CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
AUTOCRAFT
Public Review Period July 23, 2020 – August 11, 2020

1.	**PROJECT TITLE:**	AutoCraft Project
	Entitlements:	Planned Development (PD19-15) and Conditional Use Permit (CUP 19-15)
2.	**LEAD AGENCY:**	City of Paso Robles 1000 Spring Street Paso Robles, CA 93446
	Contact: **Phone:** **Email:**	Darcy Delgado (805) 237-3970 Ddelgado@prcity.com
3.	**PROJECT LOCATION:**	2930 Union Road APN: 025-362-041
4.	**PROJECT PROPONENT:**	Keith Hamm
	Contact: **Phone:** **Email:**	Keith Hamm (805) 712-4191 keith@autocraftcrs.com
5.	**GENERAL PLAN DESIGNATION:**	CS (Commercial Service)
6.	**ZONING:**	C3 PD (Commercial/Light Industrial, Planned Development Overlay), and Special "F" Overlay

7. **PROJECT DESCRIPTION:**

This project consists of constructing an approximately 21,025 square foot building for an automotive collision repair shop, and a future 5,000 square foot vehicle calibration facility, as well as storm water management infrastructure and landscaping, on an approximately 2.8-acre parcel.

The site is zoned C3-PD which is intended to be developed with commercial and light-industrial uses. The site also has a special overlay that requires a conditional use permit to be processed since the site is within an area that still has large acreage residential uses. Since the proposed use is for auto repair, a conditional use permit would have been required regardless of this special overlay.

The project will be required to install a remaining sewer line to complete planned sewer improvements in this area, which the project will ultimately connect to. Parcels to the south had previously installed a sewer line which ends near the southeastern corner of this parcel. This sewer line will eventually extend through the adjacent parcel to the south of this project site (which is City-owned), and connect to the existing 8-inch sewer located in Union Road. The project will be eligible for a partial reimbursement agreement for installation of the sewer in the adjacent parcel.

8. **ENVIRONMENTAL SETTING:** The 2.8-acre site is located in the northeastern city limits of Paso Robles. It is bounded by Union Road to the north, a private residence to the west, industrial development to the south, and an open lot to the east. The site is relatively flat with elevation ranging from approximately 808 to 830 feet above mean sea level. The site is gently sloping to the northeast corner. At the north end of the parcel is an approximate 0.1-acre dirt parking lot and a 10-foot by 15-foot wooden structure, where a seasonal strawberry stand has been operating for approximately one year, however, it should be noted the project design does include retaining the strawberry stand onsite. The remainder of the parcel is comprised of disturbed annual grassland habitat that is tilled on an annual basis. A large, 35-inch diameter at breast height (DBH) valley oak tree (Quercus lobata) is present at the northeastern corner of the parcel. Stormwater from the stie along with stormwater from projects to the south drain to an existing earthen swale along Union Road at the northeast corner. The existing swale slopes east along Union Road and ultimately drains to an existing storm drain that crosses Union Road. The proposed project will utilize the existing drainage patterns and provide onsite bioretention/infiltration and LID strategies.

9. **OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED)**: none

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

In accordance with AB 52, the City provided formal notification on 07/16/20 to the designated contact or tribal representative of traditionally and culturally affiliated California Native American tribes that have requested notice. At the timing of this publication, one of the tribes requested a Phase 1 Cultural Resources Study be prepared for the project site. Since the project site is located in an area that is not adjacent to a creek or stream, or in an area that has been considered culturally significant, it is not anticipated that any resources are present. Although no significant potential archaeological or cultural resources have been identified which would be impacted by development of the plan area, a condition of approval will be added to the project that would require that a qualified Archeologist be on site if cultural resources are found during grading activities and appropriate recommendations made regarding their treatment and/or disposition. Therefore, this project will result in less than significant impacts on cultural resources.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

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

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

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

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

Darcy Delgado

Signature: _____ Date 7/23/20

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

The explanation of each issue should identify:

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS: Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

Discussion: The site is located in an overlay area where there are still some existing large acreage residential uses, but the zoning is for commercial and light-industrial uses (C3-PD). In this case, there is a residence to the west, but the surrounding uses to the north and south include commercial/industrial development, including the Case Pacific construction office and outdoor storage yard and the Daniels Woodland manufacturing facility to the south. Across Union Road to the north is the Paso Robles Welding Steel Supply shop as well as the El Paso Self Storage Facility. The other surrounding property to the east is vacant but is zoned C3. It is City owned and slated as a third fire station and maintenance yard. The project site is not located on a scenic vista and does not include scenic resources, therefore there is no impact.

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

Discussion: The project site does not include scenic resources, therefore there is no impact. There is an oak tree located on site that will be protected and preserved.

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

Discussion: This site is zoned C3-PD, and since it has PD Overlay Zoning, a development plan is required. In addition to the PD requirement, Section 21.13 of the Zoning Code requires a conditional use permit to be processed since the site is within an area that still has large acreage residential uses, despite the fact that the zoning supports and surrounding development trends towards commercial/industrial uses. Since the proposed use is for auto collision repair, a conditional use permit would have been required regardless of this special overlay.

The special overlay zoning gives the Planning Commission the opportunity to review land use proposals to ensure quality development is approved in this area of the City. Since this property is in proximity to residential uses to the west, through the PD/CUP process, conditions can be added to improve the aesthetics of the project and to reduce impacts on neighboring residential uses. Based on the proposed building height, setbacks, and landscape improvements, the project's impacts on the visual character of the urbanized setting will be less than significant.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10)	☐	☐	☒	☐

Discussion: Standard conditions require that all new lighting be adequately shielded. A condition of approval requires staff to review light fixtures for proper shielding prior to the issuance of a building permit.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and

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

Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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

Discussion: The project site is designated in the General Plan and is zoned on the City's Zoning Map for commercial development. The property is not identified in the City General Plan, Conservation Element (Figure OS-1, Important Farmland) as having either prime or unique farmland of statewide importance. Therefore, the project would not result in impacts on converting prime or other significant soils to urban land uses.

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

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

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

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

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

Discussion: See II c. above.

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

Discussion: No farmland is located within the near vicinity of the project site. The properties that surround the subject site are also zoned C3 and are intended to be developed with commercial and light-industrial uses. The development of this project would not have a significant impact to agricultural or forestry resources.

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

a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11)	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?(Source: 11)	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)	☐	☐	☒	☐

Discussion (a-c): The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. The potential for future project development to create adverse air quality impacts falls generally into two categories: Short-term and Long-term impacts.

Short-term impacts are associated with the grading and development portion of a project where earthwork generates dust, but the impact ends when construction is complete. Long-term impacts are related to the ongoing operational characteristics of a project and are generally related to vehicular trip generation and the level of offensiveness of the onsite activity being developed.

There will be short term impacts associated with grading for the proposed construction, standard conditions required by the City as well as the APCD will be implemented.

When reviewing the grading of the 2.8-acre site, this falls under the 4-acre threshold described in footnote 2 of Table 2-1 of the APCD CEQA Handbook (April 2012), indicating that the pollutants produced as a result of construction activities is less than the 2.5 ton PM 10 quarterly threshold. Therefore, impacts to air quality as a result of grading for this project are considered less than significant and no mitigation is required. Standard conditions related to dust control will be required with the issuance of a grading permit for this project.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source: 11)	☐	☐	☐	☒

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

IV. BIOLOGICAL RESOURCES: Would the project:

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

Discussion: A Biological Report was prepared by Althouse and Meade, Inc., revised March 2020 (See

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

Attachment 4). The survey area covered an approximately 2.8-acre study area for biological resources. Habitat types identified and mapped within the Study Area include disturbed annual grassland and a partially developed area that is currently used as a fruit stand. No federal/state jurisdictional wetlands or waters occur within the Study Area. The report indicates there is potential for two special status plants (Santa Lucia dwarf rush and shinning navarretia) with a low potential to occur on the property. However, after completing additional surveys during March, it was determined that the two plant species were not present and no further botanical surveys would be required. The report also indicates there is potential for six special status animals with low potential to occur in the Study Area, however no special status animal species were observed while conducting surveys.

Overall, the BRA concluded that the potential for impacts to biological resources as a result of the proposed project is considered very low. Direct impacts to special-status wildlife could result, if present during project construction. Specific wildlife species that could be potentially impacted include the American badger, san Joaquin kit fox, the Ferruginous hawk and the burrowing owl, both sensitive wintering special status birds, and other nesting birds. Any impacts to bird species are most likely to occur if construction activities take place during the typical avian nesting season, generally February 1 through September 15. Indirect impacts may occur due to habitat loss or construction-related disturbances.

The Biological Study concludes that mitigation is necessary to minimize potential impacts during grading activities. The mitigation measures are listed in the Mitigation Monitoring and Reporting Table, Attachment 6 to this Initial Study. With the incorporation of the mitigation measures this projects impacts on Biological Resources will be less than significant.

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

Discussion: The Biological Study addresses an approximate 0.6-acre swale feature on the east half of the project site for potential wetland conditions. After soil pit tests were taken it was determined that jurisdictional wetland habitat does not occur within the property boundaries because the soil pits did not possess all three wetland determining factors (hydrology, hydrophytic vegetation, and hydric soils), and clearly lacked hydric soil indicators. Hydric soils were detected outside of the property line to the east; south of, and adjacent to an existing 18-inch culvert under Union Road. The culvert is approximately 130 feet east of the project site's boundary. Direct impacts to this drainage are not expected as a result of the project since the drainage is located on a different parcel.

Although no mitigation is required with regard to impacts to sensitive habitat, standard project conditions of approval will require the grading/building permits to incorporate all feasible means to manage water runoff on the project site as part of erosion control, which will result in less than significant impacts on sensitive habitat.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Discussion: See response IV.b above.				
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?	☐	☒	☐	☐

Discussion: As discussed in the BRA, the project site is contiguous to open space to the east, which is the vacant City owned parcel; however, the site does not function as a wildlife corridor because it is surrounded by residential and industrial development to the north, west, and east.

As mentioned in IV.a above, San Joaquin kit fox has the potential to occur within the area and the project site is located within an area that is considered an important migration area for the San Joaquin kit fox. The area is within an established 3:1 mitigation area recognized by the County and the California Department of Fish and Wildlife. The Biological Report indicates that the approximately 2.8-acre area will be disturbed for the development. The disturbed area will permanently remove kit fox habitat area and is required to be mitigated at a 3:1 mitigation ratio.

The mitigation measures are listed in the Mitigation Monitoring and Reporting Table, Attachment 6 to this Initial Study. With the incorporation of the mitigation measures this projects impacts on Kit Fox habitat, will be less than significant.

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

Discussion: As part of the BRA, a Tree Evaluation Report was prepared by certified Arborist Corey Meyer dated February 3, 2020 (See Attachment 4,). The report identifies a large oak tree located at the northwest corner of the project site that will eventually be located within the public right-of-way once project frontage improvements would commence. Although the project has been designed to preserve the tree, the report suggests additional mitigation measures be applied to the project to ensure future improvements minimize and avoid unnecessary impacts to the tree's root zone.

The mitigation measures are listed in the Mitigation Monitoring and Reporting Table, Attachment 6 to this Initial Study. With the incorporation of the mitigation measures this project's impacts on the oak tree will be less than significant.

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

Discussion: There is no Conservation Plans adopted for the City of Paso Robles, therefore there is no impact.

V. CULTURAL RESOURCES: Would the project:

	Potentially Significant Impact	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 as defined in §15064.5?	☐	☐	☒	☐

Discussion (a): The project site is located in an area that is not adjacent to a creek or stream, or in an area that has been considered culturally significant. Although no significant potential archaeological or cultural resources have been identified which would be impacted by development of the plan area, a condition of approval will be added to the project that would require that a qualified Archeologist be on site if cultural resources are found during grading activities and appropriate recommendations made regarding their treatment and/or disposition. Therefore, this project will result in less than significant impacts on cultural resources.

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

Discussion (b): See response to V.a.

c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion (c): See response to V.a.

VI. ENERGY: Would the project:

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

Discussion (a): The proposed project is consistent with the City's General Plan and does not require rezoning. The existing land use and proposed development will not use or promote the use of non-renewable resources in a wasteful and inefficient manner.

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

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

VII. GEOLOGY AND SOILS: Would the project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3)				

Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of the Salinas Rivers valley. The Rinconada Fault system runs on the west side of the valley, and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils and geotechnical reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. There are no Alquist-Priolo Earthquake Fault Zones within City limits.

ii. Strong seismic ground shaking? (Sources: 1, 2, & 3)	☐	☐	☒	☐

Discussion: The proposed project will be constructed to current CBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults. Therefore, impacts that may result from seismic ground shaking are considered less than significant.

iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3)	☐	☐	☒	☐

Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events and soil conditions. To implement the EIR's mitigation measures to reduce this potential impact, the City has a standard condition to require submittal of soils and geotechnical reports, which include site-specific analysis of liquefaction potential for all building permits for new construction, and incorporation of the recommendations of said reports into the design of the project

iv. Landslides?	☐	☐	☒	☐

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

b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3)	☐	☐	☒	☐

Discussion: Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/ soils analysis will be required prior to issuance of building permits that will evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur. An erosion control plan shall be required to be approved by the City Engineer prior to commencement of site grading.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
Discussion: See response to item a.iii, above.				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
Discussion: See response to item a.iii, above.				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
Discussion: The development will be required to connect to the City's municipal wastewater system, therefore, there would not be impacts related to use of septic tanks.				
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
Discussion: As discussed in response V.a above, it is not anticipated that there be paleontological or unique geologic features identified on-site.				

VIII. GREENHOUSE GAS EMISSIONS: Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	☒	☐

Discussion (a-b): When reviewing the grading of the 2.7-acre site with the APCD CEQA Handbook (April 2012), the project would produce less than the 25 lbs/day of ROG+NOx which is below the adopted threshold of significance and therefore be considered less than significant and no mitigation is required for operational or long-term impacts based on outdoor storage land use. Standard conditions related to dust control will be required with the issuance of a grading permit for this project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒

Discussion (a): The proposed project does not include the use, transport, or storage of hazardous materials and will not result in a risk of accidental explosion or release of hazardous substances. Therefore, the project will not have an impact on this environmental factor.

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

Discussion (b): The proposed project does not include the use, transport, or storage of hazardous materials and will not result in a risk of accidental explosion or release of hazardous substances. Therefore, the project will not have an impact on this environmental factor.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Discussion (c-d):
c) The project site is within a quarter mile of a school, however, there is no existing hazardous emissions currently on-site nor are there any proposed as part of the proposed development and/or construction activities.

d) The proposed project is not located on a list of hazardous material sites, per State Codes, and the proposed development intent is consistent with the City's land use and zoning designations for the site, and therefore would no result in the creation of a health hazard to the public or the environment.

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

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

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

Discussion: The site is not located in an area that is considered wildland, therefore, the project will not be impacted by wildland fires.

X. HYDROLOGY AND WATER QUALITY: Would the project:

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

Discussion: Water use during construction would be limited to dust control measures for grading activities. The project will not result in releasing water or wastewater from the site. The proposed project is subject to several existing regulations and programs, including the City's Storm Water Management Program and State Water Resources Control Board (SWRCB) Regulations. BMPs and PPMs are required to be incorporated into grading and construction plans for the short and long-term management and protection of water quality. Additionally, the proposed project has been designed to handle its storm water on-site. A storm water control plan has been provided. This project will be required to comply with all storm water regulations, therefore, impacts as result of the development of this project on storm water will be less than significant.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?(Source: 7)	☐	☐	☒	☐

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

The project proponent would be required to pay development impact fees for water service expansion and availability to mitigate its proportionate share of related impacts. The project is a low water use development and is consistent with the 2016 Urban Water Management Plan (UWMP). Since the UWMP has accounted for land uses at the project site, the project will have adequate water supply available, and will not further deplete or in any way affect, change or increase water demands planned for use in 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	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
river or through the addition of impervious surfaces, in a manner which would: (Source: 10)				
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐

Discussion (i): The proposed new/replaced impervious surface area is 119,950 square feet, which qualifies the project as Tier 4, per the City and Regional Water Quality Control Board Post-Construction Stormwater Requirements (PCRs). Eleven drainage management areas (DMAs) were delineated and existing drainage patterns maintained so that runoff drains towards the east.

In compliance with State and local regulations, during construction erosion and/or stormwater control measures will be implemented during site disturbance, including temporarily disturbed areas such as construction of the bioswale in the drainage easement; therefore the project is not expected to result in substantial erosion or siltation.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐

Discussion (ii-iv): See the discussion in X.a (above) for discussion on the stormwater management approach. Measures and BMPs will be installed and implemented to decrease the amount/rate of surface runoff during storm events.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

Discussion: The project site is not within a flood zone, therefore impacts related to pollutants are not likely.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan	☐	☐	☒	☐

Discussion: See the discussion in X.a for discussion on the stormwater management approach. Measures and BMPs will be installed and implemented to adhere to the City's Stormwater Management Program, therefore impacts would be reduced to less than significant.

XI. LAND USE AND PLANNING: Would the project:

a. Physically divide an established community?	☐	☐	☐	☒

Discussion: The proposed project is located in the immediate City boundary, and has development immediately adjacent on three sides of the parcel. The proposed development is consistent with the General Plan and Zoning designations. There will be no impact to this environmental factor.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion: The property is zoned C-3 (Commercial – Light Industrial) which accommodates a wide variety of commercial and light industrial development. The auto repair facility would be consistent with the land use and zoning designations. Additionally, the project site is located in an overlay district that requires a Conditional Use Permit (CUP) to ensure commercial/light industrial uses are compatible with the neighboring land uses. A CUP is being processed as part of this project which will establish conditions of approval for both uses, therefore there impacts on land use and zoning is less than significant.

XII. MINERAL RESOURCES: Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1)	☐	☐	☐	☒

Discussion: There are no known mineral resources at this project site.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1)	☐	☐	☐	☒

Discussion: There are no known mineral resources at this project site.

XIII. NOISE: Would the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)	☐	☐	☒	☐

Discussion: The City's General Plan Noise Element acknowledges that although background ambient noise levels throughout the community have generally increased for all land uses, compatible land uses will not create noise in excess of the noise standards established. Noise generated from the project will consist of generally the same types of noise from the adjacent commercial/industrial uses to the north and south. Additionally, the project site is located in an overlay district that requires a Conditional Use Permit (CUP) to ensure commercial/light industrial uses are compatible with the neighboring land uses, which in this case there is a residential property to the west. A CUP is being processed as part of this project which will establish conditions of approval regarding appropriate business activities, therefore there impacts on noise levels will be considered less than significant.

Construction of the project will result in short term, temporary increases in ambient noise during the daytime. Since standard conditions limit the hours of construction as 7 am to 7 pm, excludes construction on Sundays and Federal Holidays, and would be subject to a City permit, the impacts from the noise are considered less

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
than significant.				
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
Discussion: The levels of groundborne noise and vibration generated by project construction would be low, and noise would only occur during daytime hours of construction and would cease upon completion of the project. Therefore, impacts from groundborne vibrations are considered to be less than significant.				
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
Discussion: The project is not located within the geographic boundaries of the Airport Land Use Plan, therefore there is no impact.				

XIV. POPULATION AND HOUSING: Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1)	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
Discussion (a-b): The project site is currently undeveloped, vacant land and jobs created can be absorbed by the local and regional employment market, and will not create the demand for new housing or population growth or displace housing or people.				

XV. PUBLIC SERVICES: Would the project:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services (Sources: 1, 10):	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection? (Sources: 1,10)	☐	☐	☒	☐
Police protection? (Sources: 1,10)	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities? (Sources: 1,10)	☐	☐	☐	☒

Discussion (a-e): The proposed project will not result in a significant demand for additional new services since it is not proposing to include new neighborhoods or a significantly large-scale development, and the incremental impacts to services can be mitigated through payment of development impact fees. Therefore, impacts that may result from this project on fire and police services are considered less than significant.

As described in Response XIV.a-b above and XVI.b below, the project is not expected to generate population growth due to the minimal number of jobs that can be absorbed by the local and regional employment market. Additionally, no increase is expected in the use of parks, schools, or recreational facilities. Therefore, there would be no impact on these services.

XVI. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion (a-b): The project will not encourage new housing demands and use of recreational facilities, it will not result in impacts recreational facilities.

XVII. TRANSPORTATION: Would the project:

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐

Discussion (a-b): A trip generation estimate was provided for this project by Central Coast Transportation Consulting, dated February 24, 2020 (See Attachment 5). The memorandum concluded that the auto collision repair facility would generate 12 trips during PM peak hour, which is not considered a high traffic generator. Based on the City Engineer's review of the trip generation estimate, the project was not required to complete a Traffic Impact Analysis and will be subject to the required frontage improvements and payment of TIF fees. The projects impact to the environmental factor will be less than significant.

	Potentially Significant Impact	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)?	☐	☐	☐	☒
Discussion: There are no hazardous design features associated, with, planned for or will result from this project.				
d. Result in inadequate emergency access?	☐	☐	☐	☒
Discussion: The project has been reviewed by the City's Department of Emergency Services. The project will not impede emergency access, and is designed in compliance with all emergency access safety features and to City emergency access standards.				

XVIII. TRIBAL CULTURAL RESOURCES

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

Discussion: Generally, the site is located in an area that is not considered culturally significant. Although no significant potential archaeological or cultural resources have been identified which would be impacted by development of the plan area, a condition of approval will be added to the project that would require that a qualified Archeologist be on site if cultural resources are found during grading activities and appropriate recommendations made regarding their treatment and/or disposition. Therefore, this project will result in less than significant impacts on tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:

	Potentially Significant Impact	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, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

Discussion: There is existing water available along Union Road that will serve this project. Sewer is also available in Union Road, however, this project will be required to complete connection improvements that will extend a sewer line built with projects to the south (that are waiting to tie in and connect) to the existing 8-inch line to the northeast of the project site. Since the sewer line that connects from the south into Union Road will run through the adjacent parcel (which is City owned), the applicant will be able to apply for reimbursement for costs that would benefit the City-owned parcel. No new off-site storm drainage facilities will be required to be constructed with this project, and the preliminary grading plans include bioretension facilities onsite to detain stormwater resulting them this project. Based on these utilities being available to connect to, the project would result in less than significant impacts.

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

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

The City's General Plan Land Use Element identified this site for future availability for water and sewer service, with the Urban Water Management Plan (UWMP) verifying there is adequate capacity to serve the project based on there being a commercial or industrial use. Based on these factors, water use for this project has been accounted for and therefore impacts to groundwater supplies are less than significant.

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

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

Discussion: Per the City's Sewer System Management Plan (SSMP) the City's wastewater treatment facility has adequate capacity to serve this project as well as 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?	☐	☐	☐	☒

Discussion: Per the City's Landfill Master Plan, the City's landfill has adequate capacity to accommodate

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
construction related and operational solid waste disposal for this project.				
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

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

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

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

Discussion: The City of Paso Robles does not have an adopted emergency response plan or evacuation plan. The site is zoned for commercial/industrial development, such as what is proposed. Therefore, the project could not impair emergency plans.

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?	☐	☐	☒	☐

Discussion (b-c): As previously identified, the site has substantial development on two sides of the property and is not considered as being located within the wildland urban interface (WUI) and therefore would not need specific measures for fire-fighting purposes, beyond emergency vehicle access, clearance around buildings, and connection to water. The project has been reviewed by the City of Paso Robles Fire Department and designed with Fire Codes in mind. Given these considerations the impact will be less than significant.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion: The project site is relatively flat and not subject to landslide potential or significant drainage changes.

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

Discussion: As noted within this environmental document, and with the mitigation measures outlined in the document, the projects future development impacts related to habitat for wildlife species (e.g. San Joaquin kit fox) and oak tree preservation will be less than significant with mitigation incorporated. The project would not result in impacts to fish habitat or impacts to fish and wildlife populations.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒

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

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

Discussion: Since the site is zoned for commercial/industrial development which is anticipated by the existing General Plan and General Plan EIR, and since it would be developed at some point in the future with development that would have similar site disturbance such as grading and infrastructure for commercial/industrial development, and as a result of this study identifying mitigation measures for impacts created by the project, it is not anticipated that the project will result in substantial adverse environmental impacts on human beings, either directly or indirectly.

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

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

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

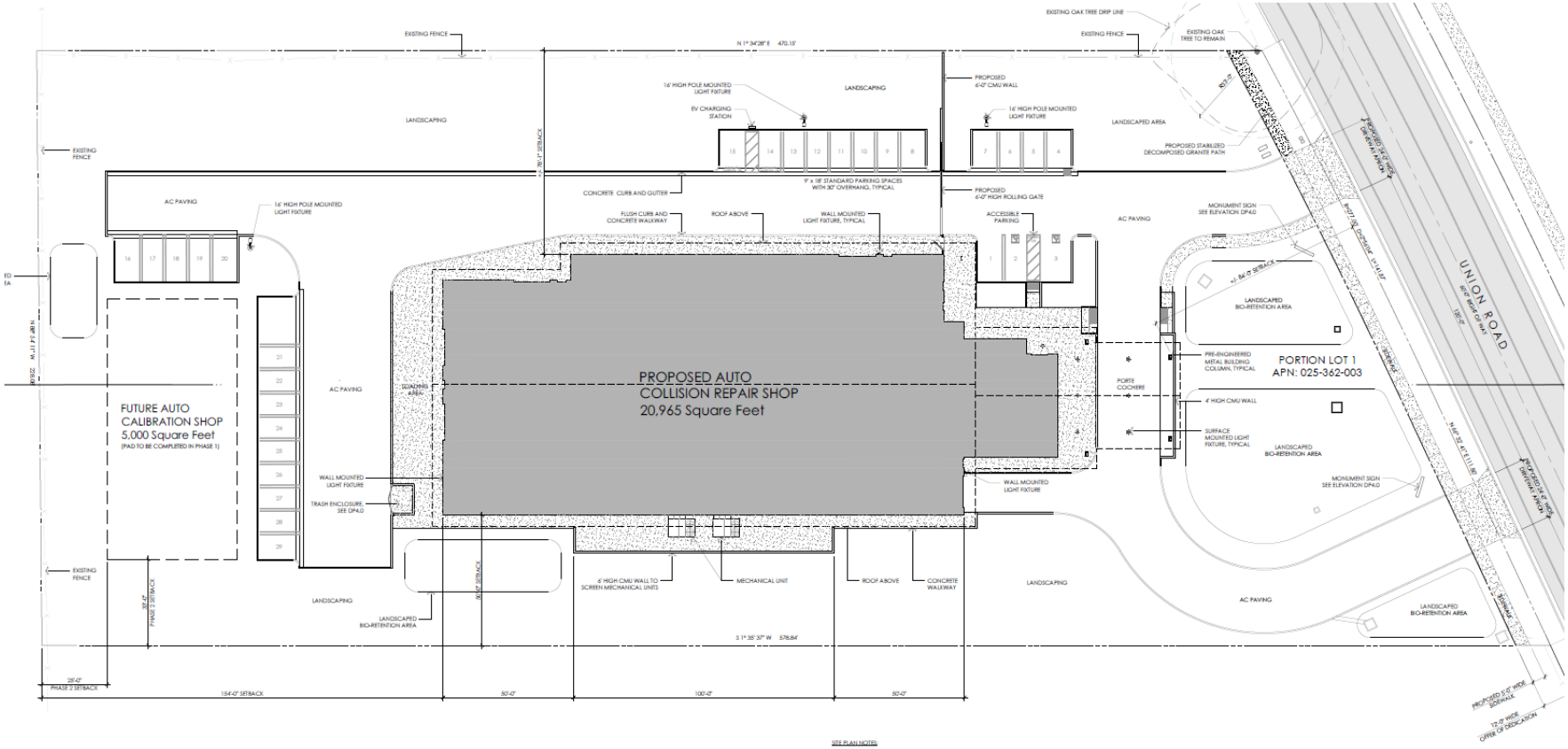
Reference #	Document Title	Available for Review at:
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update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

Attachments:

1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Biological Report
5. Trip Generation Memo
6. Mitigation Monitoring & Report Plan

ATTACHMENT - 1
VICINITY MAP

ATTACHMENT - 2
SITE PLAN



SITE PLAN NOTES:

A. SITE LIGHTING: ALL PROPOSED SITE LIGHTING ARE CUT-OFF STYLE FIXTURES TO MITIGATE FUGITIVE LIGHT.

B. EQUIPMENT SCREENING: ALL EQUIPMENT SCREENING IS PROPOSED AS 6'-0" HIGH WITH METAL PANEL FINISH TO MATCH BUILDING.

C. SITE FENCING: NO PERIMETER SITE FENCING IS PROPOSED WITH THIS PROJECT.

D. SIGNAGE: ALL SIGNAGE PROPOSED UNDER SEPARATE PERMIT.

E. TRASH ENCLOSURE: 12'-0" WIDE x 7'-6" DEEP x 6'-0" HIGH (DOUBLE BIN) CMU TRASH ENCLOSURE WITH STEEL FRAMED METAL SWING DOUBLE GATES. ENCLOSURE SHALL BE CONSTRUCTED AS PER PASO ROBLES WASTE AND RECYCLING STANDARDS.

Proposed Site Plan

Scale: 1" = 20'-0"

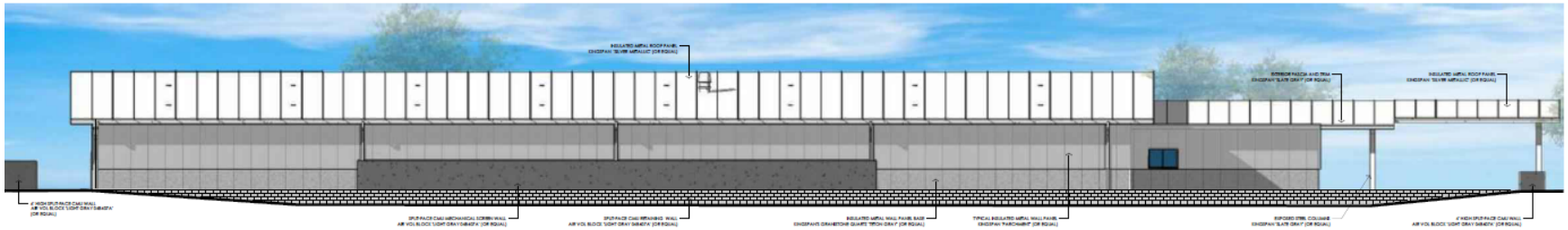
ATTACHMENT - 3
BUILDING ELEVATIONS

Proposed North Elevation
Scale: 1/8" = 1-0"

Proposed South Elevation
Scale: 1/8" = 1-0"

ATTACHMENT - 3
BUILDING ELEVATIONS

Proposed West Elevation
Scale: 1/8" = 1-0"



Proposed West Elevation
Scale: 1/8" = 1-0"

Biological Report

for

AutoCraft Project

APN 025-362-002 Lot 1
City of Paso Robles, CA

Prepared for

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by

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Cover Page: View south from southeast corner near Union Road, March 2, 2020.

SYNOPSIS

- This biological report describes the biological resources on an approximate 2.8-acre property located in the City of Paso Robles, in San Luis Obispo County, California (Study Area). The Study Area is for Lot 1 of Assessor's Parcel Number (APN) 025-362-003.
- The proposed project (Project) entails the construction of a 24,000 square-foot automotive collision repair shop, a future 5,000 square-foot vehicle calibration facility, and associated storm water management infrastructure and landscaping.
- Habitat types identified and mapped within the Study Area are disturbed annual grassland and developed. No federal/state jurisdictional wetlands or waters occur within the Study Area.
- Biological surveys identified 47 vascular plants, 1 algae, and 6 animal species in the Study Area. There are 2 special status plants with a low potential to occur, and 6 special status animals with low potential to occur in the Study Area. No special status plant or animal species were observed in the Study Area.

1 INTRODUCTION

1.1 Purpose

The purpose of this report is to provide results from the study of biological resources on an approximate 2.8-acre site (Study Area) in the City of Paso Robles, California. Results include a habitat assessment, botanical and wildlife inventory, special status species database search, wetland and literature review. Discussion of special status species that have potential to occur and a delineation of potentially jurisdictional wetland and non-wetland waters is also included.

1.2 Location

The Study Area is located south of Union Road, approximately 0.2-mile east of the intersection of Union and Golden Hill Roads. The property is immediately east of 2916 Union Road and is Lot 1 of Assessor's Parcel Number (APN) 025-362-002. Coordinates for the center of the Study Area are 35.641441 N, -120.654763 W (WGS84) in the Paso Robles United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 1).

1.3 Regional Context

The Study Area (Figure 2) is in northern San Luis Obispo County, in the incorporated City of Paso Robles. The Paso Robles area is geographically located east of the Santa Lucia Range, approximately 27 miles from the ocean. The Salinas River is a major river corridor that transects Paso Robles in a south to north direction, parallel to Highway 101, while Highway 46 demarcates the City's east-west corridor. The Study Area lies approximately 1.6 miles east-southeast of the Highway 101 and Highway 46 interchange. Huerhuero Creek, a tributary to the Salinas River, is approximately 0.5 mile east of the Study Area.

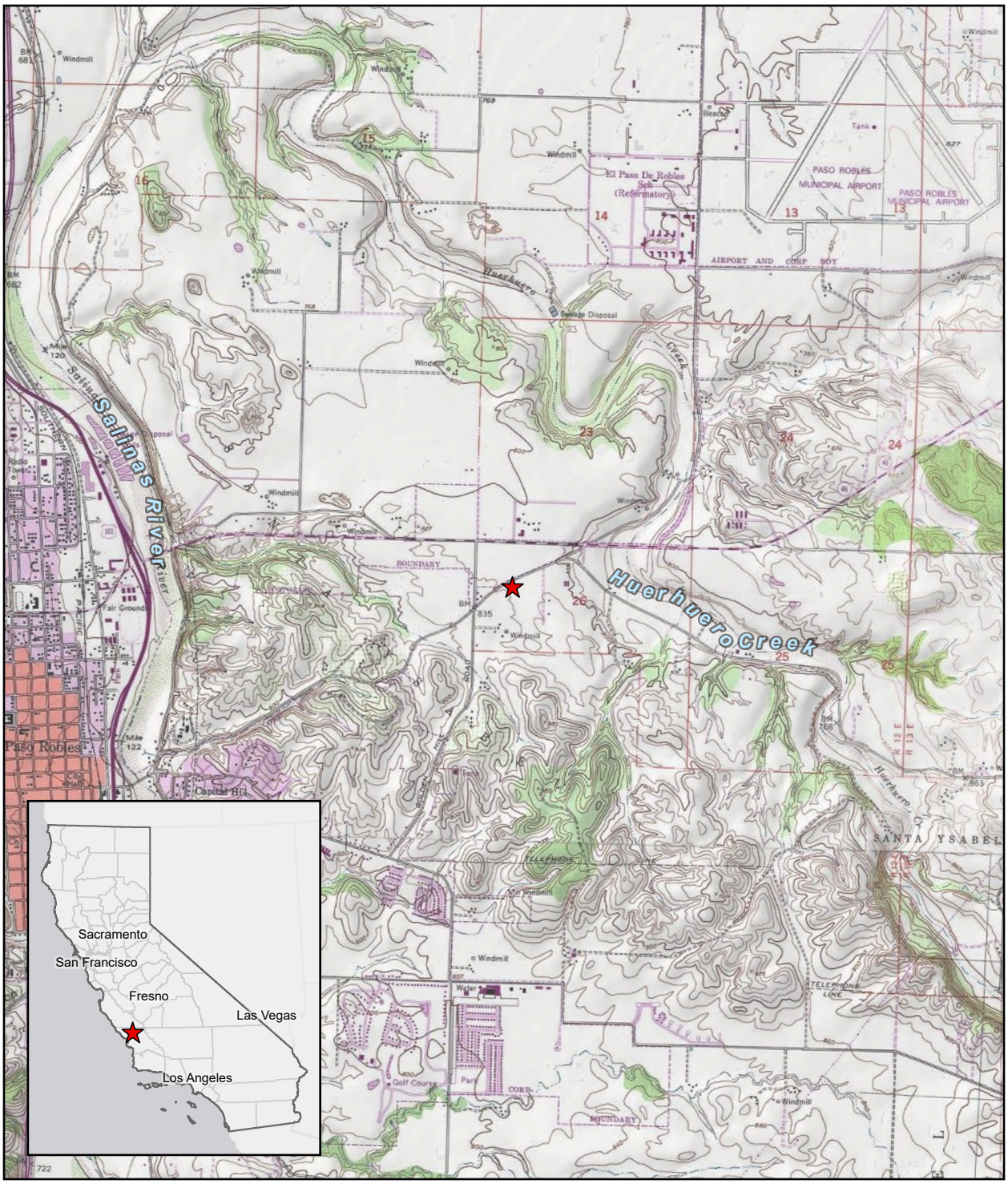
1.4 Soils

Three individual soil map units from the Natural Resources Conservation Service (NRCS) soil survey overlap the Study Area (Figure 3). Soil types include Arbuckle-San Ysidro complex, 2 to 9 percent slopes, San Ysidro loam, 0 to 2 percent slopes, and Arbuckle-Positas complex, 9 to 15 percent slopes. Most of the Study Area is comprised of Arbuckle-San Ysidro complex and San Ysidro loam. Both soil types make up for approximately 50 and 45 percent of the site, while the remaining 5 percent consists of Arbuckle-Positas (USDA 2018). The following descriptions provide a brief summary of each soil type.

Arbuckle-San Ysidro complex, 2 to 9 percent slopes (106) is about 40 percent Arbuckle fine sandy loam and 20 percent San Ysidro loam. The Arbuckle and San Ysidro soils are both very deep, well-drained soil that formed in alluvium derived from mixed rocks. Both have slow permeability ratings. This soil type is represented along the eastern half of the property.

San Ysidro loam, 0 to 2 percent slopes (197) is a very deep, nearly level, moderately well drained soil formed in alluvium derived from mixed rocks. This soil has a very slow permeability with a moderate to high water holding capacity. This soil type is represented mostly in the western half of the property.

Figure 1. United States Geological Survey Topographic Map



Legend

Project Location

N

0 0.5 1 Mile

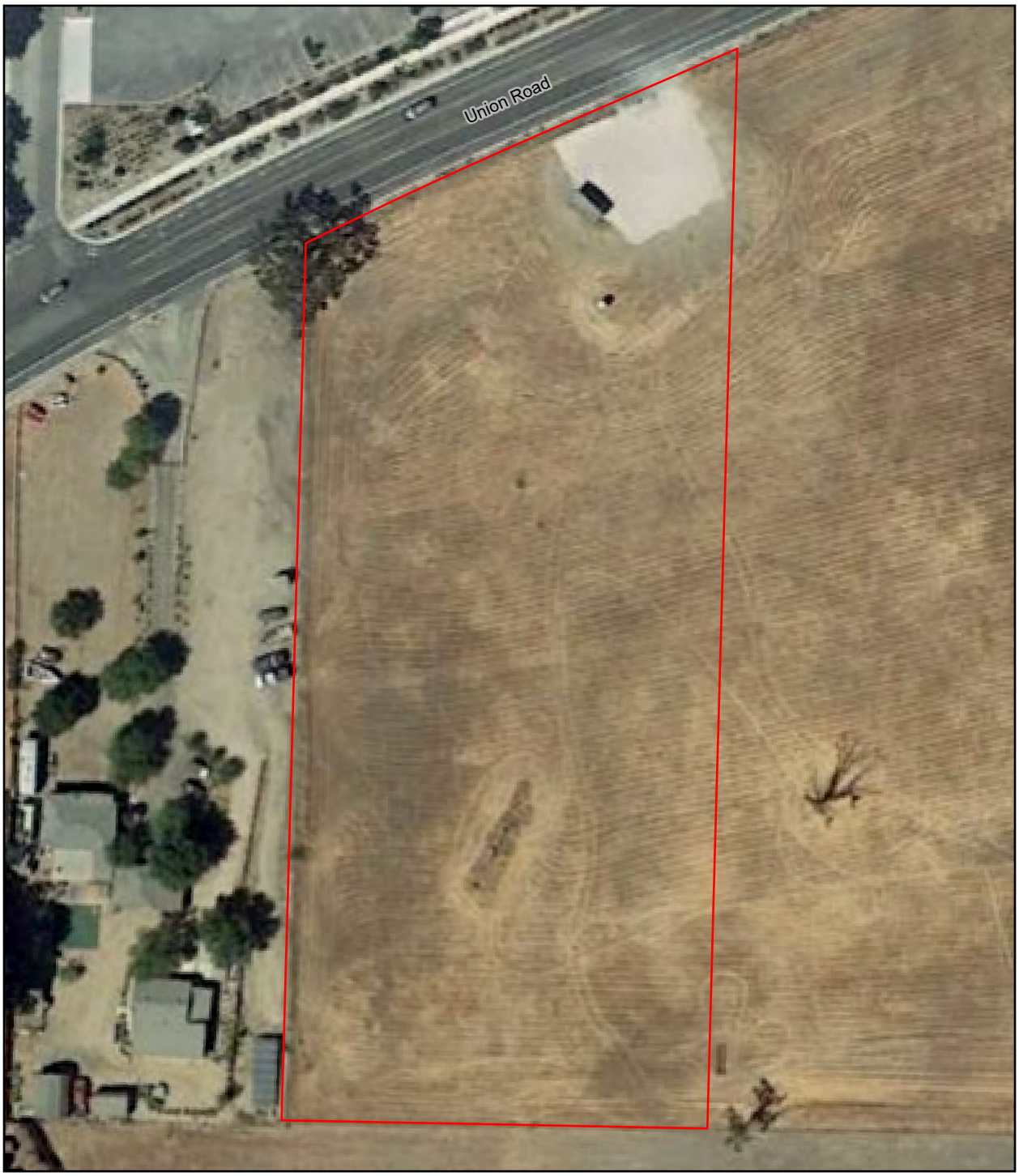
AutoCraft Project
Map Center: 120.65548°W 35.6412°N
Paso Robles, San Luis Obispo County

USGS Quadrangle: Paso Robles

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Map Updated:
November 18, 2019 08:47 AM by SAF

Figure 2. Aerial Photograph



Legend

Study Area (2.8 acres)

N

0 50 100 Feet

AutoCraft Project
Map Center: 120.65471°W 35.64162°N
Paso Robles, San Luis Obispo County

Imagery Source: Google Earth, 09/07/2018

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Map Updated:
November 18, 2019 08:49 AM by JBB

FIGURE 3. USDA SOIL SURVEY

Figure 3. USDA Soil Survey

Soil Type	Study Area
197 - San Ysidro loam, 0 to 2 percent slopes	85%
102 - Arbuckle-Positas complex, 9 to 15 percent slopes	15%

N

0 50 100 Feet

Legend

Study Area (2.8 acres)

USDA NRCS Soil Type

AutoCraft Project
Map Center: 120.65474°W 35.64161°N
Paso Robles, San Luis Obispo County

Source: USDA NRCS Soil Survey

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Map Updated:
November 18, 2019 08:49 AM by JBB

Arbuckle-Positas complex, 9 to 15 percent slopes (102) is about 40 percent Arbuckle fine sandy loam and 30 percent Positas coarse sandy loam. The Arbuckle and Positas soils are both very deep, well-drained soil that formed in alluvium derived from mixed rocks. Both have slow permeability ratings. This soil type is represented along the western boundary of the property.

1.5 Climate

Chart 1 indicates that the average rainfall in the past 20-year span is 10.83 inches, with a maximum precipitation typically from December to March (Table 1, Chart 2). As shown, last year's rainfall (2018-2019) is slightly above the average, particularly in the months of January and February. November 2019 through January 2020 produced 6.6 inches of rain compared to the average of 5.3 inches.

CHART 1. TOTAL ANNUAL PRECIPITATION BY YEAR (INCHES).

Total precipitation (inches) from 2000 to 2019 data compared to the average annual precipitation.

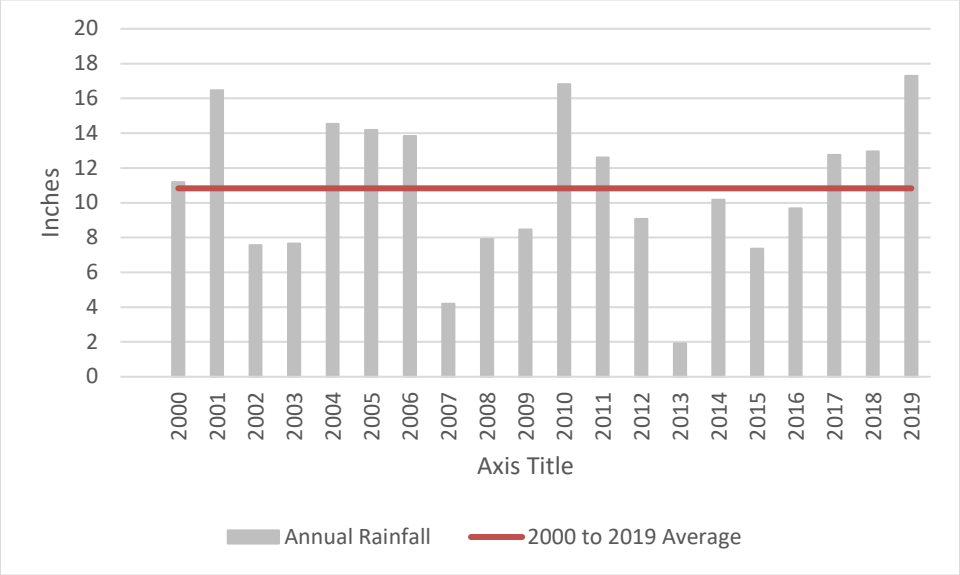


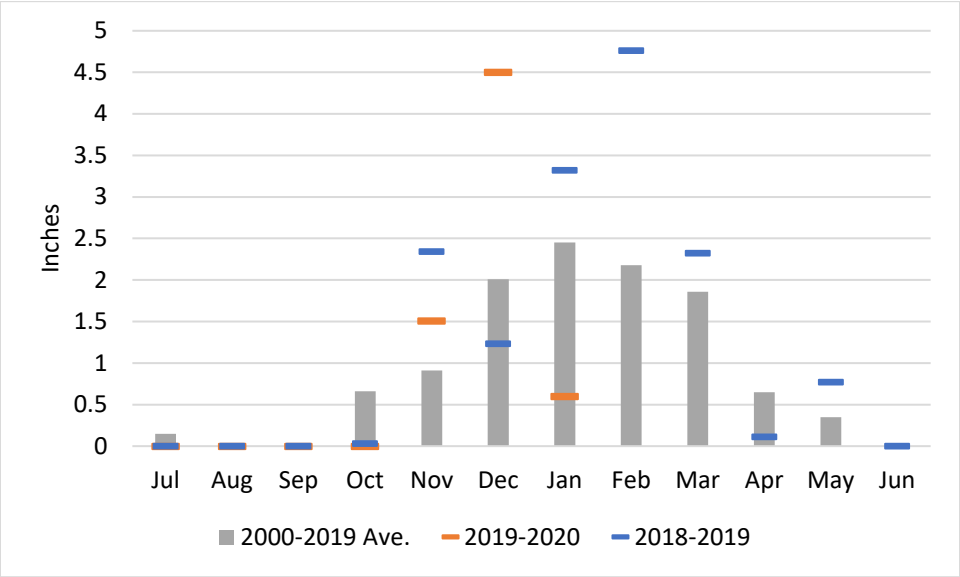
TABLE 1. PRECIPITATION BY MONTH

Precipitation data is provided by month for 2019-2020 as well as the last historical 20-year average.

Year	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2018-2019	0	0	0	0.03	2.34	1.23	3.32	4.76	2.32	0.11	0.77	0
2019-2020	0	0	0	0	1.51	4.5	0.6	0	--	--	--	--
2000-2019 (Average)	0.15	0.02	0.01	0.66	0.91	2.01	2.45	2.18	1.86	0.65	0.35	0.03

CHART 2. PRECIPITATION BY MONTH (INCHES)

Average precipitation (inches) by month between 2000 and 2019 compared with monthly precipitation in 2018-2019 and 2019-2020. Precipitation in December 2019 received 4.5 inches of rain compared to 1.23 inches in 2018 and the last 20-year average of 2.01 inches.



1.6 Project Description

The proposed project includes construction and operation of an automotive collision repair shop and future operation and construction of a vehicle calibration facility. Major components of the project include:

- Construction of a 24,000 square-foot automotive repair shop
- Future construction of a 5,000 square-foot vehicle calibration facility
- Storm water management infrastructure
- Landscaping

1.7 Regulatory Framework

The following regulations at the Federal, State, and Local levels are applicable to the proposed Project. Regulations exist within each level to help ensure protection of specific and pertinent regional issues threatening ecosystems and environments.

1.7.1 Federal Law and Regulations

Endangered Species Act. The federal Endangered Species Act (FESA) provides the legal framework for the listing and protection of species (and their habitats) identified as being endangered or threatened to extinction. "Critical Habitat" is a term within the FESA designed to guide actions by federal agencies and is defined as "an area occupied by a species listed as threatened or endangered within which are found physical or geographical features essential to the conservation of the species, or an area not currently occupied by the species which is itself essential to the conservation of the species." Actions that jeopardize endangered or threatened

species and/or critical habitat are considered a 'take' under the FESA. "Take" under federal definition means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

Projects that would result in "take" of any federally listed threatened or endangered species, or critical habitats, are required to obtain permits from the USFWS through either Section 7 (interagency consultation with a federal nexus) or Section 10 (Habitat Conservation Plan) of FESA, depending on the involvement by the federal government in permitting and/or funding of the project. Through Section 10, it is required to prepare a Habitat Conservation Plan (HCP) to be approved by the United States Fish and Wildlife Service (USFWS), which results in the issuance of an Incidental Take Permit (ITP). Through Section 7, which can only occur when a separate federal nexus in a project exists (prompting interagency consultation), a consultation by the various federal agencies involved can take place to determine appropriate actions to mitigate negative effects on endangered and threatened species and their habitat.

Section 404 of the Clean Water Act authorizes the United States Army Corps of Engineers (USACE) to regulate activities that discharge dredged or fill material to wetlands and other waters of the United States. The term "waters of the United States" encompasses resources described by the Environmental Protection Agency (EPA) and the Corps regulations, 40 Code of Federal Regulations (CFR) § 230.3(s) and 33 CFR § 328.3(a). The geographic limits of relevant federal jurisdiction for non-tidal waters of the U.S. are defined at 33 CFR § 328.4(c).

The *Corps of Engineers Wetlands Delineation Manual* (hereafter "1987 Manual"; Environmental Laboratory 1987) defines wetlands (EPA regulations at 40 CFR § 230.3(t); USACE regulations at 33 CFR § 328.3(b)). Wetlands are considered "special aquatic sites" under the USACE definition. Special aquatic sites are afforded protection under the CWA (Sections 401 and 404). The 1987 Manual and various regional supplements describe the criteria that must be met to determine the presence of a wetland, the methods used to determine whether they are met, and the geographic extent of wetland areas identified in the field.

The USACE takes jurisdiction over wetlands that exhibit hydrology, hydric soil, and hydrophytic vegetation (three parameters) by the standard set forth in the Arid West Regional Supplement. These areas must also exhibit a significant nexus to a Traditionally Navigable Water (TNW). For non-wetland water features, USACE jurisdiction is limited to the Ordinary High Water Mark (OHWM).

Migratory Bird Treaty Act. All migratory, non-game bird species that are native to the U.S. or its territories are protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13), as amended under the Migratory Bird Treaty Reform Act of 2004. The MBTA makes it illegal to purposefully take (pursue, hunt, shoot, wound, kill, trap, capture, or collect) any migratory bird, or the parts, nests, or eggs of such a bird, except under the terms of a valid Federal permit. Migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA).

1.7.2 State Law and Regulations

California Endangered Species Act. The California Endangered Species Act (CESA), similar to FESA, contains a process for listing of species and regulating potential impacts to listed species. State threatened and endangered species include both plants and wildlife, but do not include

invertebrates. The designation "rare species" applies only to California native plants. State threatened and endangered plant species are regulated largely under the Native Plant Preservation Act in conjunction with the CESA. State threatened and endangered animal species are legally protected against "take." The CESA authorizes the California Department of Fish and Wildlife (CDFW) to enter into a memorandum of agreement for take of listed species to issue an incidental take permit for a state-listed threatened and endangered species only if specific criteria are met. Section 2080 of the CESA prohibits the take of species listed as threatened or endangered pursuant to the Act. Section 2081 allows CDFW to authorize take prohibited under Section 2080 provided that: 1) the taking is incidental to an otherwise lawful activity; 2) the taking will be minimized and fully mitigated; 3) the applicant ensures adequate funding for minimization and mitigation; and 4) the authorization will not jeopardize the continued existence of the listed species.

California Environmental Quality Act (CEQA). CEQA defines a "project" as any action undertaken from public or private entity that requires discretionary governmental review (a non-ministerial permittable action). All "projects" are required to undergo some level of environmental review pursuant to CEQA, unless an exemption applies. CEQA's environmental review process includes an assessment of existing resources, broken up by categories (i.e., air quality, aesthetics, etc.), a catalog of potential impacts to those resources caused by the proposed project, and a quantifiable result determining the level of significance an impact would generate. The goal of environmental review under CEQA is to avoid or mitigate impacts that would lead to a "significant effect" on a given resource; section 15382 of the CEQA Guidelines defines a "significant effect" as

> *a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.*

Public agencies are required to implement CEQA and execute jurisdiction to determine when applicable activities are or are not subject to CEQA. A public agency with the most prominent nexus and jurisdiction to a project is called the lead agency. The lead agencies determine the scope of what is considered an impact and what constitutes a "significant effect". "Biological resources" is one of the varying categories considered during environmental review through CEQA. A lead agency can require a biological assessment to be prepared to report on existing biological resources and recommended mitigation measures that will reduce or lessen potential negative impacts to those biological resources. The questions listed in CEQA's Appendix G: Biological Resources section, which are used to guide assessment of impacts to biological resources are as follows:

- *Does the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- *Does the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*
- *Does the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

- *Does the project 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?*
- *Does the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- *Does the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The lead agency has the final determination over whether a project is or is not permissible, based upon the environmental review, completed requirements and environmental documentation, and their judgement that the project will not have a significant effect on the environment, or that all significant effects have been mitigated for.

Section 401 of the Clean Water Act requires that any applicant for a Section 404 permit also obtain a Water Quality Certification from the State. The Water Code defines "waters of the State" broadly to include "any surface water or groundwater, including saline waters, [natural, and artificial wetlands] within the boundaries of the state." In April 2019, the State Water Resources Control Board (SWRCB) RWQCB adopted procedures to define an area as a wetland if it meets three criteria: wetland hydrology, wetland soils, and (if vegetated) wetland plants. The definition also states: "An area is a wetland if: (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation. The Procedures provide the same wetland delineation methods that are used by the Army Corps of Engineers."

"Waters of the State, by definition, includes more aquatic features than Waters of the U.S., which defines the jurisdiction of the federal government. Waters of the State are not so limited. In addition, the federal definition of a wetland requires a prevalence of wetland vegetation under normal circumstances. To account for wetlands in arid portions of the state, the Water Boards' definition differs from the federal definition in that an area may be a wetland even if it does not support vegetation. If vegetation is present, however, the Water Boards definition requires that the vegetation be wetland vegetation. The State Water Board's proposed definition clarifies that vegetated and unvegetated wetlands will be regulated in the same manner." The effective date for the approved Procedures is May 28, 2020.

The state will also take jurisdiction over a non-wetland water to the OHWM, and tidal waters to the higher high tide line (CWA section 404 jurisdiction). Regional Water Quality Control Boards (RWQCB) provide regulatory oversight of wetland protection and impact mitigation.

California Fish and Game Code (CFGC). The California Fish and Game Code (CFGC) is one of the 29 legal codes that form the general statutory law of California. A myriad of statutes regarding fish and game are specified in the CFGC; the following codes are specifically relevant to the proposed Project:

California Native Plant Protection Act. Sections 1900-1913 of the California Fish and Game Code contain the regulations of the Native Plant Protection Act of 1977. The intent of this act is to help conserve and protect rare and endangered plants in the state. The act allowed the CFGC to designate plants as rare or endangered.

Nesting Birds. Sections 3503, 3503.5 and 3513 of CFGC states that it is "unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto," and "unlawful to take, possess, or destroy any birds of prey or to take, possess, or destroy the nest or eggs of any such bird" unless authorized.

1.7.3 Local Policies and Regulations

City of El Paso de Robles. Chapter 10.01 of the City of El Paso de Robles Municipal Code provides policies, regulations and specifications necessary to govern the preservation of oak trees within the City and to control their pruning and/or removal. The provisions apply to private property owners, to tree maintenance services and arborists, and to new development, redevelopment and any discretionary considerations by the city of El Paso de Robles that could result in development of intensities that could impact existing oak trees. Preservation of existing oak trees and opportunities to promote the establishment of new oak trees is prescribed as a focus of the planning commission and/or city council in conjunction with consideration of any development project or development related entitlement.

Pursuant to the City's Oak Tree Preservation Ordinance (Section 10.01 of the City's Municipal Code) oak tree protection measures are for trees measured at six inches or greater in diameter at 4.5 feet above ground level (DBH). Any oak tree slated for removal requires a permit with a director's approval for clearly dead or diseased trees beyond correction, as evaluated by an arborist. Removal of healthy trees require city council approval, in the context that there are no reasonable alternatives to avoid impacting oak tree(s). Oak trees marked for removal require mitigation at 25 percent of the total DBH, or an impact to mitigation ratio of 1-inch to 0.25-inch DBH.

Trees not marked for removal or completely avoided are assessed according to their Critical Root Zone (CRZ). The City of Paso Robles defines the CRZ as the area circumscribed around the tree's trunk using a radius of one foot per one-inch DBH. Mitigation of CRZ impacts are assessed according to the percent of CRZ impact, i.e. less than 50 percent or greater than 50 percent.

1.8 Special Status Species and Sensitive Habitat Regulations

For the purposed of this Biological Report, special status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the USFWS under the FESA; those listed or proposed for listing as rare, threatened, or endangered by the CDFW under the CESA; animals designated as "Species of Special Concern," "Fully Protected," or "Watch List" by the CDFW; and plants with a California Rare Plant Rank (CRPR) of 1, 2, 3, or 4. In the following sections, further details are provided to highlight the different guidelines and qualifications that are used to help identify special status species in this report. In Sections 3.7 and 3.8, the various qualifications are listed in the potential special status species tables (3 & 4) for each species with potential to occur in the project area.

1.8.1 California Natural Diversity Database (CNDDB)

"Special Plants" and "Special Animals" are broad terms used to refer to all the plant and animal taxa inventoried by the CNDDB, regardless of their legal or protection status (CDFW 2018). The Special Plants list includes vascular plants, high priority bryophytes (mosses, liverworts, and

hornworts), and lichens. The Special Animals list is also referred to by the California Department of Fish and Wildlife (CDFW) as the list of "species at risk" or "special status species."

According to the CNDDB (2019a, 2019b), Special Plants and Animals lists include: taxa that are officially listed or proposed for listing by California or the Federal Government as Endangered, Threatened, or Rare; taxa which meet the criteria for listing, as described in Section 15380 of CEQA Guidelines; taxa deemed biologically rare, restricted in range, declining in abundance, or otherwise vulnerable; population(s) in California that may be marginal to the taxon's entire range but are threatened with extirpation in California; and/or taxa closely associated with a habitat that is declining in California at a significant rate. Separately, the Special Plants List includes taxa listed in the California Native Plant Society's Inventory of Rare and Endangered Plants of California, as well as taxa determined to be Sensitive Species by the Bureau of Land Management, U.S. Fish and Wildlife Service, or U.S. Forest Service. The Special Animals List distinctively includes taxa considered by the CDFW to be a Species of Special Concern (SSC) and taxa designated as a special status, sensitive, or declining species by other state or federal agencies.

1.8.2 Federal and State Endangered Species Listings

The Federal and California Endangered Species Acts are the regulatory documents that govern the listing and protection of species, and their habitats, identified as being endangered or threatened to extinction (see Sections 1.7.1 and 1.7.2). Possible listing status under both Federal and California ESA includes Endangered and Threatened (FE, FT, CE, or CT). Species in the process of being listed are given the status of either Proposed Federally Endangered/Threatened, Candidate for California Endangered/Threatened (PE, PT, CCE, or CCT). The CESA has one additional status: Rare (CR).

1.8.3 Global and State Ranks

Global and State Ranks reflect an assessment of the condition of the species (or habitats) across its entire range. Basic ranks assign a numerical value from 1 to 5, respectively for species with highest risk to most secure. Other ranking variations include rank ranges, rank qualifiers, and infraspecific taxon ranks. All Heritage Programs, such as the CNDDB use the same ranking methodology, originally developed by The Nature Conservancy and now maintained and recently revised by NatureServe. Procedurally, state programs such as the CNDDB develop the State ranks. The Global ranks are determined collaboratively among the Heritage Programs for the states/provinces containing the species. Rank definitions, where G represents Global and S represents State, are as follows:

- **G1/S1:** Critically imperiled globally/in state because of extreme rarity (5 or fewer populations).
- **G2/S2:** Imperiled globally/in state because of rarity (6 to 20 populations).
- **G3/S3:** Vulnerable; rare and local throughout range or in a special habitat or narrowly endemic (on the order of 21 to 100 populations).
- **G4/S4:** Apparently secure globally/in state; uncommon but not rare (of no immediate conservation concern).
- **G5/S5:** Secure; common, widespread, and abundant.

- **G#G#/S#S#:** Rank range - numerical range indicating uncertainty in the status of a species, (e.g., G2G3 more certain than G3, but less certain that G2).
- **G/S#?:** Inexact numeric rank
- **Q:** Questionable taxonomy - Taxonomic distinctiveness of this entity is questionable.
- **T#:** Infraspecific taxa (subspecies or varieties) – indicating an infraspecific taxon that has a lower numerical ranking (rarer) than the given global rank of species.

1.8.4 California Rare Plant Ranks

Plant species are considered rare when their distribution is confined to localized areas, their habitat is threatened, they are declining in abundance, or they are threatened in a portion of their range. The California Rare Plant Rank (CRPR) categories range from species with a low threat (4) to species that are presumed extinct (1A). All but a few species are endemic to California. All of them are judged to be vulnerable under present circumstances, or to have a high potential for becoming vulnerable. Threat ranks are assigned as decimal values to a CRPR to further define the level of threat to a given species. The rare plant ranks and threat levels are defined below.

- **1A:** Plants presumed extirpated in California and either rare or extinct elsewhere.
- **1B:** Plants rare, threatened, or endangered in California and elsewhere.
- **2A:** Plants presumed extirpated in California, but common elsewhere
- **2B:** Plants rare, threatened, or endangered in California, but more common elsewhere
- **4:** Plants of limited distribution - a watch list
- **0.1:** Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)
- **0.2:** Moderately threatened in California (20-80% occurrences threatened/moderate degree and immediacy of threat)
- **0.3:** Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat or no current threats known)

1.8.5 California Department of Fish and Wildlife Animal Rank

The California Department of Fish and Wildlife (CDFW) assigns one of three ranks to Special Animals: Watch List (WL), Species of Special Concern (SSC), or Fully Protected (FP). Unranked species are referred to by the term Special Animal (SA).

Animals listed as Watch List (WL) are taxa that were previously designated as SSC, but no longer merit that status, or taxa that which do not yet meet SSC criteria, but for which there is concern and a need for additional information to clarify status.

Animals listed as California Species of Special Concern (SSC) may or may not be listed under California or federal Endangered Species Acts. They are considered rare or declining in abundance in California. The Special Concern designation is intended to provide the CDWF biologists, land planners, and managers with lists of species that require special consideration during the planning process to avert continued population declines and potential costly listing under federal and state endangered species laws. For many species of birds, the primary emphasis is on the breeding population in California. For some species that do not breed in California but winter here,

emphasis is on wintering range. The SSC designation thus may include a comment regarding the specific protection provided such as nesting or wintering.

Animals listed as Fully Protected (FP) are those species considered by CDFW as rare or faced with possible extinction. Most, but not all, have subsequently been listed under the CESA or FESA. Fully Protected species may not be taken or possessed at any time and no provision of the California Fish and Game code authorizes the issuance of permits or licenses to take any Fully Protected species.

2 METHODS

2.1 Literature Review

Relevant literature and data were reviewed to determine what biological resources may occur in or near the Study Area. Information reviewed included species recovery plans, published research articles, species accounts, and queries of special-status species occurrence records. Research also included review of topographic maps and National Wetland Inventory data.

Prior to the site visit, the California Natural Diversity Database (CNDDB; October 2019 data), California Native Plant Society (CNPS) On-line Inventory of Rare and Endangered Plants of California, and U.S. Fish and Wildlife Service (USFWS) Critical Habitat data were reviewed for the nine USGS 7.5-minute quadrangles surrounding the site, including: Bradley, San Miguel, Ranchito Canyon, Adelaida, Paso Robles, Estrella, York Mountain, Templeton, and Creston.

Additional special status species research consisted of searching online herbarium specimen records maintained by the Consortium of California Herbaria. Unprocessed Data from the CNDDB and websites such as Californiaherps.com, iNaturalist.org, and eBird.org were also reviewed as secondary sources of information on special-status species occurrence records. Special status species lists produced by database and literature searches (refer to Appendix A and Appendix B) were cross-referenced with the described habitat types in the Study Area to identify all potential special status species that could occur in or near the Study Area. Each special status species that could occur in or near the Study Area is individually discussed (refer to Sections 3.5 and 3.6).

After review of the literature and completion of Study Area surveys, the following criteria were used to determine the potential for special-status species to occur within the Study Area:

- **Present:** The species was observed in the Study Area during field surveys.
- **High Potential:** Highly suitable habitat and CNDDB or CNPS occurrence records indicate the species is likely to occur in the Study Area. Individuals may not have been observed during field surveys; however, the species likely occurs in or immediately adjacent to the Study Area and (for wildlife) could move into the Study Area site in the future.
- **Moderate Potential:** Suitable habitat is present in the Study Area and CNDDB occurrences or surveys have recorded the species within 5 miles of the project. Individuals were not observed during field surveys, but the species could be present, at least seasonally or as a transient.
- **Low Potential:** Marginally suitable habitat is present in the Study Area, and there are no occurrence records or other historical (i.e., 50 years or older) records within 10 miles of the Study Area. Individuals were not observed during surveys and are not expected to be present.
- **No Potential:** Suitable habitat for the species is not present in the Study Area, and/or the species is not known to occur in the region.

2.2 Mapping

Mapping efforts utilized Samsung Galaxy Tab 4 tablets equipped with Garmin GLO GPS Receivers and a third-party mapping application. Biological resource constraints were mapped in the field while conducting biological surveys. Maps were created using aerial photo interpretation, field notation, and spatial data imported to Esri ArcGIS, a Geographic Information System (GIS) software program. Data were overlaid on a 2018 National Agriculture Imagery Program (NAIP) aerial of San Luis Obispo County.

2.3 Soils

Soil data was created by importing the Study Area as an Area of Interest (AOI) into the NRCS Soil Survey Geographic Database (SSURGRO) via their online portal. The resulting information was reviewed, and a map was created using the U.S. Department of Agriculture NRCS Soil Survey GIS data (USDA 2019).

2.4 Climate

Wetlands Climate Tables, or WETS data provides thresholds for rainfall expectations. Rainfall data was collected at Paso Robles Municipal Airport [Federal Information Processing System (FIPS) 06079, 2.3 miles northeast from Study Area] by the NOAA (National Oceanic and Atmospheric Administration) Regional Climate Centers (NOAA 2020).

2.5 Surveys

The Study Area was surveyed for biological resources in October 2019 and again in January, February and early March 2020. Surveys were conducted by Principal Biologists LynneDee Althouse and Dan Meade, and Senior Biologists Lisa Herrera, Katie Brown, and Sarah Termondt. Valerie Mattos assisted Corey Meyer with tree inspections (Table 2). Surveys were conducted on foot to inventory existing species and habitat types, dig soil pits to check for hydric soil indicators, and to collect photographic documentation of the Study Area.

TABLE 2. BIOLOGICAL SURVEYS

Survey Date	Biologist(s)	Weather Observations	Activities
10/4/2019	LynneDee Althouse Lisa Herrera	79 -81° F, sunny and warm, no wind.	Biological Survey Soil pits
10/5/2019	LynneDee Althouse	75° F sunny and warm, no wind.	Biological Survey and investigation of potential state wetland feature
10/8/2019	LynneDee Althouse Dan Meade	70° F sunny and warm, no wind	Investigation of potential state wetland feature
1/30/2020	Valerie Mattos and Corey Meyer	55° F breezy	Oak tree inspections
2/3/2020	Corey Meyer and Valerie Mattos	50° F cool and clear	Oak tree inspections
2/21/2020	Katie Brown, Sarah Termondt, LynneDee Althouse	75° F sunny and warm, no wind.	Potential wetland investigation

Survey Date	Biologist(s)	Weather Observations	Activities
3/2/2020	LynneDee Althouse	70° F sunny and warm, no wind	Follow-up wetland vegetation inspection and tree/Union Road drainage investigation

Each habitat type occurring in the Study Area was inspected, described, and catalogued (Section 3.2). All plant and animal species observed in the Study Area were identified and recorded (Sections 3.4.3 and 3.5.3). Transects were meandering in nature and were utilized to map boundaries of different habitat types, describe general conditions and dominant species, compile species lists, and evaluate potential habitat for special status species.

2.5.1 Botanical

Identification of botanical resources included field observations and laboratory analysis of collected material. Protocol level botanical surveys were not conducted as the survey was not appropriately timed to identify all special status plant species known from the region that have potential to occur in the Study Area. Botanical nomenclature used in this document follows the Jepson Manual, Second Edition (Baldwin et al. 2012).

2.5.2 Tree Evaluation

Oak trees were conducted by certified arborist, Cory Meyer and biologist Valerie Mattos. Photographs were taken for each tree. Tree height, canopy width, and DBH were recorded and the overall condition/health of the tree was visually rated from the ground. A TruPulse 200 laser instrument was used to collect height measurements and the canopy size was estimated. The health rating consists of a scale from 1 to 10 (with 1 as dead, 2 in decline, and <3 recommended for removal without pruning) based on the structure and health of each tree. Any signs of pests, disease, or structural weakness were noted (Appendix C).

2.5.3 Wildlife

Wildlife documentation included observations of animal presence and wildlife sign such as nests, tracks, and scat. Observations of wildlife were recorded during field surveys in all areas of the Study Area. Birds were identified by sight, using 10-power binoculars, or by vocalizations. Reptiles and mammals were identified by sight; no traps were used.

2.5.4 Wetlands

Two soil pits were dug by hand within the swale feature in October 2019 to look for potential hydric soil conditions. Three additional soil pits were dug in February 2020 based on the presence of hydrophytic vegetation, wetland hydrology, or low relief indicated potential wetland. Locations of all five sampling sites are noted in Figure 4 (Biological Resources). Photos are provided in Section 4.0.

2.5.4.1 Wetland Hydrology

The presence or absence of wetland hydrology field indicators was assessed following methodology presented in the 1987 Manual and the 2008 Supplement. Wetland indicators included, but were not limited to, high water table, site topography, drift lines, drainage patterns, sediment deposits, inundation, observation of wet conditions during the growing season, and saturation of soils.

2.5.4.2 Wetland Soils

Soils were examined according to methodology presented in the 2008 Arid West Supplement and 1987 Manual. Hydric soil indicators were recognized by soil characteristics from the USDA-NRCS publication, *Field Indicators of Hydric Soils in the United States* (version 7.0; USDA-NRCS 2010) and the National Technical Committee for Hydric Soils (NTCHS) definition of hydric soils.

2.5.4.3 Wetland Vegetation

Vegetation in each stratum was identified to species and recorded. The indicator status of plants was confirmed by referring to the *National Wetland Plant List* (Lichvar *et al.* 2016) and the *Wetland Plants of Specialize Habitats in the Arid West* (Lichvar and Dixon 2007). Indicator status is defined in Table 3. Species dominance was noted for each stratum using the "50/20 Rule." Dominance test was calculated for all samples.

TABLE 3. WETLAND PLANT INDICATOR STATUS

Definitions of wetland plant indicator status, adopted from Lichvar and Dixon 2007.

Indicator Code	Category	Definition	% Occurring in Wetlands
OBL	Obligate Wetland	Occurs almost always in wetlands under natural conditions	>99%
FACW	Facultative Wetland	Usually occurs in wetlands, but often found in non-wetlands	67-99%
FAC	Facultative	Equally likely to occur in wetlands or non-wetlands	34-66%
FACU	Facultative Upland	Usually occurs in non-wetlands, but often found in wetlands	1-33%
UPL	Upland	Occurs almost always in non-wetlands under natural conditions	<1%
NA	No agreement	The regional panel was not able to reach a decision on this species	N/A
NI	No indicator	Insufficient information was available to determine an indicator status	N/A
NO	No occurrence	The species does not occur in that region	N/A

Indicator Code	Category	Definition	% Occurring in Wetlands
(+) or (-)	Facultative	A positive (+) or negative (-) sign was used with Facultative indicator categories to more specifically define the regional frequency of occurrence in wetlands. The positive sign indicates a frequency toward the higher end of the category (more frequently found in wetlands). A negative sign indicates a frequency toward the lower end of the category (less frequently found in wetlands).	
An asterisk (*) following a regional indicator identifies uncertain designation based on limited information which to determine the indicator status.			

2.5.4.4 Wetland Connectivity/Adjacency

Connectivity (or lack thereof) to Traditional Navigable Waters and their tributaries was reviewed via field work where accessible, as well through analysis of aerial photographs, USGS topographic map, USGS National Hydrography Dataset, and site-specific topographic survey.

3 RESULTS

3.1 Existing Conditions

The 2.8-acre Study Area is in the northeastern city limits of Paso Robles. It is bounded by Union Road to the north, a private residence to the west, an industrial development (under construction) to the south, and an open lot to the east. The site is relatively flat with elevation ranging from approximately 808 to 830 feet above mean sea level. At the north end of the Study Area is an approximate 0.1-acre dirt parking lot and a 10-foot by 15-foot wooden structure, where a seasonal strawberry stand has been operating for approximately one year (Photo 1). The remainder of the Study Area is comprised of disturbed annual grassland habitat that is tilled on an annual basis. A large, 35-inch diameter at breast height (DBH) valley oak tree (*Quercus lobata*) is present at the northeastern corner of the Study Area. A smaller, 20-inch DBH valley oak is present offsite near the southeast corner of the Study Area. Occasional scattered trash, such as aluminum cans and broken PVC pipes were observed during the site survey. Evidence of past agricultural use on the property included an old, approximate 5-inch diameter, 75-foot long steel pipe running along the south end of the property (Photo 2), as well as an old water trough. California ground squirrel and other small rodent burrows were present throughout the Study Area.

A swale feature drains to an approximate 18-inch diameter culvert located under Union Road, approximately 100 feet east of the property boundary. Further details on the swale feature are provided in Section 3.3.

Construction activities for an industrial development were underway on the property immediately south of the Study Area at the time of the survey. We observed grading of the property to the south has raised the elevation approximately 5 to 8 feet higher than the Study Area.

Photo 1. Strawberry stand and dirt parking lot at north end of Study Area, with disturbed annual grassland to the south. Facing south, October 4, 2019.

Photo 2. View of south end of Study Area from southeast corner, facing west. Old steel pipe runs along southern border. Construction is occuring to the south (left). October 4, 2019.

3.2 Habitat Types

Table 4 lists the two habitat types described and mapped within the Study Area (Figure 4). Most of the Study Area, approximately 2.7 acres, is mapped as disturbed annual grassland habitat. The remaining area is considered developed.

TABLE 4. HABITAT TYPES

Habitat Type	Approximate Area (Acres)
Disturbed annual grassland	2.7
Developed	0.1
Total	2.8

3.2.1 Disturbed Annual Grassland

Approximately 2.7 acres of the Study Area is comprised of disturbed annual grassland habitat. Dominant plant species observed within this habitat included black mustard (*Brassica nigra*), wild oat (*Avena fatua*), and turkey-mullein (*Croton setigerus*). Along the outskirts of the swale feature curly dock (*Rumex crispus*) was also a dominant plant species with an understory of toad rush (*Juncus bufonius*) (Photos 3 through 6).

Photo 3. Overview of disturbed annual grassland habitat in northern half of Study Area. Facing south, note the strawberry stand to the left, October 4, 2019.

Photo 4. View of south end of Study Area from southeast corner, facing west. A old steel pipe runs along southern border. Construction is occuring to the south (left). October 4, 2019.

Photo 5. Overview of swale feature along the east side of Study Area, dominated by curly dock (*Rumex crispus*), Facing northwest, February 21, 2020.

Photo 6. Overview of the swale feature east of the Study Area, facing north. Offsite development located opposite Union Road is also pictured, February 21, 2020.

3.2.2 Developed

Approximately 0.1-acre of the Study Area is considered developed. The developed area consists of a dirt parking lot and a 10-foot by 15-foot wooden strawberry stand (Photo 1). Scattered plant species common in disturbed areas are present along the edges of the developed parking lot, including mustard (*Hirschfeldia incana*), filaree (*Erodium cicutarium*), and tumbleweed (*Amaranthus albus*).

Figure 4. Biological Resources

Legend

- Study Area (2.8 acres)
- Valley Oak
- Soil Sample Site

Habitats

- Developed (0.1 acre)
- Disturbed Annual Grassland (2.7 acres)

N

0 50 100 Feet

AutoCraft Project
Map Center: 120.65469°W 35.64162°N
Paso Robles, San Luis Obispo County

Biological Survey Date: 10/4/2019

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Map Updated:
March 05, 2020 10:53 AM by JBB

3.3 Jurisdictional Wetlands and Waters

3.3.1 Hydrology

The swale feature carries stormwater by sheetflow through commercial/industrial developments to the subject parcel, where water sheetflows north toward the Union Road culvert pipe. From Union Road, water is conveyed via stormwater pipe through commercial/industrial parking lots south of State Route 46. Stormwater is conveyed via vegetated swale and concrete ditch, east under Union Road toward the Huer Huero Creek floodplain. The swale feature does not contain evidence of an ordinary high water mark, or a bed or bank. This feature does not appear to be a water of the U.S. or State of California.

3.3.2 Hydric Soils and Hydrophytic Vegetation

An approximate 0.6-acre swale feature was investigated in March 2020 for potential wetland conditions. Two soil pits were investigated in the swale feature. As shown in Photos 7 and 8 below, both pits had an absence of hydric soil indicators and was not dominated by hydrophytic vegetation. Dominant plant species observed at these pit locations were (*Festuca temulenta*, NI), curly dock (*Rumex crispus*, FAC), and redstem filaree (*Erodium cicutarium*, NI). Other plant species noted to a lesser degree were longbeak storksbill (*Erodium botrys*, FACU) and water star-wort (*Callitriche marginata*, OBL[1]). After soil pit tests were taken it was determined that jurisdictional wetland habitat does not occur within the property boundaries because the soil pits did not possess all three wetland determining factors (hydrology, hydrophytic vegetation, and hydric soils), and clearly lacked hydric soil indicators.

Hydric soils were detected outside of the property line to the east; south of, and adjacent to the an existing 18-inch culvert under Union Road. The culvert is approximately 130 feet east of the Study Area boundary. Hydrophytic plant species such as curly dock (*Rumex crispus*; FAC), longbeak storksbill (*Erodium botrys*, FACU), and toad rush (*Juncus bufonius*, FACW) were dominant. A soil pit indicated redoximorphic features in the clay substrate, indicative of hydric soils. Therefore, it was determined that jurisdictional wetlands do occur offsite because of the presence of all three wetland factors (hydrology, hydrophytic vegetation, and hydric soils)

[1] Wetland indicator status: FACU = facultative wetland plant, mostly found in upland; FAC = facultative wetland indicator—50% wet or dry; FACW = facultative wetland indicator, more than 50% in wetland habitats; OBL = generally only found in wet habitats; NI = not a wetland indicator.

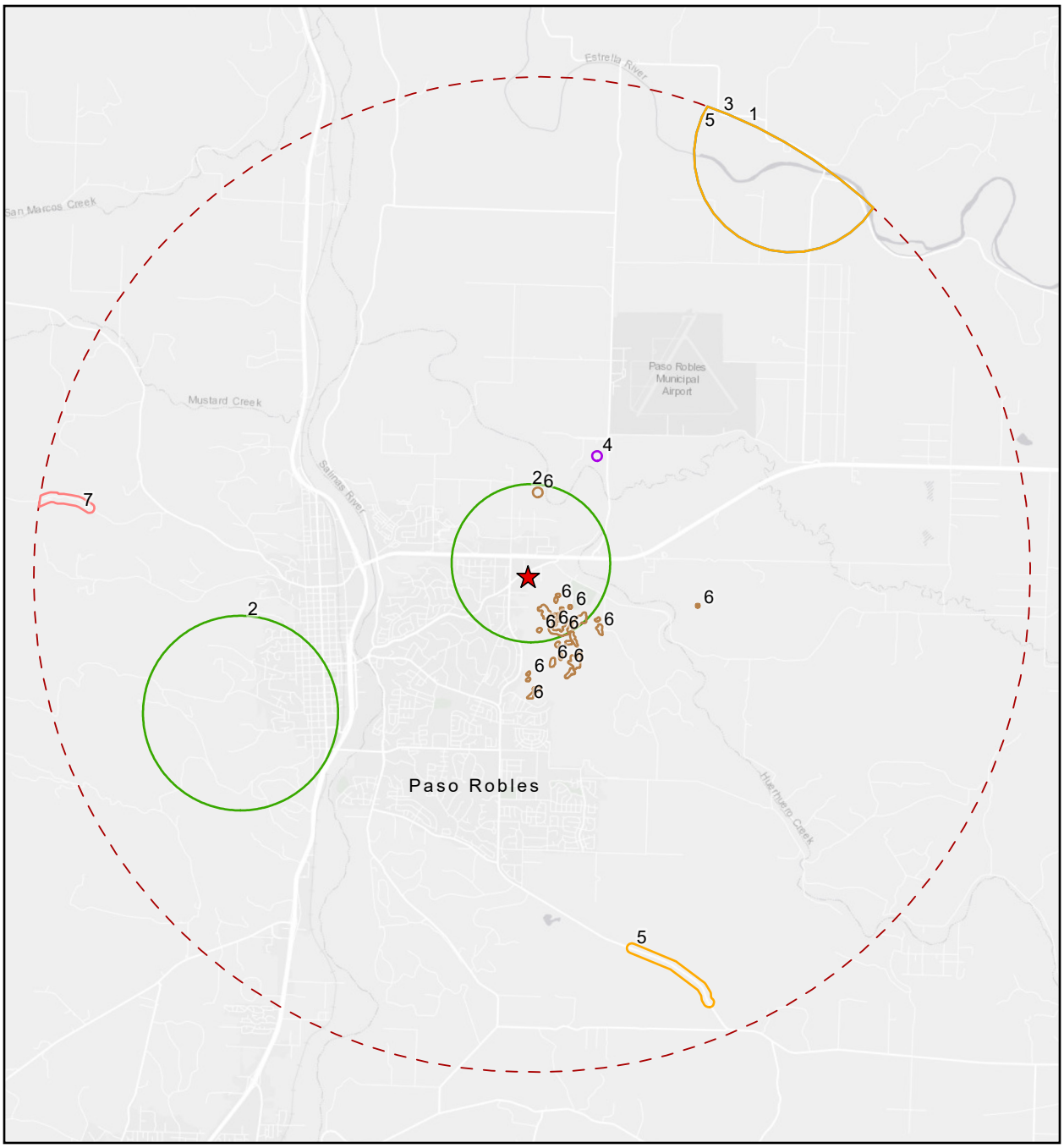
Photo 7. Soil pit in middle of swale feature sampled on February 21, 2020.

Photo 8. Soil pit in lower swale feature, February 21, 2020.

3.4 Botanical Resources

Research on special status plant occurrences conducted within the designated search area (see Section 2 - Methods) determined 45 special status plant species are known to occur in the region (Appendix A). Figure 5 depicts the current GIS data for special status plants mapped within a 5-mile radius of the Study Area by the CNDDB. There is no USFWS designated Critical Habitat for any plant species within a 5-mile radius of the Study Area.

Figure 5. California Natural Diversity Database Plant Records



Label	Common Name
1	Jared's pepper-grass
2	Lemmon's jewelflower
3	Oval-leaved snapdragon
4	San Luis Obispo owl's-clover
5	Santa Lucia dwarf rush
6	Shining navarretia
7	Woodland woollythreads

Legend

Project Location

5-Mile Radius

N

0 0.5 1 2 Miles

AutoCraft Project
Map Center: 120.65412°W 35.64191°N
Paso Robles, San Luis Obispo County

CNDDB GIS Data Last Updated: October 2019

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Map Updated:
November 18, 2019 08:51 AM by SAF

3.4.1 Potential Special Status Plant Species

Table 5 lists the two special status plant species for which appropriate soil and habitat conditions exist within the Study Area, and therefore could potentially occur. Federal and California State status, Global and State rank, CRPR, typical blooming periods, and habitat preference for each species are provided (CNPS 2019; CNDDB 2019). Potential for occurrence on site and effect of proposed activity is assessed and provided. Species are listed alphabetically by scientific name.

3.4.2 Special Status Plants Discussion

Based on an analysis of known ecological requirements for the special status plant species reported from the region (Appendix A), and the habitat conditions that were observed in the Study Area, it was determined that two special status plant species have low potential to occur within the Study Area. These species are discussed below, including descriptions of habitat, range restrictions, known occurrences, and survey results for the Study Area.

A. Santa Lucia dwarf rush (*Juncus luciensis*) is a CRPR 1B.2 species endemic to coastal California. It is known to occur in meadows, seeps, vernal pools, chaparral, Great Basin scrub and lower montane coniferous forest between 300- and 2,040-meters elevation. It is an annual herb that typically blooms between April and July. The closest known record of Santa Lucia dwarf rush is approximately 4.2 miles southeast of the Study Area (CNDDB #8) and is based on a 1958 collection. Santa Lucia dwarf rush was not detected in the Study Area during the October, February, and March surveys.

B. Shining navarretia (*Navarretia nigelliformis* ssp. *radians*) is a CRPR 1B.2 subspecies endemic to California, primarily occurring in central California. It is known to occur in vernal pools, grassland, and cismontane woodland habitats, often on clay and alkaline sites between 65 and 1,000 meters elevation. It is an annual herb that typically blooms between (March) April and July. There are numerous occurrences of shining navarretia within one mile of the Study Area, the nearest of which is approximately 1,200 feet southeast on the Chandler Ranch (CNDDB #68). The disturbed annual grassland habitat within the Study Area provides marginally suitable habitat for the species and there is a low potential for the species to occur in the Study Area. If present, shining navaretia would most likely be located along the west or south perimeter of the Study Area, where the grassland is less impacted by tilling activities. Shining navarretia was not detected in the Study Area during the October 2019 and March 2020 surveys.

TABLE 5. SPECIAL STATUS PLANT LIST

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
1.	**Santa Lucia dwarf rush**	*Juncus luciensis*	-	G3/S3	1B.2	Apr-Jul	Vernal pools, ephemeral drainages, wet meadow habitats, and streams; 300-1900 m.	Low. Nearest occurrence (4.2 miles southeast. Potential habitat on site low quality. Not detected during seasonally timed surveys.
2.	**Shining navarretia**	*Navarretia nigelliformis ssp. radians*	-	G4T2/S2	1B.2	(Mar)Apr-Jul	Vernal pools, clay depressions, dry grasslands; 150-1000 m.	Low. Numerous nearby occurrences; habitat in Study Area marginal.

See section 1.8 for status and rank definitions

3.4.3 Botanical Survey Results

Surveys conducted on October 4, 5, and 8, 2019 and February 21, 2020 identified 47 species, subspecies, and varieties of vascular plant taxa and 1 algae in the Study Area (Table 6). The list includes 19 species native to California and 28 introduced species. Native plant species account for approximately 40 percent of the Study Area flora; introduced species account for approximately 60 percent.

TABLE 6. VASCULAR PLANT LIST

Common Name	Scientific Name	Special Status	Origin
Trees - 1 Species			
Valley oak	*Quercus lobata*	None	Native
Forbs - 36 Species			
Spanish lotus	*Acmispon americanus* var. *americanus*	None	Native
Short podded lotus	*Acmispon brachycarpus*	None	Native
Garden onion	*Allium cepa*	None	Introduced
Tumbleweed	*Amaranthus albus*	None	Introduced
Annual burrweed	*Ambrosia acanthicarpa*	None	Native
Common fiddleneck	*Amsinckia menziesii*	None	Native
Rigid fiddleneck	*Amsinckia retrorsa*	None	Native
Scarlet pimpernel	*Anagalis arvensis*	None	Introduced
Narrow-leaved milkweed	*Asclepias fascicularis*	None	Native
Black mustard	*Brassica nigra*	None	Introduced
Red maids	*Calandrinia menziesii*	None	Native
Water star-wort	*Callitriche marginata*	None	Native
Shepherd's purse	*Capsella bursa-pastoris*	None	Introduced
Bindweed	*Convolvulus arvensis*	None	Introduced
Horsetail	*Conyza canadensis*	None	Native
Water pygmyweed	*Crassula aquatica*	None	Native
Turkey-mullein	*Croton setigerus*	None	Native
Salinas river tarweed	*Deinandra pentactis*	None	Native
Stinkwort	*Dittrichia graveolens*	None	Introduced
Willow herb	*Epilobium brachycarpum*	None	Native
Canada horseweed	*Erigeron canadensis*	None	Native
Longbeak storksbill	*Erodium botrys*	None	Introduced

Common Name	Scientific Name	Special Status	Origin
Redstem filaree	*Erodium cicutarium*	None	Introduced
Seaside heliotrope	*Heliotropium curassavicum* var. *oculatum*	None	Native
Mustard	*Hirschfeldia incana*	None	Introduced
Smooth cat's ear	*Hypochaeris glabra*	None	Introduced
Toadrush	*Juncus bufonius*	None	Native
Prickly lettuce	*Lactuca serriola*	None	Introduced
Henbit	*Lamium amplexicaule*	None	Introduced
Pepperwort	*Lepidium nitidum*	None	Native
Bicolored lupine	*Lupinus bicolor*	None	Native
Cheeseweed	*Malva parviflora*	None	Introduced
California burclover	*Medicago polymorpha*	None	Introduced
Prostrate knotweed	*Polygonum aviculare*	None	Introduced
Curly dock	*Rumex crispus*	None	Introduced
Common groundsel	*Senecio vulgaris*	None	Introduced
Graminoids – 10 Species			
Wild oats	*Avena fatua*	None	Introduced
Wild oats	*Avena sativa*	None	Introduced
False brome	*Brachypodium distachyon*	None	Introduced
Ripgut brome	*Bromus diandrus*	None	Introduced
Softchess brome	*Bromus hordeaceus*	None	Introduced
Foxtail brome	*Bromus madritensis* ssp. *rubens*	None	Introduced
Annual fescue	*Festuca myuros*	None	Introduced
Darnel	*Festuca temulenta*	None	Introduced
Mediterranean barley	*Hordeum marinum* ssp. *gussoneanum*	None	Introduced
Foxtail barley	*Hordeum murinum*	None	Introduced
Algae – 1 Species			
Thalloid algae	*Botrydium* sp	None	--

3.5 Wildlife Resources

Research on special status animal occurrences conducted within the designated search area (see Section 2 - Methods) determined 30 special status animal species are known to occur in the region (Appendix B). Figure 6 and Figure 7 depict the current GIS data for special status species mapped near the Study Area by the CNDDB and USFWS Critical Habitat, respectively.

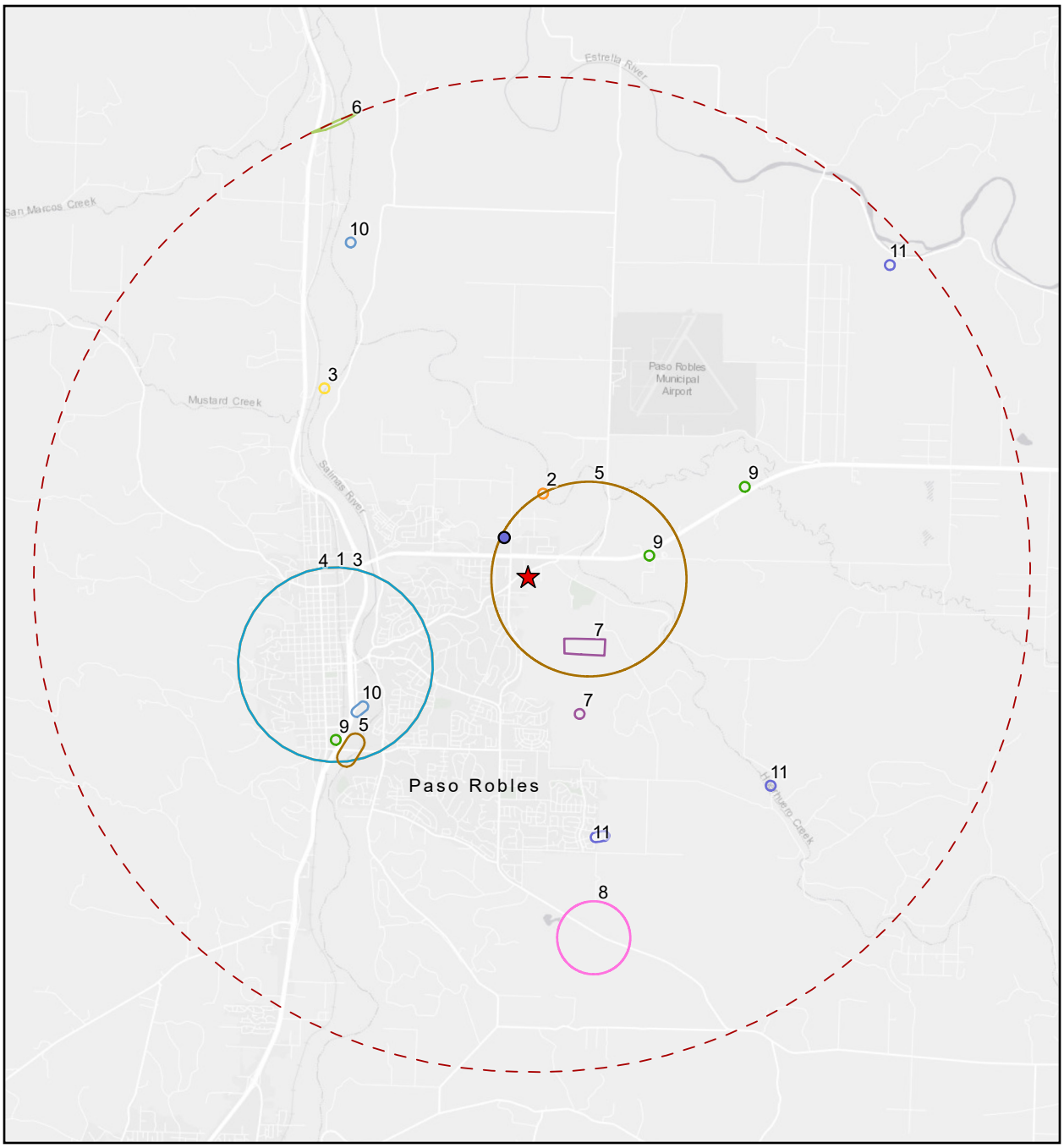
3.5.1 Potential Special Status Animal Species

Table 7 lists 6 special status animal species for which appropriate habitat conditions exist, and therefore could potentially occur in the Study Area. Federal and California State status, Global and State rank, and CDFW listing status for each species are given. Typical nesting or breeding period, habitat (from CNDDB) preference, potential for occurrence on site, detection of the species within the Study Area, and effect of proposed activity are also provided. Species are listed alphabetically by scientific name.

3.5.2 Special Status Animals Discussion

Based on an analysis of known ecological requirements for the special-status wildlife species reported or known from the region (Appendix B), and the habitat conditions that were observed in the Study Area, it was determined that 6 special status animal species have a low potential to occur in the Study Area (golden eagle, burrowing owl, ferruginous hawk, prairie falcon, American badger, and San Joaquin kit fox). These 6 species are discussed below, including descriptions of habitat, range restrictions, known occurrences, and survey results for the Study Area.

Figure 6. California Natural Diversity Database Animal Records



Label	Common Name
1	Atascadero June beetle
2	Golden eagle
3	Least Bell's vireo
4	Lompoc grasshopper
5	Northern California legless lizard
6	Salinas pocket mouse
7	San Joaquin kit fox
8	Tricolored blackbird
9	Vernal pool fairy shrimp
10	Western pond turtle
11	Western spadefoot

Legend

- Project Location
- 5-Mile Radius
- Vernal pool fairy shrimp/ Western spadefoot Unprocessed CNDDB Data

N

0 0.5 1 2 Miles

AutoCraft Project
Map Center: 120.65412°W 35.64191°N
Paso Robles, San Luis Obispo County

CNDDB GIS Data Last Updated: October 2019

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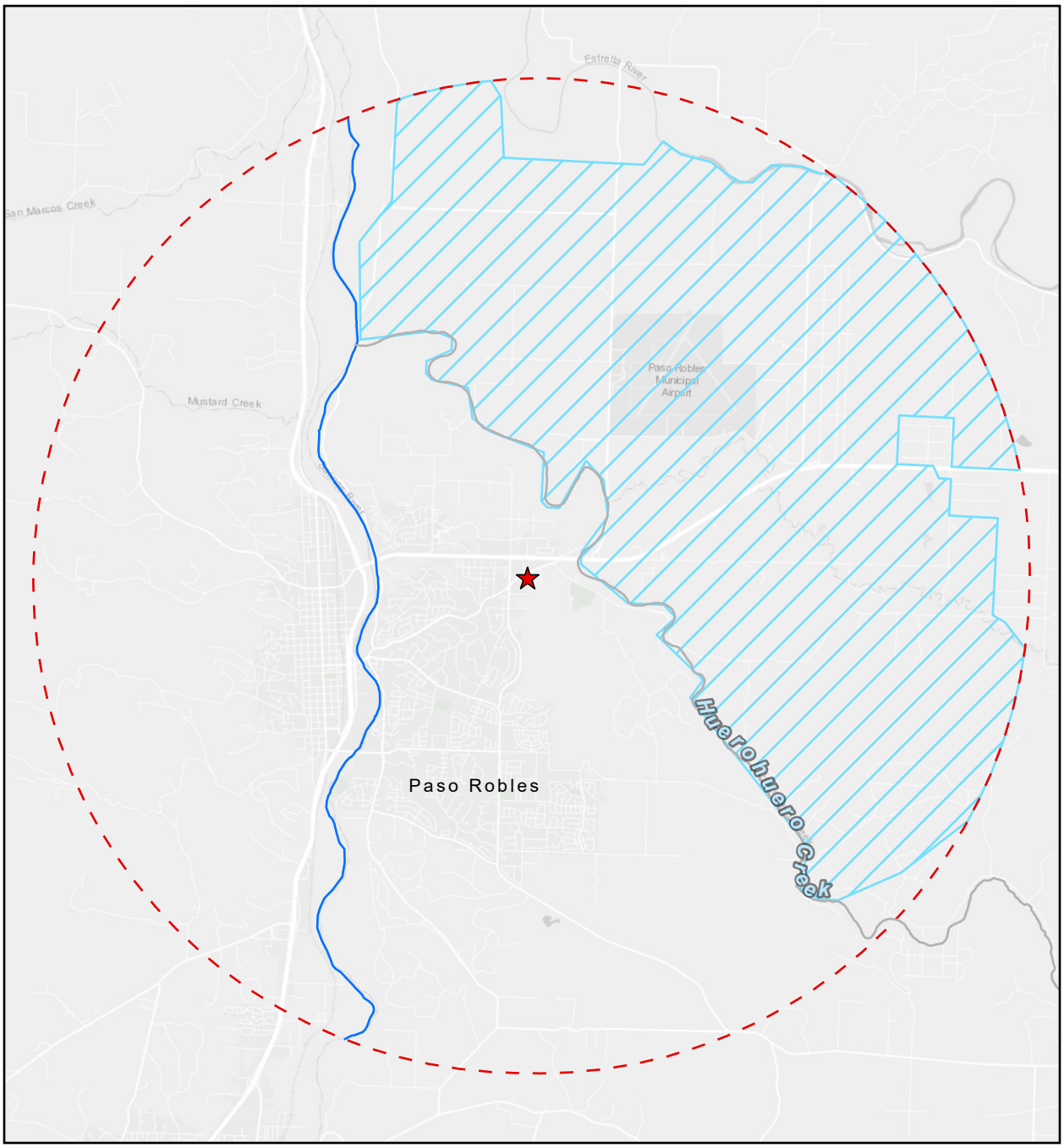
Map Updated:
November 18, 2019 08:51 AM by SAF

Figure 7. USFWS & NMFS Critical Habitat



Legend

- Project Location
- 5-Mile Radius

Critical Habitat

- Vernal pool fairy shrimp
- Steelhead

N

0 0.5 1 2 Miles

AutoCraft Project
Map Center: 120.65404°W 35.64211°N
Paso Robles, San Luis Obispo County

USFWS/NMFS Critical Habitat Data Last Updated: August 14, 2019

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Map Updated:
November 18, 2019 08:52 AM by SAF

TABLE 7. SPECIAL STATUS ANIMAL LIST

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CDFW Status	Nesting / Breeding Period	Habitat Preference	Potential to Occur
1.	**Golden eagle**	*Aquila chrysaetos*	-/-	G5/S3	WL/FP	March 15 – August 15	Rolling foothills, mountain areas, sage-juniper flats, and desert.	Low potential for foraging. No potential for nesting due to level of human activity in area.
2.	**Burrowing owl**	*Athene cunicularia*	-/-	G4/S3	SSC	March 15 – August 15	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Low for wintering. No for breeding. Habitat is marginally suitable. Reported winter sightings 1.5 miles south (eBird 2019).
3.	**Ferruginous hawk**	*Buteo regalis*	-/-	G4/S3S4	WL	October – April (Wintering)	Winters locally in open grassland or savannah habitats. More common in interior SLO County than coast.	Low for wintering and foraging. No potential for nesting. Does not breed locally.
4.	**Prairie falcon**	*Falco mexicanus*	-/-	G5/S4	WL	March 15 – August 15	Inhabits dry, open terrain. Nests on cliffs near open areas for hunting.	Low for foraging only. No nesting habitat in Study Area.
5.	**American badger**	*Taxidea taxus*	-/-	G5/S3	SSC	February - May	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Low. No documented occurrences within 5 miles however habitat Study Area provides low-quality habitat and contiguous to open spaces.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CDFW Status	Nesting / Breeding Period	Habitat Preference	Potential to Occur
6.	**San Joaquin kit fox**	*Vulpes macrotis mutica*	E/T	G4T2/S2	SA	December - July	Annual grasslands or grassy open stages with scattered shrubby vegetation. Needs loose textured sandy soil and prey base.	Low. Species not documented within 5 miles for over 20 years. Study Area provides low quality habitat but contiguous with higher quality habitat. 1991 sighting within 0.9 mile.

See Section 1.7 for status and rank definitions.

A. **Golden eagle** (*Aquila chrysaetos*) is designated a Fully Protected species by the CDFW and is federally protected by the Bald and Golden Eagle Protection Act. It has a Global Rank of G5 and a State Rank of S3. The species range extends throughout much of North America and in California is found in broadleaved upland and montane coniferous forests, cismontane, pinon and juniper woodlands, coastal prairie, great basin scrub and valley and foothill grassland habitat types (CDFW 2019). Most golden eagles in California are residents year-round, but in the winter months this population will be augmented with individuals from other nearby western states. The breeding season in California is generally from late January through August. The golden eagle prefers open habitat and in California it extensively utilizes grazed grasslands and open shrublands for preying on its main food source of hares or rabbits and marmots or ground squirrels (Hunt 1995; Watson 2010). In California, the golden eagle nests almost exclusively in trees (82% trees in central California) but in montane regions it also has a preference for cliffs and will avoid nesting in densely forested habitat (Hunt 1995; Pagel et al. 2010). The golden eagle is highly sensitive to anthropogenic presence and will avoid nesting near urban areas (Pagel et al. 2010). Golden eagles will even abandon nests when human activity and development increases in their territory (Driscoll 2010). Golden eagles have been known to nest approximately 0.8 mile north of the Study Area, in large oak trees along the Huerhuero River (CNDDB #122). The species is regularly observed as flyovers in the Paso Robles area (eBird 2019). The Study Area provides opportunities for golden eagle to perch in the large oak tree or forage in the grassland habitat, however it is extremely unlikely the species would nest within the oak tree on site due to the high level of human activity in the area. No golden eagles were observed during the 2019 site surveys, and no potential golden eagle nests were observed in the oak tree in the Study Area. Because of the relatively small size of the area and disturbed nature of the site, there is a low potential for the golden eagle to occur within the Study Area.

B. **Burrowing owl** (*Athene cunicularia*) is a California Species of Special Concern. It is a small, rare owl that occupies abandoned mammal holes in the ground, most notably those of the California ground squirrel (*Otospermophilus beecheyi*) but the owl is also known to inhabit badger and fox dens and man-made holes, such as pipes and culverts. In California, the burrowing owl is a year-round resident in the Carrizo Plain, Central Valley, Imperial Valley and the San Francisco Bay region. In the winter months, burrowing owl individuals from other western populations will augment the year-round Californian populations (Shuford and Gardali 2008). The breeding season is generally from March through August. Suitable habitat types for the burrowing owl are dry, open annual or perennial grasslands and deserts with an abundance of burrows (CDFW 2014; CDFW 2019). Burrows with high horizontal visibility and low vegetation coverage are preferred but burrows with dense vegetation with high perch sites will be used (Green and Anthony 1989). *Orthoptera* (crickets, grasshoppers) are the main food source for the owl but it will also consume other insects, as well as amphibians, carrion, small mammals, reptiles and birds (York et al. 2002; Gervais et al. 2008; CDFW 2014). The closest CNDDB occurrence of burrowing owl is approximately 9.6 miles northwest on Camp Roberts (CNDDB #725). Two observations of wintering owls in the Paso Robles area are reported on eBird (eBird 2019). Due to the lack of records of burrowing owls breeding in the area, the site is not expected to support breeding pairs of burrowing owls. There is a low potential that wintering or migrating owls may occur in the Study Area. No burrowing owls or sign of burrowing owls, such as potential dens, were observed during the October 2019 site surveys.

C. Ferruginous hawk (*Buteo regalis*) is a Special Animal with wintering individuals tracked by the CDFW due to declining populations throughout its range. It has a Global Rank of G4 (Apparently Secure) and a State Rank of S3S4, meaning it is uncertain whether this species can be considered Vulnerable (S3) or Apparently Secure (S4). Only a very small number of Ferruginous hawk nests have been found in the northeast part of California and the species is considered a winter visitor or migrant to the state. In California the ferruginous hawk is found in great basin grassland, valley and foothill grassland, great basin scrub and pinon and juniper woodlands (CDFW 2019a). The bird prefers large, open grasslands for coursing low in search of prey and scattered trees and shrubs for perching. Its main prey sources are ground squirrel (*Otospermophilus beecheyi*), kangaroo rat (*Dipodomys* ssp.), cottontail (*Sylvilagus* spp.), northern pocket gopher (*Thomomys* ssp.) and white-tailed jackrabbit (*Lepus townsendii*). They will also eat insects, birds, amphibians and reptiles (Grindrod 1998). Ferruginous hawk is most common in San Luis Obispo County from approximately October through April (eBird 2019). The CNDDB reports only one wintering occurrences of Ferruginous hawk within the 9 quads surrounding the area (CNDDB #75), however eBird documents several more wintering occurrences in the search area, including three within Paso Robles. The Study Area is relatively small but provides suitable foraging habitat for the species, and the large oak tree may provide a suitable roosting site. Due to known occurrences within the general area there is a low potential for ferruginous hawk to forage or roost on the property between late fall and early spring. No ferruginous hawks were observed during the October 2019 site surveys.

D. Prairie falcon (*Falco mexicanus*) is a CDFW Watch List species with a Global Rank of G5 and a State Rank of S4. The species range extends throughout most of the western United States, into southern Canada and portions of Mexico. They are year-round residents in most of California, including San Luis Obispo County. The species utilizes a variety of habitats but is primarily associated with perennial grasslands, savannahs, rangeland, some agricultural fields, and desert scrub areas (CDFW 2014). Nesting sites are usually in a scrape on a sheltered ledge of a cliff overlooking a large, open area. Occasionally the species will use old raven or raptor nests on a cliff. The CNDDB documents five occurrences of nesting Prairie falcons within the 9 quad area surrounding the Study Area, dated between 1978 and 1982. The exact locations are not provided; however, eBird reports occasional observations of the species in the Paso Robles area. There is a low potential for prairie falcon to occur in the Study Area while foraging, and no nesting habitat is present. Prairie falcons were not observed during the 2019 biological surveys.

E. American badger (*Taxidea taxus*) is a California Species of Special Concern with a Global Rank of G5 and a State Rank of S3. The species has a widespread range across the state (Brehme et. al. 2015; CDFW 2014). It is a permanent but uncommon resident in all parts of California, except for forested regions of the far northwestern corner, and is more abundant in dry, open areas of most shrub and forest habitats (CNDDB 2019). The American badger requires friable soil in order to dig burrows for cover and breeding. The main food source for the species is fossorial rodents, mainly ground squirrels and pocket gophers (CDFW 2014). The breeding season for badgers is in summer and early fall, and females give birth to litters usually in March and April (CDFW 2014). The closest CNDDB occurrence of the American badger is approximately 5.3 miles southwest of the Study Area near the community of Templeton (CNDDB #23). The Study Area provides moderately suitable habitat and prey base for America badger and is contiguous to open space which also provides suitable habitat for the species. Although unlikely to den in the Study Area, there is a low potential the species

may travel through or forage at the site. No badgers or sign of badgers (dens, dig-outs) were observed in the Study Area during the October 2019 surveys.

F. **San Joaquin Kit Fox** (*Vulpes macrotis mutica*; SJKF) is federally listed as endangered and state listed as threatened. The SJKF is one of two subspecies of the kit fox, *Vulpes macrotis*, which is the smallest canid species in North America. It is endemic to the San Joaquin Valley and a few adjacent valleys in the central region of California (Cypher et al. 2013). The SJKF is primarily nocturnal and typically occurs in annual grassland or mixed shrub/grassland habitats throughout low, rolling hills and in valleys. They need loose sandy soils in order to dig their burrows and a prey population of black-tailed jackrabbits, rodents, desert cottontails, insects, some birds, reptiles and vegetation (CDFW 2014, CNDDB 2017). The most suitable habitat for SJKF has low precipitation, sparse vegetation coverage with high densities of kangaroo rats (*Dipodomys* spp.). For the SJKF to succeed in an area it needs large expanses of non-fragmented suitable habitat. This type of habitat is decreasing rapidly by conversion into agricultural land or degraded by urban development (Cypher et al. 2013). Female SJKF began preparing natal dens in September and October and then breeding occurs from December through February. Pups are born from January to March and family groups typically split up the following October (Meaney et al. 2006). The closest reported occurrence of the SJKF is a 1991 observation located approximately 0.9 mile southeast of the Study Area, on the Chandler Ranch (CNDDB #941) Although San Joaquin kit fox were once common in the area, the species has not documented within 5 miles of the Study Area for over 20 years. The Study Area provides low quality habitat but is contiguous with higher quality habitat, including the Chandler Ranch where the species was once common. The species is highly mobile and although unlikely, there is a low potential for San Joaquin kit fox to occur as a transient in the Study Area. No kit foxes or sign of kit fox, such as scat, tracks, or potential dens were observed on in the Study Area during the October 2019 site surveys.

3.5.3 Wildlife Survey Results

Wildlife species detected in the Study Area during the October 2019 site surveys included 1 invertebrate, 2 reptiles, 4 birds, and 1 mammal (Table 8). A European honeybee (*Apis mellifera*) hive was noted in a broken branch on the large valley oak at the northwestern corner of the Study Area. California ground squirrels (*Otospermophilus beecheyi*) and their burrows were observed throughout the Study Area. Additional common rodents such as pocket gophers (*Thomomys* sp.), voles (*Microtus* sp.), and/or deer mice (*Peromyscus maniculatus*) are also likely present based on the presence of small rodent burrows and trails in the Study Area.

The site was surveyed outside of the typical raptor nesting season, however trees within the survey area were inspected for evidence of past raptor nesting (i.e., large stick nests) and none were observed.

TABLE 8. WILDLIFE LIST

Scientific Name	Common Name	Special Status	Habitat Type
Invertebrates – 1 Species			
European honeybee	*Apis mellifera*	None	Variety of habitats
Reptiles – 2 Species			
Coast Range Fence Lizard	*Sceloporus occidentalis bocourtii*	None	Wide range; variety of habitats
Side-blotched Lizard	*Uta stansburiana*	None	Dry habitats
Birds – 4 Species			
California Scrub-jay	*Aphelocoma californica*	None	Oak, riparian woodlands
Red-tailed Hawk	*Buteo jamaicensis*	None	Open, semi-open country
Say's Phoebe	*Sayornis saya*	None	Open country, grassland
Mourning Dove	*Zenaida macroura*	None	Open and semi-open habitats
Mammals – 1 Species			
California Ground Squirrel	*Otospermophilus beecheyi*	None	Grasslands

3.5.4 Habitat Connectivity and Wildlife Movement

Wildlife corridors and habitat connectivity are important for the movement of wildlife between different populations and habitats. The Study Are is contiguous to open space to the east; however, the site does not function as a wildlife corridor because it is surrounded by residential and industrial development to the north, west, and east. The swale feature on site provides very limited opportunity for seasonal aquatic species movement because it has been heavily manipulated south of the Study Area and feeds into a culvert and storm water system northeast of the Study Area. No aquatic resources are present upstream of this swale feature.

4 ENVIRONMENTAL IMPACT ANALYSIS

The proposed Project could affect various biological resources including one valley oak tree, nesting birds, wintering special status birds, and special status plant and animal species. Mitigation measures are recommended to reduce potential impacts to sensitive biological resources. Table 9 summarizes the potential or present biological resources within the Study Area, potential effects to the biological resources, and the mitigation measures recommended to reduce or offset negative effects from the Project.

TABLE 9. IMPACTS AND MITIGATIONS SUMMARY

Biological Resource	Potential Effect of Proposed Project	Recommended Mitigation Measure(s)
Special status plants (Santa Lucia dwarf rush and shining navarretia)	Removal, loss of habitat	BIO-1
Oak tree	Impacts to critical root zone	BIO-2 to BIO-20
Nesting birds	Removal, loss of habitat	BIO-21
Wintering special-status birds (Ferruginous hawk, burrowing owl)	Reduction of foraging habitat	None recommended
American badger	Loss of habitat, degradation of habitat, incidental mortality	BIO-22
San Joaquin kit fox	Loss of habitat, degradation of habitat, incidental mortality	BIO-23 TO BIO-34

4.1 Habitats

There are 2 types of habitat present within the Study Area: disturbed annual grassland and developed land. The proposed Project would permanently affect both habitat types. Based on project plans received by Omni Group dated August 27, 2019, approximately 1.5 acres of disturbed annual grassland habitat and approximately 150 square feet would be permanently impacted by development of the automotive repair shop and vehicle calibration facility (Figure 8). Mitigation is not required for impacts to developed land, or disturbed annual grassland that does not support special status species.

Figure 8. Biological Resources Impacts

Legend

- Study Area (2.8 acres)
- Site Plan (1.4 acres)
- Valley Oak

Habitats

- Developed (0.1 acre)
- Disturbed Annual Grassland (2.7 acres)

N

0 50 100 Feet

AutoCraft Project
Map Center: 120.65471°W 35.64162°N
Paso Robles, San Luis Obispo County

Biological Survey Date: 10/4/2019

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Map Updated:
February 24, 2020 11:32 AM by JBB

4.2 Botanical Resources

Special status plants were not detected on the Property during October 2019 site surveys; however, two special status plants have potential to occur based on the suitable habitat in the Study Area. If present, impacts to rare plant species could occur if populations of the plants are removed during ground or vegetation disturbance activities associated with the development of the project. In order to mitigate for potential impacts to special status plant species a focused spring botanical survey is recommended as follows:

BIO-1. Spring Botanical Survey. A focused survey for Santa Lucia dwarf rush and shining navarretia shall be conducted within the Project footprint in April 2020, prior to commencement of construction activities. The survey shall be appropriately timed to maximize the likelihood of identifying the two special status plants that could be present. Reasonable effort shall be made to observe nearby reference sites, if feasible, to help determine appropriate survey window(s). Results of the survey shall be provided to the City and will include recommended mitigation measures if the Project would affect special status plants.

One native tree, a 35-inch DBH valley oak, is present in the Study Area (tree tag #881). The tree is not proposed for removal; however, any impacts located within the Critical Root Zone (CRZ - 35 feet from the trunk) is considered an impacted tree through the City of Paso Robles. Critical Root Zone avoidance can be achieved through minor grading adjustments and design changes.

The following mitigation measures are recommended:

BIO-2. The Critical Root Zone (CRZ) measured at 35 feet from the trunk of Tree #881 shall be shown on all plan sets. Plan sets shall indicate a no disturbance area within the CRZ.

BIO-3. Prior to ground breaking, tree protection fencing shall be installed as close to the outer limit of the CRZ as practicable for construction operations. The fencing shall be in place throughout the duration of the project and removed only under the direction of the project environmental monitor or arborist. Signage stating “Sensitive Resource Area – Keep Out” shall be placed on the fencing.

BIO-4. If public right-of-way ROW improvements are required within Tree #881 CRZ, it is recommended to have no more than 3-inches of top-soil removed with the placement of decomposed granite (DG) or sidewalk construction to go around the CRZ as a means to avoid impacts to the CRZ.

However, if the City requires CRZ impacts to Tree #881with a sidewalk connection to the west, it is recommended that any work within the CRZ be conducted after consultation with the Project engineer and contractor regarding means and methods needed to minimize and avoid unnecessary impacts to the tree’s root zone.

BIO-5. The proposed fencing shall be shown on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon

notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Four weatherproof signs shall be permanently posted on the fence, with the following information: Tree Protection Zone: No personnel, equipment, materials, or vehicles allowed.

BIO-6. Soil Aeration Methods: Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

BIO-7. Chip Mulch: All areas within the critical root zone of the trees that can be fenced shall receive a 4-6 inch layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

BIO-8. Trenching Within Critical Root Zone: All trenching within the critical root zone of native trees shall be hand dug. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A Mandatory meeting between the arborists and grading contractor(s) must take place prior to work start.

BIO-9. Grading Within the Critical Root Zone: Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound. Any exposed roots shall be covered the same day they were exposed if possible. If they cannot, they must be covered with burlap or another suitable material and wetted down 2 times per day until reburied.

BIO-10. Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also, there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.

BIO-11. Existing Surfaces: The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans and approved by the arborist.

BIO-12. Construction Materials and Waste: No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.

BIO-13. Arborist Monitoring: An arborist shall be present for soil disturbance work within the critical root zone of oak trees. Monitoring does not necessarily have to be continuous but observational at times during these activities. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.

BIO-14. Impacted Root Treatment: Roots impacted during construction (e.g., trenching or grading operations) shall be treated by the arborist on a case-by-case basis using best practices such as clean cuts accompanied by application of appropriate fungicides and insecticides by a licensed pest control applicator.

BIO-15. Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

BIO-16. Pruning: Class 1 pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class 2 pruning is recommended where aesthetic conditions are secondary to structural integrity and tree health concerns. It shall consist of removal of dead, dying, decaying, interfering, obstructing and weak branches as well as selective thinning to lesson wind resistance. Class 4 pruning, including crown reduction pruning, shall consist of reduction of tops, sides or individual limbs. A certified arborist shall direct all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned prior to any grading activities to avoid any branch tearing.

BIO-17. Landscape Materials: All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. For this site it is strongly recommended that drought tolerant native landscape is used with the approval of the arborist. This includes all city sidewalk/greenbelt areas.

BIO-18. Utility Placement: All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter.

BIO-19. Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhizal inoculation applications that will benefit tree health. Application of mycorrhizal inoculum offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

BIO-20. Tree mitigation: If impacts are proposed within the CRZ a minimum of four valley oaks, 1-inch caliper or larger, shall be planted, maintained and protected on site. Mitigation trees will be monitored annually by a qualified biologist or arborist. Reports shall include

tree canopy diameter, height, and health as well as recommendations for maintenance, as appropriate. Reports shall be submitted to the City for 7 years.

4.3 Wildlife Resources

4.3.1 Nesting Birds

Impacts to or take of nesting birds could occur if nests are destroyed by ground or vegetation disturbance activities, or if adults abandon nests due to disruption from construction noise levels or human activity. To reduce potential adverse effects of the proposed Project on nesting birds, the following mitigation measure is recommended.

BIO-21. Within one week of ground disturbance activities, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted**.** If surveys do not locate nesting birds, construction activities may be conducted. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests. Occupied nests of special status bird species within Project work areas shall be mapped using GPS or survey equipment. Work shall not be allowed within a 300-foot buffer (for special status non-raptors) or 500-foot buffer (for raptors) while the nest is in use. The buffer zone shall be delineated on the ground with highly visible fencing or rope barriers where it overlaps work areas. The Project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions and the species. Occupied nests of special status bird species shall be monitored at least every two weeks through the nesting season to document nest success and check for Project compliance with buffer zones. Once nests are deemed inactive and/or chicks have fledged and are no longer dependent on the nest, work may commence in these areas. A pre-construction survey report shall be submitted to the City immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements, where applicable. A map of the Project site and nest locations shall be included with the report.

4.3.2 Wintering Birds

Ferruginous hawk is a special status raptor that is known to winter in inland grassland habitats in San Luis Obispo County. Burrowing owl is a special status animal that occurs in San Luis Obispo County and was determined to have low potential to winter or migrate through the Study Area. The Project would result in a net loss of wintering habitat in the region for both species. Due to the large amount of suitable wintering habitat in the area, this impact is considered negligible and no further surveys or mitigations are recommended.

4.3.3 Mammals

Two special-status mammal species, American badger, and San Joaquin kit fox, were determined to have potential to occur within the Study Area. Project activities including grading and excavation work could result in direct injury or mortality to these animals, or indirect take by disturbance of natal dens and abandonment by adult badgers or kit fox. The introduction of

artificial light sources could also potentially disrupt diurnal and nocturnal behavior of these animals. Additionally, the Study Area is located within the San Luis Obispo County San Joaquin kit fox habitat area, and specifically within the 3:1 mitigation ratio area. Therefore, standard kit fox mitigation measures apply to the Project. The following measures are recommended to reduce potential project-related impacts to special status mammals:

BIO-22. A pre-construction survey shall be conducted within thirty days of beginning work on the site to identify if badgers are present. The results of the survey shall be sent to the project manager and the City of Paso Robles. If the pre-construction survey finds potential badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire impact area, plus a 500-foot buffer, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. Between July 1st and February 1st all potential badger dens shall be inspected to determine if badgers are present. During the winter badgers do not truly hibernate but are inactive and asleep in their dens for several days at a time. Because they can be torpid during the winter, they are vulnerable to disturbances that may collapse their dens before they rouse and emerge. Therefore, surveys shall be conducted for badger dens throughout the year. Exclusion of badgers from dens may only be done during the non-breeding season by a qualified biologist experienced in den exclusions. Dens must be fully excavated and backfilled after eviction is complete.

BIO-23. Security and night lighting shall be downcast or shielded and kept to the minimum extent feasible while maintaining the safety and operation of the facility.

BIO-24. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles Department of Planning and Building, Environmental and Resource Management Division (City) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented. Items in bold brackets indicate placeholders for numbers to be provided by the City.

a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of **[Total number of mitigation acres required]** acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Wildlife (Department) and the County.

   This mitigation alternative (a) requires that all aspects if this program must be in place before City permit issuance or initiation of any ground disturbing activities.

b. Deposit funds into an approved in-lieu fee program, which would provide for the

protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy", would total $**[Amount of fee based on $2500 per acre]**. This fee is calculated based on the current cost-per-unit of $2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification about your mitigation options but prior to City permit issuance and initiation of any ground disturbing activities.

c. Purchase **[Total number of mitigation acres required]** credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with CEQA. The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total $**[Amount of mitigation acres required (i.e. credits), currently priced at $2500 per credit]**. This fee is calculated based on the current cost-per-credit of $2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.

BIO-25. Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the City. The retained biologist shall perform the following monitoring activities:

a. Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, the biologist shall conduct a pre-activity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.

b. The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer

than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BIO-24 through BIO-34. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BIO-25iii). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City.

c. Prior to or during project activities, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and CDFW for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work.

d. If incidental take of kit fox during project activities is possible, before project activities commence, the applicant must consult with the USFWS. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

e. In addition, the qualified biologist shall implement the following measures:

1. Within 30 days prior to initiation of site disturbance and/or construction, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances:

   - Potential kit fox den: 50 feet
   - Known or active kit fox den: 100 feet
   - Kit fox pupping den: 150 feet

2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.

3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring by a qualified biologist shall be required during ground disturbing activities.

BIO-26. Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate the following as a note on the project plans: "*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox*". Speed limit signs shall be installed on the project site within 30 days prior to initiation of site disturbance and/or construction.

BIO-27. During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the City, during which additional kit fox mitigation measures may be required.

BIO-28. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BIO-29. During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

BIO-30. During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped.

BIO-31. During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

BIO-32. Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

BIO-33. During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.

BIO-34. Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches.
b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards
c. Upon fence installation, the applicant shall notify the City to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines

4.3.4 Habitat Connectivity and Wildlife Movement

The proposed project would have no impact to habitat connectivity and wildlife movement; therefore, no mitigation measures are recommend.

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6 APPENDICES

- **Appendix A. Special Status Plants Reported from the Region**
- **Appendix B. Special Status Animals Reported from the Region**
- **Appendix C. Tree Evaluation Letter Report**
- **Appendix D. Wetland Determination Data Forms**

APPENDIX A. SPECIAL STATUS PLANTS REPORTED FROM THE REGION

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
1.	**Bristlecone fir**	*Abies bracteata*	-	G2G3/S2S3	1B.3	n/a	Lower montane coniferous forest. Rocky sites in Monterey and SLO Counties. 210-1600 m.	No. Suitable habitat not present.
2.	**Hoover's bent grass**	*Agrostis hooveri*	-	G2/S2	1B.2	Apr-Aug	Sandy soil in oak woodland habitat; <600 m.	No. Suitable habitat not present.
3.	**Douglas' fiddleneck**	*Amsinckia douglasiana*	-	-/-	4.2	Mar-May	Unstable shaly sedimentary slopes; (100) 150–1600 m.	No. Suitable habitat not present.
4.	**Oval-leaved snapdragon**	*Antirrhinum ovatum*	-	G3/S3	4.2	May-Nov	Heavy, adobe-clay soils on gentle, open slopes, also disturbed areas; 200-1000 m.	No. Suitable heavy clay soils not present.
5.	**Hoover's manzanita**	*Arctostaphylos hooveri*	-	-/-	4.3	Feb-Jun	Rocky slopes, upland chaparral, open ponderosa-pine forest near coast; 450-1100 m.	No. Suitable habitat not present.
6.	**Bishop manzanita**	*Arctostaphylos obispoensis*	-	-/-	4.3	Feb-Jun	Rocky, gen serpentine soils, chaparral, open close-cone forest near coast; 60-950 m.	No. Suitable habitat not present.
7.	**Indian Valley spineflower**	*Aristocapsa insignis*	-	G1/S1	1B.2	May-Sep	Foothill woodland; 300-600 m.	No. Suitable habitat not present.
8.	**Salinas milk-vetch**	*Astragalus macrodon*	-	-/-	4.3	Apr-Jul	Eroded pale shales or sandstone, or serpentine alluvium; 300-950 m.	No. Suitable soils not present.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
9.	**La Panza mariposa-lily**	*Calochortus simulans*	-	G2/S2	1B.3	Apr-Jun	Grassland, oak woodland & pine forest, on sand, granite, or serpentine; <1100 m.	No. Suitable soils not present. No known occurrences within 10 miles.
10.	**Dwarf calycadenia**	*Calycadenia villosa*	-	G3/S3	1B.1	May-Oct	Dry, rocky hills, ridges, in chaparral, woodland, meadows and seeps; <1100 m.	No. Suitable habitat not present.
11.	**Hardham's evening-primrose**	*Camissoniopsis hardhamiae*	-	G2/S2	1B.2	Mar-May	Decomposed carbonate soils, in chaparral, cismontane woodland.	No. Suitable habitat not present.
12.	**San Luis Obispo owl's-clover**	*Castilleja densiflora var. obispoensis*	-	G5T2/S2	1B.2	Mar-May	Coastal grassland, <100 m.	No. Coastal species. Nearby occurrence records debated by local botanists.
13.	**Lemmon's jewelflower**	*Caulanthus lemmonii*	-	G3/S3	1B.2	Feb-May	Dry, exposed slopes, grassland, chaparral, scrub; 80-1100 m.	No. Exposed slopes typical of species not present.
14.	**Lompoc ceanothus**	*Ceanothus cuneatus var. fascicularis*	-	-/-	4.2	Feb-Apr	Chaparral on coastal sandy mesas; <400 m.	No. Suitable habitat not present.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
15.	**Santa Lucia purple amole**	*Chlorogalum purpureum var. purpureum*	T	G2T2/S2	1B.1	Apr-Jun	Cismontane woodland, valley and foothill grassland, often with blue oaks. 300-330 m.	No. Suitable habitat not. Study area outside of variety's range.
16.	**Douglas' spineflower**	*Chorizanthe douglasii*	-	-/-	4.3	Apr-Jul	Foothill woodland, pine forest, chaparral, sandy or gravelly soils; 200-1600 m.	No. Suitable habitat not present.
17.	**Palmer's spineflower**	*Chorizanthe palmeri*	-	-/-	4.2	Apr-Aug	Serpentine; 60-700m.	No. Suitable soils not present.
18.	**Straight-awned spineflower**	*Chorizanthe rectispina*	-	G2/S2	1B.3	Apr-Jul	Chaparral, dry woodland in sandy soil; 200-600 m.	No. Suitable habitat not present.
19.	**Monkey-flower savory**	*Clinopodium mimuloides*	-	-/-	4.2	Jun-Oct	Moist places, streambanks, chaparral, woodland; 400-1800 m.	No. Suitable habitat not present. No records within 10 miles.
20.	**Small-flowered morning-glory**	*Convolvulus simulans*	-	-/-	4.2	Mar-Jul	Clay substrates, occ serpentine, ann grassland, coastal-sage scrub, chaparral; 30-875 m.	No. Suitable clay soils not present. Only occurrence record within 9 quads is historical (1895).

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
21.	**Small-flowered gypsum-loving larkspur**	*Delphinium gypsophilum* ssp. *parviflorum*	-	-/-	3.2	(Mar)Apr-Jun	Clay soil in cismontane woodland; 200-350 m.	No. Suitable habitat not present. Subspecies no longer recognized. Species not ranked as rare.
22.	**Eastwood's larkspur**	*Delphinium parryi ssp. eastwoodiae*	-	G4T2/S2	1B.2		Coastal chaparral, grassland, on serpentine; 100-500m.	No. Study Area is outside of plant's coastal range.
23.	**Umbrella larkspur**	*Delphinium umbraculorum*	-	G3/S3	1B.3	Apr-Jun	Moist oak forest; 400-1600 m.	No. Suitable habitat not present.
24.	**Koch's cord moss**	*Entosthodon kochii*	-	G1/S1	1B.3	n/a	Cismontane woodland. Moss growing on soil.	No. Suitable habitat not present.
25.	**Yellow-flowered eriastrum**	*Eriastrum luteum*	-	G2/S2	1B.2	May-Jun	Bare sandy decomposed granite slopes in cismontane woodland, chaparral, forest; 360-1000 m.	No. Suitable habitat not present.
26.	**Elegant wild buckwheat**	*Eriogonum elegans*	-	-/-	4.3	May-Nov	Sand or gravel; 200 – 1200 m.	No. Appropriate sandy or gravelly soils not present.
27.	**Jepson's woolly sunflower**	*Eriophyllum jepsonii*	-	-/-	4.3	Apr-Jun	Dry oak woodland; 200-1000 m.	No. Suitable habitat not present.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
28.	**San Benito poppy**	*Eschscholzia hypecoides*	-	-/-	4.3	Mar-Jun	Grassy areas in woodland, chaparral; 200-1600 m.	No. Suitable habitat not present.
29.	**Hogwallow starfish**	*Hesperevax caulescens*	-	-/-	4.2	Mar-Jun	Clay soils, mesic sites in valley and foothill grassland; 0-505 m.	No. Suitable clay soils not present.
30.	**Mesa horkelia**	*Horkelia cuneata var. puberula*	-	G4T1/S1	1B.1	Feb-Jul(Sep)	Dry, sandy coastal chaparral; gen 70-700 m.	No. Suitable habitat not present.
31.	**Kellogg's horkelia**	*Horkelia cuneata var. sericea*	-	G4T1?/S1?	1B.1	Apr-Sep	Old dunes, coastal sand hills; <200 m.	No. Suitable habitat not present.
32.	**Santa Lucia dwarf rush**	*Juncus luciensis*	-	G3/S3	1B.2	Apr-Jul	Vernal pools, ephemeral drainages, wet meadow habitats, and streams; 300-1900 m.	Low. Nearest occurrence (4.2 miles southeast. Potential habitat on site low quality.
33.	**Jared's pepper-grass**	*Lepidium jaredii ssp. jaredii*	-	G2G3T1T2/S1S2	1B.2	Mar-May	Alkali bottoms, slopes, washes, 500-700 m..	No. Nearby CNDDB record is historical (1800’s) and exact location unknown. Subspecies no longer recognized. Species not rare.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
34.	**Davidson's bush-mallow**	*Malacothamnus davidsonii*	-	G2/S2	1B.2	Jun-Jan	Sandy washes in coastal scrub, riparian woodland, chaparral; 180-855 m.	No. Suitable habitat not present.
35.	**Jones' bush-mallow**	*Malacothamnus jonesii*	-	-/-	4.3	(Mar)Apr-Oct	Open chaparral in foothill woodland; 250-830 m.	No. Suitable habitat not present.
36.	**Carmel Valley malacothrix**	*Malacothrix saxatilis var. arachnoidea*	-	G5T2/S2	1B.2	(Mar)Jun-Dec	Rock outcrops, steep rocky road cuts in chaparral; 25-1215 m. Endemic to Monterey County.	No. Suitable habitat not present.
37.	**Oregon meconella**	*Meconella oregana*	-	G2G3/S2	1B.1	Mar-May	Shaded canyons. <1000 m.	No. Suitable habitat not present.
38.	**Woodland woollythreads**	*Monolopia gracilens*	-	G3/S3	1B.2	(Feb)Mar-Jul	Chaparral, serpentine grassland, cismontane woodland, sandy to rocky soils.	No. Suitable habitat no present.
39.	**Spreading navarretia**	*Navarretia fossalis*	T	G2/S2	1B.1	Apr-Jun	Chenopod scrub, marshes and swamps, playas, and vernal pools; 30-1300m.	No. Only one historical record in County, 11 miles south. Known from Ventura Co. and south.
40.	**Shining navarretia**	*Navarretia nigelliformis ssp. radians*	-	G4T2/S2	1B.2	(Mar)Apr-Jul	Vernal pools, clay depressions, dry grasslands; 150-1000 m.	Low. Numerous nearby occurrences; habitat in Study Area marginal.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
41.	**Prostrate vernal pool navarretia**	*Navarretia prostrata*	-	G2/S2	1B.2	Apr-Jul	Vernal pools or alkaline soils in grasslands; 15-700 m.	No. Study Area outside of species known range.
42.	**Large-flowered nemacladus**	*Nemacladus secundiflorus var. secundiflorus*	-	-/-	4.3	Apr-Jun	Dry, gravelly slopes; 200-2000m	No. Suitable habitat not present.
43.	**Hooked popcornflower**	*Plagiobothrys uncinatus*	-	G2/S2	1B.2	Apr-May	Canyon sides, chaparral; on sandstone 300-600 m.	No. Suitable habitat not present.
44.	**San Gabriel ragwort**	*Senecio astephanus*	-	-/-	4.3	May-Jul	Drying alkaline flats, chaparral, cismontane woodland, coastal scrub; <400 m.	No. Suitable habitat not present.
45.	**Santa Cruz microseris**	*Stebbinsoseris decipiens*	-	G2/S2	1B.2	Apr-May	Open, sandy, shaly, or serpentine sites, coastal; 10-500 m.	No. Suitable habitat not present.

State/Rank Abbreviations:

FE: Federally Endangered
FT: Federally Threatened
PE: Proposed Federally Endangered
PT: Proposed Federally Threatened
CE: California Endangered
CR: California Rare
CT: California Threatened
Cand. CE: Candidate for California Endangered
Cand. CT: Candidate for California Threatened

California Rare Plant Ranks:
CRPR 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere
CRPR 2A: Plants presumed extirpated in California, but common elsewhere
CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
CRPR 4: Plants of limited distribution - a watch list

CRPR Threat Ranks:
0.1 - Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2 - Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
0.3 - Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Global/State Ranks

G1/S1 – Critically Imperiled
G2/S2 – Imperiled
G3/S3 – Vulnerable
G4/S4 – Apparently Secure
G5/S5 – Secure

Q – Element is very rare but there are taxonomic questions associated with it.
Range rank – (e.g., S2S3 means rank is somewhere between S2 and S3)
? – (e.g., S2? Means rank is more certain than S2S3 but less certain that S2)

APPENDIX B. SPECIAL STATUS ANIMALS REPORTED FROM THE REGION

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CDFW Status	Nesting / Breeding Period	Habitat Preference	Potential to Occur
1.	**Tricolored blackbird**	*Agelaius tricolor*	-/T	G2G3/S1S2	SSC	March 15 – August 15	Requires open water, protected nesting substrate, & foraging area with insect prey near nesting colony.	No. Suitable habitat no present.
2.	**Northern California legless lizard**	*Anniella pulchra*	-/-	G3/S3	SSC	May – September	Sandy or loose loamy soils under coastal scrub or oak trees. Soil moisture essential.	No. Suitable habitat not present. Only one oak on site, adequate soil moisture not present.
3.	**Pallid bat**	*Antrozous pallidus*	-/-	G5/S3	SSC	Spring – Summer	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	No. Lack of preferred roosting habitat or nearby records.
4.	**Golden eagle**	*Aquila chrysaetos*	-/-	G5/S3	WL/FP	March 15 – August 15	Rolling foothills, mountain areas, sage-juniper flats, and desert.	Low potential for foraging. No potential for nesting due to level of human activity in area.
5.	**Great blue heron**	*Ardea herodias*	-/-	G5/S4	SA	March 15 – August 15	Colonial nester in tall trees, cliffsides, and sequestered spots on marshes.	No. Suitable habitat no present.
6.	**Burrowing owl**	*Athene cunicularia*	-/-	G4/S3	SSC	March 15 – August 15	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Low. Habitat is marginally suitable. Reported sightings 1.5 miles south (eBird 2019).

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CDFW Status	Nesting / Breeding Period	Habitat Preference	Potential to Occur
7.	**Lesser slender salamander**	*Batrachoseps minor*	-/-	G1/S1	SSC	n/a	South Santa Lucia Mountains in tanbark oak, coast live oak, blue oak, sycamore & laurel.	No. Suitable habitat no present.
8.	**Crotch bumble bee**	*Bombus crotchii*	-/CE	G3G4/S1S2	SA	Spring	Open grassland and scrub habitats. Nest underground.	No. Nearest occurrence, 10.3 miles south, is historical. Some nectaring sources available, but annual tilling makes ground nesting unlikely.
9.	**Vernal pool fairy shrimp**	*Branchinecta lynchi*	T/-	G3/S3	SA	Rainy season	Clear water sandstone depression pools, grassed swale, earth slump, or basalt flow depression pools.	No. Pools not detected on site.
10.	**Ferruginous hawk**	*Buteo regalis*	-/-	G4/S3S4	WL	n/a	Winters locally in open grassland or savannah habitats. More common in interior SLO County than coast.	Low – wintering and foraging. No potential for nesting. Does not breed locally.
11.	**Townsend's big-eared bat**	*Corynorhinus townsendii*	-/-	G3G4/S2	SSC	Spring – Summer	Caves, buildings, and mine tunnels. Cave like attics as day roosts. On coast roosts are normally within 100 m. of creeks.	No. Suitable habitat no present.
12.	**Western pond turtle**	*Emys marmorata*	-/-	G3G4/S3	SSC	April – August	Permanent or semi-permanent streams, ponds, lakes.	No. Suitable habitat no present.
13.	**California horned lark**	*Eremophila alpestris actia*	-/-	G5T4Q/S4	WL	March 15 – August 15	Nests on the ground in open habitats. More common in the interior.	No. Subspecies does not occur in Paso Robles.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CDFW Status	Nesting / Breeding Period	Habitat Preference	Potential to Occur
14.	**Prairie falcon**	*Falco mexicanus*	-/-	G5/S4	WL	March 15 – August 15	Inhabits dry, open terrain. Nests on cliffs near open areas for hunting.	Low – foraging only. No nesting habitat in Study Area.
15.	**Bald eagle**	*Haliaeetus leucocephalus*	D/E	G5/S3	FP	March 15 – August 15	Nests within 1 mile of water in tall live tree with open branches.	No. Suitable habitat not present.
16.	**Hoary bat**	*Lasiurus cinereus*	-/-	G5/S4	SA	Spring – Fall	Forages in open habitats or habitat mosaics with trees. Roosts in dense foliage of medium to large trees. Feeds on moths. Requires water.	No. Suitable habitat no present.
17.	**San Joaquin coachwhip**	*Masticophis flagellum ruddocki*	-/-	G5T2T3/S2?	SSC	May – September	Open, dry, treeless areas, including grasslands and saltbush scrub; takes refuge in burrows and under shaded vegetation	No. Study Area is not within species range. No documented occurrences within 10 miles.
18.	**Monterey dusky-footed woodrat**	*Neotoma macrotis luciana*	-/-	G5T3/S3	SSC	n/a	Forest habitats of moderate canopy and moderate to dense understory. Also in chaparral habitats.	No. Suitable habitat no present.
19.	**Salinas pocket mouse**	*Perognathus inornatus psammophilus*	-/-	G4T2?/S1	SSC	n/a	Annual grassland and desert shrub in Salinas Valley, with friable soils	No. Study Area not suitable due to annual tilling. Nearest occurrence 5 miles north is historical.
20.	**Coast horned lizard**	*Phrynosoma blainvillii*	-/-	G3G4/S3S4	SSC	May – September	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	No. Suitable habitat no present.
21.	**Atascadero June beetle**	*Polyphylla nubila*	-/-	G1/S1	SA	Summer	Not well described.	Unknown.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CDFW Status	Nesting / Breeding Period	Habitat Preference	Potential to Occur
22.	**Foothill yellow-legged frog**	*Rana boylii*	-/CT	G3/S3	SSC	March – September	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats.	No. Suitable habitat no present.
23.	**California red-legged frog**	*Rana draytonii*	T/-	G2G3/S2S3	SSC	January – September	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	No. Suitable habitat no present.
24.	**Yellow warbler**	*Setophaga petechia*	-/-	G5/S3S4	SSC	March 15 – August 15	Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada.	No. Suitable habitat no present.
25.	**Western spadefoot**	*Spea hammondii*	-/-	G3/S3	SSC	January – August	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Breeding occurs in vernal pools in grassland and woodland habitats	No. Suitable habitat no present. No ponded water.
26.	**Coast Range newt**	*Taricha torosa*	-/-	G4/S4	SSC	December – May	Coastal drainages from Mendocino County to San Diego County.	No. Suitable habitat no present.
27.	**American badger**	*Taxidea taxus*	-/-	G5/S3	SSC	February – May	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Low. No documented occurrences within 5 miles however habitat Study Area provides low-quality habitat and contiguous to open spaces.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CDFW Status	Nesting / Breeding Period	Habitat Preference	Potential to Occur
28.	**Lompoc grasshopper**	*Trimerotropis occulens*	-/-	G1G2/S1S2	SA	n/a	Known only from Santa Barbara and San Luis Obispo counties.	No. Only record in area is historical and exact location unknown. All other records from Santa Barbara County.
29.	**Least Bell's vireo**	*Vireo bellii pusillus*	E/E	G5T2/S2	SA	March 15 – August 15	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	No. Suitable habitat no present.
30.	**San Joaquin kit fox**	*Vulpes macrotis mutica*	E/T	G4T2/S2	SA	December – July	Annual grasslands or grassy open stages with scattered shrubby vegetation. Needs loose textured sandy soil and prey base.	Low. Species not documented within 5 miles for over 20 years. Study Area provides low quality habitat but contiguous with higher quality habitat. 1991 sighting within 0.9 mile.

Federal and State Status Abbreviations:

FE: Federally Endangered
FT: Federally Threatened
PE: Proposed Federally Endangered
PT: Proposed Federally Threatened
CE: California Endangered
CT: California Threatened
CCE: Candidate for California Endangered
CCT: Candidate for California Threatened

Global/State Ranks:

G1/S1 – Critically Imperiled
G2/S2 – Imperiled
G3/S3 – Vulnerable
G4/S4 – Apparently Secure
G5/S5 – Secure
Q – Element is very rare but there are taxonomic questions associated with it.
Range rank – (e.g., S2S3 means rank is somewhere between S2 and S3)
? – (e.g., S2? Means rank is more certain than S2S3 but less certain that S2)

California Department of Fish and Wildlife Rank:

WL: Watch Lis
SSC: Species of Special Concern
FP: Fully Protected
SA: Special Animal

APPENDIX C. TREE EVALUATION LETTER REPORT

ATTACHMENT 4
BIOLOGICAL REPORT

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES
1602 Spring Street, Paso Robles, CA 93446
(805) 237-9626 • Fax (805) 237-9181 • www.althouseandmeade.com

February 3, 2020
1221.03

Keith Hamm
3055 Blue Rock Road
Paso Robles, CA 93446

Re: Tree Evaluation Letter Report for AutoCraft Project, City of Paso Robles, CA

Dear Mr. Hamm:

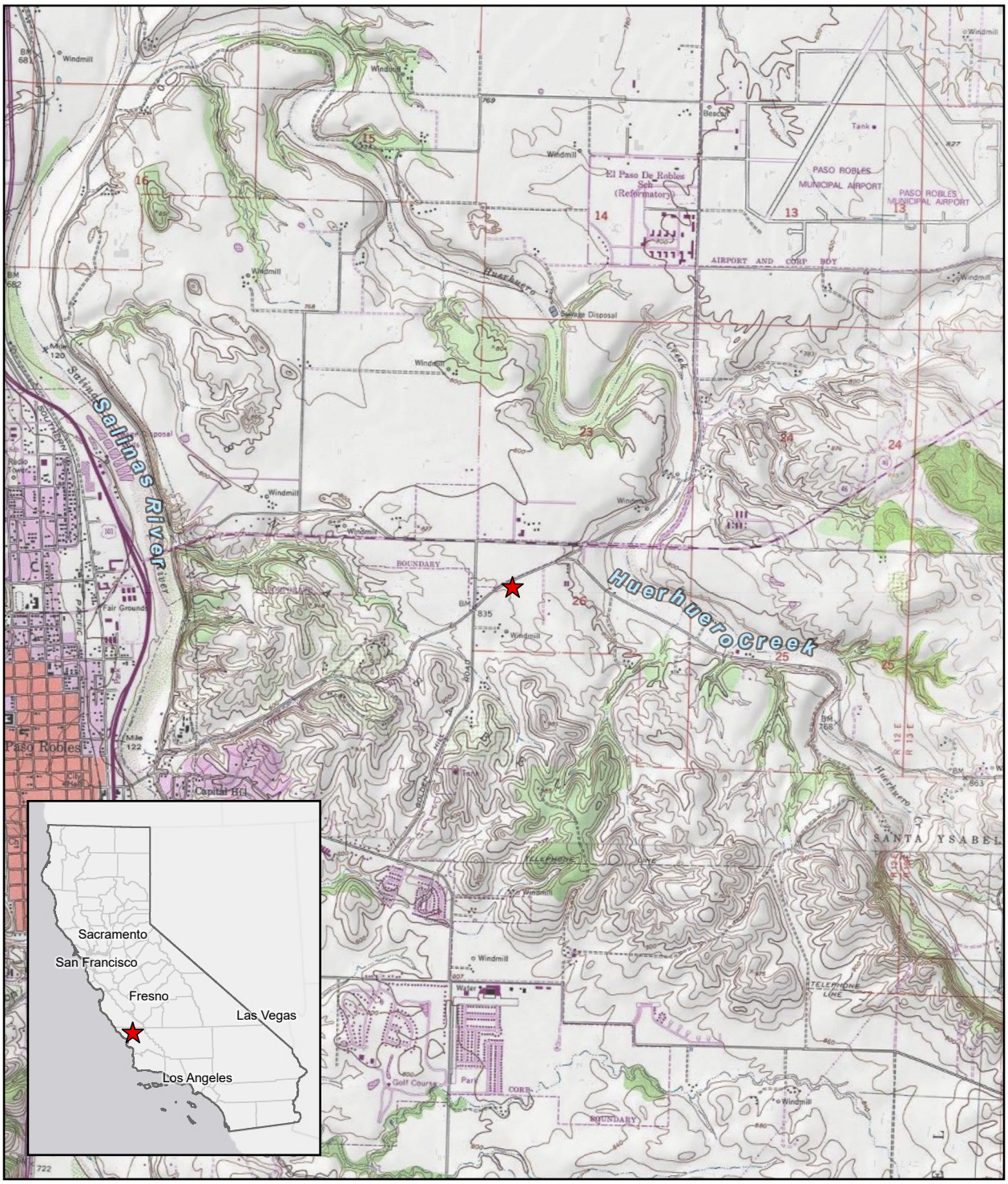
This letter reports a tree evaluation conducted on an approximately 2.8-acre property (Study Area) located southeast of the intersection of Union and Golden Hill Road, in the City of Paso Robles, California. Approximate coordinates for the Property are 35.641441 N, -120.654763 W (WGS84) in the Paso Robles United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 1).

On January 30, 2020 Althouse and Meade staff arborist Cory Meyer measured and evaluated two (2) valley oak trees (*Quercus lobata*) located on the south side of Union Road (Photos 1 and 2). The evaluation was a visual inspection from the ground. A TruPulse 200 laser instrument was used to collect height measurements. The canopy size was estimated. The one onsite tree was tagged prior to the site visit and is referred to as tag #881. The offsite tree was not tagged and is referred to as the "eastern tree". Both trees are depicted in Figure 2.

Photo 1. Tree #881, looking northwest, October 4, 2019.

Photo 2. Eastern tree, looking east, February 3, 2020.

Figure 1. United States Geological Survey Topographic Map



Legend

Project Location

N

0 0.5 1 Mile

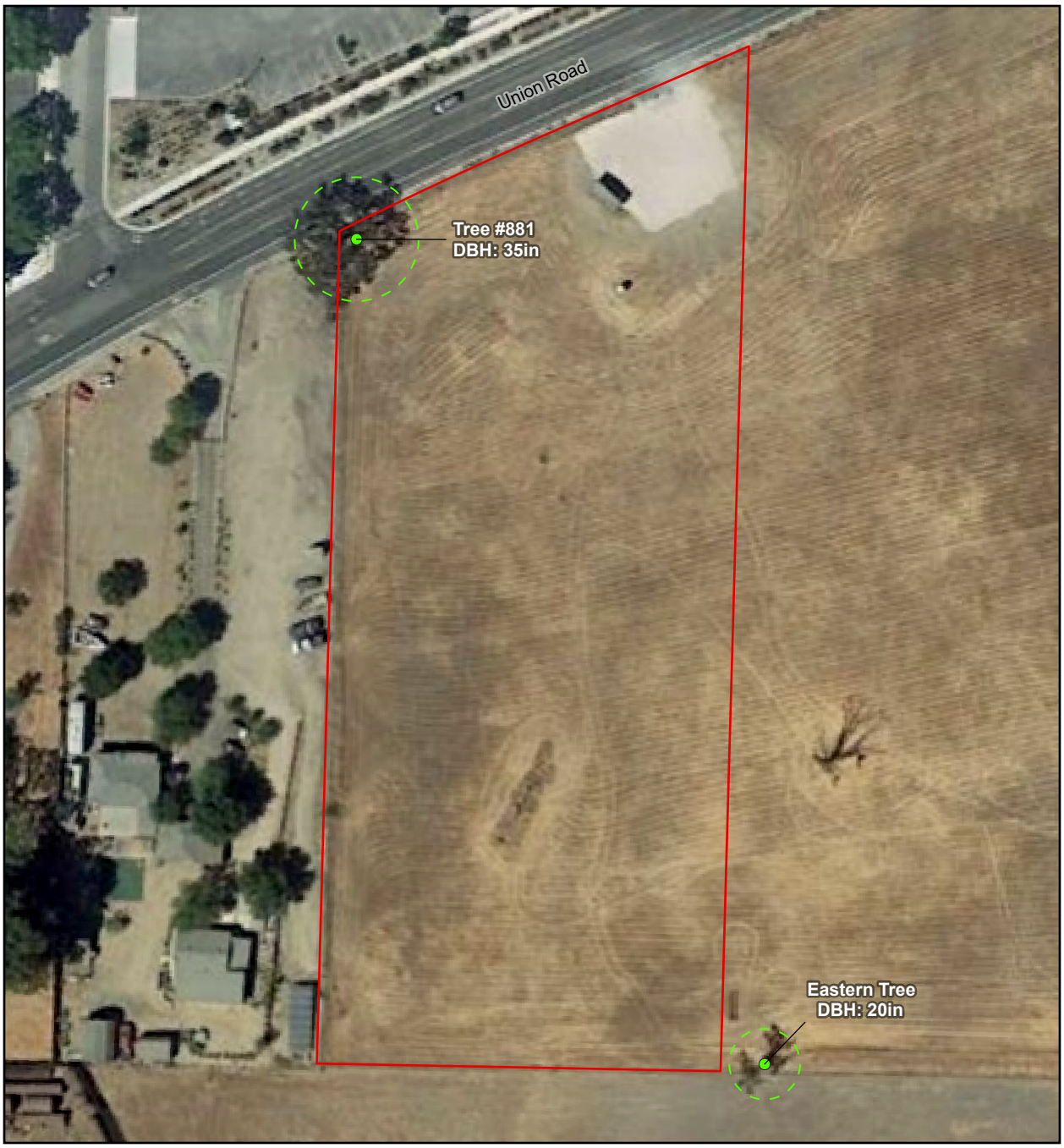
AutoCraft Project
Map Center: 120.65548°W 35.6412°N
Paso Robles, San Luis Obispo County

USGS Quadrangle: Paso Robles

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Map Updated:
November 18, 2019 08:47 AM by SAF

Figure 2. Tree Survey



Legend

- Valley Oak
- Critical Root Zone
- Study Area (2.8 acres)

N

0 50 100 Feet

AutoCraft Project
Map Center: 120.65472°W 35.6416°N
Paso Robles, San Luis Obispo County

Biological Survey Date: January 2020

ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Map Updated:
February 03, 2020 03:02 PM by SAF

EXISTING CONDITIONS

The western tree, #881 is located onsite and in the northwest corner of the property. Tree #881 was measured and assessed for overall tree health. The diameter breast height (DBH) was 35 inches, with a measured height of 65 feet, and an estimated canopy cover of 65 to 70 feet wide. On a scale of 1 to 10 (with 1 as dead, 2 in decline, and <3 recommended for removal), this tree was rated a 6 and was generally rated well for overall health. The trunk of Tree #881 is located where the property's chain-link fence, an old barbwire fence and the neighbor's white wooden fence meet. Notably, barbwire from the old fence was embedded in bark (Photo 3). At the base of the tree was a concrete block among many gopher holes. Recent road shoulder and curb improvements for Union Road improvements were also noted and within 8 feet of the northern hemisphere of the critical root zone (CRZ). There was evidence of stormwater runoff pooling and eroding in this area. A beehive was observed on one north branch of the tree that was broken and hollow (Photo 4). Cynipid wasp galls were also noted on the tree. Branches on the south side of the tree had lichen growing, indicative of slow growth/low vigor on those branches.

Photo 3. Trunk of Tree #881 with embedded barbwire, January 30, 2020.

Photo 4. Hollowed out north branch of Tree #881 with bees swarming around the hive, January 30, 2020.

The eastern tree is located offsite and east of the southeast corner of the property with a DBH of 20 inches, a height of approximately 35 to 40 feet, and an estimated canopy cover of 20 feet wide. This tree was rated a 5 for overall health and had lichen growing on the tree limbs.

Recommendations

Tree #881

Since Tree #881 is located within a public right-of-way (ROW) it is recommended to have a canopy clean-up of the dead and dying limbs. The cuts should be approximately 3 inches from the primary branch and should be a clean, blunt cut. This is to prevent any future hazards of broken, rotted branches, keep the tree from becoming susceptible to infections, and to maintain the overall health of the tree.

The City of Paso Robles defines the CRZ at a ratio of 1-inch DBH to 1-foot CRZ. This means that the proposed bio-retention and sidewalk improvements within Tree #881's CRZ (35 feet from the trunk) would compromise the integrity of the valley oak tree. In order to avoid impacts to the CRZ

we recommend no new improvements in the CRZ. If improvements are required, we recommend that public ROW improvements within this zone dig no more then 3-inches of top-soil. Using decomposed granite (DG) or constructing the sidewalk to go around the CRZ would be an effective means of avoiding potential impacts to the CRZ. The following mitigation measures (MM) are recommended:

BIO-1. The Critical Root Zone (CRZ) measured at 35 feet from the trunk of Tree #881 shall be shown on all plan sets. Plan sets shall indicate a no disturbance area within the CRZ.

BIO-2. Prior to ground-breaking activities, tree protection fencing shall be installed as close to the outer limit of the CRZ as practicable for construction operations. The fencing shall be in place throughout the duration of the project and removed only under the direction of the project environmental monitor or arborist. Signage stating "Sensitive Resource Area – Keep Out" shall be placed on the fencing.

If the City prefers to require additional impacts to Tree #881with proposed sidewalk connection to the west, we recommend that any work within the CRZ be conducted after consultation with the Project engineer and contractor regarding means and methods needed to minimize and avoid unnecessary impacts to the tree's root zone. Any construction activity within the CRZ must be monitored by a qualified arborist. The qualified arborist would be available to treat any damaged roots with appropriate cuts and wound care (e.g., application of fungicide and pesticide, as appropriate).

Impacts within the tree's CRZ would require mitigation, planting of native valley oaks per the City's tree ordinance. We recommend that a minimum of four valley oaks be planted, maintained and protected on site to mitigate for impacts within the valley oak's CRZ.

Eastern Tree (offsite)

The CRZ for the eastern tree is 20 feet from the tree's trunk. The eastern property line is located out of the CRZ of the eastern tree. No development is proposed in the southeast corner of the property and the CRZ is not expected to be impacted with the development of this project. No mitigation is recommended for this tree.

Thank you for allowing us to be of assistance. If you have any questions or concerns, please call me at (805) 237-9626.

Sincerely,

Cory Meyer
Certified Arborist

Copy: Darren Nash, City Planner, City of Paso Robles
David LaCaro, Public Works, City of Paso Robles
David Athey, City Engineer, City of Paso Robles

APPENDIX D. WETLAND DETERMINATION DATA FORMS

ATTACHMENT 4
BIOLOGICAL REPORT

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Autocraft City/County: Paso Robles/San Luis Obispo Sampling Date: 02/21/2020

Applicant/Owner: Keith Hamm State: CA Sampling Point: UP1

Investigator(s): L.D. Althouse, K.R. Brown, S.E. Termondt Section, Township, Range: 27S BE

Landform (hillslope, terrace, etc.): Valley Local relief (concave, convex, none): Concave Slope (%): 1

Subregion (LRR): LRRC Lat: 35.64152 Long: -120.654351 Datum: WGS84

Soil Map Unit Name: San Ysidro Loam 0-2 percent slope NWI classification: n/a

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✔	**Is the Sampled Area within a Wetland?** Yes ____ No ✔
Hydric Soil Present?	Yes ____	No ✔	
Wetland Hydrology Present?	Yes ____	No ✔	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. n/a			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1. n/a			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 1 m x 1m)			
1. Rumex crispus	70	Y	FAC
2. Erodium botyrs	15	N	FACU
3. Erodium cicutarium	60	Y	UPL
4. Festuca myurose	1	N	NL
5. Lupinus sp.	2	N	NL
6.			
7.			
8.			
	= Total Cover		
Woody Vine Stratum (Plot size: ____)			
1. n/a			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 2 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	70	x 3 =	210
FACU species	15	x 4 =	60
UPL species	60	x 5 =	300
Column Totals:	145 (A)		570 (B)

Prevalence Index = B/A = 3.9

Hydrophytic Vegetation Indicators:

- ____ Dominance Test is >50%
- ____ Prevalence Index is ≤3.0[1]
- ____ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks:

SOIL

Sampling Point: UP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100					SL	
4-12	10YR 4/2	100					SL	Fine gravels present, coarse and fine roots down to 12".

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No ✔

Remarks:

No hydric soil indicators.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ✔ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✔ Depth (inches): _____

Water Table Present? Yes ___ No ✔ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No ✔ Depth (inches): _____

Wetland Hydrology Present? Yes ___ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators.

ATTACHMENT 4
BIOLOGICAL REPORT

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Autocraft City/County: Paso Robles/San Luis Obispo Sampling Date: 02/21/2020

Applicant/Owner: Keith Hamm State: CA Sampling Point: UP1

Investigator(s): L.D. Althouse, K.R. Brown, S.E. Termondt Section, Township, Range: 27S BE

Landform (hillslope, terrace, etc.): Valley Local relief (concave, convex, none): Concave Slope (%): 1

Subregion (LRR): LRRC Lat: 35.64152 Long: -120.654351 Datum: WGS84

Soil Map Unit Name: San Ysidro Loam 0-2 percent slope NWI classification: n/a

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✔	**Is the Sampled Area within a Wetland?** Yes ____ No ✔
Hydric Soil Present?	Yes ____	No ✔	
Wetland Hydrology Present?	Yes ____	No ✔	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. n/a			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1. n/a			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 1 m x 1m)			
1. Rumex crispus	70	Y	FAC
2. Erodium botyrs	15	N	FACU
3. Erodium cicutarium	60	Y	UPL
4. Festuca myurose	1	N	NL
5. Lupinus sp.	2	N	NL
6.			
7.			
8.			
	= Total Cover		
Woody Vine Stratum (Plot size: ____)			
1. n/a			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 2 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	70	x 3 =	210
FACU species	15	x 4 =	60
UPL species	60	x 5 =	300
Column Totals:	145 (A)		570 (B)

Prevalence Index = B/A = 3.9

Hydrophytic Vegetation Indicators:

- ___ Dominance Test is >50%
- ___ Prevalence Index is ≤3.0[1]
- ___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks:

SOIL

Sampling Point: UP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100					SL	
4-12	10YR 4/2	100					SL	Fine gravels present, coarse and fine roots down to 12".

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No ✔

Remarks:

No hydric soil indicators.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ✔ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✔ Depth (inches): _____

Water Table Present? Yes ___ No ✔ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No ✔ Depth (inches): _____

Wetland Hydrology Present? Yes ___ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators.

ATTACHMENT 5
TRIP GENERATION MEMO

Central Coast Transportation Consulting
Traffic Engineering & Transportation Planning

MEMORANDUM

Date: February 24, 2020

To: David Marchell, Omni Design Group

From: Joe Fernandez and Travis Low, CCTC

Subject: Paso Robles Collision Repair Facility – Trip Generation Estimate

This memorandum summarizes the trip generation estimate for the proposed AutoCraft collision repair facility at 2930 Union Road in the City of Paso Robles. In summary, the facility is expected to generate 12 trips during the PM peak hour.

OPERATIONAL CHARACTERISTICS

The existing AutoCraft facility is located at 3055 Blue Rock Road in the unincorporated area of San Luis Obispo County. **Table 1** presents an operational characteristics comparison of the existing and proposed facilities.

Table 1: Operational Characteristics

Paso Robles Collision Repair Facility		
	Existing Facility	**Proposed Facility**[1]
Building Area (SF)	11,653	26,025
Service Bays	7	9
Employees	12	13
1. Including future calibration shop		

While the total building area of the proposed facility will be more than double that of the existing facility, the number of service bays and anticipated employees will only be modestly larger.

TRIP GENERATION ESTIMATE

The Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, was reviewed to determine if it provided data for land uses similar to the proposed collision repair facility. Two potential land uses were identified, but both were found to be inappropriate for use:

1. Automobile Care Center (Land Use 942): This land use includes auto repair and servicing, stereo installation, and seat cover upholstering. These types of businesses typically serve more customers each day than a collision repair facility due to the shorter duration of each job. This land use would overstate the likely trip generation of the collision repair facility.
2. Automobile Parts and Service Center (Land Use 943): This land use is a retail store selling auto parts to individuals and repair facilities. These stores serve many customers each day and do not match the profile of a collision repair facility.

To estimate the trip generation of the existing facility, field observations were conducted during the PM peak hour on a weekday in February 2020. The field observations captured all trips entering and exiting the facility. To calculate the existing trip rate, service bays was selected as the independent variable since this characteristic typically dictates the volume of work these types of facilities can perform. This rate was then applied to the proposed facility.

ATTACHMENT 5
TRIP GENERATION MEMO

Table 2 summarizes the trip generation for the existing and proposed facilities.

Table 2: Trip Generation

Weekday Vehicle Trip Generation				
		PM Peak Hour		
Land Use	**Size**	**In**	**Out**	**Total**
Existing Facility[1]	7 bays	2	7	9
Proposed Facility[2]	9 bays	3	9	12

1. Observed trips.
2. Trip rate derived from observed trips per service bay at existing facility.
Source: CCTC, 2020.

The proposed facility is expected to generate 12 trips during the PM peak hour.

Please let us know if you have any questions.

Mitigation Monitoring and Reporting Plan

Project File No./Name: **AutoCraft**
Approving Resolution No.:____ by: ☒ Planning Commission ☐City Council Date: August 11, 2020

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

Explanation of Headings:

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

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	**Type**	**Monitoring Department or Agency**	**Shown on Plans**	**Verified Implementation**	**Timing/Remarks**
BR-1. The Critical Root Zone (CRZ) measured at 35 feet from the trunk of Tree #881 shall be shown on all plan sets. Plan sets shall indicate a no disturbance area within the CRZ.	Project	CDD		Notes shown on construction documents.	Prior to issuing Grading/Building Permit.
BR-2. Prior to groundbreaking, tree protection fencing shall be installed as close to the outer limit of the CRZ as practicable for construction operations. The fencing shall be in place throughout the duration of the project and removed only under the direction of the project environmental monitor or arborist. Signage stating "Sensitive Resource Area – Keep Out" shall be placed on the fencing.	On-going	CDD		Verification provided to staff	Prior to issuance of grading permit

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
BR-3. If public right-of-way ROW improvements are required within Tree #881 CRZ, it is recommended to have no more than 3-inches of top-soil removed with the placement of decomposed granite (DG) or sidewalk construction to go around the CRZ as a means to avoid impacts to the CRZ. However, if the City requires CRZ impacts to Tree #881with a sidewalk connection to the west, it is recommended that any work within the CRZ be conducted after consultation with the Project engineer and contractor regarding means and methods needed to minimize and avoid unnecessary impacts to the tree's root zone.	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit
BR-4. Tree protective fencing shall be shown on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Four weatherproof signs shall be permanently posted on the fence, with the following information: Tree	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
Protection Zone: No personnel, equipment, materials, or vehicles allowed.					
BR-5. Soil Aeration Methods: Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit
BR-6. Chip Mulch: All areas within the critical root zone of the trees that can be fenced shall receive a 4-6 inch layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit
BR-7. Trenching Within Critical Root Zone: All trenching within the critical root zone of native trees shall be hand dug. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A Mandatory meeting between the arborists and grading contractor(s) must take place prior to work start.	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit
BR-8. Grading Within the Critical Root Zone: Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound. Any exposed roots shall be covered the same day they were exposed if possible. If	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
they cannot, they must be covered with burlap or another suitable material and wetted down 2 times per day until reburied.					
BR-9. Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also, there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless preapproved by the arborist.	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit
BR-10. Existing Surfaces: The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans and approved by the arborist.	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit
BR-11. Construction Materials and Waste: No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit
BR-12. Arborist Monitoring: An arborist shall be present for soil disturbance work within the critical root zone of oak trees. Monitoring does not necessarily have to be continuous but observational at times during these activities. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit
BR-13. Impacted Root Treatment: Roots impacted during construction (e.g., trenching or grading operations) shall be treated by the arborist on a case-by-case basis using	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
best practices such as clean cuts accompanied by application of appropriate fungicides and insecticides by a licensed pest control applicator.					
BR-14. Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.	On-going	CDD		Notes shown on construction documents. Verification provided to staff	Prior to issuance of grading permit
BR-15. Pruning: Class 1 pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class 2 pruning is recommended where aesthetic conditions are secondary to structural integrity and tree health concerns. It shall consist of removal of dead, dying, decaying, interfering, obstructing and weak branches as well as selective thinning to lesson wind resistance. Class 4 pruning, including crown reduction pruning, shall consist of reduction of tops, sides or individual limbs. A certified arborist shall direct all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
clearance shall be pruned prior to any grading activities to avoid any branch tearing.					
BR-16. Landscape Materials: All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. For this site it is strongly recommended that drought tolerant native landscape is used with the approval of the arborist. This includes all city sidewalk/greenbelt areas.	On-going	CDD		Notes shown on construction documents.	Prior to final inspection for landscaping
BR-17. Utility Placement: All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter.	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit
BR-18. Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhizal inoculation applications that will benefit tree health. Application of mycorrhizal inoculum offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.	On-going	CDD		Notes shown on construction documents.	Prior to issuance of grading permit

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
BR-19. Tree mitigation: If unavoidable impacts are proposed within the CRZ, they shall be addressed through the City's Oak Preservation Program and a minimum of four valley oaks, 1-inch caliper or larger, shall be planted, maintained and protected on site. Mitigation trees will be monitored annually by a qualified biologist or arborist. Reports shall include tree canopy diameter, height, and health as well as recommendations for maintenance, as appropriate. Reports shall be submitted to the City for 7 years.	On-going	CDD		Notes shown on construction documents.	Prior to final / Certificate of Occupancy
BR-20. Within one week of ground disturbance activities, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. If surveys do not locate nesting birds, construction activities may be conducted. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests. Occupied nests of special status bird species within Project work areas shall be mapped using GPS or survey equipment. Work shall not be allowed within a 300-foot buffer (for special status non-raptors) or 500-foot buffer (for raptors) while the nest is in use. The buffer zone shall be delineated on the ground with highly visible fencing or rope barriers where it overlaps work areas. The Project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions and the species. Occupied nests of special status bird species shall be monitored at least every two weeks through the nesting	On-going	CDD		Notes shown on construction documents. Verification provided to staff	Prior to issuance of grading permit

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
season to document nest success and check for Project compliance with buffer zones. Once nests are deemed inactive and/or chicks have fledged and are no longer dependent on the nest, work may commence in these areas. A pre-construction survey report shall be submitted to the City immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements, where applicable. A map of the Project site and nest locations shall be included with the report.					
BR-21. A pre-construction survey shall be conducted within thirty days of beginning work on the site to identify if badgers are present. The results of the survey shall be sent to the project manager and the City of Paso Robles. If the pre-construction survey finds potential badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire impact area, plus a 500-foot buffer, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall	On-going	CDD		Notes shown on construction documents. Verification provided to staff	Prior to issuance of grading permit

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
occur within 100 feet of active badger dens between February and July. Between July 1st and February 1st all potential badger dens shall be inspected to determine if badgers are present. During the winter badgers do not truly hibernate but are inactive and asleep in their dens for several days at a time. Because they can be torpid during the winter, they are vulnerable to disturbances that may collapse their dens before they rouse and emerge. Therefore, surveys shall be conducted for badger dens throughout the year. Exclusion of badgers from dens may only be done during the non-breeding season by a qualified biologist experienced in den exclusions. Dens must be fully excavated and backfilled after eviction is complete.					
BR-22. A pre-construction survey shall be conducted within thirty days of beginning work on the site to identify if badgers are present. The results of the survey shall be sent to the project manager and the City of Paso Robles. If the pre-construction survey finds potential badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire impact area, plus a 500-foot buffer, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and	Project	Certified Biologist CDD		Shown on construction documents Verification provided to staff	Prior to issuance of grading permit

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. Between July 1st and February 1st all potential badger dens shall be inspected to determine if badgers are present. During the winter badgers do not truly hibernate but are inactive and asleep in their dens for several days at a time. Because they can be torpid during the winter, they are vulnerable to disturbances that may collapse their dens before they rouse and emerge. Therefore, surveys shall be conducted for badger dens throughout the year. Exclusion of badgers from dens may only be done during the non-breeding season by a qualified biologist experienced in den exclusions. Dens must be fully excavated and backfilled after eviction is complete.					
BR-23. Security and night lighting shall be downcast or shielded and kept to the minimum extent feasible while maintaining the safety and operation of the facility.	Ongoing	CDD		Shown on construction documents	Prior to site disturbance, grading permits issued
BR-24. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles Department of Planning and Building, Environmental and Resource Management Division (City) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented. Items in bold brackets indicate placeholders for numbers to be provided by the City.	Project	CDD		Verification provided to staff	Prior to issuing Grading/Building Permit.

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of **[Total number of mitigation acres required]** acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a nonwasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Wildlife (Department) and the County. This mitigation alternative (a) requires that all aspects if this program must be in place before City permit issuance or initiation of any ground disturbing activities. b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of					

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy", would total **$[Amount of fee based on $2500 per acre]**. This fee is calculated based on the current cost-per-unit of $2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification about your mitigation options but prior to City permit issuance and initiation of any ground disturbing activities. c. Purchase **[Total number of mitigation acres required]** credits in a Department approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity. Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with CEQA. The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total					

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
$[Amount of mitigation acres required (i.e. credits), currently priced at $2500 per credit]. This fee is calculated based on the current cost-per-credit of $2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.					
BR-25. Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the City. The retained biologist shall perform the following monitoring activities: a. Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, the biologist shall conduct a preactivity (i.e. pre-construction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits. b. The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, disking, excavation, stock piling of dirt or	Project	CDD		Notification from project Biologist	Prior to issuance of grading permit

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BIO-24 through BIO-34. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BIO-25iii). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the City. c. Prior to or during project activities, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and CDFW for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work.					

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
d. If incidental take of kit fox during project activities is possible, before project activities commence, the applicant must consult with the USFWS. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities. e. In addition, the qualified biologist shall implement the following measures: 1. Within 30 days prior to initiation of site disturbance and/or construction, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances: • Potential kit fox den: 50 feet • Known or active kit fox den: 100 feet • Kit fox pupping den: 150 feet					

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed. 3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring					
BR-26. Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate the following as a note on the project plans: "*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox".* Speed limit signs shall be installed on the project site within 30 days prior to initiation of site disturbance and/or construction.	Project	CDD		Shown on construction documents	Prior to site disturbance, grading permits issued
BR-27. During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the City, during which additional kit fox mitigation measures may be required.	On-going	CDD		Shown on construction documents	Prior to issuance of grading permit
BR-28. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or	Project	CDD and Certified Biologist		Shown on construction documents	Prior to issuance of Grading Permit

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.				Notification of completion of training	
BR-29. During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.	On-going	CDD and Certified Biologist if applicable		Shown on construction documents	Prior to issuance of Grading Permit/On-going with project construction.
BR-30. During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped	On-going	CDD		Shown on construction documents	Prior to issuance of Grading Permit/On-going with project construction.

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped.					
BR-31. During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.	On-going	CDD		Shown on construction documents	Prior to issuance of Grading Permit/On-going with project construction.
BR-32. Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.	On-going	CDD		Shown on construction documents	Prior to issuance of Grading Permit/On-going with project construction.
BR-33. During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are	On-going	CDD		Shown on construction documents	Prior to issuance of Grading Permit/On-going with project construction.

Mitigation Measure PD19-15, CUP 19-15 (AutoCraft)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.					
BR-34. Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage: a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches. b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards c. Upon fence installation, the applicant shall notify the City to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines	Project	CDD		Notes shown on construction documents.	Prior to issuing a building permit provide final fencing plan. On-going with project construction.

(add additional measures as necessary)

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