL MOISTURE CONTENT: 11.6 %
PEAK SHEAR ANGLE (Ø): 31°
COHESION (C): 819 psf

SHEAR vs. NORMAL STRESS



Woodland Commercial Development

301894-002

DIRECT SHEAR continued

ASTM D 3080/D3080M-11 (modified for consolidated, undrained conditions)

Boring #1 @ 1.0 - 4.0'

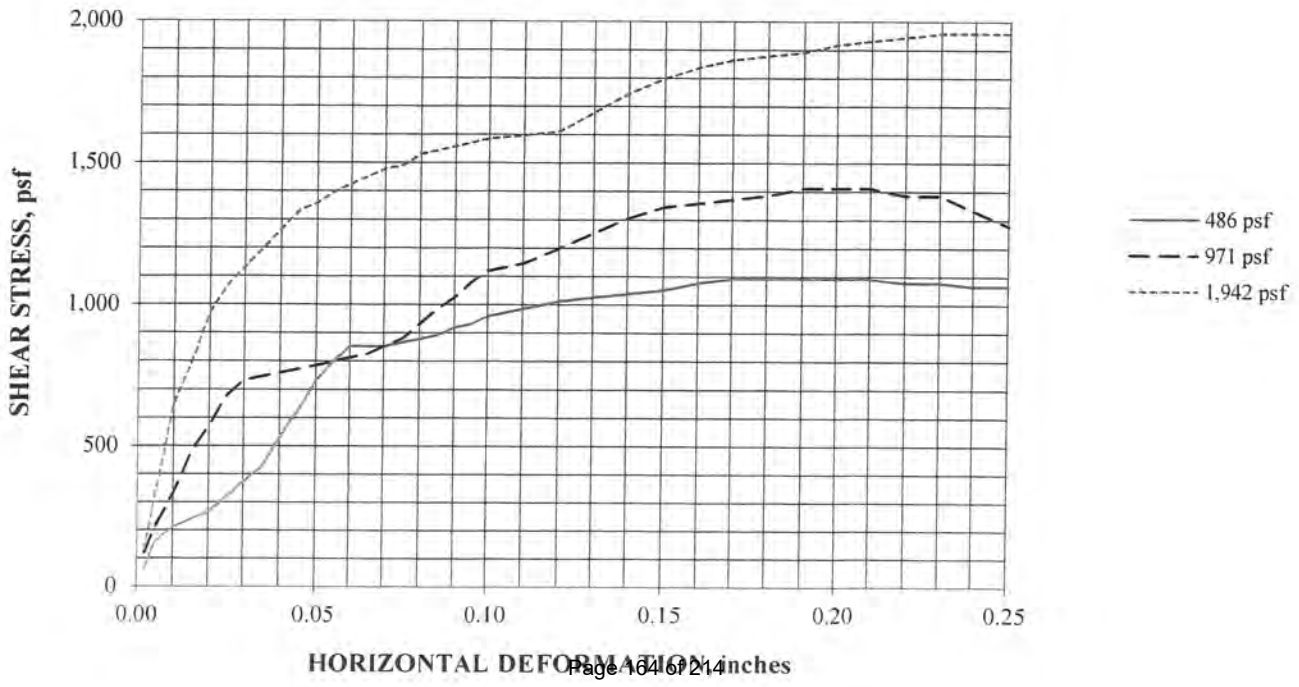
September 5, 2018

Clayey Sand (SC)

Compacted to 90% RC, saturated

SPECIFIC GRAVITY: 2.65 (assumed)

SAMPLE NO.:	1	2	3	AVERAGE
INITIAL				
WATER CONTENT, %	11.6	11.6	11.6	11.6
DRY DENSITY, pcf	107.4	107.4	107.4	107.4
SATURATION, %	57.0	57.0	57.0	57.0
VOID RATIO	0.539	0.539	0.539	0.539
DIAMETER, inches	2.410	2.410	2.410	
HEIGHT, inches	1.00	1.00	1.00	
AT TEST				
WATER CONTENT, %	23.8	23.5	23.5	
DRY DENSITY, pcf	108.7	111.0	114.2	
SATURATION, %	100.0	100.0	100.0	
VOID RATIO	0.521	0.490	0.448	
HEIGHT, inches	0.99	0.97	0.94	



Woodland Commercial Development

301894-002

MOISTURE-DENSITY COMPACTION TEST

ASTM D 1557-12 (Modified)

PROCEDURE USED: C

PREPARATION METHOD: Moist

RAMMER TYPE: Mechanical

SPECIFIC GRAVITY: 2.65 (assumed)

September 5, 2018

Boring #2 @ 1.0 - 5.0'

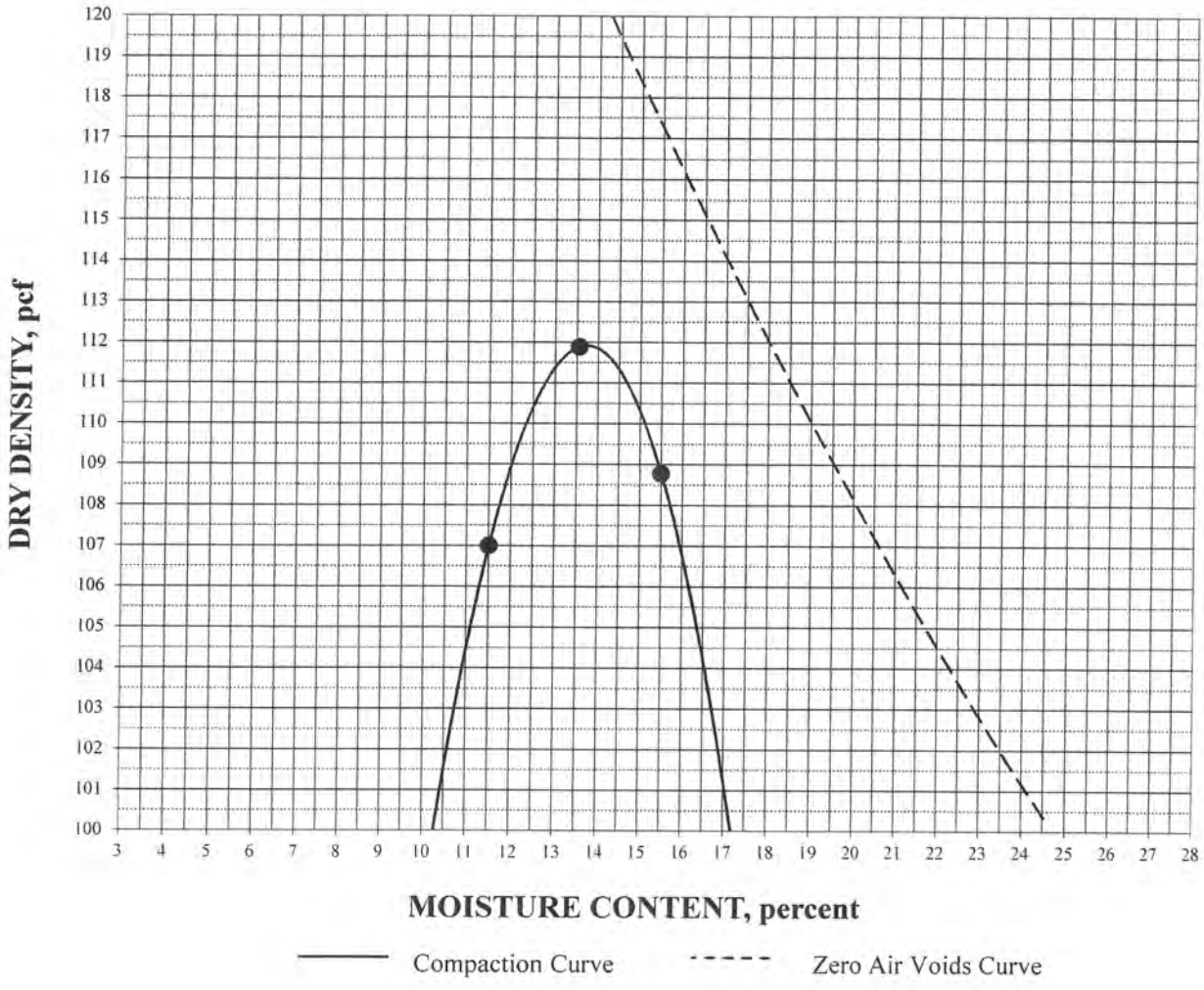
Brown Clayey Sand with Gravel (SC)

SIEVE DATA:

Sieve Size	% Retained (Cumulative)
3/4"	4
3/8"	9
#4	20

MAXIMUM DRY DENSITY: 111.9 pcf

OPTIMUM MOISTURE: 13.7%



Woodland Commercial Development

301894-002

DIRECT SHEAR

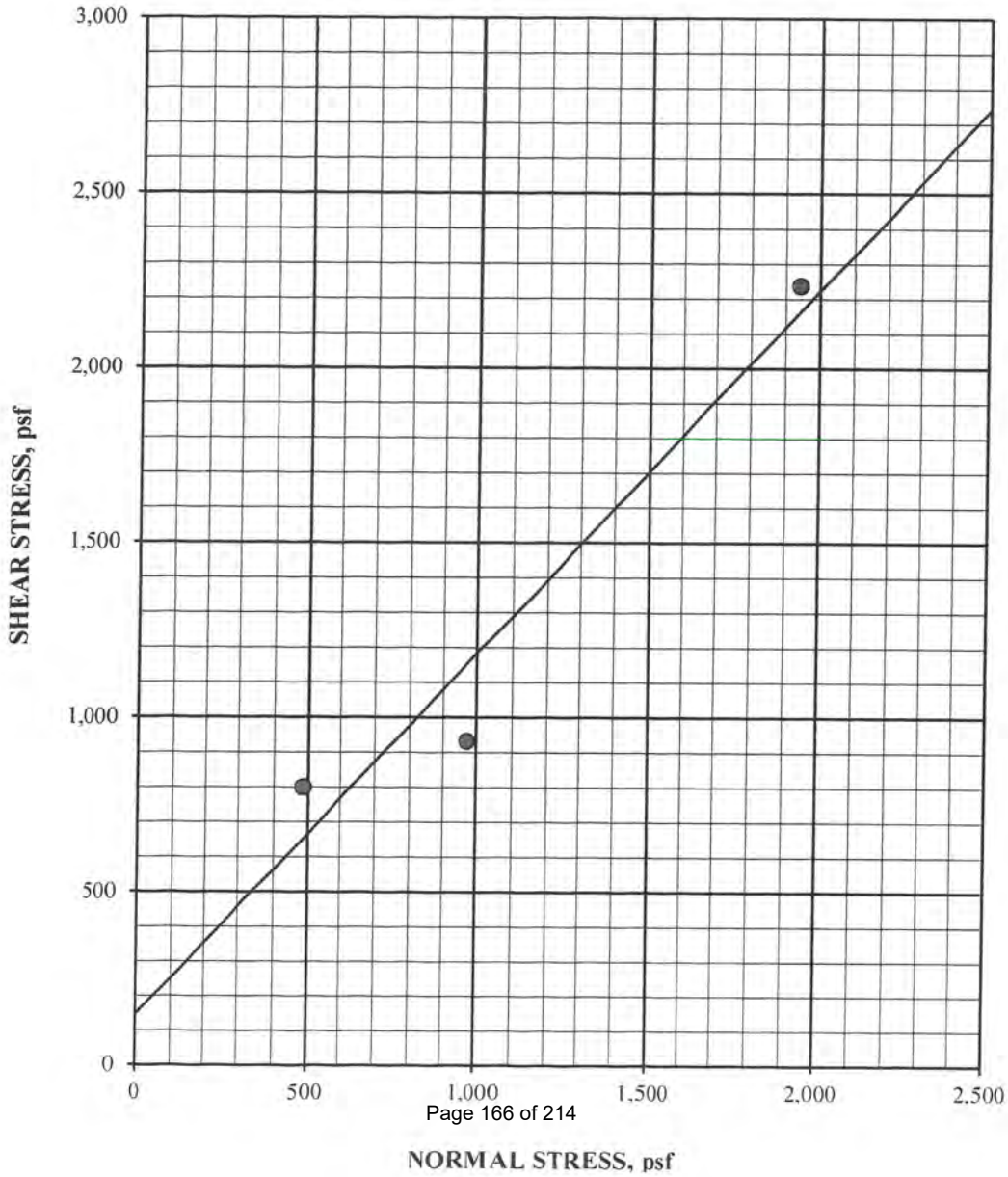
ASTM D 3080/D3080M-11 (modified for consolidated, undrained conditions)

September 5, 2018

Boring #3 @ 5.0 - 5.5'
Clayey Sand (SC)
Ring sample, saturated

INITIAL DRY DENSITY: 96.9 pcf
INITIAL MOISTURE CONTENT: 5.9 %
PEAK SHEAR ANGLE (Ø): 46°
COHESION (C): 147 psf

SHEAR vs. NORMAL STRESS



Woodland Commercial Development

301894-002

DIRECT SHEAR continued

ASTM D 3080/D3080M-11 (modified for consolidated, undrained conditions)

Boring #3 @ 5.0 - 5.5'

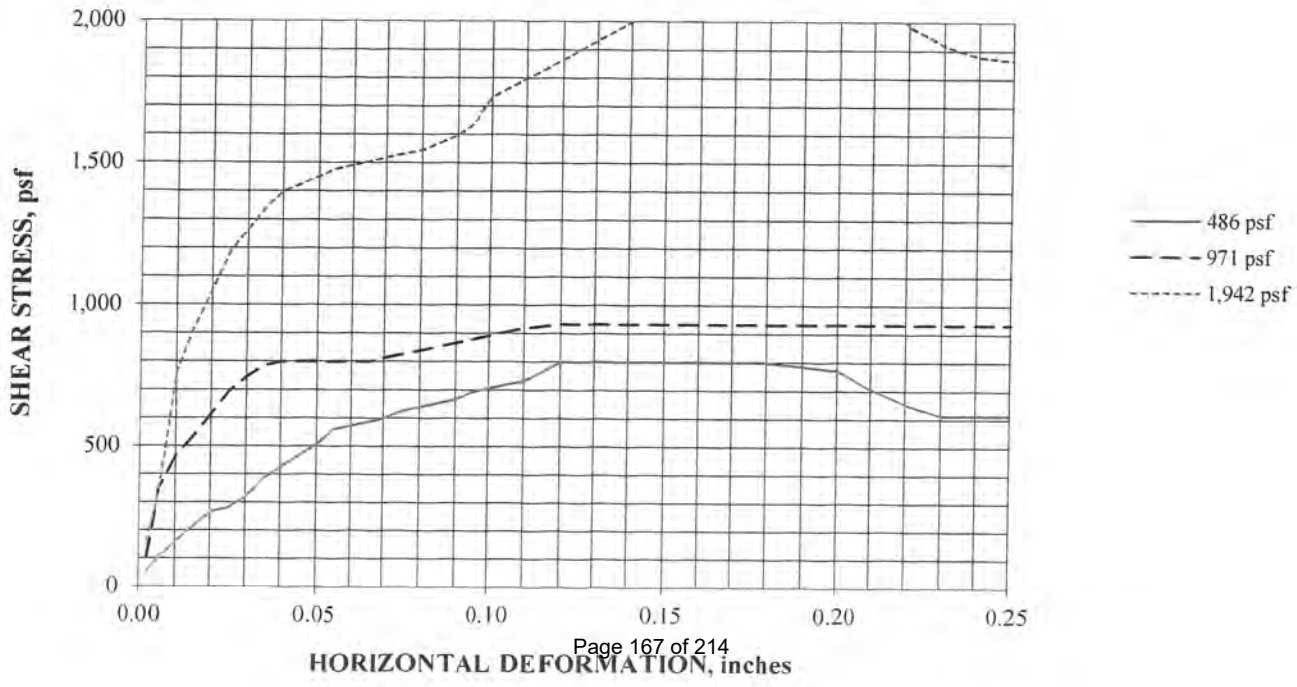
September 5, 2018

Clayey Sand (SC)

Ring sample, saturated

SPECIFIC GRAVITY: 2.65 (assumed)

SAMPLE NO.:	1	2	3	AVERAGE
INITIAL				
WATER CONTENT, %	5.9	5.9	5.9	5.9
DRY DENSITY, pcf	82.5	98.3	109.9	96.9
SATURATION, %	15.6	22.9	30.9	23.1
VOID RATIO	1.005	0.683	0.505	0.731
DIAMETER, inches	2.410	2.410	2.410	
HEIGHT, inches	1.00	1.00	1.00	
AT TEST				
WATER CONTENT, %	37.5	24.7	17.0	
DRY DENSITY, pcf	83.0	100.2	114.1	
SATURATION, %	100.0	100.0	100.0	
VOID RATIO	0.993	0.651	0.450	
HEIGHT, inches	0.99	0.98	0.96	



Attachment 9

Preliminary Stormwater Control Plan

For

Woodland on Niblick

Paso Robles, CA

009-814-044

January 2021

Richard Woodland
Richard J. Woodland Trust
3945 Buena Vista Drive
Paso Robles, CA 93446

Prepared by:
John Luttman, R.C.E. 71787
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(805) 239-3127

Attachment 9

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III.B. Use of Permeable Pavements (self-treating areas) ..... **Error! Bookmark not defined.**

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I. Project Data

Table 1: Project Data

Project Name/Number	Woodland Niblick, 009-814-044
Application Submittal Date	October 2020
Project Location	Niblick Road, Paso Robles, CA 93446
Project Phase No.	Preliminary design
Project Type and Description	Residential development of two multi-story buildings to contain 20 apartments
Total Project Site Area (acres)	1.51 acres
Total New Impervious Surface Area	32,250 sf
Total Replaced Impervious Surface Area	1,760 sf
Total Pre-Project Impervious Surface Area	1,760 sf
Total Post-Project Impervious Surface Area	34,010 sf
Net Impervious Area (Exhibit shall be provided to justify net impervious area results)	34,010 sf
Watershed Management Zone(s)	1
Design Storm Frequency and Depth	95th percentile is 1.45 in, 85th percentile is 0.8 in
Drainage Report Name	N/A

II. Setting

II.A. Project Location and Description

The proposed project is in a residential area and located on Niblick Road, Paso Robles, California. The site is at assessor's parcel number (APN) 009-814-044. The proposed project will construct two new apartment buildings with 20 apartments containing one, two, and three-bedroom apartments. This project includes a first-floor parking complex below one of the apartment buildings including twenty parking spaces, two of which are ADA accessible. The project includes twenty-one additional parking spaces, including one additional ADA accessible parking space. The project is located east of Highway 101 on Niblick Road in Paso Robles.

II.B. Existing Site Features and Conditions

The project will be constructed on a parcel totaling 2.11 acres with 1.51-acres being disturbed. The southern boundary of the project is a creek that flows west to the Salinas river. This creek discharges from the parcel through a 72" culvert, ultimately discharging at the Salinas river. The site is mostly covered with low-lying grass with some shrubs throughout the site and approximately 40% average slope. The site drains from Niblick Road down to the creek on the southern border of the site. The topsoil can be classified as Type C according to NCRS Web Soil Survey.

II.C. Opportunities and Constraints for Stormwater Control

The project includes 52% impervious area of the disturbed area. Where reasonable, run-off will sheet flow away from buildings and landscaped areas and into the stormdrain system. In-line hydrodynamic separator will be used to treat sediment and catch any debris that may be in the underground retention system. A vegetated treatment swale will be provided along the southern end of the access driveway to treat run-off prior to it entering the creek.

Site constraints include the steep slope of the site, specifically along the southern edge of the property. Since this area is unusable for treatment, underground retention will be the preferred method of treatment. Overland flow will be directed over the site landscaping before entering the stormdrain system.

III. Low Impact Development Design Strategies (PCR1)

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

III.A.2. Preservation of natural drainage features

Site Assessment

- Site Topography & vegetative cover/trees
- Hydrologic features including existing swales and historic drainage patterns
- Soil types and hydrologic groups

III.A.3. Minimization of imperviousness

- Construct drive aisles, sidewalks, parking stalls to the minimum widths and depths, provided that public safety or mobility uses are not compromised.

III.B. Dispersal of Runoff to Pervious Areas (self-retaining areas)

- Disconnected roof drains
- Direct run-off from buildings, sidewalk, driveways and parking lots onto vegetated areas safely away from building foundations and footings, consistent with California Building Code
- Provide vegetated open-channel conveyance where systems feasible
- Convey in stormdrain to discharge into treatment areas before discharging to their historical discharge location

- Direct stormwater collected in catch basins through engineered debris/sediment devices.

IV. Documentation of Drainage Design

IV.A. Drainage Management Area Characterization

The DMA numbers below correspond with DMA numbers of DMA exhibit. Each DMA has only one surface type. DMAs listed include all impervious surfaces and all vegetated areas except those designated as structural control measures (SCMs).

Pervious areas are further categorized as either self-treating or self-retaining areas.

- Areas designated as self-treating areas are undisturbed areas, or areas planted with native, drought-tolerant, or LID-appropriate vegetation and do not receive runoff from other areas.
- Areas designated as self-retaining are low-lying areas that receive runoff from adjoining areas. Site retaining areas may have natural vegetation, or be landscape, or may be porous pavements (where the soils underlying the porous pavements drain well enough to handle the additional run-on).

Summarize approach to managing different types of drainages.

Table 2: Table of Drainage Management Areas

DMA ID	Surface Type & description	Area (sf)	Drains to (provide DMA or SCM DMA ID)			Notable or exception characteristics or conditions
			Self-treating	Self-Retaining	SCM	
1	Building, parking lot & landscaping	44,779		X	1,2	
2	Dive aisle & Landscaping	23,571		X	3	

Table 3: Table of Runoff Reduction and Structural Control Measures

DMA ID	SCM	SCM TYPE	VOLUME (CF) OR PEAK FLOW (CFS) REQUIRED	VOLUME PROVIDED (CF)
1	1	STORM-TECH CHAMBERS	2,839 (CF)	5,834 CF MINIMUM
1	2	HYDRODYNAMIC SEPARATOR	0.65 (CFS)	1.06 (CFS)
2	3	VEGETATED TREATMENT SWALE	TBD (CFS)	TBD (CFS)

IV.B. Sizing Calculations

IV.B.1. PCR 2

By meeting PCR 3, this project will also infiltrate and treat a portion of the runoff required mitigation volume to meet PCR 2 through the footprint of the vegetated treatment and underground retention system. For the runoff that is unable to be directed to the underground retention system, a vegetated treatment is provided that will be sized to treat the 85th percentile storm. Most of the off-site run-on is being directed away from the site. The amount of off-site run-on will be directed to the vegetated treatment swale on the south side of the western drive aisle.

IV.B.2. PCR 3

The primary design of the proposed sub-surface basins is to retain runoff in the 95th Percentile storm event. Sufficient surface retention is not available to meet the required retention volume of 2,839 cubic feet, therefore subsurface stormwater retention chambers are proposed.

The subsurface retention storage provided by StormTech MC-4500 Chambers surrounded by drain rock with an assumed 40% void ratio. The preliminary design provides 36 chambers to meet the minimum storage requirement.

The retention system will be designed for a minimum of 12 inches of freeboard at maximum capacity. Once the system has reached maximum capacity it will discharge with a weir. Grading will promote sheet flow to the creek to maintain historical drainage patterns.

IV.B.3. PCR 4

The primary method of controlling the peak run-off will be an outlet structure with control weir from the underground retention system. The structure will be designed so that the peak run-off will not exceed the predeveloped condition. The subsurface chamber storage volume was increased to provide detention storage while the run-off is discharged. A minimum of 12" of free board will be provided at maximum capacity. An analysis of the pre-existing conditions was performed using Autodesk's Storm and Sanitary Analysis (SSA) to determine the 2- and 10-year runoff peak flows. The 2- and 10-year pre-developed peak flow results can be found in Table 4 below. Detailed SSA results can be found in Exhibit C.

Table 4: Pre-developed Peak Flows

Storm	Peak Flow (cfs)
2-Year	0.65
10-Year	2.02

V. Source Control Measures

V.A. Site activities and potential sources of pollutants

Through daily use of the site, pollutants will be deposited and eventually carried off through stormwater, The SWCP has BMPs in place to limit the extent of pollutant accumulation and discharge. The table below summarizes potential sources of pollutants and suggests source control BMPs to be implemented.

V.B. Source Control Table

Table 5: Source Control Table

	Pollutants Associated with Activity					
Potential Pollutant Source	Sediment/ Litter/ Debris	Nutrients/ Organic Matter	Bacteria	Hydro-carbons	Toxics/ Chemicals/ Paint	Source Control BMP Proposed
Pets		X	X			Good housekeeping/ Illicit Discharge Control/Pet Waste Station
Parked Vehicles	X			X		Vehicle Maintenance, Fueling and Storage
Roads	X	X				Street Sweeping
Storm Drains		X			X	
Fertilizers/ Pesticides	X	X				Vegetated Treatment Swale

V.C. Features, Materials, and Methods of Construction of Source Control BMPs

Through good housekeeping and the construction of the SCMs necessary to meet PCR 2 and 3, potential pollutants from the site activity can be minimized without the construction of additional source control BMPs. Vegetated treatment swale and infiltration through SCMs can be utilized to treat pollutant runoff, while good housekeeping practices will limit the amount of pollutants the SCM system receives.

VI. Stormwater Facility Maintenance

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

The Owner of the facilities is Rick Clark. The Operations and Maintenance Agreement between the Owner and the City of Paso Robles will be deferred until project approval and final design.

Owner of facilities

The owner of the facilities is: **Richard J. Woodland Trust**

VI.B. Summary of Maintenance Requirements for Each Stormwater Facility

A complete Operations and Maintenance Manual will be deferred until project approval and final design. At minimum should include operations and maintenance of the following:

1. Subsurface StormTech SC-740 Chambers
2. Catch basins
3. Parking lot and driveway
4. Vegetated Treatment Swale
5. Concrete swales
6. Landscape

VII. Construction Checklist

Table 6 Construction Checklist Table

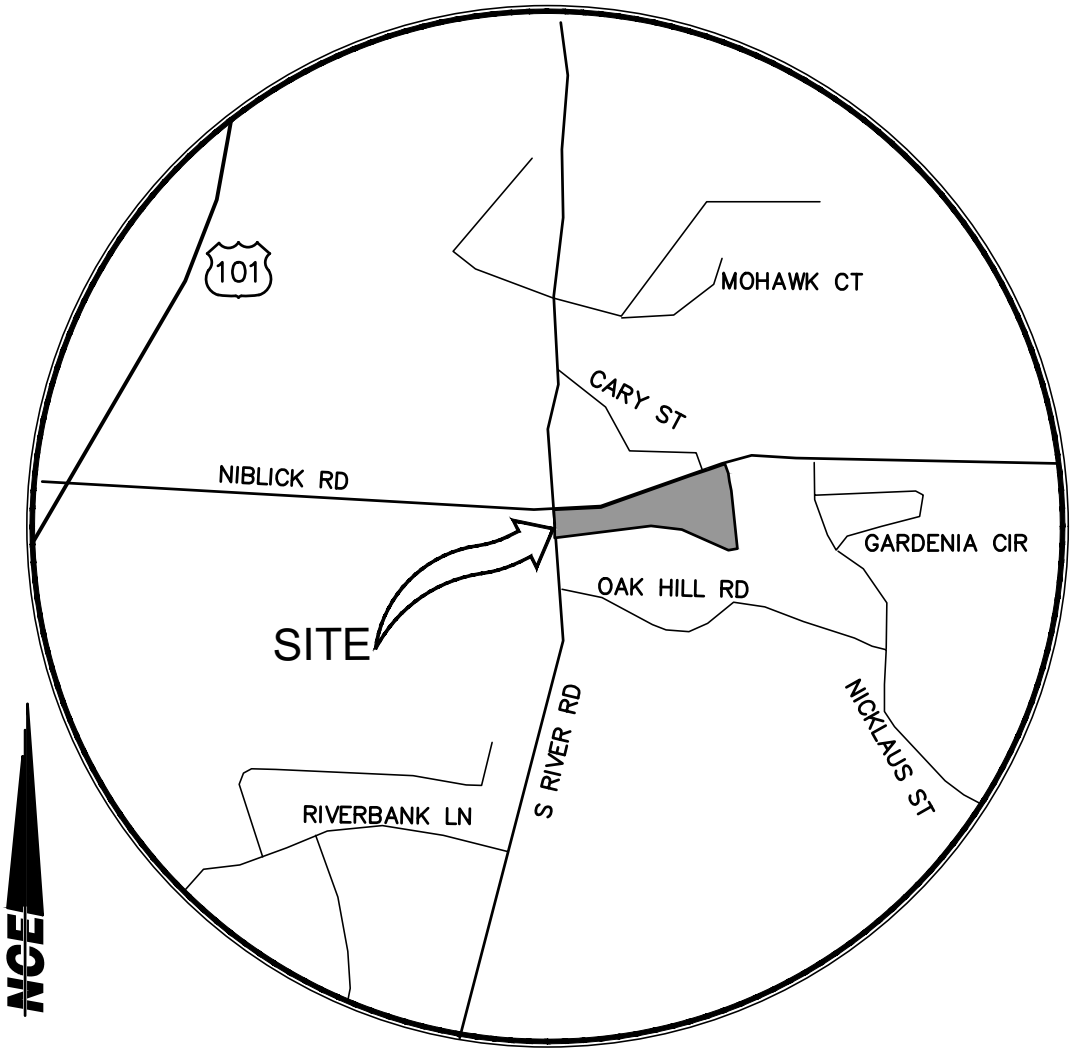
SWCP Page No.	Structural Control Measure SCMs	Plan Sheet No.	SCM Detail No.
7	StormTech MC-4500 Chambers - 1	1,2	1
7	Hydro International FD-3HC Hydrodynamic Separator	1,2	2
7	Vegetated Treatment Swale	1,2	3

VIII. Certifications

The design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the Post-Construction Stormwater Management Resolution R3-2013-0032 and the current edition of the County's LID Handbook.

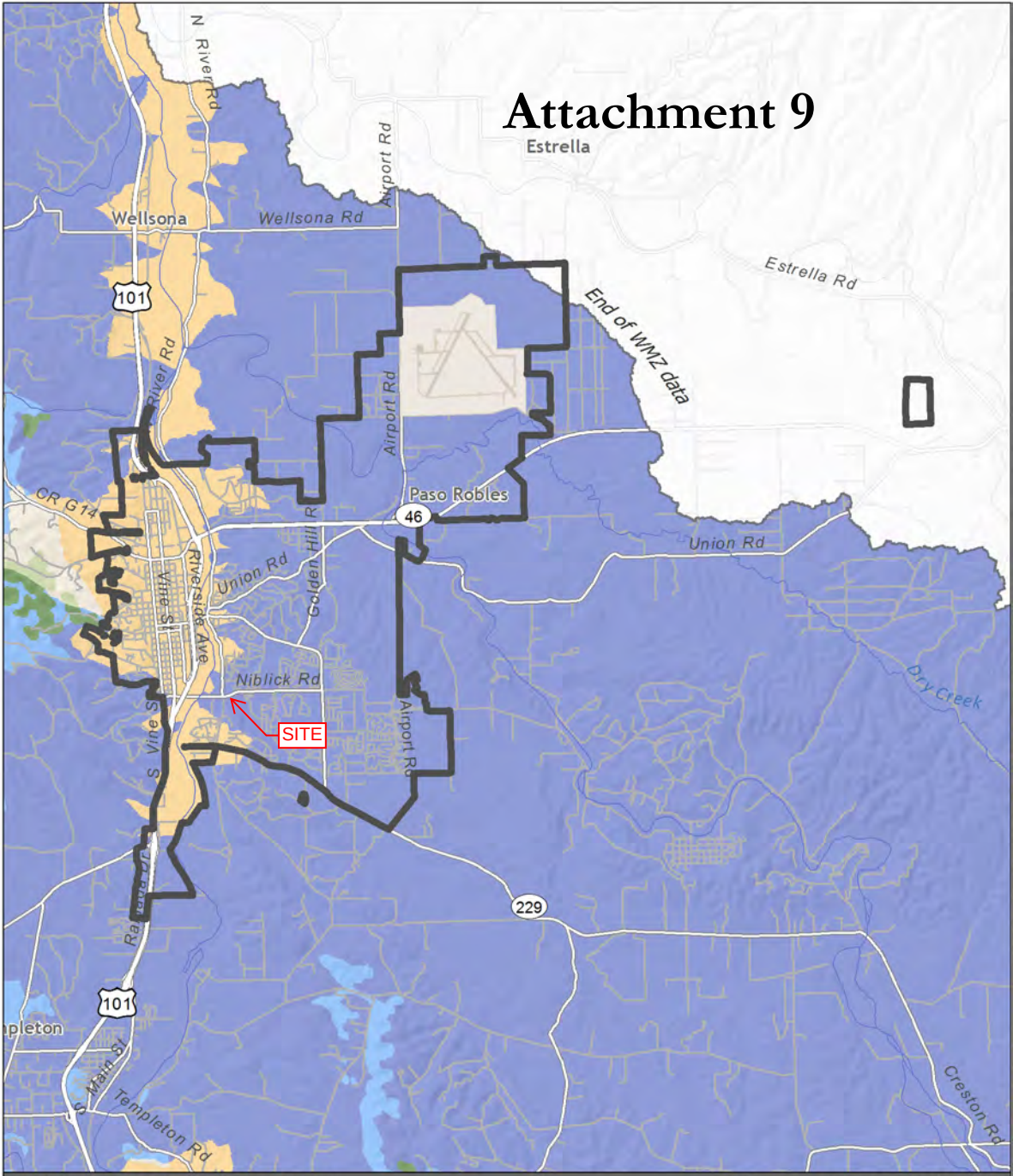
Appendix A: Maps

Attachment 9



LOCATION MAP

NO SCALE


Attachment 9
Estrella
Wellsona
Wellsona Rd
N River Rd
Airport Rd
Estrella Rd
End of WMZ data
101
River Rd
Airport Rd
Paso Robles
46
CR G14
Union Rd
Golden Hill Rd
Riverside Ave
S Vine St
Niblick Rd
SITE
Airport Rd
Dry Creek
229
101
Templeton
Main St
Templeton Rd
Creston Rd
CENTRAL COAST JOINT EFFORT
El Paso de Robles, California
Watershed management zones
1
2
3
4
5
6
7
8
9
10
Urban area boundary
Data sources
Watershed management zones: Stillwater Sciences, 2012
Base data: ESRI 2010
0 0.25 0.5 1 Miles
0 0.5 1 2 km
N
Stillwater Sciences
www.stillwatersci.com

Appendix B: DMA and SCM Exhibits



NOAA Atlas 14, Volume 6, Version 2
Location name: Paso Robles, California, USA*
Latitude: 35.6153°, Longitude: -120.6777°
Elevation: 754.62 ft**
* source: ESRI Maps
** source: USGS



Attachment 9

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.118** (0.100-0.141)	**0.151** (0.128-0.181)	**0.197** (0.167-0.236)	**0.237** (0.198-0.286)	**0.294** (0.237-0.369)	**0.341** (0.268-0.437)	**0.390** (0.299-0.515)	**0.445** (0.330-0.605)	**0.523** (0.371-0.745)	**0.587** (0.401-0.869)
10-min	**0.170** (0.144-0.202)	**0.217** (0.184-0.259)	**0.283** (0.239-0.339)	**0.340** (0.284-0.410)	**0.421** (0.340-0.528)	**0.488** (0.384-0.627)	**0.560** (0.429-0.738)	**0.637** (0.473-0.867)	**0.749** (0.531-1.07)	**0.841** (0.574-1.25)
15-min	**0.205** (0.174-0.245)	**0.263** (0.222-0.313)	**0.342** (0.289-0.409)	**0.411** (0.344-0.496)	**0.510** (0.411-0.639)	**0.590** (0.465-0.758)	**0.677** (0.518-0.893)	**0.771** (0.572-1.05)	**0.906** (0.642-1.29)	**1.02** (0.695-1.51)
30-min	**0.289** (0.245-0.345)	**0.370** (0.313-0.441)	**0.482** (0.407-0.577)	**0.579** (0.484-0.699)	**0.718** (0.579-0.900)	**0.832** (0.655-1.07)	**0.954** (0.731-1.26)	**1.09** (0.806-1.48)	**1.28** (0.905-1.82)	**1.43** (0.979-2.12)
60-min	**0.428** (0.363-0.510)	**0.547** (0.463-0.653)	**0.713** (0.602-0.853)	**0.855** (0.716-1.03)	**1.06** (0.855-1.33)	**1.23** (0.968-1.58)	**1.41** (1.08-1.86)	**1.61** (1.19-2.18)	**1.89** (1.34-2.69)	**2.12** (1.45-3.14)
2-hr	**0.625** (0.530-0.745)	**0.785** (0.665-0.937)	**1.01** (0.852-1.21)	**1.20** (1.01-1.45)	**1.49** (1.20-1.86)	**1.72** (1.35-2.20)	**1.97** (1.51-2.59)	**2.24** (1.66-3.05)	**2.63** (1.87-3.75)	**2.96** (2.02-4.38)
3-hr	**0.770** (0.653-0.918)	**0.968** (0.820-1.16)	**1.24** (1.05-1.49)	**1.48** (1.24-1.79)	**1.83** (1.47-2.29)	**2.11** (1.66-2.71)	**2.42** (1.85-3.19)	**2.75** (2.04-3.74)	**3.23** (2.29-4.61)	**3.63** (2.48-5.37)
6-hr	**1.08** (0.912-1.28)	**1.38** (1.16-1.64)	**1.79** (1.51-2.14)	**2.14** (1.79-2.59)	**2.65** (2.13-3.32)	**3.06** (2.41-3.93)	**3.50** (2.68-4.61)	**3.97** (2.95-5.40)	**4.64** (3.29-6.61)	**5.19** (3.54-7.68)
12-hr	**1.34** (1.13-1.59)	**1.82** (1.54-2.17)	**2.47** (2.08-2.96)	**3.01** (2.51-3.63)	**3.75** (3.02-4.70)	**4.33** (3.41-5.55)	**4.93** (3.77-6.50)	**5.55** (4.12-7.55)	**6.42** (4.55-9.14)	**7.10** (4.84-10.5)
24-hr	**1.58** (1.43-1.78)	**2.29** (2.07-2.58)	**3.22** (2.90-3.64)	**3.97** (3.55-4.53)	**4.99** (4.31-5.89)	**5.77** (4.89-6.96)	**6.57** (5.42-8.12)	**7.38** (5.92-9.39)	**8.48** (6.53-11.3)	**9.34** (6.94-12.8)
2-day	**2.02** (1.83-2.27)	**2.87** (2.59-3.23)	**4.00** (3.61-4.53)	**4.94** (4.42-5.64)	**6.24** (5.39-7.36)	**7.26** (6.14-8.75)	**8.30** (6.85-10.3)	**9.40** (7.54-12.0)	**10.9** (8.39-14.5)	**12.1** (8.99-16.6)
3-day	**2.31** (2.09-2.61)	**3.23** (2.92-3.64)	**4.47** (4.03-5.06)	**5.51** (4.93-6.29)	**6.98** (6.03-8.23)	**8.14** (6.89-9.81)	**9.35** (7.72-11.6)	**10.6** (8.54-13.5)	**12.4** (9.57-16.5)	**13.9** (10.3-19.1)
4-day	**2.53** (2.29-2.85)	**3.49** (3.16-3.94)	**4.80** (4.33-5.44)	**5.92** (5.29-6.75)	**7.49** (6.48-8.84)	**8.76** (7.41-10.6)	**10.1** (8.32-12.5)	**11.5** (9.23-14.6)	**13.5** (10.4-17.9)	**15.1** (11.2-20.8)
7-day	**3.05** (2.76-3.44)	**4.11** (3.72-4.64)	**5.57** (5.03-6.31)	**6.82** (6.10-7.79)	**8.61** (7.45-10.2)	**10.1** (8.52-12.1)	**11.6** (9.58-14.3)	**13.3** (10.6-16.9)	**15.6** (12.0-20.7)	**17.6** (13.0-24.1)
10-day	**3.45** (3.12-3.89)	**4.59** (4.15-5.18)	**6.17** (5.56-6.98)	**7.53** (6.73-8.59)	**9.49** (8.20-11.2)	**11.1** (9.38-13.4)	**12.8** (10.6-15.8)	**14.6** (11.7-18.6)	**17.3** (13.3-22.9)	**19.4** (14.4-26.7)
20-day	**4.31** (3.90-4.85)	**5.70** (5.15-6.43)	**7.64** (6.89-8.64)	**9.31** (8.33-10.6)	**11.7** (10.1-13.9)	**13.7** (11.6-16.5)	**15.8** (13.1-19.6)	**18.1** (14.6-23.1)	**21.5** (16.5-28.5)	**24.2** (18.0-33.2)
30-day	**5.08** (4.60-5.73)	**6.75** (6.10-7.61)	**9.07** (8.18-10.3)	**11.1** (9.89-12.6)	**13.9** (12.1-16.5)	**16.3** (13.8-19.6)	**18.8** (15.5-23.2)	**21.5** (17.3-27.4)	**25.4** (19.6-33.7)	**28.6** (21.3-39.3)
45-day	**6.10** (5.52-6.87)	**8.13** (7.35-9.18)	**10.9** (9.87-12.4)	**13.4** (12.0-15.2)	**16.8** (14.5-19.9)	**19.6** (16.6-23.7)	**22.6** (18.7-28.0)	**25.8** (20.7-32.9)	**30.4** (23.4-40.4)	**34.2** (25.4-47.0)
60-day	**7.11** (6.44-8.01)	**9.51** (8.60-10.7)	**12.8** (11.6-14.5)	**15.6** (14.0-17.8)	**19.6** (17.0-23.2)	**22.9** (19.4-27.6)	**26.3** (21.7-32.5)	**30.0** (24.0-38.1)	**35.2** (27.1-46.7)	**39.4** (29.3-54.2)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

Attachment 9

EXISTING AREAS

SURFACE TYPE	AREA, SF
BUILDINGS	0
ASPHALT	0
CONCRETE	1,760
LANDSCAPING	43,019
TOTAL AREA (S.F.)	**44,779**

PROPOSED CONDITION

SURFACE TYPE	AREA, SF
NEW IMPERVIOUS AREAS	- -
BUILDING	11,063
ASPHALT	11,049
CONCRETE	4,300
DECOMPOSED GRANITE	
MISCELLANEOUS	1,463
SUBTOTAL (S.F.)	**27,875**
REPLACED IMPERVIOUS AREAS	**1,760**
PERVIOUS AREAS	- -
PERMEABLE PAVERS	
LANDSCAPE/DISTURBED	16,904
UNDISTURBED GROUND	
SUBTOTAL	**16,904**
TOTAL AREA (S.F.)	**44,779**

QUANTITY	VALUE
DRAINAGE TRIBUTARY AREA (SF) =	**44,779**
50% REPLACEMENT CREDIT (SF) =	**880**
CREDITED AREA OF DISTURBANCE (SF) =	**43,899**
% IMPERVIOUS, i =	**62%**
85th/95th RAINFALL DEPTH (IN) =	1.45
RUNOFF COEFFICIENT, c =	**0.43**
PCR 2 WATER QUALITY MITIGATION VOLUME (CF) =	**2,263**

Attachment 9

EXISTING AREAS

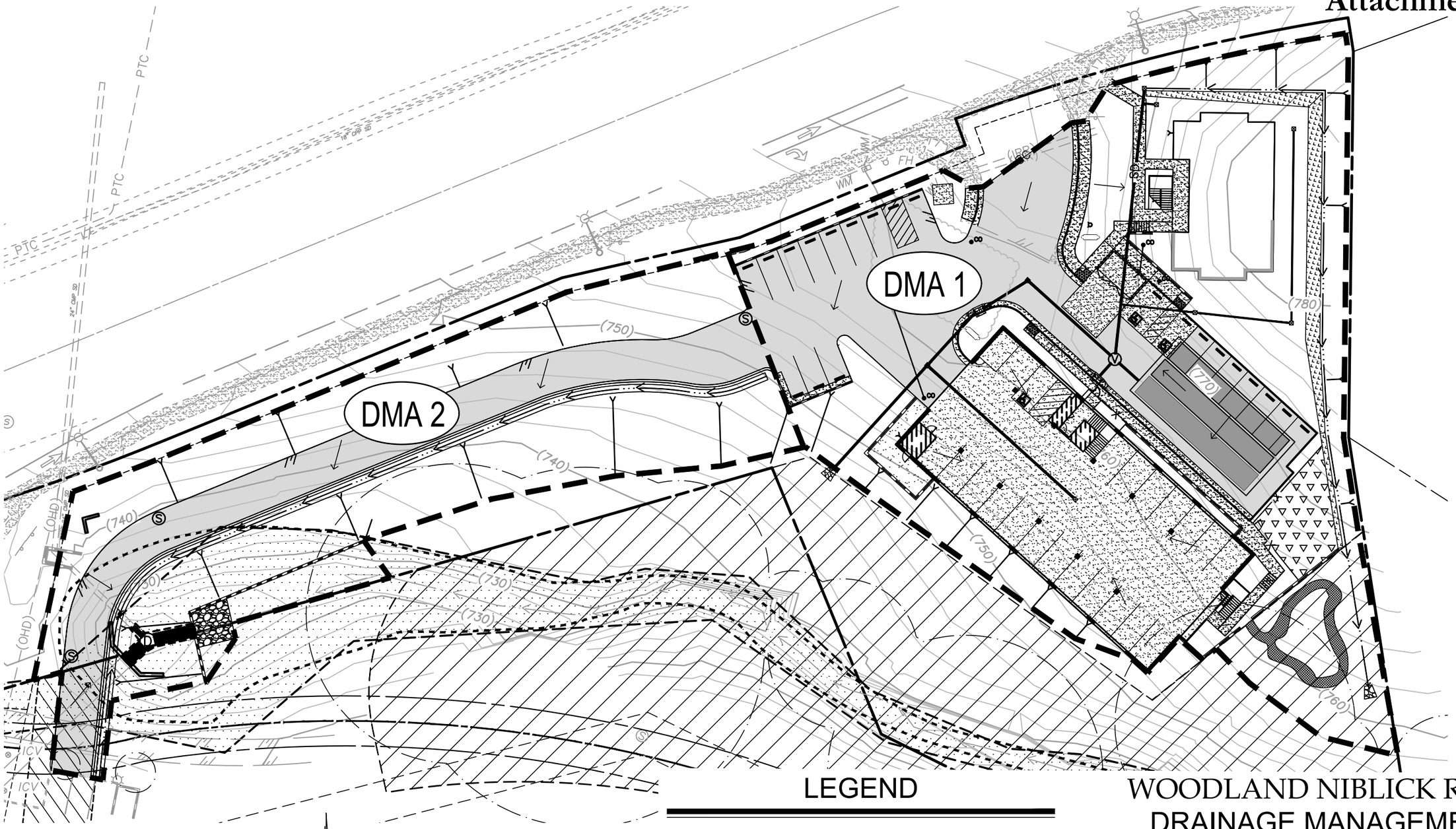
SURFACE TYPE	AREA, SF
BUILDINGS	0
ASPHALT	0
CONCRETE	0
LANDSCAPING	23,571
TOTAL AREA (S.F.)	**23,571**

PROPOSED CONDITION

SURFACE TYPE	AREA, SF
NEW IMPERVIOUS AREAS	- -
BUILDING	0
ASPHALT	6,063
CONCRETE	0
DECOMPOSED GRANITE	0
MISCELLANEOUS	0
SUBTOTAL (S.F.)	**6,063**
REPLACED IMPERVIOUS AREAS	**0**
PERVIOUS AREAS	- -
PERMEABLE PAVERS	0
LANDSCAPE/DISTURBED	17,508
UNDISTURBED GROUND	0
SUBTOTAL	**17,508**
TOTAL AREA (S.F.)	**23,571**

QUANTITY	VALUE
DRAINAGE TRIBUTARY AREA (SF) =	**23,571**
50% REPLACEMENT CREDIT (SF) =	**0**
CREDITED AREA OF DISTURBANCE (SF) =	**23,571**
% IMPERVIOUS, i =	**26%**
85th/95th RAINFALL DEPTH (IN) =	1.45
RUNOFF COEFFICIENT, c =	**0.20**
PCR 2 WATER QUALITY MITIGATION VOLUME (CF) =	**576**

Attachment 9



LEGEND

DMA 1	DRAINAGE MANAGEMENT AREAS (DMA)
	DMA BOUNDARY
→	DRAINAGE DIRECTION

0 20' 40' 80'

SCALE: 1"=40'

WOODLAND NIBLICK ROAD DRAINAGE MANAGEMENT AREAS (DMA)

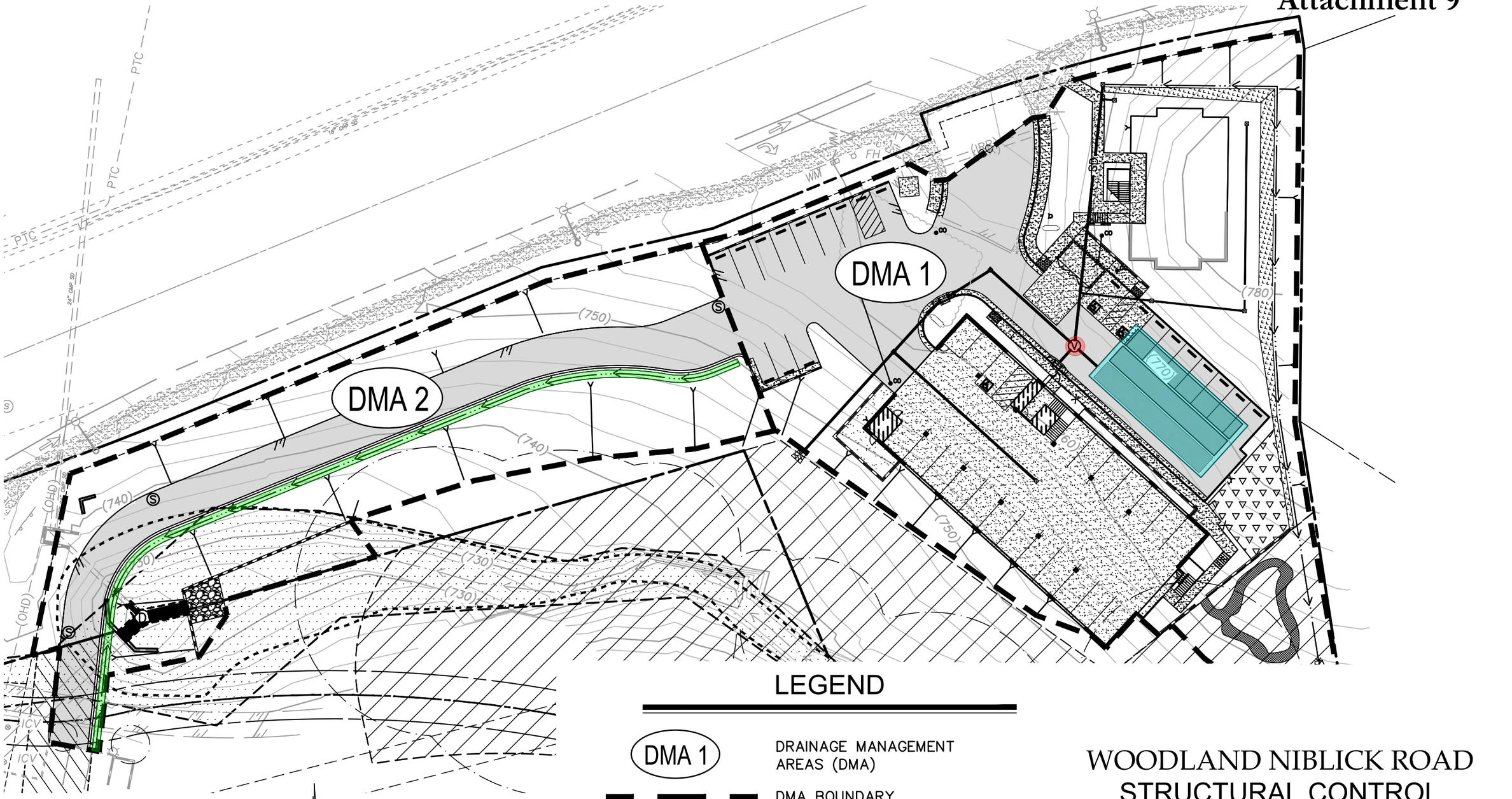
725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
805.239.3127

NCE NORTH COAST ENGINEERING

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R:\PROJ\17131\Design\Working\17131 SWCP.dwg, DMA, 1/6/2021 10:54:50 AM, CPW, 1:1

Attachment 9



LEGEND

DMA 1	DRAINAGE MANAGEMENT AREAS (DMA)
	DMA BOUNDARY
	SUBSURFACE RETENTION BASIN
	IN-LINE HYDRODYNAMIC SEPARATOR
	BIOSWALE

0 20' 40' 80'

SCALE: 1"=40'

WOODLAND NIBLICK ROAD STRUCTURAL CONTROL MEASURES (SCM)

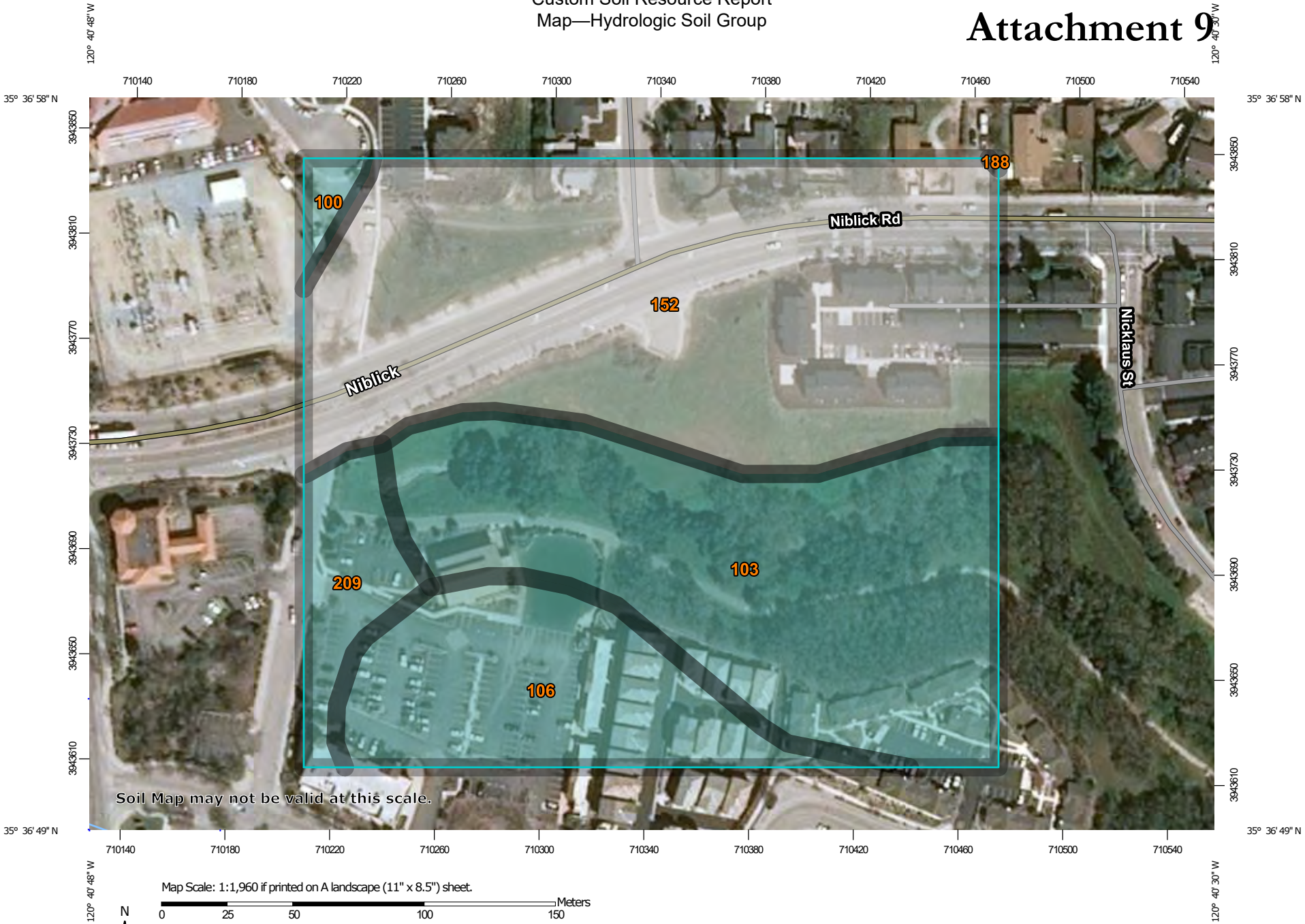
725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
805.239.3127

NCE NORTH COAST ENGINEERING

NORTH COAST ENGINEERING INC. copyright©2020

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Attachment 9



Attachment 9

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Luis Obispo County, California, Paso Robles Area
Survey Area Data: Version 14, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 22, 2019—Mar 14, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

Attachment 9

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
100	Arbuckle fine sandy loam, 0 to 2 percent slopes	C	0.2	1.1%
103	Arbuckle-Positas complex, 15 to 30 percent slopes	C	5.0	32.6%
106	Arbuckle-San Ysidro complex, 2 to 9 percent slopes	C	2.3	15.1%
152	Linne-Calodo complex, 9 to 30 percent slopes		7.0	45.7%
188	Rincon clay loam, 2 to 9 percent slopes, MLRA 14	C	0.0	0.0%
209	Still clay loam, 2 to 9 percent slopes	C	0.8	5.3%
Totals for Area of Interest			**15.2**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

MC-4500 CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.



STORMTECH MC-4500 CHAMBER
(not to scale)

Nominal Chamber Specifications

Size (L x W x H)
52” x 100” x 60”
1321 mm x 2540 mm x 1524 mm

Chamber Storage
106.5 ft^3 (3.01 m^3)

Min. Installed Storage*
162.6 ft^3 (4.60 m^3)

Weight
Nominal 125 lbs (56.7 kg)

Shipping
7 chambers/pallet
5 end caps/pallet
11 pallets/truck

*Assumes a minimum of 12” (300 mm) of stone above, 9” (230 mm) of stone below chambers, 9” (230 mm) of stone between chambers/end caps and 40% stone porosity.

STORMTECH MC-4500 END CAP
(not to scale)

Nominal End Cap Specifications

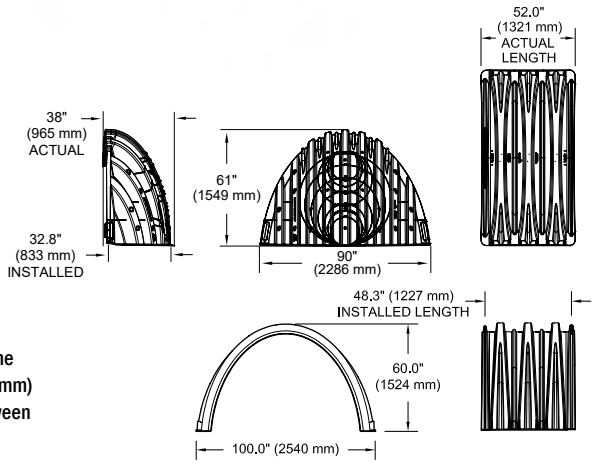
Size (L x W x H)
38” x 90” x 61”
965 mm x 2286 mm x 1549 mm

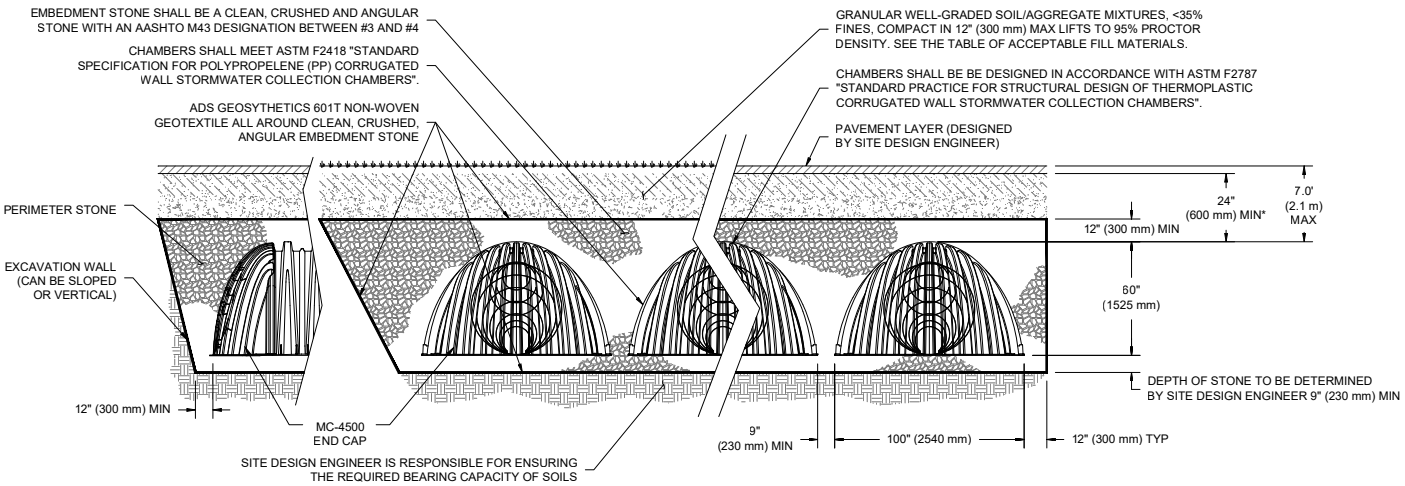
End Cap Storage
39.5 ft^3 (1.12 m^3)

Min. Installed Storage*
115.3 ft^3 (3.26 m^3)

Weight
Nominal 90.0 lbs (40.8 kg)

*Assumes a minimum of 12” (300 mm) of stone above, 9” (230 mm) of stone below, 12” (300 mm) of stone perimeter, 9” (230 mm) of stone between chambers/end caps and 40% stone porosity.





*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 30" (750 mm).

MC-4500 CHAMBER SPECIFICATIONS

STORAGE VOLUME PER CHAMBER FT³ (M³)

	Bare Chamber Storage ft³ (m³)	Chamber and Stone Foundation Depth in. (mm)			
		9" (230 mm)	12" (300 mm)	15" (375 mm)	18" (450 mm)
MC-4500 Chamber	106.5 (3.01)	162.6 (4.60)	166.3 (4.71)	169.9 (4.81)	173.6 (4.91)
MC-4500 End Cap	39.5 (1.12)	115.3 (3.26)	118.6 (3.36)	121.9 (3.45)	125.2 (3.54)

Note: Assumes 9" (230 mm) row spacing, 40% stone porosity, 12" (300 mm) stone above and includes the bare chamber/end cap volume. End cap volume assumes 12" (300 mm) stone perimeter in front of end cap.

AMOUNT OF STONE PER CHAMBER

ENGLISH TONS (yds³)	Stone Foundation Depth			
	9"	12"	15"	18"
MC-4500 Chamber	7.4 (5.2)	7.8 (5.5)	8.3 (5.9)	8.8 (6.2)
MC-4500 End Cap	9.8 (7.0)	10.2 (7.3)	10.6 (7.6)	11.1 (7.9)
METRIC KILOGRAMS (m³)	230 mm	300 mm	375 mm	450 mm
MC-4500 Chamber	6713 (4.0)	7076 (4.2)	7529 (4.5)	7983 (4.7)
MC-4500 End Cap	8890 (5.3)	9253 (5.5)	9616 (5.8)	10069 (6.0)

Note: Assumes 12" (300 mm) of stone above and 9" (230 mm) row spacing and 12" (300 mm) of perimeter stone in front of end caps.

VOLUME EXCAVATION PER CHAMBER YD³ (M³)

	Stone Foundation Depth			
	9" (230 mm)	12" (300 mm)	15" (375mm)	18" (450 mm)
MC-4500 Chamber	10.5 (8.0)	10.8 (8.3)	11.2 (8.5)	11.5 (8.8)
MC-4500 End Cap	9.7 (7.4)	10.0 (7.6)	10.3 (7.9)	10.6 (8.1)

Note: Assumes 9" (230 mm) of separation between chamber rows, 12" (300 mm) of perimeter in front of the end caps, and 24" (600 mm) of cover. The volume of excavation will vary as depth of cover increases.



Working on a project?
Visit us at www.stormtech.com
and utilize the StormTech Design Tool

For more information on the StormTech MC-4500 Chamber and other ADS products, please contact our Customer Service Representatives at 1-800-821-6710

Advanced Drainage Systems, Inc.
4640 Trueman Blvd., Hilliard, OH 43026
1-800-821-6710 www.ads-pipe.com

ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
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Appendix C: SSA Results

Project Description

File Name ..... 17131 SSA.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	User-Defined
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	YES

Analysis Options

Start Analysis On	Oct 02, 2020	00:00:00
End Analysis On	Oct 03, 2020	00:00:00
Start Reporting On	Oct 02, 2020	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	1
Nodes	1
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	0
Channels	0
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	2-Year	Cumulative	inches	California	San Luis Obispo (Paso Robles)	2	2.30	SCS Type I 24-hr

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-Pre	1.49	484.00	79.76	2.30	0.74	1.11	0.65	0 00:10:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	OutPre	Outfall	0.00					0.00	0.00					

Subbasin Hydrology

Subbasin : Sub-Pre

Input Data

Area (ac) 1.49
Peak Rate Factor 484.00
Weighted Curve Number 79.76
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Paved parking & roofs	0.06	C	98.00
50 - 75% grass cover, Fair	1.43	C	79.00
Composite Area & Weighted CN	1.49		79.76

Subbasin Runoff Results

Total Rainfall (in) 2.30
Total Runoff (in) 0.74
Peak Runoff (cfs) 0.65
Weighted Curve Number 79.76
Time of Concentration (days hh:mm:ss) 0 00:10:00

Project Description

File Name ..... 17131 SSA.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	SCS TR-55
Time of Concentration (TOC) Method	User-Defined
Link Routing Method	Hydrodynamic
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	YES

Analysis Options

Start Analysis On	Oct 02, 2020	00:00:00
End Analysis On	Oct 03, 2020	00:00:00
Start Reporting On	Oct 02, 2020	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	1
Nodes	1
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	0
Channels	0
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	10-Year	Cumulative	inches	California	San Luis Obispo (Paso Robles)	10	3.97	SCS Type I 24-hr

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-Pre	1.49	484.00	79.76	3.97	2.00	2.98	2.02	0 00:10:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	OutPre	Outfall	0.00					0.00	0.00					

Subbasin Hydrology

Subbasin : Sub-Pre

Input Data

Area (ac) 1.49
Peak Rate Factor 484.00
Weighted Curve Number 79.76
Rain Gage ID ..... Rain Gage-01

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Paved parking & roofs	0.06	C	98.00
50 - 75% grass cover, Fair	1.43	C	79.00
Composite Area & Weighted CN	1.49		79.76

Subbasin Runoff Results

Total Rainfall (in) 3.97
Total Runoff (in) 2.00
Peak Runoff (cfs) 2.02
Weighted Curve Number 79.76
Time of Concentration (days hh:mm:ss) 0 00:10:00

August 26, 2020

Mr. Zechariah Szwabowski
North Coast Engineering
725 Creston Road, Suite C
Paso Robles, CA 93446

Traffic Analysis for Woodland Niblick Access

Dear Mr. Szwabowski;

W-Trans has completed this evaluation of traffic access conditions for the Woodland Niblick housing project to be located on the south side of Niblick Road opposite Quarterhorse Lane in the City of Paso Robles. The focus our work was to determine if the access to the project should include turn restrictions to address safety and intersection operations.

Project Description

The project site is located on Niblick Road in the City of Paso Robles. As proposed, the project includes 20 multi-family housing units and would be connected via an access drive on the south side of Niblick Road, approximately 700 feet east of South River Road. A secondary access would be provided through the Highlands Church parking lot.

Vehicle Trip Generation

The anticipated vehicle trip generation for the proposed project was estimated using standard ITE rates for "Multifamily Housing (Low-Rise)" (LU #220). Based on application of these rates, the proposed project would be expected to result in 146 daily trips on average, including 9 trips during the weekday a.m. peak hour and 11 trips during the p.m. peak hour; these results are shown in Table 1.

Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Multifamily Housing (Low-Rise)	20 du	7.32	146	0.46	9	2	7	0.56	11	7	4

Note: du = dwelling unit

Intersection Operations

Niblick Road/Quarterhorse Lane is an existing uncontrolled T intersection with Quarterhorse Lane on the north side of Niblick Road. The south leg of the intersection is an existing access stub street which will become the project access. There are existing left-turn lanes on Niblick Road including a westbound left-turn lane for future turns into the project site. The southbound approach of Quarterhorse Lane is currently operating with LOS D or better conditions and the intersection does not warrant the installation of a traffic signal.

Assuming all movements would be allowed to/from the project, the impacts to the intersection operations were determined. With the addition of project-related traffic to the Existing volumes, the southbound approach to the intersection would be expected to continue operating acceptably at LOS D or better during both peak hours. Project traffic would not be expected to change the delay and LOS conditions for the existing southbound

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approach of Quarterhorse Lane, but would create LOS F delay conditions on the northbound project access. These results are summarized in Table 2.

Table 2 – Existing and Existing plus Project Peak Hour Intersection Levels of Service

Study Intersection *Approach*	Existing Conditions				Existing plus Project			
	AM Peak		PM Peak		AM Peak		PM Peak	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Niblick Rd/Quarterhorse Ln	0.4	A	0.3	A	0.5	A	4.2	A
SB Approach	*28.2*	*D*	*24.7*	*C*	*28.2*	*D*	*24.7*	*C*
NB Approach (Project Driveway)	*n/a*	*n/a*	*n/a*	*n/a*	*52.7*	*F*	*53.2*	*F*

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics;* n/a = not applicable

Sight Distance

Sight distances along Niblick Road at the project access points were field measured and evaluated based on sight distance criteria contained in the *Highway Design Manual* published by Caltrans. The recommended sight distance at intersections of public streets is based on corner sight distances, while recommended sight distances for minor street approaches that are either a private road or a driveway are based on stopping sight distance. Both use the approach travel speeds as the basis for determining the recommended sight distance. Currently the posted speed limit on Niblick Road is 40 mph with an 85th percentile speed of 42 mph.

Based on a posted 40-mph speed limit, the minimum stopping sight distance needed is 300 feet and the minimum corner sight distance needed is 440 feet. Using a speed of 45 mph, the minimum stopping sight distance needed is 360 feet and the minimum corner sight distance needed is 495 feet. Based on a review of field conditions shown in the Sight Distance Exhibit, which is attached, sight lines from the project access to the west extend more than 700 feet to the intersection with South River Road which is adequate based on the criteria. Sight lines to the east are restricted by the horizontal and vertical curve and extend 290 feet to a point on the centerline of the westbound travel lanes which does not meet the minimum stopping sight distance of 300-360 feet, nor does it meet the minimum corner distance of 440-495 feet.

Finding – The project access would have inadequate sight distance to the east for movements leaving the project site and intending to turn left onto Niblick Road. These sight lines are restricted by the horizontal and vertical curves and can't be expanded to meet the minimum stopping sight distance criteria.

Recommendation – Due to the inadequate sight distance conditions combined with the LOS F side street delay conditions, left-turn movements out of the project should be prohibited. Left-turn movements into the project could be allowed and would utilize the existing westbound left-turn lane.

On-Site Circulation

Based on the site plan, on-site circulation would allow for project traffic to access the Highlights Church parking lot to the west. The Church parking lot provides access to Oak Hill Road and its intersection with South River Road.

Recommendations – Traffic leaving the project site with destinations to the north on South River Road or west on Niblick Road should be directed to use the connection through the parking lot which would provide access to Oak Hill Road-South River Road connection.

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Conclusions and Recommendations

- The existing southbound approach of Quarterhorse Lane is currently operating with LOS D or better conditions and the intersection does not warrant the installation of a traffic signal.

- Assuming all movements would be allowed to/from the project, the northbound approach from the project would be expected to operate at LOS F conditions.

- The project access would have inadequate sight distance to the east for movements leaving the project site and intending to turn left onto Niblick Road.

- Due to the inadequate sight distance conditions combined with the LOS F side street delay conditions, left-turn movements out of the project should be prohibited through the use of channelization which would only allow right-turn movements exiting the project. Left-turn movements into the project could be allowed and would utilize the existing westbound left-turn lane.

- Traffic leaving the project site with destinations to the north on South River Road or west on Niblick Road should be directed to use the connection through the parking lot which would provide access to Oak Hill Road-South River Road connection.

Thank you for giving us the opportunity to propose on these services.

Sincerely,



Steve Weinberger, PE, PTOE
Senior Principal

SJW/sjw/PRO039.L1

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Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	853	0	0	1126	1	0	0	0	5	0	18
Future Vol, veh/h	6	853	0	0	1126	1	0	0	0	5	0	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	120	-	60	130	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	927	0	0	1224	1	0	0	0	5	0	20

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1225	0	0	927	0	0	1553	2166	464	1703	2166	613
Stage 1	-	-	-	-	-	-	941	941	-	1225	1225	-
Stage 2	-	-	-	-	-	-	612	1225	-	478	941	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	565	-	-	733	-	-	77	46	545	59	46	435
Stage 1	-	-	-	-	-	-	283	340	-	190	249	-
Stage 2	-	-	-	-	-	-	447	249	-	537	340	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	565	-	-	733	-	-	73	45	545	58	45	435
Mov Cap-2 Maneuver	-	-	-	-	-	-	73	45	-	58	45	-
Stage 1	-	-	-	-	-	-	280	336	-	188	249	-
Stage 2	-	-	-	-	-	-	427	249	-	530	336	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	0	28.2
HCM LOS			A	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	565	-	-	733	-	-	180
HCM Lane V/C Ratio	-	0.012	-	-	-	-	-	0.139
HCM Control Delay (s)	0	11.4	-	-	0	-	-	28.2
HCM Lane LOS	A	B	-	-	A	-	-	D
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.5

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	957	0	0	1021	5	0	0	0	3	0	12
Future Vol, veh/h	20	957	0	0	1021	5	0	0	0	3	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	120	-	60	130	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	1040	0	0	1110	5	0	0	0	3	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1115	0	0	1040	0	0	1639	2199	520	1677	2197	558
Stage 1	-	-	-	-	-	-	1084	1084	-	1113	1113	-
Stage 2	-	-	-	-	-	-	555	1115	-	564	1084	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	622	-	-	664	-	-	66	44	501	62	44	473
Stage 1	-	-	-	-	-	-	231	291	-	222	282	-
Stage 2	-	-	-	-	-	-	484	282	-	478	291	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	622	-	-	664	-	-	62	42	501	60	42	473
Mov Cap-2 Maneuver	-	-	-	-	-	-	62	42	-	60	42	-
Stage 1	-	-	-	-	-	-	223	281	-	214	282	-
Stage 2	-	-	-	-	-	-	471	282	-	461	281	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0	0	24.7
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	622	-	-	664	-	-	199
HCM Lane V/C Ratio	-	0.035	-	-	-	-	-	0.082
HCM Control Delay (s)	0	11	-	-	0	-	-	24.7
HCM Lane LOS	A	B	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.3

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	853	2	0	1126	1	6	0	1	5	0	18
Future Vol, veh/h	6	853	2	0	1126	1	6	0	1	5	0	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	120	-	60	130	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	927	2	0	1224	1	7	0	1	5	0	20

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1225	0	0	929	0	0	1553	2166	464	1703	2168	613
Stage 1	-	-	-	-	-	-	941	941	-	1225	1225	-
Stage 2	-	-	-	-	-	-	612	1225	-	478	943	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	565	-	-	732	-	-	77	46	545	59	46	435
Stage 1	-	-	-	-	-	-	283	340	-	190	249	-
Stage 2	-	-	-	-	-	-	447	249	-	537	339	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	565	-	-	732	-	-	73	45	545	58	45	435
Mov Cap-2 Maneuver	-	-	-	-	-	-	73	45	-	58	45	-
Stage 1	-	-	-	-	-	-	280	336	-	188	249	-
Stage 2	-	-	-	-	-	-	427	249	-	529	335	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	52.7	28.2
HCM LOS			F	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	83	565	-	-	732	-	-	180
HCM Lane V/C Ratio	0.092	0.012	-	-	-	-	-	0.139
HCM Control Delay (s)	52.7	11.4	-	-	0	-	-	28.2
HCM Lane LOS	F	B	-	-	A	-	-	D
HCM 95th %tile Q(veh)	0.3	0	-	-	0	-	-	0.5

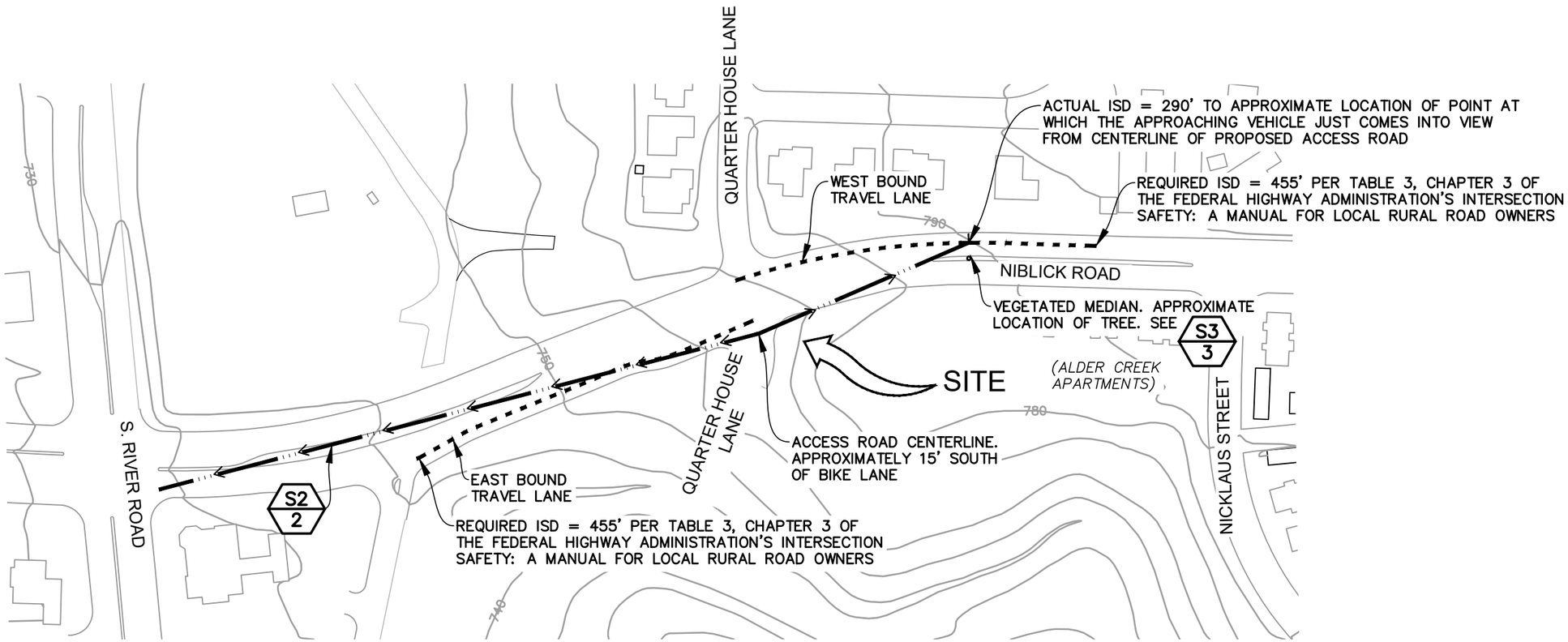
Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	957	6	1	1021	5	3	0	1	3	0	12
Future Vol, veh/h	20	957	6	1	1021	5	3	0	1	3	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	120	-	60	130	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	1040	7	1	1110	5	3	0	1	3	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1115	0	0	1047	0	0	1641	2201	520	1679	2206	558
Stage 1	-	-	-	-	-	-	1084	1084	-	1115	1115	-
Stage 2	-	-	-	-	-	-	557	1117	-	564	1091	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	622	-	-	660	-	-	66	44	501	62	44	473
Stage 1	-	-	-	-	-	-	231	291	-	222	282	-
Stage 2	-	-	-	-	-	-	482	281	-	478	289	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	622	-	-	660	-	-	62	42	501	60	42	473
Mov Cap-2 Maneuver	-	-	-	-	-	-	62	42	-	60	42	-
Stage 1	-	-	-	-	-	-	223	281	-	214	281	-
Stage 2	-	-	-	-	-	-	468	280	-	460	279	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0	53.2	24.7
HCM LOS			F	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	79	622	-	-	660	-	-	199
HCM Lane V/C Ratio	0.055	0.035	-	-	0.002	-	-	0.082
HCM Control Delay (s)	53.2	11	-	-	10.5	-	-	24.7
HCM Lane LOS	F	B	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	0.3



NCE

0 75' 150' 300'

SCALE: 1"=150'

WOODLAND PLAZA III
SIGHT DISTANCE EXHIBIT

725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
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EXIST TREE LOCATED WITHIN EXTENTS OF VEGETATED MEDIAN. APPROXIMATE LOCATION OF POINT AT WHICH THE APPROACHING VEHICLE JUST COMES INTO VIEW FROM CENTERLINE OF PROPOSED ACCESS ROAD. SEE S3/3

S1 SIGHT DISTANCE 1
NTS



SOUTH RIVER ROAD AND NIBLICK ROAD INTERSECTION

S2 SIGHT DISTANCE 2
NTS

NOTE:
1. PHOTOS TAKEN BY NORTH COAST ENGINEERING 7/15/2020

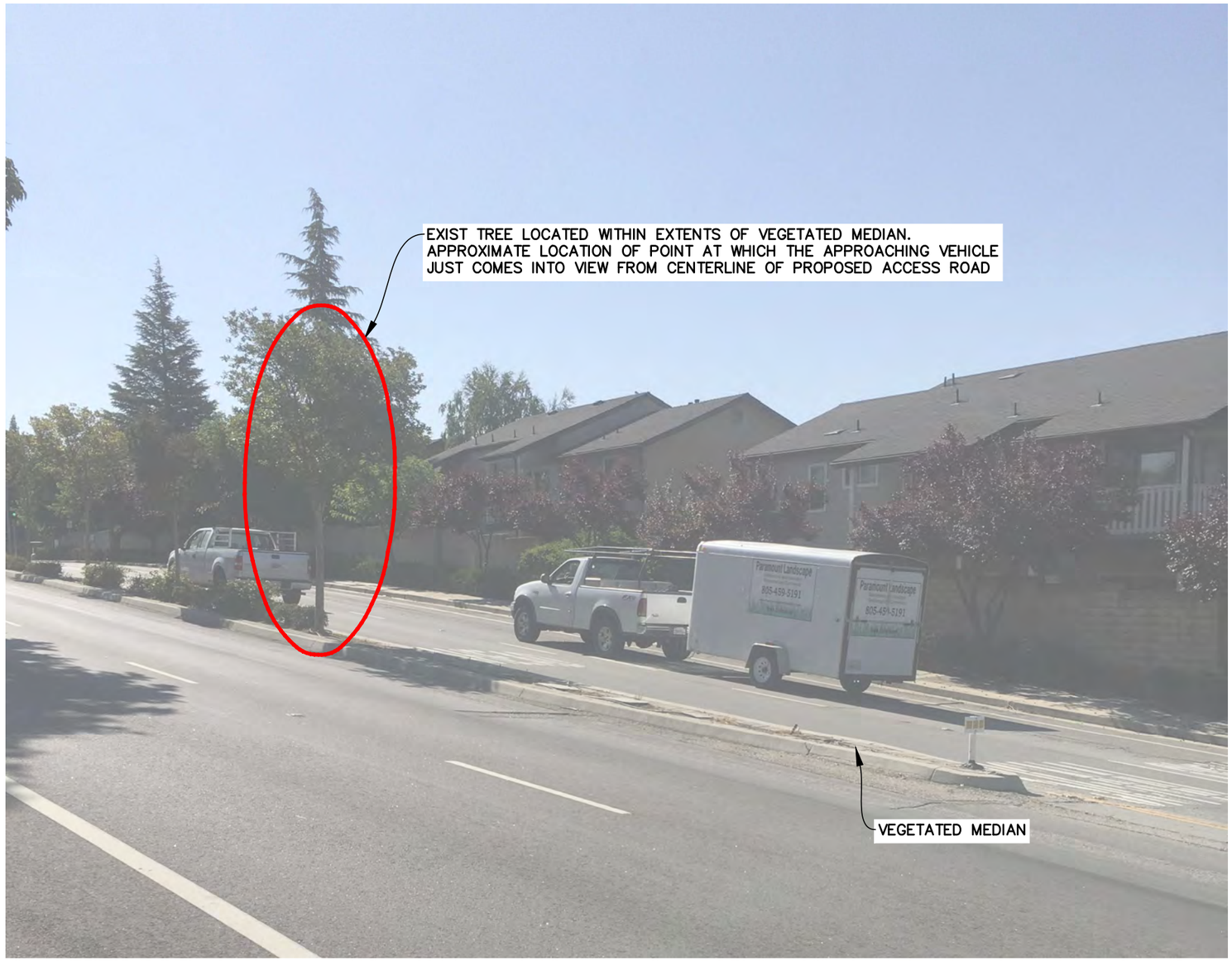
2. PHOTOS TAKEN AT PROPOSED ACCESS ROAD EXIT AT APPROXIMATELY 15' SOUTH OF BIKE LANE

WOODLAND PLAZA III
SIGHT DISTANCE EXHIBIT

725 CRESTON ROAD, SUITE C
PASO ROBLES, CA
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S3 SIGHT DISTANCE 3
NTS

NOTE:
1. PHOTOS TAKEN BY NORTH COAST ENGINEERING 7/15/2020

WOODLAND PROJECT III
SIGHT DISTANCE EXHIBIT

725 CRESTON ROAD, SUITE C
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PAGE 3 OF 3

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Mitigation Monitoring and Reporting Plan

Project File No./Name: **Woodland Apartments**
Approving Resolution No.:____ by: ☐ Planning Commission ☒City Council Date: April 2, 2021

The following environmental mitigation measures were either incorporated into the approved plans or will be incorporated into the conditions of approval. Each and every mitigation measure listed below has been found by the approving body indicated above to lessen the level of environmental impact of the project to a level of non-significance. A completed and signed checklist for each mitigation measure indicates that it has been completed.

Explanation of Headings:

Type: ..... Project, ongoing, cumulative
Monitoring Department or Agency: ..... Department or Agency responsible for monitoring a particular mitigation measure
Shown on Plans: ..... When a mitigation measure is shown on the plans, this column will be initialed and dated.
Verified Implementation: ..... When a mitigation measure has been implemented, this column will be initialed and dated.
Remarks: ..... Area for describing status of ongoing mitigation measure, or for other information.

Mitigation Measure PD20-13 / P20-0072 (Woodland Apartments)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
BIO-2. The use of heavy equipment and vehicles shall be limited to the proposed project limits and defined staging areas/access points. The boundaries of each work area and staging area shall be clearly defined and marked with high visibility fencing or flagging. No work shall occur outside these limits.	Project	City of Paso Robles Community Development Department (CDD)		Notes shown on construction documents. Site inspection.	Prior to issuance of grading permit.
BIO-3. In the vicinity of sensitive resources and habitats, such as the drainage, signs shall be posted at the boundary of the work area indicating the presence of sensitive resources. Project plans, drawings, and specifications shall show the boundaries of all sensitive resource areas and the location of erosion and sediment controls, delineation of construction limits, and other pertinent measures to	Project	CDD		Site Inspection.	Prior to issuance of grading permit

Mitigation Measure PD20-13 / P20-0072 (Woodland Apartments)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
ensure the protection of sensitive habitats and resources.					
BIO-4. Staging of equipment and materials shall occur in designated areas with appropriate demarcation and perimeter controls. No staging areas shall be located within 50 feet of the drainage.	Project	CDD		Notes shown on construction documents. Site inspection	Prior to issuance of grading permit
BIO-5. Secondary containment, such as drip pans, shall be used to prevent leaks and spills of potential contaminants.	Project	CDD		Notes shown on construction documents.	Prior to issuance of grading permit
BIO-6. Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated staging areas. These activities will occur at a minimum of 50 feet from the drainage. Sandbags and/or absorbent pads and spill control kits shall always be available for use in the event of a spill or leak.	Project	CDD		Notes shown on construction documents. Site inspection.	Prior to issuance of grading permit and building permit and ongoing during the duration of construction.
BIO-7. Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and that there are no fuel or lubricant leaks.	Project	CDD		Notes shown on construction documents.	Prior to issuance of grading permit and building permit.
BIO-8. Plastic monofilament netting (erosion control matting) or similar material will not be used on site due to the potential for entangling special-status wildlife. Acceptable substitutes are coconut coir matting or tackified hydroseeding compounds.	Project	CDD		Notes shown on construction documents. Site inspection.	Prior to issuance of grading permit.
BIO-9. Any oak trees that are to be avoided and protected whose critical root zones are located within 20 feet of proposed work limits shall be clearly fenced or flagged at the location identified by the project arborist	Project	CDD		Notes shown on construction documents. Site inspection.	Prior to issuance of grading permit.

Mitigation Measure PD20-13 / P20-0072 (Woodland Apartments)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
during construction to avoid inadvertent impacts. If grading is expected to occur within the critical root zone, fencing shall be placed up to the limits of grading and remain in place until completion of the project.					
BIO-10. All areas within the critical root zone of oak trees that cannot be fenced shall receive a 4 - 6-inch layer of chip mulch to help retain moisture and reduce effects of compaction.	Project	CDD		Notes shown on construction documents. Site inspection.	Prior to issuance of grading permit.
BIO-11. Trenching and excavation within an oak tree critical root zone shall be accomplished by hand or bore to minimize root disturbance. Any 1-inch or greater diameter root that is encountered shall be hand cut and appropriately treated. Major roots over 2 inches in diameter shall be saved unless specifically authorized to be cut by the project arborist. All root pruning shall be completed with sharp and tools.	Project	CDD		Notes shown on construction documents. Written statement from project arborist stating all tree protection measures were followed.	Notes shown prior to issuance of grading permit. Arborist statement prior to final occupancy.
BIO-12. Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage. Accepted arborist practices will be utilized when conducting trimming or pruning.	Project	CDD		Written statement from project arborist submitted to the city after completion.	Prior to issuance of grading permit.
BIO-13. No vehicle parking or storage of materials shall be placed under the canopy of oak trees.	Ongoing	CDD		Notes shown on construction documents.	Prior to issuance of grading permit.
BIO-14. The applicant shall plant one and one-half (1.5) inch diameter of replacement oak trees, but not	Project	CDD		Notes on construction documents.	Prior to final occupancy.

Mitigation Measure PD20-13 / P20-0072 (Woodland Apartments)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
less than one oak tree onsite to mitigate for the removal of a 6-inch diameter live oak tree.					
BIO-15. Construction activity within the drainage shall occur only when conditions are dry.	Project	CDD		Notes shown on construction documents.	Prior to issuance of grading permit
BIO-16. To prevent erosion and sedimentation into the drainage during construction, an erosion and sedimentation control plan shall be developed and implemented. It shall outline Best Management Practices for temporary stabilization. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., non-monofilament) rolls, jute or coir netting, and/or other industry standard materials. Erosion control devices shall be installed and maintained for the duration of the project.	Project	CDD		Erosion control plan submitted and reviewed by the city. Notes shown on construction documents. Site inspection.	Prior to issuance of grading permit
BIO-17. Retain a qualified biologist to survey the site immediately prior to the initiation of construction for suitably sized burrows (e.g., potential dens) and to ensure no San Joaquin kit foxes are injured during project activities. If potential dens are encountered, they shall be avoided as prescribed by the biologist.	Project	CDD		Written summary of biologist observations submitted to the city.	Prior to issuance of grading permit
BIO-18. If the qualified biologist observes evidence of kit fox activity on the site (e.g. direct observation, dens, scat), the applicant shall mitigate for the loss of 1.51 acres of San Joaquin kit fox habitat in one of the following ways: 1. Establish a conservation easement on site or off site in a suitable San Luis Obispo County	Project	CDD		Written summary of biologist observations submitted to the city.	Prior to issuance of grading permit

Mitigation Measure PD20-13 / P20-0072 (Woodland Apartments)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
location and provide a non-wasting endowment for management and monitoring of the property in perpetuity; 2. Deposit funds into an approved in-lieu fee program; or 3. Purchase credits in an approved conservation bank in San Luis Obispo County.					
BIO-19. Stop all construction if a kit fox is discovered at any time in the project area. Immediately contact CDFW and USFWS for further guidance. The project can resume when appropriate permits are obtained.	Project	CDD, CDFW, and USFWS		Notes shown on construction documents.	Notes prior to issuance of grading permit. Notification to agencies immediately after discovery.
BIO-20. Require a maximum 25-mile-per-hour speed limit at the project site during construction.	Project	CDD		Notes shown on construction documents.	Prior to issuance of grading permit.
BIO-21. Stop construction activities at dusk and start after dawn.	Project	CDD		Notes shown on construction documents.	Prior to issuance of grading permit.
BIO-22. Completely cover or provide escape ramps for all construction-related excavations deeper than 2 feet at the end of each working day.	Project	CDD		Notes shown on construction documents.	Prior to issuance of grading permit.
BIO-23. Inspect all pipes, culverts, or similar structures for San Joaquin kit fox and other wildlife before burying, capping, or moving.	Project	CDD		Notes shown on construction documents.	Prior to issuance of grading permit.

Mitigation Measure PD20-13 / P20-0072 (Woodland Apartments)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
BIO-24. Cap or temporarily seal all exposed openings of pipes, culverts, or similar structures with a diameter of 4 inches or greater prior to the end of each working day, after confirming no animals are inside.	Project	CDD		Notes shown on construction documents.	Prior to issuance of grading permit.
BIO-25. Dispose of all food-related trash in sealed containers and remove it from the project site regularly.	Project	CDD		Notes shown on construction documents.	Prior to issuance of grading permit.
BIO-26. Abide by local, state, and federal regulations if pesticides or herbicides must be used, as kit foxes can be secondarily poisoned.	Project	CDD		Notes shown on construction documents.	Prior to issuance of grading permit.
BIO-27. Allow for passage of San Joaquin kit foxes through or underneath (i.e., an approximate 4-inch passage gap at ground level) permanent fences.	Ongoing	CDD		Notes shown on construction documents.	Prior to issuance of building permit.
BIO-28. If work is planned between February 1 and August 31, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active. A non-disturbance buffer of 50 feet shall be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work will begin until an appropriate buffer is determined	Project	CDD		Written summary of biologist observations submitted to the city.	Prior to issuance of grading permit.

Mitigation Measure PD20-13 / P20-0072 (Woodland Apartments)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
in consultation with the local CDFW biologist, and/or the USFWS.					
CUL-1. A cultural resource mitigation monitoring program shall be created at the developers expense to provide for the identification, evaluation, treatment, and protection of any cultural resources that are affected by or may be discovered during the construction of the proposed project. The monitoring shall consist of the presence of a qualified archaeologist and/or a traditionally and culturally affiliated Native American monitor (Salinan Tribe of Monterey and San Luis Obispo Counties) to monitor certain ground-disturbing activities associated with project construction, including grading cuts, trenching, excavation, or other activities that may disturb original (pre-project) ground.	Project	CDD		Cultural resources mitigation monitoring program submitted to the city.	Prior to issuance of grading permit.
CUL-2. In the event that buried or otherwise unknown cultural resources are discovered during construction work in the area of the find shall be suspended and the City of Paso Robles shall be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.	Project	CDD		Notes on construction documents.	Prior to issuance of grading and building permits.
CUL-3. In the event human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Luis Obispo County Coroner's office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to	Project	SLO County Coroner, Native American Heritage Commission		As needed	Ongoing during grading and construction.

Mitigation Measure PD20-13 / P20-0072 (Woodland Apartments)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
overlie adjacent remains (as determined by the qualified archaeologist and/or the Native American monitor) shall occur until the Coroner has made the necessary findings as to origin and disposition. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.					
HYD-1. The applicant shall obtain all required approvals and permits from the California Department of Fish and Wildlife and the Regional Water Quality Control Board for proposed alterations to the ephemeral drainage.	Project	CDFW and RWQCB		Permit documentation submitted to the city.	Prior to issuance of grading permit.
TR-1. Left turn movements shall be prohibited for vehicles exiting the site from the Niblick Road driveway entrance. Vehicles associated with construction shall be prohibited from left-hand turn movements by the applicant. A physical barrier (e.g. pork chop or other traffic management strategy) shall be constructed to prevent left turn movements to the satisfaction of the City Engineer.	Ongoing	CDD		Show notes and physical improvements on construction documents. Site inspection of constructed barrier.	Show on documents prior to issuance of grading permit and/or encroachment permit. Construct barrier before occupancy of the first residential unit.

(add additional measures as necessary)

Explanation of Headings:

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Verified Implementation: ..... When a mitigation measure has been implemented, this column will be initialed and dated.
Remarks: ..... Area for describing status of ongoing mitigation measure, or for other information.