



CONSISTENCY WITH PREVIOUS NEGATIVE DECLARATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

DATE: 1/16/2019

SUBJECT: Environmental Determination for Garcia SUB2018-00064 COAL 18-024

The Negative Declaration prepared and issued for the previously reviewed Garcia SUB2006-00154 COAL 07-0036 (see attached), is still adequate. Therefore, no new environmental determination is necessary.

The proposed project is in the same location and proposes similar placement of lot lines compared to the previously adopted Mitigated Negative Declaration SUB2006-00154 COAL 07-0036.

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building - Environmental Division, County Government Center, Room 200, San Luis Obispo, CA 93408-2040, (805) 781-5600.

STATEMENT OF FINDINGS

The Environmental Coordinator, after review of the previously-prepared Negative Declaration, finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous Negative Declaration; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; and, no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted. Therefore, use of the previously-prepared Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) is proposed.

Notice of Determination

State Clearinghouse No. : 2010041054

This is to advise that the San Luis Obispo County _____ as *Lead Agency*
 Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
976 Osos St., Room 200, San Luis Obispo, CA 93408-2040

Katie Nall (kinall@co.slo.ca.us)

County of San Luis Obispo

Signature

Title

Date

Public Agency



Scanned

NEGATIVE DECLARATION & NOTICE OF DETERMINATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

FILED
JUL 27 2010

FOR OFFICIAL USE ONLY ()

JULIE L. RODEWALD COUNTY CLERK
BY ABAUTISTA
DEPUTY CLERK

DATE: April 22, 2010

ENVIRONMENTAL DETERMINATION NO. ED09-109

PROJECT/ENTITLEMENT: Garcia Lot Line Adjustment (SUB2006-00154 COAL 07-0036)

APPLICANT NAME: Ruben and Susan Garcia
ADDRESS: 8790 Centra Avenue
CONTACT PERSON: Wilson Land Surveys

Telephone: 805-466-2445

PROPOSED USES/INTENT: Request by Ruben and Susan Garcia for a Lot Line Adjustment (COAL 07-0036) to adjust the lot lines between two parcels of 31.25 acres and 3.27 acres each. The adjustment will result in two parcels of 24.87 acres and 9.65 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category

LOCATION: The project is located at 8790 Centra Avenue, approximately 0.5 mile south of the community of San Miguel. The site is in the Salinas River planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. on May 6, 2010

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County, Subdivision Review Board as **Lead Agency** **Responsible Agency** approved/denied the above described project on July 12, 2010 and has made the following determinations regarding the above described project.

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
976 Osos Street, Room 300, San Luis Obispo, CA 93408-2040

Jo Manson
Signature

Jo Manson

Project Manager Name

July 12, 2010
Date

County of San Luis Obispo

Public Agency



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# **399847**
 STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY: Co. of San Luis Obispo Department of Planning & J Bldg. DATE: 07-27-2010
 COUNTY/STATE AGENCY OF FILING: San Luis Obispo DOCUMENT NUMBER:
 PROJECT TITLE: Garcia Lot Line Adjustment (SUB 2000-00154 CORAL 07-0036)
 PROJECT APPLICANT NAME: Ruben & Susan Garcia PHONE NUMBER: 805 (462) 2445
 PROJECT APPLICANT ADDRESS: 8720 Centra Ave CITY: San Luis Obispo STATE: CA ZIP CODE:

PROJECT APPLICANT (Check appropriate box):
 Local Public Agency School District Other, Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$2,792.25	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (ND)(MND)	\$2,010.25	\$	<u>2010.25</u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$949.50	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Project that is exempt from fees		\$	
<input type="checkbox"/> Notice of Exemption		\$	
<input type="checkbox"/> DFG No Effect Determination (Form Attached)		\$	
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:
 Cash Credit Check Other 1060 Acpt # 384118 TOTAL RECEIVED \$ 2060.25

SIGNATURE: [Signature] TITLE: Deputy Clerk



Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

(ver. 1.3) June 2006

Project Title & No. Garcia Lot Line Adjustment ED09-109 (SUB2006-00154 COAL 07-0036)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jo Manson
Prepared by (Print)

Jo Manson
Signature

4/13/10
Date

Jeff Oliveira
Reviewed by (Print)

Jeff Oliveira
Signature

Ellen Carroll,
Environmental Coordinator
(for)

4/13/10
Date

Project Environmental Analysis

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

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Ruben and Susan Garcia for a Lot Line Adjustment (COAL 07-0036) to adjust the lot lines between two parcels of 31.25 and 3.27 acres each and will result in two parcels of 24.87 and 9.65 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category. The project is located at 8790 Centra Avenue, approximately 0.5 mile south of the community of San Miguel. The site is in the Salinas River planning area.

The current parcel configuration consists of two legal parcels. One parcel is Lot 23 of Mission Almond Orchards Subdivision No. 2, which is 3.27 acres in size, undeveloped and is located in the northern portion of the project site. The other parcel is Parcel 1 of Notice of Voluntary Merger, M1999-0065, which is 31.25 acres in size and is currently developed with a single family residence, detached carport, storage barn/shop, well and water tank. A creek traverses Lot 23 and it has no suitable residential building site without requiring a new creek crossing. Lot 23 is proposed for enlargement to provide a suitable residential building site. The adjustment will result in the reconfiguration of the two parcels to more nearly equalize the parcel sizes. Proposed Parcel 1 will include the existing single family home, detached carport, and water well and will be 9.65 acres in size. Proposed Parcel 2 will include the storage barn/shop and the water tank, and will be 24.87 acres in size.

ASSESSOR PARCEL NUMBER(S): 027-171-011 and 027-121-005

Latitude: 35.73111° N Longitude: 120.70540° W

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Salinas River, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): None

EXISTING USES: Residential
 TOPOGRAPHY: Gently sloping to steeply sloping
 VEGETATION: Grasses, oak woodland
 PARCEL SIZE: 2 parcels totaling 34.52 acres
 SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; single-family residence(s)	East: Agriculture; single-family residence(s)
South: Agriculture; single-family residence(s)	West: Agriculture; single-family residence(s)

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
 INITIAL STUDY CHECKLIST**

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The property is situated on rolling hills west of the Salinas River and U.S. Highway 101. The eastern end of the property slopes down toward U.S. Highway 101, with one neighboring parcel separating the property from directly bordering the highway. Nygren Road is located north of the property, Centra Avenue is located south of the property, and Barnes Road (unimproved) is located west of the property. There are two prominent hills on the property which have existing buildings or building pads. The current parcel configuration consists of two legal parcels. One parcel is Lot 23 of Mission Almond Orchards Subdivision No. 2, which is 3.27 acres in size, undeveloped and is located in the northern portion of the project site. Nygren Road runs along the northern border of Lot 23. There is an unnamed creek located just south of Nygren Road within Lot 23. The other parcel is Parcel 1 of Notice of Voluntary Merger, M1999-0065, which is 31.25 acres in size and is currently developed as follows: An existing single family residence and open barn is on the southern prominent hill which includes driveway access off of Centra Avenue. A small existing olive orchard is located

just east of the main driveway to the residence. The northern hill has a large equipment storage barn/shop. Directly to the east of the storage barn/shop is an existing building pad where the applicant proposes to build a single family residence in the future. The storage barn/shop currently gains access by an existing based driveway along an access easement from Centra Avenue (Volume 2069, Page 363 of Official Records). The existing vegetation consists of annual grassland and blue oak woodland habitats. Annual grassland habitat is present on the majority of the property. North-facing slopes tend to be dominated by the blue oak woodland.

A portion of proposed Parcel 2 (northeast corner) is within the area subject to the U.S. Highway 101 corridor design standards (22.104.020, H.) and is currently undeveloped. A portion of the project site is visible from Highway 101. The current configuration of the parcels allows one parcel access to Nygren Road, Centra Avenue and Barnes Road (unimproved road) and has looped access. The other parcel is on a dead end road of approximately 500 feet (Nygren Road). The proposed lot line adjustment would have proposed Parcel 1 on a dead end road (Centra Avenue) of approximately 4700 feet from Highway 101 at Monte Road, provided there is no access along Barnes Road (unimproved road) or other secondary access. Proposed Parcel 2 would be on a dead end road of approximately 500 feet (Nygren Road) and be adjacent to a portion of Barnes road (unimproved road) with no looped access. There is an access easement from Centra Avenue (Volume 2069, Page 363 of Official Records) on an adjacent property. The project is considered compatible with the surrounding uses.

Impact. The applicant is not proposing future development within the area in the northeast portion of proposed Parcel 2 subject to the U.S. Highway 101 corridor design standards. It is anticipated that the lot line adjustment would result in the future construction of a residence on one of the two parcels, proposed Parcel 2, adjacent to the existing large equipment storage barn/shop on the northern hill on the existing building pad. While the resulting residential development would be visible from Highway 101, a major public highway, the future proposed residential development on proposed Parcel 2 would be consistent with surrounding development patterns. This could result in residential development silhouetting above the ridgelines as viewed from public roadways, which would not significantly change the existing character of the area. However, residential development that is unusually visible due to colors (e.g. white) or materials (e.g. reflective) could have a significant visual impact at this location. Therefore, proposed residential development shall take into consideration mitigation measures related to colors (e.g. natural colors) and materials (e.g. non-reflective) so the development is compatible with surrounding residential development and the resulting visual impact would be reduced to an insignificant impact. In addition, while not out of character with the area, the residence could introduce additional sources of light and glare due to various types of construction materials used for the construction of the residence and exterior lights, and introduce a water tank(s) to the area.

Mitigation/Conclusion. The project is considered compatible with the surrounding uses. The applicant is required to comply with Section 22.10.060 with regard to future residential development on proposed Parcel 2, which requires that all exterior lighting is shielded to minimize glare and effects on night skies.

The visual impact from the future residence will be reduced by mitigation. The applicant shall provide an exterior lighting plan and shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Centra Avenue, Nygren Road or Highway 101.

If the proposed residence is visible from Highway 101, Centra Avenue or Nygren Road, at the time of application for construction permits, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height

above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. Refer to Exhibit B – Mitigation Summary Table for full details of mitigation.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: Not available

State Classification: Not prime farmland

In Agricultural Preserve? No

Under Williamson Act contract? No

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

Nacimiento silty clay loam (30 - 50 % slope). This steeply sloping, fine loamy soil is considered well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Nacimiento-Los Osos complex (9 - 30 % slope).

Nacimiento. This moderately sloping, fine loamy soil is considered well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Los Osos. This moderately sloping, fine loamy soil is considered well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Nacimiento-Los Osos complex (30 - 50 % slope).

Nacimiento. This steeply sloping, fine loamy soil is considered well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic

system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

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

Impact. The project is located in a predominantly non-agricultural area with no commercial agricultural activities occurring on the property or the immediate vicinity. A hobby agricultural use, a small olive tree orchard, is on the property. The possible future construction of a single-family dwelling would be found to be consistent with the surrounding area. The project was referred to the Agriculture Commissioner's office. Their determination was that the proposed lot line adjustment is equal to the existing parcel configuration in terms of agricultural concerns. Their determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations and on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture. No mitigation measures were noted by the Agricultural Commissioner's office. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the 2003 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD):

Impact. No site work is proposed as part of this project. Future residential development may result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants,

which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Native and non-native annual grasses, forbs and blue oaks

Name and distance from blue line creek(s): one unnamed creek on site on existing Lot 23

Habitat(s): California annual grassland and blue oak woodland

A botanical report and vernal pool survey was completed (Garcia, 2008) for the subject property and is included as Appendix A.

Plants - The report noted that the CNDDDB and the CNPS On-line Inventory of Rare and Endangered Plants of California contain records for 22 special status species and one sensitive natural community potentially existing on or in the vicinity of the proposed project. The report added one additional special status species given the author's knowledge of the area and the plant's occurrence within the project area. Twenty (20) of the twenty-three (23) special status plant species known to occur in the vicinity are not expected to occur on the project property due to the absence of required soil type, lack of appropriate habitat, or because the property is substantially outside the known range of the species. Three (3) of the twenty-three (23) special status plant species could or do occur on the project property:

- Purple amole (*Chlorogalum purpureum* var. *purpureum*) has been found about 7.7 miles to the northwest, north of Nacimiento River on the Camp Roberts Military Reservation. Seasonally timed floristic surveys conducted in 2008 determined Purple amole does not occur on the project property.

- Shining navarretia (*Navarretia nigelliformis* ssp. *radians*) has been found about 3.5 miles to the west on the McMillan Airfield on Camp Roberts. Appropriate habitat is present on the subject property; however a seasonally timed floristic survey conducted throughout the property in 2008 determined shining navarretia was not present.
- Paso Robles navarretia (*Navarretia jaredii*) is a CNPS List 4.3 species endemic to Monterey and San Luis Obispo Counties. Paso Robles navarretia, was identified on the property during a seasonally timed floristic survey conducted in 2008. Paso Robles navarretia occurs in numerous small patches on roads, disturbed areas, and in grassland habitat.

Sensitive Natural Communities and special aquatic sites – No habitats listed by the California Department of Fish and Game (CDFG) as sensitive natural communities occur on the project property. Wetland habitat is defined as a special aquatic site under U.S. Army Corps of Engineers (USACE) definitions. Wetlands do not occur on the property. Vernal pools do not occur on the property.

Habitat - California Annual Grassland – Approximately twenty-one (21) acres of the property consists of annual grassland habitat.

Habitat - Blue Oak Woodland – Nine (9) acres of blue oak woodland habitat is present in patches throughout the property.

Habitat – Anthropogenic – Approximately six (6) acres of the property consist of anthropogenic habitat including roads, a single residence, landscaping, barns, a cleared building pad, old spoils pile and planted olive tree rows.

Habitat/Wildlife Species – San Joaquin kit fox (*Vulpes macrotis mutica*) has been found on and around the subject property. The mitigation ratio is 4:1. The San Joaquin kit fox is Federal Endangered and California Threatened. The kit fox is uncommon to rare. They reside in arid regions of the southern half of the state (Grinnell et al. 1937, Wilson and Ruff 1999:150). This usually nocturnal mammal lives in annual grasslands or grassy open stages of vegetation dominated by scattered brush, shrubs, and scrub. Kit foxes primarily are carnivorous, subsisting on black-tailed jackrabbits and desert cottontails, rodents (especially kangaroo rats and ground squirrels), insects, reptiles, and some birds, bird eggs, and vegetation (Egoscue 1962, Laughrin 1970, Morrell 1971, 1972, Orloff et al. 1986). Their cover is provided by dens they dig in open, level areas with loose-textured, sandy and loamy soils (Laughrin 1970, Morrell 1972). Pups are born in these dens in February through April. Pups are weaned at about 4-5 months. May not require a source of drinking water. Some agricultural areas may support these foxes. Potential predators are coyotes, large hawks and owls, eagles, and bobcats. Cultivation has eliminated much habitat. Kit foxes are vulnerable to many human activities, such as hunting, use of rodenticides and other poisons, off-road vehicles, and trapping.

Impact. No site work is proposed as part of this project. There would be no direct affect on botanical resources on the property as a result of the proposed lot line adjustment. However, it is anticipated that the lot line adjustment would result in the future construction of a residence on one of the two parcels, proposed Parcel 2, adjacent to the existing large equipment storage barn/shop on the northern hill on the existing building pad. If development projects or road improvements are proposed in the future, special status plant species, blue oak woodlands, and annual grasslands could be adversely affected. Based on the botanical report (Garcia, 2008) the project will involve no impacts, removal or impacts to the following species:

Plants – One rare plant, Paso Robles navarretia, was identified on the property during a seasonally timed floristic survey conducted in 2008. Paso Robles navarretia occurs in numerous small patches on roads, disturbed areas, and in grassland habitat. Road improvements would adversely affect Paso Robles navarretia. If a project is proposed that would affect Paso Robles navarretia, mitigation measures shall be implemented to reduce potential impacts to a less than significant level.

Sensitive Natural Communities and special aquatic sites - No impacts to sensitive natural communities, wetlands or vernal pool are anticipated.

Habitat - California annual grassland – The loss of annual grassland habitat on the project property is not usually considered a significant impact. Impacts to grassland habitat that adversely affect special status species could be a significant impact and are reference above in the impact section on plants.

Habitat - Blue oak woodland – Because the County of San Luis Obispo has not yet implemented an oak woodland mitigation program, impacts to oak woodland habitat are typically assessed as impacts to individual oak trees. Impacts include any ground disturbance within the critical root zone (CRZ), measured as 1.5 times the diameter of the canopy, or any trimming of branches four inches or great. No impacts to native oak trees are proposed at present. If impacts and removals of oak trees occurs in future project construction (i.e, associated with residential development on proposed parcel 2 or road improvements) these impacts would require mitigation.

Habitat - Anthropogenic – Adverse impacts to anthropogenic habitat are not considered a significant impact.

Habitat/Wildlife species - The site is located within the territory of the San Joaquin Kit Fox. Based on the results of previous Kit Fox Habitat Evaluations that have been conducted for the San Miguel area, the standard mitigation ratio for projects on parcels less than 40 acres in size has been established as 4:1. This means that all impacts to kit fox habitat must be mitigated at a ratio of 4 acres conserved for each acre impacted (4:1). No development or site disturbance will occur as a result of the lot line adjustment. However, future residential development of proposed parcel 2 will result in the loss of habitat and of this species.

Mitigation/Conclusion.

Plants - Potential impacts to Paso Robles navarretia can be mitigated to a less than significant level through avoiding areas containing the plant and through re-planting or re-seeding if plants are affected. Biological resources mitigation measures are listed in detail in Exhibit B Mitigation Summary Table.

Sensitive Natural Communities and special aquatic sites – Given there is no wetland habitat, vernal pools, or sensitive natural communities habitat, there would be no significant impacts and therefore no mitigation is required.

Habitat - California annual grassland – The loss of annual grassland habitat on the project property would not be a significant impact; therefore no mitigation is required.

Habitat - Blue oak woodland – The County may initiate an oak woodland mitigation program in the near future. If approved and implemented, details of mitigation requirements would be provided to the applicant by the County. If future project construction requires impacts or removal of individual native oak trees, or is conducted within 50 feet of oak canopies, standard mitigation recommendations shall be implemented, as appropriate. Oak tree mitigation measures including minimizing impacts and replanting for removed or impacted trees are listed in detail in Exhibit B Mitigation Summary Table.

Habitat – Anthropogenic – The loss of anthropogenic habitat is not a significant biological impact; therefore no mitigation is required.

Habitat/Wildlife species – Based on the results of previous kit fox habitat evaluations that have been conducted for the San Miguel area, the standard mitigation ratio for projects on parcels less than 40 acres in size has been established as 4:1. The applicant will be required to mitigate for any loss to kit fox habitat for any future development at a 4:1 ratio. To prevent inadvertent harm to kit fox, the applicant has agreed to retain a biologist for a pre-construction survey, a pre-construction briefing for contractors, and monitoring activities in addition to implementing cautionary construction measures. These mitigation measures are listed in detail in Exhibit B Mitigation Summary Table.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. A Phase I (surface) survey was conducted (Bertrando, September 5, 2008). No significant cultural resources exist on the parcel and the likelihood of encountering prehistoric archaeological remains is low. The survey produced no evidence of cultural materials on the property. Impacts to historical or paleontological resources are not expected.

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

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

GEOLOGY - The following relates to the project's geologic aspects or conditions:

Topography: Gently sloping to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to moderate

Liquefaction Potential: Moderate

Nearby potentially active faults?: No Distance? Not applicable

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Moderate

Other notable geologic features? None

Any project within the Geologic Study area designation or within a high liquefaction area is subject to the preparation of a geological report per the County's Land Use Ordinance [LUO section 22.14.070 (c), or CZLUO section 23.07.084(c)] to evaluate the area's geological stability relating to the proposed use.

DRAINAGE - The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? unnamed - northern portion of proposed Parcel 2 along south side of Nygren Road

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

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

Soil erodibility: Moderate

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. No development is proposed as part of this project. However, it is anticipated that the lot line adjustment would result in the future construction of a residence on one of the two parcels, proposed Parcel 2, adjacent to the existing equipment storage barn/shop on the northern hill.

Drainage - Future development on the project site could result in alteration to the drainage pattern. This could involve increasing the velocity and/or quantity of drainage. Additionally the direction of drainage output could be changed. Because of the project site's characteristics, any future grading or development on the site would be subject to the Land Use Ordinance requirement for preparation of a drainage plan.

Erosion / Sedimentation – Future development on the project site could result in soil erosion. The erosion, in turn, could contribute to sedimentation in the unnamed creek located just south of Nygren Road within proposed Parcel 2. Because of the site characteristics, any future development on the site would be subject to the Land Use Ordinance requirement for preparation of an erosion and sedimentation control plan.

Mitigation/Conclusion. Where drainage is identified as a potential issue, the LUO (Section 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. A sedimentation and erosion control plan will be required by the LUO (Section 22.52.090) and will adequately address the potential for resulting impacts. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is within a high severity risk area for fire. The project is located approximately 10-15 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk because the project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein. The project is not expected to conflict with any regional evacuation plan.

A referral was sent to CAL FIRE. CAL FIRE noted that the applicant is responsible to ensure that all existing access roads/easements meet minimum standards for grade/width, all weather surfacing and fuel reduction. In addition, all portions of the existing access roads/easements directly along the property frontage must provide a minimum edge to edge all-weather driving surface of at least eighteen (18) feet, and proper fuel reduction along the property frontage is required to ensure safe access/egress for all local residents during possible wildland fires.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond current Land Use Ordinance and Fire Safety Code regulations as outlined in the letter from CAL FIRE dated May 8, 2007 regarding the proposed project.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is within close proximity of a loud noise source (Highway 101), but will not conflict with any sensitive noise receptors (e.g., residences). All existing and proposed development is located within that portion of the project site that is below 60dB Ldn/CNEL for transportation noise sources associated with Highway 101. The remainder of the project site is in an area with 60-65 dB Ldn/CNEL for transportation noise sources associated with Highway 101 and no development is proposed within this currently undeveloped area. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses. Proposed residential development on Proposed Parcel 2 is in an area that is below 60dB Ldn/CNEL for transportation noise sources associated with Highway 101. No development is proposed in the area with 60-65 dB Ldn/CNEL levels.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING -	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects) with future proposed residential construction. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES -

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff

Location: Templeton (Approximately 12.5 miles to the south)

Fire: Cal Fire (formerly CDF)

Hazard Severity: High

Response Time: 10-15 minutes

Location: Templeton (Approximately 12 miles to the south)

School District: San Miguel (elementary and middle schools) and Paso Robles (high school)

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

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

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The existing forty (40) foot rights-of-way which border the subject property (Nygren Road, Barnes Road, and Centra Avenue) are shown on the 1918 "Map of Mission Almond Orchards Subdivision No. 2" (2-Maps-28) and the 1919 "Map of the Subdivisions of Section 29 in T25S, R12E, the property of J.M. Kalar" (2-Maps-23). The rights of way shown on 2-Maps-28 were not offered for dedication and were reserved as private roads for the benefit of present owners and their successors in interest. The rights-of-way shown on 2-Maps-23 were offered for dedication but were not accepted by the County Board of Supervisors.

Currently the two parcels of the subject property have the following access: Lots 14 and 15 of the Kalar subdivision (027-171-011), have access to Nygren Road, Centra Avenue and Barnes Road (unimproved road) and have looped access. Lot 23 of Mission Almond Orchards No. 2 (APN: 027-121-005) is on a dead end road of approximately 500 feet (Nygren Road).

The two proposed parcels will have the following access: Proposed Parcel 1 will be on a dead end road (Centra Avenue) of approximately 4700 feet from Highway 101 at Monte Road, provided there is no access along Barnes Road (unimproved road) or other secondary access. Proposed Parcel 2

would be on a dead end road of approximately 500 feet (Nygren Road) and be adjacent to a portion of Barnes Road (unimproved road) with no looped access. There is an access easement from Centra Avenue on an adjacent property.

A referral was sent to Public Works and they provided the following comments. The Circulation Element of the Salinas River Area Plan of the County General Plan states in part on Page 5-3 under "Planning Area Issues and Objectives, Roadway Capacities, Objectives, Item f.": Circulation routes in new development should be designed to provide direct, convenient and safe access to destinations. Circuitous streets that impede pedestrian, bike and transit use should be avoided. Design and maintain roads and streets to expedite the safe and efficient movement of commodities and products around and through the county." These 1918 and 1919 subdivisions at least partially provide for the implementation of the Circulation Element of the Salinas River Area Plan of the County General Plan and any reduction to area wide circulation by the closing of any of the roads thereof should be remedied, and access to both of the proposed adjusted parcels do not meet the "...equal to or better than..." requirement of Section 21.02.030 (c) of the County Code. Barnes Road (unimproved road) is currently unimproved and is closed off by the applicant from use by other adjacent properties.

Impact. The project site is currently developed with a single family residence, which is estimated to generate approximately 10 trips per day, based on the Institute of Traffic Engineer's manual of 10 trips/unit. It is anticipated that the lot line adjustment would result in the future construction of a residence on proposed Parcel 2, adjacent to the existing large equipment storage barn/shop on the northern hill on the existing building pad. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

The 1918 and 1919 subdivisions at least partially provide for the implementation of the Circulation Element of the Salinas River Area Plan of the County General Plan. However, any reduction to area wide circulation by the closing of any of the roads thereof should be remedied (i.e., unimproved Barnes Road), and that access to both of the proposed adjusted parcels does not meet the "...equal to or better than..." requirement of Section 21.02.030 (c) of the County Code. In order to make the conclusion that the proposed adjusted parcels meet the "...equal to or better than..." requirement, County Public Works has provided recommendations which they feel are consistent with the provisions of the Subdivision Map Act, section 66412(d) and Title 21, The Real Property Division Ordinance, section 21.02.030, and further believes that while neither Nygren Road nor Centra Avenue have been mentioned as posing an access problem, they border (or physically cross) the subject property and therefore are included in their recommendations.

Mitigation/Conclusion. Public Works's recommendations will bring the subject property into compliance with the Circulation Element of the Salinas River Area Plan. The mitigation measures are listed in detail in Exhibit B Mitigation Summary Table.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13. WASTEWATER - Will the project:

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

d) Other: _____

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

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

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on perc rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances);
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a successful system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

–**steep slopes**, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparisons with leach line depth, to show that proposed leach lines are sufficiently set back from any steep slopes to avoid potential daylighting of effluent. Therefore, no measures are necessary above what is called out for in the CPC/Basin Plan to address potential steep slopes.

-**shallow depth to bedrock**, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. In this case, due to limited availability of information relating to the shallow depth to bedrock characteristic, the following additional information will be needed prior to issuance of a building permit: soil borings at leach line location(s) showing that there is adequate distance to bedrock. If adequate distance cannot be shown, a county-approved plan for an engineered wastewater system showing how the basin plan criteria can be met will be required.

-**slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to meet this threshold.

Impacts/Mitigation. No development is proposed as part of this project. However, it is anticipated that the lot line adjustment would result in the future construction of a residence on one of the two parcels, proposed Parcel 2, adjacent to the existing equipment storage barn/shop on the northern hill. The residential development would propose to use an on-site system as its means to dispose of wastewater. Based on the proposed parcel size for proposed parcel 2 (24.87 acres), adequate area appears available for an on-site system.

Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code/Central Coast Basin Plan, including any above-discussed information relating to potential constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use an on-site well as its water source for future residential development on proposed Parcel 2. The Environmental Health Division has reviewed the project for water availability and did not identify any concerns. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is gently sloping to steeply sloping. One unnamed creek traverses the northern portion of the property and is located along the south side of Nygren Road. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. Based on the project description, as calculated on the County's water usage worksheet, the project's water usage is estimated as follows:

Indoor: .07 acre feet/year (AFY);
 Outdoor: 1.02 AFY
 Total Use: 1.09 AFY
 Water Conservation: 0 AFY
 Total Use w/ Conservation: 1.09 AFY

Sources used for this estimate include one or more of the following references: County's Land Use Ordinance, 2000 Census data, Pacific Institute studies (2003), City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide' (1989).

Regarding surface water quality, as proposed, the lot line adjustment project will not result in any site disturbance. Future proposed residential construction on proposed Parcel 2 has been included in the total use calculations above. The location of the unnamed stream traversing the northern portion of the property and located along the south side of Nygren Road would be taken into consideration, and standard drainage and erosion control measures will be required for future residential development to avoid any impacts to the unnamed stream. The proposed building pad is approximately 500 feet from the unnamed creek.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with County Land Use Ordinance (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

The existing residence on the property and the existing agricultural accessory structure (i.e., storage barn/shop) are currently located on the same parcel. With the proposed lot line adjustment, the existing residence would be on proposed Parcel 1, and the existing agricultural accessory structure (i.e., storage barn/shop) would be on proposed Parcel 2. Proposed parcel 2 will be 24.87 acres in size which can accommodate a storage barn/shop as a primary use. The applicant plans to construct a single family residence on proposed Parcel 2 in the future.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on				

human beings, either directly or indirectly?



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

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Divisions have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	None
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input checked="" type="checkbox"/>	San Miguel Community Service District	None
<input checked="" type="checkbox"/>	Other <u>City of Paso Robles</u>	None
<input checked="" type="checkbox"/>	Other <u>San Miguel Fire</u>	None
<input checked="" type="checkbox"/>	Other <u>San Miguel Community Adv. Council</u>	None

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Project File for the Subject Application | <input type="checkbox"/> Solid Waste Management Plan |
| County documents | <input checked="" type="checkbox"/> Salinas River Area Plan and Update EIR |
| <input type="checkbox"/> Airport Land Use Plans | <input type="checkbox"/> Circulation Study |
| <input checked="" type="checkbox"/> Annual Resource Summary Report | Other documents |
| <input type="checkbox"/> Building and Construction Ordinance | <input checked="" type="checkbox"/> Archaeological Resources Map |
| <input type="checkbox"/> Coastal Policies | <input checked="" type="checkbox"/> Area of Critical Concerns Map |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland) | <input checked="" type="checkbox"/> Areas of Special Biological Importance Map |
| <input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include: | <input checked="" type="checkbox"/> California Natural Species Diversity Database |
| <input checked="" type="checkbox"/> Agriculture & Open Space Element | <input checked="" type="checkbox"/> Clean Air Plan |
| <input checked="" type="checkbox"/> Energy Element | <input checked="" type="checkbox"/> Fire Hazard Severity Map |
| <input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements) | <input checked="" type="checkbox"/> Flood Hazard Maps |
| <input checked="" type="checkbox"/> Housing Element | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County |
| <input checked="" type="checkbox"/> Noise Element | <input checked="" type="checkbox"/> Regional Transportation Plan |
| <input type="checkbox"/> Parks & Recreation Element | <input checked="" type="checkbox"/> Uniform Fire Code |
| <input checked="" type="checkbox"/> Safety Element | <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin - Region 3) |
| <input checked="" type="checkbox"/> Land Use Ordinance | |
| <input checked="" type="checkbox"/> Real Property Division Ordinance | |
| <input type="checkbox"/> Trails Plan | |

GIS mapping layers (e.g., habitat, streams, contours, etc.)

Other _____

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

Bertrando, Ethan (September 5, 2008). Cultural Resource Inventory of the Garcia Properties, APN: 027-121-005 & 027-171-011 8790, North Barnes Road, San Miguel, CA.

Garcia, Ruben (June 2008). Botanical Report and Vernal Pool Survey for Garcia Lot Line Adjustment, COAL 07-0036, APN 027-121-005 and 027-171-011, San Miguel, San Luis Obispo County, California.

Exhibit B - Mitigation Summary Table

Aesthetics

VS-1 At the time of application for construction permits, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from Centra Avenue, Highway 101 or Nygren Road. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first. Security lighting shall be shielded so as not to create glare when viewed from Highway 101.

VS-2 At the time of application for construction permits, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Highway 101. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color, and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

VS-3 If the future proposed residence on proposed parcel 2 is visible from Highway 101, Centra Avenue or Nygren Road, at the time of application for construction permits, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures.

Biological

Oak Trees

BR-1 If project construction requires impacts or removal of native oak trees, or is conducted within 50 feet of oak canopies, the following standard mitigation recommendations shall be implemented, as appropriate:

- a. Tree canopies and trunks within 50 feet of proposed disturbance zones should be mapped and numbered. Tree assessments should be conducted by a certified arborist or qualified botanist and a licensed land surveyor. Data collected for each tree shall include diameter at breast height (4.5 feet) of each stem/trunk, canopy diameter, tree height, tree health, and habitat notes (cavities for birds or bats), raptor nests, wood rat nests, and unique features. The tree map shall be used to determine impacts to trees from the project and will inform the mitigation plan.
- b. An oak tree mitigation plan shall be prepared and approved by the County of San Luis Obispo. The mitigation plan shall incorporate the most current County standards for mitigating impacts to native oak trees, and oak woodland habitat.
- c. Impacts to the oak canopy or critical root zones (CRZ) should be avoided where

practicable. Impacts include pruning; any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage.

d. Impacts to oak trees shall be assessed by a licensed arborist or qualified botanist. Impacts include pruning, any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage.

e. Impacts to native oak trees shall be mitigated by planting additional trees on site. Any oak tree with a dbh of five inches or greater shall require mitigation. Oaks removed shall be replaced in kind at a 4:1 ratio. Impacts to oaks shall be mitigated by planting additional oak trees, in kind, at a 2:1 ratio. Replacement trees shall be of one gallon size, of local origin, and of the same species as was impacted. Replacement trees shall be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least seven years.

Special Status Plant

BR-2 If a future project is proposed that would affect Paso Robles navarretia, the following mitigation recommendations shall be implemented:

a. Special status plants shall be mapped by a qualified biologist working with a licensed land surveyor. A constraints map shall be created and overlaid on all site and grading plans.

b. For any rare annual plant such as Paso Robles navarretia that occurs in an impact area, a qualified biologist shall collect seed from plants to be impacted and broadcast the seed in appropriate areas of the property after completion of the project.

c. Seed collection and/or relocation of special status plants may only be conducted after approval by the County. A mitigation and monitoring plan is not necessary for projects that affect less than 10 percent of a local population of a CNPS List 4 species.

San Joaquin Kit Fox

BR-3 Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the County of San Luis Obispo, Department of Planning and Building, Environmental and Resource Management Division (County) (see contact information below) that states that one or a combination of the following four San Joaquin kit fox mitigation measures has been implemented:

a. Provide for the protection in perpetuity, through acquisition of fee or conservation easement 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 Game (Department) and the County.

This mitigation alternative (a.), requires that all aspects of this program must be in place before County 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 be based on the total mitigation acreage required multiplied by the cost per mitigation 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; therefore, your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification identifying your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

c. Purchase 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 the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would be based on the total area of mitigation acreage required multiplied by the cost per credit (one mitigation acre equals one credit). Currently, the cost per credit is \$2500. 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 County permit issuance and initiation of any ground disturbing activities.

If none of the above measures (a, b, or c) are available, the applicant may enter into a Mitigation Agreement with the Department, including depositing of funds into an escrow account (or other means of securing funds acceptable to the Department) which would ensure the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring in perpetuity. The Department can provide a draft agreement to review; a signed Mitigation Agreement shall be submitted to the County prior to County permit issuance and initiation of any ground disturbing activities.

BR-4 Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the County. 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 County 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 BR-5 through BR-13. 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. When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.

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 the U.S. Fish and Wildlife Service and the Department (see contact information below) 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 U.S. Fish and Wildlife Service/Department determines it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, before project activities commence, the applicant must consult with the U.S. Fish and Wildlife Service and the Department. 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.

d. 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:

- a) Potential kit fox den: 50 feet
- b) Known or active kit fox den: 100 feet
- c) 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 during ground disturbing activities shall be required by a qualified biologist.

BR-5 Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate as a note on the project plans, that: "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.

In addition, prior to permit issuance and initiation of any ground disturbing activities, conditions BR-5 through BR-13 of the Developer's Statement/Conditions of Approval shall be clearly delineated on project plans.

BR-6 During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

BR-7 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 county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County 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.

BR-8 During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or 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.

BR-9 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, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

BR-10 During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and 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.

BR-11 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.

BR-12 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 County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and Department by telephone (see contact information below). 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 Department for care, analysis, or disposition.

BR-13 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".
- b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.

Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Transportation/Circulation

TC-1. Prior to recordation of a final map or certificate of compliance for Lots 1 or 2, the applicant shall either:

- a. Construct 2/3 of an A-1j (Gravel Road) within the road easements of Nygren Road, Barnes Road, and Centra Avenue as shown on the approved Tentative Lot Line Adjustment Map with a minimum improved width of 18 feet, or
- b. Record an offer to dedicate for Nygren Road, Barnes Road, and Centra Avenue with a width of 40 feet centered on the existing traveled ways which front or cross Lots 1 and 2 as shown on the approved Tentative Lot Line Adjustment Map.

APPENDIX A

**Botanical Report and Vernal Pool Survey for Garcia Lot Line Adjustment,
COAL 07-0036, APN 027-121-005 and 027-171-011,
San Miguel, San Luis Obispo County, California.**

June 2008

Botanical Report and Vernal Pool Survey

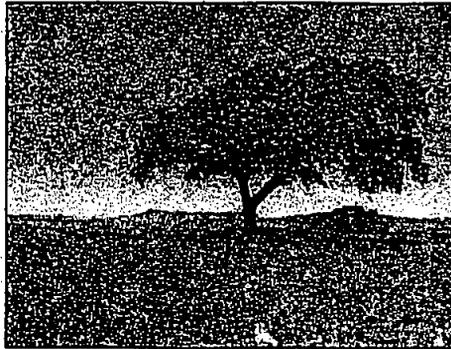
for

Garcia Lot Line Adjustment

COAL 07-0036

APN 027-121-005 and 027-171-011

San Miguel
San Luis Obispo County
California



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June 2008

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Synopsis

- This botanical report examines a ±36 acre property (APN 027-121-005 and 027-171-011) near the unincorporated community of San Miguel, San Luis Obispo County, California. We report results of a seasonally timed floristic survey for special status plants and a vernal pool survey, and provide a map of botanical resources occurring on the Property.
- The property is under application for a lot line adjustment. No additional lots would be created.
- The property consists of three distinct habitat types: California annual grassland, blue oak woodland, and anthropogenic (refer to Biological Resource Map in Appendix A). No vernal pools are present on the property due to lack of appropriate topography. Floristic surveys conducted from December 2007 through June 2008 identified 107 species of plants on the property. A complete list of landscape species is not included.
- One special status plant, Paso Robles navarretia (*Navarretia jaredii*), occurs on the property, and was mapped during our floristic surveys (refer to map in Appendix A).
- Appendix B, Figure 5 shows the current GIS data from the California Natural Diversity Database for special status species occurrences reported near the property.
- No development project is proposed on the property at this time. Future development on the property could impact grassland and oak woodland habitats, common and special status plant species, and oak trees. General mitigation measures for botanical resources are provided.

1.0 Introduction

This report examines botanical resources associated with an approximately 36 acre property (Property) located near San Miguel in San Luis Obispo County, California. Results are reported for floristic surveys of the Property conducted in December of 2007, and January, April, and May of 2008. Also reported is a habitat inventory, and results of database and literature searches of special status plant species reports within five miles of the Property. Natural communities on the site are identified, special status plant species that could occur on the Property or be affected by the proposed project are discussed, and a list of plant species that were identified on the Property are provided. This report provides agencies and decision makers with information regarding botanical resources on the site, and provides general mitigation measures for potential impacts to botanical resources from future development.

1.1 Project Location and Description

The Property is situated approximately 6.5 miles north of the City of Paso Robles and approximately 1.5 miles south of the unincorporated community of San Miguel, San Luis Obispo County, California (Appendix B, Figure 1). The Property is just west of Highway 101 located along the south side of Nygren Road. Approximate coordinates for the center of the Property are latitude 35.73111°N and longitude 120.70540°W. Elevation ranges from 660 to 815 feet above sea level.

The proposed project is a lot line adjustment. A lot line adjustment map was not available at the time this report was produced.

1.2 Responsible Parties

TABLE 1. RESPONSIBLE PARTIES. Applicant, agent, biological consultant, and lead agency are provided.

Applicant (Owner)	Agent
<p>Ruben Garcia 8790 Centra Road Paso Robles, CA 93446</p>	<p>Wilson Land Surveys, Inc. 7600 Morro Road Atascadero, CA 93455 (805) 466-2445 Contact: Kenneth Wilson</p>
Biological Consultant	Lead Agency
<p>Althouse and Meade, Inc. 1875 Wellsona Road Paso Robles, CA 93446 (805) 467-1041 Contact: Daniel E. Meade, Ph.D.</p>	<p>San Luis Obispo County Department of Planning and Building County Government Center San Luis Obispo, CA 93408 (805) 781-5721</p>

2.0 Methods

The Property was surveyed for botanical resources on December 3, 2007, January 15, April 14, May 26, and June 11, 2008. Jason Dart and Audrey Woodruff, biologists, conducted the surveys. All surveys were conducted on foot in order to compile species lists, to search for special status plants and animals, and to photograph the site. Each habitat type on the Property was inspected, described, and catalogued. Identification of botanical resources included field observations and laboratory analysis of collected material. Botanical nomenclature follows the Jepson Manual, unless otherwise noted. All plant species observed on the Property were identified and recorded.

TABLE 2. BOTANICAL SURVEYS. Survey dates, times, weather observations, and biologist.

Survey Date	Survey Time	Temperature	Wind	Weather	Biologist
12/3/2007	10:40 am - 11:15 am	52-54°F	4 - 7 mph	Sunny, breeze	J. Dart
1/15/2008	1:30 pm - 2:30 pm	69°F	0 - 3 mph	Sunny, warm	J. Dart A. Woodruff
4/17/2008	1:40 pm - 3:40 pm	80°F	0 - 3 mph	Sunny, clear, warm	J. Dart A. Woodruff
5/26/2008	3:45 pm - 5:00 pm	62°F	4 - 7 mph	Partly cloudy, warm	J. Dart
6/11/2008	11:10 am - 12:05 pm	85°F	0 - 3 mph	Sunny, warm	A. Woodruff

We conducted a search of the California Natural Diversity Database (CNDDDB May 3, 2008 data) and the California Native Plant Society (CNPS) On-line Inventory of Rare and Endangered Plants of California for special status species known to occur within five miles of Property. The search area included the Adelaida, Bradley, Estrella, Paso Robles, Ranchito Canyon, and San Miguel quadrangles (7.5 minute USGS).

Additional special status species research consisted of reviewing previous biological reports for the area and searching on-line museum and herbarium specimen records for locality data within San Luis Obispo County. We reviewed online databases of specimen records maintained by the Consortium of California Herbaria. Additional special status species with potential to occur on or near the subject Property were added to our special status species list.

Special status species lists produced by database and literature searches were cross-referenced with the known habitat types on the Property to identify all potential special status species that could occur on or near the project site. Each special status species with a potential for occurrence on or near the project site is individually discussed. A report was made to the CNDDDB if field surveys found special status species on the Property.

3.0 Results

3.1 Existing Conditions

The Property is situated on rolling hills west of the Salinas River and U.S. Highway 101. The eastern end of the Property slopes toward U.S. Highway 101, with one neighboring parcel separating the Property from directly bordering the highway. To the north is Nygren Road, to the south is Centra Road, and west is private property with similar existing conditions. The Property is characterized by annual grassland and blue oak woodland habitats. Dirt and gravel roads are present along Property borders, and throughout the Property, and a paved driveway accesses an existing residence at the south end of the Property.

There are two prominent hills on the Property upon which buildings or building pads are present. An existing home and open barn with mature landscaping is present on the southern prominent hill. A long driveway leads to the home from Centra Road. An olive orchard is present east of the main drive way. Various fruit trees are planted at the top of the hill east of the home and just north of the olive tree rows.

The northern hill has a large equipment storage barn. Directly to the east of the barn, at a slightly higher elevation, is an existing building pad. A single blue oak stands on the edge of the pad. The building pad is a flattened hilltop site accessed by a dirt road.

3.2 Soils

The United States Department of Agriculture (USDA) Soil Survey of San Luis Obispo County, California, Paso Robles Area (1983) indicates three soil map units occur on the Property: Nacimiento silty clay loam, 30 to 50 percent slopes (176), Nacimiento-Los Osos Complex, 9 to 30 percent slopes (179) and Nacimiento- Los Osos Complex, 30 to 50 percent slopes (180). Map units typically encompass one or two dominant soils, which cover more than 50 percent of the mapped area, and one to several included soils, which occur in small patches that are not differentiated in mapping. Complete, accurate description of soil types and capabilities for specific uses on a specific site generally requires additional soil investigations by a qualified professional soil scientist. A map of the USDA soil map units on the Property is included as Figure 4 in Appendix B.

Nacimiento silty clay loam, 30 to 50 percent slopes (176) is present at the southwestern corner of the Property. This moderately deep, steep, well drained soil formed in material weathered from calcareous sandstone and shale. Included with this soil in mapping are about 15 percent Linne shaly clay loam, 5 percent Balcom loam, 5 percent Calodo clay loam, 5 percent Los Osos clay loam, and 5 percent small areas of Copley clay, Mocho clay loam, Rincon clay loam, and Sorrento clay loam. This Nacimiento soil has moderately slow permeability. The effective rooting depth is 20 to 40 inches. The available water capacity is low to moderate. The surface runoff is rapid, and the hazard of erosion is high. This soil is in capability subclass Vie (15) non-irrigated

Nacimiento-Los Osos complex, 9 to 30 percent slopes (179) is present in the southern portion of the Property at the hill-top. This complex consists of moderately steep soils on hills. This complex is about 30 percent Nacimiento silty clay loam and 20 percent Los Osos clay loam. Included with this soil in mapping are about 10 percent Balcom loam,

10 percent Positas coarse sandy loam, 5 percent Ayar silty clay, 5 percent Diablo clay, and 5 percent Shimmion loam. Five percent is a soil similar to Los Osos soil except that it is calcareous throughout, 5 percent is a soil similar to Los Osos soil except it has a very gravelly clay subsoil, and 5 percent is small areas of Arbuckle fine sandy loam, Greenfield fine sandy loam, and Rincon clay loam.

The Nacimiento soil is a moderately deep, well drained soil that formed in material weathered from calcareous sandstone and shale. It has moderately slow permeability. Surface runoff is rapid, and the hazard of erosion is high. The Los Osos soil has slow permeability. Surface runoff is rapid, and the hazard of erosion is high. Both soils have a low to moderate available water capacity. This complex is in capability units IVE-1 (15) irrigated, and IVE-1 (15) non-irrigated.

Nacimiento-Los Osos complex, 30 to 50 percent slopes (180) has the same properties as the above description with the only difference being the slope. This soil map unit is present in the northern portion of the Property and constitutes a little more than two-thirds of the Property acreage. This complex is in capability subclass Vie (15) non-irrigated.

3.3 Habitat Types

Vegetation communities within the Property are described here as three distinct habitat types: California annual grassland, blue oak woodland, and anthropogenic. Annual grassland habitat is present on the majority of the Property. North-facing slopes tend to be dominated by blue oak woodland. Anthropogenic habitat exists throughout the Property and includes roads, buildings, a building pad, landscaping, and planted fruit tree rows. No vernal pools are present on the Property due to lack of appropriate topography. A Biological Resource Map is included in Appendix A.

3.3.1 California annual grassland

Approximately 21 acres of annual grassland habitat is present on the Property. The grasslands are located on sloping hills throughout the Property. Non-native grasses are dominant, including slender wild oats (*Avena barbata*), common wild oats (*Avena fatua*), soft chess brome (*Bromus hordeaceus*), red top brome (*Bromus madritensis* spp. *rubens*), ripgut brome (*Bromus diandrus*), and foxtail barley (*Hordeum murinum*). Native grasses are generally uncommon and include one-sided bluegrass (*Poa secunda* ssp. *secunda*) and annual fescue (*Vulpia microstachys*). Forbs are present throughout the grasslands including California poppy (*Eschscholzia californica*), Rancher's fireweed (*Amsinckia menziesii*), winter vetch (*Vicia villosa*), purple owl's clover (*Castilleja exserta*), lupines (*Lupinus* spp.), California mustard (*Guillenia lasiophylla*), field mustard (*Hirschfeldia incana*), and buckwheat (*Eriogonum* spp.). Paso Robles navarretia (*Navarretia jaredii*) is a CNPS List 4.3 species endemic to the region that occurs in patches in grassland habitat and along roads. Coyote brush (*Baccharis pilularis*), the only scrub species, is sparsely scattered throughout the grasslands.

3.3.2 Blue oak woodland

Blue oak woodland habitat is visually prominent on the Property, located primarily on north-facing slopes. Approximately nine acres of blue oak woodland habitat is present on the Property. The habitat consists of scattered blue oak (*Quercus douglasii*) stands with

an understory of grasses and forbs similar in composition to the annual grassland habitat, but with a higher diversity of species. Grass species include slender wild oats, common wild oats, soft chess brome, red top brome, annual bluegrass, foxtail barley, one-sided bluegrass, and onion grass (*Melica imperfecta*). Onion grass, a native perennial species, is particularly common on steeper hillsides shaded by oak canopy. Forbs present throughout the woodland understory include the common goldenstar (*Bloomeria crocea*), Parry's larkspur (*Delphinium parryi* ssp. *parryi*), and Brewer's groundsel (*Senecio breweri*).

3.3.3 Anthropogenic

Approximately six acres of the Property consist of anthropogenic habitat including roads, a single residence, landscaping, barns, a cleared building pad, old spoils pile, and planted fruit tree rows. Several roads are on the Property, in varying conditions from frequently used gravel based roads to infrequently used dirt roads. The Property can be accessed either by the main driveway off of Centra Road at the south end of the Property, through a gate at the northwest corner of the Property off of Nygren Road, or through a seldom used back gate off Barnes Road at the west property line. Paso Robles navarretia, a special status CNPS List 4.3 plant, occurs on dirt roads in some areas of the Property.

A home and barn with mature landscaping is located on top of the southern prominent hill. An olive orchard of four rows is present east of the main drive way. Various fruit trees are planted at the top of the hill east of the home and just north of the olive tree orchard. Three large planted cottonwood trees line the west side of the driveway.

An equipment storage barn is located on the northern prominent hill. Directly to the east of the barn, at a slightly higher elevation, is an existing building pad. A single blue oak stands on the edge of the building pad.

West of the equipment storage barn on a west facing grassy slope is a borrow pit where soil was excavated and pushed, creating a barren area with a few grasses and forbs. The special status plant, Paso Robles navarretia, was present on this disturbed site with naked buckwheat (*Eriogonum nudum*) and, in late spring, Salinas River tarplant (*Deinandra pentactis*).

3.4 Plant List

Floristic surveys conducted in December 2007, and January, April, May, and June 2008 identified 107 species of plants on the Property (Table 3). Native plant species account for approximately 69 percent of the flora on the Property. The high percentage of native plant species is attributed to the diversity of intact native habitats on site.

TABLE 3. PLANT LIST. The 107 species of plants identified on the Property consist of 74 native species and 33 introduced species. One special status plant was identified on the Property, Paso Robles navarretia (*Navarretia jaredii*).

Ferns and Fern Allies - 2 species

Scientific Name	Status	Family	Common Name	Origin
<i>Pentagramma triangularis</i> (Kunth) G. Yatskiyevich, M. D. Windham E. E. Wallenweber ssp. <i>triangularis</i>	None	Psaridaceae	Goldback fern	Native
<i>Selaginella bigelovii</i> L. Underw.	None	Selaginellaceae	Spike-moss	Native

Dicots - 90 species

Scientific Name	Status	Family	Common Name	Origin
<i>Bowlesia lacina</i> Ruiz Lopez & Pavón	None	Apiaceae	Bowlesia	Native
<i>Lomatium caruifolium</i> (Hook. & Arn.) J. Coulter & Rose var. <i>caruifolium</i>	None	Apiaceae	Alkali parsnip	Native
<i>Lomatium atricatum</i> (Nutt.) J. Coulter & Rose	None	Apiaceae	Biscuit root	Native
<i>Sanicula bipinnata</i> Hook. & Arn.	None	Apiaceae	Poison sanicle	Native
<i>Sanicula bipinnatifida</i> Douglas ex Hook.	None	Apiaceae	Purple sanicle	Native
<i>Sanicula crassicaulis</i> Poepp. ex DC.	None	Apiaceae	Sanicle	Native
<i>Tarilis arvensis</i> ssp. <i>purpurea</i> (Hudson) Link	None	Apiaceae	Hedge-parsley	Introduced
<i>Asclepias eriocarpa</i> Benth.	None	Asclepiadaceae	Indian milkweed	Native
<i>Achillea millefolium</i> L.	None	Asteraceae	Yarrow	Native
<i>Achyrochaena mollis</i> Schauer	None	Asteraceae	Blow-wives	Native
<i>Agoseris heterophylla</i> (Nutt.) E. Greene	None	Asteraceae	Annual mountain dandelion	Native
<i>Baccharis pilularis</i> DC.	None	Asteraceae	Coyote brush	Native

Scientific Name	Status	Family	Common Name	Origin
<i>Carduus pycnocephalus</i> L.	None	Asteraceae	Italian thistle	Introduced
<i>Centaurea melitensis</i> L.	None	Asteraceae	Tocolote	Introduced
<i>Chamomilla suaveolens</i> (Pursh) Rydb.	None	Asteraceae	Pineapple weed	Introduced
<i>Deinandra (=Hemizonia) pentactis</i> (Kock) Kock	None	Asteraceae	Salinas River tarplant	Native
<i>Erigeron foliosus</i> Nutt. var. <i>foliosus</i>	None	Asteraceae	Leafy daisy	Native
<i>Filago californica</i> Nutt.	None	Asteraceae	California herba impia	Native
<i>Filago gallica</i> L.	None	Asteraceae	Narrowleaf herba impia	Introduced
<i>Hypochaeris glabra</i> L.	None	Asteraceae	Smooth cat's ear	Introduced
<i>Hypochaeris radicata</i> L.	None	Asteraceae	Rough cat's ear	Introduced
<i>Lactuca serriola</i> L.	None	Asteraceae	Prickly lettuce	Introduced
<i>Lagophylla ramosissima</i> ssp. <i>ramosissima</i> Nutt.	None	Asteraceae	Slender hareleaf	Native
<i>Micropus californicus</i> Fischer & C. Meyer var. <i>californicus</i>	None	Asteraceae	Slender cottonweed	Native
<i>Microseris douglasii</i> (DC.) Schultz-Bip. ssp. <i>tenella</i>	None	Asteraceae	Douglas' silverpuffs	Native
<i>Psilocarphus oregonus</i> Nutt.	None	Asteraceae	Oregon woollyheads	Native
<i>Senecio breweri</i> Burt Davy	None	Asteraceae	Brewer's groundsel	Native
<i>Silybum marianum</i> (L.) Gaertner	None	Asteraceae	Milk thistle	Introduced
<i>Uropappus lindleyi</i> (DC.) Nutt.	None	Asteraceae	Silver puffs	Native
<i>Amsinckia menziesii</i> (Lehm.) Nelson & J. F. Machr.	None	Boraginaceae	Rancher's fireweed	Native
<i>Amsinckia tessellata</i> A. Gray	None	Boraginaceae	Bristly fiddleneck	Native
<i>Plagiobothrys canescens</i> Benth.	None	Boraginaceae	Valley popcorn flower	Native
<i>Plagiobothrys nathoifolius</i> L.	None	Boraginaceae	Popcorn flower	Native
<i>Brazillia nigra</i> L.	None	Brassicaceae	Black mustard	Introduced
<i>Capsella bursa-pastoris</i> (L.) Medikus	None	Brassicaceae	Shepherd's purse	Introduced
<i>Gullenia lasiophylla</i> (Hook. & Arn.) E. Greene	None	Brassicaceae	California mustard	Native

Scientific Name	Status	Family	Common Name	Origin
<i>Hirschfeldia lucana</i> (L.) Lagr.-Fossat	None	Brassicaceae	Field mustard	Introduced
<i>Lepidium nitidum</i> var. <i>nitidum</i> Nutt. ex Torrey & A. Gray	None	Brassicaceae	Peppergrass	Native
<i>Tropidocarpum gracile</i> Hook.	None	Brassicaceae	Dobiepod	Native
<i>Thysanocarpus laciniatus</i> Nutt.	None	Brassicaceae	Fringe pod	Native
<i>Githopsis speculartoides</i> Nutt.	None	Campanulaceae	Bluecup	Native
<i>Lonicera hispidula</i> Douglas ex Torrey & A. Gray var. <i>vacillans</i> Douglas ex Torrey & A. Gray	None	Caprifoliaceae	Pink honeysuckle	Native
<i>Cerastium glomeratum</i> Thunb.	None	Caryophyllaceae	Mouse-ear chickweed	Introduced
<i>Spergularia rubra</i> (L.) J. S. Presl & C. Presl	None	Caryophyllaceae	Sand-spurrey	Introduced
<i>Stellaria nitens</i> Nutt.	None	Caryophyllaceae	Shining starwort	Native
<i>Crassula tillea</i> Lester-Garl.	None	Crasulaceae	Pygmy weed	Introduced
<i>Chamaesyce ocellata</i> (Durand & Hilg.) Millsp.	None	Euphorbiaceae	Valley spurge	Native
<i>Eremocarpus setigerus</i> (Hook.) Benth.	None	Euphorbiaceae	Dove weed	Native
<i>Euphorbia spathulata</i> Lam.	None	Euphorbiaceae	Spurge	Native
<i>Lotus humistratus</i> B. Greene	None	Fabaceae	Hill lotus	Introduced
<i>Lupinus bicolor</i> Lindley	None	Fabaceae	Miniature lupine	Native
<i>Lupinus latifolius</i> L. Agardh var. <i>latifolius</i>	None	Fabaceae	Broad-leaved lupine	Native
<i>Lupinus microcarpus</i> Sims	None	Fabaceae	Chick lupine	Native
<i>Medicago polymorpha</i> L.	None	Fabaceae	California bur- clover	Introduced
<i>Vicia villosa</i> Roth ssp. <i>varia</i> (Hos.) Corbière	None	Fabaceae	Winter vetch	Introduced
<i>Trifolium gracilentum</i> Torrey & A. Gray var. <i>gracilentum</i>	None	Fabaceae	Pinpoint clover	Native
<i>Trifolium hirtum</i> All.	None	Fabaceae	Rose clover	Introduced
<i>Quercus douglasii</i> Hook. & Arn.	None	Fagaceae	Blue oak	Native
<i>Erodium botrys</i> (Cav.) Bertol.	None	Geraniaceae	Storkbill filaree	Introduced
<i>Erodium cicutarium</i> (L.) L'Her.	None	Geraniaceae	Redstem filaree	Introduced
<i>Nemophila pedunculata</i> Douglas	None	Hydrophyllaceae	Littlefoot nemophila	Native

Scientific Name	State	Family	Common Name	Origin
<i>Lamium amplexicaule</i> L.	None	Lamiaceae	Henbit	Introduced
<i>Trichostema lanceolatum</i> Benth.	None	Lamiaceae	Vinegar-wood	Native
<i>Malva nicaeensis</i> All.	None	Malvaceae	Bull mallow	Introduced
<i>Clarkia purpurea</i> ssp. <i>quadrivulnera</i> (Curtis) Nelson & J.F. Macbr.	None	Onagraceae	Four-spot	Native
<i>Clarkia unguiculata</i> Lindley	None	Onagraceae	Elegant clarkia	Native
<i>Echscholzia californica</i> Cham.	None	Papaveraceae	California poppy	Native
<i>Plantago erecta</i> Morris	None	Plantaginaceae	California plantain	Native
<i>Gilia clivorum</i> (Jeason) V. Grant	None	Polemoniaceae	Purple-spot gilia	Native
<i>Navarretia jaredii</i> Eastw.	List 4.3	Polemoniaceae	Paso Robles navarretia	Native
<i>Phlox gracilis</i> (Hook.) E. Greene	None	Polemoniaceae	Slender phlox	Native
<i>Polygonum arenastrum</i> Jord. Ex Boreau	None	Polygonaceae	Common knotweed	Introduced
<i>Claytonia perfoliata</i> Willd. ssp. <i>perfoliata</i>	None	Portulacaceae	Miner's lettuce	Native
<i>Calandrinia ciliata</i> (Ruiz Lopez & Pavón) DC.	None	Portulacaceae	Red maids	Native
<i>Eriogonum elongatum</i> Benth. var. <i>elongatum</i>	None	Polygonaceae	Elongate buckwheat	Native
<i>Eriogonum gracile</i> Benth. var. <i>gracile</i>	None	Polygonaceae	Slender buckwheat	Native
<i>Eriogonum nudum</i> Douglas ex Benth.	None	Polygonaceae	Naked buckwheat	Native
<i>Dodecatheon clevelandii</i> ssp. <i>inulare</i> E. Greene	None	Primulaceae	Shooting star	Native
<i>Delphinium parryi</i> ssp. <i>parryi</i> A. Gray	None	Ranunculaceae	Parry's larkspur	Native
<i>Ranunculus hebecarpus</i> Hook. & Arn.	None	Ranunculaceae	Annual buttercup	Native
<i>Rhamnus ilicifolia</i> Kellogg	None	Rhamnaceae	Holly-leaf redberry	Native
<i>Galium andrewsii</i> A. Gray ssp. <i>gatense</i> (Dempster) Dempster & Stebb.	None	Rubiaceae	Phlox-leaved bedstraw	Native
<i>Galium aparine</i> L.	None	Rubiaceae	Goose grass	Native
<i>Lithophragma cymbalaria</i> Torrey & A. Gray	None	Saxifragaceae	Mission star	Native

Scientific Name	Status	Family	Common Name	Origin
<i>Castilleja attenuata</i> (Hoover) Chuang & Heckard	None	Scrophulariaceae	Valley tassels	Native
<i>Castilleja exserta</i> (A. A. Heller) Chuang & Heckard ssp. <i>exserta</i>	None	Scrophulariaceae	Purple owl's clover	Native
<i>Datura wrightii</i> Regel	None	Solanaceae	Jimson weed	Native
<i>Solanum umbelliferum</i> Eschsch.	None	Solanaceae	Bluewitch	Native
<i>Plectritis ciliosa</i> (E. Greene) Jepson ssp. <i>ciliosa</i>	None	Valerianaceae	Long-spur seablush	Native
<i>Verbena lasiostachys</i> Link var. <i>lasiostachys</i>	None	Verbenaceae	Verbena	Native

Monocots - 15 species

Scientific Name	Status	Family	Common Name	Origin
<i>Allium crispum</i> E. Greene	None	Alliaceae	Crinkled onion	Native
<i>Avena barbata</i> Link.	None	Poaceae	Slender wild oat	Introduced
<i>Avena fatua</i> L.	None	Poaceae	Wild oat	Introduced
<i>Bromus diandrus</i> Roth	None	Poaceae	Ripgut brome	Introduced
<i>Bromus hordeaceus</i> L.	None	Poaceae	Soft chess brome	Introduced
<i>Bromus madriensis</i> L. ssp. <i>rabeus</i> (L.) Husnot	None	Poaceae	Red top brome	Introduced
<i>Gastridium ventricosum</i> (Gouan) Schinz & Thell.	None	Poaceae	Nit grass	Introduced
<i>Hordeum murinum</i> L.	None	Poaceae	Foxtail barley	Introduced
<i>Melica imperfecta</i> Trin.	None	Poaceae	Onion grass	Native
<i>Poa annua</i> L.	None	Poaceae	Annual bluegrass	Introduced
<i>Poa secunda</i> J. S. Presl ssp. <i>secunda</i>	None	Poaceae	One-sided bluegrass	Native
<i>Vulpia microstachys</i> (Nutt.) Benth.	None	Poaceae	Annual fescue	Native
<i>Vulpia myuros</i> (L.) C. C. Gmelin	None	Poaceae	Annual fescue	Introduced
<i>Bloomeria crocea</i> (Torrey) Cov.	None	Themidaceae	Common goldenstar	Native
<i>Dichelostemma capitatum</i> Alph. Wood ssp. <i>capitatum</i>	None	Themidaceae	Blue dicks	Native

3.5 Special Status Plants

The CNDDDB and the CNPS On-line Inventory of Rare and Endangered Plants of California contain records for 22 special status species and one sensitive natural community within the designated search area (Table 4). One additional special status species, *Navarretia jaredii*, was added to the list from our knowledge of the area. This species is marked with an asterisk (*). The search area included the Adelaida, Bradley, Estrella, Paso Robles, Ranchito Canyon, and San Miguel USGS 7.5 minute quadrangles. Appropriate habitat and soil conditions are present for three special status plants. Appendix B, Figure 5 depicts the current GIS data from the CNDDDB for special status plant species mapped in the vicinity of the Property.

3.5.1 Introduction to CNPS Lists

Plant species are considered rare when their distribution is confined to localized areas, when there is a threat to their habitat, when they are declining in abundance, or are threatened in a portion of their range. The listing categories range from species with a low threat (List 4) to species that are presumed extinct (List 1A). The 1069 plants of List 1B are rare throughout their range. 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. For an explanation of the CNPS listing scheme and CNDDDB status codes, see Appendix D.

3.5.2 Introduction to CNDDDB definitions

"Special plants" is a broad term used to refer to all the plant taxa inventoried by the CNDDDB, regardless of their legal or protection status. Special plants include vascular plants and high priority bryophytes (mosses, liverworts, and hornworts).

"Special Animals" is a general term that refers to all of the animal taxa inventoried by the CNDDDB, regardless of their legal or protection status. These taxa may be listed or proposed for listing under the State and/or Federal Endangered Species Acts, but they may also be species deemed biologically rare, restricted in range, declining in abundance, or otherwise vulnerable.

Animals listed as California Special Concern (CSC) species are not listed under State or Federal Endangered Species Acts, but are considered rare or declining in abundance. The Special Concern designation is intended to provide the Department of Fish and Game, consulting biologists, land planners and managers with lists of species that require special consideration during the planning process in order to avert continued population declines and potential costly listing under federal and state endangered species laws.

3.5.3 Special status species list

Table 4 lists all twenty-three special status plant species reported to occur in the vicinity of the Property. Federal and state status, global and state rank, CNPS listing status (plants), and CDFG designation (animals) for each species are given. Typical blooming period, habitat preference, potential habitat on site, whether or not the species was observed on the Property, and the significance of the effect of the proposed activity are also provided.

TABLE 4. SPECIAL STATUS PLANT SPECIES LIST. Twenty-three special status plant species and one sensitive natural community were determined by our research to occur in the Adelaida, Bradley, Estrella, Paso Robles, Rancho Canyon, and San Miguel quadrangles. One special status plant was identified on the Property. Appropriate habitat was identified for two additional special status plants, however field surveys determined these species were not present. Plants are listed alphabetically by genus.

Number	Common Name Scientific Name	Conservation Status CNS List	Flowering Period	Habitat Reference	Appropriate Habitat on Site	Effect of Proposed Activity	
1.	Oval-leaved Snapdragon <i>Antirrhinum ovatum</i>	None/none G3/S3.2 List 4.2	May - November	Heavy, adobe-clay soils on gentle, open slopes, also disturbed areas; 200-1000 m. s SnJV, s SCoRI	No. Appropriate adobe clay soils are not present on the Property.	No	Not Significant
2.	Indian Valley Spineflower <i>Aristocapsa insignis</i>	None/none G2/S2.2 List 1B.2	May - September	Foothill woodland on sandy soils, barren areas; 300-600 m. SCoRI (Monterey, SLO Counties)	No. Appropriate sandy soils are not present on the Property.	No	Not Significant
3.	Round-leaved Fliarec <i>California (=Erodium) macropityllum</i>	None/none G4/S2.1 List 2.1	March - May	Clay soils in clasmontane woodland, valley and foothill grassland; 15-1200 m. ScV, n SnJV, CW, SCo, n ChI	No. Appropriate clay soils are not present on the Property.	No	Not Significant
4.	Dwarf Calycadenia <i>Calycadenia villosa</i>	None/none G2/S2.1 List 1B.1	May - October	Dry, rocky hills, ridges, in chaparral, woodland, meadows and seeps; <1100 m. c&s SCoRO	No. Appropriate habitat conditions and soils are not present on the Property.	No	Not Significant
5.	Hardham's Evening Primrose <i>Camissonia hardhamiae</i>	None/none G1Q/S1.2 List 1B.2	April - May	Decomposed carbonate soils, in chaparral, clasmontane woodland, Monterey, SLO Counties	No. Appropriate soils are not present on the Property.	No	Not Significant
6.	Obispo Indian Paintbrush <i>Castilleja densiflora</i> sp. <i>obispoensis</i>	None/none G5T/S2.2 List 1B.2	April	Coastal grassland, <100 m. Endemic to SLO County.	No. Grassland habitat on the Property is not appropriate for this coastal species.	No	Not Significant
7.	Lemmon's Jewelflower <i>Caulanthus coulteri</i> var. <i>lemmonii</i>	None/none G4T/S2.2 List 1B.2	March - May	Dry, exposed slopes; 80-800 m. sw SnJV, se SnPrB, e SCoRO, SCoRI	No. Appropriate habitat is not present on the Property.	No	Not Significant

Common Name Scientific Name	Conservation Status State/Federal List	Habitat	Habitat Preference	Soil	Observed on Site	Significance
8. Purple Anemone <i>Chorogalum purpureum</i> var. <i>purpureum</i>	Threatened/none G1T/S1.1 List 1B.1	April - June	Clamontane woodland, valley and foothill grassland, often with blue oaks. 300-330 m. Monterey, SLO Counties	Yes. Moderately appropriate habitat is present on the Property.	No	Not Significant
9. Straight-awned Spineflower <i>Chortanthe rectipinna</i>	None/none G1/S1.2 List 1B.3	May - July	Chaparral, dry woodland in sandy soil; 200-600 m. SCoRO	No. Appropriate soils are not present on the Property.	No	Not Significant
10. Umbrella Larkspur <i>Delphinium umbroculorum</i>	None/none G2G3/S2S3.3 List 1B.3	April - June	Moist oak forest; 400-1600 m. SCoRO, WTR	No. Appropriate moist habitat is not present on the Property.	No	Not Significant
11. Koch's Cord Moss <i>Entosthodon kochii</i>	None/none G1/S1.3 List 1B.3	n/a	Clamontane woodland. Moss growing on soil; 500-1000 m.	Unlikely. Not much known about the habitat requirements of this species of moss.	No	Not Significant
12. Kellogg's Horsetail <i>Hortelia cuneata</i> ssp. <i>sericea</i>	None/none G4T1/S1.1 List 1B.1	April - September	Old dunes, coastal sand hills; <200 m. CCo	No. Appropriate habitat and soils are not present on the Property.	No	Not Significant
13. Pale-Yellow Layla <i>Layla heterotricha</i>	None/none G1/S1.1 List 1B	March - June	Alkaline or clay soils, open areas, in pinyon-jumper woodland, grassland; 270-1705 m. Teh, SaJV, SCoR, n WTR	No. Appropriate habitat and soils are not present on the Property.	No	Not Significant
14. Jared's Peppergrass <i>Lepidium jaredii</i> ssp. <i>jaredii</i>	None/none G1T1/S1.2 List 1B.2	March - May	Alkali bottoms, slopes, washes, <500 m. SCoRI, SaJV	No. Appropriate habitat and soils are not present on the Property.	No	Not Significant
15. Davidson's Bush Mallow <i>Malacothamnus davidsonii</i>	None/none G1/S1.1 List 1B.2	June - January	Sandy washes in coastal scrub, riparian woodland, chaparral; 180-855 m. c SCoRO, SCo	No. Appropriate habitat and soils are not present on the Property.	No	Not Significant
16. Carmel Valley Malacothrix <i>Malacothrix saxatilis</i> var. <i>arachnoidea</i>	None/none G5T2/S2.2 List 1B.2	March - December	Rock outcrops, steep rocky road cuts in chaparral; 25-1215 m. Endemic to Monterey County.	No. Appropriate habitat and soils are not present on the Property.	No	Not Significant
17. Mount Diablo Cottonweed <i>Micropus amphibolus</i>	None/none G3/S3.2? List 3.2?	March - May	Bare, grassy, or rocky slopes; 50-800 m. NCoR, SaFrB, a SCoRO	No. Appropriate habitat and soils are not present on the Property.	No	Not Significant

County and Scientific Name	Conservation Status (CNDDB or CNPS)	Flowering Period	Habitat/Preference	Appropriate habitat is present on site.	Conservation Status (CNDDB or CNPS)
18. Paso Robles Navarretia* <i>Navarretia jaredii</i>	None/none G383.3 List 4.3	April - July	Open, grassy areas, in clay, serpentine, calcareous, or gravelly soils. 200-500 m. SCoRI, SW	Yes	Not Significant With Mitigation
19. Shining Navarretia <i>Navarretia nigelliformis</i> sp. <i>radicans</i>	None/none G4T1/S1.1 List 1B.2	May - July	Vernal pools, clay depressions, dry grasslands; 100-1000 m.	No	Not Significant
20. Prostrate Navarretia <i>Navarretia prostrata</i>	None/none G27/S2.17 List 1B.1	April - June	Vernal pools or alkaline soils in grasslands; 15-700 m. w SJaV, SCoRI, c SCo, PR	No	Not Significant
21. Hooked Popcorn-Flower <i>Plagiobothrys uncinatus</i>	None/none G2/S2.2 List 1B.2	April - May	Canyon sides, chaparral; on sandstone 300-600 m. in SCoR (Gablian Range, Santa Lucia Mountains)	No	Not Significant
22. Santa Cruz microseris <i>Stebbinsoseris decipiens</i>	None/none G2/S2.2 List 1B.2	April - May	Open areas in loose soil derived from sandstone, shale, or serpentine; 10-500 m. n & c. CCo	No	Not Significant
23. Cook's Triteleia <i>Triteleia istoides</i> sp. <i>cookii</i>	None/none G5/G2/S2.3 List 1B.3	May - June	Streambeds, ravines on serpentine near cypresses; <500 m. SCoRO	No	Not Significant

Habitat characteristics are from the Jepson Manual and the CNDNB. *not listed in the CNDDB or CNPS for the search area, but possible for the location.

Abbreviations:

- CCo: Central Coast
- SCo: South Coast
- SCoR: South Coast Ranges
- SCoRo: Outer South Coast Ranges
- SJaV: San Joaquin Valley
- SLO: San Luis Obispo
- SN: Sierra Nevada
- SaJi: San Jacinto Mtns
- Inner South Coast Ranges
- San Francisco Bay
- Transverse Ranges
- Western Transverse Ranges
- Teh: Tehachapi Mtn Area
- CW: Central West
- SW: South West

<p>Valley Oak Woodland</p> <p>1. Valley Oak Woodland</p>		<p>None/home G3/S2.1</p>	<p>No. Valley oak trees do not occur on the Property.</p>	<p>Not Significant.</p>
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3.5.4 Special status plants that could or do occur on the Property

This section provides an explanation of the potential for occurrence of three special status plant species thought to be potentially compatible with conditions on the Property. We discuss each species and describe habitat, range restrictions, known occurrences, and survey results for the Property.

- A. Purple amole (*Chlorogalum purpureum* var. *purpureum*) is a federally listed threatened species endemic to Monterey and San Luis Obispo Counties. It occurs in grassy areas within blue oak woodland habitat, usually in heavy clay soils. Moderately appropriate habitat is present on the Property, however the clay loam soils on the Property may not be suitable. The closest reported occurrence, from 2003, is approximately 7.7 miles northwest of the Property, north of Nacimiento River on the Camp Roberts Military Reservation (CNDDDB #16). Seasonally timed floristic surveys conducted in 2008 determined Purple amole does not occur on the Property.
- B. Paso Robles navarretia (*Navarretia jaredii*) is a CNPS List 4.3 species endemic to Monterey and San Luis Obispo Counties. It grows in clay, gravelly loam, and calcareous soils in areas with little competition from annual grasses. Paso Robles navarretia is endemic to the region, but can be found commonly in suitable conditions in the Paso Robles area. Paso Robles navarretia was identified in several areas on the Property (refer to Appendix A). It occurs naturally in dry grassland habitat, and has become established on dirt roads and disturbed areas around a borrow pit.
- C. Shining Navarretia (*Navarretia nigelliformis* ssp. *radians*) is a CNPS List 1B.2 subspecies known from vernal pools, valley and foothill grassland, and cismontane woodland habitats in Fresno, Merced, Monterey, San Benito, and San Luis Obispo Counties. It is known from numerous collection records on Camp Roberts, and from a few records in San Miguel and Paso Robles. San Miguel and Paso Robles are both represented by old collection records with vague location information (CNDDDB #4 and #5). Althouse and Meade, Inc. reported an occurrence at the north end of Golden Hill Road in Paso Robles in 2006, approximately six miles southeast of the Property, that has yet to be entered into the CNDDDB database. The closest reported occurrences are from the vicinity of McMillan Airfield on Camp Roberts, approximately 3.5 miles west of the Property (CNDDDB #46 and #54). Appropriate habitat is present on the subject Property; however a seasonally timed floristic survey conducted throughout the Property in 2008 determined shining navarretia was not present.

3.5.5 Special Status species not expected to occur on the Property

The remaining 20 special status plant species known to occur in the Adelaida, Bradley, Estrella, Paso Robles, Ranchito Canyon, and San Miguel quadrangles are not expected to occur on the Property due to the absence of required soil type, lack of appropriate habitat, or because the Property is substantially outside the known range of the species.

3.5.6 Sensitive natural communities and special aquatic sites

No habitats listed by the California Department of Fish and Game (CDFG) as sensitive natural communities occur on the Property. Wetland habitat is defined as a special aquatic site under USACE definitions. Wetlands do not occur on the Property. Vernal pools do not occur on the Property.

4.0 Discussion

4.1 General Discussion of Property Conditions

The subject Property is composed of two parcels in a rural setting with one existing residence. Blue oak woodlands are the most sensitive botanical resource on the Property, occurring in patches covering ±9 acres of land. Grasslands are primarily composed of non-native species that are typical of grasslands in the regions. One special status plant, Paso Robles navarretia, was mapped on the Property. This species occurs in a small range in Monterey and San Luis Obispo Counties, but may be found in large numbers in suitable habitats within this range. It regularly becomes established on dirt roads, cut and fill slopes, and other disturbed areas. Roads are already established on the Property, and any future development would likely only require improvements to the existing roads.

4.2 Regulatory Framework

The California Environmental Quality Act (CEQA) requires the lead agency (in this case, the County of San Luis Obispo) to determine potential environmental effects of the project. The lead agency must also identify other involved agencies that become responsible or trustee agencies.

All of the plants constituting CNPS List 1B meet the definitions of Sec. 1901, Chapter 10 of the California Native Plant Protection Act (CNPPA) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA (CEQA section 15065).

Rare plants protected under the CNPPA must be fully considered under CEQA (CEQA sections 15380, 15386). Proposed impacts that affect more than 10 percent of a local breeding population generally require mitigation at a minimum 2:1 ratio.

The California Department of Fish and Game (CDFG) recognizes that Lists 1A, 1B, and 2 of the CNPS Inventory consist of plants that may qualify for listing, and recommends they be addressed in CEQA projects.

Rare plants and animals protected under the Federal Endangered Species Act (FESA) are protected. The United States Fish and Wildlife Service is the agency that regulates activities affecting federally listed species.

5.0 Potential Impacts

The proposed lot line adjustment would have no direct affect on botanical resources on the Property. If development projects or road improvements are proposed, special status plant species, blue oak woodlands, and annual grasslands could be adversely affected.

Sections 5.1 through 5.4 address potential impacts to botanical resources from the proposed project. We include in our analysis impacts to both common and special status species, as well as to habitats that are not sensitive. This consideration contributes to understanding cumulative impacts to the environment that may result from the loss of common species and habitat.

5.1 Habitat Impacts

5.1.1 California annual grassland

Approximately 21 acres of the Property consists of annual grassland habitat. Impacts to annual grassland habitat are usually not considered significant; therefore no mitigation is required.

Impacts to grassland habitat that adversely affect special status species could be a significant impact. Potential impacts to special status species are addressed in Section 5.3.

5.1.2 Blue oak woodland

Nine acres of blue oak woodland habitat is present in patches throughout the Property. Because the County of San Luis Obispo has not yet implemented an oak woodland mitigation program, impacts to oak woodland habitat are presently assessed as impacts to individual oak trees (refer to Section 5.2).

5.1.3 Anthropogenic

Anthropogenic habitat was assessed during our survey. Adverse impacts to anthropogenic habitat are not considered a significant impact; therefore no mitigation would be required.

5.2 Oak Tree Impacts

Mature blue oak trees (*Quercus douglasii*) occur on the Property. The County of San Luis Obispo requires impacts to oak trees with a diameter at breast height (dbh) of 5 inches or greater to be mitigated. Diameter at breast (dbh) is measured at 4.5 feet from the ground or, if the trunk is split below 4 feet, at the narrowest point below the split. Impacts include any ground disturbance within the critical root zone (CRZ), measured as 1.5 times the diameter of the canopy, or any trimming of branches 4 inches or greater. No impacts to native oak trees are proposed at present. If impacts and removals of oak trees occurs in future projects, these impacts can be mitigated to a less than significant level (refer to section 6.2).

5.3 Special Status Plant Impacts

One rare plant, Paso Robles navarretia, was identified on the Property during a seasonally timed floristic survey conducted in 2008. Paso Robles navarretia occurs in numerous small patches on roads, disturbed areas, and in grassland habitat. Road improvements would adversely affect Paso Robles navarretia. Potential impacts to Paso Robles navarretia can be mitigated to a less than significant level (refer to Section 6.3).

6.0 Mitigation Recommendations

We recommend the following biological resource (BR) mitigation measures to reduce potential impacts to a less than significant level.

6.1 Habitat Mitigations

6.1.1 California annual grassland

The loss of annual grassland habitat on the Property would not be a significant impact; therefore no mitigation is required.

6.1.2 Blue oak woodland

The County of San Luis Obispo does not currently require mitigation for impacts to oak woodland habitat. Impacts to oak woodland habitat are typically assessed as impacts to individual oak trees, which do require mitigation (refer to section 6.2).

The County may initiate an oak woodland mitigation program in the near future. If approved and implemented, details of mitigation requirements would be provided to the applicant by the County.

6.1.3 Anthropogenic

The loss of anthropogenic habitat is not a significant biological impact; therefore no mitigation is required.

6.2 Oak Tree Mitigations

If project construction requires impacts or removal of native oak trees, or is conducted within 50 feet of oak canopies, the following standard mitigation recommendations shall be implemented, as appropriate.

- BR-1. Tree canopies and trunks within 50 feet of proposed disturbance zones should be mapped and numbered. Tree assessments should be conducted by a certified arborist or qualified botanist and a licensed land surveyor. Data collected for each tree shall include diameter at breast height (4.5 feet) of each stem/trunk, canopy diameter, tree height, tree health, and habitat notes (cavities for birds or bats), raptor nests, wood rat nests, and unique features. The tree map shall be used to determine impacts to trees from the project and will inform the mitigation plan.**

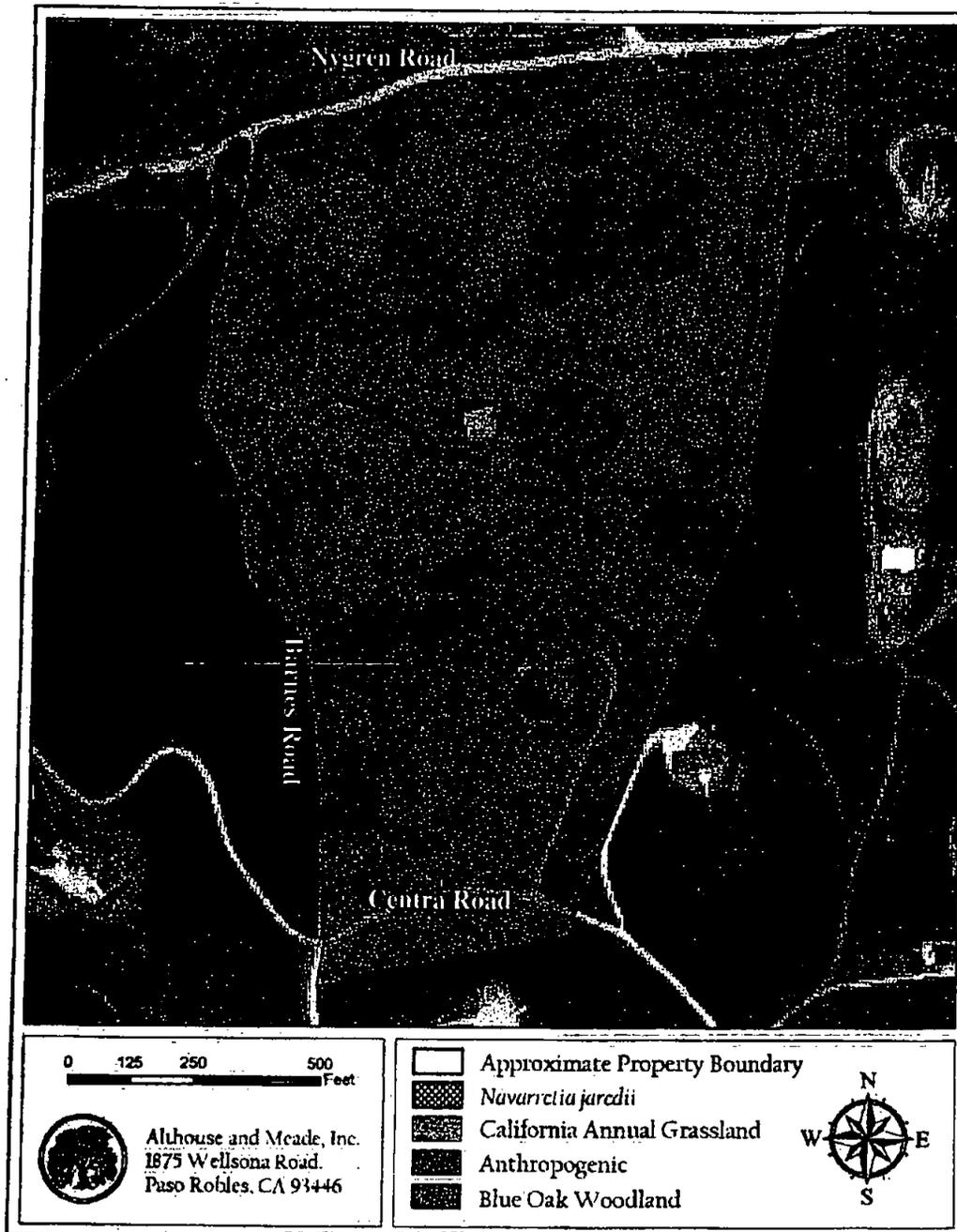
- BR-2.** An oak tree mitigation plan shall be prepared and approved by the County of San Luis Obispo. The mitigation plan shall incorporate the most current County standards for mitigating impacts to native oak trees, and oak woodland habitat.
- BR-3.** Impacts to the oak canopy or critical root zones (CRZ) should be avoided where practicable. Impacts include pruning, any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage.
- BR-4.** Impacts to oak trees shall be assessed by a licensed arborist or qualified botanist. Impacts include pruning, any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage.
- BR-5.** Impacts to native oak trees shall be mitigated by planting additional trees on site. Any oak tree with a dbh of five inches or greater shall require mitigation. Oaks removed shall be replaced in kind at a 4:1 ratio. Impacts to oaks shall be mitigated by planting additional oak trees, in kind, at a 2:1 ratio. Replacement trees shall be of one gallon size, of local origin, and of the same species as was impacted. Replacement trees shall be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least seven years.

6.3 Special Status Plant Mitigations

Paso Robles navarretia was observed in several areas on the Property. If a project is proposed that would affect Paso Robles navarretia, the following mitigation recommendations shall be implemented to reduce potential impacts to a less than significant level. The Biological Resource Map in Appendix A depicts the 2008 distribution of Paso Robles navarretia. As an annual species that occurs in varying abundance and distribution from year to year, BR-6 should be implemented to provide an accurate impact analysis.

- BR-6.** Special status plants shall be mapped by a qualified biologist working with a licensed land surveyor. A constraints map shall be created and overlaid on all site and grading plans.
- BR-7.** For any rare annual plant such as Paso Robles navarretia that occurs in an impact area, a qualified biologist shall collect seed from plants to be impacted and broadcast the seed in appropriate areas of the Property after completion of the project.
- BR-8.** Seed collection and/or relocation of special status plants may only be conducted after approval by the County. A mitigation and monitoring plan is not necessary for projects that affect less than 10 percent of a local population of a CNPS List 4 species.

APPENDIX A - Botanical Resource Map



BOTANICAL RESOURCE MAP. The Property contains approximately 21 acres of annual grassland habitat, 9 acres of blue oak woodland, and 6 acres of anthropogenic areas. Areas displayed on the map with black cross-hatching are occurrences of *Navarretia jaredii*, a CNPS List 4.3 species.

APPENDIX B – Figures

- **Figure 1. Location Map**
- **Figure 2. USGS Topographic Map**
- **Figure 3. USDA Soils Map**
- **Figure 4. Aerial Photograph**
- **Figure 5. CNDDDB GIS Map**

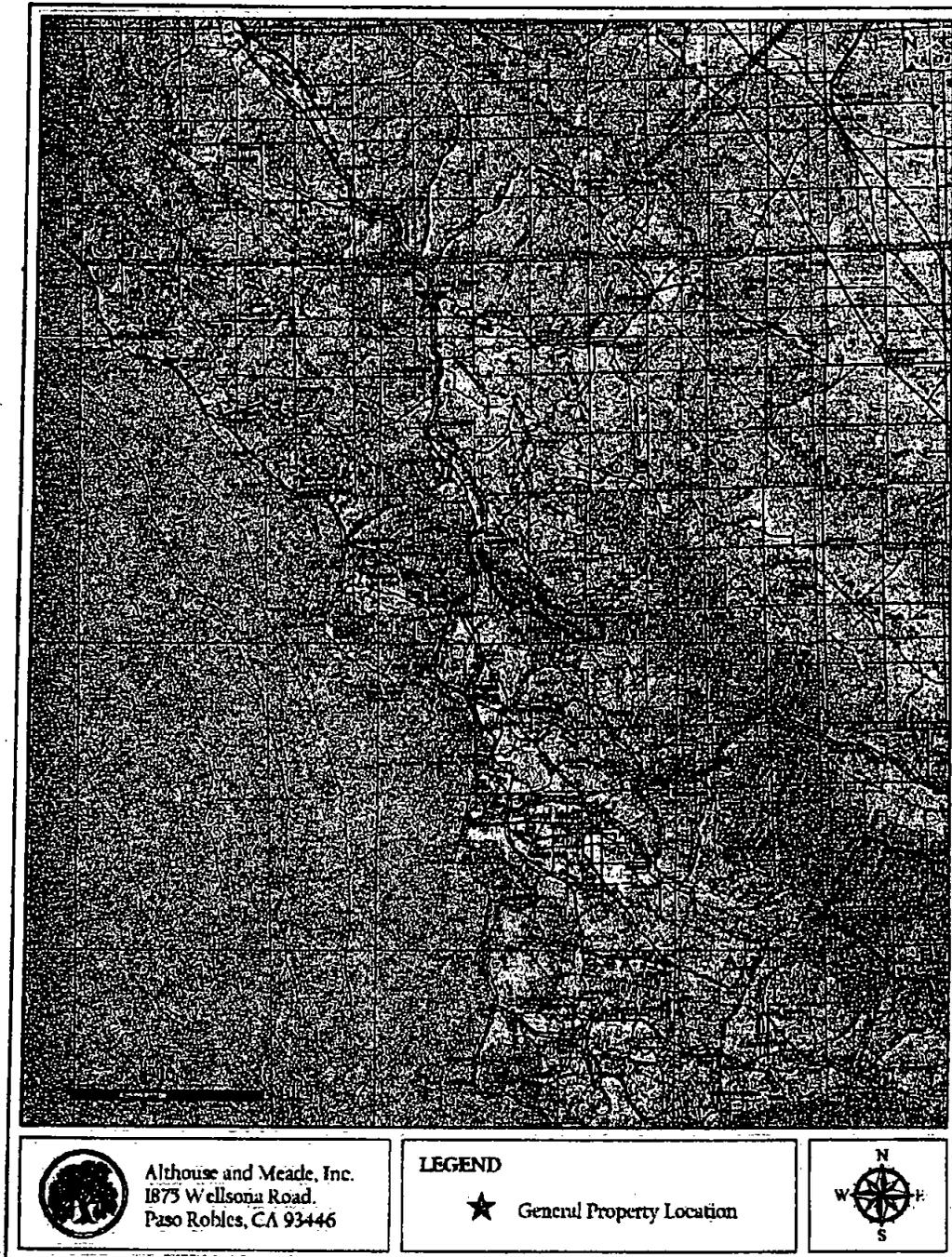


FIGURE 1. LOCATION MAP. The subject Property (red star) is located approximately 1.5 miles south of the community of San Miguel, in the Paso Robles USGS 7.5 minute quadrangle.



FIGURE 2. USGS TOPOGRAPHIC MAP. The ±36 acre Property is located along Nygren Road in the Paso Robles USGS topographic quadrangle. The approximate Property boundaries are shown in red.

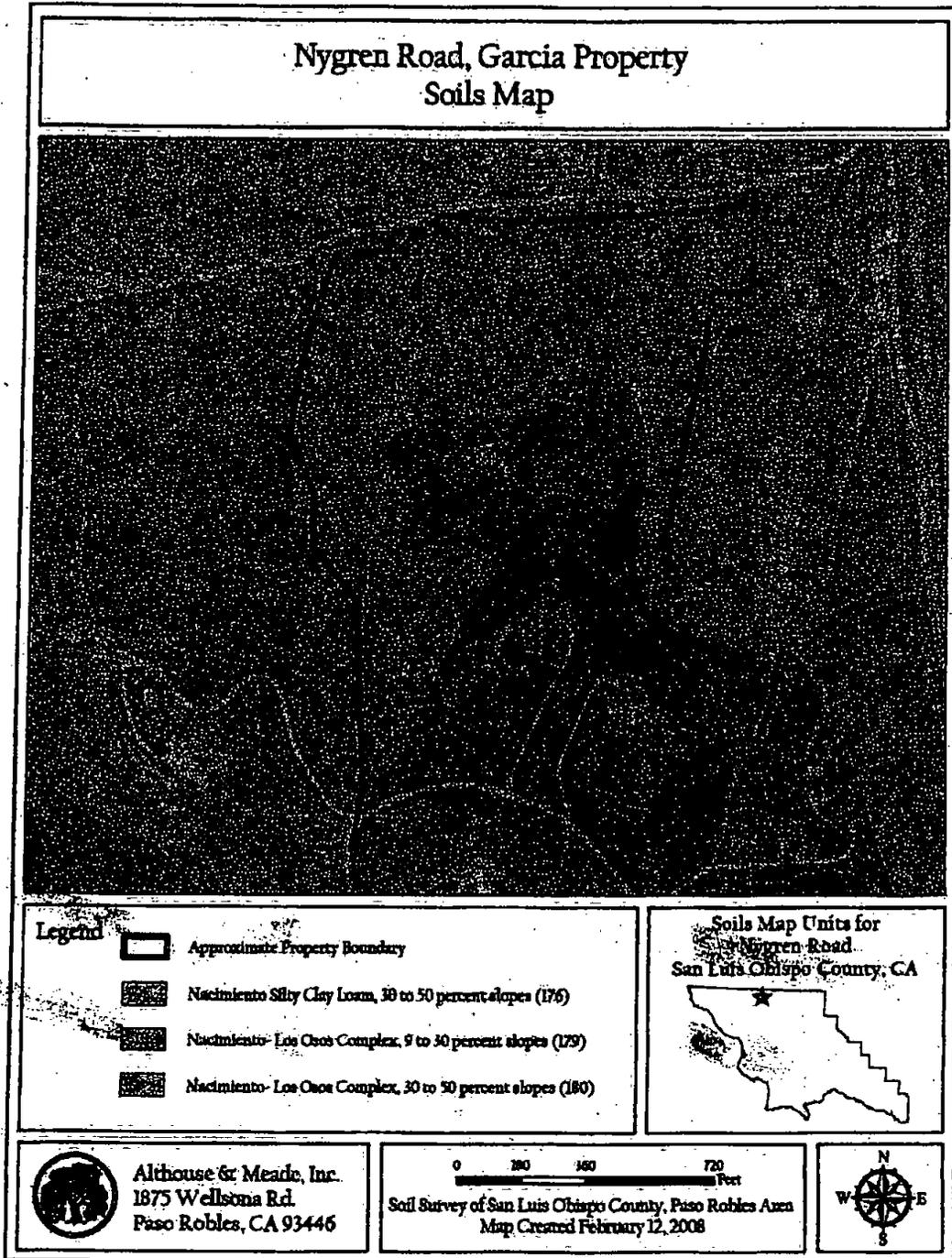


FIGURE 3. USDA SOILS MAP. The approximate Property boundaries are outlined in red on the USDA Soil Survey of San Luis Obispo County, California, Paso Robles (1983) GIS map. Three soil map units occur on the Property.

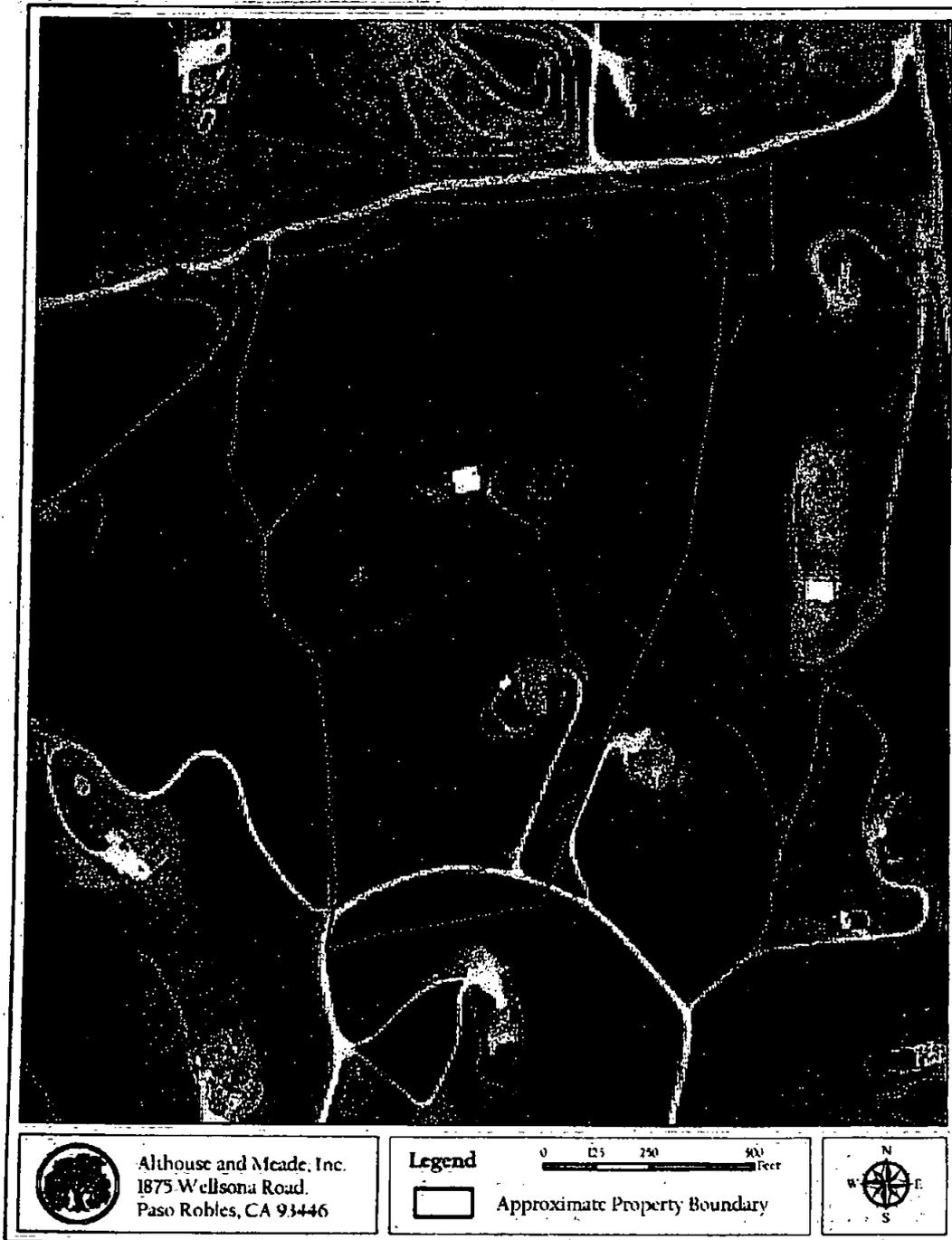


FIGURE 4. 2006 AERIAL PHOTOGRAPH. The Property is characterized by rolling grassy hills and blue oak woodland habitat. No vernal pool habitat is present.

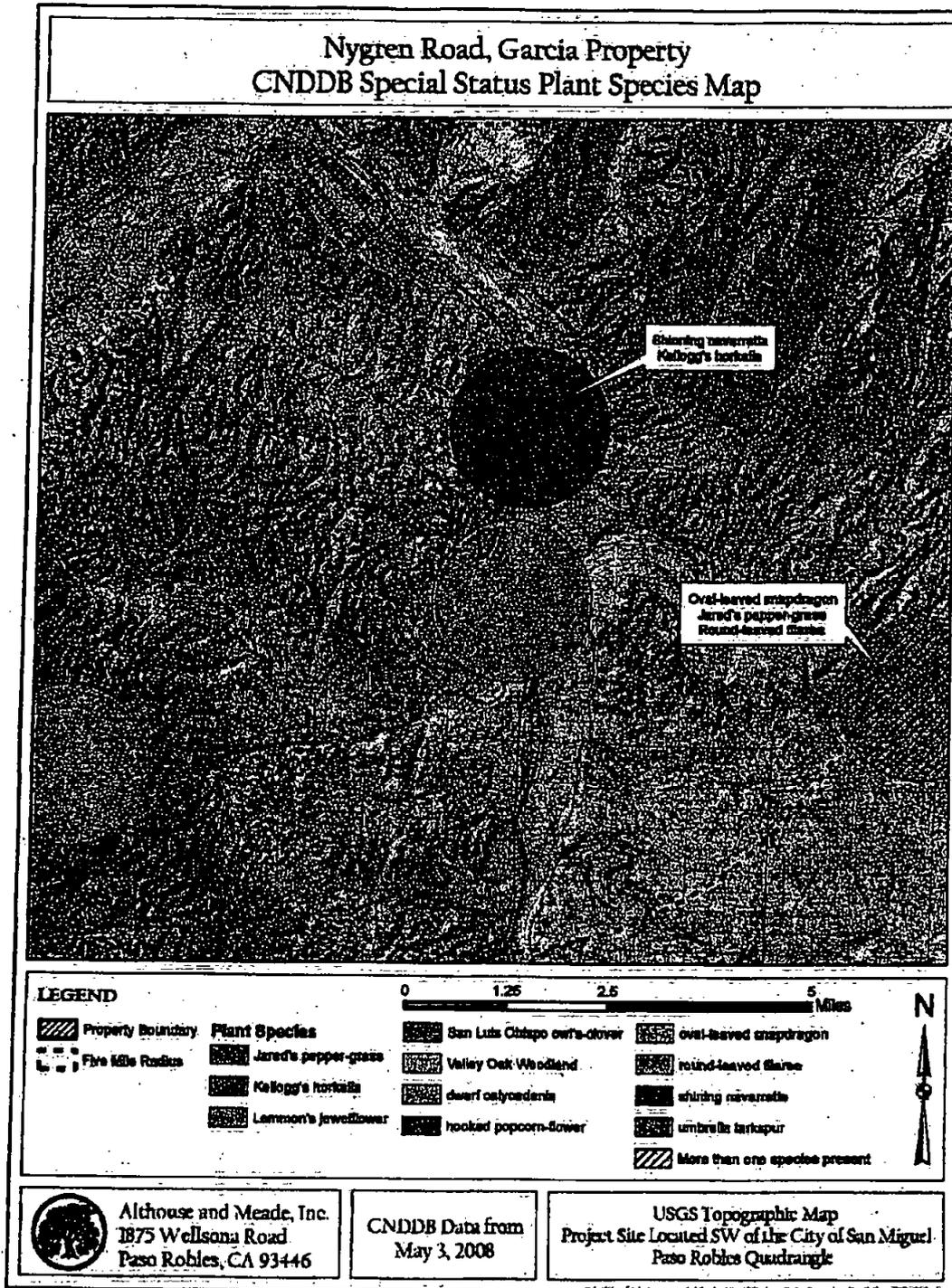


FIGURE 5. CNDDDB GIS MAP. The current GIS data from the CNDDDB for special status species within five miles of the Property is depicted on a USGS topographic map. The approximate Property boundaries are indicated by the solid blue line in the center of the image, and a five-mile radius around the Property is indicated by the dashed red line.

APPENDIX C - Photographs

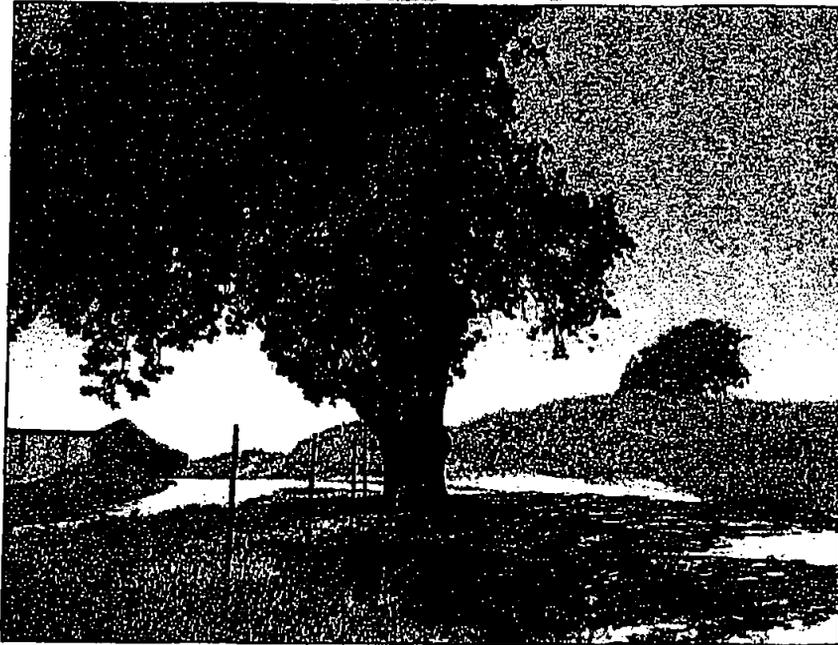


Photo 1. View north of a large blue oak located just south of the cleared building pad. Building pad is in the background on top of the hill at the right side of the photograph.

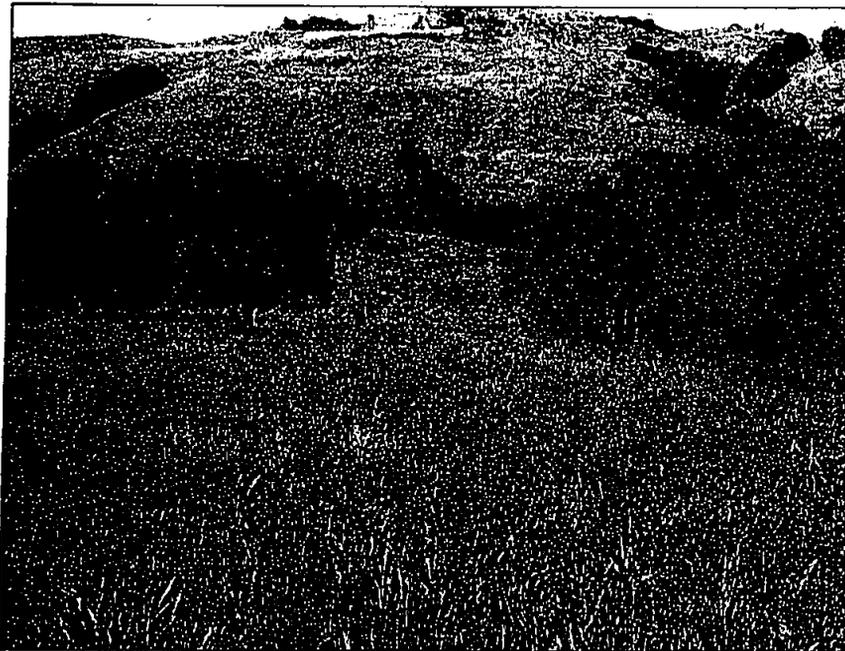


Photo 2. View north of grassland habitat and blue oak woodlands at the north end of the Property.

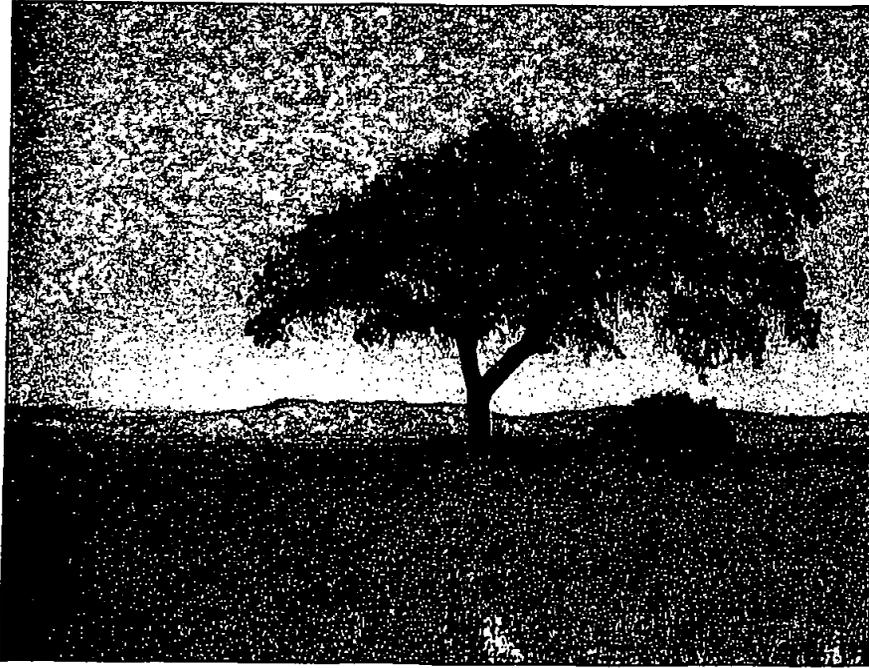


Photo 3. View northeast of the single blue oak on the edge of the cleared building pad.



Photo 4. Photograph shows an example of a grassland and blue oak woodland interface on the Property at the north end of the Property.

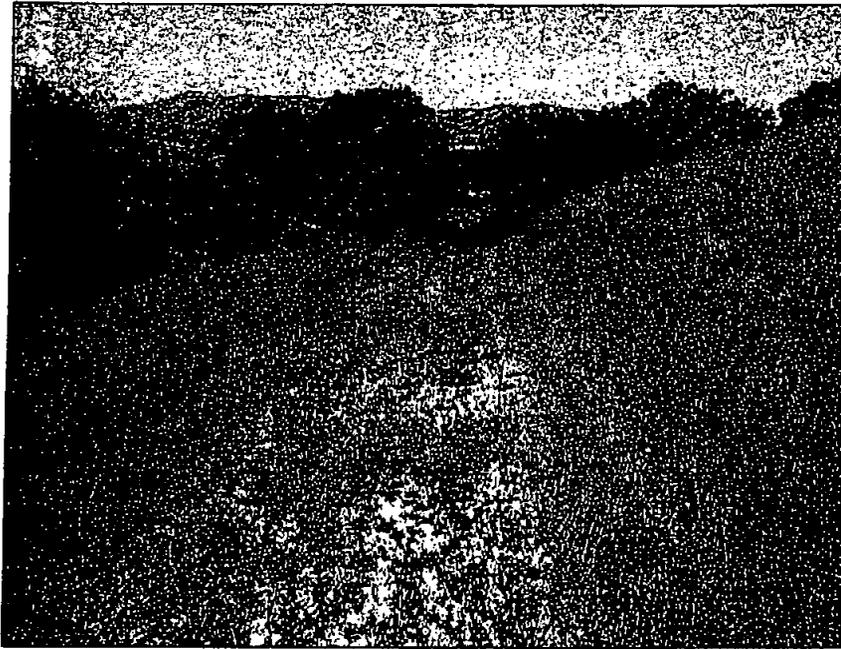


Photo 5. View northeast along a dirt road in the north half of the Property near Nygren Road. *Navarretia Jaredii* was observed along the road in the vicinity of this photograph.

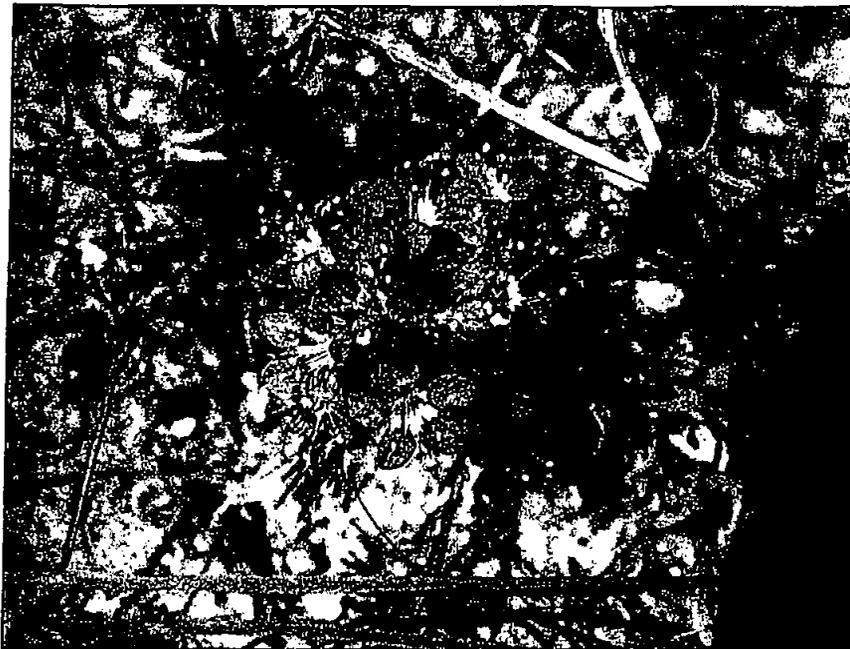


Photo 6. Paso Robles navarretia, a CNPS List 4.3 species, photographed on the margins of dirt roads on the Property, April 17, 2008.



Photo 7. Photo taken from Centra Road, view northeast of recently mowed hillside. The existing residence is located at the top of this hill.



Photo 8. View northeast of planted olive tree rows on the southeastern portion of the Property. Centra Road is in the foreground. The property driveway is on the left leading up to the top of the hill.

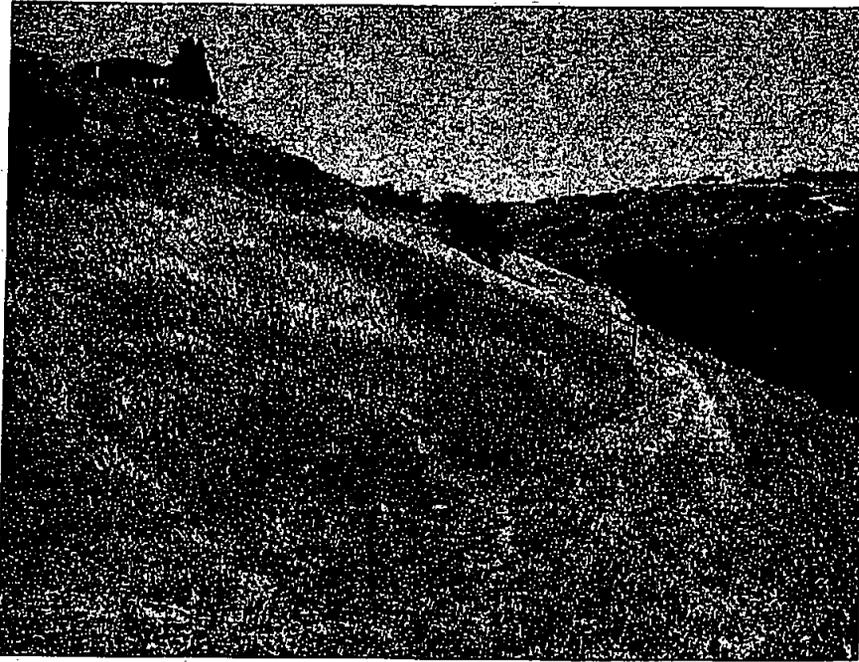


Photo 9. View southwest of a north facing grassy slope below the existing residence.



Photo 10. View southwest of southwest corner of the Property. Centra Road is shown in the upper left of the photograph.

APPENDIX D - Status Codes

- **CNDDDB Conservation Status Ranks (CDFG Special Animals List, February 2008)**
- **CNDDDB Element Ranking for Plants (CDFG Special Vascular Plants, Bryophytes, and Lichens List, January 2008)**
- **CNPS Lists (CDFG Special Vascular Plants, Bryophytes, and Lichens List, January 2008)**

CNDDDB CONSERVATION STATUS RANKS:

The CNDDDB ranking codes are part of the "Heritage Methodology". It is a shorthand formula that provides information about the status of a taxon, both throughout its entire range and within California. We use the best information available to assign these ranks and they are changed and refined as new information becomes available. More detailed information about the conservation status ranking system can be found at: <http://www.natureserve.org/explorer/ranking.htm>

CALIFORNIA ENDANGERED SPECIES ACT (CESA) LISTING CODES: The listing status of each species is current as of the date of this list. The most current changes in listing status will be found in the list of "Endangered and Threatened Animals of California", which the CNDDDB updates and issues quarterly (January, April, July, & October).

- SE State-listed as Endangered
- ST State-listed as Threatened
- SCE State candidate for listing as Endangered
- SCT State candidate for listing as Threatened
- SCD State candidate for delisting

ENDANGERED SPECIES ACT (ESA) LISTING CODES: The listing status is current as of the date of this list. The most current changes in listing status will be found in the list of "Endangered and Threatened Animals of California", which the CNDDDB updates and issues quarterly (January, April, July, & October). Federal listing actions are also available at: <http://www.epa.gov/fedrgstr/EPA-SPECIES/index.html>.

After careful consideration we have removed the USFWS Federal Species of Concern (FSC) designation from this list. The Federal Species of Concern list was not maintained on a statewide basis. The Sacramento field office, with jurisdiction over the central portion of California, maintained a list, but the Ventura, Carlsbad and Arcata offices did not. Therefore, species in the northern and southern parts of the state were not considered. Information on the list maintained by the Sacramento field office is available at: http://sacramento.fws.gov/es/spp_concern.htm

- FE Federally listed as Endangered
- FT Federally listed as Threatened
- FPE Federally proposed for listing as Endangered
- FPT Federally proposed for listing as Threatened
- FPD Federally proposed for delisting
- FC Federal candidate species (former Category 1 candidates)
- SC Species of Concern - list established by National Marine Fisheries Service (NMFS) effective 15 April 2004

ELEMENT RANKING

GLOBAL RANKING

The *global rank* (G-rank) is a reflection of the overall condition of an element throughout its global range.

SPECIES OR NATURAL COMMUNITY LEVEL

- G1 = Less than 6 viable element occurrences (Eos) OR less than 1,000 individuals OR less than 2,000 acres.
- G2 = 6-20 Eos OR 1,000-3,000 individuals OR 2,000-10,000 acres.
- G3 = 21-80 Eos OR 3,000-10,000 individuals OR 10,000-50,000 acres.
- G4 = Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e., there is some threat, or somewhat narrow habitat.
- G5 = Population or stand demonstrably secure to ineradicable due to being commonly found in the world.

SUBSPECIES LEVEL

Subspecies receive a T-rank attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies or variety. For example: *Chorizanthe robusta* var. *hartwegii*. This plant is ranked G2T1. The G-rank refers to the whole species range i.e., *Chorizanthe robusta*. The T-rank refers only to the global condition of var. *hartwegii*.

STATE RANKING

The *state rank* (S-rank) is assigned much the same way as the global rank, except state ranks in California often also contain a threat designation attached to the S-rank.

- S1 = Less than 6 Eos OR less than 1,000 individuals OR less than 2,000 acres
 - S1.1 = very threatened
 - S1.2 = threatened
 - S1.3 = no current threats known
- S2 = 6-20 Eos OR 1,000-3,000 individuals OR 2,000-10,000 acres
 - S2.1 = very threatened
 - S2.2 = threatened
 - S2.3 = no current threats known
- S3 = 21-80 Eos or 3,000-10,000 individuals OR 10,000-50,000 acres
 - S3.1 = very threatened
 - S3.2 = threatened
 - S3.3 = no current threats known
- S4 = Apparently secure within California; this rank is clearly lower than S3 but factors exist to cause some concern; i.e. there is some threat, or somewhat narrow habitat. **NO THREAT RANK.**
- S5 = Demonstrably secure to ineradicable in California. **NO THREAT RANK.**

Notes:

1.	Other considerations used when ranking a species or natural community include the pattern of distribution of the element on the landscape, fragmentation of the population/stands, and historical extent as compared to its modern range. It is important to take a bird's eye or aerial view when ranking sensitive elements rather than simply counting element occurrences.		3.	Other symbols:
				GH All sites are historical; the element has not been seen for at least 20 years, but suitable habitat still exists (SH = All California sites are historical).
				GX All sites are extirpated; this element is extinct in the wild (GX = All California sites are extirpated).
				GXC Extinct in the wild; exists in cultivation.
				G1Q The element is very rare, but there are taxonomic questions associated with it.
				T Rank applies to a subspecies or variety.
2.	Uncertainty about the rank of an element is expressed in two major ways: By expressing the ranks as a range of values: e.g., S2S3 means the rank is somewhere between S2 and S3. By adding a ? to the rank: e.g., S2? This represents more certainty than S2S3, but less certainty than S2.			

The California Native Plant Society's (CNPS) Lists

- 1A. Presumed extinct in California
- 1B. Rare or Endangered in California and elsewhere
- 2. Rare or Endangered in California, more common elsewhere
- 3. Plants for which we need more information - Review list
- 4. Plants of limited distribution - Watch list

List 1A: Plants Presumed Extinct in California

The plants of List 1A are presumed extinct because they have not been seen or collected in the wild in California for many years. Although most of them are restricted to California, a few are found in other states as well. In many cases, repeated attempts have been made to rediscover these plants by visiting known historical locations. Even after such diligent searching, we are constrained against saying that they are extinct, since for most of them rediscovery remains a distinct possibility. Note that care should be taken to distinguish between "extinct" and "extirpated." A plant is extirpated if it has been locally eliminated, but it may be doing well elsewhere in its range.

List 1B: Plants Rare, Threatened, or Endangered in California and Elsewhere.

The plants of List 1B are rare throughout their range. All but a few are endemic to California. All of them are judged to be vulnerable under present circumstances or to have a high potential for becoming so because of their limited or vulnerable habitat, their low numbers of individuals per population (even though they may be wide ranging), or their limited number of populations. Most of the plants of List 1B have declined significantly over the last century.

List 2: Plants Rare, Threatened, or Endangered in California, but More Common Elsewhere

Except for being common beyond the boundaries of California, the plants of List 2 would have appeared on List 1B. From the federal perspective, plants common in other states or countries are not eligible for consideration under the provisions of the Endangered Species Act. Until 1979, a similar policy was followed in California. However, after the passage of the Native Plant Protection Act, plants were considered for protection without regard to their distribution outside the state.

List 3: Plants About Which We Need More Information - A Review list

The plants that comprise List 3 are united by one common theme—we lack the necessary information to assign them to one of the other lists or to reject them. Nearly all of the plants remaining on List 3 are taxonomically problematic.

List 4: Plants of Limited Distribution - A Watch list

The plants in this category are of limited distribution or infrequent throughout a broader area in California, and their vulnerability or susceptibility to threat appears low at this time. While we cannot call these plants "rare" from a statewide perspective, they are uncommon enough that their status should be monitored regularly. Should the degree of endangerment or rarity of a List 4 plant change, we will transfer it to a more appropriate list or delete from consideration.

Threat ranks:

Recently, CNPS added a decimal threat rank to the List ranks to parallel that used by the CNDDB. This extension replaces the E (Endangerment) value from the R-E-D Code. CNPS ranks therefore read like this: 1B.1, 1B.2, etc.

New Threat Code extensions and their meanings:

.1 - Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)

.2 - Fairly endangered in California (20-80% occurrences threatened)

.3 - Not very endangered in California (<20% of occurrences threatened or no current threats known)

Note that all List 1A (presumed extinct in California) and some List 3 (need more information - a review list) plants lacking any threat information receive no threat code extension. Also, these Threat Code guidelines represent a starting point in the assessment of threat level. Other factors, such as habitat vulnerability and specificity, distribution, and condition of occurrences, are also considered in setting the Threat Code.

APPENDIX E - CNDDDB Reports

- Paso Robles navarretia (*Navarretia jaredii*) - CNPS List 4.3

California Native Species Field Survey Form

Mail to:
Natural Diversity Database
California Department of Fish and Game
 1807 13th Street, Suite 202
 Sacramento, CA 95814

For Office Use Only

Source Code _____ Quad Code _____
 Elm Code _____ Occ. No. _____
 EO Index No. _____ Map Index No. _____

Date of Field Work: 4 - 17 - 2008
month (two) day (two) year (four)

Scientific Name: *Navarretia jaredii*
Common Name: Paso Robles Navarretia

<p>Species Found? <input checked="" type="checkbox"/> <input type="checkbox"/> <small>yes no If not, why?</small></p> <p>Total No. Individuals: <u>1,000</u> Subsequent Visit? <input checked="" type="checkbox"/> <input type="checkbox"/> <small>yes no</small></p> <p>Is this an existing NODDB occurrence? <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <small>Yes, Occ. #</small></p> <p>Collection? If yes: Number _____ Museum / Herbarium _____</p>	<p>Reporter: Jason Dan & Audrey Woodruff Address: Aldhouse and Meade, Inc. 1875 Wellman Road Paso Robles, CA 93446</p> <p>Email Address: jason@aldhouseandmeade.com Phone: (805) 467-1041</p>
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<p style="text-align: center;">Plant Information</p> <p>Phenology: <u>0.00</u> <u>100.00</u> <u>0.00</u> <small>% vegetative % flowering % fruiting</small></p>	<p style="text-align: center;">Animal Information</p> <p>Age Structure: # adults # juveniles # unknown <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p>
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Location (please also attach or draw map on back)
 Nyeau Road, 0.25 miles west of Highway 101, north of Paso Robles, south of San Miguel

County: San Luis Obispo County Landowner / Mgr.: Private

Quad Name: Paso Robles Elevation: 650-800'

T R 1/4 of 1/4 of Section T R 1/4 of 1/4 of Section

UTM: Zone: (10, 11) Datum: NAD27 (NAD83, NAD27, WG584, other)

Source: (GPS, map & type, etc.) Point Accuracy: Meters

UTM Coordinates: Latitude: 35.731117°N and Longitude: 120.76540°W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slopes)
 Plants occurring on dirt roads and natural riparian habitats with surrounding blue oak woodland. Estimated approximately 1000 plants on the Property.

Other rare species? None.

Site Information Overall site quality: Excellent Good Fair Poor

Current / surrounding land use: Rural residential, vineyard nearby. No grazing.

Visible disturbances / possible threats: Future development of parcels, road widening

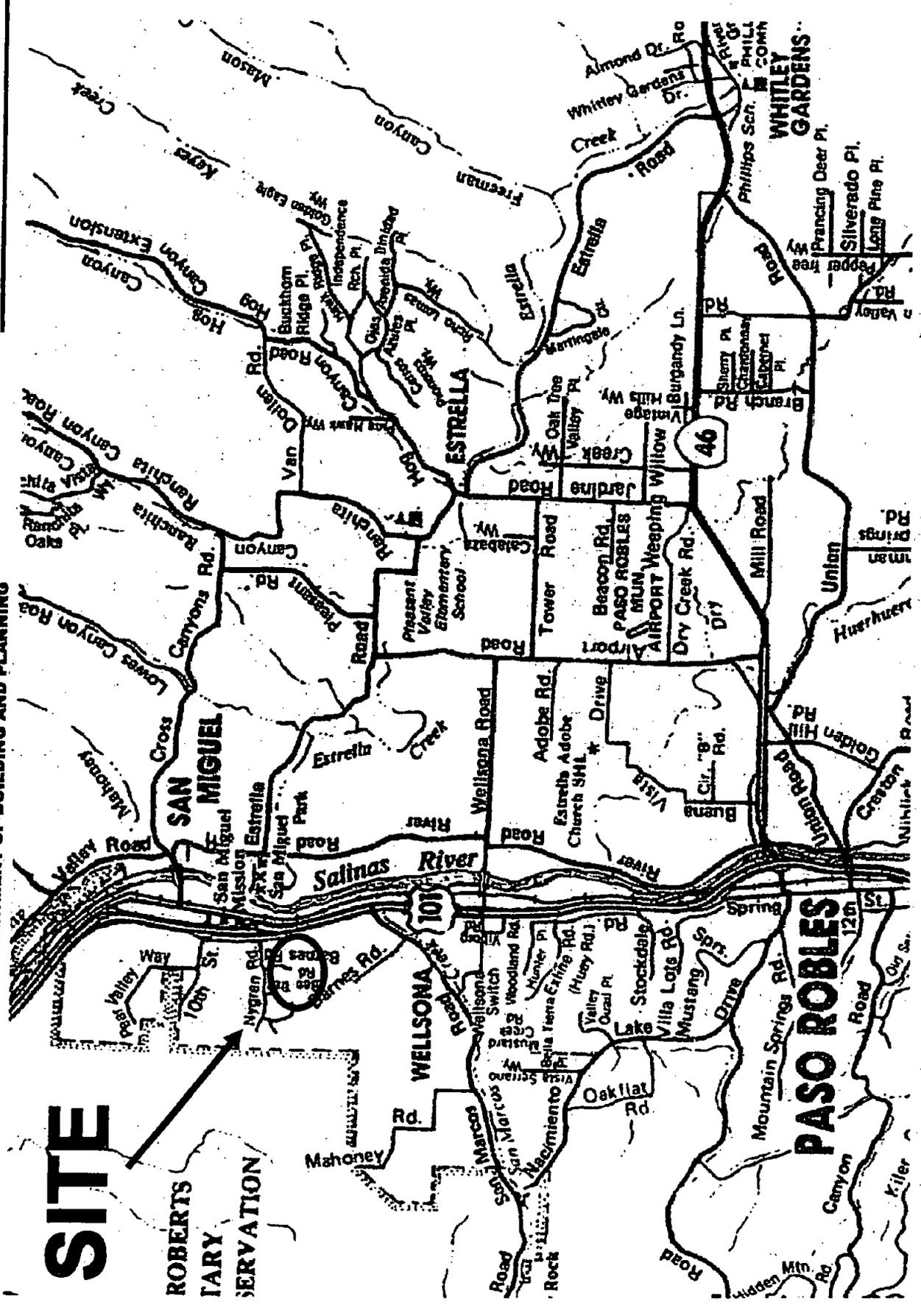
Comments:

<p>Determinations: (check one or more, and fill in blanks)</p> <p><input checked="" type="checkbox"/> Keyed (cite reference): <u>Jepson Manual</u></p> <p><input type="checkbox"/> Compared with specimen housed at: _____</p> <p><input type="checkbox"/> Compared with photo / drawing in: _____</p> <p><input type="checkbox"/> By another person (name): _____</p> <p><input checked="" type="checkbox"/> Other: <u>Previous experience with the species</u></p>	<p>Photographs: (check one or several)</p> <table style="width: 100%;"> <tr> <td>Plant / animal</td> <td>Slide <input type="checkbox"/></td> <td>Print <input checked="" type="checkbox"/></td> </tr> <tr> <td>Habitat</td> <td>Slide <input type="checkbox"/></td> <td>Print <input checked="" type="checkbox"/></td> </tr> <tr> <td>Diagnostic features</td> <td>Slide <input type="checkbox"/></td> <td>Print <input type="checkbox"/></td> </tr> </table> <p>May we obtain duplicates at our expense? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>	Plant / animal	Slide <input type="checkbox"/>	Print <input checked="" type="checkbox"/>	Habitat	Slide <input type="checkbox"/>	Print <input checked="" type="checkbox"/>	Diagnostic features	Slide <input type="checkbox"/>	Print <input type="checkbox"/>
Plant / animal	Slide <input type="checkbox"/>	Print <input checked="" type="checkbox"/>								
Habitat	Slide <input type="checkbox"/>	Print <input checked="" type="checkbox"/>								
Diagnostic features	Slide <input type="checkbox"/>	Print <input type="checkbox"/>								

FORM 068/9747 Rev. 11/09

SITE

ROBERTS
IARY
SERVATION



PROJECT
Lot Line Adjustment
Garcia SUB2006-00154 (COAL 07-0036)



EXHIBIT
Vicinity Map



PROJECT

Lot Line Adjustment
Garcia Sub2006-00154 (COAL 07-0036)



EXHIBIT

Aerial Photograph

**DEVELOPER'S STATEMENT FOR THE
GARCIA LOT LINE ADJUSTMENT (COAL 07-0036); SUB2006-00154**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AGREEMENT

Prior to recordation of a parcel map or certificates of compliance finalizing the lot line adjustment, the applicant shall enter into an agreement, in a form approved by County Counsel, which includes the following:

AESTHETICS

VS-1 At the time of application for construction permits, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from Centra Avenue, Highway 101 or Nygren Road. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first. Security lighting shall be shielded so as not to create glare when viewed from Highway 101.

Monitoring: The Planning and Building Department shall verify implementation during and/or after construction, as applicable.

VS-2 At the time of application for construction permits, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Highway 101. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color, and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

Monitoring: The Planning and Building Department, shall verify implementation during and/or after construction, as applicable.

VS-3 If the future proposed residence on proposed parcel 2 is visible from Highway 101, Centra Avenue or Nygren Road, at the time of application for construction permits, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures.

Monitoring: The Planning and Building Department, shall verify implementation during and/or after construction, as applicable.

BIOLOGICAL RESOURCES

Oak Trees:

BR-1 If project construction requires impacts or removal of native oak trees, or is conducted within 50 feet of oak canopies, the following standard mitigation recommendations shall be implemented, as appropriate:

- a. Tree canopies and trunks within 50 feet of proposed disturbance zones should be mapped and numbered. Tree assessments should be conducted by a certified arborist or qualified botanist and a licensed land surveyor. Data collected for each tree shall include diameter at breast height (4.5 feet) of each stem/trunk, canopy diameter, tree height, tree health, and habitat notes (cavities for birds or bats), raptor nests, wood rat nests, and unique features. The tree map shall be used to determine impacts to trees from the project and will inform the mitigation plan.
- b. An oak tree mitigation plan shall be prepared and approved by the County of San Luis Obispo. The mitigation plan shall incorporate the most current County standards for mitigating impacts to native oak trees, and oak woodland habitat.
- c. Impacts to the oak canopy or critical root zones (CRZ) should be avoided where practicable. Impacts include pruning, any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage.
- d. Impacts to oak trees shall be assessed by a licensed arborist or qualified botanist. Impacts include pruning, any ground disturbance within the dripline or CRZ of the tree (whichever distance is greater), and trunk damage.
- e. Impacts to native oak trees shall be mitigated by planting additional trees on site. Any oak tree with a dbh of five inches or greater shall require mitigation. Oaks removed shall be replaced in kind at a 4:1 ratio. Impacts to oaks shall be mitigated by planting

additional oak trees, in kind, at a 2:1 ratio. Replacement trees shall be of one gallon size, of local origin, and of the same species as was impacted. Replacement trees shall be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least seven years.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office.

Special Status Plant:

BR-2 If a future project is proposed that would affect Paso Robles navarretia, the following mitigation recommendations shall be implemented:

- a. Special status plants shall be mapped by a qualified biologist working with a licensed land surveyor. A constraints map shall be created and overlaid on all site and grading plans.
- b. For any rare annual plant such as Paso Robles navarretia that occurs in an impact area, a qualified biologist shall collect seed from plants to be impacted and broadcast the seed in appropriate areas of the property after completion of the project.
- c. Seed collection and/or relocation of special status plants may only be conducted after approval by the County. A mitigation and monitoring plan is not necessary for projects that affect less than 10 percent of a local population of a CNPS List 4 species.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office.

San Joaquin Kit Fox:

BR-3 Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the County of San Luis Obispo, Department of Planning and Building, Environmental and Resource Management Division (County) (see contact information below) that states that one or a combination of the following four San Joaquin kit fox mitigation measures has been implemented:

- a. Provide for the protection in perpetuity, through acquisition of fee or conservation easement 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 Game (Department) and the County.

This mitigation alternative (a.), requires that all aspects of this program must be in place before County 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 be based on the total mitigation acreage required multiplied by the cost per mitigation 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; therefore, your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification identifying your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

c. Purchase 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 the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would be based on the total area of mitigation acreage required multiplied by the cost per credit (one mitigation acre equals one credit). Currently, the cost per credit is \$2500. 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 County permit issuance and initiation of any ground disturbing activities.

If none of the above measures (a, b, or c) are available, the applicant may enter into a Mitigation Agreement with the Department, including depositing of funds into an escrow account (or other means of securing funds acceptable to the Department) which would ensure the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting endowment for management and monitoring in perpetuity. The Department can provide a draft agreement to review; a signed Mitigation Agreement shall be submitted to the County prior to County permit issuance and initiation of any ground disturbing activities.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office and in cooperation with the California Department of Fish and Game.

BR-4 Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the County. 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 County 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 BR-5 through BR-13. 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. When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.

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 the U.S. Fish and Wildlife Service and the Department (see contact information below) 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 U.S. Fish and Wildlife Service/Department determines it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, before project activities commence, the applicant must consult with the U.S. Fish and Wildlife Service and the Department. 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.

d. 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:

a) Potential kit fox den: 50 feet

b) Known or active kit fox den: 100 feet

c) 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 during ground disturbing activities shall be required by a qualified biologist.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office and in cooperation with the California Department of Fish and Game and the United States Fish and Wildlife Service.

BR-5 Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate as a note on the project plans, that: "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.

In addition, prior to permit issuance and initiation of any ground disturbing activities, conditions BR-5 through BR-13 of the Developer's Statement/Conditions of Approval shall be clearly delineated on project plans.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office.

BR-6 During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office.

BR-7 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 county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County 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.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office.

BR-8 During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or 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.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office.

BR-9 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, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office.

BR-10 During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and 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.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office.

BR-11 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.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office.

BR-12 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 County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and Department by telephone (see contact information below). 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 Department for care, analysis, or disposition.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office and United States Fish and Wildlife Service.

BR-13 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".
- b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.

Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Monitoring: Compliance will be verified by the Planning and Building Department in consultation with the Environmental Coordinators Office.

TRANSPORTATION/CIRCULATION

TC-1 Prior to recordation of a final map or certificate of compliance for Lots 1 or 2, the applicant shall either:

- a. Construct 2/3 of an A-1j (Gravel Road) within the road easements of Nygren Road,

Barnes Road, and Centra Avenue as shown on the approved Tentative Lot Line Adjustment Map with a minimum improved width of 18 feet, or

b. Record an offer to dedicate for Nygren Road, Barnes Road, and Centra Avenue with a width of 40 feet centered on the existing traveled ways which front or cross Lots 1 and 2 as shown on the approved Tentative Lot Line Adjustment Map.

Monitoring: Compliance will be verified by the Planning and Building Department.

Contact Information:

County of San Luis Obispo
Department of Planning and Building
Division of Environmental & Resource Mgmt
County Government Center, Room 300
San Luis Obispo, CA 93408
ATTN: Trevor Keith
(805) 781-1431
E-mail: tkeith@co.slo.ca.us

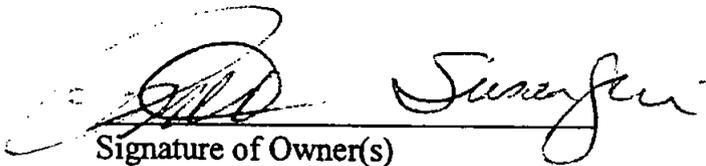
California Department of Fish and Game
Central Region
1234 East Shaw Avenue
Fresno, CA 93710
(559) 243-4005
FAX (559) 243-4022

The Nature Conservancy
ATTN: Tonja Glenn
201 Mission Street, 4th Floor
San Francisco, CA 94105
(415) 281-0483

Palo Prieto Conservation Bank
c/o Dan Meade
Althouse & Meade, Inc.
1875 Wellsona Road
Paso Robles, CA 93446
(805) 467-1041
FAX (805) 467-1021
E-mail: dan@alt-me.com

U.S. Fish and Wildlife Service
Ventura Field Office
P.O. Box 47
Ventura, CA 93003
(805) 644-1766

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.


Signature of Owner(s)

3/24/10
Date

Ruben & Susan Garcia
Name (Print)



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 · San Luis Obispo CA 93408 · (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us

To: San Luis Obispo County Department of Planning and Building
Attention: Jo Manson

From: Sam Taylor Jr., Development Services Division Project Manager
(805) 788-2177 - email: SLTaylor@co.slo.ca.us

Date: November 5, 2009

Subject: **COAL 07-0036, GARCIA, SUB2006-00154, LLA-** between 2 parcels.
APN: 027-121-005 and 027-171-011

This to verify that after the site visit that I made with the Jo Manson, Project Planner, the Public Works Department is satisfied with its comments and recommendations made in its "**REVISED RECOMMENDATIONS**" dated April 24, 2007.

File: COAL 07-0036

V:_DEVSERV Referrals_Referral Responses\Land Divisions\Lot Line Adjustments\COAL 07-0036_Garcia\COAL 07-0036, Garcia 20091105.doc



ak

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 3/23/07

FROM TO: Public Works REVISED RECOMMENDATIONS

TO FROM: North County Team

PROJECT DESCRIPTION: SUB2006-00154 COAL 07-0036, GARCIA/ LLA- between 2 parcels. 34.52 acre site located off Barnes Rd. in Paso Robles. APN: 027-121-005 and 027-171-011.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 4/6/07 please. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Recommend Approval. See the following pages for discussion and recommended conditions to bring the proposed project into conformance with the provisions of the County General Plan and The Real Property Division Ordinance, section 21.02.030.

Regarding the Tentative map, we note that 2-Maps-28 does NOT offer the roads for dedication but reserves them as private roads for the benefit of present owners and their successors in interest, and that on 2-Maps-23 the offered roads were NOT accepted by the Board of Supervisors.

Date April 24, 2007 Name Sam Taylor Phone 788-2177

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

Discussion:

In response to the Department of Planning and Building's request for Public Works Department's comments to an email sent to Elizabeth Kavanaugh by Jani Meyers, a neighbor of the applicant, dated 03/23/2007 06:25 PM, requesting access to Barnes Road as shown on the "Map of the Subdivisions of Sec 29 in T 25 S, R 12 E, the property of J. M. Kalar," recorded in Book 2 of Maps at Page 23, we offer the following observations:

1. Jani Meyers' email states in part:

"Pres and I live in the "neighborhood" [sic] where the Garcias want to build a second home on their property. SUB2006-00154 COAL 07-0036 GARCIA on your website.

There has been a long standing problem with access and utilizing Barnes Rd that runs along one side of their land. Many of us drove the dirt road, walked it and rode our horses for 15 years before folks moved in an [sic] built along that section of road. The "new" folks closed off the road, making only one way in and out to the many homes in our area. Warren road has been "plugged" before so no traffic could get in or out. ... The argument by the "new" landowners is that the dirt road does not follow the easement on paper. Our roadgroup [sic] could not afford to move the road. However, most of the dirt roads in our area do not follow the easement, due to the reality of streams and ravines not taken into account when mapped on paper."

2. The Circulation Element of the Salinas River Area Plan of the County General Plan states in part on Page 5-3 under "Planning Area Issues and Objectives, Roadway Capacities, Objectives, Item f.":

"f. Circulation routes in new development should be designed to provide direct, convenient and safe access to destinations. Circuitous streets that impede pedestrian, bike and transit use should be avoided. Design and maintain roads and streets to expedite the safe and efficient movement of commodities and products around and through the county."

3. Access:

a. Currently the two parcels of the subject property have the following access:

- i. Lots 14 and 15 (voluntary merger M 99-0065, S980183) of the Kalar subdivision, has access to both Nygren Road and Centra Road.
- ii. Lot 23 (3.76 acres) of Mission Almond Orchards No. 2 is on a dead end road of approximately 500 feet.

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

- b. The proposed two parcels will have the following access:
 - i. Parcel 1 will be on a dead end road of approximately 4700 feet from Highway 101 at Monte Road, provided there is no access along Barnes Road or other secondary access.
 - ii. Parcel 2 will be on a dead end road of approximately 500 feet.

This does not appear to satisfy the "... equal to or better than ..." requirement of Section 21.02.030 (c) of the County Code.

- 4. The existing rights of way of the roads which border the subject property (Nygren Road, Barnes Road, and Centra Road) shown on the "Map of Mission Almond Orchards Subdivision No. 2" (2-Maps-28) and the "Map of the Subdivisions of Sec 29 in T 25 S, R 12 E, the property of J. M. Kalar" (2-Maps-23) are 40 feet wide.

It appears the above mentioned subdivisions, recorded in 1918 and 1919, at least partially provides for the implementation of the Circulation Element of the Salinas River Area Plan of the County General Plan and that any reduction to area wide circulation by the closing of any of the roads thereof should be remedied, and that access to both of the proposed adjusted parcels do not meet the "... equal to or better than ..." requirement of Section 21.02.030 (c) of the County Code. The Public Works Department believes that the following recommendations are consistent with the provisions of the Subdivision Map Act, section 66412 (d) and Title 21, The Real Property Division Ordinance, section 21.02.030, and further believes that while neither Nygren Road nor Centra Road have been mentioned to us as a posing an access problem, they border (or physically cross) the subject property so they are included in our recommendations. Therefore, the Public Works Department offers for your consideration the following.

Recommended Conditions:

- 1. **Access: Prior to recordation of a final map or certificate of compliance for Lots 1 or 2, the applicant shall either:**
 - a. Construct 2/3 of an A-1j (Gravel Road) within the road easements of Nygren Road, Barnes Road, and Centra Road as shown on the approved Tentative Lot Line Adjustment Map with a minimum improved width of 18 feet, or
 - b. Record an offer to dedicate for Nygren Road, Barnes Road, and Centra Road with a width of 40 feet centered on the existing traveled ways which front or cross Lots 1 and 2 as shown on the approved Tentative Lot Line Adjustment Map.



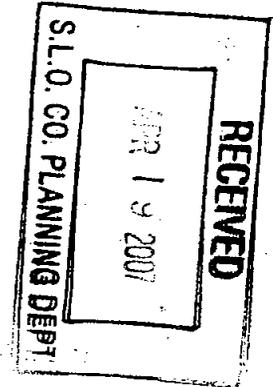
COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: April 18, 2007
TO: Elizabeth Kavanaugh, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department *YH*
SUBJECT: Garcia Lot Line Adjustment SUB2006-00154 (1238)



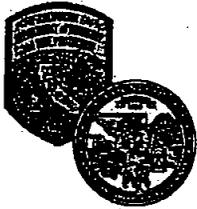
Comments

The applicant proposes to reconfigure two existing parcels of approximately 3.27 and 31.25 acres each to create two parcels of 9.65 and 24.87 acres each. The project site is located on Barnes Road, north of Paso Robles. The site is developed with a residence and accessory structures.

The Agriculture Department's considers the proposal to be equal to the existing parcel configuration in terms of agricultural. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.



CDF/San Luis Obispo County Fire

635 North Santa Rosa Street

San Luis Obispo, California 93405

Office (805) 543-4244 • Fax (805) 543-4248 • Website: www.cdfslo.org

Matt Jenkins, Fire Chief

May 8, 2007

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

RECEIVED

MAY 11 2007

SLO CO PLANNING & BLDG.

Subject: Parcel Map Project # SUB2006-00154/COAL 07-0036 (Garcia)

Dear Ms. Kavanaugh,

I have reviewed the referral for the proposed 2 parcel lot line adjustment project located at 8790 Barnes Road near Paso Robles, CA. This project is located approximately 10-15 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires and it is within a "High" Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

Access Road

An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
 - Parcels less than 1 acres 800 feet
 - Parcels 1 acre to 4.99 acres 1320 feet
 - Parcels 5 acres to 19.99 acres 2640 feet
 - Parcels 20 acres or larger 5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

The applicant is responsible to ensure that all existing access roads/easements meet minimum standards for grade/width, all weather surfacing and fuel reduction. All portions of the existing access roads/easements directly along the property frontage must provide a minimum edge to edge all-weather driving surface of at least 18 feet.

Proper fuel reduction along the property frontage is required to ensure safe access/egress for all local residents during possible wildland fires.

Dead-end road standards are not applicable to lot line adjustments.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

Driveway standards required:

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

The existing based driveway providing access to parcel #2 via an easement off Centra Road appears to provide access to more than one legal parcel. CAL FIRE/County Fire does not allow the use of "shared driveways" to provide access to more than one legal parcel regardless of the amount of structures on each parcel. The California Public Resources Code Section 4290/4291 defines this roadway as an access road and as such must meet all access road standards.

CAL FIRE/County Fire will work with the applicant to decide whether or not naming and signing this roadway separately from Centra Road is necessary for overall public safety within this area.

Water Supply

The checked water supply is required:

This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Both existing structures on parcel #1 and #2 will require a water storage tank and residential fire connection meeting all relative standards.

Building Set Back

All parcels over 1 acre in size requires a 30 foot set back.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

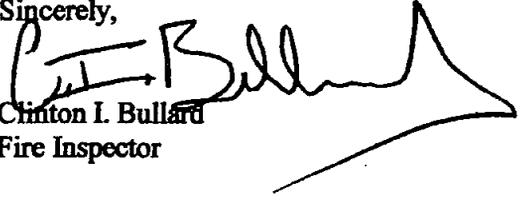
The project application reviewed does not meet the above conditions. The applicant must modify the application plan and resubmit to CAL FIRE/San Luis Obispo County Fire for another review.

The project application as prepared and conditioned via fire/life safety requirements will meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

Final Inspection

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire to ensure conditions are met. When the conditions have been met contact fire prevention at 543-4244 ext. 2220 and ask for a final inspection.

Sincerely,


Clinton I. Bullard
Fire Inspector

cc: Garcia, Applicant



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

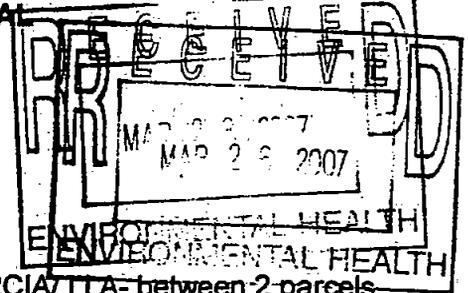
VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 3/23/07

TO: Env. Health

FROM: North County Team



PROJECT DESCRIPTION: SUB2006-00154 COAL 07-0036, GARCIA TLA-between 2 parcels.
34.52 acre site located off Barnes Rd. in Paso Robles. APN: 027-121-005 and 027-171-011.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
By 4/6/07 please. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No concerns at this time.

3/27/07
Date

X. Salo
Name

781-5551
Phone



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Memorandum

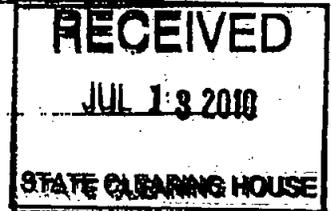
Date: July 14, 2010
To: All Reviewing Agencies
From: Scott Morgan, Acting Director
Re: SCH # 2010041054
Garcia Lot Line Adjustment

The Lead Agency has corrected some information regarding the above-mentioned project. Please see the attached materials for more specific information. All other project information remains the same.

cc: Jo Manson
County of San Luis Obispo
976 Osos Street, Room 300
San Luis Obispo, CA 93408-2040

sch # 2010041054

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
OFFICE MEMORANDUM



DATE: 7/12/10
TO: Garcia Lot Line Adjustment, COAL 07-0036, SUB2006-00154 Project File
FROM: Jo Manson, Planning Department
SUBJECT: Initial Study/Negative Declaration Procedural Revision

On July 12, 2010 the San Luis Obispo County Subdivision Review Board held a public hearing regarding a request by Ruben and Susan Garcia for a Lot Line Adjustment (COAL 07-0036) to adjust the lot lines between two (2) parcels of 31.25 and 3.27 acres each. The adjustment will result in two (2) parcels of 24.87 and 9.65 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category in the Salinas River planning area.

An Initial Study/Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) was issued on April 22, 2010 for this project. One of the environmental factors potentially affected is Aesthetics. Planning staff provided a complete analysis of potential impacts and mitigation measures to reduce the impacts to less than significant levels.

On Page 3 of the County of San Luis Obispo, Initial Study Checklist (Page 1-20 of the staff report), a procedural error was discovered during the public hearing which requires revision. Specifically, under Section 1, Aesthetics, of the Checklist, item "b" asks will the project: "Introduce a use within a scenic view open to public view?" Originally, the box labeled "Not Applicable" was chosen and marked with an X. This was a procedural error. The box labeled "Impact can & will be mitigated" should have instead been chosen and marked with an X based on the analysis and mitigation measures identified in the impact and mitigation/conclusion discussion.

The project was approved at the public hearing and the Subdivision Review Board adopted the Negative Declaration with one revision to change 1. b) from "Not Applicable" to "Impact can & will be mitigated" in accordance with the analysis and specified mitigation measures. However, it is important to note that the analysis under the Aesthetic impact analysis is correct. The only change being proposed is to move the checked box to "Impact can and will be mitigated". This change does not introduce any new impact analysis or mitigation measures that the public has not had the chance to review and would not trigger the need to recirculate the environmental determination as stipulated in Section 15088.5 of the CEQA Guidelines. Attached to this memo is the corrected version of the Aesthetics impact checklist.

EXISTING USES: Residential
 TOPOGRAPHY: Gently sloping to steeply sloping
 VEGETATION: Grasses, oak woodland
 PARCEL SIZE: 2 parcels totaling 34.52 acres
 SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; single-family residence(s)	East: Agriculture; single-family residence(s)
South: Agriculture; single-family residence(s)	West: Agriculture; single-family residence(s)

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
 INITIAL STUDY CHECKLIST**

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The property is situated on rolling hills west of the Salinas River and U.S. Highway 101. The eastern end of the property slopes down toward U.S. Highway 101, with one neighboring parcel separating the property from directly bordering the highway. Nygren Road is located north of the property, Centra Avenue is located south of the property, and Barnes Road (unimproved) is located west of the property. There are two prominent hills on the property which have existing buildings or building pads. The current parcel configuration consists of two legal parcels. One parcel is Lot 23 of Mission Almond Orchards Subdivision No. 2, which is 3.27 acres in size, undeveloped and is located in the northern portion of the project site. Nygren Road runs along the northern border of Lot 23. There is an unnamed creek located just south of Nygren Road within Lot 23. The other parcel is Parcel 1 of Notice of Voluntary Merger, M1999-0065, which is 31.25 acres in size and is currently developed as follows: An existing single family residence and open barn is on the southern prominent hill which includes driveway access off of Centra Avenue. A small existing olive orchard is located

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
OFFICE MEMORANDUM

DATE: 7/12/10

TO: Garcia Lot Line Adjustment, COAL 07-0036, SUB2006-00154 Project File

FROM: Jo Manson, Planning Department

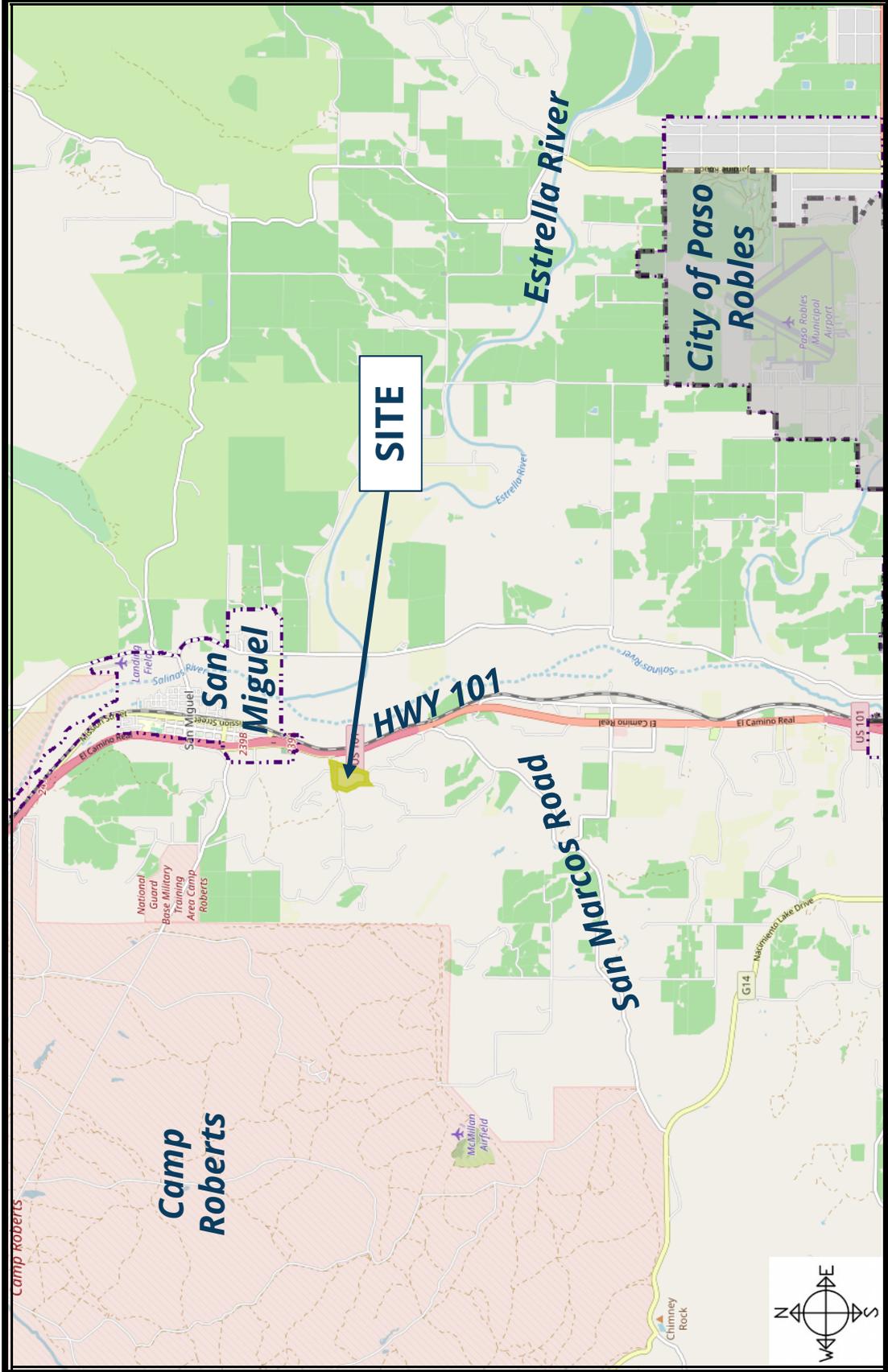
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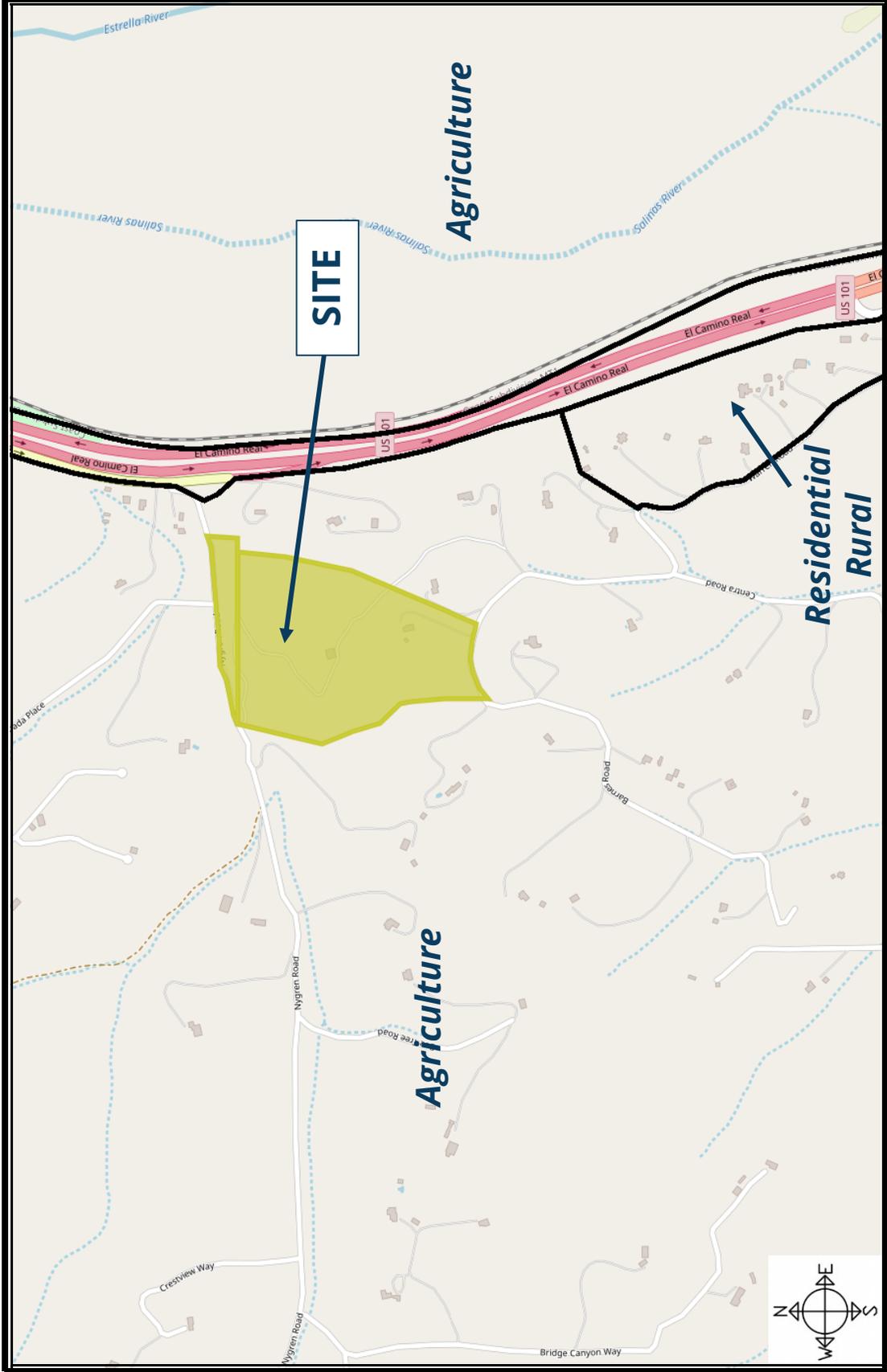
The project was approved at the public hearing and the Subdivision Review Board adopted the Negative Declaration with one revision to change 1. b) from "Not Applicable" to "Impact can & will be mitigated" in accordance with the analysis and specified mitigation measures. However, it is important to note that the analysis under the Aesthetic impact analysis is correct. The only change being proposed is to move the checked box to "Impact can and will be mitigated". This change does not introduce any new impact analysis or mitigation measures that the public has not had the chance to review and would not trigger the need to recirculate the environmental determination as stipulated in Section 15088.5 of the CEQA Guidelines. Attached to this memo is the corrected version of the Aesthetics impact checklist.



Vicinity Map
SUB2018-00064

COUNTY OF SAN LUIS OBISPO





**Land Use Category Map
SUB2018-00064**

COUNTY OF SAN LUIS OBISPO





**Existing
Parcel 2**

**Existing
Parcel 1**



COUNTY OF SAN LUIS OBISPO

**Aerial
SUB2018-00064**

Vicinity Map



SUB2018-00064

827-171-0111 (PH) 848-6830 (F)
 GARCIA ARBENI & SJOAN E.
 COAL 18-0103, LOT LINE ADJUSTMENT - 2 LOTS

Notes

SITE FEATURES SHOWN ARE BASED ON DATA COMPILED FROM A SURVEY AND INFORMATIONAL SOURCES, AND ACRESSES SHOWN ARE BASED ON RECORD DATA INFORMATION COMPILED FROM 2/8/23 AND 2/8/28 AND OTHER RECORD DATA SOURCES, AND ARE NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. THE COUNTY OF SAN LUIS OBISPO PLANNING AND BUILDING DEPARTMENT LAND USE VIEW WEBSITE DATA, CONTOURS SHOWN ARE BASED ON INFORMATIONAL SOURCES AND ARE NOT INTENDED TO REPRESENT A TOPOGRAPHIC SURVEY.

Owner(s)

RUBEN J. GARCIA
 SUSAN E. GARCIA
 PASO ROBLES CA 93446

Average Slope

LOTS 14 AND 15 25 %
 LOT 23 25 %

Zoning & Land Use

Zoning and Land Use: AG
 027-111-011
 027-111-005

Assessor Parcel Number(s)

Proposed Parcel 1 9.65 AC
 Parcel 2 24.07 AC

Area

Original Lots 14 and 15 31.25 AC
 Lot 23 3.27 AC

PRELIMINARY LOT LINE ADJUSTMENT MAP

COAL 18-0103

8970 CENTRA RD

Susan Garcia

PROPOSED LOT LINE ADJUSTMENT OF LOTS 14 AND 15, PARCELS 1 AND 2, AND LOT 23, SAN LUIS OBISPO ALMOND ORCHARD PER 2/8/23 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

PRELIM. TITLE REPORT: DATED AUGUST 10, 2018

MAP REVISION DATE: 09-17-18

JOB FILENAME: 18-124 Garcia Centra PUA

Drifter: [] Scale: [] Project: [] Job: [] Sheet: []

ID: [] 1" = 150' X:025 18-124 1 of 1



Easement Legend

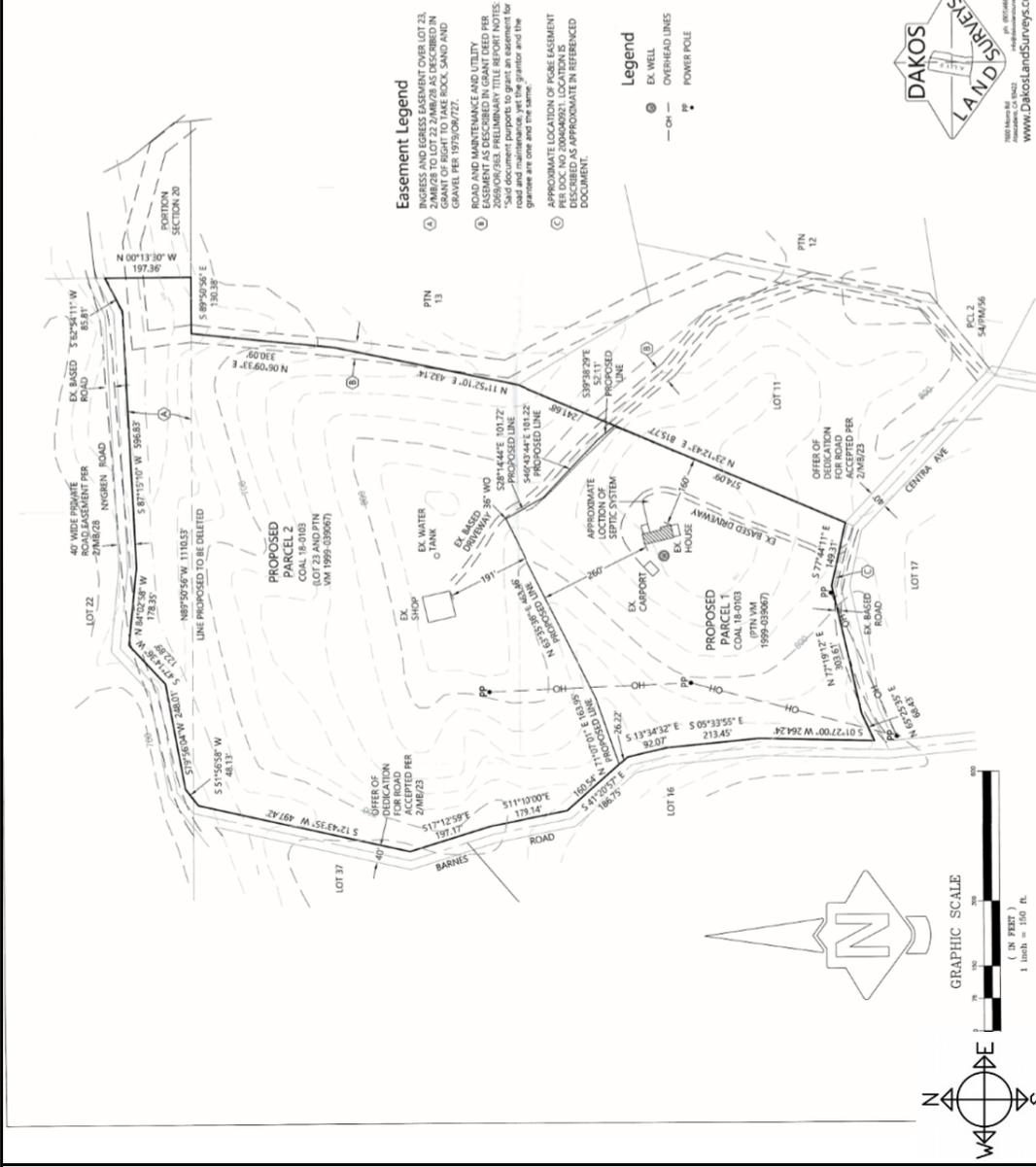
- A. INGRESS AND EGRESS EASEMENT OVER LOT 23, 2/8/28 TO LOT 22, 2/8/28 AS DESCRIBED IN GRANT OF RIGHT TO TAKE ROCK, SAND AND GRAVEL PER 1/21/20/21.
- B. ROAD AND MAINTENANCE AND UTILITY EASEMENT OVER LOT 23, 2/8/28 TO LOT 22, 2/8/28 AS DESCRIBED IN GRANT OF RIGHT TO TAKE ROCK, SAND AND GRAVEL PER 1/21/20/21.
- C. APPROXIMATE LOCATION OF PEGS ASSESSMENT DESCRIBED AS APPROXIMATE IN REFERENCED DOCUMENT.

Legend

- OH — OVERHEAD LINES
- PP — POWER POLE
- EX — EX. WELL
- PP — EX. WATER



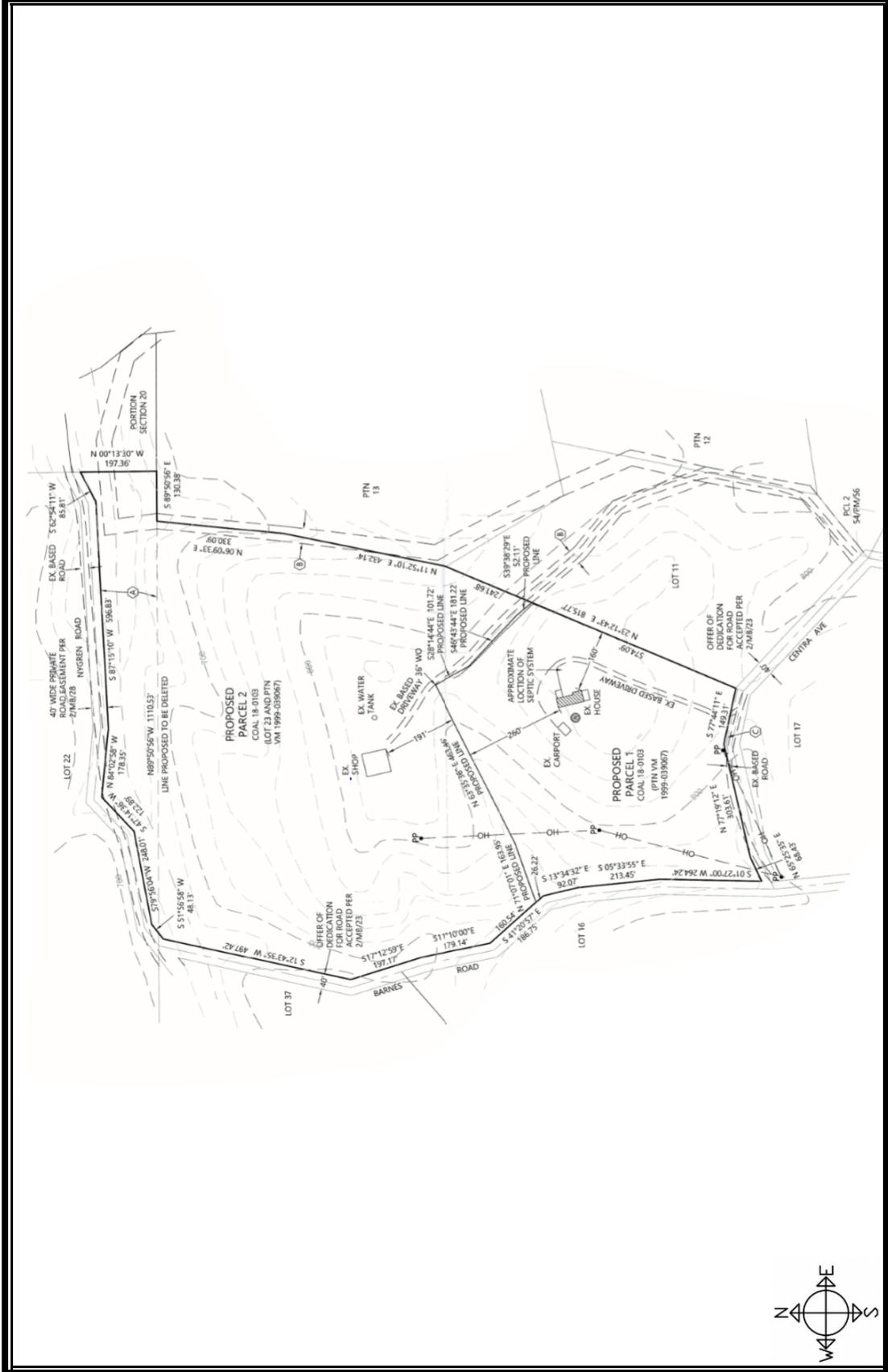
1800 Main St., Suite 100, Westlake, CA 91371
 www.DakosLandSurveys.com



Site Map
SUB2018-00064

COUNTY OF SAN LUIS OBISPO

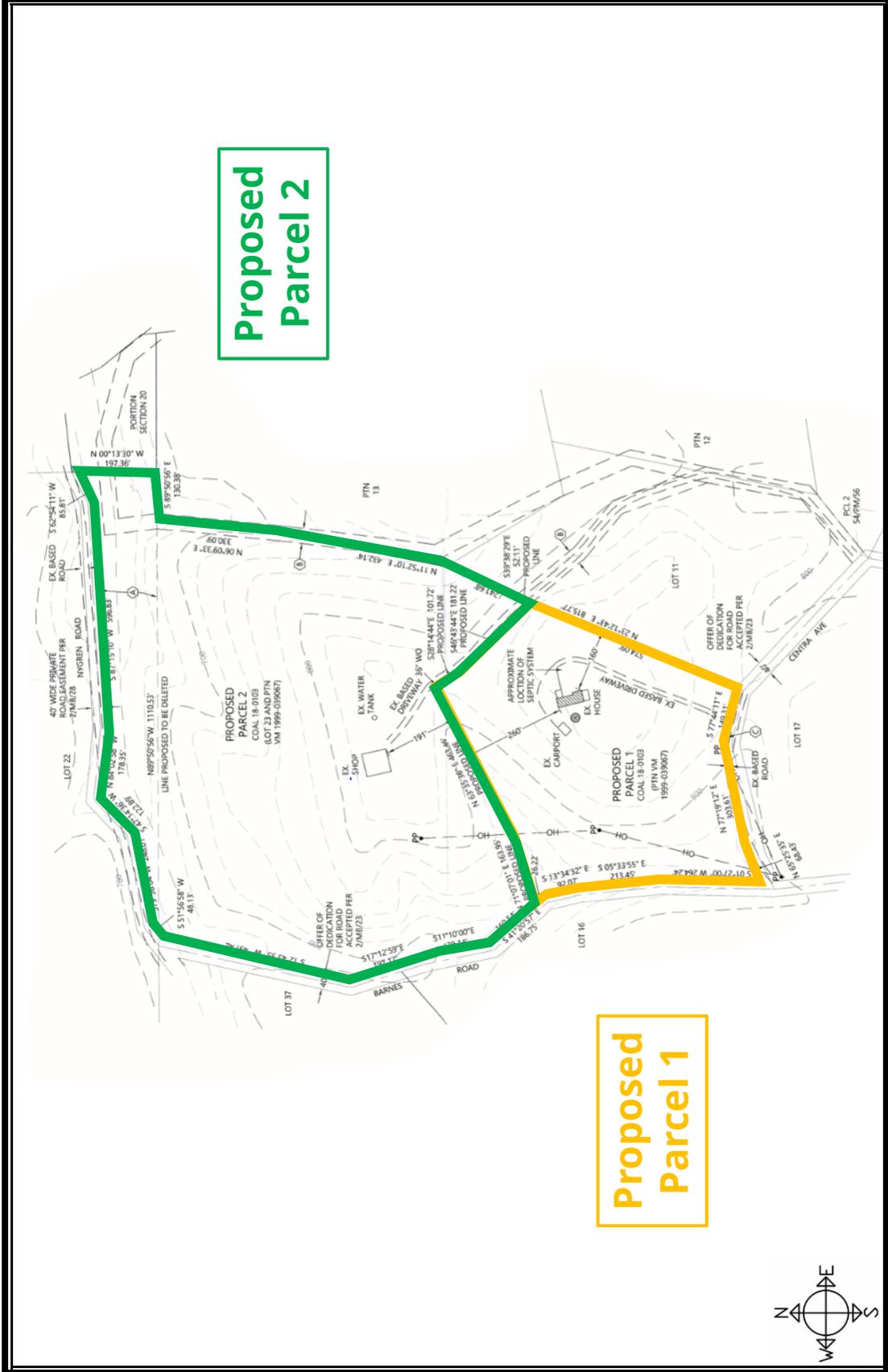




Site Map SUB2018-00064

COUNTY OF SAN LUIS OBISPO





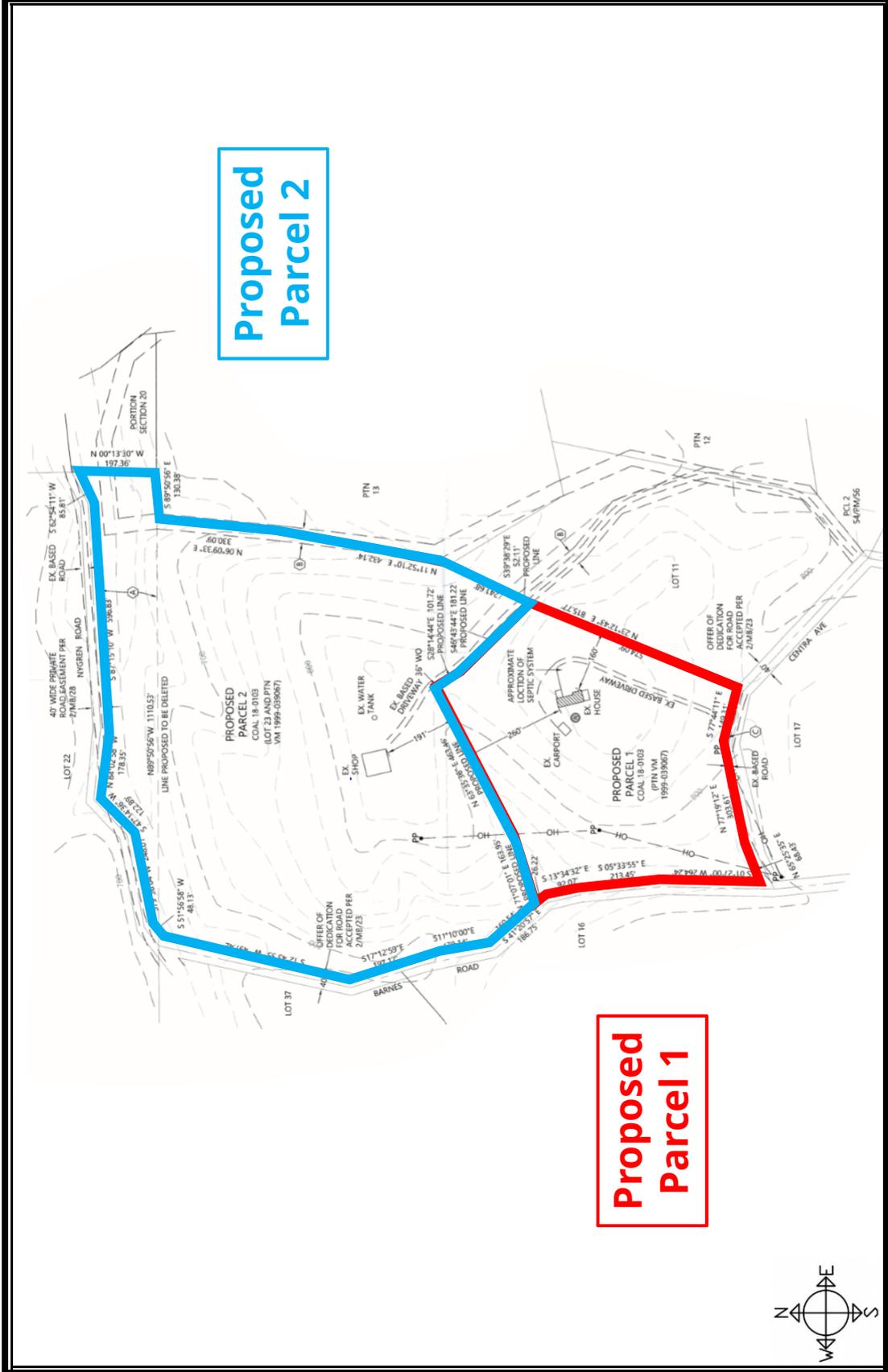
**Proposed
Parcel 2**

**Proposed
Parcel 1**

**Site Map
SUB2018-00064**

COUNTY OF SAN LUIS OBISPO





**Proposed
Parcel 2**

**Proposed
Parcel 1**

**Site Map
SUB2018-00064**

COUNTY OF SAN LUIS OBISPO





**Proposed
Parcel 2**

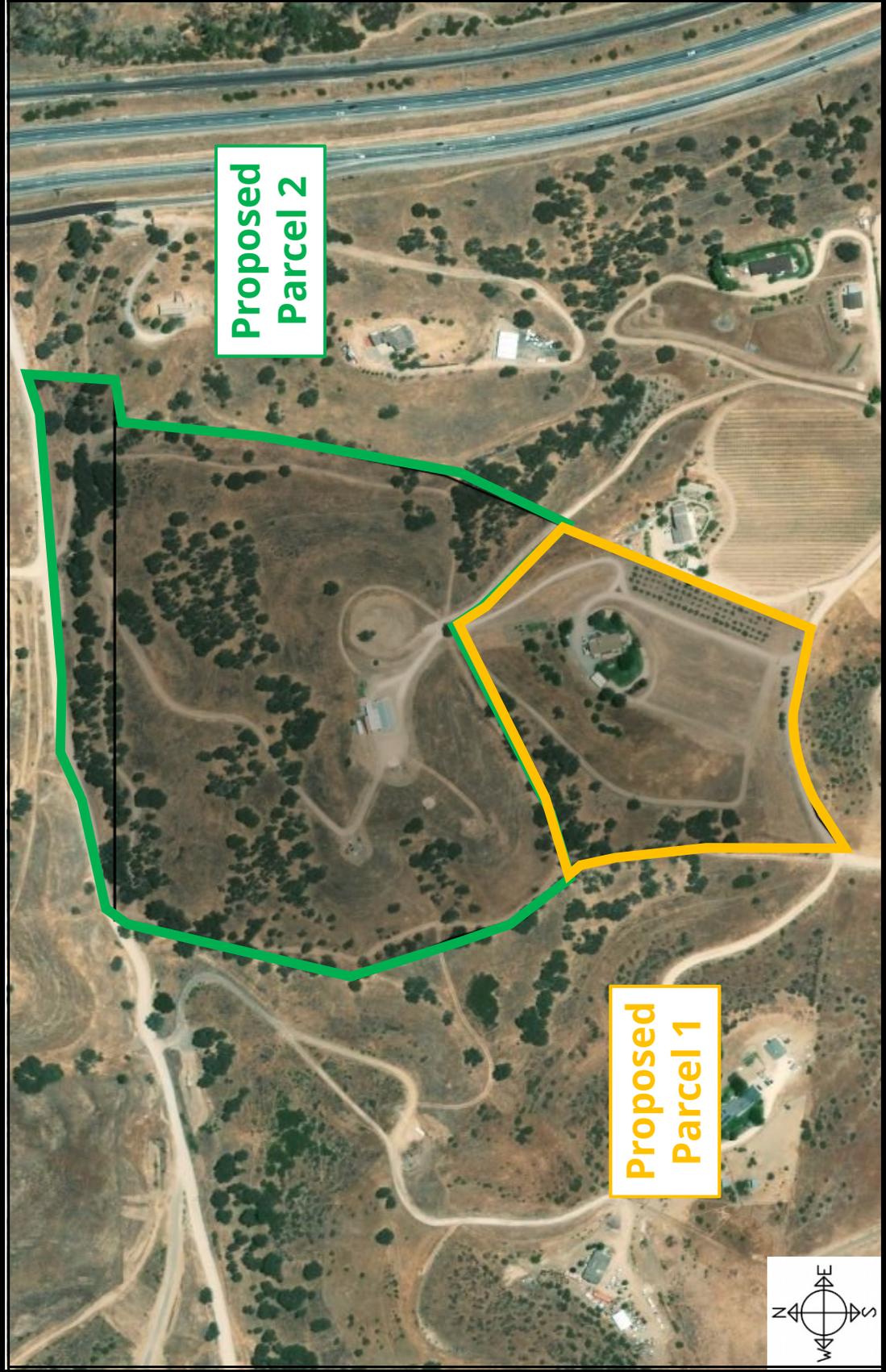
**Proposed
Parcel 1**



**Proposed Parcel Aerial
SUB2018-00064**

COUNTY OF SAN LUIS OBISPO





**Proposed
Parcel 2**

**Proposed
Parcel 1**



**Proposed Parcel Aerial
SUB2018-00064**

COUNTY OF SAN LUIS OBISPO





Date: October 17, 2018

To: Katie Nall, Project Planner

From: Edward M. Reading, County Surveyor

Subject: Public Works Project Referral for SUB2018-00064 COAL 18-0103 Garcia LLA, Centra Rd., San Miguel, APN 027-171-011; 027-121-005

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.**

- B. Future construction permits will be reviewed for drainage and flood hazard.**

Recommended Project Conditions of Approval:

- a. None**

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UPDATED: January 16, 2019

21.02.030 Lot Line Adjustment Check List for COAL 2018 - 0103

Status	Item	Comments
✓	Title Report	
✓	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.	
✓	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.	
✓	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.	
✓	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.	
✓	Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet.	
✓	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.	
✓	Streets. The locations, names, county road numbers, and widths of all adjoining and contiguous highways, streets and ways.	
✓	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.	
✓	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.	
X	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.	
X	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.	
X	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.	
✓	Property description. A description of the property as well as the assessor's parcel number(s) for the property.	
✓	Map information. A north arrow and scale and a vicinity map.	
X	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels. Planning to determine parcel validity.	<i>Plan & Bldg to verify</i>
✓	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.	

Status: X = Not Applicable O = Requires Compliance ✓ = Complied



COUNTY OF SAN LUIS OBISPO

DEPARTMENT OF AGRICULTURE / WEIGHTS & MEASURES

Martin Settevendemie, Agricultural Commissioner / Sealer of Weights & Measures

DATE: October 19, 2018
TO: Katie Nall, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department
SUBJECT: Garcia Lot Line Adjustment SUB2018-00064 (3020)

Comments

The applicant proposes to reconfigure two existing parcels of 3.3 and 31.2 acres each to create two parcels of 9.6 and 24.9 acres each. The project site is located south of San Miguel. The project site is within the Agriculture land use category and an area that has been subdivided for rural homesites. Agricultural activities are limited because of small parcel sizes, topography and incompatible land uses.

The Agriculture Department considers the proposal to be equal to the existing configuration in terms of agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

The Agriculture Department supports lot line adjustments that protect agricultural resources for commercial agricultural consistent with Agriculture Element policies. Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.