CITY OF ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Intent to Adopt
Mitigated Negative Declaration

APPLICATION	DEV23-0101	**Environmental Document No.**	2023-0005		
PROJECT TITLE	Cooks Residence				
APPLICANT NAME & PHONE NUMBER	Roxie & Roosevelt Cooks (559) 908-4447	**Email**	planning@atascadero.org		
MAILING ADDRESS:	PO Box 119	San Miguel, CA		93451	
STAFF CONTACT:	Kelly Gleason	(805) 470-3436	kgleason@atascadero.org		
PROJECT ADDRESS:	8165 San Gabriel Road	Atascadero, CA 93422	**APN:**	054-151-056	

PROJECT DESCRIPTION:

Construction of an approximately 2,500- square-foot residence with an attached garage (Approx. 600 square feet) on a gently sloping site. The residence is located near an identified wetland and access is gained to the site over an existing culvert that will need to be replaced with this project. The project will require utility and vehicular connection via a private driveway from San Gabriel Road for the residence. Grading is expected to be minor. According to a biologist report completed in September (Ecological Assets Management, LLC, 2023) (Exhibit C), the likelihood of disturbing special status plant of animal species within the parcel in extremely low.

LEAD AGENCY: City of Atascadero
Community Development Department
6500 Palma Avenue
Atascadero, CA 93422

DOCUMENT AVAILABLE ONLINE: http://www.atascadero.org/environmentaldocs

STATE CLEARING HOUSE REVIEW: ☒ Yes NO ☐

REVIEW PERIOD BEGINS: **11/01/2023** **REVIEW PERIOD ENDS:** **12/01/2023**

PUBLIC HEARING REQUIRED: ☒No ☐ Yes

PUBLIC NOTICE: The City of Atascadero is releasing a draft Initial Study and Mitigated Negative Declaration at *8165 San Gabriel Road* for review and comment to all effected agencies, organizations, and interested parties. Reviewers should focus on the content and accuracy of the report and the potential impacts upon the environment. The notice for this project is in compliance with the California Environmental Quality Act (CEQA). Persons responding to this notice are urged to submit their comments in writing. Written comments should be delivered to the City (lead agency) no later than 5pm on the date listed as "review period ends". Submittal of written comments via email is also accepted and should be directed to the Staff contact at the above email address. This document may be viewed by visiting the Community Development Department, listed under the lead agency address, or accessed via the City's website.

CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Initial Study Summary – Environmental Checklist

APPLICATION DEV23-0101 **Environmental Document No.** 2023-0005

PROJECT TITLE: Cooks Residence

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

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation, the Community Development Director finds that:

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

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

☐ the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

To view signed form, visit the City of Atascadero's website

Kelly Gleason

Prepared by (Print) **Signature** **Date**

Phil Dunsmore

Reviewed by (Print) **Signature** **Date**

PROJECT ENVIRONMENTAL ANALYSIS

The City of Atascadero's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes Staff's on-site inspection of the project site and surrounding and a detailed review of the information on file for the proposed project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geological information, significant vegetation and/or wildlife resources, water availability, wastewater disposal service, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as part of this initial study. The City of Atascadero uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies, or organizations interested in obtaining more information regarding the environmental review process for a project should contact the Community Development Department, 6500 Palma Avenue, Atascadero, CA 93422 or call (805) 461-5000.

A. PROPOSED PROJECT

Description: Construction of an approximately 2,500- square-foot residence with an attached garage (Approx. 600 square feet) on a gently sloping site. The residence is located near an identified wetland and access is gained to the site over an existing culvert that will need to be replaced with this project. The project will require utility and vehicular connection via a private driveway from San Gabriel Road for the residence. Grading is expected to be minor. According to a biologist report completed in September (Ecological Assets Management, LLC, 2023) (Exhibit C), the likelihood of disturbing special status plant of animal species within the parcel in extremely low.

Assessor parcel number(s):	054-151-056		
Latitude:	35° 28' 52.5" N	**Longitude:**	120° 41' 51.9" W
Other public agencies whose approval is required:	US Dept. of Fish and Wildlife		

B. EXISTING SETTING

Land use designation:	Residential Suburban	
Zoning district	Rural Estate	
Parcel size:	3.86 acres	
Topography:	Gently sloping	<20%
Vegetation:	Annual grasses and seasonal wetland	
Existing use:	Vacant	
Surrounding land use:	Single-family residential, religious gathering facility	

Surrounding zoning:			
North:	**South:**	**East:**	**West:**
RSF-Z	RS	RS	RS

C. ENVIRONMENTAL ANALYSIS

During the initial study process, there were no significant impacts identified. The initial study attached contains analysis in determining impact significance level.

CITY OF ATASCADERO
INITIAL STUDY CHECKLIST

1. AESTHETICS – Will the project:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
a) Have a substantial adverse effect on an adopted scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

EXISTING SETTING: The City of Atascadero reviews all new projects for appropriate building design. New projects must have a design that is sensible within the context of the community. The design must be similar or complimentary to the surrounding developments. Additionally, developers must consider how a project may affect historical and natural resources in and around their site. The promotion of purposeful design helps preserve community character and aesthetic, and prevents negative impacts on surrounding property values.

The property is a 3.86-acre parcel located in the Residential Suburban zoning district on San Gabriel Road. The lot is accessed from a 430-foot-long flag connected to San Gabriel Road. The immediate surrounding area includes smaller lot residential land to the north and residential rural land to the east and west. The subject parcel is adjacent to a religious gathering facility located in the Residential Suburban zoning district. The project site is largely comprised of non-native annual grassland. One seasonal swale bisects the southwestern portion of the property but does not exhibit bank features or ponding. Topography on site is gently sloping, with elevations ranging from 279 to 295 meters. The subject parcel contains a clump of trees including cottonwoods and several small coast live oak trees at the upper end of the swale, adjacent to the word are. These will not be impacted by the proposed culvert replacement project.

PROPOSED PROJECT: The project consists of the construction of an approximately 2,500-square-foot residence with an attached garage (Approx. 600 square feet) on a gently sloping site. The approximate 4-acre site is undeveloped and dominated by annually mowed non-native grasslands. A seasonal waterway bisects the parcel from south to north.

The Atascadero General Plan (General Plan) and Atascadero Municipal Code (AMC) provide thresholds of significance for the aesthetic qualities of new developments. The General Plan Land Use Conservation Element Policies 1.4 and 2.1 specify the avoidance of light pollution and compatibility with existing surrounding neighborhoods. Additionally, Policy 5.2 of the same element requires for all new hillside developments to blend in with the surrounding topography. Section 9.4.137 of the AMC regulates exterior lighting to avoid light pollution onto neighboring properties.

The project fits into the existing character of the single-family residences that compose the neighborhood. The natural topography of the area and its location on the parcel do not qualify the project as hillside development. The project will also be hidden from the public-right-of-way due to its distance from the street and existing development around it. Thus, the project will not impact the aesthetic quality of the surrounding environment.

MITIGATION / CONCLUSION: No impacts are expected. No mitigation is required

2. AGRICULTURE AND FORESTRY RESOURCES – Will the project:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

EXISTING SETTING: Preservation of agricultural lands is important to the State of California as they provide economic benefits and important ecosystem services. Historically, urban development in the state has correlated with diminishing farmlands. This trend has led to various legislative measures at the state and local levels to protect vulnerable agricultural resources (California Department of Food and Agriculture, 2015). The California State Department of Conservation identifies, categorizes, and helps preserve important farmland. Their Farmland Mapping and Monitoring Program tracks and maps the conversion of farmland into urban development. In particular, those areas that fall under the categories of "Prime Farmland," "Farmland of Statewide Importance," or "Unique Farmland" may have an opportunity to receive state funding or take advantage of incentive programs for the if preservation.

Currently, the subject property is an undeveloped, 3.9-acre lot located in Residential Suburban zoning district on San Gabriel Road. The surrounding parcels are single family residences as well as one religious gathering facility located in the Residential Suburban zoning district. The site is gently sloping.

The site is categorized as "Urban and Built-Up Land" and "Other Land" by the California Department of Conservation (Figure 6) and is not under a Williamson Act contract.

PROPOSED PROJECT: The proposed project will create one single family residence on San Gabriel Road, is a residential single-family zoning district. The parcel is surrounded by other developed single-family residential uses. Existing urban development surrounding the parcel excludes it from use as prime farming land.

MITIGATION / CONCLUSION: No impacts are expected. No mitigation is required.

3. AIR QUALITY – Will the project:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

EXISTING SETTING: All new developments have impacts on local air quality that vary in extent depending on construction practices, land use, size, and vehicle trip generation. Poor air quality can have adverse effects on public health including increases in cardio respiratory diseases (World Health Organization, 2018). The City of Atascadero and the San Luis Obispo County Air Pollution Control District (SLOAPCD) work to create policies and programs to maintain air quality in a healthy state. Furthermore, the Federal Environmental Protection Agency (EPA) helps regional agencies monitor and regulate air quality by identifying and classifying target air pollutants.

The surrounding area is zoned for single-family residential uses and composed of conforming uses. The neighboring properties are mostly developed with single-family homes with limited tree coverage in comparison to the rest of the city.

The subject parcel where the new residence is proposed is currently undeveloped. The site has average slope of less than 20%. Topography on site is gently sloping. According to the City's geographic information system (GIS) database derived from USDA Soil Survey data, soil drainage on the site is classified as "Very Poorly to Not Well Drained". The site has "Moderate to High" erodibility.

The EPA ranks levels of specific air pollutants in a region as being at "attainment" or "nonattainment." Nonattainment status is given to regions where the air quality does not meet the national primary or secondary standards provided in the EPA Green Book. According to the San Luis Obispo Air Pollution Control District (SLOAPCD), San Luis Obispo County is at nonattainment for ozone (O2) and respiratory particulate matter (PM10) (Table 1). Atascadero General Plan Land Use, Open Space and Conservation Element program 10.3.1 requires dust control and emissions regulation during the construction phases of any project. The associated policy aims to support regional efforts to maintain clean air.

PROPOSED PROJECT: The project consists of the construction of an approximately 2,500-square-foot residence with an attached garage (Approx. 600 square feet) on a gently sloping site. The approximate 4-acre site is undeveloped and dominated by annually mowed non-native grasslands. A seasonal waterway bisects the parcel from south to north. Grading is expected to be minor. The project is surrounded by occupied single-family residential uses.

The residence is too small of a project to create significant contribution to pollutants at nonattainment levels according to the screening thresholds provided by SLO County APCD. Since the project will not create significant cumulative contributions of Ozone, greenhouse gases or particulate matter, then ***the impact is less than significant.***

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

4. BIOLOGICAL RESOURCES – Will the project:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or CDFW and USFWS?	☐	☒	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
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?	☐	☒	☐	☐
e) Conflict with policies or ordinances protecting biological resources, such as the tree native tree ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒

EXISTING SETTING: The City of Atascadero as well as San Luis Obispo County and the state of California emphasize the protection of their diverse ecosystems and the vulnerable species to which they provide habitats.

The 4.0-acre flag-lot Subject Parcel consists of gently sloping annual grasslands on clay soils, surrounded by similar sized residentially developed parcels. The Subject Parcel, and portions of adjacent parcels are regularly mowed or grazed by livestock. Several cottonwood and small coast live oak trees are present in the southeastern corner near the access driveway, adjacent to a seasonally wet depressional swale/wet meadow that bisects the Subject Parcel from south to north.

The Atascadero General Plan Land Use, Open Space and Conservation Element Policies 7.1 and 7.2 call for the enforcement of the City's native tree ordinance in order to protect and preserve native trees. Policy 8.1 requires the review of developments near riparian areas to ensure that they do not negatively impact natural flows or existing ecosystems.

PROPOSED PROJECT: The project consists of the construction of an approximately 2,500-square-foot residence with an attached garage (Approx. 600 square feet) on a gently sloping site. The proposed project consists of the replacement of a previously replaced single 24-inch plastic culvert with two (2) new 24-inch HDPE plastic culverts in the same location. GIS is used to identify local bodies of water and riparian areas within the city (Figure 7). The project falls outside of the riparian zones. The site isn't designated as part of a wildlife corridor or habitat for sensitive species by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service.

Ecological Assets Management, LLC prepared a biological resources assessment (September 2023) (Exhibit C) for the project site. This assessment reported 3 observed habitats. These three habitats include:

1. California Annual Grassland
2. Seasonal Wetland/ Wet Meadow
3. Ruderal/ Undisturbed

California Annual Grassland

California annual grassland corresponding to the wild oats and annual brome grasslands described in the Manual of California Vegetation (2009, second edition) and the Non-native Grassland described by Holland (1986) is the dominant habitat on and adjacent to the Subject Parcel. The annual grassland habitat was dominated by nonnative species including wild oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), red-stemmed filaree (*Erodium cicutarium*), field bindweed (*Convolvulus arvensis*), summer mustard (*Hirschfeldia incana*), birdsfoot trefoil (*Lotus corniculatus*), and spring vetch (*Vicia sativa*). Native forbs observed in grassland areas included blue-eyed grass (*Sisyrinchium bellum*), California poppy (*Eschsholzia californica*), vinegar weed (*Trichostema lanceolatum*), and doveweed (*Croton setigerus*). No native bunchgrass was observed.

California grasslands can provide foraging, breeding habitat and movement opportunities for many wildlife species. Burrows of Botta's pocket gopher (*Thomomys bottae*) and California ground squirrel (*Spermophylis beecheyii*) are present on the site, and these species can serve as a prey base for predator animals, including snakes, raptors, American badger (*Taxidea taxus*), and coyote (*Canis latrans*). Deer tracks and scat were also observed. Numerous invertebrate species which could provide a food source for larger animals such as lizards, birds and small mammals are typically found within grassland communities. A variety of birds rely on open expanses of grasslands for foraging habitat, and several species nest in grasslands.

Seasonal Wetland /Wet Meadow

Areas of seasonal wetland habitat were observed and mapped along the swale in the western portion of the Subject Parcel, and extend into the adjacent Subject Parcel to the south. These areas were dominated by hydrophytic vegetation including common spike rush (Eleocharis macrostachya), brown-headed rush (Juncus phaeocephalus), blue wildrye (Elymus glaucus), and sparse occurrences of curly dock (Rumex crispus), and rough cocklebur (Xanthium strumarium). Hydric soils, high groundwater, and wetland hydrology were present in these areas.

The remaining non-wetland portion of the swale was dominated by Italian rye grass (Festuca perennis), and other annual grassland species, and did not contain dominant hydrophytic vegetation. These swale areas exhibit seasonal flooding and saturated soil conditions, and therefore constitute non-wetland other waters habitat within the limits of flooding/saturation. The swale is not mapped by NWI as a riverine feature, and is not shown on USGS topographic maps as a blue-line stream.

No evidence of bed/bank structure or scour is present except immediately below the outlet of the existing 24-inch HDPE plastic culvert under the driveway to the Subject Parcel. The swale does not contain a discernible Ordinary High-Water Mark (OHWM), ponding, scour or evidence of sediment transport, defined bank structure, or dense riparian habitats. The swale does not provide suitable habitat for aquatic, semiaquatic, or riparian species due to seasonal hydrology and lack of riparian vegetation, but is hydrologically connected to Atascadero Creek by a culvert under Hwy 41.

Ruderal/ Disturbed

Ruderal/disturbed conditions are common along roadsides, in unmaintained urban areas, and other areas that have been altered by construction, agriculture, ornamental landscaping, or other types of regular activities that affect plant composition and growth. If vegetated, these areas are typically dominated by non-native annual grasses and herbaceous plants adapted to the regular cycle of disturbance from traffic, grading, and weed reduction practices such as mowing and herbicide application. Typical plants consist primarily of introduced species and escaped ornamentals that exhibit clinging seeds, adhesive stems, and rough leaves that assist their invasion and colonization of disturbed or unmaintained lands. This is not a native plant community and is not described in the Manual of California Vegetation (2009) or in Holland's (1986) vegetation classification.

Ruderal or disturbed areas are present along fence lines and road edges on the Subject Parcel, and in heavily grazed adjacent property to the west. These areas were either unvegetated or contained patchy occurrences of non-native weedy or escaped ornamental plants. Dominant plant species observed within ruderal/disturbed areas included summer mustard (Hirschfeldia incana), cheeseweed (Malva parviflora), yellow star thistle (Centaurea solstitialis), common tarweed (Hemizonia pungens), common annual grass species, and red-stemmed filaree (Erodium cicutarium).

The report did not identify any special status plant species within the subject parcel and stated that is was very unlikely that any of these species would present in the smaller work area within the site.

No special status wildlife species were observed on the subject parcel either. However, six special-status wildlife species are known to occur within the vicinity of the project site, including:

- Northern California legless lizard (*Anniella pulchra*) – Species of Special Concern
- Pallid bat (*Antrozous pallidus*) - Species of Special Concern
- Townsend's big-eared bat (*Corynorhinus townsendii*) - Species of Special Concern
- Western red bat (*Lasiurus blossevillii*) - Species of Special Concern
- American badger (*Taxidea taxus*) - Species of Special Concern
- Nesting birds and raptors

A summary of the potential for these species to be impacted from the proposed project is provided below.

Northern California legless lizard

Listed as a Species of Special Concern by the CDFW and occurs in sparsely vegetated areas of beach dunes, chaparral, pineoak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Also found within leaf litter under trees and bushes in sunny areas and dunes stabilized with bush lupine and mock heather.

Species is often found under surface objects such as rocks, boards, driftwood, and logs. The Work Area does not contain sandy soils, but does contain oak and cottonwood trees with leaf litter on the ground that has a low potential to provide habitat for the species. Species could be directly impacted during ground disturbing activities if present.

Bat Species

Numerous bat species were identified in the database queries and are known to roost in trees and/or will forage in habitats that are present within the Subject Parcel. However, no work will be conducted at night when bats are active and no trees will be impacted from the proposed culvert replacement project. Due to this, impacts to bat species will not occur.

American badger

Utilizes open, uncultivated grassland and sparse shrubland/woodland with friable soils for foraging and denning, and preys on burrowing rodents such as ground squirrels. Badger is known from the general region based on historic CNDDB occurrences. Even though no potential dens were observed on the Subject Parcel, suitable habitat and prey species are present throughout the Subject Parcel. In addition, the Subject Parcel could be used as transient habitat for the species. However, the limited scope of the culvert replacement project within the small Work Area is unlikely to result in any impacts to badger. To ensure impacts to badger do not occur, avoidance/protection measures for badge are included in this report.

Nesting birds and raptors

Have the potential to utilize the cottonwood and oak trees on the Subject Parcel adjacent to the Work Area and potentially the annual grasslands. However, the annual grasslands are mowed annually and likely provide low quality nesting habitat. Even though no nests were observed, nesting within the trees adjacent to the Work Area could occur, and to ensure impacts do not occur, avoidance/protection measures are being recommended in

this report.

Because the unnamed drainage would likely be considered a jurisdictional feature by the federal and state governments, the project must comply with the applicable laws and regulations.

With respect the federal jurisdiction, the proposed project would likely qualify for a non-notifying Nationwide Permit 29 (Residential Developments) under the new 2021 Nationwide Permit Program which is valid through March 14, 2026. Under Nationwide Permit 29, the discharge (fill) to waters of the U.S. must not cause the loss of greater than 1/2-acre. Because the impacts are below the threshold for this permit, the action may be non-notifying to the USACE for the Clean Water Act (Section 404).

To comply with the Clean Water Act with the State (Section 401), a Notice of Intent would need to be submitted to the Regional Water Quality Control Board to disclose the proposed project and request a Section 401 Water Quality Certification from the RWQCB.

To comply with the California Fish and Game Code, a Lake and Streambed Alteration Agreement must be submitted to CDFW with the subject application fee and supporting documentation.

Fully Protected and Protected species may not be taken or possessed without a permit from the Fish and Game Commission and/or the CDFW. Information on these species can be found within section 3511 (birds), section 4700 (mammals), section 5050 (reptiles and amphibians), and section 5515 (fish) of the Fish and Game Code.

No species designated as “Fully Protected” under the Fish and Game Code have a potential to occur within the project area. Birds could utilize grasslands and adjacent trees for nesting habitat, but potential indirect impacts to nesting birds is not considered a significant impact due to the ongoing regular disturbances from mowing and adjacent uses. In addition, two (2) Species of Special Concern, American badger and Northern California legless lizard, have a low potential to be present, but since low quality suitable habitat for both species are present, avoidance/protection measures are recommended in this report to ensure impacts do not occur.

The Migratory Bird Treaty Act (MBTA) protects all migratory birds, including their eggs, nests, and feathers. The MBTA was originally drafted to put an end to the commercial trade in bird feathers popular in the latter part of the 1800’s.

No nests were observed within the cottonwood or oak trees or the annual grassland areas during the three (3) site visits and surveys. However, birds could utilize the cottonwood and oak trees, and grassland habitats adjacent to the culvert replacement Work Area. No trees will be removed for the project and thus no direct impacts will occur. Indirect impacts to nesting birds could occur from noises and activities associated with the culvert replacement project if this work occurs during the nesting season of February 15 to September 1. These impacts are not considered significant due to the historic and ongoing uses of the Subject Parcel and activities in adjacent areas. However, to address these potential impacts recommended avoidance/protection measures have been included in this report.

Through the regulatory permitting process, additional avoidance and minimization measures may be required to protect the jurisdictional feature or wildlife utilizing the area

BIO Impact-1: Development of the project would impact annual grassland and ruderal/disturbed areas. This is anticipated to be a ***less-than-significant impact pursuant to CEQA, and no mitigation is required.***

Development of the proposed project would result in disturbances to annual grassland and ruderal/disturbed areas in an approved building envelope and driveway alignment. These areas are dominated by non-native plant species that are common in the region, and are not considered special-status plant species or sensitive plant communities. The loss of annual grassland and ruderal/disturbed habitats that do not support special-status species would be considered a less than significant impact pursuant to CEQA, and no mitigation would be required.

BIO Impact-2: Grubbing, grading, road improvements, and landscaping activities associated with residential construction could result in soil erosion into the seasonal swale. ***This is impact requires mitigation.***

Project activities could expose soils and other materials to erosion or transport by rainfall and runoff that could result in sedimentation of the seasonal swale. Initial grading for residential construction would expose large areas of soil and may require the creation of temporary soil and materials stockpiles. Road and culvert improvements would require minor grading and creation of an all-weather surface per Cal Fire requirements. Under rainy conditions, soil, fuel, oils, and associated materials could leave the work areas and enter the swale. Ensuring that sediment-laden runoff does not leave the project area during construction, and that post-construction runoff is consistent with pre-construction conditions is essential to minimize impacts to onsite and adjacent native habitats.

BIO Impact-3: Project construction has a low potential to impact general biological resources, and American badger and Northern California legless lizard. ***This impact requires mitigation.***

The proposed culvert replacement project has a low potential to impact American badger and Northern California legless lizard. To identify these species prior to work starting, and other species, a pre-construction survey should be conducted prior to any ground disturbing work by a qualified biologist.

BIO Impact-4: Project construction has a low potential to impact nesting birds in annual grasslands and adjacent trees if construction occurs during the nesting season (February 1 through September 15). ***This impact requires mitigation.***

The proposed project has low potential to impact nesting birds during construction related activities that create noise if tree or ground nesting birds are present. The potential is considered low due to the regular and ongoing use of mowers on the Subject Parcel, and traffic and residential uses in the surrounding area. Any disturbance to nesting birds would be considered a temporary impact, and would be considered insignificant with the incorporation of following recommended avoidance and protection measures.

MITIGATION / CONCLUSION:

BIO-1 Prior to start of construction, the grading boundaries, access routes, and staging areas should be clearly flagged so that contractors are aware of the limits of allowable site access and disturbance. Equipment access should not occur during wet weather or when access would cause ruts or soil compaction due to saturated soil conditions.

BIO-2 Prior to start of construction, the applicant should prepare an Erosion Control Plan. The Plan should address both temporary and permanent measures to control erosion and reduce sedimentation. Erosion and soil protection should be provided on all disturbed soil areas and materials stockpiles prior to the onset of the rainy season (October 15). All project plans should

state that sedimentation and erosion control measures must be installed per the engineer's requirements. The Plan should include specific Best Management Practices to minimize impacts to adjacent native habitats. For example, concrete truck washouts should be restricted to designated areas where polluted water and materials can be contained for subsequent removal from the site. Washing of equipment and tools should not be allowed in any location where the tainted water could leave the work area.

The following native seed mix is recommended for application on disturbed soil areas through either direct hand seeding or hydroseeding methods. **Native Grassland Erosion Control Seed Mix**

Species	Application Rate (lbs/acre)
Bromus carinatus (California brome)	5
Hordeum brachyantherum (meadow barley)	5
Vulpia microstachys (six weeks fescue)	10
Stipa pulchra (purple needlegrass)	3
Trifolium wildenovii (tomcat clover)	5
Total	**28**

BIO-3 To avoid disturbance of wet soils, and limit the potential for erosion and sedimentation, grading should occur outside of the rainy season (October 15 through April 15). If grading is proposed during the rainy season, such activities must be authorized under relevant provisions of the applicable Grading Ordinance, and must follow approved Erosion and Sedimentation Plans. All project-related spills of hazardous materials should be cleaned up immediately. Spill prevention and cleanup materials should be on-site at all times during construction. Cleaning and refueling of equipment and vehicles should occur only within designated staging areas. The staging areas should conform to standard BMPs applicable to attaining zero discharge of storm water runoff. No maintenance, cleaning or fueling of equipment should occur outside the work area. At a minimum, all equipment and vehicles should be checked and maintained daily to ensure proper operation and to avoid potential leaks or spills.

BIO-4 Prior to the start of any ground disturbing activities focused surveys for American badger and Northern California legless lizard shall be conducted by a qualified biologist no more than three (3) days prior to the start of work. This survey shall also consider the presence of any other species that could be impacted from the proposed project. If any legless lizard are located during the survey they should be relocated to an area onsite that will not be impacted from the project. If badger are located on site the CDFW should be contacted immediately prior to work beginning.

BIO-5 To minimize impacts to nesting bird and raptor species, including special-status species and species protected by the Migratory Bird Treaty Act, if work is proposed between February 1 through September 15, the following measures should be implemented to ensure impacts do not occur.

1. A qualified biologist shall conduct a pre-construction survey for active bird nests within the limits of the project no more than seven (7) days prior to disturbance activities. If no nesting activity is observed, project activities can proceed. If nesting activity is identified during the preconstruction survey, the following additional measures should be implemented.
2. If active nest sites of bird species protected under the Migratory Bird Treaty Act and/or California Fish and Game Code Section 3503 are observed within the project area, then the project should be modified and/or delayed as necessary to avoid direct impacts of the identified nests, eggs, and/or young. Potential project modifications may include establishing appropriate "no activity" buffers around the nest site as determined by the project biologist. Construction activities should not occur in the buffer until the project biologist has determined that the nesting activity has ceased.
3. If active nest sites of raptors and/or bird species of special concern are observed within the vicinity of project related disturbances, a qualified biologist should monitor the nests to determine if construction activities are causing behavioral changes or affecting nesting activities. Monitoring results should then be used to develop an appropriate buffer around the nest site that will minimize disturbance. Construction activities in the buffer zone should be prohibited until the young have fledged the nest and achieved independence.

5. CULTURAL RESOURCES – Will the project:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

EXISTING SETTING: The City of Atascadero recognizes the impact of various cultures and ecosystems that have shaped it over generations. Therefore, the City as well as the county and state make an effort to preserve cultural resources, known or discovered, during the development of new projects.

The existing property is a 3.87-acre, undeveloped parcel. The surrounding area is composed of mostly single-family residential houses and one religious gathering facility developed amongst annual grassland. One seasonally wet swale bisects the subject parcel from north to south. City GIS data derived from USDA Soil Survey data lists the soil type underlying the area where the site is located as Rincon Clay Loams and Millsholm Dibble Clay Loams.

The City of Atascadero's General Plan Land Use, Open Space, and Conservation Element Programs 6.2.4-6 require the mitigation and noticing of pertinent parties when archaeological discoveries are made in the city. The AMC lists standards to be adhered to should archeological remains be discovered during the development process, which include the cessation of all construction activity until proper local, state, and federal protocol is completed. (AMC 9-4.162)

PROPOSED PROJECT: The project consists of the construction of an approximately 2,500-square-foot residence with an attached garage (Approx. 600 square feet) on a gently sloping site. The proposed project consists of the replacement of a previously replaced single 24-inch plastic culvert with two (2) new 24-inch HDPE plastic culverts in the same location. Grading is expected to be minor.

According to the City's internal database, the nearest known archaeological sites are located about 0.23 miles from the site. However, this does not eliminate the possibility of a new site being discovered during development. Mitigation measures must be established to prevent the degradation of any newly discovered archeological resources.

Because AMC 9-4.162 requires the applicant to stop work and notify interested parties if archeological or historical resources are discovered during construction, ***then the impact is less than significant.***

A condition of approval shall be included with the project restating the requirements of the AMC 9-4.162 to prevent any unexpected disturbance of resources or potential resources during construction. The condition shall read as follows:

> *Prior to start of construction, the applicant shall coordinate an onsite meeting with planning staff to review best practices in event of discovery potential resources during initial site disturbance, grading, and vertical construction.*
>
> *During construction, Construction activities shall cease and the Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archeologist and disposition of artifacts may be accomplished in accordance with State and Federal law.*

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

6. ENERGY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

EXISTING SETTING: The property is an existing parcel zoned for single-family residential uses.

PROPOSED PROJECT: The project is one single-family residence with an attached garage. The residence is subject to energy-efficiency standards of the California Building Code.

MITIGATION / CONCLUSION: No significant impact is expected. No mitigation is required.

7. GEOLOGY AND SOILS – Will the project:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
a) Result in the exposure to or production of unstable earth conditions including the following: • Landslides; • Earthquakes; • Liquefaction; • Land subsidence or other similar hazards?	☐	☐	☐	☒
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone, or other known fault zone? (consultant Division of Mines and Geology Special Publication #42)	☐	☐	☐	☒
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from proposed improvements such as grading, vegetation removal, excavation or use of fill soil?	☐	☒	☐	☐

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
d) Include any structures located on known expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the City's Safety element relating to geologic and seismic hazards?	☐	☐	☐	☒
f) 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?	☐	☐	☐	☒

EXISTING SETTING: According to the EQ Zapp website of the California Department of Conservation (https://maps.conservation.ca.gov/cgs/EQZApp/app/) the subject property is not within an earthquake fault zone.

The City of Atascadero's General Plan lists and maps potential ground shaking sources that can threaten developments within its boundaries as seen in Table 2 below. The California Department of Conservation developed the Earthquake Hazard Zone App, which allows users to determine if a parcel is located in an earthquake zone. The subject parcel is not on an earthquake fault zone.

The General Plan Safety and Noise Element Goal 4 and its respective policies and program areas address geologic and seismic hazards as they affect development and emergencies. The City also keeps a GIS database with data regarding soil type and risk of hazards for areas within city limits. The USDA Natural Resources Conservation Service provides GIS data regarding the site's soils, stability and risk of hazards. One ephemeral drainage bisects the property and is bordered by annual grasslands and several small cottonwood and coast live oak trees along the driveway. The soil on the site is composed of Rincon Clay Loams and Millsholm Dibble Clay Loams. The USDA classifies the soil of the entire parcel as "Very Poorly to Not Well Drained". The USDA categorized the soil as having "Moderate to High" erodibility throughout the lot as well. (Figure 8). Soil shrink and swell is characterized as being "Moderate to High". San Luis Obispo County categorized the building site as being at "Low" risk for landslides with a very small portion designated as "High" and "Low" risk for liquefaction within the building area with a portion around the seasonal swale categorized as "High" (Figure 10). Septic suitability on the site is labeled as "Severe", due to excessive slope and/or depth to rock and/or slow percolation (Figure 9). However, this project will have access to sewer on San Gabriel Road.

PROPOSED PROJECT: The project consists of the construction of an approximately 2,500-square-foot residence with an attached garage (Approx. 600 square feet) on a gently sloping site. The proposed project consists of the replacement of a previously replaced single 24-inch plastic culvert with two (2) new 24-inch HDPE plastic culverts in the same location. The applicant has designed a project that minimizes exposure to risks on the parcel. Atascadero Municipal Code 9-4.145 requires the installation and maintenance of erosion control measures to stabilize soil surfaces after disturbance between the dates October 15 and April 15. Grading is expected to be minor.

City staff will also review the erosion control plan as required by the Atascadero Municipal Code. The grading and foundation plan will be reviewed and must be found in conformance with the recommendations of the applicant's civil engineer. The applicant is expected to follow the construction guidelines provided in the geotechnical report and required by the California Building Code.

GEO Impact-1: Minimal cut and fill grading has been proposed to make the site suitable for development a single-family residence with an attached garage. The removal of vegetation and topsoil will make the graded areas less stable, ***this impact requires mitigation.***

GEO Impact-2: GIS data from the United States Geologic survey characterizes the soil on the property where the residence will be developed as having "Moderate to High" erodibility. The Atascadero Municipal Code requires a sedimentation and erosion control plan to be submitted to the city engineer for revision and approval review. Since the Atascadero Municipal Code addresses issues with sedimentation and erodibility, ***then the impact is less than significant.***

MITIGATION / CONCLUSION:

GEO-1 Seeds and other plant materials used for erosion control and slope stabilization shall consist of native species matching the existing plant species within the tributary stream. The seed and plant material shall not contain any non-native plant species.

8. GREENHOUSE GAS EMISSIONS – Will the project:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

EXISTING SETTING: Greenhouse gases (GHG) including carbon dioxide (CO2), Methane (CH4), Nitrous Oxide(N2O), fluorinated gases, and water vapor, can cause significant harm to the environment and have adverse effects public health. The City of Atascadero and the State of California attempt regulate GHG emissions to promote environmental and public health as well as energy efficiency.

The site where the residence is proposed is located on a 3.7-acre parcel in the Residential Suburban zoning district of Atascadero. The site is bordered by several other parcels that vary in size (about 0.5 to 5.5 acres) including single-family residences and one religious gathering facility on the lots. Currently, the subject property is undeveloped and does not contribute GHG emissions to the environment.

In 2014, the City of Atascadero adopted a climate action plan (CAP) to help guide the city in reducing their GHG emissions in accordance with California Assembly Bill 32 (AB32). AB32 aims at a reduction of 15% in GHG emissions by 2020. According to this plan, in 2005 the City of Atascadero produced 141,428 metric tons (MT) of carbon dioxide equivalent (CO2e) in GHG emissions. Residential land uses contributed 29% of the total emissions (Rincon Consultants, Inc., 2014). Figure 16 below shows the portion of total emissions contributed by each sector of the community in 2005. The Senate Bill (SB 32) target of at least a 40 percent reduction of GHGs below the 1990 target by 2030 is a milestone toward achieving the deeper reductions needed to meet the state's carbon neutrality goals.

PROPOSED PROJECT: The applicant is proposing a single-family residence with an attached garage. The parcel being developed is 3.86 acre in size.

SLO APCD establishes a significance threshold of 690 metric tons per year (MT/yr.) of CO2 for new residential and commercial projects. Any projects that exceed this threshold must take action to mitigate their level of emission. SLO County APCD also provides a table to assist with screening projects based on project characteristics such as floor area, dwelling units, or service capacity. According to this table, a rural, single-family residential development requires fifty-four dwelling units to meet the threshold. (SLO County APCD, 2023)

GHG Impact 1: The project only includes one dwelling unit. SLO county APCD provides a threshold of 54 dwelling units for projects that are likely to have a significant impact on GHG emissions. Since the project does not surpass the threshold, then ***the impact is less than significant.***

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

9. HAZARDS AND HAZARDOUS MATERIALS – Will the project:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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 for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

EXISTING SETTING: The City of Atascadero attempts to disperse development in a way that reduces risk for damage during disasters as well exposure to hazardous materials. Where this cannot be achieved, the city has created regulations and standards to protect public health and safety as much as possible.

The existing property is an undeveloped parcel located in the Residential Suburban zoning district. The nearest airports are the Oak Country Ranch Airport in Templeton and the Hart Ranch Airport in Santa Margarita. Both of these are privately owned. Further north there is the Paso Robles Municipal Airport and further south is the San Luis Obispo Regional Airport. The site is not in proximity to any of these airports. Vegetation on the site is primarily annual grassland. The San Luis Obispo County Fire Department categorizes the site as at a high risk for fire (Figure 11). The Atascadero Fire Department estimates response time for an emergency on the site would be less than 5 minutes.

The Atascadero General Plan anticipates the full development of the site and the fire department has created an evacuation plan for the community should there be a need to evacuate (Figure

12). The General Plan also addresses the construction of new developments in high fire risk areas by requiring fire resistant material to be used in construction as well as the use of defensible spaces around all structures. Furthermore, AMC requires compliance to fire code standards and review of new projects by the Atascadero Fire Department.

PROPOSED PROJECT: The applicant is proposing a single-family residence with an attached garage. The project will be built in an area at high risk for fire hazard according the County Fire Department.

City and State building regulation provide thresholds of significance for the project. The AMC requires that all new projects be reviewed by the fire department for compliance with the California fire code or to make modifications where necessary. All new projects are expected to conform to the California Fire Code as well as the local modifications found in AMC 4-7.

HAZ Impact-1: The residence is proposed on a site identified as being at high risk for fire hazards. The project will be reviewed by the local fire marshal for compliance with local and state fire codes prior to building permits being issued. Since the Atascadero Municipal code addresses fire hazards before building permits are issued, the ***impact is less than significant***.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

10. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground 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?	☐	☐	☐	☒
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 that would:				
(i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(ii) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site;	☐	☐	☒	☐
(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?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

EXISTING SETTING: Alterations to existing landscapes developed or otherwise, can affect hydrology on the site by increasing run off, risk of flooding, or contaminating ground water. These impacts to the hydrologic cycle can have adverse effects on human health as well as the health of existing ecosystems.

The subject property is a 3.87-acre, undeveloped parcel located in the Residential Suburban zoning district. The surrounding area is composed of mostly single-family residential houses developed amongst annual grasses. The site has a natural slope of less than 20%. The USDA characterizes the site as having “Moderate to High” erodibility. One ephemeral drainage bisects the property with limited understory present. FEMA Flood Maps show flood plain and flood hazard areas within the city; the site does not fall within either of these areas.

The urbanized areas of the Central Coast are divided into ten water management zones (WMZs) based on the receiving water type and common watershed processes. The California Regional Water Quality Control Board (CRWQCB) provides maps showing that the site is located in Water WMZ 2 (CRWQCB, 2013) (Figure 7). The California Department of Water Resources provides a tool to assess the boundaries of significant groundwater basins in California. The subject site is not within any significant groundwater basin. The nearest basin is the Atascadero sub-basin of the Salinas Valley Basin on the eastern side of the city.

That Atascadero Storm Water Management Program (SWMP) (Wallace Group, 2009) and the central coast post Construction storm water requirements (CRWQCB, 2013) provide standards to protect water quality and control runoff from new developments. These documents require

mitigation or alterations in design for projects that significantly increase the amount of impervious surfaces. Additionally, they address erosion control for new developments.

PROPOSED PROJECT: The applicant is proposing a single-family residence with an attached garage. The proposed project consists of the replacement of a previously replaced single 24inch plastic culvert with two (2) new 24-inch HDPE plastic culverts in the same location. The swale receives overland flows from gently sloping lands to the south, which enter the Subject Parcel through a previously replaced 24-inch corrugated HDPE plastic culvert under the access driveway at the southern corner. The swale continues to the north through similar low gradient vegetated areas, before becoming channelized into a man-made ditch along the Cornerstone Community Religious gathering facility parking lot. This ditch enters a concrete culvert under Highway 41 that leads directly to Atascadero Creek.

Regulations created by the City of Atascadero SWMP, AMC and the CRWQCB are used as thresholds of significance regulation for issues concerning water quality and hydrology for the residence. The City of Atascadero Storm Water Management Plan provides goals and implementation measures for run off control through best practices. Many of these goals are achieved through following state standards for storm water runoff. The central coast post construction storm water requirements provide standards to protect water quality and ensure runoff control from new developments (CRWQCB, 2013)
Additionally, the AMC requires sediment and erosion control plans for projects that create land disturbances on sites with risks of geologic hazard, and that are on slopes greater than 34%.

As proposed, the residence would comply with the requirements laid out by the CRWQCB and the SWMP. By adhering to the regulations, the project has addressed the potential issues raised by this section of the initial study.

WQH Impact-1: The residence will alter drainage on a site categorized by the USDA as having soil with “Moderate to High” erodibility (See Figure 8). The Atascadero SWMP and Atascadero Municipal code address concerns regarding erodibility by requiring a Sediment and Erosion Control Plan from applicants attempting to develop on properties with severe erosion hazards. Since the Atascadero Municipal Code requires this issue to be addressed prior to development, then ***the impact is less than significant.***

WQH Impact-2: The residence will alter historic drainage of the existing site by introducing impervious surfaces that increase run off and may risk of flooding on or near the site. Since the City and State regulations require this issue to be addressed prior to development, ***then the impact is less than significant.***

WQH Impact-3: The residence will introduce impervious surfaces that increase polluted run-off and create additional demand on City drainage infrastructure. The City of Atascadero Sewage Master Plan accounts for all existing and future demands on the city’s drainage infrastructure (City of Atascadero, 2003); furthermore, the Storm Water Management Plan (Wallace Group, 2009) and central coast post construction storm water rules require for reductions in run-off from new developments. Since City and State regulations require this issue to be addressed prior to development, then ***the impact is less than significant.***

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

11. LAND USE & PLANNING – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

EXISTING SETTING: The City of Atascadero regulates land uses in attempt to create a sensible, safe, and healthy environment for the residents of the city. Policies regarding land use planning and conservation can be found in the Atascadero General Plan and associated documents.

The subject property is a 3.87-acre, undeveloped parcel located in the Residential Suburban zoning district. The surrounding area is composed of mostly single-family residential houses developed amongst annual grasses.

According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Residential Suburban zoning district is designated for the following land use: Single Family Residential. The General Plan states that, “This zone is established for large lot single-family residential uses. Second units are permitted by right in the RS zone, subject to specific development standards identified in Chapter 5 of Title 9.” Allowable lot sizes in this zoning district are based on performance standards dictated by existing features of the site and neighborhood. The Atascadero Zoning Ordinance specifies requirements including but not limited to setbacks, parking, height, and lighting. The General Plan also requires the conservation of a rural character in residential communities as well as the preservation of natural and historic resources.

PROPOSED PROJECT: The project consists of the construction of an approximately 2,500-square-foot residence with an attached garage (Approx. 600 square feet) on a gently sloping site. The proposed project consists of the replacement of a previously replaced single 24-inch plastic culvert with two (2) new 24-inch HDPE plastic culverts in the same location. The project will be located on a lot within an existing community.

Thresholds of significance are provided by the City of Atascadero General Plan and Zoning Ordinance which regulate the type of land uses allowable in each zoning district and what specifications are required of their development. Additionally, the General Plan accounts for all existing and future developments within the City. All development plans submitted require review by City staff to ensure conformance to existing standards.

As proposed, the new residence would comply with the requirements laid out by the Atascadero General Plan and Zoning Ordinance. By adhering to these requirements, the project has addressed the potential issues raised by this section of the initial study and there are no impacts expected from the project.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

12. MINERAL RESOURCES – Will the project:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

EXISTING SETTING: Mineral resources are protected in the state of California for their economic benefits.

The existing property is a 3.87-acre, undeveloped parcel. The surrounding area is composed of mostly single-family residential houses and one religious gathering facility developed amongst annual grassland. One seasonally wet swale bisects the subject parcel from north to south. City GIS data derived from USDA Soil Survey data lists the soil type underlying the area where the site is located as Rincon Clay Loams and Millsholm Dibble Clay Loams.

PROPOSED PROJECT: The applicant is proposing an ADU, in addition to a single-family residence with an attached garage. The proposed project consists of the replacement of a previously replaced single 24inch plastic culvert with two (2) new 24-inch HDPE plastic culverts in the same location. There is no evidence of mineral resources existing on the site.

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

13. NOISE – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Result in generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

EXISTING SETTING: The City of Atascadero regulates noise pollution from any given development because of the potential for adverse effects on human health and safety.

Currently, the subject property is an undeveloped, 3.9-acre lot located in Residential Suburban zoning district on San Gabriel Road. The surrounding parcels are single family residences as well as one religious gathering facility located in the Residential Suburban zoning district. US Highway 41 is located to the west of the site. There is minimal noise that carries to the site aside from those associated with residential communities. Noise carries to the site from the adjacent highway.

PROPOSED PROJECT: The applicant is proposing a single-family residence with an attached garage. Operational noises are not expected to significantly affect noise levels in the existing residential community. However, construction of the residence will create excessive noise for nearby residents during the construction process.

The Atascadero Municipal code provides the threshold of significance for noise created during the construction process of new developments. The AMC states that all noises created by construction activities are exempt from city regulation as long as the activities occur between seven AM and nine PM. During the hours of nine PM to seven AM the maximum allowable decibel range for all noise created is sixty-five decibels.

The City of Atascadero Noise Element contains noise standards for the maximum acceptable noise levels, in order to minimize noise exposure and generation in new development. These levels are measured in Day/Night Average Sound Level (Ldn). The maximum allowable noise exposure to transportation noise sources for residential development is 60 Ldn for outdoor activity areas and 45 for interior spaces. The Atascadero Noise Element contains a Noise Contour Map which displays noise level contours (Figure 15). Due to its highway-adjacent location, the parcel is located within the 60 L Noise Level contour.

NOI Impact-1: The residence will create a temporary source of noise pollution during the construction process. The Atascadero Municipal Code exempts construction activities from the city's noise regulations during the hours of 7am and 9pm, and limits noise to a maximum of sixty-five decibels during the hours of nine PM and seven AM. Since the Atascadero Municipal code address noise concerns, the ***impact is less than significant.***

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

14. POPULATION & HOUSING – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

EXISTING SETTING: The State of California aims to ensure adequate housing and quality living environments by requiring cities to take detailed accounts of current housing stock and needs as well as projections of expected future needs. The Atascadero General Plan Housing Element identifies housing related goals for the city and methods by which to achieve them.

The property is a 3.87-acre, undeveloped parcel located in the Residential Suburban zoning district. The surrounding area is composed of parcels designated for single-family uses, most of which are already developed. US Highway 41 is located to the west of the site.

The General Plan Housing Element and existing data from the 2010 and 2018 United States Censuses provide a snapshot of population growth in the City of Atascadero. The city's population grew by about 14.1 percent in the 1990s. From 2000 to 2010 city population grew by 7.2% percent. From 2010 to 2018 the city population grew by 7%. Housing needs are reported by the San Luis Obispo County Council of Governments (SLOCOG). SLOCOG provides the Regional Housing Needs Allocation (RHNA) for incorporated areas of San Luis Obispo County. Allotments are further categorized into affordability types. Each city is then responsible for dedicating the needed resources and amending their General Plan Housing Element to attain their allotment of housing.

PROPOSED PROJECT: The applicant is proposing a single-family residence with an attached garage. This development is slated to take place in the Residential Suburban zone.

The General Plan Housing Element provides the thresholds for the addition of new housing and preservation of existing housing in the city. This element takes into account all existing and new housing in the context of existing population and demographics. Furthermore, the element is amended periodically to reflect the units allotted by the RHNA. In their 2019 Regional Housing Needs Plan, SLOCOG allotted Atascadero 843 new units to be accounted for by 2028 (Table 3).

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

15. PUBLIC SERVICE:

Will the proposed project have an effect upon, or result in the need for new or altered public services in any of the following areas:	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
a) Emergency Services (Atascadero Fire)?	☐	☐	☒	☐
b) Police Services (Atascadero Police)?	☐	☐	☒	☐
c) Public Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

EXISTING SETTING: New developments in the City of Atascadero place increased demand on local public service. For this reason, the city must ensure that existing services and future improvements for them can accommodate expected new developments.

PROPOSED PROJECT: The applicant is proposing a single-family residence with an attached garage. The City requires all new developments to pay development impact fees that help fund and provide local public services including but not limited to emergency services, parks, and public facilities. The Atascadero Unified School District charges a per-square-foot fee on new development to account for the impact on schools.

PS Impact-1: The new residence will increase demand of local public services including but not limited to emergency services, schools, parks, and public facilities. Since the City of Atascadero and the Atascadero Unified School District account for impacts to public services by charging development impact fees, then ***the impacts are less than significant.***

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

16. RECREATION:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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	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?	☐	☐	☐	☒

EXISTING SETTING: The City of Atascadero attempts to provide quality open spaces and recreation areas for its residents as it continues to grow.

The Atascadero General Plan recognizes the importance of access to parks and recreation areas. The General Plan Land Use, Conservation and Open Space Element Program areas 11.1.3-5 promote this access and aim for a ration of five acres of open space for every one thousand residents. Associated development impact fees are used to fund maintenance of existing parks and potential acquisition of new open spaces to make these goals achievable. The proposed residence is located approximately 0.25 miles away from the closest public park.

PROPOSED PROJECT: The applicant is proposing a single-family residence, which will not create a dramatic increase in park usage or necessary maintenance. Moreover, the city requires impact fees for new developments in order to account for added demand on public parks and areas of recreation.

REC Impact-1: The residence will contribute minimal usage to public parks and recreation. All new developments are required to pay impact fees towards parks and recreation services. Since the City of Atascadero accounts for impacts to park and recreation services by charging development impact fees, then ***the impact is less than significant.***

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

17. TRANSPORTATION – Would the project:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (criteria for analysis of vehicle miles traveled)?	☐	☐	☒	☐

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

EXISTING SETTING: The City of Atascadero strives to provide a quality transportation network that is feasible and practical for the needs of the city.

The Atascadero General Plan Circulation Element sets policies aimed at encouraging use of different transportation modalities and ensuring network efficiency. Regional highways and county roads fall under the jurisdiction of CalTrans and the County of San Luis Obispo. SLOCOG provides standards and regulations for countywide transportation networks.

PROPOSED PROJECT: The applicant is proposing a single-family residence. Single-family residences are projected to generate 9.57 trips a day per dwelling unit according to the 8th Edition of the Institute of Transportation Engineers' Trip Generation Manual.

The City of Atascadero General Plan Circulation Element provides the threshold of significance for transportation and traffic. The City has designated level C as the minimum level of service require of all city facilities. The Circulation Element accounts for expected future land uses as projected by the Land Use, Conservation and Open Space Element. Additionally, the City of Atascadero requires impact fees to be paid towards public services that include the local circulation system.

As proposed, the project is not expected to create significant issues or conflicts with current traffic patterns or programs laid out by the City or SLOCOG.

TRT Impact-1: The residence will incrementally increase demand on the Atascadero transportation network by generating new trips and contributing to infrastructure usage. The City requires impact fees from new developments that cover impacts to the circulation system. Since the City addresses concerns regarding transportation and traffic before development, then ***the impact is less than significant.***

MITIGATION / CONCLUSION: No significant impacts are expected. No additional mitigation is required.

18. TRIBAL CULTURAL RESOURCES – Would the project:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

EXISTING SETTING San Luis Obispo County and the surrounding region is an ancestral home to various Native American tribes. This leads to the occasional discovery of tribal resources during development. Local and State regulation recognize the importance of coordinating with local tribes and archeological services to preserve these resources.

The City of Atascadero's General Plan Land Use, Open Space, and Conservation Element Programs 6.2.4-6 require the mitigation and noticing of pertinent parties when archaeological discoveries are made in the city. The AMC lists standards to be adhered to should archeological remains be discovered during the development process which include the cessation of all construction activity until proper local, state, and federal protocol is completed. (AMC 9-4.162) Finally, The California Environmental Quality Act requires the lead agency to notify regional tribes about projects that trigger environmental review. After notifying the regional tribes, they are allowed to require further studies to be administered during any project if they believe that there is potential for cultural artifacts to be found.

PROPOSED PROJECT: The project includes the construction of a single-family residence with an attached garage. The local Native America Tribes were notified about this development and did not request any further archaeological studies or monitoring. However, construction has the potential to uncover previously unknown tribal cultural resources.

According to the City's internal database, the nearest known archaeological sites are located about 0.23 miles from the site. However, this does not eliminate the possibility of a new site being discovered during development. Mitigation measures must be established to prevent the degradation of any newly discovered archeological resources.

TCR Impact-1: AMC 9-4.162 requires the applicant to stop work and notify interested parties if archeological or historical resources are discovered during construction, ***then the impact is less than significant.***

A condition of approval shall be included with the project restating the requirements of the AMC 9-4.162 to prevent any unexpected disturbance of resources or potential resources during construction. The condition shall read as follows:

> *Prior to start of construction, the applicant shall coordinate an onsite meeting with planning staff to review best practices in event of discovery potential resources during initial site disturbance, grading, and vertical construction.*
>
> *During construction, Construction activities shall cease and the Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archeologist and disposition of artifacts may be accomplished in accordance with State and Federal law.*

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

19. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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 or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

EXISTING SETTING: The City of Atascadero must account for all impacts to infrastructure and utilities to ensure that existing infrastructure is able to handle current and future demands. The project is located in a rural residential area of the City with a minimum lot size range of 2.5-acre minimum. City sewer is available to the subject property.

All properties within the City limits are entitled to water from Atascadero Mutual Water Company (AMWC) who pumps water from several portions of Atascadero sub-basin using a series of shallow and deep wells located adjacent to the Salinas River, approximately 2.5 miles from the subject site. The water company anticipates that it will be able to meet the city's needs through build-out and beyond. Water demand at build-out is estimated to be at 16,000-20,000 acre-feet per year (AFY). The City is projected to have enough water to meet the demand with the approval of the Nacimiento Water Project, which has allocated the City an additional 3,000 AFY with a flow rate of 3.48 million gallons per day (mgd).

Waste Management, Inc. (WM) is the city's contracted waste management service. 99% of Atascadero solid waste from the City is taken to the Chicago Grade Landfill, a 188-acre privately-owned facility. Also, the new owner of the landfill, estimates the landfill has 70 years of projected disposal capacity.

PROPOSED PROJECT: The applicant is proposing a single-family residence with an attached garage. The project will be attached to the public sewer. The proposed project consists of the replacement of a previously replaced single 24-inch plastic culvert with two (2) new 24-inch HDPE plastic culverts in the same location. The project will also require new drainage infrastructure including a swale and storm drain lines.

The site has an above average slope of less than 20%. The site is a mostly flat vacant lot with a ridge on the west side of the site.

The Regional Water Quality Control Board provides standards for the design of onsite septic disposal systems and post-construction storm water management enforced by the city. The AMWC's Urban Water Management Plan provides regulations based on SLOCOG population projections and historic water use for their service areas. Their projections for water supply and demand, assuming normal conditions though 2040, can be seen in Table 4. These projections go beyond the time period of the most recent General Plan in which the City anticipates build out by the year 2025. Their projections show that they will have sufficient water supplies to meet the demand.

CalRecycle monitors and collects data on all permitted landfills in the State of California. According to CalRecycle, the Chicago Grade Landfill had a remaining capacity of 6,022,396 cubic yards as of November of 2017 with an operations estimated to cease by 2039.

Construction of new drainage infrastructure is expected to conform to city policies and AMC requirements. All new runoff created by the site will be directed towards surrounding vegetated areas as stated in the drainage report for the project. Construction work on the property and residential uses are expected to abide by waste collection standards stated in the AMC.

A new single-family residence is not expected to impose unexpected demands on the AMWC water resources or the landfill capacity at Chicago Grade Landfill.

USS Impact-1: The residence will require the installation of a new septic system. Requirements from the Atascadero Municipal Code and the State address potential environmental impacts prior to development. Since the concerns regarding environmental impacts from new drainage infrastructure are addressed, then ***the impact is less than significant.***

USS Impact-2: The residence will require the installation of a new swale and drainage pipes. Requirements from the Atascadero Municipal Code and the State address potential environmental impacts prior to the development. Since the concerns regarding environmental impacts from new drainage infrastructure are addressed, then ***the impact is less than significant.***

USS Impact-3: The residence will create new demand on existing water resources provided by the Atascadero Mutual Water Company. The Atascadero Mutual Water Company is projected to be able to meet water needs for all new uses expected within the City through the year 2040. Since adequate water resources are available, ***the impact is less than significant.***

USS Impact-4: The residence will create new demand on existing landfill capacity of the Chicago Grade Landfill. CalRecycle reports that this landfill is not at capacity and able to meet landfill need until 2039. Since adequate resources are available, ***the impact is less than significant.***

MITIGATION / CONCLUSION: No significant impacts are expected. No mitigation is required.

20. WILDFIRE:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

EXISTING SETTING: The property is in the high fire-hazard severity zone and about 1.7 miles from a very-high fire-hazard severity zone to the southeast. The property is gently-sloping annual grasses. There are multiple hydrants located along San Gabriel Road, with closest one on the parcel directly south of the site.

PROPOSED PROJECT: The project would be a single-family residence in the Residential Suburban zone. The project is required to comply with all fire codes as set by the City and State.

WF IMPACT-1: Adding a new residence here may increase the demand on emergency services. The City collects a Development Impact Fee with every new residence built. Part of this fee is allocated to emergency services such as fire. Therefore, the ***impact is less than significant.***

WF IMPACT-2: The proposed residence would be located in the high fire severity zone, exposing the residents to the risk of fire. Because the City has emergency services and an adopted evacuation plan, ***the impact is less than significant.***

WF IMPACT-3: The applicant will be creating a new driveway and adding utilities to the site, potentially exacerbating fire risks. The applicant will add a firetruck turnaround to the new section of the driveway and all new utilities are required to be underground. Therefore, ***the impact is less than significant.***

MITIGATION / CONCLUSION: No mitigation measures are required.

21. MANDATORY FINDINGS OF SIGNIFICANCE:

	Potentially Significant	Less Than Significant with Mitigation Incorporated	Less than significant Impact	No Impact
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?	☐	☐	☐	☒
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)	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

EXISTING SETTING: The property is an undeveloped, 3.87-acre parcel. The applicant proposes to build a single-family residence. The location of the site does not coincide with any sensitive habitats or species protected by the state or federal government.

PROPOSED PROJECT: The project is a single-family residence. Each new residence has an incremental impact on the environment. As mitigated, the project will not have a significant impact on the environment.

MFS Impact-1: Since the project is expected to comply with policies, regulations and mitigations provided by the city, then ***there is no significant impact.***

MITIGATION / CONCLUSION: No significant impact is expected. No mitigation is required.

For further information on California Environmental Quality Act (CEQA) or the City's environmental review process, please visit the City's website at www.atascadero.org under the Community Development Department or the California Environmental Resources Evaluation System at: http://resources.ca.gov/ceqa/ for additional information on CEQA.

Exhibit A – Initial Study References & Outside Agency Contacts

The Community Development Department of the City of Atascadero has contacted various agencies for their comments on the proposed project. With respect to the proposed project, the following outside agencies have been contacted (marked with a ☒) with a notice of intent to adopt a proposed negative / mitigated negative declaration.

- ☒ Atascadero Mutual Water Company
- ☒ Atascadero Unified School District
- ☒ Atascadero Waste Alternatives
- ☒ AB 52 – Salinan Tribe
- ☒ AB 52 – Northern Chumash Tribe
- ☒ AB 52 – Xolon Salinan Tribe
- ☒ AB 52 – SLO County Chumash Council
- ☒ AB 52 – Santa Ynez Chumash
- ☒ AB 52 – Barbareno/Ventureno Band of Mission Indians
- ☒ AB 52 – Chumash Council of Bakersfield
- ☒ AB 52 – Coastal Band of the Chumash Nation
- ☐ California Highway Patrol
- ☒ California Department of Fish and Wildlife (Region 4)
- ☐ California Department of Transportation (District 5)
- ☐ San Luis Obispo County Planning & Building
- ☐ San Luis Obispo County Environmental Health Department
- ☐ Upper Salinas – Las Tablas RCD
- ☐ Central Coast Information Center (CA. Historical Resources Information System)
- ☐ CA Department of Food & Agriculture
- ☐ CA Department of Conservation
- ☐ CA Air Resources Board
- ☐ Address Management Service
- ☐ Native American Heritage Commission
- ☐ San Luis Obispo Council of Governments
- ☒ San Luis Obispo Air Pollution Control District
- ☐ San Luis Obispo Integrated Waste Management Board
- ☒ Regional Water Quality Control Board District 3
- ☐ HEAL SLO – Healthy Communities Workgroup
- ☐ US Postal Service
- ☐ Pacific Gas & Electric (PG&E)
- ☐ Southern California Gas Co. (SoCal Gas)
- ☐ San Luis Obispo County Assessor
- ☐ LAFCO
- ☐ Office of Historic Preservation
- ☐ Charter Communications
- ☐ CA Housing & Community Development
- ☐ CA Department of Toxic Substances Control
- ☒ US Army Corp of Engineers
- ☐ Other:
- ☐ Other:
- ☐ Other:

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the Community Development Department and requested copies of information may be viewed by requesting an appointment with the project planner at (805) 461-5000.

- ☒ Project File / Application / Exhibits / Studies
- ☒ Atascadero General Plan 2025 / Final EIR
- ☒ Atascadero Municipal Code
- ☐ Atascadero Appearance Review Manual
- ☐ Atascadero Urban Stormwater Management Plan
- ☒ Atascadero Hillside Grading Guidelines
- ☒ Atascadero Native Tree Ordinance & Guidelines
- ☒ Atascadero Climate Action Plan (CAP)
- ☐ Atascadero Downtown Revitalization Plan
- ☐ Atascadero Bicycle Transportation Plan
- ☒ Atascadero GIS mapping layers
- ☐ Other _____
- ☒ Adopted Atascadero Capital Facilities Fee Ordinance
- ☐ Atascadero Inclusionary Housing Policy
- ☒ SLO APCD Handbook
- ☐ Regional Transportation Plan
- ☒ Flood Hazard Maps
- ☒ CDFW / USFW Mapping
- ☐ CA Natural Species Diversity Data Base
- ☒ Archeological Resources Map
- ☒ Atascadero Mutual Water Company Urban Water Management Plan
- ☐ CalEnvironScreen
- ☐ Other _____
- ☐ Other _____

EXHIBIT B – MITIGATION SUMMARY TABLE
Cooks Residence
DEV 23-0101

Per Public Resources Code § 21081.6, the following measures also constitutes the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. The measures will become conditions of approval (COAs) should the project be approved. The City of Atascadero, as the Lead Agency, or other responsible agencies, as specified, are responsible to verify compliance with these COAs.

	MITIGATION MEASURE	TIMING
Biological Resources		
BIO-1	Prior to start of construction, the grading boundaries, access routes, and staging areas should be clearly flagged so that contractors are aware of the limits of allowable site access and disturbance. Equipment access should not occur during wet weather or when access would cause ruts or soil compaction due to saturated soil conditions.	Prior to start of construction
BIO-2	Prior to start of construction, the applicant should prepare an Erosion Control Plan. The Plan should address both temporary and permanent measures to control erosion and reduce sedimentation. Erosion and soil protection should be provided on all disturbed soil areas and materials stockpiles prior to the onset of the rainy season (October 15). All project plans should state that sedimentation and erosion control measures must be installed per the engineer's requirements. The Plan should include specific Best Management Practices to minimize impacts to adjacent native habitats. For example, concrete truck washouts should be restricted to designated areas where polluted water and materials can be contained for subsequent removal from the site. Washing of equipment and tools should not be allowed in any location where the tainted water could leave the work area.	Prior to start of construction

The following native seed mix is recommended for application on disturbed soil areas through either direct hand seeding or hydroseeding methods.

Native Grassland Erosion Control Seed Mix

Species	Application Rate (lbs/acre)
Bromus carinatus (California brome)	5
Hordeum brachyantherum (meadow barley)	5

MITIGATION MEASURE		TIMING
Vulpia microstachys (six weeks fescue)	10	
Stipa pulchra (purple needlegrass)	3	
Trifolium wildenovii (tomcat clover)	5	
Total	**28**	

BIO-3 To avoid disturbance of wet soils, and limit the potential for erosion and sedimentation, grading should occur outside of the rainy season (October 15 through April 15). If grading is proposed during the rainy season, such activities must be authorized under relevant provisions of the applicable Grading Ordinance, and must follow approved Erosion and Sedimentation Plans. All project-related spills of hazardous materials should be cleaned up immediately. Spill prevention and cleanup materials should be on-site at all times during construction. Cleaning and refueling of equipment and vehicles should occur only within designated staging areas. The staging areas should conform to standard BMPs applicable to attaining zero discharge of storm water runoff. No maintenance, cleaning or fueling of equipment should occur outside the work area. At a minimum, all equipment and vehicles should be checked and maintained daily to ensure proper operation and to avoid potential leaks or spills. — During Construction

BIO-4 Prior to the start of any ground disturbing activities focused surveys for American badger and Northern California legless lizard shall be conducted by a qualified biologist no more than three (3) days prior to the start of work. This survey shall also consider the presence of any other species that could be impacted from the proposed project. If any legless lizards are located during the survey they should be relocated to an area onsite that will not be impacted from the project. If badgers are located on site the CDFW should be contacted immediately prior to work beginning. — Prior to construction activities

BIO-5 To minimize impacts to nesting bird and raptor species, including special-status species and species protected by the Migratory Bird Treaty Act, if work is proposed between February 1 through September 15, the following measures should be implemented to ensure impacts do not occur. — During Construction

1. A qualified biologist shall conduct a pre-construction survey for active bird nests within the

	MITIGATION MEASURE	TIMING
	limits of the project no more than seven (7) days prior to disturbance activities. If no nesting activity is observed, project activities can proceed. If nesting activity is identified during the preconstruction survey, the following additional measures should be implemented. 2. If active nest sites of bird species protected under the Migratory Bird Treaty Act and/or California Fish and Game Code Section 3503 are observed within the project area, then the project should be modified and/or delayed as necessary to avoid direct impacts of the identified nests, eggs, and/or young. Potential project modifications may include establishing appropriate "no activity" buffers around the nest site as determined by the project biologist. Construction activities should not occur in the buffer until the project biologist has determined that the nesting activity has ceased. 3. If active nest sites of raptors and/or bird species of special concern are observed within the vicinity of project related disturbances, a qualified biologist should monitor the nests to determine if construction activities are causing behavioral changes or affecting nesting activities. Monitoring results should then be used to develop an appropriate buffer around the nest site that will minimize disturbance. Construction activities in the buffer zone should be prohibited until the young have fledged the nest and achieved independence.	
Geology & Soils		
GEO-1	Seeds and other plant materials used for erosion control and slope stabilization shall consist of native species matching the existing plant species within the tributary stream. The seed and plant material shall not contain any non-native plant species.	Prior to building permit final

EXHIBIT C – Biological Resources Assessment (09/12/2023)

see following

Biological Resources Assessment
8165 San Gabriel Avenue (APN 054-151-056). Atascadero, San Luis Obispo County, California



Prepared for:

Roxie Schultz-Cooks
235 Santa Cruz Avenue
Paso Robles, CA 93446

Prepared by:

EAM
Ecological Assets Management, LLC

September 12, 2023

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I hereby certify that the statements furnished in the report and associated maps are true and correct to the best of my knowledge and belief; and I further certify that I was present during all three (3) of the site visits associated with this report.



Signature

September 12, 2023
Date

EXECUTIVE SUMMARY

This Biological Resources Assessment was prepared for Ms. Roxie Schultz-Cooks on an approximately 4.0-acre parcel (Subject Parcel) located at 8165 San Gabriel Road (APN 054-151-056), in the City of Atascadero, California. The site is adjacent to the Hope Lutheran Church (refer to Figure 1 and 2).

The proposed project consists of the replacement of a previously replaced single 24-inch plastic culvert with two (2) new 24-inch HDPE plastic culverts in the same location. This area of the Subject Parcel is identified as the "Work Area" in this report. The Work Area was previously disturbed from the previous culvert installation and this area also includes the existing driveway, which is used regularly by vehicles to access the Subject Parcel.

The 4.0-acre flag-lot Subject Parcel consists of gently sloping annual grasslands on clay soils, surrounded by similar sized residential and commercially developed parcels. The Subject Parcel, and portions of adjacent parcels are regularly mowed or grazed by livestock. Several cottonwood and small coast live oak trees are present in the southeastern corner near the access driveway, adjacent to a seasonally wet depressional swale/wet meadow that bisects the Subject Parcel from south to north.

This report presents the methods and results of three (3) site visits and surveys conducted in December 2021, January, 2022, and August 2023, by EAM biologists Dwayne Oberhoff and Bob Sloan. The surveys covered the blooming period for many special-status annual plant species listed as having potential to be present in the vicinity, and included direct observation and evaluation of onsite and adjacent habitats and soil conditions. A review of databases and other source records documenting species occurrence data from the surrounding area, and previous biological survey reports performed in nearby areas was also conducted. The three (3) surveys did not observe any sensitive plant or animal species on the Subject Parcel.

Based on observed conditions, the likelihood of special-status plant or animal species occurrences within the Subject Parcel, and specifically within the Work Area, are considered to be absent to low, due to long term disturbances, and adjacent residential and commercial uses. Due to its seasonal hydrology and lack of ponding, the swale does not provide suitable habitat opportunities for aquatic or semi-aquatic wildlife. However, there is a low potential for impacts to Northern California legless lizard and American badger, and indirect impacts to nesting birds could occur from the proposed culvert replacement project. Avoidance and protection measures have been proposed within this report to address erosion and the potential impacts to these species.

INTRODUCTION

The following Biological Resources Assessment has been prepared by Ecological Assets Management LLC (EAM), at the request of Ms. Roxie Schultz-Cooks. The Survey Area consisted of an approximately 4.0-acre parcel (Subject Parcel) that included the smaller proposed Work Area located at 8165 San Gabriel Road (APN 054-151-056), in the City of Atascadero, California.

This report presents the methods and results of three (3) biological resources surveys conducted over the entire Subject Parcel on December 31, 2021, January 19, 2022, and August 30, 2023, and provides current information on special-status plant and animal species potentially present on-site and within the vicinity. The surveys assessed the potential for special-status annual plant and animal species to occur on the site, based on habitat conditions, soils, elevation requirements, historical uses, CNDDB records, other state and federal databases, and review of previous biological survey reports conducted in nearby areas.

The report assesses if additional protocol or focused survey efforts are necessary, and whether any biological impacts and effects may occur to federal and state listed species or sensitive or jurisdictional habitats from the proposed action. Avoidance and protection measures have been proposed within this report to minimize any potential for impacts to special-status species and habitats.

SITE LOCATION

The street address for the Subject Parcel is 8165 San Gabriel Road in Atascadero, San Luis Obispo County, California (refer to Figure 1 and Figure 2). The Subject Parcel is located in the southern portion of the U.S. Geological Survey (USGS) Atascadero quadrangle, 0.17-mile southeast of Highway 41, and adjacent to the Hope Lutheran Church, at the following coordinates: 35.461795°, -120.670817°.

PROJECT DESCRIPTION

Previously an existing failed 18-inch steel culvert was removed and was replaced with a single 24-inch HDPE culvert. The project assessed for this report will replace the single culvert and replaced with two (2) 24-inch HDPE culverts and the existing stone headwalls will be reinstalled. Project site plans are included in Appendix G.

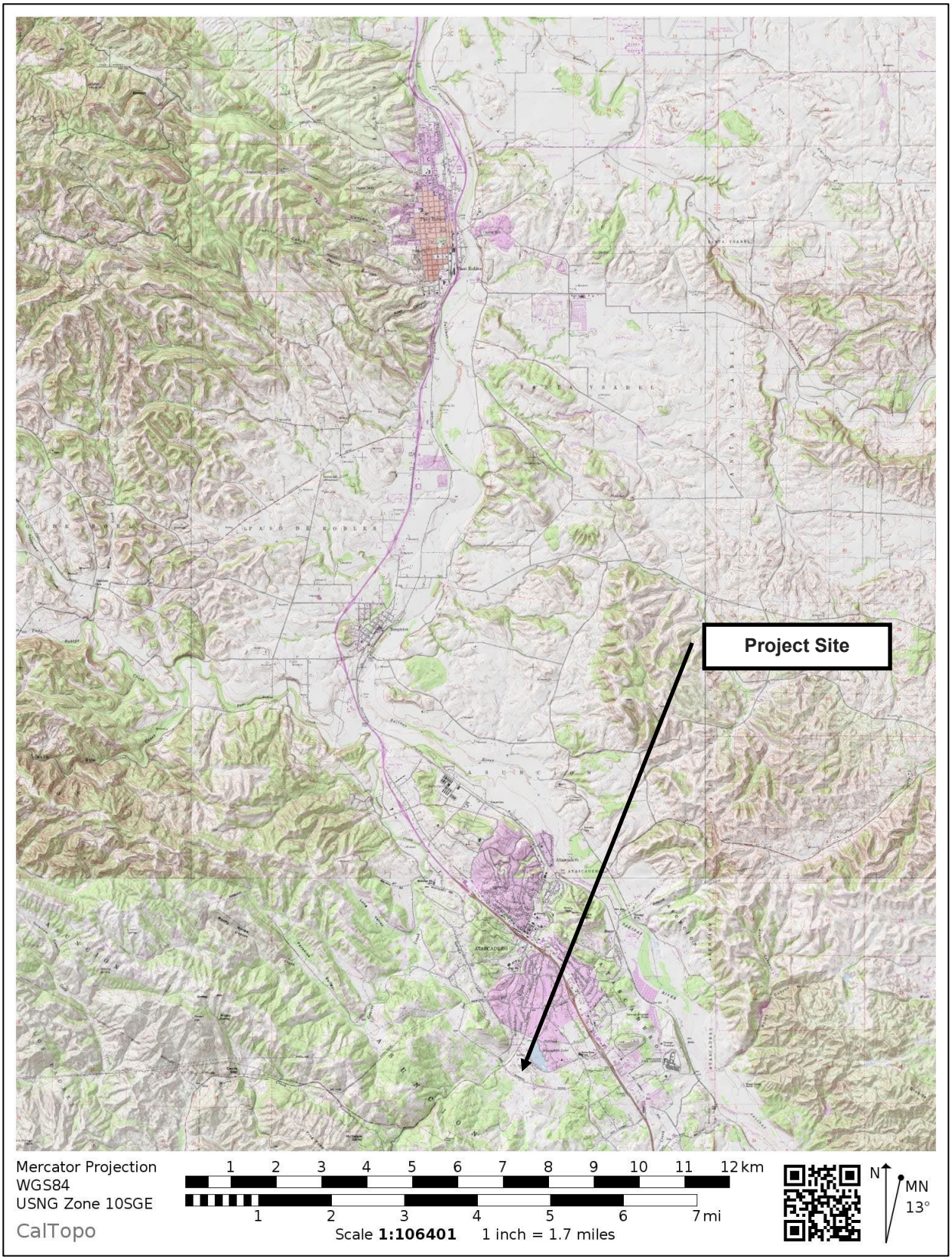


FIGURE 1. Location map of subject parcel.

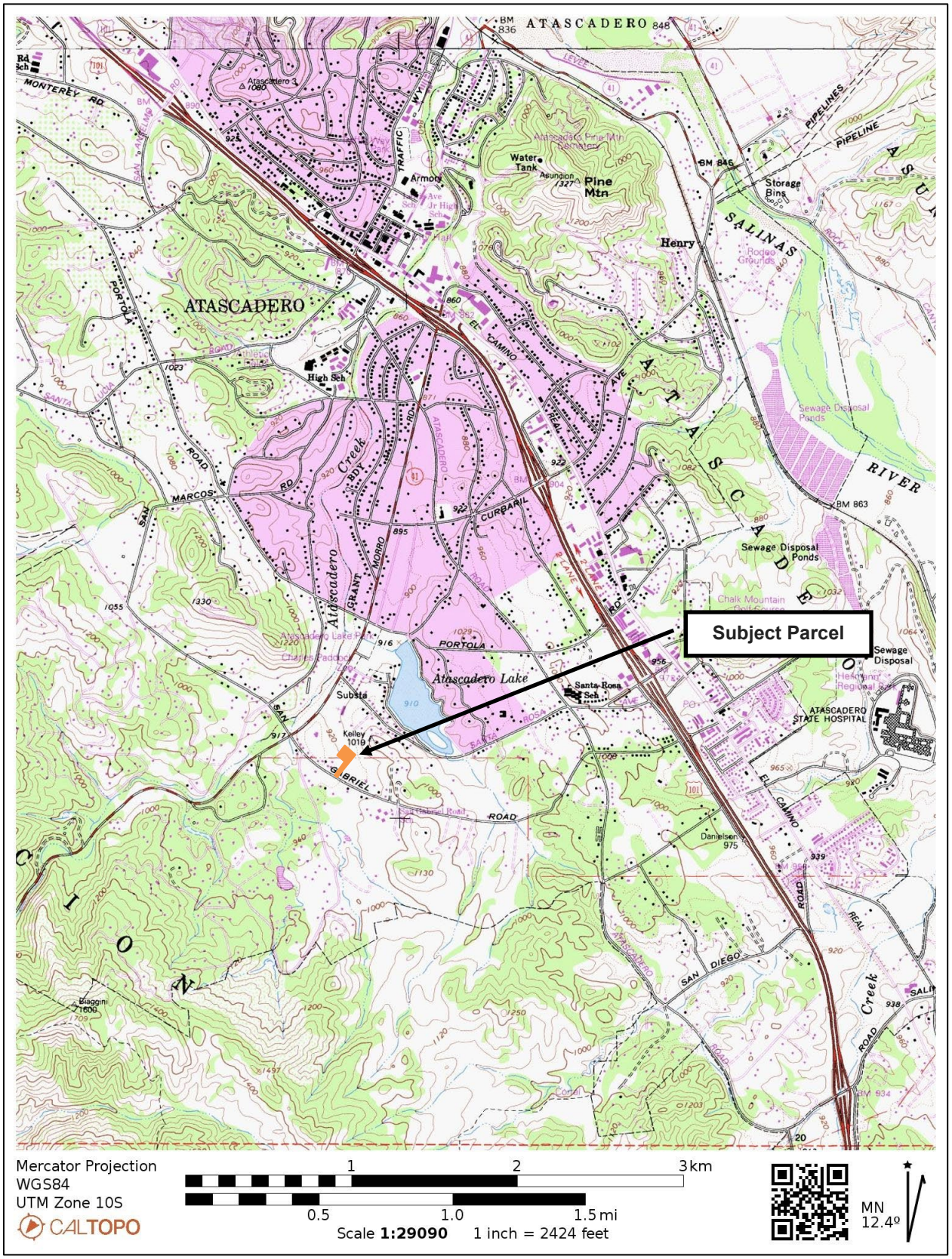


FIGURE 2. Location of survey area.

SURVEY METHODS

Literature Review

Prior to visiting the survey area, EAM biologists reviewed the California Natural Diversity Data Base (CNDDB), and the California Native Plant Society Inventory of Rare and Endangered Plants occurrence data for the Adelaida, Paso Robles, Estrella, York Mountain, Templeton, Creston, Morro Bay North, Atascadero, and Santa Margarita U.S. Geological Survey (USGS) quadrangles to evaluate the potential for occurrence of special-status plant and animal species, and special-status plant communities. These quadrangles were used in the query of the CNDDB because the three (3) quadrangles below the Morro Bay North/Atascadero/Santa Margarita quadrangles are less likely to have species known to the project area due to their coastal proximity and influence, and differences in plant communities and habitats. This nine-quad review area was deemed appropriate based on the Subject Parcel's location, limited elevational range, soil conditions, and observed plant communities, because these features severely limit the potential number of special-status plant and animal species likely to be present.

Other databases and literature reviewed included the US Fish and Wildlife's Information for Planning and Conservation (IPac), CalFlora online database, the USFWS National Wetland Inventory, U.S. Geological Survey National Hydrography Dataset, the University of California Davis Soil Resource Laboratory SoilWeb website, and available environmental documents and reports conducted in nearby areas for background information and recent findings.

Vegetation Mapping

Vegetation classification and mapping followed Holland's *Preliminary Descriptions of the Terrestrial Natural Communities of California* (1986) and was cross-referenced with the updated California Natural Communities List and current alliance and association level taxonomy per *A Manual of California Vegetation, Second Edition* (Sawyer et al., 2009) to ensure consistency with current regulatory nomenclature for Special-status Natural Communities. Native plant species taxonomy followed the *Jepson Manual, Second Edition* (Baldwin et al., 2012), and The Vascular Plants of San Luis Obispo County, California (Hoover1970).

Biological Survey Efforts

EAM biologists Dwayne Oberhoff and Bob Sloan conducted three (3) surveys over the 4-acre Subject Parcel (and the Work Area) on December 31 2021, January 19, 2022, and August 30, 2023. The Survey Area for this assessment consisted of the entire approximately 4-acre Subject Parcel, but the actual Work Area consists of a much smaller area along the existing driveway at the existing culvert location crossing the driveway (refer to Appendix E: Photo Documentation).

Survey efforts constituted a total of 7-person hours walking the Survey Area and Work

Area assessing existing conditions and biological resources. During the site visits, plant communities were characterized, plant species were identified, and the potential for occurrence of special-status plants and animals were evaluated.

Plant species observed during the survey were recorded and are listed in Appendix C of this report. The surveys covered the blooming period for many special-status plant species that have a potential to occur within the vicinity of the Subject Parcel.

Wildlife surveys evaluated the character and quality of wildlife habitat within the Survey Area, and an inventory of all wildlife species observed was compiled. The evaluation of wildlife uses within the area was made through field survey observations, current plant communities and conditions, habitat suitability, and known occurrence of various species in the vicinity. Potential for nesting, roosting, or foraging by special-status bird species, including various raptors was also assessed. All wildlife observed during the surveys are listed within Appendix D of this report. Photos of notable features were taken, and a representative photo plate is included as Appendix E of this report.

RESULTS

Existing Conditions

The approximate 4-acre Subject Parcel is undeveloped, and is dominated by annually mowed non-native annual grasslands. A seasonally wet depressional swale/wet meadow bisects the Subject Parcel from south to north. Site elevations on the Subject Parcel range from 917 to 971 feet (279 to 295 meters) above mean sea level. The Subject Parcel contains a clump of trees including cottonwoods and several small coast live oaks at the upper end of the swale adjacent to the Work Area that will not be impacted by the proposed culvert replacement project.

The swale receives overland flows from gently sloping lands to the south, which enter the Subject Parcel through a previously replaced 24-inch corrugated HDPE plastic culvert under the access driveway at the southern corner. The swale continues to the north through similar low gradient vegetated areas, before becoming channelized into a man-made ditch along the Cornerstone Community Church parking lot. This ditch enters a concrete culvert under Highway 41 that leads directly to Atascadero Creek.

Soils

The University of California Davis, Soil Resource Laboratory website, SoilWeb (http://casoilresource.lawr.ucdavis.edu/), maps three underlying soil associations on the site. None of the soils are rated as hydric.

Millsholm-Dibble complex, 15 to 30 percent slopes, is mapped through the upper middle portion of the Subject Parcel. The Millsholm series consists of shallow, well drained soils that formed in material weathered from sandstone, mudstone and shale. Millsholm soils are on hills and mountains and have slopes of 5 to 75 percent.

Rincon clay loam, 2 to 9 percent slopes, MLRA 14 is mapped in the southern portion of the Subject Parcel and adjacent parcels, and includes the swale. The Rincon series consists of deep, well drained soils that formed in alluvium from sedimentary rocks. Rincon soils are on old alluvial fans and both stream and marine terraces, and have slopes of 0 to 30 percent.

Linne-Calodo complex, 9 to 30 percent slopes, is mapped in the northeast corner of the Subject Parcel. Linne soils are on mountainous uplands and foothills. Elevations are 100 to 2,200 feet. These well drained soils formed in material weathered from light gray or white, fairly soft shale, and sandstone. Slopes are 5 to 75 percent.

Observed Habitats

The site visits conducted by EAM biologists thoroughly covered the 4-acre Subject Parcel (including the Work Area) and found annual grassland and seasonal wetland/wet meadow plant communities present on the site. The surveys also identified ruderal/disturbed habitat conditions within and adjacent to the Subject Parcel. Refer to Appendix F (Existing Conditions and Habitats Map) for a habitat map of the survey area. Descriptions of these habitats/conditions are below.

- California Annual Grassland

California annual grassland corresponding to the wild oats and annual brome grasslands described in the Manual of California Vegetation (2009, second edition) and the Non-native Grassland described by Holland (1986) is the dominant habitat on and adjacent to the Subject Parcel. The annual grassland habitat was dominated by non-native species including wild oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), red-stemmed filaree (*Erodium cicutarium*), field bindweed (*Convolvulus arvensis*), summer mustard (*Hirschfeldia incana*), birdsfoot trefoil (*Lotus corniculatus*), and spring vetch (*Vicia sativa*). Native forbs observed in grassland areas included blue-eyed grass (*Sisyrinchium bellum*), California poppy (*Eschsholzia californica*), vinegar weed (*Trichostema lanceolatum*), and doveweed (*Croton setigerus*). No native bunchgrass was observed.

California grasslands can provide foraging, breeding habitat and movement opportunities for many wildlife species. Burrows of Botta's pocket gopher (*Thomomys bottae*) and California ground squirrel (*Spermophylis beecheyii*) are present on the site, and these species can serve as a prey base for predator animals, including snakes, raptors, American badger (*Taxidea taxus*), and coyote (*Canis latrans*). Deer tracks and scat were also observed. Numerous invertebrate species which could provide a food source for larger animals such as lizards, birds and small mammals are typically found within grassland communities. A variety of birds rely on open expanses of grasslands for foraging habitat, and several species nest in grasslands.

- Seasonal Wetland/Wet Meadow

Areas of seasonal wetland habitat were observed and mapped along the swale in the western portion of the Subject Parcel, and extend into the adjacent Subject Parcel to the south. These areas were dominated by hydrophytic vegetation including common spike rush (*Eleocharis macrostachya*), brown-headed rush (*Juncus phaeocephalus*), blue wildrye (*Elymus glaucus*), and sparse occurrences of curly dock (*Rumex crispus*), and rough cocklebur (*Xanthium strumarium*). Hydric soils, high groundwater, and wetland hydrology were present in these areas.

The remaining non-wetland portion of the swale was dominated by Italian rye grass (*Festuca perennis*), and other annual grassland species, and did not contain dominant hydrophytic vegetation. These swale areas exhibit seasonal flooding and saturated soil conditions, and therefore constitute non-wetland other waters habitat within the limits of flooding/saturation. The swale is not mapped by NWI as a riverine feature, and is not shown on USGS topographic maps as a blue-line stream.

No evidence of bed/bank structure or scour is present except immediately below the outlet of the existing 24-inch HDPE plastic culvert under the driveway to the Subject Parcel. The swale does not contain a discernible Ordinary High-Water Mark (OHWM), ponding, scour or evidence of sediment transport, defined bank structure, or dense riparian habitats. The swale does not provide suitable habitat for aquatic, semi-aquatic, or riparian species due to seasonal hydrology and lack of riparian vegetation, but is hydrologically connected to Atascadero Creek by a culvert under Hwy 41.

- Ruderal/Disturbed

Ruderal/disturbed conditions are common along roadsides, in unmaintained urban areas, and other areas that have been altered by construction, agriculture, ornamental landscaping, or other types of regular activities that affect plant composition and growth. If vegetated, these areas are typically dominated by non-native annual grasses and herbaceous plants adapted to the regular cycle of disturbance from traffic, grading, and weed reduction practices such as mowing and herbicide application. Typical plants consist primarily of introduced species and escaped ornamentals that exhibit clinging seeds, adhesive stems, and rough leaves that assist their invasion and colonization of disturbed or unmaintained lands. This is not a native plant community and is not described in the Manual of California Vegetation (2009) or in Holland's (1986) vegetation classification.

Ruderal or disturbed areas are present along fence lines and road edges on the Subject Parcel, and in heavily grazed adjacent property to the west. These areas were either unvegetated or contained patchy occurrences of non-native weedy or escaped ornamental plants. Dominant plant species observed within ruderal/disturbed areas included summer mustard (*Hirschfeldia incana*), cheeseweed (*Malva parviflora*), yellow

star thistle (*Centaurea solstitialis*), common tarweed (*Hemizonia pungens*), common annual grass species, and red-stemmed filaree (*Erodium cicutarium*).

Adjacent areas of the Subject Parcel outside the survey area contained ornamental landscaping, ruderal/disturbed habitat, and residential and religious uses. These uses are located outside the boundaries of the proposed Work Area, and will not be disturbed by the proposed culvert replacement project.

Hydrologic Features

The seasonal swale within the 4-acre Subject Parcel contains seasonal wetland and non-wetland other waters habitats, and is hydrologically connected to Atascadero Creek by a culvert under Highway 41. The swale does not exhibit defined bank features or ponding, and does not provide suitable habitat for aquatic or semi-aquatic species. The upper extent of jurisdictional habitat was determined by dominant plant composition, hydrology, and soil characteristics along the swale. Hydric areas containing over 50 percent wetland plant species were considered to be wetland habitat, and hydric areas lacking this vegetative component were considered to be other waters habitat.

The seasonal swale is likely to constitute Waters of the U.S. under Sections 404 and 401 of the Clean Water Act, due to the observed diagnostic characteristics and direct connectivity to Atascadero Creek. The swale is also likely subject to California's Porter-Cologne Water Quality Control Act, and Section 1602 of the California Fish and Game Code.

SPECIAL-STATUS SPECIES

Special-Status Plant Species

The three (3) site visits involved walking the 4-acre Survey Area and the included Work Area and identifying all plant species observed. Plants were identified to species, or sub-species, with dichotomous keys used as necessary (Hoover, 1970; Munz, 1974; Baldwin, ed. 2012). Special-status plant species known to occur in habitats, elevations, and/or soil types similar to those found on the Subject Parcel were the focus of the survey effort. A list of all plant species observed during the survey is provided in Appendix C.

For the purpose of this study, special-status plants are vascular plants listed, proposed for listing, or candidates for listing as Threatened or Endangered by the U.S. Fish and Wildlife Service (USFWS) under the federal Endangered Species Act (ESA); those listed or proposed for listing as Rare, Threatened, or Endangered by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA); and plants occurring on California Rare Plant Rank 1, 2, 3 and 4, as developed by the CDFW and the California Native Plant Society (CNPS). Sensitive natural communities are those plant communities listed as rare in the CNDDB.

The specific Rare Plant Rank code definitions are as follows:

- *Rank 1A = Plants presumed extinct in California;*
- *Rank 1B.1 = Rare or endangered in California and elsewhere; seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat);*
- *Rank 1B.2 = Rare or endangered in California and elsewhere; fairly endangered in California (20-80% occurrences threatened);*
- *Rank 1B.3 = Rare or endangered in California and elsewhere, not very endangered in California (<20% of occurrences threatened or no current threats known);*
- *Rank 2 = Rare, threatened or endangered in California, but more common elsewhere;*
- *Rank 3 = Plants needing more information (most are species that are taxonomically unresolved; some species on this list meet the definitions of rarity under CNPS and CESA); and*
- *Rank 4.2 = Plants of limited distribution (watch list), fairly endangered in California (20-80% occurrences threatened)*.
- *Rank 4.3= Plants of limited distribution (watch list), not very endangered in California.*

CNDDB records for the Adelaida, Paso Robles, Estrella, York Mountain, Templeton, Creston, Morro Bay North, Atascadero, and Santa Margarita USGS quadrangles were examined to identify known occurrences of special-status plant species surrounding the Subject Parcel. A total of 79 special-status plant species were evaluated for potential to be present in the vicinity of the Subject Parcel. The three (3) surveys covered the blooming periods of many of the special-status plants considered to have potential to be present on or near the Subject Parcel.

None of the special-status plant species discussed above were observed during the three (3) biological surveys conducted on the Subject Parcel. Based on the survey results, observed soils and habitat conditions, and the ongoing and historic mowing and surrounding land uses within and adjacent to the Subject Parcel, it is considered unlikely that any special-status plant species are present on the Subject Parcel and very unlikely they are present in the much smaller Work Area.

Please refer to Appendix A for additional information on all plant species evaluated for this report.

Special-Status Wildlife Species

CNDDB records for the Adelaida, Paso Robles, Estrella, York Mountain, Templeton, Creston, Morro Bay North, Atascadero, and Santa Margarita USGS quadrangles were examined to identify known occurrences of special-status wildlife species surrounding

the Subject Parcel. A total of 78 special-status wildlife species were evaluated for potential to be present in the vicinity of the Subject Parcel. Please refer to Appendix B for complete discussions of the habitat suitability and potential for presence of special-status wildlife species, and nesting birds subject to the MBTA.

Many of the special-status animal species identified by the CNDDB search have highly specialized habitat, nesting, or roosting requirements including ponded water, rock outcrops, specific soil textures, or riparian, chaparral, or woodland habitats that are not present on or adjacent to the Subject Parcel. Because native plant communities and specific habitat features are absent, the majority of the listed special-status wildlife species are unlikely to be present on the Subject Parcel or within the Work Area prior to or following construction.

The evaluation of special-status wildlife species occurrence within the survey area was based on habitat suitability analysis coupled with direct field observations. It did not include definitive surveys to determine presence or absence following specific protocols. The conclusions and information contained herein and detailed in Appendix B was based on the review of CNDDB and other database records, recent biological studies from the region, coupled with our knowledge of the particular species' biology and ecological requirements.

None of the special-status wildlife species discussed above were observed during the three (3) biological surveys conducted on the Subject Parcel. Based on the observed conditions, the potential for special-status wildlife species to be present within the Subject Parcel is considered low due to the ongoing and historic mowing and surrounding uses on and adjacent to the site. However, there is a low potential for the following species to either be present, a transient, or forage on or near the Subject Parcel. This includes the following species:

- Northern California legless lizard (*Anniella pulchra*) – Species of Special Concern
- Pallid bat (*Antrozous pallidus*) - Species of Special Concern
- Townsend's big-eared bat (*Corynorhinus townsendii*) - Species of Special Concern
- Western red bat (*Lasiurus blossevillii*) - Species of Special Concern
- American badger (*Taxidea taxus*) - Species of Special Concern
- Nesting birds and raptors

A summary of the potential for these species to be impacted from the proposed project is provided below.

- Northern California legless lizard is listed as a Species of Special Concern by the CDFW and occurs in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Also found within leaf litter under trees and bushes in sunny areas and dunes stabilized with bush lupine and mock heather.

Species is often found under surface objects such as rocks, boards, driftwood, and logs. The Work Area does not contain sandy soils, but does contain oak and cottonwood trees with leaf litter on the ground that has a low potential to provide habitat for the species. Species could be directly impacted during ground disturbing activities if present.

- Bat Species numerous bat species were identified in the database queries and are known to roost in trees and/or will forage in habitats that are present within the Subject Parcel. However, no work will be conducted at night when bats are active and no trees will be impacted from the proposed culvert replacement project. Due to this, impacts to bat species will not occur.
- American badger utilizes open, uncultivated grassland and sparse shrubland/woodland with friable soils for foraging and denning, and preys on burrowing rodents such as ground squirrels. Badger is known from the general region based on historic CNDDB occurrences. Even though no potential dens were observed on the Subject Parcel, suitable habitat and prey species are present throughout the Subject Parcel. In addition, the Subject Parcel could be used as transient habitat for the species. However, the limited scope of the culvert replacement project within the small Work Area is unlikely to result in any impacts to badger. To ensure impacts to badger do not occur, avoidance/protection measures for badge are included in this report.
- Nesting birds and raptors have the potential to utilize the cottonwood and oak trees on the Subject Parcel adjacent to the Work Area and potentially the annual grasslands. However, the annual grasslands are mowed annually and likely provide low quality nesting habitat. Even though no nets were observe nesting within the trees adjacent to the Work Area could occur, and to ensure impacts do not occur, avoidance/protection measures are being recommended in this report.

Critical Habitat Identification

Review of the USFWS Threatened & Endangered Species Active Critical Habitat Report (https://ecos.fws.gov/ecp/report/table/critical-habitat.html), showed that no portion of the Subject Parcel or Work Area are within or immediately adjacent to federally designated critical habitat.

Habitat Connectivity

The Subject Parcel and smaller Work Area are located within and adjacent to residential and commercial development on large parcels, with surrounding areas containing churches, houses, ornamental landscaping, and Highway 41. These areas are not likely important wildlife corridors or provide linkage between known important disjunct wildlife habitats. The Atascadero Creek corridor to the west is located on the other side of Highway 41, and likely provides a wildlife corridor and habitat linkage

functions for the general area, but it is disconnected from the Subject Parcel and is north of Highway 41. Following the construction of the culvert replacement project the site will continue to provide the same functions for wildlife movement as it did prior to construction.

REGULATORY OVERVIEW

Section 404 of the Clean Water Act Of 1977

Regulatory protection for water resources throughout the United States is under the jurisdiction of the U.S. Army Corps of Engineers (Corps). Section 404 of the Clean Water Act prohibits the discharge of dredged or fill material into Waters of the U. S. without formal consent from the Corps. Waters of the U.S. includes Special Aquatic Sites (e.g., marine waters, tidal areas, stream channels) and wetlands. Under Section 404, actions in Waters of the U.S. may be subject to either an individual permit or a general permit or may be exempt from regulatory requirements.

The seasonal swale within the Subject Parcel is likely to constitute Waters of the U.S. under Section 404 of the Clean Water Act, due to the observed diagnostic characteristics and direct connectivity to Atascadero Creek.

Section 401 of the Clean Water Act Of 1977

Section 401 of the Clean Water Act and its provisions ensure that federally permitted activities comply with the federal Clean Water Act and state water quality laws. Section 401 is implemented through a review process that is conducted by the Regional Water Quality Control Board (RWQCB) and is triggered by the Corps permitting process. Specifically, the RWQCB certifies via the 401 process that the proposed project complies with applicable effluent limitations, water quality standards, and other conditions of California law.

The seasonal swale within the Subject Parcel is likely to constitute Waters of the U.S. under Section of the Clean Water Act, due to the observed diagnostic characteristics and direct connectivity to Atascadero Creek.

Federal Endangered Species Act Of 1973

The Federal Endangered Species Act (FESA) provides legislation to protect federally listed plant and animal species. Impacts to listed species resulting from the implementation of a project would require the responsible agency or individual to formally consult with the USFWS or National Marine Fisheries Service (NMFS) to determine the extent of impact to a particular species.

This assessment did not identify any federal endangered or threatened plant or animal species with potential to occur within the Subject Parcel.

California Endangered Species Act

The State of California Endangered Species Act (CESA) ensures legal protection for plants listed as rare or endangered and species of wildlife formally listed as endangered or threatened. The state also lists "Species of Special Concern" based on limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational value. Under state law, the California Department of Fish and Game is empowered to review projects for their potential to impact state-listed species and California Special Concern species, and their habitats.

This assessment did not identify any state-listed endangered or threatened plant or animal species with potential to occur within the Subject Parcel.

Section 1602 of the Fish and Game Code

The CDFW is responsible for conserving, protecting, and managing California's fish, wildlife, and native plant resources. To meet this responsibility, the law requires any person, state or local government agency, or public utility proposing a project that may impact a river, stream, or lake to notify the CDFG before beginning the project. If the CDFG determines that the project may adversely affect existing fish and wildlife resources, a Lake or Streambed Alteration Agreement is required.

The seasonal swale within the Subject Parcel is likely to be subject to Section 1602 of the Fish and Game Code, due to the observed diagnostic characteristics and direct connectivity to Atascadero Creek.

Other Sections of the Fish and Game Code

Fully Protected and Protected species may not be taken or possessed without a permit from the Fish and Game Commission and/or the CDFW. Information on these species can be found within section 3511 (birds), section 4700 (mammals), section 5050 (reptiles and amphibians), and section 5515 (fish) of the Fish and Game Code.

No species designated as "Fully Protected" under the Fish and Game Code have a potential to occur within the project area. Birds could utilize grasslands and adjacent trees for nesting habitat, but potential indirect impacts to nesting birds is not considered a significant impact due to the ongoing regular disturbances from mowing and adjacent uses. In addition, two (2) Species of Special Concern, American badger and Northern California legless lizard, have a low potential to be present, but since low quality suitable habitat for both species are present, avoidance/protection measures are recommended in this report to ensure impacts do not occur.

Migratory Bird Treaty Act Of 1918

The Migratory Bird Treaty Act (MBTA) protects all migratory birds, including their eggs, nests, and feathers. The MBTA was originally drafted to put an end to the commercial trade in bird feathers popular in the latter part of the 1800's.

No nests were observed within the cottonwood or oak trees or the annual grassland areas during the three (3) site visits and surveys. However, birds could utilize the cottonwood and oak trees, and grassland habitats adjacent to the culvert replacement Work Area. No trees will be removed for the project and thus no direct impacts will occur. However, indirect impacts to nesting birds could occur from noises and activities associated with the culvert replacement project if this work occurs during the nesting season of February 15 to September 1. However, these impacts are not considered significant due to the historic and ongoing uses of the Subject Parcel and activities in adjacent areas. However, to address these potential impacts recommended avoidance/protection measures have been included in this report.

DISCUSSION

This biological assessment documents existing conditions and the potential presence of special-status species and sensitive habitats based on current biological and regulatory information. The majority of special-status plants in the region occur on soil types or in habitat types not present within or adjacent to the Subject Parcel. The assessment found that the Subject Parcel has very low potential to contain special-status species and sensitive habitats due to an absence of native habitats, and historic and annual mowing for fire hazard abatement. Although full floristic surveys were not conducted, the potential for sensitive plant species to be present on the Subject Parcel and specifically within the Work Area is considered to be very low based on survey results and CNDDB data for the region, and the observed disturbed conditions in the Work Area. Additional spring surveys are considered unlikely to identify sensitive plants in the small and restricted Work Area.

The potential for sensitive wildlife species to be present is also considered to be absent or low, based on regular mowing of grassland areas for fire prevention, the seasonal hydrologic regime, sparse vegetative cover, and lack of ponding potential associated with the swale. However, based on low quality habitat for Northern California legless lizard and both low quality habitat and a ground squirrel prey base for American badger, there is a low potential for these two species to be present within the general area. Potential impacts to these two species are considered low and are not anticipated, but the avoidance/protection measures provided below will ensure impacts do not occur. The proposed project is also considered unlikely to disturb bird species nesting in trees or grassland on the Subject Parcel due to regular mowing, vehicle use, and adjacent residential uses and trees will not be trimmed or removed for this project. However, to ensure project construction activities do not indirectly impact any nesting activity, avoidance/protection measures for nesting birds are recommended below.

Ground disturbance associated with road and culvert improvements and residential construction could expose bare soil areas and require temporary soil and materials

stockpiles. These actions could result in erosion and sedimentation impacts to the seasonal swale during the rainy season. Protective measures are recommended below to avoid and minimize potential habitat impacts from erosion and sedimentation.

IMPACT ANALYSIS AND RECOMMENDED MINIMIZATION MEASURES

The following impact analysis is intended to support the California Environmental Quality Act (CEQA) review process conducted by the CDFW acting as the lead agency for the proposed project. The following avoidance and protection measures are intended to help reduce project related impacts to biological resources on the Subject Parcel.

Disturbance of Non-native Habitats

Impact Bio-1. Development of the project would impact annual grassland and ruderal/disturbed areas. This is anticipated to be a less-than-significant impact pursuant to CEQA, and no mitigation is required.

Development of the proposed project would result in disturbances to annual grassland and ruderal/disturbed areas in an approved building envelope and driveway alignment. These areas are dominated by non-native plant species that are common in the region, and are not considered special-status plant species or sensitive plant communities. The loss of annual grassland and ruderal/disturbed habitats that do not support special-status species would be considered a less than significant impact pursuant to CEQA, and no mitigation would be required.

Soil Erosion

Bio Impact 2. Grubbing, grading, road improvements, and landscaping activities associated with residential construction could result in soil erosion into the seasonal swale. This is anticipated to be a significant but mitigable impact pursuant to CEQA.

Project activities could expose soils and other materials to erosion or transport by rainfall and runoff that could result in sedimentation of the seasonal swale. Initial grading for residential construction would expose large areas of soil and may require the creation of temporary soil and materials stockpiles. Road and culvert improvements would require minor grading and creation of an all-weather surface per Cal Fire requirements. Under rainy conditions, soil, fuel, oils, and associated materials could leave the work areas and enter the swale. Ensuring that sediment-laden runoff does not leave the project area during construction, and that post-construction runoff is consistent with pre-construction conditions is essential to minimize impacts to onsite and adjacent native habitats. The following measures are recommended to avoid and minimize potential habitat impacts from erosion and sedimentation.

1. Prior to start of construction, the grading boundaries, access routes, and staging areas should be clearly flagged so that contractors are aware of the limits of allowable site access and disturbance. Equipment access should not occur

during wet weather or when access would cause ruts or soil compaction due to saturated soil conditions.

2. Prior to start of construction, the applicant should prepare an Erosion Control Plan. The Plan should address both temporary and permanent measures to control erosion and reduce sedimentation. Erosion and soil protection should be provided on all disturbed soil areas and materials stockpiles prior to the onset of the rainy season (October 15). All project plans should state that sedimentation and erosion control measures must be installed per the engineer's requirements. The Plan should include specific Best Management Practices to minimize impacts to adjacent native habitats. For example, concrete truck washouts should be restricted to designated areas where polluted water and materials can be contained for subsequent removal from the site. Washing of equipment and tools should not be allowed in any location where the tainted water could leave the work area.

   The following native seed mix is recommended for application on disturbed soil areas through either direct hand seeding or hydroseeding methods.

   Native Grassland Erosion Control Seed Mix

Species	Application Rate (lbs/acre)
Bromus carinatus (California brome)	5
Hordeum brachyantherum (meadow barley)	5
Vulpia microstachys (six weeks fescue)	10
Stipa pulchra (purple needlegrass)	3
Trifolium wildenovii (tomcat clover)	5
Total	**28**

3. To avoid disturbance of wet soils, and limit the potential for erosion and sedimentation, grading should occur outside of the rainy season (October 15 through April 15). If grading is proposed during the rainy season, such activities must be authorized under relevant provisions of the applicable Grading Ordinance, and must follow approved Erosion and Sedimentation Plans. All project-related spills of hazardous materials should be cleaned up immediately. Spill prevention and cleanup materials should be on-site at all times during

construction. Cleaning and refueling of equipment and vehicles should occur only within designated staging areas. The staging areas should conform to standard BMPs applicable to attaining zero discharge of storm water runoff. No maintenance, cleaning or fueling of equipment should occur outside the work area. At a minimum, all equipment and vehicles should be checked and maintained daily to ensure proper operation and to avoid potential leaks or spills.

General Biological Resources Survey

Impact BIO 3: Project construction has a low potential to impact general biological resources, and American badger and Northern California legless lizard. This is anticipated to be a significant, but mitigable impact pursuant to CEQA.

The proposed culvert replacement project has a low potential to impact American badger and Northern California legless lizard. To identify these species prior to work starting, and other species, a pre-construction survey should be conducted prior to any ground disturbing work by a qualified biologist.

1. Prior to the start of any ground disturbing activities focused surveys for American badger and Northern California legless lizard shall be conducted by a qualified biologist no more than three (3) days prior to the start of work. This survey shall also consider the presence of any other species that could be impacted from the proposed project.
2. If any legless lizard are located during the survey they should be relocated to an area onsite that will not be impacted from the project.
3. If badger are located on site the CDFW should be contacted immediately prior to work beginning.

Nesting Birds

Impact BIO 4: Project construction has a low potential to impact nesting birds in annual grasslands and adjacent trees if construction occurs during the nesting season (February 1 through September 15). This is anticipated to be a significant, but mitigable impact pursuant to CEQA.

The proposed project has low potential to impact nesting birds during construction related activities that create noise if tree or ground nesting birds are present. The potential is considered low due to the regular and ongoing use of mowers on the Subject Parcel, and traffic and residential uses in the surrounding area. Any disturbance to nesting birds would be considered a temporary impact, and would be considered insignificant with the incorporation of the following recommended avoidance and protection measures.

To minimize impacts to nesting bird and raptor species, including special-status species and species protected by the Migratory Bird Treaty Act, if work is proposed between

February 1 through September 15, the following measures should be implemented to ensure impacts do not occur.

1. A qualified biologist shall conduct a pre-construction survey for active bird nests within the limits of the project no more than seven (7) days prior to disturbance activities. If no nesting activity is observed, project activities can proceed. If nesting activity is identified during the preconstruction survey, the following additional measures should be implemented.
2. If active nest sites of bird species protected under the Migratory Bird Treaty Act and/or California Fish and Game Code Section 3503 are observed within the project area, then the project should be modified and/or delayed as necessary to avoid direct impacts of the identified nests, eggs, and/or young. Potential project modifications may include establishing appropriate "no activity" buffers around the nest site as determined by the project biologist. Construction activities should not occur in the buffer until the project biologist has determined that the nesting activity has ceased.
3. If active nest sites of raptors and/or bird species of special concern are observed within the vicinity of project related disturbances, a qualified biologist should monitor the nests to determine if construction activities are causing behavioral changes or affecting nesting activities. Monitoring results should then be used to develop an appropriate buffer around the nest site that will minimize disturbance. Construction activities in the buffer zone should be prohibited until the young have fledged the nest and achieved independence.

CONCLUSION

As documented by this assessment, the proposed culvert replacement project will occur entirely within an area that has previously been disturbed and contains an active driveway. The adjacent seasonal wetland and wet meadow areas do not contain any special-status plant species, and do not provide habitat for aquatic or semi-aquatic wildlife. No special-status plant species were observed within the Subject Parcel, and additional floristic surveys are considered unlikely to find special-status plant species to be present based on the habitat conditions observed on the site. There is a low potential for impacts to nesting birds, Northern California legless lizard, and American badger. Incorporation of the biological avoidance and minimization measures included in this report, along with all requirements within the Lake and Streambed Alteration Agreement, are expected to provide sufficient protection under CEQA for biological resources during project construction.

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Appendix A: Habitat Requirements and Potential for Occurrence of Special-Status Plants Occurring in the Vicinity

Appendix A. CNDDB List of Special-Status Plant Species and Natural Communities from Nine 24k Quadrangle CNDDB Search.

Species	Status* Fed/CA/CDFW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Bristlecone fir *Abies bracteata*	--/--/1B.3	Found on slopes and bottoms of rocky canyons in the Santa Lucia Mountains on the central coast of California	n/a	**Species not present.** This large perennial tree is not present within the project area.
Red sand verbena *Abronia maritima*	--/--/4.2	Found in coastal dunes at elevations less than 100 meters.	February - October	**Species not present.** Species not observed during blooming season survey. Site is well above the species elevational range.
Hoover's bentgrass *Agrostis hooveri*	--/--/ 1B.2	Stoloniferous perennial herb on sandy soils in chaparral, cismontane woodland, and valley and foothill grassland. Elevation 60 to 600 meters.	April - July	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Douglas' fiddleneck *Amsinckia douglasiana*	--/--/4.2	Annual herb found on unstable shaly sedimentary slopes in elevations from 150 to 1600 meters.	March – June	**Species not present.** Site lacks suitable soil conditions, and there is no potential for occurrence.
Oval-leaved snapdragon *Antirrhinum ovatum*	--/--/4.2	Annual herb found in chaparral, cismontane woodland, pinyon & juniper woodlands, valley & foothill grassland; 200-1000 meters.	May - November	**Species not present.** Species not observed during blooming season survey. Site lacks suitable habitat types; there is no potential for occurrence.
Santa Lucia manzanita *Arctostaphylos luciana*	--/--/1B.2	Perennial shrub; occurs on shale outcrops in chaparral and cismontane woodland habitats; ranges from 350 to 850 meters in elevation.	February - March	**Species not present.** This perennial shrub is not present within the parcel.
Bishop manzanita *Arctostaphylos obispoensis*	--/--/4.3	Perennial shrub; occurs on rocky, generally serpentine soils, chaparral, open closed-cone forest near coast. Elevation 60 to 950 meters in elevation.	February - March	**Species not present.** This perennial shrub is not present within the parcel.
Santa Margarita manzanita *Arctostaphylos pilosula*	--/--/1B.2	Perennial shrub; occurs in closed coniferous forest, chaparral, and cismontane woodland; usually on shale soils. Elevation 170 – 1100 meters.	December – March	**Species not present.** This perennial shrub is not present within the parcel.
Miles' milk-vetch *Astragalus didymocarpus var. milesianus*	--/--/1B.2	Annual herb found in grassy areas near the coast, on clay soils in coastal scrub. Elevation < 400 meters.	March - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Salinas milk-vetch *Astragalus macrodon*	--/--/4.3	Annual herb; chaparral, grassland and openings in oak woodland habitats on eroded pale shales or sandstone, or serpentine alluvium ranging from 300-950 meters in elevation.	April - July	**Species not present.** Site lacks suitable habitat and soil types; there is no potential for occurrence.
Ocean bluff milk vetch *Astragalus nuttallii var. nuttallii*	--/--/4.2	Annual herb found in rocky, sandy areas and bluffs at elevations less than 250 meters.	All year	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.

Appendix A. CNDDB List of Special-Status Plant Species and Natural Communities from Nine 24k Quadrangle CNDDB Search.

Species	Status* Fed/CA/CDFW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Brewer's calandrinia *Calandrinia breweri*	--/--/4.2	Annual herb found in sandy to loamy soil in disturbed areas and recently burned sites. Elevation < 1,200 meters.	February - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Club-haired mariposa-lily *Calochortus clavatus var. clavatus*	--/--/4.3	Bulbiferous perennial herb found in rocky serpentine and clay. Elevation < 1,300 meters.	April - June	**Species not present.** Site lacks suitable rocky habitat and there is no potential for occurrence.
San Luis mariposa lily *Calochortus obispoensis*	--/--/1B.2	Bulbiferous perennial herb, found on sandstone, serpentine and/or sandy soils in chaparral, coastal scrub and valley and foothill grassland. Elevation 75 to 730 meters. Endemic to San Luis Obispo County.	May - July	**Species not present.** Site lacks suitable habitat and soil types; there is no potential for occurrence.
La Panza mariposa lily *Calochortus simulans*	--/--/1B.3	Annual herb, found in chaparral, cismontane woodland, coniferous forest, valley and foothill grassland, on sandy, granitic or serpentine soils. Elevation 395 – 1100 meters.	April - May	**Species not present.** Site lacks suitable habitat and soil types; there is no potential for occurrence.
Dwarf calycadenia *Calycadenia villosa*	--/--/1B.1	Annual herb found on rocky sites in chaparral, oak woodland, juniper woodland, grasslands, open dry flats and hillsides, alluvial fans; below 1,280 meters.	May – October	**Species not present.** Species not observed during blooming season survey.
South coast range morning glory *Calystegia collina ssp. venusta*	--/--/4.3	Perennial herb found in open grassy or rocky places or in open oak/pine woodland, often serpentine at elevations < 600 meters.	April - June	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Cambria (San Luis Obispo County) morning-glory *Calystegia subacaulis ssp. episcopalis*	--/--/4.2	Rhizomatous, perennial herb; occurs in chaparral, cismontane woodland, and grasslands on clay-rich soils; ranges from 60-500 meters; restricted to outer South Coast ranges in SLO and Santa Barbara Counties.	April - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Hardham's evening primrose *Camissoniopsis hardhamiae*	--/--/1B.2	Annual herb found on sandy soil, limestone; disturbed or burned areas in oak woodland. Elevation 60 - 600 meters.	March - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Bristly sedge *Carex comosa*	--/--/2B.1	Perennial grasslike herb (rhizomatous). Occurs in coastal prairie, marshes and swamps (lake margins), and valley and foothill grasslands. Elevation <400 meters.	May - September	**Species not present.** Species not observed during blooming season survey. This perennial sedge is not present within the parcel.
San Luis Obispo sedge Carex obispoensis	--/--/1B.2	Perennial grasslike herb (rhizomatous). Occurs in springs and stream sides in chaparral, generally on serpentine. Elevation < 800 meters.	March – June	**Species not present.** Site lacks serpentine soils, and there is no potential for occurrence.

Appendix A. CNDDB List of Special-Status Plant Species and Natural Communities from Nine 24k Quadrangle CNDDB Search.

Species	Status* Fed/CA/CDFW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
San Luis Obispo Owl's clover *Castilleja densiflora var. obispoensis*	--/--/1B.2	Annual herb; ranges from 10 to 310 meters in elevation and occurs in coastal grasslands.	March - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Lemmon's jewelflower *Caulanthus lemmonii*	--/--/1B.2	Annual herb found in grassland, chaparral and scrub at elevations from 80 – 110 meters.	March - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Lompoc ceanothus *Ceanothus cuneatus var. fascicularis*	--/--/4.2	Shrub, found on sandy substrates in coastal chaparral. Elevation < 275 meters.	February - May	**Species not present.** This perennial shrub is not present within the parcel.
Brewer's Spineflower *Chorizanthe breweri*	--/--/1B.3	Annual herb, occurs in closed-cone coniferous forest, chaparral, cismontane woodland, and coastal scrub habitats on serpentine derived soils and rock outcrops, ranges in elevation from 45 to 800 meters.	May - August	**Species not present.** Species not observed during blooming season survey. Site lacks serpentine soils and there is no potential for occurrence.
Douglas's spineflower *Chorizanthe douglasii*	--/--/4.3	Annual herb found on sand or gravel. Elevation 300 - 1,600 meters.	April – July	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Palmer's spineflower *Chorizanthe palmeri*	--/--/4.2	Annual herb found on serpentine soil. Elevation 60 - 700 meters.	May – August	**Species not present.** Species not observed during blooming season survey. Site lacks serpentine soils and there is no potential for occurrence.
Straight-awned spineflower *Chorizanthe rectispina*	--/--/1B.3	Annual herb found on sand or gravel. Elevation 200 - 600 meters.	May – July	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
San Luis Obispo fountain thistle *Cirsium fontinale var. obispoense*	FE/SE/1B.2	Annual herb found in serpentine seeps and marshy streams. Elevation < 350 meters.	April - October	**Species not present.** Species not observed during blooming season survey. Site lacks suitable habitat and there is no potential for occurrence.
Cuesta Ridge thistle *Cirsium occidentale var. lucianum*	--/--/1B.2	Perennial herb known to occur along the Cuesta Ridge in openings on steep rocky serpentinite slopes ranging from 500 to 750 meters elevation.	April - June	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Slender clarkia *Clarkia exilis*	--/--/4.3	Annual herb found in woodland habitats at elevations <1,000 meters.	April - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.

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Species	Status* Fed/CA/CDFW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Small-flowered morning-glory *Convolvulus simulans*	--/--/4.2	Annual herb found in annual grassland, coastal sage scrub, chapparal on clay and sometimes serpentine soils in elevations from 30 to 875 meters.	April - June	**Species unlikely to be present.** Site lacks suitable habitat due to regular mowing, and there is very low potential for occurrence. Serpentine soils not present.
Paniculate tarplant *Deinandra paniculata*	--/--/4.2	Annual herb that occurs in coastal scrub and valley and foothill grassland. Elevation 35 – 430 meters.	May - October	**Species not present.** Species not observed during blooming season survey.
Small-flowered gypsum-loving larkspur *Delphinium gypsophilum ssp. parviflorum*	--/--/3.2	Annual herb found in cismontane woodland, valley and foothill grassland, occasionally vernal pools; elevations 76–1,005 meters.	April - July	**Species unlikely to be present.** Site lacks suitable habitat due to regular mowing, and there is very low potential for occurrence. Vernal pool habitat not present.
Dune larkspur *Delphinium parryi ssp. blochmaniae*	--/--/1B.2	Annual herb found growing in coastal chaparral and sandy soils at elevations <200 meters.	April - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Eastwood's larkspur *Delphinium parryi ssp. eastwoodiae*	--/--/1B.2	Perennial herb known to occur on serpentine based soils (clays) and outcrops in the general San Luis Obispo area, at elevations ranging from 75 to 500 meters.	March - May	**Species not present.** Site lacks serpentine soils, and there is no potential for occurrence.
Umbrella larkspur *Delphinium umbraculorum*	--/--/ 1B.3	Perennial herb. Occurs in cismontane woodland. Elevation 400 – 1,600 meters.	April – June	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Betty's dudleya *Dudleya abramsii ssp. bettinae*	--/--/1B.2	Perennial herb found growing in rocky outcrops in serpentine grasslands at elevations from 50 – 180 meters.	May - June	**Species not present.** Site lacks serpentine soils and there is no potential for occurrence.
Mouse-gray dudleya *Dudleya abramsii ssp. murina*	--/--/1B.3	Perennial succulent herb; occurs in chaparral and cismontane woodland, usually on serpentine rock outcrops, at elevations ranging from 90 to 300 meters.	May - June	**Species not present.** Site lacks serpentine soils and there is no potential for occurrence.
Blochman's dudleya *Dudleya blochmaniae ssp. blochmaniae*	--/--/1B.1	Perennial herb found growing open rocky slopes dominated by serpentine or clay soils at elevations <450 meters.	April - June	**Species not present.** Site lacks suitable rocky outcrops, and there is no potential for occurrence.
Small spikerush *Eleocharis parvula*	--/--/4.3	Perennial herb found growing in brackish wet soils near the coast at elevations <15 meters.	Late winter to fall	**Species not present.** The only spike rush observed onsite was the common *E. macrostachya*. Site is well above species elevation range.

Appendix A. CNDDB List of Special-Status Plant Species and Natural Communities from Nine 24k Quadrangle CNDDB Search.

Species	Status* Fed/CA/CDFW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Yellow-flowered eriastrum *Eriastrum luteum*	--/--/1B.2	Annual herb found on dry slopes, sandy or gravelly soil, typically in association with chaparral or woodland. Elevation < 1,000 meters.	May - June	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Blochman's leafy daisy *Erigeron blochmaniae*	--/--/1B.2	Perennial herb found growing in sand dunes and hills at elevations <70 meters.	July - October	**Species not present.** Species not observed during blooming season survey. Site lacks suitable habitat and there is no potential for occurrence. Site is well above species elevation range.
Elegant wild buckwheat *Eriogonum elegans*	--/--/4.3	Annual herb found on sand or gravel at elevations between 200 to 1200 meters.	May - November	**Species not present.** Species not observed during blooming season survey. Site lacks suitable habitat and there is no potential for occurrence.
Suffrutescent wallflower *Erysimum suffrutescens*	--/--/4.2	Subshrub, sometimes perennial herb, found growing in stabilized coastal sand dunes and coastal scrub at elevations <150 meters.	December - August	**Species not present.** Species not observed during blooming season survey. Site lacks suitable habitat and there is no potential for occurrence.
San Benito poppy *Eschscholzia hypecoides*	--/--/4.3	Annual herb that grows in grassy areas of woodlands and chaparral at elevations from 200 to 1600 meters.	March - June	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
San Joaquin spearscale *Extriplex joaquinana*	--/--/1B.2	Annual herb found in alkaline soils at elevations less than 350 meters.	April - September	**Species not present.** Species not observed during blooming season survey. Site lacks suitable habitat and there is no potential for occurrence.
Stinkbells *Fritillaria agrestis*	--/--4.2	Bulbiferous perennial herb, found on clay (generally serpentine) banks, depressions. Elevation < 500 meters.	March - June	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Ojai fritillary *Fritillaria ojaiensis*	--/--/1B.2	Bulbiferous, perennial herb found in chaparral, cismontane woodland, and broadleaf or coniferous forest on rocky slopes and river basins, at elevations ranging from 300 to 1000 meters.	February - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
San Benito fritillary *Fritillaria viridea*	--/--/1B.2	Bulbiferous perennial herb; occurs in chaparral on serpentine soils, ranges from 200 to 1525 meters in elevation.	March - May	**Species not present.** Site lacks suitable habitat and serpentine soils; there is no potential for occurrence.
Cuyama gilia *Gilia latiflora ssp. cuyamensis*	--/--/4.3	Found in sandy flats, pinyon/juniper woodland, lower river valleys at elevations from 600 to 2100 meters.	March - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Trumpet-throated gilia *Gilia tenuiflora ssp. amplifaucalis*	--/--/4.3	Annual herb found growing in sandy soils of dry creeks, floodplains and slopes at elevations from 39 – 900 meters.	March - April	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.

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Species	Status* Fed/CA/CDFW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Hogwallow starfish *Hesperevax caulescens*	--/--/4.2	Annual herb found in drying shrink-swell clay of vernal pools, flats, steep slopes (sometimes serpentine). Elevation: < 300 meters.	March - June	**Species not present.** Site lacks vernal pool or mudflat habitat; there is no potential for occurrence.
Mesa horkelia *Horkelia cuneata ssp. puberula*	--/--/1B.1	Perennial herb found in chaparral, cismontane woodland, coastal scrub on sandy/gravelly soils. Elevation 70 – 810 meters.	February – July	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Kellogg's horkelia *Horkelia cuneata* ssp. *sericea*	--/--/1B.1	Perennial herb. Occurs in closed-cone coniferous forest, chaparral (maritime), and coastal scrub in sandy or gravelly openings. Elevation 10 – 200 meters.	April – September	**Species not present.** Species not observed during blooming season survey. Site lacks suitable habitat and there is no potential for occurrence.
Santa Lucia horkelia *Horkelia yadonii*	--/--/4.2	Perennial herb found in sandy meadows edges, seasonal streambeds in chaparral and foothill-pine woodland at elevations between 350 to 1900 meters.	June - September	**Species not present.** Species not observed during blooming season survey. Site lacks suitable habitat and there is no potential for occurrence.
Southwestern spiny rush *Juncus acutus ssp. leopoldii*	--/--/4.2	Perennial herb that grows in salt marshes and alkaline seeps at elevations<300 meters.	June – August	**Species not present.** Species not observed during blooming season survey. Site lacks suitable habitat and there is no potential for occurrence.
Santa Lucia rush *Juncus luciensis*	--/--/1B.2	Annual herb; chaparral, Great Basin scrub, lower montane coniferous forest, meadows and seeps, vernal pools from 300-2,040 meters in elevation.	April - July	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Salinas Valley goldfields *Lasthenia leptalea*	--/--/4.3	Annual herb found in openings within woodlands at elevations <500 meters.	February - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Pale-yellow layia *Layia heterotricha*	--/--/1B.1	Annual found in open clayey or sandy soils at elevations from 300 to 1500 meters.	April – June	**Species unlikely to be present.** Site lacks suitable habitat due to regular mowing, and there is very low potential for occurrence.
Jones' layia *Layia jonesii*	--/--/1B.2	Annual herb found on clay soils near serpentine outcrops in chaparral and valley and foothill grassland; ranges in elevation from 5 to 400 meters.	March - May	**Species not present.** Site lacks serpentine soils; there is no potential for occurrence.
Jared's pepper-grass *Lepidium jaredii ssp. jaredii*	--/--/1B.2	Annual herb found in valley and foothill grassland in alkaline or adobe soil, at elevations from 335–1,035 meters.	April -May	**Species unlikely to be present.** Site lacks suitable alkaline or adobe soils, and there is very low potential for occurrence.
Broad-lobed leptosiphon *Leptosiphon latisectus*	--/--/4.3	Annual herb found in open or partially shaded grassy slopes at elevations 360-1200 meters.	March - June	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence. Site is well below species elevation range.

Appendix A. CNDDB List of Special-Status Plant Species and Natural Communities from Nine 24k Quadrangle CNDDB Search.

Species	Status* Fed/CA/CDFW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Spring lessingia *Lessingia tenuis*	--/--/4.3	Annual found in openings of chaparral and woodlands at elevations from 50 to 2200 meters.	May – July	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Small-leaved lomatium *Lomatium parvifolium*	--/--/4.2	Perennial herb found growing in pine woodland and serpentine outcrops at elevations from 70 to 150 meters.	February - May	**Species not present.** This perennial shrub is not present within the parcel.
Jones' bush-mallow *Malacothamnus jonesii*	--/--/4.3	Shrub found in open chaparral within foothill woodlands at elevations from 250 – 830 meters.	May - July	**Species not present.** This perennial shrub is not present within the parcel.
Carmel Valley bush-mallow *Malacothamnus palmeri var. involucratus*	--/--/1B.2	Perennial deciduous shrub found in chaparral, cismontane woodland, and coastal scrub. Elevation 30 - 800 meters.	April - October	**Species not present.** Species not observed during blooming season survey. This perennial shrub is not present within the parcel.
Santa Lucia bush-mallow *Malacothamnus palmeri var. palmeri*	--/--/1B.2	Perennial deciduous shrub found in interior valleys, foothills on rocky substrate. Elevation 30 – 800 meters.	May -July	**Species not present.** This perennial shrub is not present within the parcel.
Oregon meconella *Meconella oregana*	--/--/1B.1	Annual herb found in shaded canyons at elevations < 1000 meters.	March - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Palmer's monardella *Monardella palmeri*	--/--/1B.2	Subshrub that grows in chaparral, forest on serpentine soils at elevations from 200 to 800 meters.	June - August	**Species not present.** Species not observed during blooming season survey. This perennial shrub is not present within the parcel.
Woodland woollythreads *Monolopia gracilens*	--/--/1B.2	Annual herb; openings of broad-leaved upland forest, chaparral, cismontane woodland, north coast coniferous forest and valley and foothill grassland typically on serpentine; 100 to 1,200 meters in elevation.	February - July	**Species not present.** Site lacks serpentine soils; there is no potential for occurrence.
Spreading navarretia *Navarretia fossalis*	T/--/1B.1	Annual herb; vernal pools, chenopod scrub, marshes and swamps, playas, and swales often surrounded by other habitat types. 30-665 meters elevation.	April - June	**Species not present.** Site lacks suitable vernal pool habitat and there is no potential for occurrence.
Shining navarretia *Navarretia nigelliformis subsp. radians*	--/--/1B.2	Annual herb found in vernal pools, clay depressions. Elevation 150 - 1,000 meters.	May - July	**Species not present.** Site lacks suitable vernal pool or depressional habitat, and there is no potential for occurrence.

Appendix A. CNDDB List of Special-Status Plant Species and Natural Communities from Nine 24k Quadrangle CNDDB Search.

Species	Status* Fed/CA/CDFW	Habitat Requirements	Blooming Period	Project Site Suitability/Observations
Large-flowered nemacladus *Nemacladus secundiflorus var. secundiflorus*	--/--/4.3	Annual herb found on dry, gravelly slopes at elevations from 200 to 2000 meters.	April - June	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Hooked popcornflower *Plagiobothrys uncinatus*	--/--/1B.2	Annual herb found in chaparral, canyon sides, and rocky outcrops; ± fire follower. Elevation 300 - 600 meters.	April - May	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Chaparral ragwort *Senecio aphanactis*	--/--/2B.2	Annual herb; chaparral, cismontane woodland, coastal scrub in drying alkaline flats; 15-800 meters in elevation.	January - April	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
San Gabriel ragwort *Senecio astephanus*	--/--/4.3	Perennial herb found on steep rock slopes in chaparral, coastal scrub and oak woodlands at elevations from 400 – 1500 meters.	April - June	**Species not present.** Site lacks suitable habitat and there is no potential for occurrence.
Cuesta Pass checkerbloom *Sidalcea hickmanii subsp. anomala*	--/--/1B.2	Annual herb found in closed-cone coniferous forest, generally serpentine. Elevation 600 - 800 meters.	May - June	**Species not present.** Site lacks suitable forest habitat and serpentine soils; there is no potential for occurrence.
Most beautiful jewel-flower *Streptanthus albidus ssp. peramoenus*	--/--/1B.2	Annual herb; occurs on serpentine soils in chaparral, valley and foothill grassland, and cismontane woodland, ranging from 120 to 1000 meters in elevation.	April - June	**Species not present.** Site lacks serpentine soils; there is no potential for occurrence.
California seablite *Suaeda californica*	FE/--/1B.1	Perennial herb found on margins of coastal salt marshes, below 5 meters elevation.	July - October	**Species not present.** Species not observed during blooming season survey. Site lacks salt marsh habitat and there is no potential for occurrence.
PLANT/NATURAL COMMUNITIES				
Northern Interior Cypress Forest				Not present in project area
Valley Oak Woodland				Not present in project area

**Sources: California Natural Diversity Database (California Department of Fish and Game), California Native Plant Society Online Inventory of Rare Plants, (online at www.cnps.org); Special Vascular Plants, Bryophytes, and Lichens List (California Department of Fish and Game).*

Federal Listing Status:

FE = Federal Endangered

FT = Federal Threatened

State Listing Status:

SE = State Endangered

ST = State Threatened

SR = State Rare

CE = State Candidate for Endangered Status

California Rare Plant Ranks:

List 1B – Rare, threatened, or endangered in California and elsewhere

List 2 – Rare, threatened or endangered in California, but more common elsewhere
List 2A - Presumed extirpated in California, but more common elsewhere
List 2B - Rare or Endangered in California, but more common elsewhere
List 3 - Plants for which we need more information – Review list
List 4 – Limited distribution (Watch List).

Appendix B: Habitat Requirements and Potential for Occurrence of Special-Status Animals Occurring in the Vicinity

Appendix B. CNDDB List of Special-Status Wildlife Species from Nine 24k Quadrangle CNDDB Search

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
FISH			
Pacific lamprey *Entosphenus tridentatus*	--/--/SSC	Marine, freshwater, or brackish water along the entire coast of California. Larvae need soft sediment in shallow areas along stream banks; silt, mud, and sand of shallow eddies and backwaters of streams. Spawning adults are found in gravel riffles and runs of clear coastal streams. Parasitic adults often found on fish and sperm whales.	**No Potential for Occurrence:** No suitable habitat for fully aquatic species is present on the parcel.
Tidewater goby *Eucyclogobius newberryi*	FE/--/SSC	Found primarily in waters of coastal lagoons, estuaries, and marshes.	**No Potential for Occurrence:** No suitable habitat for fully aquatic species is present on the parcel.
Pajaro/Salinas hitch *Lavinia exilicauda harengus*	--/--/SSC	Occupy a wide variety of habitats, although they are most abundant in lowland areas with large pools or in small reservoirs that mimic such conditions. Most abundant in low-gradient sites in the Pajaro River basin that had permanent water and large pools in summer.	**No Potential for Occurrence:** No suitable habitat for fully aquatic species is present on the parcel.
Steelhead – South/Central California ESU *Oncorhynchus mykiss irideus*	FT/-- /SSC	Fresh water, fast flowing, highly oxygenated, clear, cool stream where riffles tend to predominate pools.	**No Potential for Occurrence:** No suitable habitat for fully aquatic species is present on the parcel.
Monterey Roach *Lavinia symmetricus subditus*	--/--/SSC	Found in small streams and are particularly well adapted to life in intermittent watercourses, where dense populations are frequently observed in isolated pools	**No Potential for Occurrence:** No suitable habitat for fully aquatic species is present on the parcel.
AMPHIBIANS/REPTILES			
Arroyo toad *Anaxyrus californicus*	SE/--/SSC	Habitats used include valley-foothill and desert riparian as well as a variety of more arid habitats including desert wash, palm oasis, and Joshua tree, mixed chaparral and sagebrush.	**No Potential for Occurrence:** The project area is not within the known range or identified predictive CWHR habitat model.
Northern California legless lizard *Anniella pulchra*	--/--/SSC	Occurs in moist warm loose soil with plant cover. Moisture is essential. Occurs in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Leaf litter under trees and bushes in sunny areas and dunes stabilized with bush lupine and mock heather.	**Low Potential for Occurrence:** The leaf litter in the areas adjacent to the Work Area could provide potential habitat for the species. Avoidance/protection measures have been recommended in this report.
San Simeon slender salamander *Batrachoseps incognitus*	--/--/--	Inhabits open and closed forests of yellow pine, laurel, sycamore, and oak woodland. From sea level to near 3,280 ft. (1,000 m.).	**No Potential for Occurrence:** Species not known to the Atascadero area. Nearest occurrences are north of Cambria.
Lesser slender salamander *Batrachoseps minor*	--/--/SSC	Known only from the Black Mtn. area of San Luis Obispo County, along the Paso Robles, Santa Rita and Old Creeks. Type specimens are known from a variety of wooded habitats.	**No Potential for Occurrence:** Species is known only to the Black Mtn area of SLO County. Impacts to the species will not occur.

Appendix B. CNDDB List of Special-Status Wildlife Species from Nine 24k Quadrangle CNDDB Search

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Southern Pacific (western) pond turtle *Emys marmorata*	--/--/SSC	Basking sites such as partially submerged logs, vegetation mats, or open mud banks.	**Species unlikely to be present.** The wetland/wet meadow habitats on the parcel do not regularly hold water and water does not persist into summer.
Blunt-nosed leopard lizard *Gambelia sila*	FE/SE/FP	Semiarid grasslands, alkali flats, and washes of the San Joaquin Valley, and nearby valleys and foothills with loamy, or hardpan soils. Vegetation often includes bunchgrasses, annual grasses, and saltbush.	**No Potential for Occurrence:** Suitable habitat for the species is not present and species is not known from project area.
Coast horned lizard *Phrynosoma blainvillii*	--/--/SSC	Inhabits open areas of sandy soil and low vegetation in valleys, foothills and semiarid mountains. Found in grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose soil. Often found in lowlands along sandy washes with scattered shrubs and along dirt roads, and frequently found near ant hills.	**Species unlikely to be present:** The Subject Parcel and Work Area do not contain sandy soils and is vegetated with dense annual grasses.
Foothill yellow-legged frog *Rana boylii*	--/CT/SSC	Occurs in partly shaded, shallow streams in the upper mountainous reaches of drainages in the outer coast ranges. Requires cobble-sized substrate and 15 weeks of aquatic habitat to breed.	**No Potential for Occurrence:** No suitable habitat for aquatic or semi-aquatic species is present within the Survey Area.
California red-legged frog *Rana draytonii*	FT/-- /SSC	Lowland and foothills with permanent or semi-permanent water (> 0.5 meter) with emergent wetland vegetation. Uses adjacent upland habitats for refugia and dispersal.	**Species unlikely to be present.** The wetland/wet meadow habitats on the parcel do not regularly hold water and water does not persist into summer.
Coast patchnosed snake *Salvadora hexalepis virgultea*	--/--/SSC	A southern California species that inhabits semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains.	**No Potential for Occurrence:** Suitable habitat for the species is not present.
Western spadefoot *Spea hammondii*	--/--/SSC	Inhabits vernal pools primarily in grassland, but also in valley and foothill hardwood woodlands. Requires seasonal pools for breeding and egg-laying.	**Species unlikely to be present.** Species known to the area, but no vernal pool or seasonal pool habitat present within or adjacent to the Survey Area.
Coast Range newt *Taricha torosa torosa*	--/--/SSC	Coastal drainages from Mendocino to San Diego Counties in riparian woodlands, migrates up to 1 km to breed in slow moving streams, ponds, and reservoirs.	**Species unlikely to be present.** The wetland/wet meadow habitats on the parcel do not regularly hold water and water does not persist into summer.
Two-striped garter snake *Thamnophis hammondii*	--/--/SSC	Generally found around pools, creeks, cattle tanks, and other water sources, often in rocky areas, in oak woodland, chaparral, brushland, and coniferous forest.	**Species unlikely to be present.** The wetland/wet meadow habitats on the parcel do not regularly hold water and water does not persist into summer.
BIRDS			
Coopers hawk *Accipiter cooperii*	--/--/WL	Nests in a wide variety of habitat types, from riparian woodlands and gray pine–oak woodlands through mixed conifer forests.	**No suitable nesting habitat present.** Species could forage in the general area of the project site, but the habitats on the parcel provide low quality potential nesting habitat for the species. Impacts to trees will not occur and impacts to species not anticipated.
Tricolored blackbird *Agelaius tricolor*	--/CE/SSC	(Nesting colony); requires open water, protected nesting substrate, and foraging area with insect prey.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.

Appendix B. CNDDB List of Special-Status Wildlife Species from Nine 24k Quadrangle CNDDB Search

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
grasshopper sparrow *Ammodramus savannarum*	--/--/SSC	Nests in relatively extensive patches of short to medium stature grassland with scattered open areas and shrubs. Absence of trees is critical in habitat preference.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Golden eagle *Aquila chrysaetos*	--/--/FP	Nests on cliffs and escarpments or in tall trees overlooking open country. Forages in annual grasslands, chaparral, and oak woodlands with plentiful medium and large-sized mammals.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Great egret *Ardea alba*	--/--/--	Nests and breeds in colonies in trees close to large lakes with reed beds or other extensive wetlands.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Great blue heron *Ardea herodias*	--/--/--	Marshes, lake margins, tide-flats, rivers, and wet meadows. Nests communally in large trees and cliff sides, typically adjacent to marshes and water bodies. Rookery site are in close proximity to foraging areas.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Bell's sage sparrow *Artemisiospiza belli belli*	--/--/WL	Coastal sage scrub, chaparral; in winter, also deserts. Found year-round in unique sage scrub habitat on the California coastal slope and foothills. In the interior, also breeds in saltbush, chamise, and other low shrubs of arid flats.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Long-eared owl *Asio otus*	--/--/SSC	Nests mainly in coniferous trees, often using existing abandoned stick nests built by crows or hawks. Forages over open country.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Burrowing owl *Athene cunicularia*	--/--/SSC	Open, dry grasslands, often short grasses without trees. Relies on ground burrowing animals for terrestrial habitat.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
American bittern *Botaurus lentiginosus*	--/--/--	Breed mainly in freshwater marshes with tall vegetation. In winter are found towards the coast where water doesn't freeze, or occasionally use brackish marshes. Wintering birds also found foraging in dry grasslands and other terrestrial habitats.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Ferruginous hawk *Buteo regalis*	--/--/WL	Prefers open terrain in plains and foothills where ground squirrels, lagomorphs and other prey are available.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Vaux's swift *Chaetura vauxi*	--/--/SSC	Open sky over forest, lakes, and rivers. Often feeds low over water, especially in morning and evening or during unsettled weather. Nests in coniferous and mixed forest, mainly old-growth forest, including redwood, Douglas-fir, grand fir.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Western snowy plover *Charadrius nivosus nivosus*	FT/--/SSC	Sandy beaches, salt pond levees, shorelines of large alkali lakes. Needs friable soil for nesting.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.

Appendix B. CNDDB List of Special-Status Wildlife Species from Nine 24k Quadrangle CNDDB Search

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Mountain plover *Charadrius montanus*	--/--/SSC	Winters in southern and central California in sparse and/or short grasslands and plowed fields.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
White-tailed kite *Elanus leucurus*	--/--/FP	Forages in undisturbed, open grasslands, meadows, farmlands and emergent wetlands. Nest placed near top of dense oak, willow, or other tree stand.	**No suitable nesting habitat present.** May forage in the vicinity, but no expected to nest within the proposed work area. No impacts to species are anticipated.
California horned lark *Eremophila alpestris actia*	--/--/WL	Forages within short grass prairies, coastal plains, coastal sage scrub, fallow grain fields and alkali flats. Nests in depression on ground in the open. Typically breeds from March through July.	**Species unlikely to be present.** The mowed annual grassland present provides low quality nesting opportunities for the species.
Merlin *Falco columbarius*	--/--/WL	Uncommon winter migrant from September to May. Seldom found in heavily wooded areas, or open deserts. Frequents coastlines, open grasslands, savannahs, woodlands, lakes, wetlands, edges, and early successional stages. Ranges from annual grasslands to ponderosa pine and montane hardwood-conifer habitats.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Prairie falcon *Falco mexicanus*	MBTA/--/--	Occurs in dry, open terrain that is level or hilly and breeds on cliffs.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Common loon *Gavia immer*	--/--/SSC	Wooded lakes, tundra ponds, coastal waters. In summer mainly on lakes in coniferous forest zone, also beyond treeline onto open tundra. Chooses large lakes with ample room for takeoff and with good supply of small fish.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Bald eagle *Haliaeetus leucocephalus*	--/SE/FP	Nests in large, old-growth, or dominant live tree with open branchwork, especially ponderosa pine. Requires large bodies of water, or free flowing rivers with abundant fish, and adjacent snags or other perches.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Least bittern *Ixobrychus exilis*	--/--/SSC	Fresh marshes, reedy ponds. Mostly freshwater marsh but also brackish marsh, in areas with tall, dense vegetation standing in water. May be over fairly deep water, because it mostly climbs in reeds rather than wading	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Loggerhead shrike *Lanius ludovicianus*	--/--/SSC	Semi-open country with lookout posts; wires, trees, scrub. Breeds in any kind of semi-open terrain, from large clearings in wooded regions to open grassland or desert with a few scattered trees or large shrubs.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.

Appendix B. CNDDB List of Special-Status Wildlife Species from Nine 24k Quadrangle CNDDB Search

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
California gull *Larus californicus*	--/--/WL	Seacoasts, lakes, farms, urban centers. Breeds in the interior at lakes and marshes, often foraging for insects around farms, plowed fields. Some winter inland around major lakes and rivers, but most are coastal at that season, frequenting beaches, docks, garbage dumps, fields.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Black-crowned night heron *Nycticorax nycticorax*	--/--/--	Found in a wide variety of aquatic habitats, in both fresh and salt water marshes, rivers, ponds, mangrove swamps, tidal flats, canals, ricefields. Nests in groves of trees, in thickets, or on ground, usually on islands or above water.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
California brown pelican *Pelecanus occidentalis californicus*	--/--/FP	Estuarine, marine subtidal, and marine pelagic waters along the California coast. Found on rocky shores and cliffs, in sloughs, and coastal river deltas. Colonial nester and rooster on small islands just outside the surf line. Forages (piscivorous diver) over open water along the coast.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Double-crested cormorant *Phalacrocorax auritus*	--/--/WL	Coasts, bays, lakes, rivers. Very adaptable, may be found in almost any aquatic habitat.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Purple martin *Progne subis*	--/--/SSC	Found nesting in conifer forests. Monterey, San Luis Obispo, and Santa Barbara counties appear to be the last places where martins still nest in Western Sycamore woodland	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Yellow warbler *Setophaga petechia*	--/--/SSC	Bushes, swamp edges, streams, gardens. Breeds in a variety of habitats in east, including woods and thickets along edges of streams, lakes, swamps, and marshes, favoring willows, alders, and other moisture-loving plants.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
California spotted owl *Strix occidentalis occidentalis*	--/--/SSC	Mature old-growth fir and redwood forests, conifers, wooded canyons along Pacific seaboard. In southwest, in forested mountains and canyons, especially where tall trees grow close to rocky cliffs. Breeds and roosts in forests and woodlands with large old trees and snags, high basal areas of trees and snags, dense canopies.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Elegant tern *Thalasseus elegans*	--/--/WL	Coast, bays, beaches. Generally, on ocean, close to shore over shallow waters, concentrating around bays and estuaries. Sometimes far out to sea. Extremely rare on fresh waters inland. Nests on sandy or rocky islands.	**No suitable nesting habitat present.** Not expected to nest within the proposed work area. No impacts to species are anticipated.
Least Bell's vireo *Vireo bellii pusillus*	FE/SE/--	Summer resident of southern California in low riparian areas near water or river bottoms. Nests placed along margins of bushes, usually Salix, Baccharis, and mesquite.	**No suitable nesting habitat present.** Suitable riparian nesting habitat not present.

Appendix B. CNDDB List of Special-Status Wildlife Species from Nine 24k Quadrangle CNDDB Search

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Other migratory bird species (nesting)	**MBTA/--/--**	**Woodlands, riparian areas, grasslands, shrublands, and other native habitats provide nesting opportunities for a variety of migratory bird species protected under the MBTA.**	**Potential migratory bird nesting habitat occurs within trees and grasslands within and adjacent to the parcel.**
INVERTEBRATES			
Wawona riffle beetle *Atractelmis wawona*	--/--/--	Occurs in riffles of rapid clear mountain streams at moderate elevations (2,000 to 5,000 ft.).	**No Potential for Occurrence:** No suitable aquatic habitat is present.
Obsucre bumble bee *Bombus caliginosus*	--/--/--	The Pacific Coast from Santa Barbara County north to Washington state. Food plant genera include Baccharis, Cirsium, Lupinus, Lotus, Grindelia, and Phacelia.	**Species unlikely to be present:** Species may be present in the general area, but suitable habitat for the species is not present within the proposed work area.
Crotch bumble bee *Bombus crotchii*	--/CE/--	Inhabits open grassland and scrub habitats; nesting occurs underground. Feeds on Asclepias, Chaenactis, Lupinus, Medicago, Phacelia, Eriogonum, and Salvia, amongst others. Coastal California east to the Sierra-Cascade Crest in open grasslands and scrub habitats.	**Species unlikely to be present:** Species may be present in the general area, but suitable habitat for the species is not present within the proposed work area.
Vernal pool fairy shrimp *Branchinecta lynchi*	FT/--/--	Endemic to grasslands of central coast mountains; inhabits small clear-water sandstone depression pools and grassland swales.	**No Potential for Occurrence:** No vernal pool habitat present.
Sandy beach tiger beetle *Cicindela hirticollis gravida*	--/--/--	Inhabits area adjacent to non-brackish water along the coast of California from San Francisco Bay to Northern Mexico.	**No Potential for Occurrence:** Suitable habitat for the species is not present and species is not known from project area.
Globose dune beetle *Coelus globosus*	--/--/--	Coastal dunes, forming tunnels underneath native vegetation. Found in California's coastal dune system. Have colonized on the California Channel Islands.	**No Potential for Occurrence:** Suitable habitat for the species is not present and species is not known from project area.
Monarch - California overwintering population *Danaus plexippus pop. 1*	--/--/SA	Rely on milkweed and need protected stands of trees for roosting. Found in fields, meadows, weedy areas, marshes, and along roadsides	**No Potential for Occurrence:** No suitable overwintering habitat is located on or adjacent to project site.
Morro shoulderband (banded dune) snail *Helminthoglypta walkeriana*	FE/--/--	Coastal dune and scrub communities dominated by mock heather (Ericameria ericoides). Known within the southern portion of Morro Bay and endemic to the western portion of San Luis Obispo County.	**No Potential for Occurrence:** Suitable habitat for the species is not present and species is not known from project area.
California linderiella *Linderiella occidentalis*	--/--/--	Seasonal ponds in grasslands, sandstone depressions, and alluvial flats with hardpan beneath.	**No Potential for Occurrence:** No seasonal ponding is present. Nearest occurrence from 2003 is 11.6 miles away and associated with El Camino Real.
Morro Bay blue butterfly *Plebejus icarioides moroensis*	--/--/--	Occurs within coastal sage and coastal dune scrub habitats that support silver dune lupine (Lupinus chamissonis), and suitable nectar sources such as deerweed (Acmispon glaber). The typical adult flight season occurs from early April to June. Restricted to the immediate coast in San Luis Obispo and western Santa Barbara counties.	**No Potential for Occurrence:** Suitable habitat for the species is not present and species is not known from project area.

Appendix B. CNDDB List of Special-Status Wildlife Species from Nine 24k Quadrangle CNDDB Search

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
Atascadero June beetle *Polyphylla nubila*	--/--/--	Known only from sand dunes in San Luis Obispo County.	**No Potential for Occurrence:** Suitable sand dune habitat for the species is not present and species is not known from project area.
San Luis Obispo pyrg *Pyrgulopsis taylori*	--/SA/--	Freshwater habitats in San Luis Obispo County.	**No Potential for Occurrence:** No suitable habitat for this freshwater snail is present on the parcel.
MAMMALS			
Pallid bat *Antrozous pallidus*	--/--/SSC	Occurs in a variety of habitats from desert to coniferous forest; most closely associated with oak woodland, grassland, and desert scrub in southern California. Roosts in trees, rocky outcrops and crevices in mines and caves.	**Species potentially present:** Suitable roosting habitat for the species is present in the general area and species may forage in the general area, but no impacts to trees will occur. Impacts to this species is not anticipated.
Northern fur-seal *Callorhinus ursinus*	--/--/--	Marine mammal found along the coast.	**No Potential for Occurrence:** Suitable habitat for the species is not present and species is not known from project area. Nearest occurrence is along the San Luis Obispo coast.
Townsend's big-eared bat *Corynorhinus townsendii*	--/--/SSC	Requires caves, tunnels, mines, or similar man-made structures for roosting. This bat feeds primarily on moths, but will eat a variety of soft-bodied insects.	**Species potentially present in area:** Species may forage in the area, but suitable roosting habitat for the species is not present on the parcel. Impacts to this species are not anticipated.
Morro Bay kangaroo rat *Dipodomys heermanni morroensis*	FT-/--/FP	Coastal sage scrub throughout the southern side of Morro Bay. Typically occurs in habitats associated with stabilized dunes and coastal dune scrub communities with dominant vegetation including mock heather, buck brush, and deer weed.	**No Potential for Occurrence:** Suitable habitat for the species is not present and species is not known from project area.
Southern sea otter *Enhydra lutris nereis*	FT/--/FP	Marine mammal found along the coast.	**No Potential for Occurrence:** Suitable habitat for the species is not present and species is not known from project area. Nearest occurrence is along the San Luis Obispo coast.
Steller (northern) sea-lion *Eumetopias jubatus*	--/--/SSC	Marine mammal found along the coast.	**No Potential for Occurrence:** Suitable habitat for the species is not present and species is not known from project area.
Western red bat *Lasiurus blossevillii*	--/--/SSC	Roosts primarily in trees, less often in shrubs. Roost sites often are in edge habitats adjacent to streams, fields, or urban areas. Roosting habitat includes forests and woodlands from sea level up through mixed conifer forests. Feeds over a wide variety of habitats including grasslands, shrublands, open woodlands and forests, and croplands.	**Species potentially present in area:** Suitable roosting habitat for the species is present in the general project area, but no impacts to trees will occur. Impacts to this species are not anticipated.
Hoary bat *Lasiurus cinereus*	--/--/--	Roosts in dense foliage of large trees. Requires water. Prefers open habitats or habitat mosaics with access to trees for cover and open areas of habitat edge for feeding.	**Species potentially present in area:** Suitable roosting habitat for the species is not present on the parcel, but is present in adjacent areas. Could forage on the parcel, but not expected to roost on site due to lack of dense foliage. Impacts to this species are not anticipated.

Appendix B. CNDDB List of Special-Status Wildlife Species from Nine 24k Quadrangle CNDDB Search

Species	Status* Fed/CA/CDFW	Habitat Requirements	Project Site Suitability/Observations
California leaf-nosed bat *Macrotus californicus*	--/--/SSC	Habitats occupied include desert riparian, desert wash, desert scrub, desert succulent shrub, alkali desert scrub, and palm oasis. Day roosts usually are in deep mine tunnels or caves, occasionally in buildings or bridges	**No Potential for Occurrence:** No suitable desert or roosting habitats present.
Monterey dusky-footed woodrat *Neotoma macrotis luciana*	--/--/SSC	Forest habitats of moderate canopy and moderate to dense understory; also, in chaparral habitats. Nests constructed of grass, feathers and misc debris. Population may be limited by availability of nest material.	**Species unlikely to be present:** Suitable forest or chaparral habitats not present. Stick nests not observed during site visits.
Salinas pocket mouse *Perognathus inornatus psammophilus*	**--/--/SSC**	Found in annual grassland, desert scrub (e.g., *Atriplex, Ephedra, and Haplopappus*), and oak savannah communities on sandy soils along valley floor.	**No Potential for Occurrence:** Suitable sandy soil habitat for the species is not present and species is not known from the project area.
American badger *Taxidea taxus*	--/--/SSC	Friable soils and open, uncultivated ground for denning. Needs burrowing rodents such as ground squirrels.	**Species potentially present in area:** Species is known from the general area and may forage and transit the parcel, but potential dens were not observed in the proposed work area. Impacts to this species are not anticipated.
San Joaquin kit fox *Vulpes macrotis mutica*	FE/SE/--	Found in grassland, open shrubby areas, and some agricultural settings. Needs loose textured sandy-soils for burrowing, and suitable prey base consisting of ground squirrels, other small mammals, birds, and insects.	**No Potential for Occurrence:** Species is not historically known from the general project area and no impacts to the species are expected.
CRITICAL HABITATS			
None present			

**Sources: California Natural Diversity Database (California Department of Fish and Wildlife); Special Animals List (California Department of Fish and Wildlife).*

Federal Listing Status:
- *FE = Federal Endangered*
- *FT = Federal Threatened*

State Listing Status:
- *SE = State Endangered*
- *ST = State Threatened*
- *SR = State Rare*
- *CE = State Candidate for Endangered Status*
- *CT = State Candidate for Threatened Status*

California Department of Fish and Wildlife
- *SSC -= Species of Special Concern*
- *FP = Fully Protected*
- *WL = Watch List*
- *SA = Special Animal*

Appendix C: List of Observed Plant Species

Appendix C – List of Plant Species Observed During Surveys

Scientific Name	Common Name
Acmispon americanus var. americanus	American birds foot trefoil
Asclepias fascicularis	Narrow-leaved milkweed
*Avena spp.**	Wild oat
*Bromus hordeaceus**	Soft chess brome
*Bromus diandrus**	Rip-gut brome
*Centaurea solstitialis**	Yellow star thistle
*Cirsium vulgare**	Bull thistle
*Convolvulus arvensis**	Field bindweed
Elymus glaucus	Blue wildrye
Eleocharis macrostachya	Common spike rush
*Erodium cicutarium**	Red-stemmed filaree
Eschsholzia californica	California poppy
*Festuca perennis **	Italian rye grass
Hemizonia pungens	Common tarweed
*Hirschfeldia incana**	Summer mustard
*Hordeum murinum ssp. leporinum**	Foxtail barley
Juncus phaeocephalus	Brown-headed rush
Lotus corniculatus	Birdsfoot trefoil
*Malva parviflora**	Cheeseweed
*Medicago polymorpha **	Bur clover
Populus fremontii	Fremont cottonwood
Quercus agrifolia	Coast live oak
*Raphanus sativus**	Wild radish
Rumex crispus	Curly dock
*Silybum marianum**	Milk thistle
Sisyrinchium bellum	Blue eyed grass
*Taraxacum officinale**	Common dandelion
*Vicia sativa**	Spring vetch
Xanthium strumarium	Rough cocklebur

*Indicates non-native species. Note: Ornamental/landscape species not recorded on this list.

Appendix D: List of Observed Animal Species

Appendix D – List of Animal Species Observed During Surveys

Scientific Name	Common Name
Birds	
Corvus brachyrhynchos	America crow
Melozone crissalis	California towhee
Reptiles	
Sceloporus occidentalis bocourtii	Coast range fence lizard
Mammals	
Odocoileus hemionus columbianus	Blacktail deer (tracks)
Spermophilis beecheyii	California ground squirrel
Thomomys bottae	Botta's pocket gopher (mounds)

Appendix E: Photo Documentation

- **4 Photos**



Photo 1: View of existing culvert viewing downstream to upstream side of culvert entrance. January 19, 2022.



Photo 2: View of existing culvert looking upstream at the downstream side of the culvert. December 31, 2021.



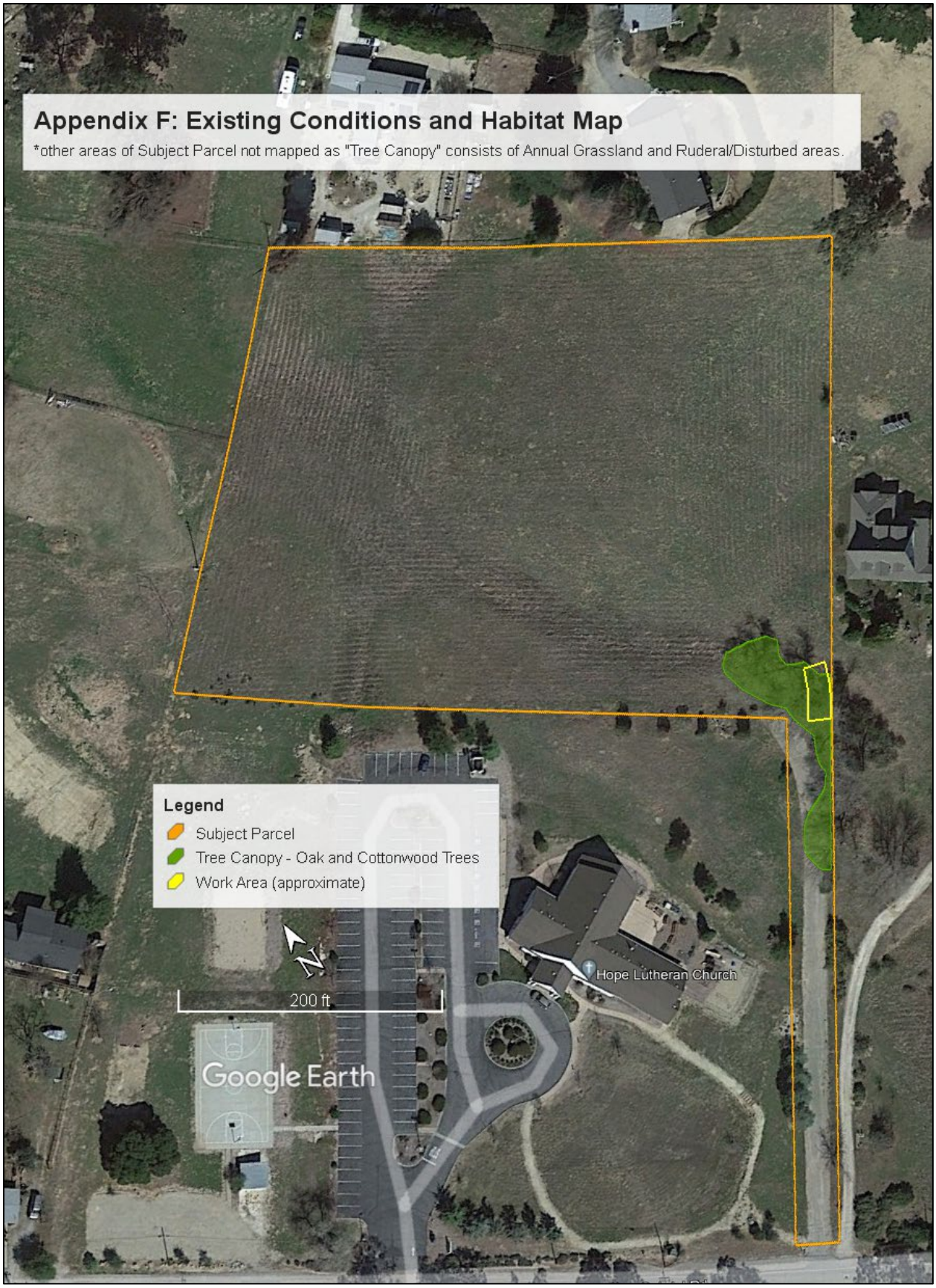
Photo 3: View of existing culvert viewing downstream to upstream side of culvert entrance. August 30, 2023.



Photo 4: View of existing culvert looking upstream at the downstream side of the culvert. August 30, 2023.

Appendix F: Existing Conditions and Habitat Map

*Locations are approximate


Appendix F: Existing Conditions and Habitat Map
*other areas of Subject Parcel not mapped as "Tree Canopy" consists of Annual Grassland and Ruderal/Disturbed areas.
Legend
Subject Parcel
Tree Canopy - Oak and Cottonwood Trees
Work Area (approximate)
N
200 ft
Hope Lutheran Church
Google Earth

Appendix G: Proposed Project Site Plans

SHULTZ–COOKS NEW SFR

8165 SAN GABRIEL ROAD, ATASCADERO, CA
WETLANDS CROSSING

APPLICABLE CODES

2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA BUILDING CODE, VOLS 1 & 2
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA REFERENCE STANDARDS CODE
CITY OF ATASCADERO MUNICIPAL CODE
CALIFORNIA TITLE 24: CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS

LEGAL DESCRIPTION

PARCEL 1, OF PARCEL MAP AT 88–272 IN THE CITY OF ATASCADERO, AS FILED IN BOOK 48, AT PAGE 19 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS MAP AND SURVEY IS GRID NORTH PER CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS 83–ZONE 5). THE MEAN CONVERGENCE ANGLE FOR THIS SITE IS –01°31'21". MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES IN U.S. FEET. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY 1.000041309.

BENCHMARK

CALTRANS BENCH MARK "SLO 101 PM 46.87" PID (FV2077) – STANDARD CALTRANS BRASS DISK STAMPED "SLO–101 46.87"

THE STATION IS LOCATED IN THE CITY OF ATASCADERO AT THE U.S. HIGHWAY 101 AND SAN ANSELMO ROAD INTERCHANGE.

THE STATION IS 0.7 FT SOUTHEAST OF THE TOP OF CURB ON THE SOUTHEAST SIDE OF SAN ANSELMO ROAD,

ELEVATION = 911.7 FEET (NAVD 1988)

TEMPORARY BENCHMARK

TBM = TOP OF A FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "RCE 14994" (TCS#104) AS SHOWN

ELEVATION = 947.10 FEET (NAVD 1988)

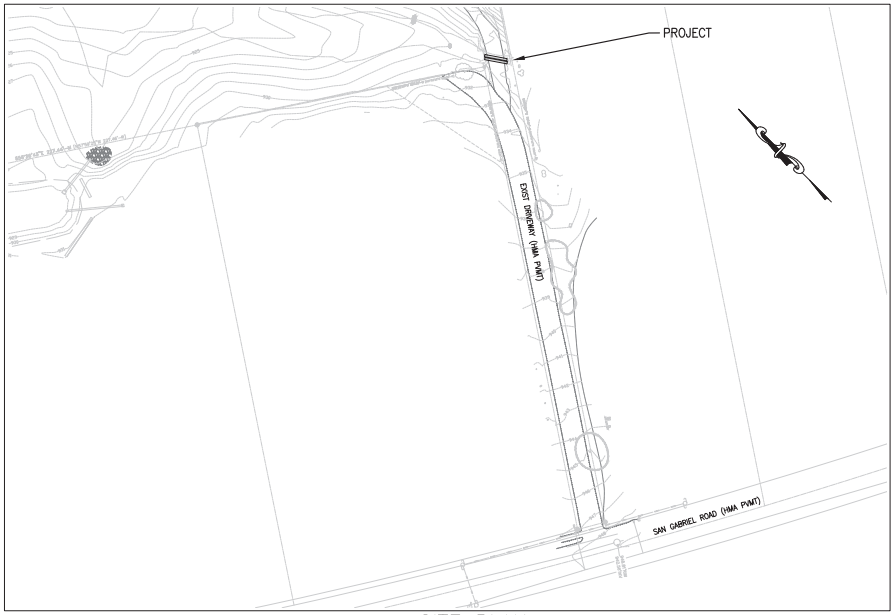
DATA SOURCES

TOPOGRAPHIC INFORMATION
TWIN CITIES SURVEYS, INC.
JOB. NO. 21212
FIELD SURVEY 11/03/21 & 01/19/22

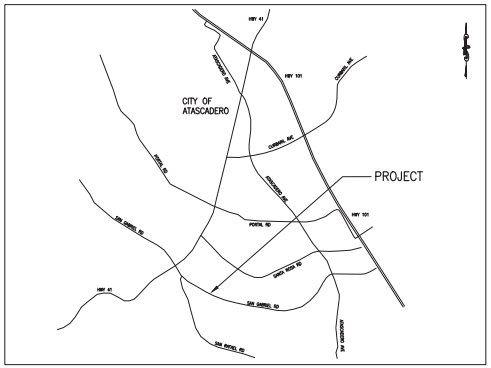
GEOTECHNICAL INFORMATION
BEACON GEOTECHNICAL, INC.
REPORT NO. F–102818
DATED: 09/21/21

ARCHITECTURAL INFORMATION
LOVE ARCHITECTURE
JOB. NO. ---------
DATED: 10/17/22

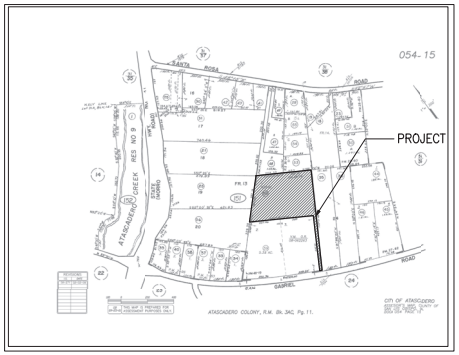
WETLANDS DELINEATION
ECOLOGICAL ASSETS MANAGEMENT, LLC
JURISDICTIONAL BOUNDARY DELINEATION AND SETBACK EVAL
DATED 03/08/22



SITE PLAN
(NOT TO SCALE)



VICINITY MAP
(NOT TO SCALE)



LOT PLAN
(NOT TO SCALE)

SPECIAL INSPECTION REQUIRED

2022 CALIFORNIA BUILDING CODE
TABLE 1705.6
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	----------	x
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	----------	x
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	----------	x
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILLS.	x	----------
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	----------	x

CONTACT BEACON GEOTECHNICAL, INC., AT 805.239.9457 FOR INSPECTION

SCOPE OF WORK

MINOR GRADING AND DRAINAGE FOR REPLACEMENT OF DRIVEWAY CULVERT. EXISTING 18" STEEL CULVERT WAS REMOVED PREVIOUSLY, AND WILL BE REPLACED WITH TWO 24" HDPE CULVERTS AND STONE HEADWALLS REINSTALLED

APPLICANT/OWNER

ROXIE SCHULTZ–COOKS & ROOSEVELT COOKS
235 SANTA CRUZ AVENUE
ATASCADERO, CA 93422

PROJECT LOCATION/DESCRIPTION:

8165 SAN GABRIEL ROAD
ATASCADERO, CA 93422

APN: 054–151–056

CIVIL SHEET INDEX

C–1 TITLE SHEET
C–2 NOTES & SPECIFICATIONS
C–3 WETLAND CROSSING PLANS
C–4 SECTIONS & DETAILS
C–5 EROSION CONTROL NOTES & DETAILS

Know what's **below.**
Call before you dig.

DIG ALERT NOTES

CONSTRUCTION CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT 811 OR (800) 227–2600 AT LEAST 48 HOURS BEFORE BEGINNING EXCAVATION AND SHALL VERIFY THE LOCATION OF ANY KNOWN UTILITIES, AND WHETHER OR NOT A REPRESENTATIVE OF EACH COMPANY WILL BE PRESENT DURING EXCAVATION.

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REGISTERED PROFESSIONAL ENGINEER JOSEPH A. CHOUINARD No. 58865 CIVIL STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

RECORD DRAWINGS

JOSEPH A. CHOUINARD, P.E. RCE 58865 DATE

REVISIONS THIS SHEET:
1
2
3
4
5

CASE/APPLICATION NUMBER:

JOSEPH A. CHOUINARD, P.E.
530 10TH STREET, UNIT 102
PASO ROBLES, CA 93446 (805) 674-1336

TITLE SHEET

DESIGN/DRAWN: JAC	ROXIE SCHULTZ–COOKS & ROOSEVELT COOKS 8165 SAN GABRIEL ROAD ATASCADERO, CA 93422
JOB NO.: 23 - 003	05/15/23
JOSEPH A. CHOUINARD, P.E. RCE 58865	DATE
	SHEET C-1

75% PROGRESS SET

STANDARD ABBREVIATIONS

AB – AGGREGATE BASE
ABN – ABANDON
AC – ASPHALT CONCRETE
ACD – ASPHALT CONCRETE DIKE
ADJ – ADJUST
ADT – AVERAGE DAILY TRIPS
ANG – ANGLE
APPROX – APPROXIMATE
ASBLY – ASSEMBLY
AV – AIR VACUUM
AVO – AVOCADO TREE
BLDG – BUILDING
BM – BENCHMARK
BTM – BOTTOM
BVC – BEGIN VERTICAL CURVE
BW – BACK OF WALK (GRADE)
CATV – CABLE TELEVISION (LINE)
CB – CATCH BASIN
CIP – CAST IRON PIPE
CL – CENTERLINE
CMU – CONCRETE MASONRY UNIT
CNTR – CENTER
CO – CLEANOUT
COM – COMMUNICATIONS
CONC – CONCRETE
CSP – CORRUGATED STEEL PIPE
D/W – DRIVEWAY
DDCV – DOUBLE DETECTOR CHECK VALVE
DI – DROP INLET
EJ – EXPANSION JOINT
ELEC – ELECTRICAL
ELEV – ELEVATION
EP – EDGE OF PAVEMENT
ESMT – EASEMENT
ETW – EDGE OF TRAVELED WAY
EUC – EUCALYPTUS TREE
EVC – END VERTICAL CURVE
EXIST OR (E) – EXISTING
FG – FINISHED GRADE
FH – FIRE HYDRANT
FL – FLOWLINE
FM – FORCE MAIN
FNC – FENCE
FS – FINISHED SURFACE
FUT – FUTURE
G – GAS
GB – GRADE BREAK
GM – GAS METER
GP – GRADING PLAN
GR – GRATE
GV – GAS VALVE
HDPE – HIGH DENSITY POLYETHYLENE
HMA – HOT MIX ASPHALT
HORZ – HORIZONTAL
HP – HIGH POINT
HW – HEADWALL
ICV – IRRIGATION CONTROL VALVE
INV – INVERT
IPR – IRRIGATION PRESSURE REDUCER
IRR – IRRIGATION
JB – JUNCTION BOX
JP – JUNCTION POLE
LAT – LATERAL
LF – LINEAL FEET
LP – LOW POINT
LT – LEFT
MAX – MAXIMUM
MH – MANHOLE
MIN – MINIMUM
MON – MONUMENT
NTS – NOT TO SCALE
OAE – OR APPROVED EQUAL
OG – ORIGINAL (EXISTING) GROUND
OHW – OVERHEAD WIRE
OL–OVERLAY (PAVEMENT)
OPT – OPTION
OS – ORIGINAL SURFACE
UG – UNDERGROUND
PCC – PORTLAND CEMENT CONCRETE
PCCL – POINT OF COMPOUND CURVE LEFT
PCCR – POINT OF COMPOUND CURVE RIGHT
PCI – PAVEMENT CONDITION INDEX
PI – POINT OF INTERSECTION
PL – PROPERTY LINE
POC – POINT OF CONNECTION
PRC – POINT OF REVERSE CURVE
PRCL – POINT OF REVERSE CURVE LEFT
PRCR – POINT OF REVERSE CURVE RIGHT
PVC – POLYVINYL CHLORIDE
PVMT – PAVEMENT
RAD (R) – RADIUS
RCP – REINFORCED CONCRETE PIPE
RD – ROAD
REF – REFERENCE
REQ – REQUIRED
ROW (R/W) – RIGHT OF WAY
RSP – ROCK SLOPE PROTECTION
RT – RIGHT
S/W – SIDEWALK
SD – STORM DRAIN
SHLDR – SHOULDER
SHT – SHEET
SLOCO – SAN LUIS OBISPO COUNTY
SS – SANITARY SEWER
STA – STATION
STD – STANDARD
TB – THRUST BLOCK
TBA – TO BE ABANDONED IN PLACE
TBM – TEMPORARY BENCHMARK
TBR – TO BE REMOVED
TBP – TO BE PROTECTED
TC – TOP OF CURB
TEL – TELEPHONE
TEMP – TEMPORARY
TF – TOP OF FOOTING
TG – TOP OF GRATE
TRVLD – TRAVELED (LANE)
TYP – TYPICAL
TW – TOP OF WALL
UD – UNDER DRAIN
UP – UTILITY POLE
VERT – VERTICAL
VC – VERTICAL CURVE
VCP – VITRIFIED CLAY PIPE
VLT – VAULT
VLV – VALVE
WL – WATER LINE
WM – WATER METER BOX
WPJ – WEAKENED PLANE JOINT
WS – WATER SERVICE
W.S. – WATER SURFACE
WV – WATER VALVE
WW – WINGWALL
WWM – WELDED WIRE MESH
± – APPROXIMATE
∅ – DIAMETER

POST CONSTRUCTION RUNOFF CALCS

WETLANDS CROSSING ONLY

LOCATED WITHIN CITY MS4 PERMIT AREA: YES

TYPE OF USE: RURAL RESIDENTIAL
SOIL TYPE: RINCON CLAY LOAM
HYDROLOGIC SOIL GROUP: C
WATER MANAGEMENT ZONE: 1
85TH PERCENTILE STORM = 1.1 INCH
95TH PERCENTILE STORM = 1.8 INCH
UNDERLYING GROUNDWATER BASIN: NONE
EXEMPTING CONDITIONS: NONE
AREA DISTURBED LESS THAN 1 ACRE: YES

PRE–DEVELOPMENT

IMPERVIOUS AREA = 0 SQ.FT.
PERVIOUS AREA = 1,000 SQ.FT.
PARTIALLY PERVIOUS AREA = 0 SQ.FT.
TOTAL AREA = 1,000 SQ.FT.

POST DEVELOPMENT

NEW+REPLACED IMPERVIOUS AREA = 0 SQ.FT.
PRE TO POST REDUCTION IN IMP. AREA = 0 SQ.FT.
NET IMPERVIOUS AREA = 0 SQ.FT.
PERVIOUS AREA = 1,000 SQ.FT.
PARTIALLY PERVIOUS AREA = 0 SQ.FT.
TOTAL AREA = 1,000 SQ.FT.

THIS PORTION OF THE PROJECT IS EXEMPT

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE PLACED AT THE EDGE OF THE CRITICAL ROOT ZONE (CRZ) IN CONFORMANCE WITH THE PROJECT ARBORIST'S REPORT AND CITY MUNICIPAL CODE. FENCING SHALL BE 36" HIGH, MINIMUM, ORANGE PLASTIC SAFETY FENCE, CORDOVA SAFETY PRODUCTS OR APPROVED EQUAL, FASTENED TO STEEL "T" POSTS PLACED 6' ON CENTER, MAXIMUM, WITH 18" EMBEDMENT, MINIMUM.

2. IF ANY WORK IS REQUIRED WITHIN THE CRZ, IT SHALL BE PERFORMED ONLY UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST. SEE ARBORIST'S REPORT FOR ADDITIONAL DETAILS.

GENERAL GRADING NOTES

1. ALL GRADING CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CODES AS NOTED UNDER "APPLICABLE CODES" HEADING.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR SCHEDULING A PRE–CONSTRUCTION MEETING WITH THE CITY AND OTHER AFFECTED AGENCIES. THE CONTRACTOR SHALL NOTIFY THE CITY COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 24 HOURS PRIOR TO ANY WORK BEING PERFORMED, AND ARRANGE FOR INSPECTION.

3. GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT BY BEACON GEOTECHNICAL INC, FILE NO. F–102818 DATED 09/21/21

4. ESTIMATED EARTH QUANTITIES: CUT: 2 CY FILL : 30 CY
NOTE: EXACT SHRINKAGE, CONSOLIDATION, AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED UPON THE DIFFERENCE BETWEEN EXISTING GROUND SURFACE AND PROPOSED FINISH GRADES, OR SUB GRADES AS SHOWN ON THE PLAN, AND SHOULD VARY ACCORDING TO THESE FACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND QUANTITY TAKE OFF, AND SHALL BID ACCORDINGLY.

5. SOILS ENGINEER TO DETERMINE THE SOIL IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE. SUCH REPORT INCLUDING PROGRESS AND/OR COMPACTION REPORTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION. WHEN APPLICABLE THE ENGINEER SHALL OBSERVE THE GRADING OPERATION(S) AND PROVIDE THE FIELD INSPECTOR WITH REQUIRED COMPACTION REPORTS AND A REPORT STATING THAT THE GRADING PERFORMED HAS BEEN OBSERVED AND IS IN CONFORMANCE WITH THE CBC AND CITY CODE.

6. NO CUT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

7. DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

8. AREAS OF FILL SHALL BE SCARIFIED, BENCHED AND RECOMPACTED PRIOR TO REPLACING FILL AND OBSERVED BY A SOIL OR CIVIL ENGINEER.

9. SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95% IN THE ZONE BETWEEN FINISHED GRADE ELEVATION AND ONE FOOT BELOW. ALL MATERIAL IN FILL SECTIONS BELOW THE ZONE MENTIONED ABOVE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.

10. REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACING FILL.

11. HYDROSEEDING OR OTHER PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION.

12. MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRADING.

13. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. [CBC SECTION 1804.4.]

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.

15. ALL CONTRACTORS AND SUBCONTRACTORS WORKING WITHIN THE RIGHT OF WAY SHALL HAVE AN APPROPRIATE CONTRACTOR'S LICENSE, A LOCAL BUSINESS LICENSE, AND SHALL OBTAIN AN ENCROACHMENT PERMIT.

CITY PRE–CONSTRUCTION & INSPECTION REQUIREMENTS

3.01 PRE–CONSTRUCTION CONFERENCE

A. AFTER APPROVAL OF PLANS AND SPECIFICATIONS AND PRIOR TO COMMENCING CONSTRUCTION, THE DEVELOPER OR CONSULTANT SHALL SCHEDULE A PRE–CONSTRUCTION CONFERENCE. THE CONFERENCE SHOULD BE ATTENDED BY THE DEVELOPER, CONSULTANT, ENGINEER, SOILS ENGINEER, AND REPRESENTATIVES FROM ALL UTILITY COMPANIES AFFECTED BY THE PROJECT. THE PURPOSE OF THE CONFERENCE SHALL BE TO DEFINE THE INSPECTION RESPONSIBILITIES FOR THE PROJECT, TO REVIEW THE ORDER OF WORK AND SAFETY/TRAFFIC CONTROL REQUIREMENTS, AND TO CLARIFY THE INTENTIONS AND DETAILS OF THE PLANS AS NEEDED.

3.02 INSPECTION DURING CONSTRUCTION

A. INSPECTION BY ENGINEER. EACH PHASE OF ANY AND ALL IMPROVEMENTS CONSTRUCTED TO THESE SPECIFICATIONS MUST FIRST BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO THE CONTRACTOR'S PROCEEDING WITH SUBSEQUENT PHASES. EACH PHASE SHALL BE INSPECTED AS THE ENGINEER CONSIDERS NECESSARY, BUT IN ANY CASE, THE ENGINEER SHALL MAKE AN INSPECTION WITHIN TWO WORKING DAYS AFTER RECEIVING A REQUEST FOR INSPECTION FROM THE CONTRACTOR.

B. INSPECTION BY CONSULTANT. ON IMPROVEMENT PROJECTS REQUIRED AS A CONDITION FOR SUBDIVISIONS (PARCEL MAPS OR TRACTS) OR PRECISE PLANS, THE DEVELOPER SHALL EMPLOY CONSULTANT TO PROVIDE CONSTRUCTION INSPECTION FOR THE PROJECT. THE CONSULTANT SHALL PROVIDE ONGOING INSPECTION AS FREQUENTLY AS THE CONSULTANT DEEMS APPROPRIATE TO SATISFY THE CONSULTANT THAT CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. THE CONSULTANT SHALL BE RESPONSIBLE FOR COORDINATION OF SOILS AND MATERIAL TESTING FOR THE PROJECT.

AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO THE FINAL INSPECTION, THE CONSULTANT SHALL SUBMIT THE FOLLOWING ITEMS TO THE ENGINEER:

1. ENGINEER'S IMPROVEMENT CERTIFICATION
2. SOIL TESTING REPORTS
3. MATERIAL COMPLIANCE REPORTS
4. RECORD DRAWINGS
5. OTHER DOCUMENTATION THAT MAY BE REQUIRED BY THE ENGINEER TO DETERMINE SATISFACTORY COMPLETION OF THE PROJECT.

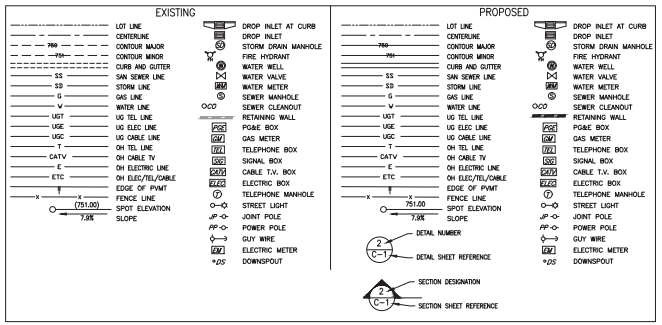
3.03 FINAL INSPECTION

A. UPON COMPLETION OF ANY IMPROVEMENTS WHICH ARE CONSTRUCTED UNDER AND IN CONFORMANCE WITH THESE SPECIFICATIONS, AND PRIOR TO REQUESTING FINAL INSPECTION, THE AREA SHALL BE THOROUGHLY CLEANED OF ALL RUBBISH, EXCESS MATERIAL AND EQUIPMENT, AND ALL PORTIONS OF THE WORK SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION SATISFACTORY TO THE ENGINEER.

WITHIN 5 DAYS AFTER RECEIVING THE REQUEST FOR FINAL INSPECTION, THE ENGINEER OR HIS AUTHORIZED AGENT WILL INSPECT THE WORK. THE DEVELOPER OR HIS REPRESENTATIVE WILL BE NOTIFIED IN WRITING AS TO ANY PARTICULAR DEFECTS OR DEFICIENCIES TO BE REMEDIED. THE DEVELOPER OR HIS REPRESENTATIVE SHALL PROCEED TO CORRECT ANY SUCH DEFECTS OR DEFICIENCIES IN ACCORDANCE WITH THE APPROVED LAND USE, CONSTRUCTION, OR GRADING PERMIT OR SUBDIVISION PERFORMANCE AGREEMENT. AT SUCH TIME AS THE WORK HAS BEEN COMPLETED, A SECOND INSPECTION SHALL BE MADE BY THE ENGINEER WITHIN 48 HOURS AFTER NOTIFICATION THAT REINSPECTION IS DESIRED TO DETERMINE IF THE PREVIOUSLY MENTIONED DEFECTS HAVE BEEN REPAIRED, ALTERED AND COMPLETED IN ACCORDANCE WITH THESE SPECIFICATIONS.

WHEN THE DEVELOPER HAS COMPLETED CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE ENGINEER WILL SO NOTIFY THE DEVELOPER AND RECOMMEND ACCEPTANCE OF THE PROJECT TO THE CITY COUNCIL.

SYMBOL LEGEND



CONSTRUCTION NOTES

1. THE ENGINEER OF RECORD FOR THESE PLANS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR IN THE EXECUTION OF THE WORK.

2. THE ENGINEER OF RECORD FOR THESE PLANS SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC, OWNER, APPLICANT, OR THE CONTRACTOR ON THE PROJECT SITE.

3. IT IS RECOMMENDED THAT THE ENGINEER OF RECORD FOR THESE PLANS BE RETAINED FOR OBSERVATION DURING THE WORK TO EVALUATE CONSTRUCTION OF THE IMPROVEMENTS WITH REGARD TO THE DESIGN INTENT AS EXPRESSED ON THE PLANS AND IN THE SPECIFICATIONS.

CONSTRUCTION CONFLICT NOTIFICATION

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR DIMENSIONS, GRADE, CONFIGURATION, AND OTHER ASPECTS OF COMPATIBILITY WITHIN THE WORK OF THE CONSTRUCTION DOCUMENTS. ANY CONDITIONS WHICH INTERFERE WITH THE WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE WORK SHALL NOT PROCEED IN THE AREAS OF CONFLICT UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION.

REGISTERED PROFESSIONAL ENGINEER JOSEPH A. CHOUINARD CIVIL CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION
RECORD DRAWINGS
JOSEPH A. CHOUINARD, P.E. RCE 58895 DATE
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NOTES & SPECIFICATIONS

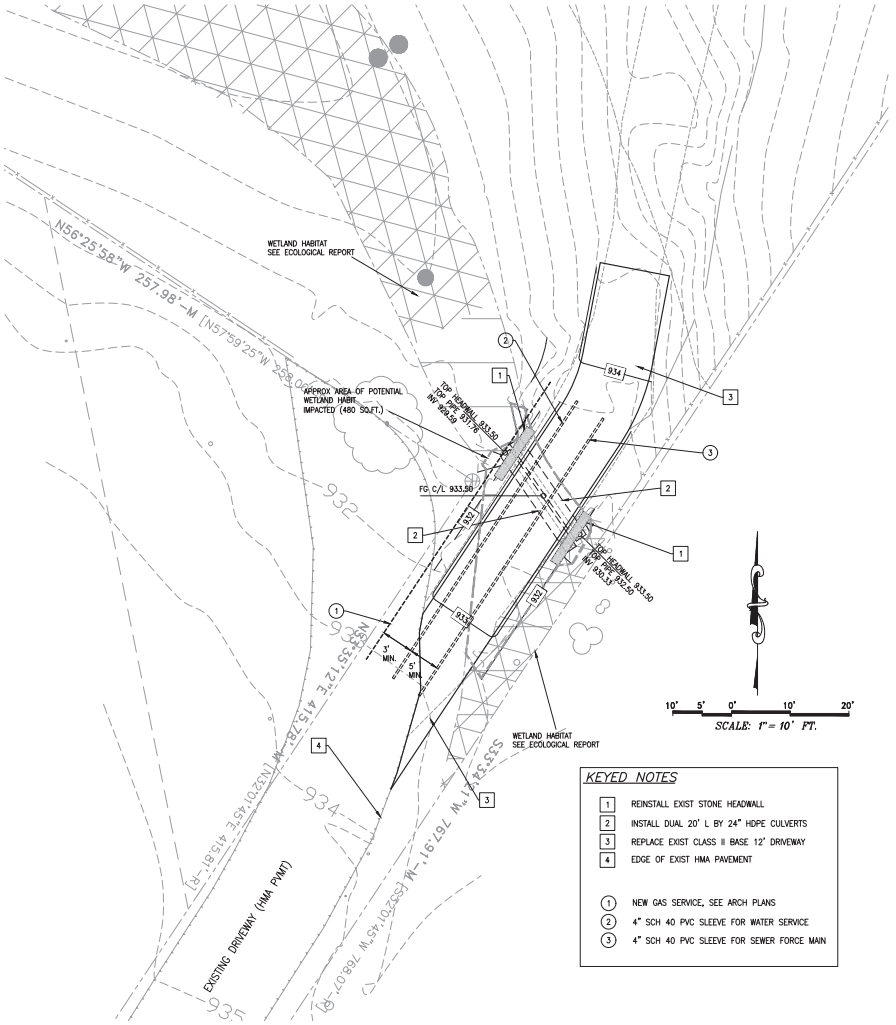
DESIGN/DRAWN: JAC
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05/15/23
JOSEPH A. CHOUINARD, P.E. RCE 58895 DATE

SHEET C-2

75% PROGRESS SET



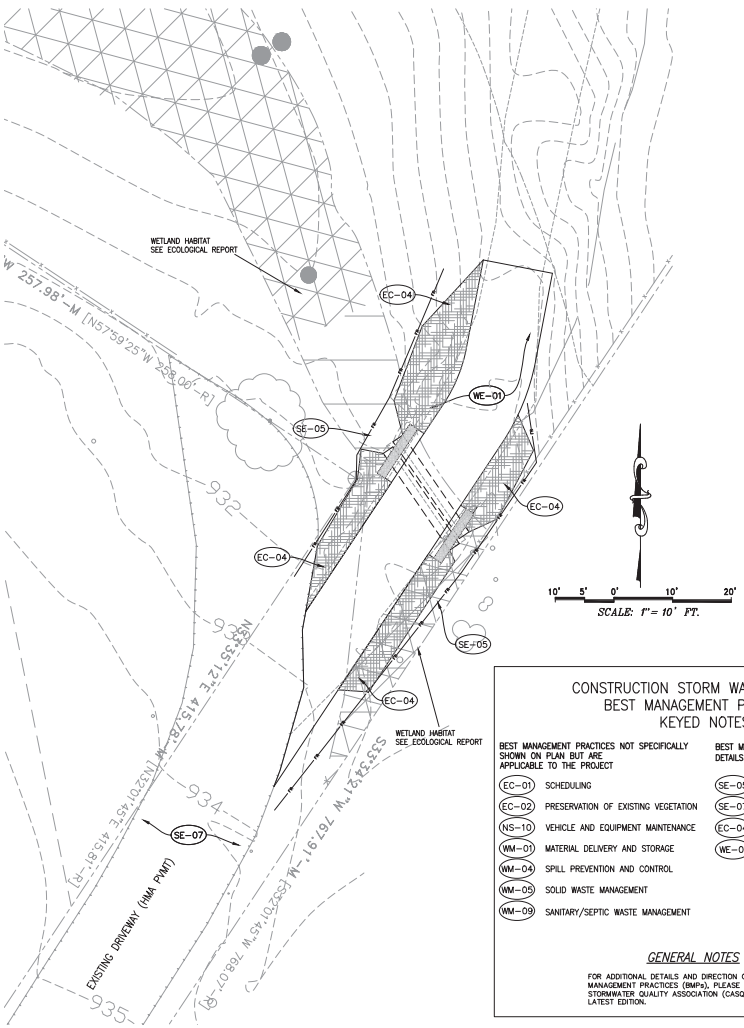
GRADING AND UTILITY PLAN

KEYED NOTES

1	REINSTALL EXIST STONE HEADWALL
2	INSTALL DUAL 20' L BY 24" HDPE CULVERTS
3	REPLACE EXIST CLASS II BASE 12' DRIVEWAY
4	EDGE OF EXIST HMA PAVEMENT
(1)	NEW GAS SERVICE, SEE ARCH PLANS
(2)	4" SCH 40 PVC SLEEVE FOR WATER SERVICE
(3)	4" SCH 40 PVC SLEEVE FOR SEWER FORCE MAIN

NOTES

1. SEE SHEET C-4 FOR SECTIONS & DETAILS
2. SEE SHEET C-5 FOR EROSION CONTROL NOTES & DETAILS



EROSION CONTROL PLAN

CONSTRUCTION STORM WATER CONTROL BEST MANAGEMENT PRACTICES KEYED NOTES

BEST MANAGEMENT PRACTICES NOT SPECIFICALLY SHOWN ON PLAN BUT ARE APPLICABLE TO THE PROJECT

EC-01	SCHEDULING
EC-02	PRESERVATION OF EXISTING VEGETATION
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE
WM-01	MATERIAL DELIVERY AND STORAGE
WM-04	SPILL PREVENTION AND CONTROL
WM-05	SOLID WASTE MANAGEMENT
WM-09	SANITARY/SEPTIC WASTE MANAGEMENT

BEST MANAGEMENT PRACTICES SPECIFIED ON PLAN (SEE DETAILS SHT C-5)

SE-05	FIBER ROLLS
SE-07	STREET SWEEPING & VACUUMING
EC-04	HYDROSEEDING
WE-01	WIND EROSION CONTROL

GENERAL NOTES

FOR ADDITIONAL DETAILS AND DIRECTION ON IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (BMPs), PLEASE REFER TO THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION HANDBOOK, LATEST EDITION.

REGISTERED PROFESSIONAL ENGINEER JOSEPH A. CHOUINARD CIVIL STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION

RECORD DRAWINGS

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WETLAND CROSSING PLANS

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JOB NO.	23 - 003

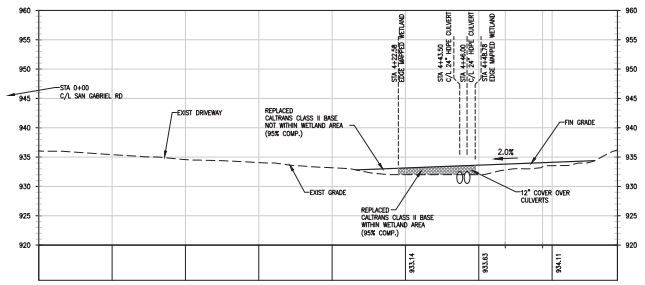
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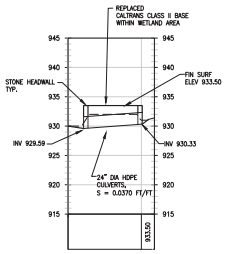
SHEET C-3

75% PROGRESS SET



1 CULVERT CROSS SECTION

HORZ. SCALE 1" = 20'
VERT. SCALE 1" = 10'



2 CULVERT PROFILE

HORZ. SCALE 1" = 20'
VERT. SCALE 1" = 10'

ADS, Inc. Drainage Handbook *Specifications ♦ 1-11*

ADS N-12® PLAIN END PIPE (PER AASHTO) SPECIFICATION

Scope
This specification describes 4- through 60-inch (100 to 1500 mm) ADS N-12 plain end pipe (per AASHTO) for use in gravity-flow land drainage applications.

Pipe Requirements
ADS N-12 plain end pipe (per AASHTO) shall have a smooth interior and annular exterior corrugations.
- 4- through 10-inch (100 to 250 mm) pipe shall meet AASHTO M252, Type S or SP.
- 12- through 60-inch (300 to 1500 mm) pipe shall meet AASHTO M294, Type S or SP, or ASTM F2306.
- Manning's "n" value for use in design shall be 0.012.

Joint Performance
Pipe shall be joined with coupling bands covering at least two full corrugations on each end of the pipe. Standard connections shall meet or exceed the soil-tight requirements of AASHTO M252, AASHTO M294, or ASTM F2306.

Gasketed connections shall incorporate a closed-cell synthetic expanded rubber gasket meeting the requirements of ASTM D1056 Grade 2A2. Gaskets, when applicable, shall be installed by the pipe manufacturer.

Fittings
Fittings shall conform to AASHTO M252, AASHTO M294, or ASTM F2306.

Material Properties
Material for pipe and fitting production shall be high density polyethylene conforming with the minimum requirements of cell classification 424420C for 4- through 10-inch (100 to 250 mm) diameters, and 435400C for 12- through 60-inch (300 to 1500 mm) diameters, as defined and described in the latest version of ASTM D3350, except that carbon black content should not exceed 4%. The 12- through 60-inch (300 to 1500mm) pipe material shall comply with the notched constant ligament-stress (NCLS) test as specified in Sections 9.5 and 5.1 of AASHTO M294 and ASTM F2306 respectively.

Installation
Installation shall be in accordance with ASTM D2321 and ADS recommended installation guidelines, with the exception that minimum cover in trafficked areas for 4- through 48-inch (100 to 1200 mm) diameters shall be one foot, (0.3 m) and for 60-inch (1500 mm) diameter the minimum cover shall be 2 ft, (0.6 m) in single run applications. Backfill for minimum cover situations shall consist of Class 1 (compacted), Class 2 (minimum 90% SPD) or Class 3 (minimum 95%) material. Maximum fill heights depend on embedment material and compaction level; please refer to Technical Note 2.01. Contact your local ADS representative or visit our website at www.adspipe.com for a copy of the latest installation guidelines.

Build America, Buy America (BABA)
ADS N-12 Plain End pipe (per AASHTO), manufactured in accordance with AASHTO M252, AASHTO M294 or ASTM F2306, complies with the requirements in the Build America, Buy America (BABA) Act.

Pipe Dimensions

	Nominal Diameter, in (mm)											
Pipe I.D. in (mm)	4 (100)	6 (150)	8 (200)	10 (250)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)	42 (1050)	48 (1200)	60 (1500)
Pipe O.D.* in (mm)	4.8 (122)	6.9 (175)	9.1 (231)	11.4 (290)	14.5 (368)	18 (457)	22 (559)	28 (711)	35 (914)	42 (1067)	49 (1219)	54 (1372)	67 (1702)

*Pipe O.D. values are provided for reference purposes only, values stated for 12 through 60-inch are ±1 inch. Contact a sales representative for exact values
**All diameters available with or without perforations.

© ADS, Inc., November 2022

3 HDPE DUAL WALL PIPE CUT SHEET

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION
RECORD DRAWINGS

JOSEPH A. CHOUINARD, P.E. RCE 58895 DATE

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SECTIONS & DETAILS

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JOB NO.: 23 - 003

05/15/23

JOSEPH A. CHOUINARD, P.E. RCE 58895 DATE

SHEET C-4

75% PROGRESS SET

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, AND PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE JURISDICTION DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL SEDIMENT FROM ENTERING A SWALE, DRAINAGEWAY, WATERCOURSE, ATMOSPHERE,OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.

2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE JURISDICTION OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, JURISDICTIONAL INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE JURISDICTIONAL IMPROVEMENT STANDARDS.

4. WET WEATHER EROSION CONTROL MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED BETWEEN OCTOBER 15 AND APRIL 15 OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%.

5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT OF WAY AND THE JURISDICTION IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR JURISDICTIONAL REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.

7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS, THE JURISDICTION MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND JURISDICTIONAL ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH APPLICABLE MUNICIPAL/COUNTY CODE.

8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.

9. THE COUNTY AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.

10. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE JURISDICTION WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.

WDID # NOT APPLICABLE

11. PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER):

NAME ROXIE SCHULTZ-COOKS
LOCAL PHONE NUMBER 559-908-4447

SE-07
STREET SWEEPING AND VACUUMING

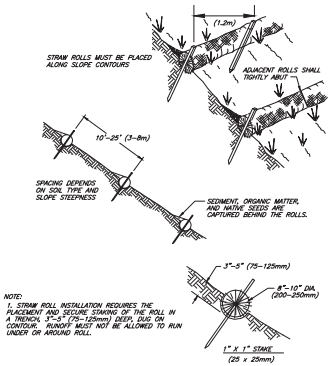
IMPLEMENTATION

1. CONTROLLING THE NUMBER OF POINTS WHERE VEHICLES CAN LEAVE THE SITE WILL ALLOWS SWEEPING AND VACUUMING EFFORTS TO BE FOCUSED, AND PERHAPS SAVE MONEY.

2. INSPECT POTENTIAL SEDIMENT TRACKING LOCATIONS DAILY.

3. VISIBLE SEDIMENT TRACKING SHOULD BE SWEPT OR VACUUMED ON A DAILY BASIS. DO NOT USE KICK BROOMS OR SWEEPER ATTACHMENTS. THESE TEND TO SPREAD THE DIRT RATHER THAN REMOVE IT.

4. IF NOT MIXED WITH DEBRIS OR TRASH, CONSIDER INCORPORATING SEDIMENT BACK INTO THE PROJECT.



NOTE: ALL STRAW ROLL MATERIALS, INCLUDING NETTING SHALL BE BIODEGRADABLE

SE-05
FIBER ROLL SEDIMENT BARRIER DETAIL

NOT TO SCALE

WE-01
WIND EROSION CONTROL

DUST CONTROL PRACTICES									
SITE CONDITIONS	PERMANENT VEGETATION	MULCHING	WET SUPPRESSION (WATERING)	CHEMICAL DUST SUPPRESSION	GRAVEL OR ASPHALT	SILT FENCES	TEMPORARY GRAVEL CONSTRUCTION ENTRANCES/ EQUIP WASH DOWN	HAUL TRUCK COVERS	MINIMIZE EXTENT OF DISTURBED AREA
DISTURBED AREAS NOT SUBJECT TO TRAFFIC	X	X	X	X	X				X
DISTURBED AREAS SUBJECT TO TRAFFIC			X	X	X		X		X
MATERIAL STOCKPILE STABILIZATION			X	X		X			X
DEMOLITION			X				X	X	
CLEARING AND EXCAVATION			X	X		X			X
TRUCK TRAFFIC ON UNPAVED ROADS			X	X	X		X	X	
MUD/DIRT CARRY OUT					X		X		

NATIVE EROSION CONTROL SEED MIX	
SPECIES	APPLICATION RATE (LBS/ACRE)
CALIFORNIA BROME (BROMUS CARINATUS)	10
PURPLE NEEDLEGRASS (STIPA PULCHRA)	5
TOMCAST CLOVER (TRIFOLIUM WILDENOVII)	5
SIX WEEKS FESCUE (VULPIA MICROSTACHYS)	5

EC-04
SEED MIX FOR HYDROSEED

GENERAL NOTES

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REGISTERED PROFESSIONAL ENGINEER JOSEPH A. CHOUINARD CIVIL CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

...CORD DRAWINGS

JOSEPH A. CHOUINARD, P.E. RCE 58895 DATE

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EROSION CONTROL NOTES & DETAILS

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JOB NO.: 23 - 003

05/15/23

JOSEPH A. CHOUINARD, P.E. RCE 58895 DATE

SHEET C-5

75% PROGRESS SET

EXHIBIT D – PROJECT FIGURES & SUPPLEMENTS

Figure 1 – Location Map / General Plan & Zoning

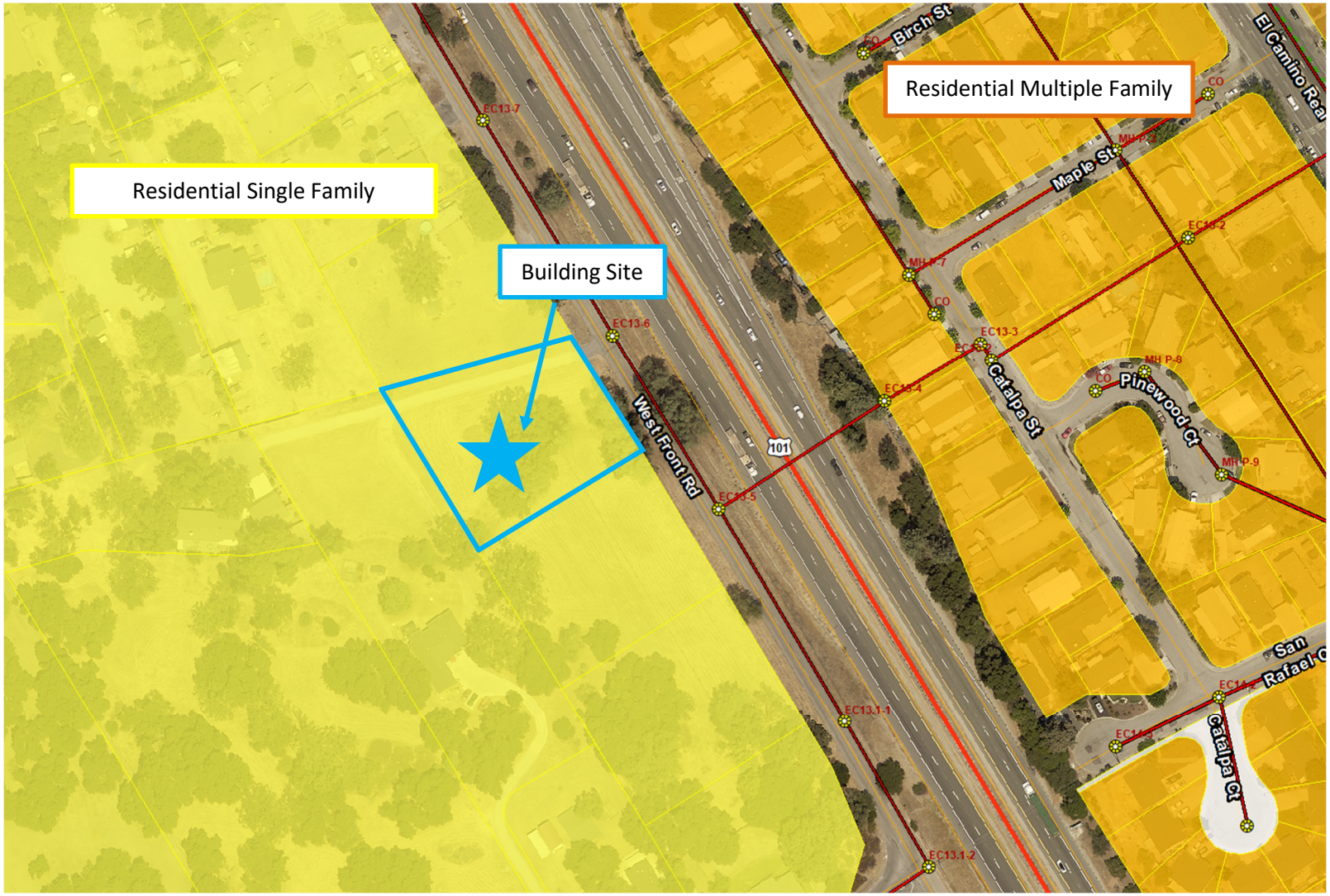


Figure 1 – Location Map / General Plan & Zoning

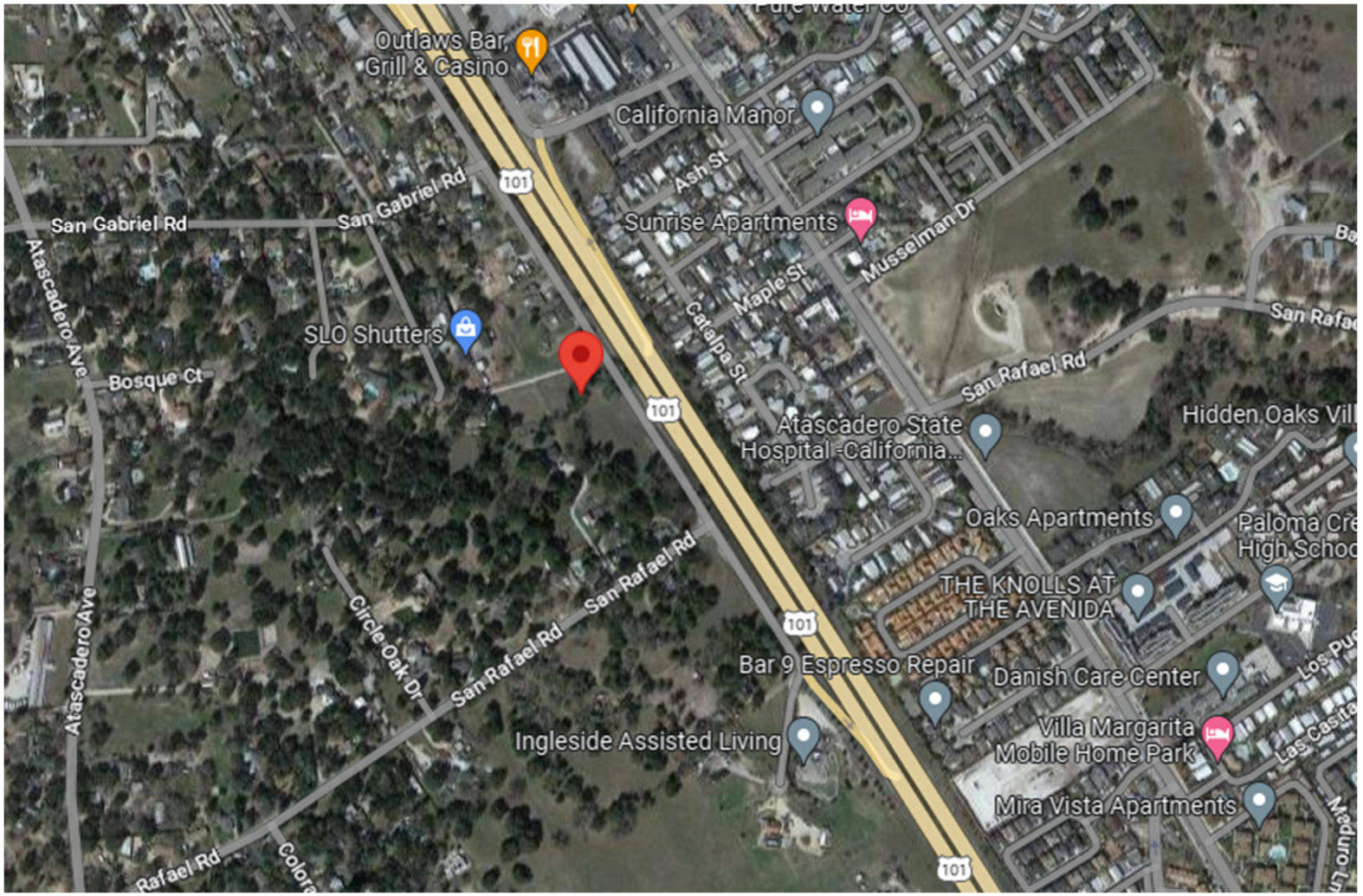


Figure 2 – 2023 Aerial Image



Figure 3 –Site Plan DEV21-0061



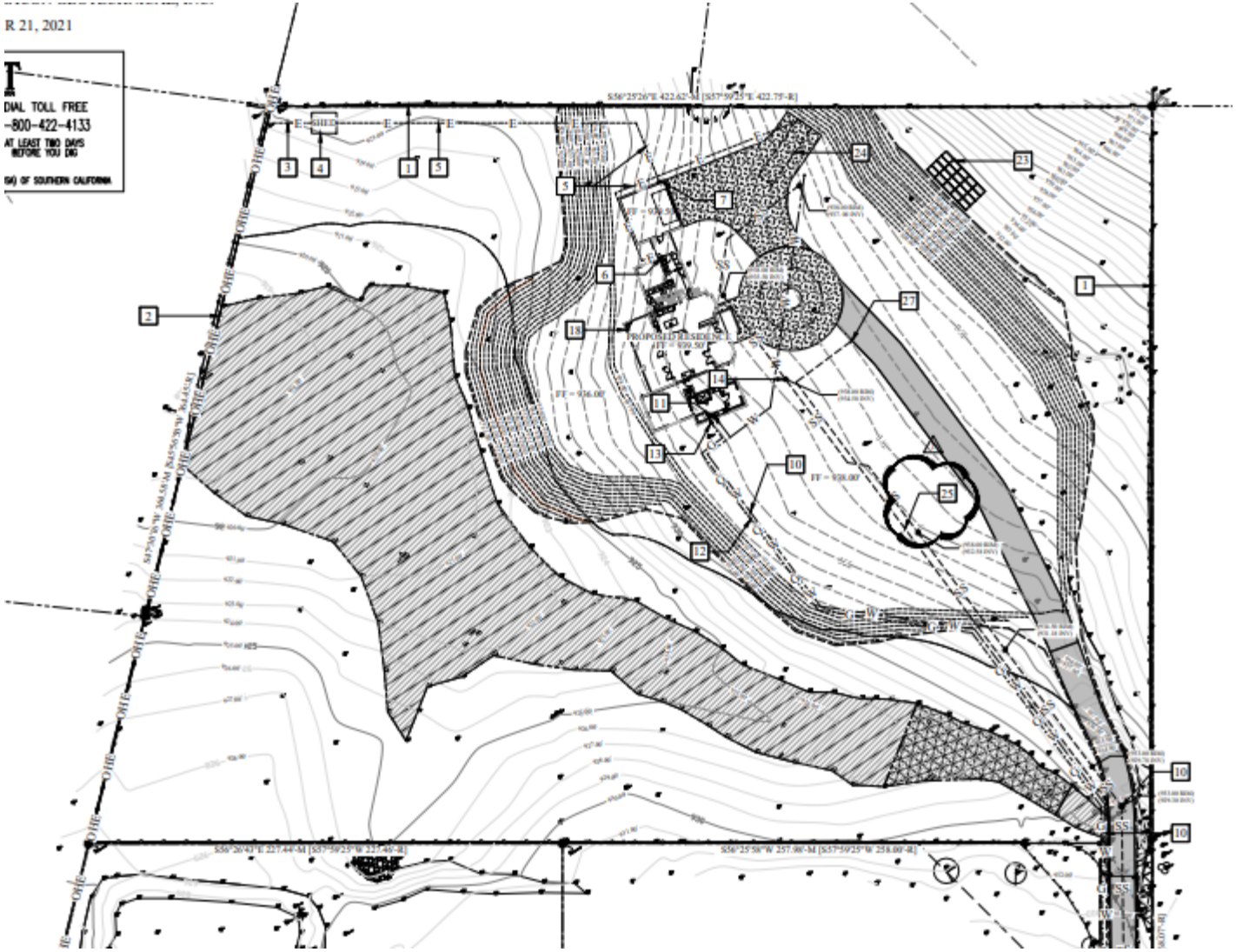
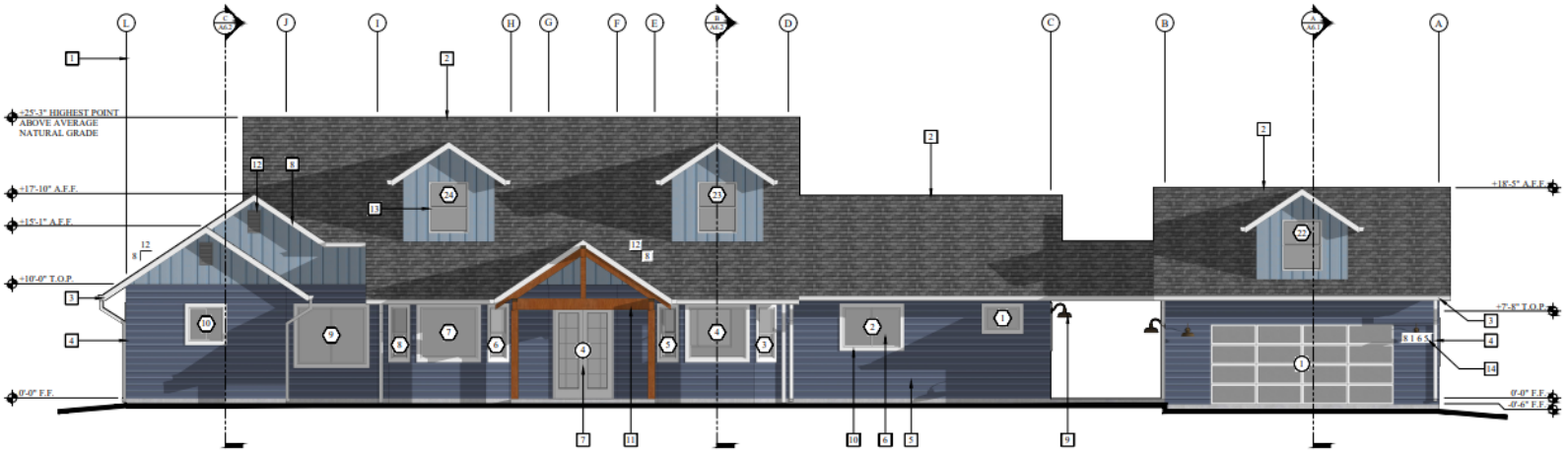
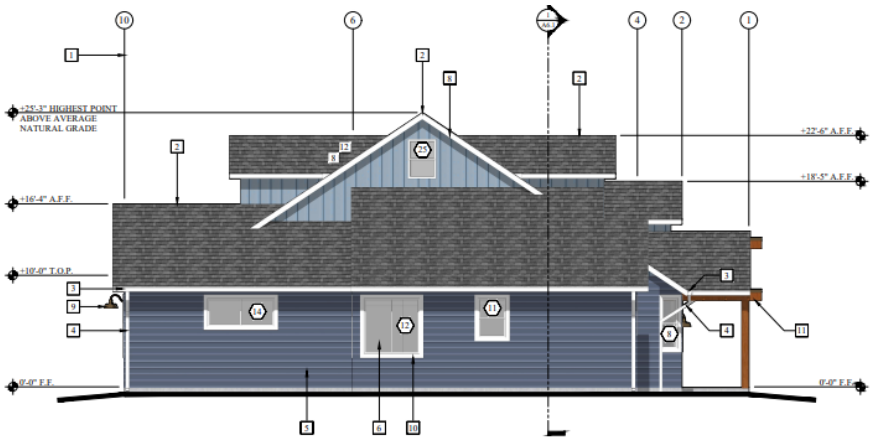

R 21, 2021
DIAL TOLL FREE
-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG
OF SOUTHERN CALIFORNIA
PROPOSED RESIDENCE
FF = 939.50'
FT = 936.00'
FT = 928.00'
S56°29'26"E 422.62'-M [S57°59'25"E 422.75'-R]
S56°20'43"E 227.44'-M [S57°59'25"W 227.46'-R]
S56°29'58"W 257.60'-M [S57°59'25"W 258.00'-R]

EXHIBIT D – PROJECT FIGURES & SUPPLEMENTS

Figure 4 – Elevations

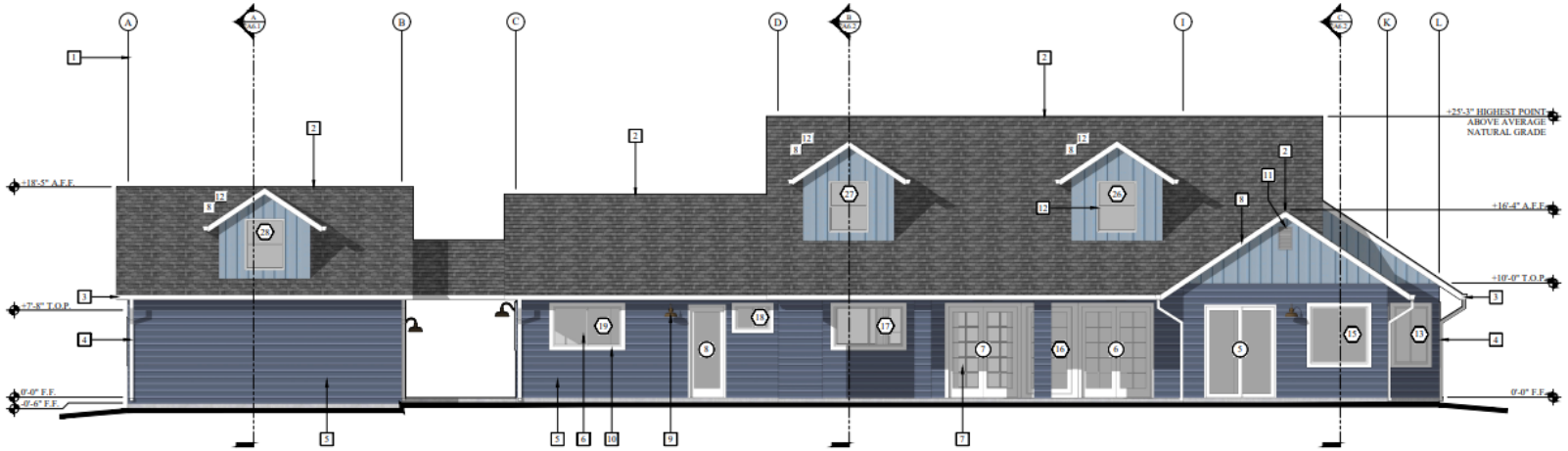


FRONT (NORTH-WEST) ELEVATION

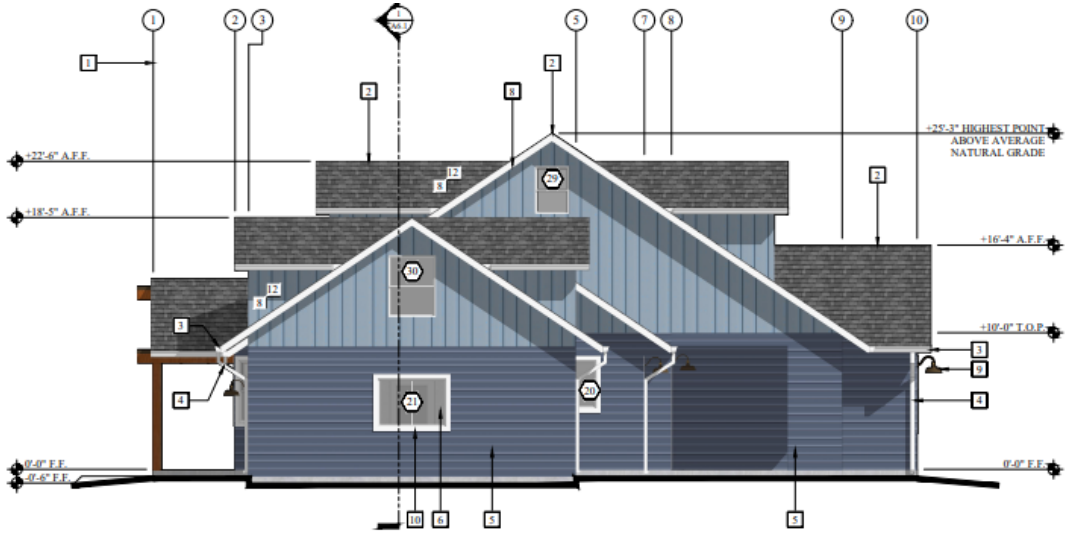


LEFT (NORTH-EAST) ELEVATION

EXHIBIT D – PROJECT FIGURES & SUPPLEMENTS

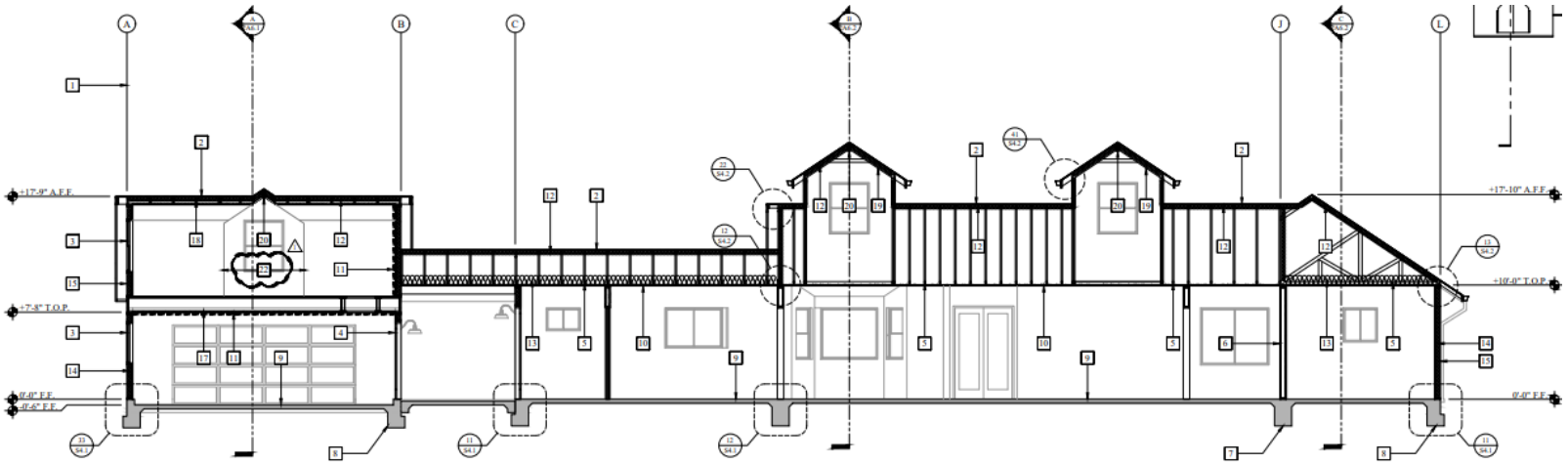


REAR (SOUTH-EAST) ELEVATION

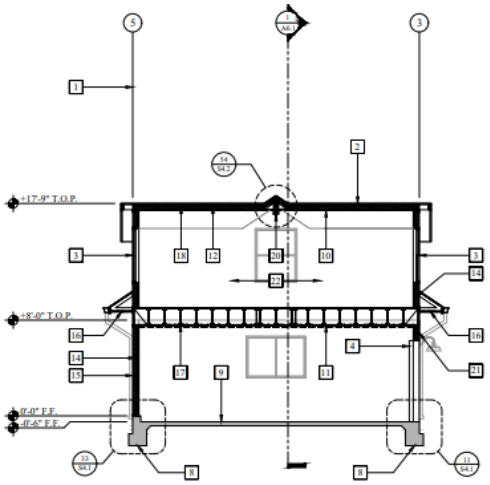


RIGHT (SOUTH-WEST) ELEVATION

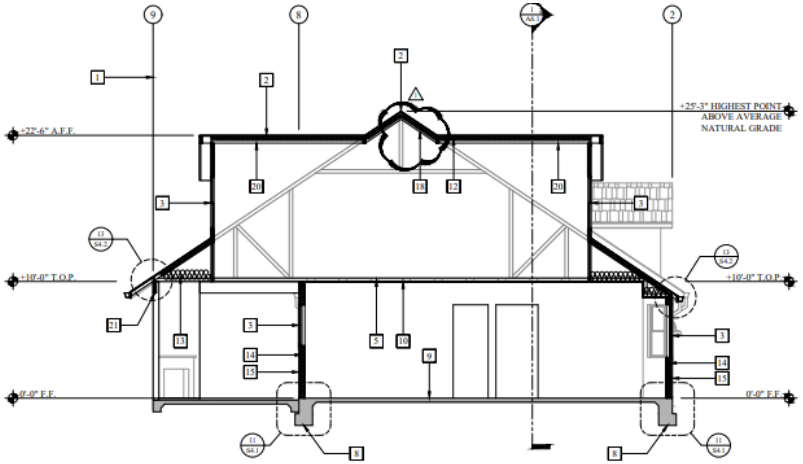
Figure 5 –Sections



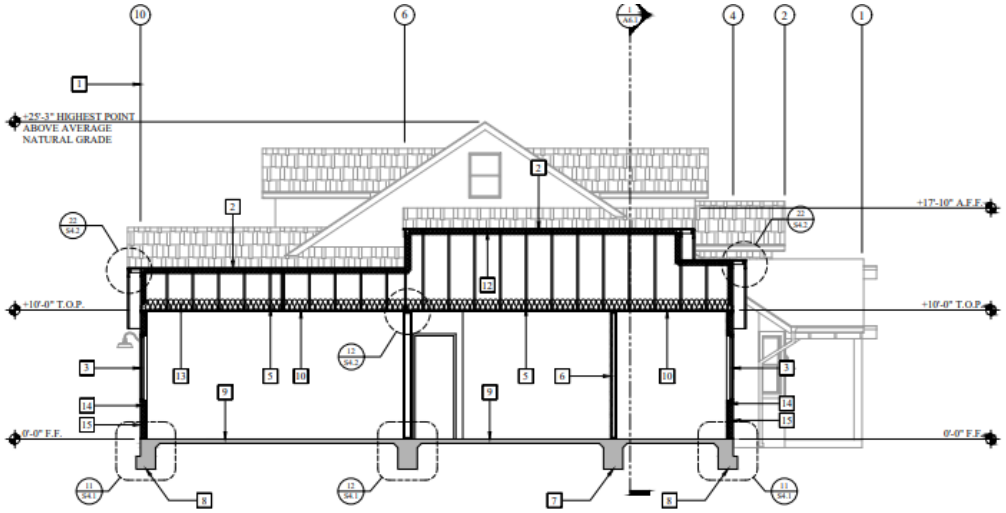
SECTION 1



SECTION A



SECTION B



SECTION C

Figure 6 – Farmland Mapping

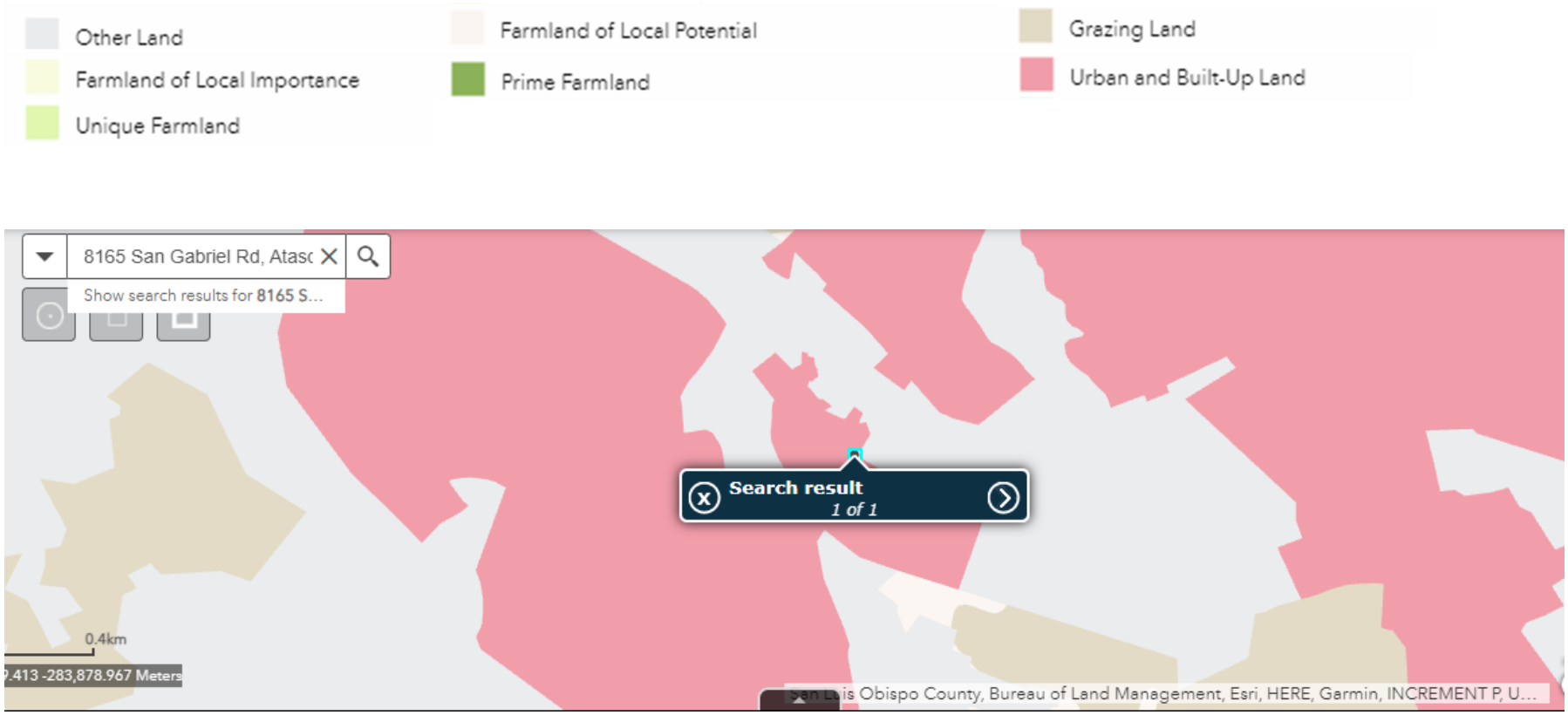


Figure 7 – Flood Zones, Hydrology, & Water Management Zones

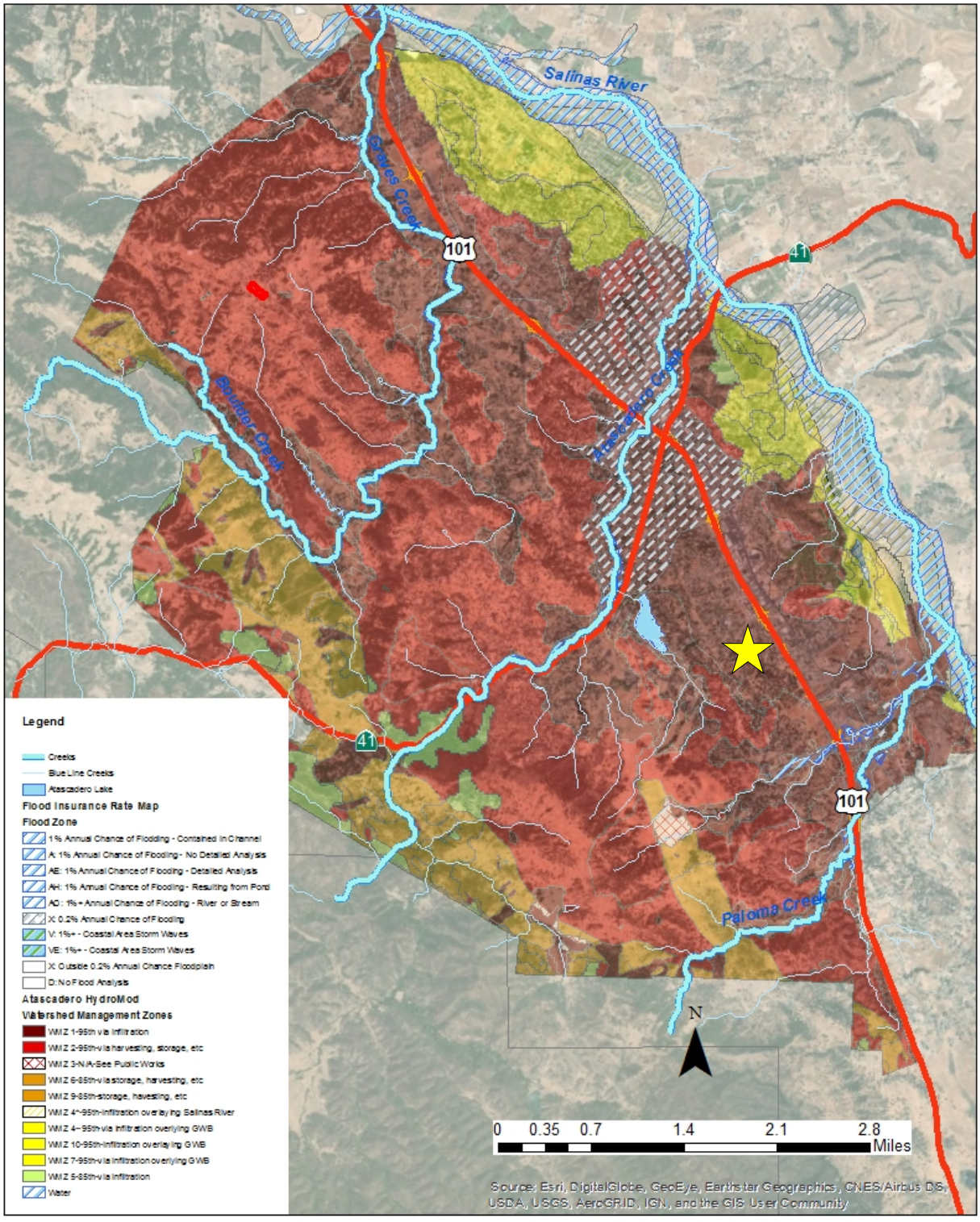


Figure 8 – Soil Erodibility

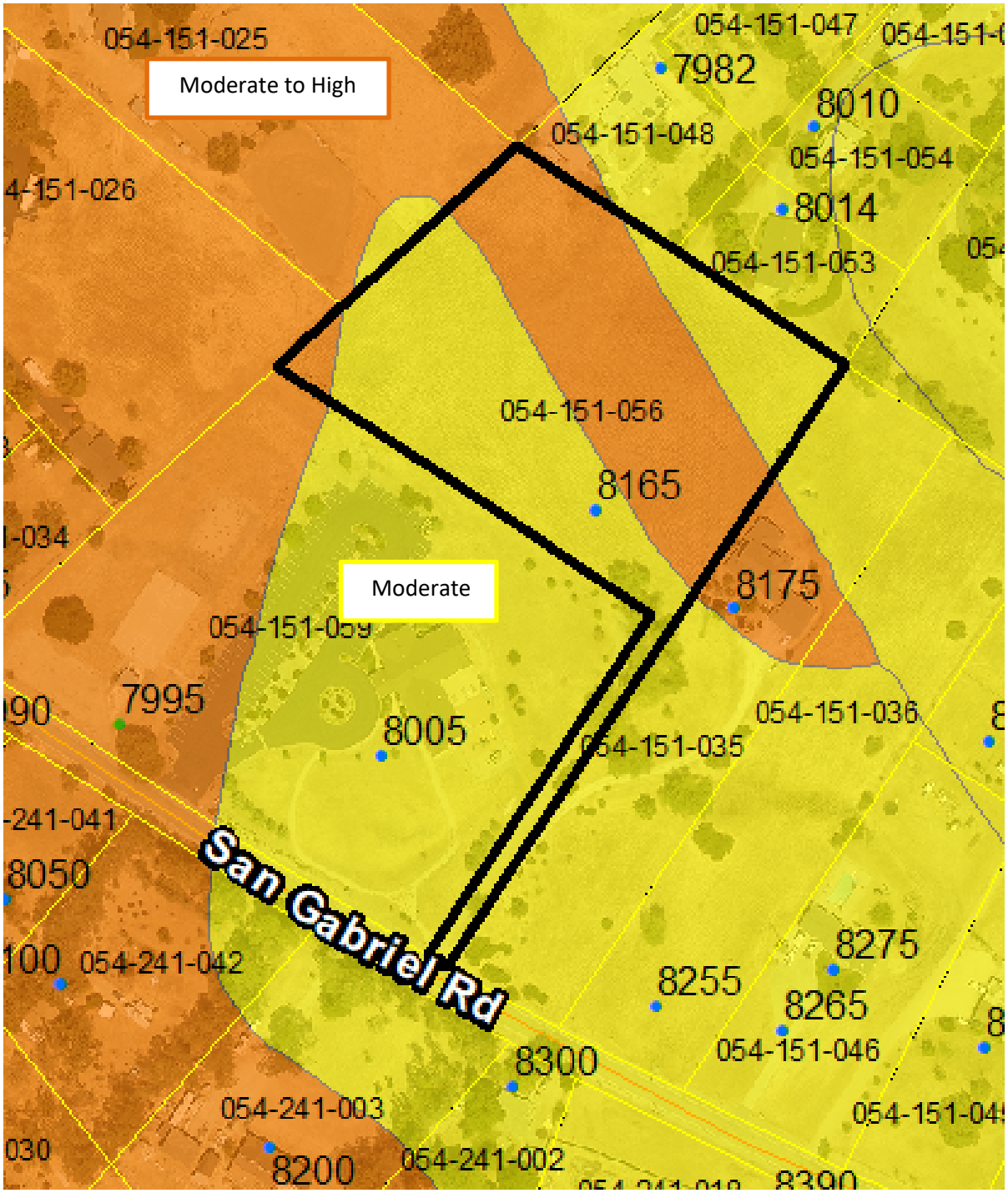


Figure 9 – Soil Septic Suitability

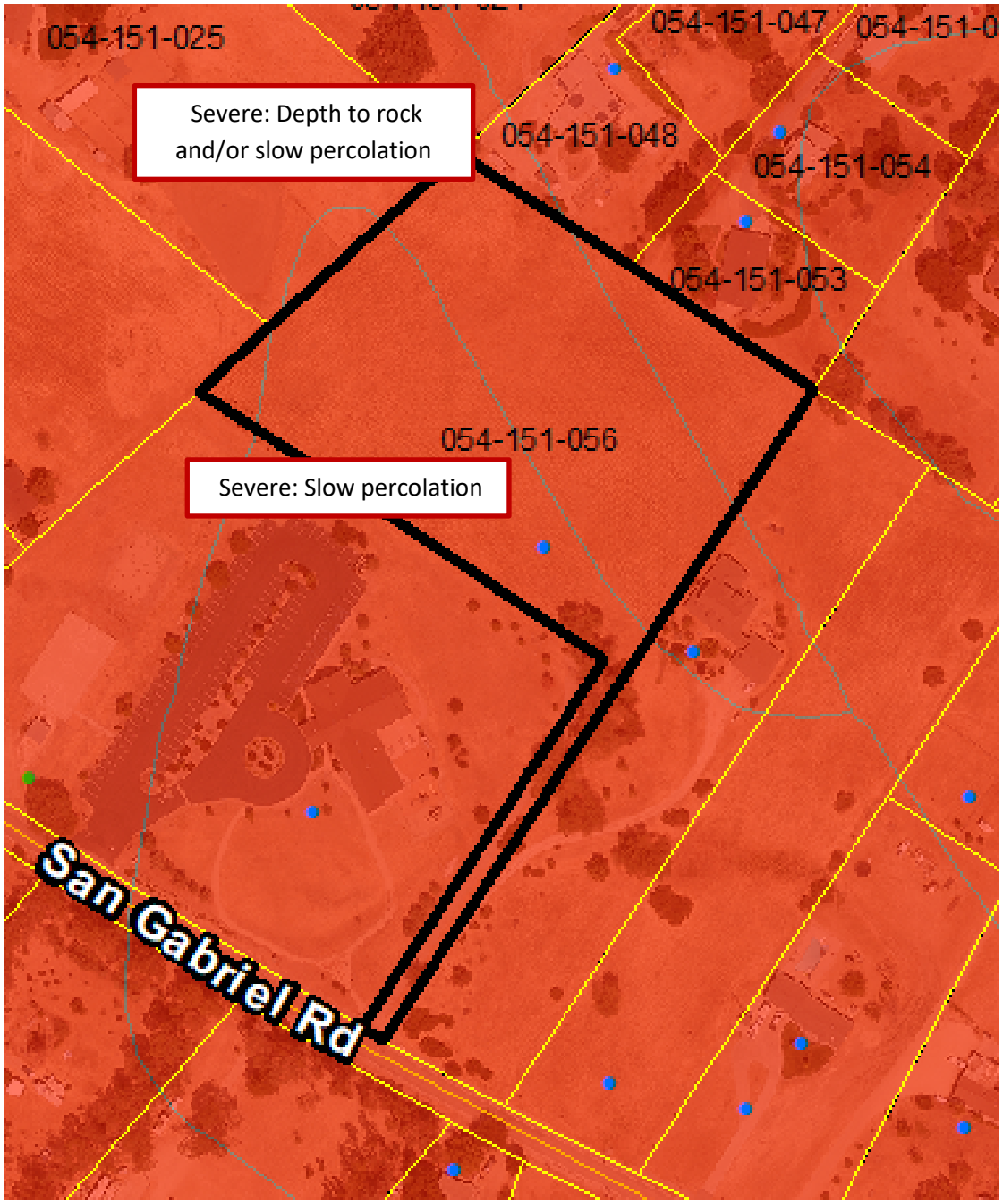
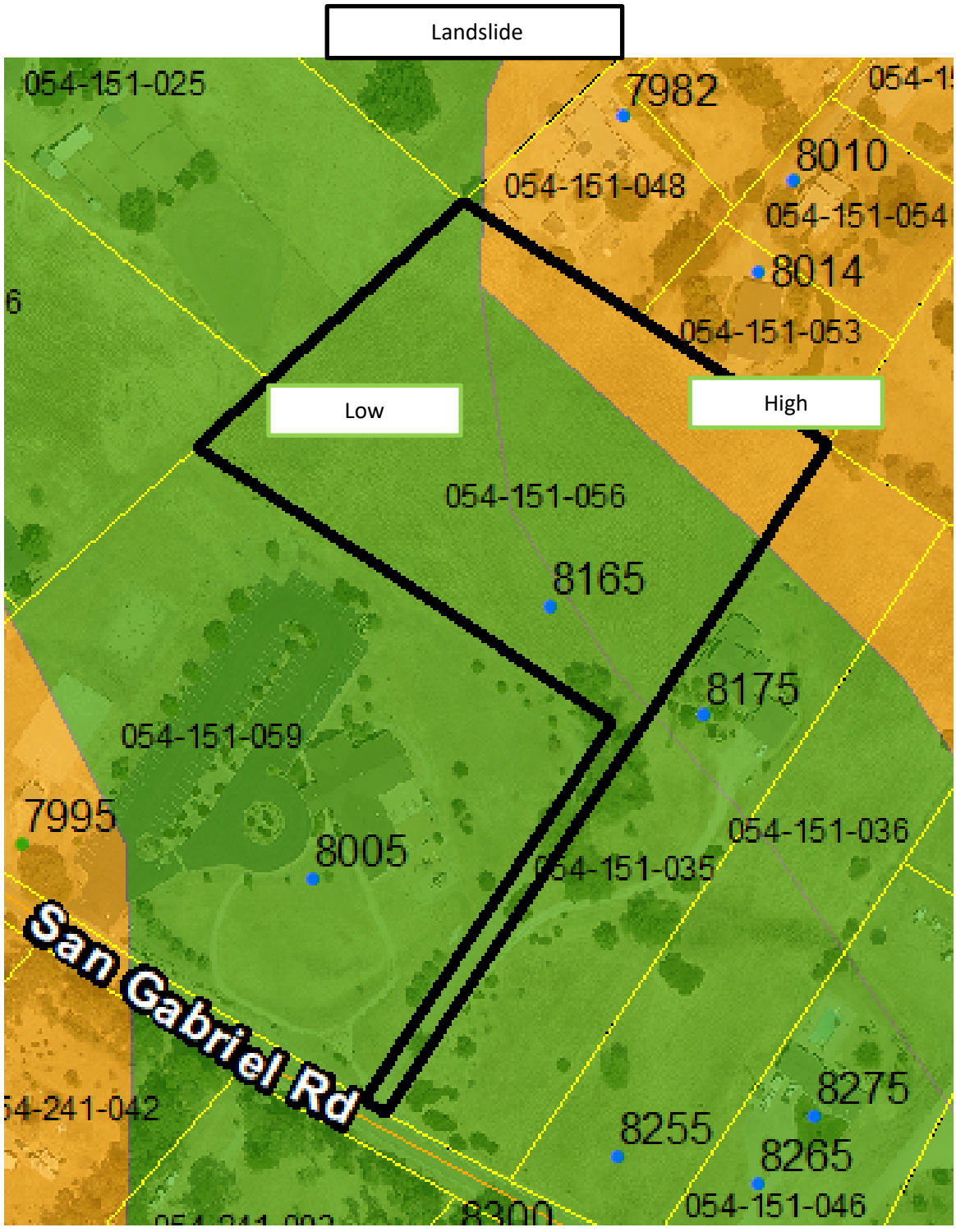


Figure 10 – Landslide and Liquefaction



Liquefaction

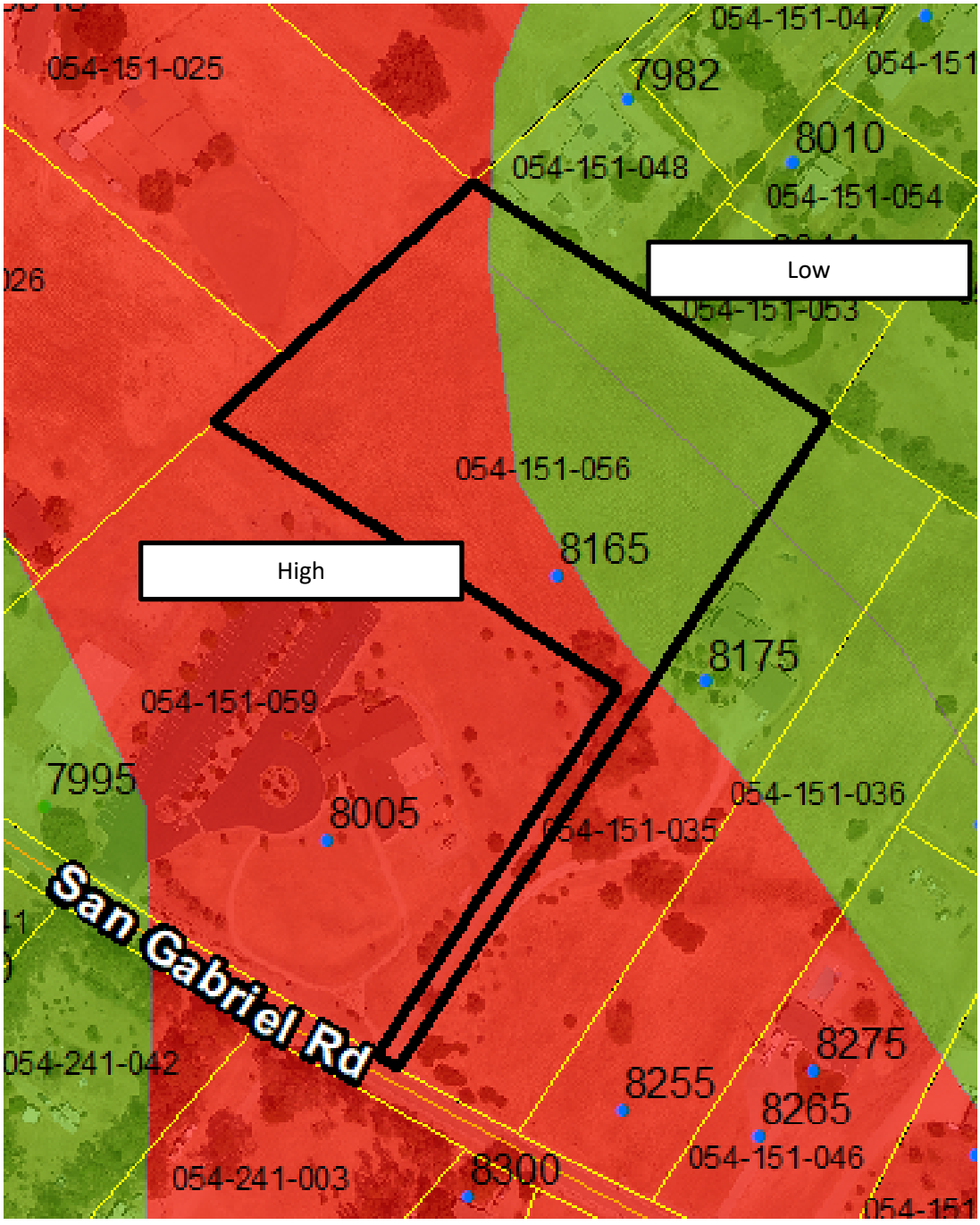


Figure 11 – Fire Hazard

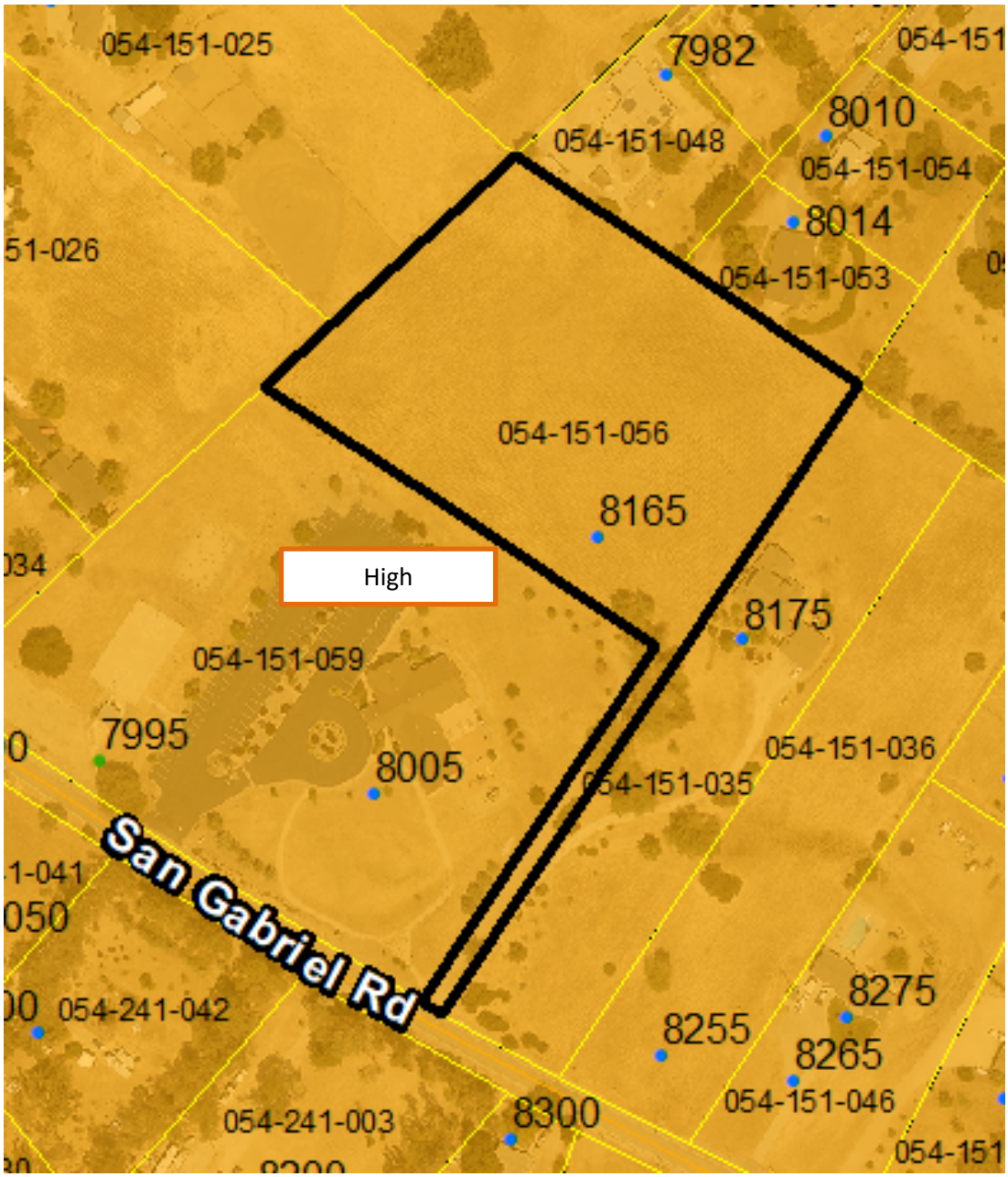


Figure 12 – Evacuation Map

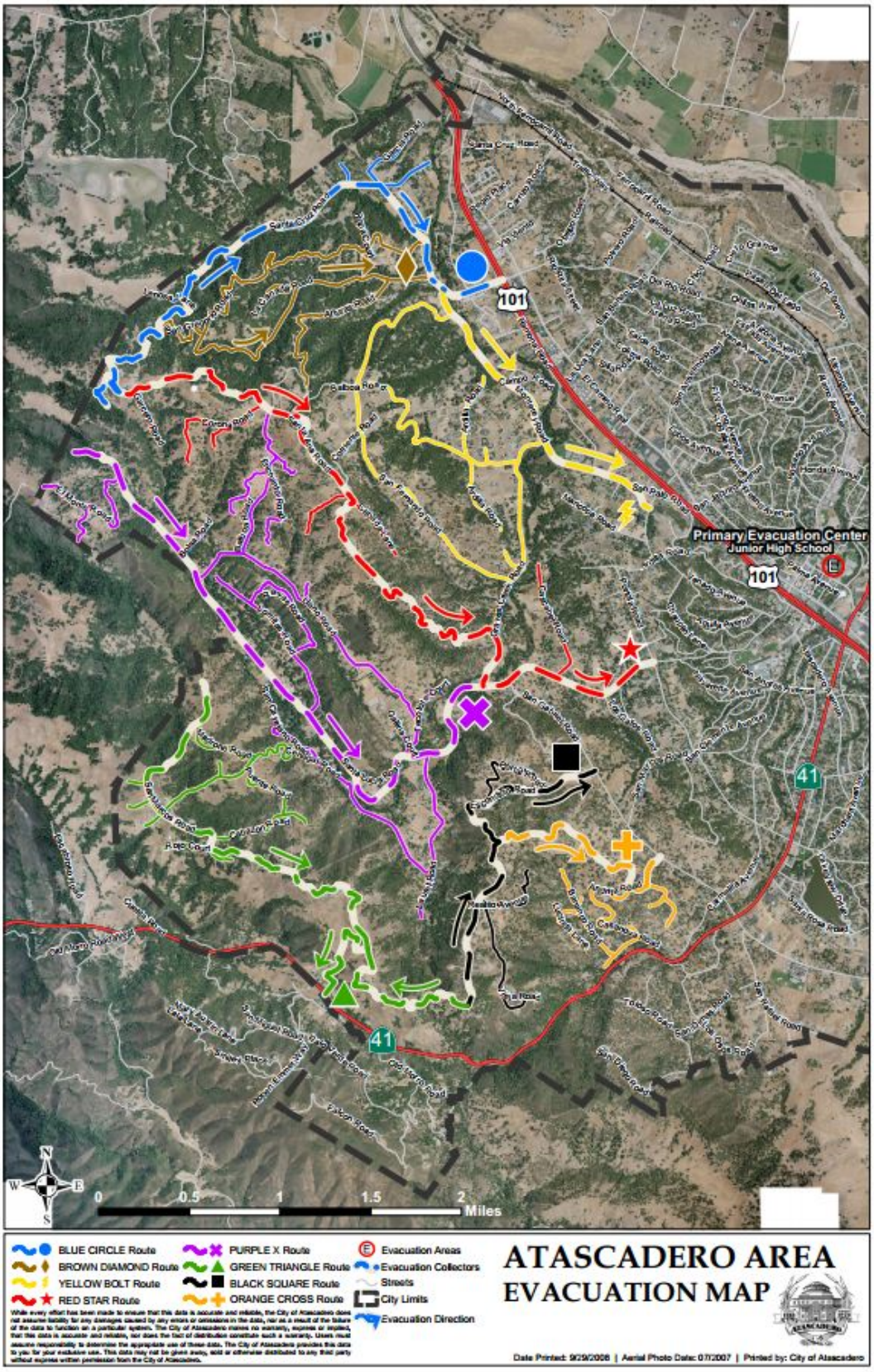


Figure 13 – Atascadero Mutual Water Company Service Area

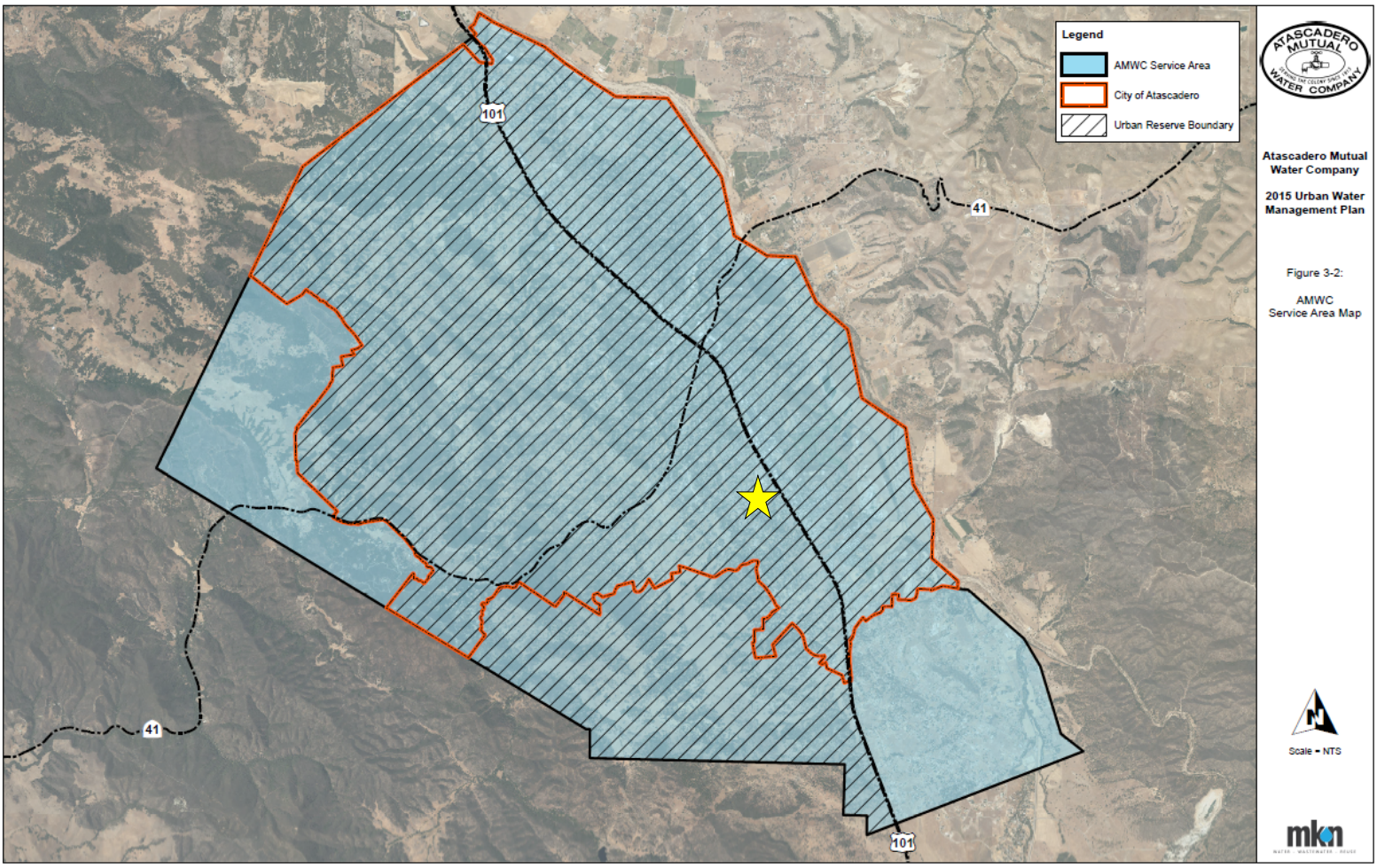


Figure 14 – Atascadero Community Wide Emissions by Sector

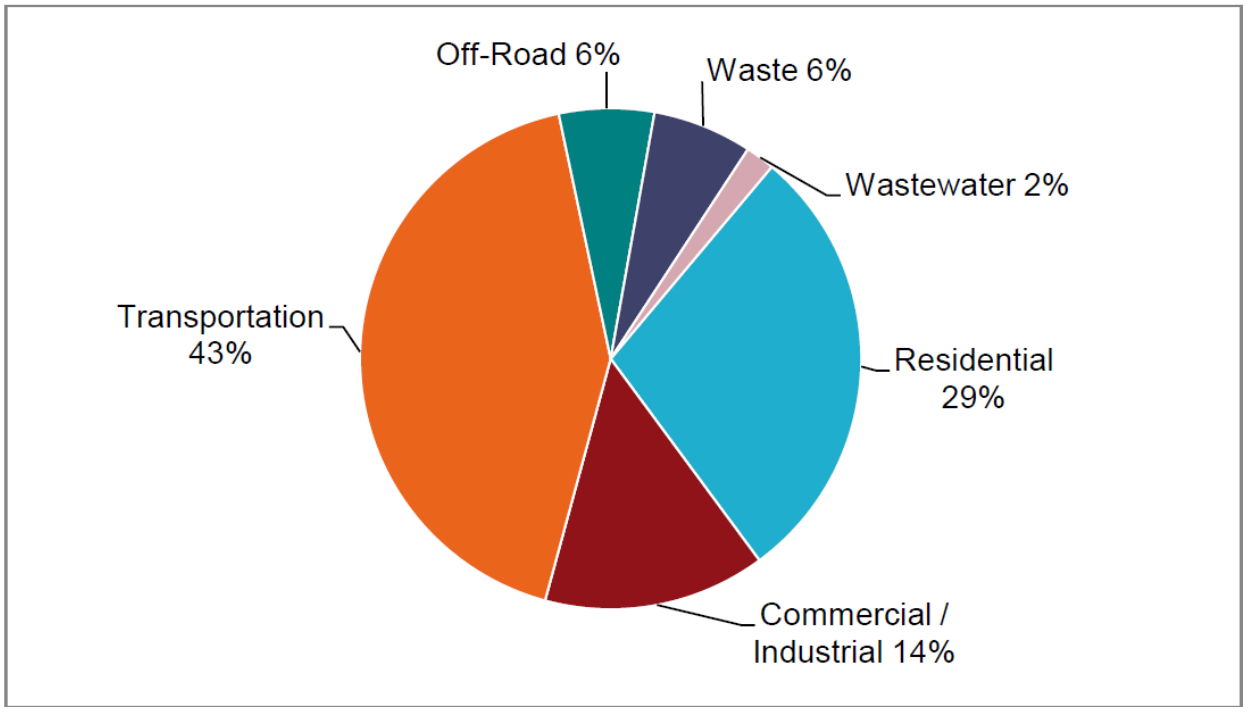


Figure 15 – Atascadero General Plan Noise Contour Map

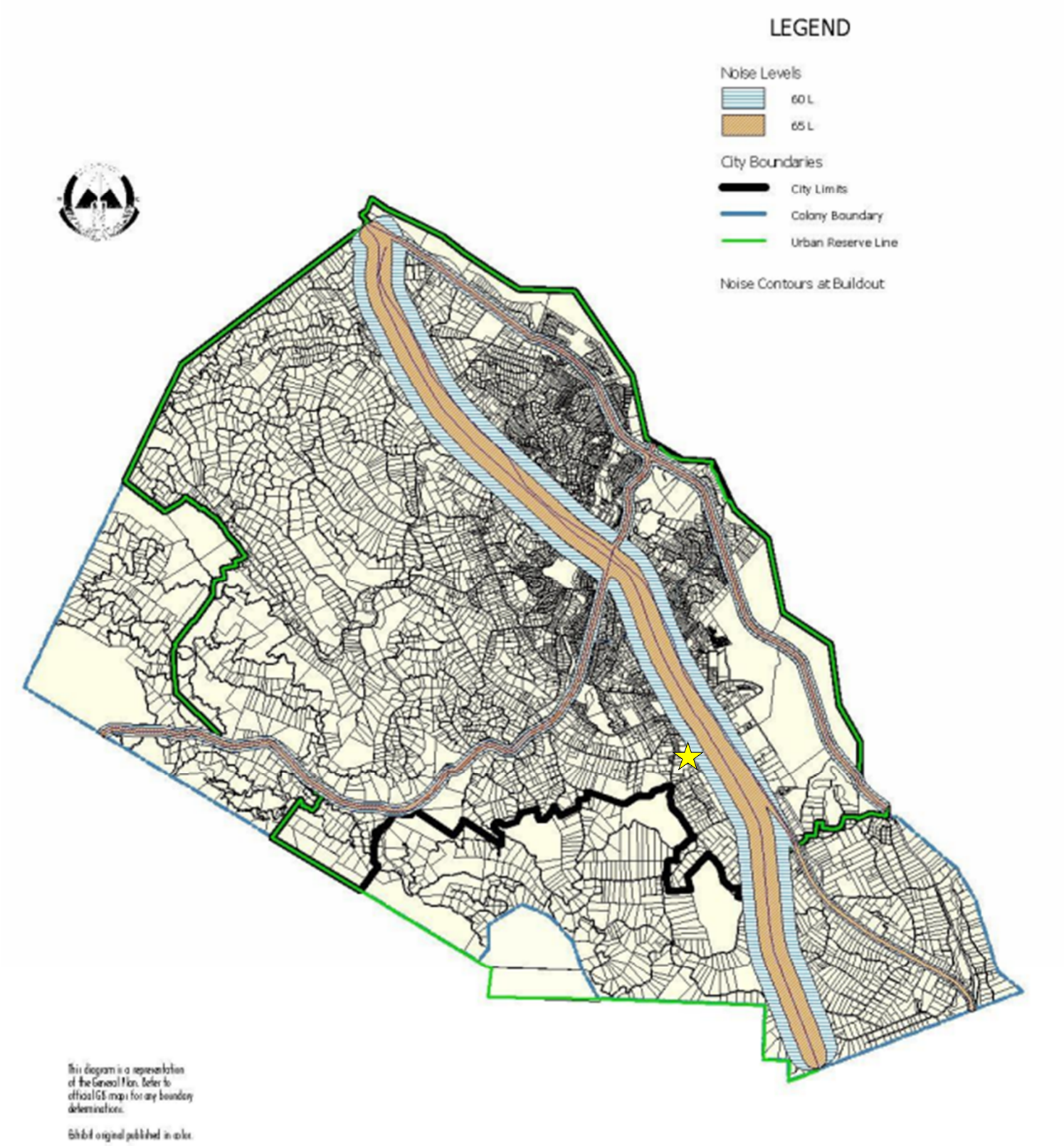


Table 1 – San Luis Obispo Air Pollution Attainment Status

San Luis Obispo County Attainment Status

Pollutant	Averaging Time	California Standards****		Federal Standards****	
		Concentration	Attainment Status	Concentration	Attainment Status
Ozone (O_3)	1 Hour	0.09 ppm (180 µg/m³)	Non-Attainment	–	Non-Attainment Eastern SLO County - Attainment Western SLO County***
	8 Hour	0.070 ppm (137 µg/m³)		0.070 ppm (137 µg/m³)******	
Respirable Particulate Matter (PM10)	24 Hour	50 µg/m³	Non-Attainment	150 µg/m³	Unclassified*/ Attainment
	Annual Arithmetic Mean	20 µg/m³		–	
Fine Particulate Matter (PM2.5)	24 Hour	No State Standard	Attainment	35 µg/m³	Unclassified*/ Attainment
	Annual Arithmetic Mean	12 µg/m³		12.0 µg/m³ *****	
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m³)	Attainment	9 ppm (10 mg/m³)	Unclassified*
	1 Hour	20 ppm (23 mg/m³)		35 ppm (40 mg/m³)	
Nitrogen Dioxide (NO_2)	Annual Arithmetic Mean	0.030 ppm (57 µg/m³)	Attainment	0.053 ppm (100 µg/m³)	Unclassified*
	1 Hour	0.18 ppm (330 µg/m³)		100 ppb (196 mg/m³)	
Sulfur Dioxide (SO_2)	Annual Arithmetic Mean	–	Attainment	0.030 ppm (80 µg/m³)	Unclassified*
	24 Hour	0.04 ppm (105 µg/m³)		0.14 ppm (365 µg/m³)	
	3 Hour	–		0.5 ppm (1300 µg/m³)**	
	1 Hour	0.25 ppm (655 µg/m³)		75 ppb (196 mg/m³)	
Lead*	30 Day Average	1.5 µg/m³	Attainment	–	No Attainment Information
	Calendar Quarter	–		1.5 µg/m³	
	Rolling 3-Month Average*	–		0.15 µg/m³	
Visibility Reducing Particles	8 Hour	Extinction coefficient of 0.23 per kilometer – visibility of ten miles or more (0.07-30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.	Attainment	No Federal Standards	
Sulfates	24 Hour	25 µg/m³	Attainment		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m³)	Attainment		
Vinyl Chloride*	24 Hour	0.01 ppm (26 µg/m³)	No Attainment Information		

* Unclassified (EPA/Federal definition): Any area that cannot be classified on the basis of available information as meeting or not meeting the national primary or secondary ambient air quality standard for that pollutant. ** Secondary Standard

*** San Luis Obispo County has been designated non-attainment east of the -120.4 deg Longitude line, in areas of SLO County that are south of latitude 35.45 degrees, and east of the -120.3 degree Longitude line, in areas of SLO County that are north of latitude 35.45 degrees. Map of non-attainment area is available upon request from the APCD. **** For more information on standards visit:http://ww.arb.ca.gov.research/aaqs/aaqs2.pdf

Attainment (EPA/Federal definition): Any area that meets the national primary or secondary ambient air quality standard for that pollutant. (CA definition): State standard was not exceeded during a three year period. ***** Federal PM2.5 Secondary Standard is 15µg/m³

Non-Attainment (EPA/Federal definition): Any area that does not meet, or contributes to an area that does not meet the national primary or secondary ambient air quality standard for that pollutant. (CA definition): State standard was exceeded at least once during a three year period. ******The 2008 NAAQS for 8hr ozone is 0.075 ppm. The 2015 NAAQS for 8hr ozone is 0.070 ppm. The attainment status shown in this table relates to the 2008 and 2015 NAAQS. SLO County has been designated non-attainment of the 2015 NAAQS. NAAQS is National Ambient Air Quality Standards H:\OUTREACH\AttainmentStatus Revised January 29, 2019

Table 2 – Potential Ground Shaking sources

Fault	Distance* (miles)	Maximum Earthquake	Maximum Probable Earthquake	Anticipated Acceleration Range (g)
Rinconada and Jolon	2	7.5	7.0	0.4-0.6
Black Mountain	3	7.5	5.75	0.1-0.5
La Panza	9	7.5	Unknown, but assumes 5	0.1-04
Los Osos	14	7	Unknown, but assumes 5	0.1-0.2
Hosgri	22	7.5	6.5-7.5	0.1-0.2
San Andreas	27	8.25	8	0.1-0.2
San Simeon	35	unknown	6.5	unknown

- *from El Camino Real/Traffic Way

Table 3 – Regional Housing Needs Allocation

Jurisdiction	Total Allocation	Very Low	Low	Moderate	Above Moderate
		24.6%	15.5%	18.0%	41.9%
Arroyo Grande	692	170	107	124	291
Atascadero	843	207	131	151	354
Grover Beach	369	91	57	66	155
Morro Bay	391	97	60	70	164
Paso Robles	1,446	356	224	259	607
Pismo Beach	459	113	71	82	193
San Luis Obispo	3,354	825	520	603	1,406
Unincorporated	3,256	801	505	585	1,365
Regional Total	**10,810**	**2,660**	**1,675**	**1,940**	**4,535**

2019 RHNA: Jan. 1, 2019 - Dec. 31, 2028 (10 years)
Note 1: The table above included minor percentage calculation adjustments (to the top percentage to achieve whole units). Income group totals accurately match HCD's determination.
Note 2: Income limit categories for San Luis Obispo County in 2019 are determined by HCD and found at: http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml

Table 4 – Atascadero Mutual Water Company Supply/Demand Projection

Table 3-1 Retail: Population - Current and Projected						
Population	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**
Served	31,749	32,990	34,280	35,620	37,013	38,460
NOTES: 2020 population based on Department of Finance data plus estimated population within the County portion of the service area.						