

**BIOLOGICAL RESOURCES ASSESSMENT**  
**for**  
**VESTING TENTATIVE PARCEL MAP CO 15-0071**  
**(APN 041-031-005 and -013)**  
**Templeton, San Luis Obispo County, California**



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## **EXECUTIVE SUMMARY**

This biological resources assessment was conducted for the proposed Vesting Tentative Parcel Map CO 15-0071 located on Old County Road (Assessors Parcel Numbers 041-031-005 and -013) in Templeton, San Luis Obispo County. The current project proposes to create four residential parcels for development on a 5.6-acre property. Development would occur in annual grassland habitat along Old County Road on the east side of Toad Creek, and no tree removal or encroachment into the riparian corridor will be required. A fifth parcel would be established for future development and will include the Toad Creek corridor and western part of the property.

KMA conducted background literature review, a search of the California Natural Diversity Data Base (CNDDB), general wildlife and seasonally timed botanical surveys, and confirmed no special status plants or animals are present onsite that would be affected by the proposed project. In addition, focused California red-legged frog (*Rana draytonii*; CRLF) surveys were conducted in the spring and summer 2017, and followed U.S. Fish and Wildlife Service requirements to confirm CRLF are not present in the onsite portion of Toad Creek. The following summarizes the findings of the investigation.

**Existing Conditions.** The site contains annual grassland, with several large oak trees present adjacent to proposed development areas. Riparian habitat is present in the Toad Creek corridor along the western edge of the project site, and an area of mixed oak woodland was observed in the western portion of the site. Soils consist of Arbuckle Positas Complex and Hanford and Greenfield gravelly sandy loams.

**Special Status Biological Resources.** The site contains oak woodland and riparian habitat along Toad Creek. No rare or special status plants or wildlife are present onsite based on surveys conducted in 2017. Focused surveys following U.S. Fish and Wildlife Service requirements for CRLF confirmed this species is not expected to occur on site. Trees onsite could provide nesting, roosting and foraging opportunities for a variety of bird and bat species.

**Impact Analysis.** The proposed project would create four residential parcels each proposed for a single-family residence. A fifth parcel would be created for future development. Development envelopes were identified, which concentrates construction in annual grassland (non-native) habitat along Old County Road. The project would not require the removal of oak trees or impact Toad Creek or associated riparian habitat. No direct impacts to special-status plant or animal species are anticipated.

Due to the close proximity of construction activities to potential nesting habitat in onsite trees and shrubs, development of the parcels could cause temporary disturbance of nesting birds and other common wildlife. To avoid impacts to nesting birds, a preconstruction survey is recommended for activities occurring in the nesting season (February 1 through August 31). Should active nests be observed, activity buffers and potentially delays in construction in a particular area around the nest site would be required to avoid impacting nesting birds until young have fledged and are no longer reliant on the nest site.

Construction activities could also result in sedimentation or introduction of pollutants into Toad Creek. A suite of protection measures, including the preparation of an erosion and sediment control plan, a spill prevention plan, and implementation of construction Best Management Practices are required to protect creek resources during construction.

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## **1.0 INTRODUCTION**

Kevin Merk Associates, LLC (KMA) conducted a series of field surveys in support of preparing this biological resources assessment for the proposed residential subdivision project located on Old County Road (Assessors Parcel Numbers 041-031-005 and -013) in Templeton, San Luis Obispo County. The proposed project, Vesting Tentative Parcel Map CO 15-0071(MBS, 8/3/17; VTPM), will create five lots on the approximately 5.6 acre property. Four lots are proposed for residential development in annual grassland habitat along Old County Road. A remainder parcel, which is approximately 3.11 acres in size, is being reserved for future development and includes the Toad Creek corridor and the western part of the property. The proposed residential lots will range in size from approximately 0.53 acre to 0.86 acre. No development is proposed on the western, remainder portion of the site. The VTPM identifies specific development envelopes that were sited within the parcels to avoid and minimize impacts to existing trees and shrubs, as well as provide the Templeton Community Services District access to the existing sewer line easement that traverses the property along Toad Creek. Please refer to Figure 1 – Site Location Map and Figure 2 – Aerial Overview Map for further detail.

This report provides the methods and results of the 2017 investigation and also discusses the results of previous biological studies conducted on the site. Provided herein are a characterization of the site's existing natural conditions and an evaluation of the potential for special status biological resources to be present within and adjacent to the proposed project area. The report also summarizes the results of the U.S. Fish and Wildlife Service (USFWS) protocol surveys for the California red-legged frog (*Rana draytonii*; CRLF). For potentially significant impacts to biological resources, recommended mitigation measures are provided to avoid and/or minimize impacts, and help facilitate the California Environmental Quality Act (CEQA) review process to be completed by the County of San Luis Obispo. The following provides the methods and results of the assessment.

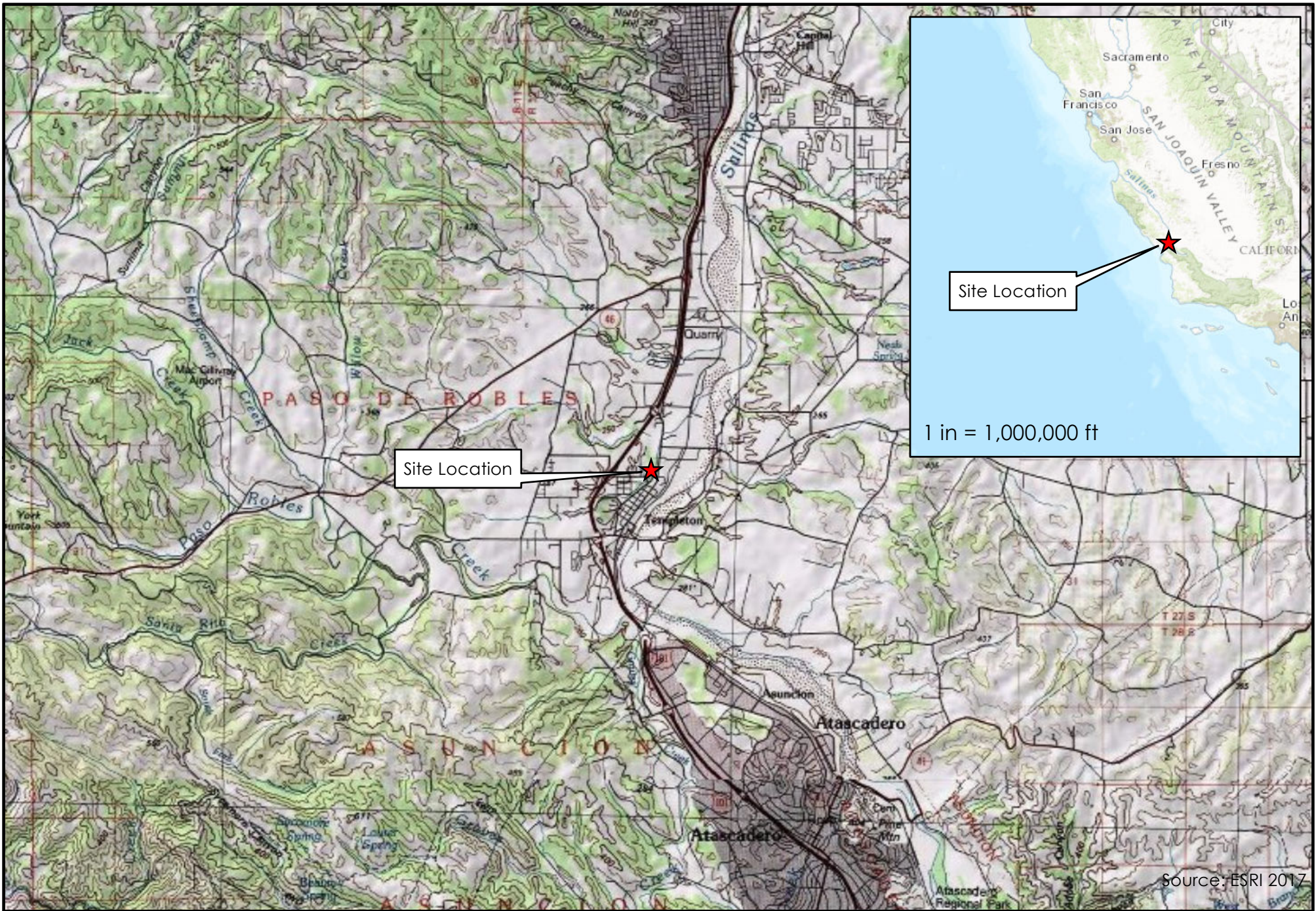
## **2.0 METHODS**

Prior to field work, KMA's Principal Biologist, Kevin Merk, conducted a review of available background information including soil survey data acquired from the U.S. Department of Agriculture's (USDA) Web Soil Survey, historic aerial photographs obtained using Google Earth, and previous biological studies conducted on the project site (KMA, 2011; Olberding, 2005) and in the region. In addition, The USFWS's online Wetland and Critical Habitat Mapper (<http://www.fws.gov/wetlands/Data/Mapper.html>; <http://criticalhabitat.fws.gov/crithab/>) was reviewed to evaluate the extent of documented wetlands and designated critical habitat defined in the region.

The California Natural Diversity Database (CNDDB, 2003; searched in February 2017 and again in June 2017) was reviewed for documented special status resources within a five-mile radius of the property. The database was used to evaluate nearby documented occurrences of special-status plant and wildlife species, and natural plant communities of special concern to support presence/absence determinations. Special status species documented within the five-mile search radius were evaluated during analysis of the site's biological resources to determine if potentially suitable habitat was present and whether or not the particular species or plant community was present or had potential to be present within the study area.

Kevin Merk led the field investigation with support from KMA biologists, Bob Sloan and Jason Kirschenstein. Multiple surveys were conducted from March to July 2017 to characterize vegetation types, conduct the floristic inventory, and complete the USFWS survey protocol to determine presence or absence of CRLF. Please refer to Table 1 for a summary of the field survey





Site Location

Site Location

1 in = 1,000,000 ft

Source: ESRI 2017



KEVIN MERK ASSOCIATES



1 in = 10,000 ft

0 0.5 1 2  
Miles

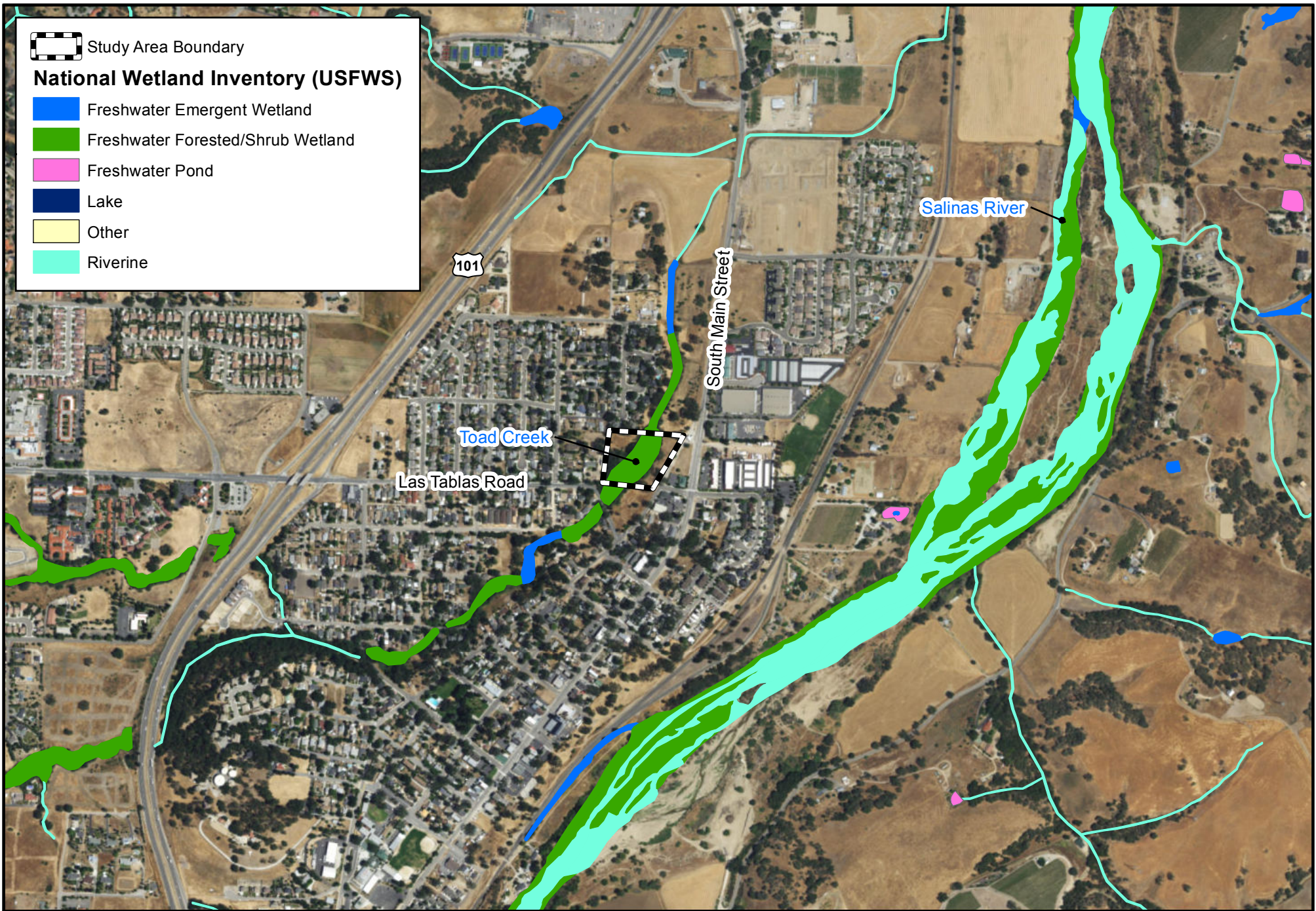
**Vesting Tentative Parcel Map CO-15-0071**

Templeton Oakview Estates, LLC

**Figure 1**

Site Location





effort.

**Table 1 – Field Survey Summary.**

Survey Number	Date	Survey Type (Day or Night)	Survey Time (2400 hrs.)	Survey Personnel
1	3/2/17	Day	1530 - 1700	Merk
2	3/2/17	Night	1915 - 1030	Merk, Kirschenstein
3	3/14/17	Night	2015 - 2145	Merk, Kirschenstein
4	3/22/17	Night	2015 - 2130	Merk, Kirschenstein
5	4/25/17	Day	1500 - 1600	Merk
6	4/25/17	Night	2045 - 2200	Merk, Kirschenstein
7	5/18/17	Day	1300 - 1430	Merk, Sloan
8	7/6/17	Day	1630 - 1745	Merk, Sloan
9	7/6/17	Night	2130 - 2215	Merk

During each day survey, the entire site was walked to identify plant species present, and delineate the plant communities within the study area. Existing plant communities were mapped on recent aerial photography obtained from Google Earth and ESRI (2017). General wildlife observations were made during the site visits, including use of binoculars to identify bird species and search for nest structures in oak trees.

#### CRLF Surveys

Prior to the start of field surveys, the survey team leader reviewed various field guides and photographs of CRLF from the KMA library with the survey team to refresh and focus their search image. Recordings of CRLF and other amphibian vocalizations were also reviewed prior to surveys. In addition, survey techniques and strategies were also reviewed prior to commencing surveys to ensure the team properly implemented the USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog (Guidance, August 2005).

The focused field surveys were initiated on March 2, 2017, and a total of nine surveys (four day and five night) were conducted over a five-month period. This included known breeding and non-breeding seasons for CRLF as detailed in the Guidance. Table 1 above provides a summary of the day and night surveys, including the dates, time the surveys were conducted, and personnel involved.

The first day survey was focused on identifying observation vantage points and access locations where the aquatic habitats within the Toad Creek corridor could be accessed with the best visual coverage while being as quiet as possible. The perimeter of the stream channel was walked on each day survey searching for egg masses, tadpoles, and scanning for frogs. Daytime surveys were conducted at least one hour after sunrise and one hour before sunset. Binoculars (Vortex and Eagle Optics 8x42) were used during the surveys. Please refer to data sheets included in Appendix F.

Night surveys were initiated at least one hour after sunset. Prior to directly accessing the Toad Creek corridor, the survey team used observation points to sit and listen for frog or other animal activity for roughly 10 to 15 minutes. Flashlights consisted of Mag-Lites using four D batteries. A Streamlight Waypoint spotlight was also used away from the channel to aid navigation. The four D battery Mag-Lites were held at eye level pressed up against the binoculars to detect eye shine as surveyors scanned the aquatic habitat and bank areas. Approximately 10 to 15 feet up the banks of each pond was also surveyed to search for frogs foraging or moving around the aquatic habitat.



Decontamination of equipment occurred after each survey when water was contacted, and followed the Decontamination Procedures included in the Guidance.

Weather conditions were typically clear with some high-level cloud cover on occasions. Air temperature was over 50 degrees F during the surveys, and winds were less than five miles per hour within the Toad Creek corridor. Please refer to CRLF Survey Data Sheets included in Appendix E.

#### CRLF Surveyor Qualifications

Kevin Merk led the field survey effort, and was the primary author of this report. He has hundreds of hours conducting protocol level surveys over the last 25 years, and has identified all life stages of CRLF. Mr. Merk has also been authorized by the USFWS to handle CRLF for projects from Santa Cruz to Santa Barbara Counties pursuant to Section 7 of the federal Endangered Species Act. KMA biologists, Jason Kirschenstein and Bob Sloan were the other field biologists, and both have many years of field experience working with California amphibians and reptiles.

#### Special Status Biological Resources Analysis

For the purpose of this report, sensitive natural communities are those listed in the CNDDDB (California Department of Fish and Wildlife, 2003; queried in March and June 2017). Special status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the USFWS under the federal Endangered Species Act (ESA); those listed or proposed for listing as Rare, Threatened, or Endangered by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern," "Fully Protected," or "Watch List" by the CDFW; and plants occurring on California Rare Plant Rank lists 1, 2, 3 and 4 developed by the CDFW working in concert with the California Native Plant Society. The specific code definitions are as follows:

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

The evaluation of special status animal species and identification of habitat that could support these species was based on our field observations to aid in the development of a habitat suitability analysis level. The small size of the site in proximity to existing development, and the limited habitat types present allowed a thorough survey effort to be conducted, resulting in clear determinations of presence or absence for many species. We reviewed existing information and known occurrence records in the region coupled with our site-specific observations to make presence/absence determinations for special status wildlife species potentially occurring onsite.

### 3.0 RESULTS

The site is located in the unincorporated town of Templeton in the south-central part of the USGS Templeton 7.5-minute topographic quadrangle map in northern San Luis Obispo County. It is bounded by residential development to the west, and by commercial development to the east along Gibson Road and Main Street. To the north are primarily undeveloped lands consisting of grazed grasslands and dry-farmed agriculture. The proposed VTPM project would result in the future development of four lots along Old County Road near its intersection with Gibson Road (please refer to the VTPM 15-0071 prepared by MBS included as Appendix D). Toad Creek and the portion of the property to the west would be preserved as open space.

The site is composed of annual grassland, riparian habitat along Toad Creek, and oak tree habitat consisting of coast live, blue and valley oaks (*Quercus agrifolia*, *Q. douglasii* and *Q. lobata*). Several large individual oaks are distributed in the grassland on the site. Toad Creek contained flowing water within a defined bed and bank during the surveys. Several areas of ponded water were observed ranging in depth from four to 18 inches. Surface runoff from the site drains toward Toad Creek, which flows in a south to north direction through the center of the site connecting to the Salinas River just over a mile to the north-northeast.

An aerial overview map including USFWS National Wetlands Inventory Map data is provided as Figure 2, and a habitat map is included as Figure 3. Figure 4 is a soils map, and Figure 5 provides a map of all special status species occurrences recorded in the CNDDDB within a five-mile radius of the site. Figure 6 is an impact map with the proposed VTPM overlaid onto the Habitat Map to identify potential impacts to onsite resources from future site buildout.

A list of plants and animals observed during the surveys is included as Appendix A. Appendix B is a photo plate with representative pictures taken during the survey. Appendix C includes a list of all special status species and plant communities identified in the CNDDDB within the five-mile search of the study area and an evaluation as to their presence or absence from the site. The VTPM is provided in Appendix D, and Appendices E and F contain the CRLF Survey Data Sheets and surveyor qualifications.

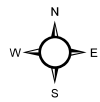
#### 3.1 Habitat Types

Three habitat types were identified on the site in 2017, which is consistent with previous results recorded by KMA in 2011 and Olberding Environmental in 2005. The observed habitat types include Annual Grassland, Riparian, and Mixed Oak (please refer to attached Figure 3). In addition, individual valley and blue oak trees, as well as an American elm tree (*Ulmus americana*), were present along the eastern and northern site boundaries that did not constitute a woodland or forest community, but are shown Figure 3. It should be noted that several oak trees and the American elm tree were removed near the end of our field survey effort at the direction of a certified arborist and was approved and permitted by the County of San Luis Obispo. The following discussion provides a brief characterization of the existing conditions of each habitat type observed onsite.

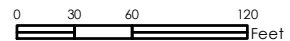
##### 3.1.1 Annual Grassland

Annual grass dominated habitat was observed along Old County Road and the eastern slope leading down towards the Toad Creek corridor. Grassland dominated habitat was also observed in the western portion of the site to the north of the ephemeral tributary drainage. Species observed in this habitat type included soft chess (*Bromus hordeaceus*), ripgut brome (*Bromus diandrus*), wild oats (*Avena barbata*), and fiddle dock (*Rumex pulcher*). A small occurrence (approximately 10'x15')





1 in = 100 ft



**Vesting Tentative Parcel Map CO-15-0071**

Templeton Oakview Estates, LLC

**Figure 3**

Habitat Map

of foothill needlegrass (*Stipa lepidota*) originally observed in the western grassland in 2011 was still present growing near the riparian corridor amidst several weedy species including milk thistle (*Silybum marianum*) and wild teasel (*Dipsacus fullonum*).

California annual grasslands provide foraging, breeding habitat and movement opportunities for many wildlife species. Several mammals, such as the California ground squirrel (*Spermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), and deer mice (*Peromyscus* spp.) are known to occur within this habitat type. Numerous invertebrate species (such as insects), many of which provide a food source for larger animals such as lizards, birds and some small mammals can also be found within grassland communities. A variety of birds rely on open expanses of grasslands for foraging habitat. Grasslands that are bordered by habitats containing trees are particularly important for raptors because the birds can use the large trees as nesting, roosting, and as observation points to locate potential prey within nearby grassland habitats. Reptiles are also frequently found in grasslands.

### 3.1.2 Mixed Oak Woodland

In the southwestern portion of the site, scattered oak trees, both coast live, blue and valley oaks, occur primarily on a small north-facing slope above a small ephemeral, drainage tributary to Toad Creek and the Toad Creek corridor. Species observed in this area included coast live oak, blue oak and valley oak with a mixed understory of leaf litter, rip gut brome, soft chess, and summer mustard (*Hirschfeldia incana*). Patches of the invasive Italian thistle (*Carduus pycnocephalus*) were also observed in this area. This oak-dominated portion of the site was separated from the riparian habitat as it was positioned higher on the slope in comparison to the adjacent riparian habitat and had an overall drier understory component than the riparian habitat in the drainage bottomland.

Oak woodlands and individual trees can provide habitat, nesting sites, and cover for birds and many mammals. Woody debris and duff in the understory create foraging areas for small mammals and microclimates suitable for amphibians and reptiles. Acorns are a valuable food source for many animal species, such as the acorn woodpecker (*Melanerpes formicivorus*) and mule deer (*Odocoileus hemionus*). Other representative animal species that could associate with oak trees include western fence lizard (*Sceloporus occidentalis*), oak titmouse (*Baeolophus inornatus*), western scrub jay (*Aphelocoma californica*), dark-eyed junco (*Junco hyemalis*), North American raccoon (*Procyon lotor*), and woodrats (*Neotoma* spp.).

### 3.1.3 Riparian

Riparian habitat onsite was observed along the Toad Creek corridor forming a wide band especially in the vicinity of the confluence with the unnamed tributary drainage in the western portion of the site. This habitat type consisted of a mix of willows (*Salix lasiolepis* and *S. laevigata*) in the southern portion of the site where increased water was available grading into a more valley oak dominated corridor further downstream towards the northern property boundary. Also present were cottonwood (*Populus fremontii*), California black walnut (*Juglans californica* ssp. *californica*), coast live oak, and toyon (*Heteromeles arbutifolia*). Understory vegetation consisted primarily of dense occurrences of Himalayan blackberry (*Rubus armeniacus*) and creek dogwood (*Cornus sericea*).

Herbaceous wetland vegetation was observed in patchy areas along Toad Creek where the banks were not well-developed and flowing water moved laterally through the corridor creating a wide floodplain dominated by creeping bent grass (*Agrostis stolonifera*). Also observed in these saturated soils were common plantain (*Plantago major*) and nutsedge (*Cyperus eragrostis*).

### **3.2 Hydrologic Features**

Toad Creek and an unnamed ephemeral tributary to Toad Creek are present on the site. Both drainage features are described and characterized in the KMA (2011) and Olberding (2005) reports as potential waters of the United States subject to Clean Water Act regulation. No formal jurisdictional determination has been made by the U.S. Army Corps of Engineers (Corps) to date, but the bed and bank measurements included in the 2005 and 2011 reports still accurately represent the existing conditions onsite.

Toad Creek and its unnamed tributary are hydrologically connected to the Salinas River further to the north-northeast, and therefore, it is anticipated that the onsite portions of these drainages would be subject to the Corps' Section 404 permit authority under the Clean Water Act. In 2017, Toad Creek contained a defined bed and bank and supported a dense cover of riparian habitat consisting of willow, cottonwood, black walnut, valley oak and coast live oak. Understory vegetation consisted of creek dogwood, Himalayan blackberry, and creeping bent grass. In several areas wild teasel and plantain were also present. All of these species are characterized as wetland plants. The unnamed tributary drainage was primarily devoid of vegetation and consisted of a small, incised bed and bank with sparse grasses characteristic of the surrounding grassland habitat.

Of interest was the amount of vegetation accumulated within Toad Creek along the northern property fence line. Vegetation litter and downed limbs had collected along the barbed wire fence, creating a backwater pool dominated by water plantain (*Alisma plantago-aquatica*). Based on inspection of upstream and downstream channel morphology, it is likely that the historic channel was narrower and the site's hydrology more ephemeral. The residential and urban development in the watershed has increased the amount of pervious surfaces and nuisance flows entering the creek from the storm drain system, creating a prolonged hydrologic condition as compared to downstream areas. Offsite to the north, the channel was inspected at several locations, and it was narrow, steeply incised with agricultural operations maintaining a very low vegetation cover along the channel.

### **3.3 Soils**

The Web Soil Survey (National Resources Conservation Service 2017) identified two soil types within the study area, both with generally sandy loam characteristics. The surface layer and descriptions of soil types are often used in predicting suitability for certain plants, plant communities, and wildlife use. The following are the mapping units within the project site.

- Arbuckle Positas Complex, 15-30% slopes is the dominant soil map unit associated with the Toad Creek portion of the site; and
- Hanford and Greenfield gravelly sandy loams, 2-9% slopes are mapped on the hilltop along Old County Road.

The Arbuckle-Positas complex and Hanford and Greenfield gravelly sandy loams are well-drained alluvial soils derived from mixed rock parent materials. Small amounts of other soil map units are sometimes present within this soil map unit, but most all of these minor constituent soils are well-drained sandy to loamy soils. Please refer to Figure 4 for more details.





Study Area Boundary

### Soil Type (NRCS Soil Survey)



Arbuckle-Positas complex, 15 to 30 percent slopes



Hanford and Greenfield gravelly sandy loams, 2 to 9 percent slopes



Source: ESRI 2017, USDA 2017



1 in = 300 ft

0 100 200 400 Feet

### 3.4 Special Status Biological Resources

The Templeton area of northern San Luis Obispo County supports numerous special status, or rare, plant communities and species of plants and animals. The general region has been well documented for biological resources, and special status species have been observed in the area. The CNDDDB search conducted for this report identified nine special status plant species and 13 special status wildlife occurrences within five miles of the project site. One critical habitat area was also listed within the five-mile search radius. Figure 5 illustrates the documented occurrences of these resources within the five-mile search radius of the site.

Appendix C contains a table of the special status species including their listing status and habitat requirements documented within the search area. Also included is a project suitability analysis and whether or not these species or habitats are expected to occur in the study area and be affected by the proposed project. Based on this investigation, no special status plants or wildlife are expected to occur onsite and be affected by the proposed project. While riparian and oak woodland habitats are present onsite, proposed development would be sited to avoid these resources.

#### 3.4.1 Special Status Natural Communities

The CNDDDB search did not identify any occurrences of special status plant communities within the search area. The biological surveys conducted on the study area observed riparian habitat with patchy wetland habitat occurrences along Toad Creek. Although the CNDDDB does not identify willow dominated riparian habitat in the project area, it is a type of wetland plant community that has special regulatory permitting requirements, and therefore, for this report meets the definition of a special status plant community. The large valley oak trees (greater than 30-inches in diameter at breast height) should also be given special recognition as they are important natural resources onsite. Although not formally listed in the CNDDDB, the mixed oak woodland area should be considered to have special status due to county and state regulations and associated mitigation requirements for tree removal.

#### 3.4.2 Special Status Plants

The CNDDDB search identified nine special status plant species that are known to occur within the general project area. The biological surveys conducted in March, April, May and July 2017 covered the blooming periods of these plants, and the entire property was searched. No special status plants were located onsite, and are therefore not expected to occur onsite or be affected by future site development. Please refer to Appendix C for further detail and a determination as to the potential presence of these species on the study area.

The CNDDDB also has recorded occurrences of mesa horkelia (*Horkelia cuneata* ssp. *puberula*) from the upper Salinas River corridor, and therefore, the site was searched for this species, and it was not observed. As stated above, coastal scrub habitat or chaparral type plant communities are not present onsite, which precludes a number of species from occurring onsite. Based on the recent review of the CNDDDB and KMA's familiarity with the project region, and the amount of thatch production and other weedy forbs present throughout the grasslands onsite, no special status plants are expected to occur.

#### 3.4.3 Special Status Animals

The 2017 CNDDDB search conducted for this report contains records of 13 special status animal species within five miles of the site. Please refer to the table included in Appendix C for a list of





species and their listing status and habitat requirements. These special status animals are not expected to occur on the study area due to a lack of suitable habitat. Special status species known to occur in the region that are known to occur in grassland, oak woodland and riparian habitats include a variety of birds protected under the Migratory Bird Treaty Act and the American badger (*Taxidea taxus*). Onsite oak woodlands and riparian habitat were searched for nests, and none were observed. No large stick nests characteristic of raptors were observed in the study area, but small songbirds could utilize the oak trees and willow habitat for nesting. No signs of badger activity were noted in the grassland habitat during the surveys. The long history of farming and urban development around the study area has reduced the small mammal prey base needed to support the American badger, which further reduces the likelihood that an American badger would occur onsite other than as a transient moving through the area.

The federal and state endangered least Bell's vireo (*Vireo bellii pusillus*) was identified in the CNDDB search as occurring in riparian habitat along the Salinas River corridor. The subject property lacks large open pools of slow to stagnant water for foraging with scattered riparian shrubs for nesting similar to what is present in the Salinas River floodplain, and therefore, this species is not expected to forage or nest onsite.

No suitable habitat for invertebrates such as Atascadero June beetle (*Polyphylla nubila*) or vernal pool fairy shrimp (*Branchinecta lynchi*; VPFS) is present onsite. Based on aerial photograph, topographic map and soil map review coupled with on the ground fieldwork, vernal pools supporting a suite of highly specialized plants and animals or long-lived puddles are not present onsite. Therefore, suitable habitat for special status species such as VPFS and western spadefoot (*Spea hammondi*) does not occur onsite. VPFS and western spadefoot are known to occur in vernal and ephemeral pools with little to no current. Seasonally ponded areas with little to no flowing water in grassland habitat are not present on the property. Toad Creek and its unnamed tributary drainage contain flowing water, which at times flows quickly through the site during and immediately following rain events. Therefore, VPFS and western spadefoot, both ephemeral pool species, are not expected to utilize the drainage feature because flowing water adversely affects shrimp cysts and spadefoot egg deposition and larval development.

The study area is within the historic range of the CRLF (Jennings and Hayes 1994, Stebbins 2003). The results of the CNDDB query identified several CRLF occurrences within five (5) miles of the property, which includes two occurrences to the south of the study area. Please refer to Figure 3 depicting the results of the CNDDB search. The nearest recorded occurrence of CRLF to the project site is in the southern half of the USGS Templeton quadrangle. Three (3) adult CRLFs were observed in 2000 near the confluence of Paso Robles Creek and the Salinas River. Subsequent surveys in 2003 at the same site were not able to relocate CRLF. Adult and larval bullfrogs were observed instead. In addition, the study area is not located within designated CRLF critical habitat (U.S. Fish and Wildlife Service, 2017).

As characterized above, the area surrounding the subject property is mainly developed composed of residential and urban areas. Agriculture and undeveloped land is also present but generally scattered in the Templeton area. The land use types are not conducive to overland movements and dispersal of CRLFs assuming suitable breeding habitat was in close proximity to the property. The site is separated from the Salinas River by roads and development, which creates a dispersal barrier for CRLF movement.

No irrigation or stock ponds with potential CRLF habitat were identified within close proximity (i.e., less than one mile) to the property. Using USFWS National Wetlands Inventory data, paired with

analysis of aerial photographs, no aquatic features were identified within one (1) mile of the property that could support CRLF and provide a source for CRLF to move onto the property.

Focused field surveys in 2017 following the USFWS Guidance did not locate CRLF within the project site. The onsite portion of Toad Creek as well as strategic areas up and downstream from the study area were searched repeatedly, and only Pacific chorus frog (*Hyla regilla*) were observed at one location near the northern property line. Please refer to the survey data sheets included in Appendix A for further information.

The onsite portion of Toad Creek is a relatively narrow channel with only one small ponded area (approximately 18-inches deep) near the northern property line that could be construed as suitable aquatic habitat for CRLF. The ponded water area onsite was surveyed and was determined to be too small, however, and does not provide the depth needed to evade predators and successfully breed onsite.

The presence of a variety of trees could support nesting birds during the spring and summer months, as well as provide roost sites for several species of bat that could potentially occur in the area. Most nesting birds are protected under the California Fish and Game Code and Migratory Bird Treaty Act (MBTA), which require their nests be protected when active. While the CNDDDB did not identify any species of bat documented in the study area, trees onsite could potentially support roost sites.

The USFWS has designated critical habitat for steelhead trout (*Oncorhynchus mykiss irideus*) in several streams, including the Salinas River, present in the region. No critical habitat or similar habitat attributes for steelhead are present onsite.

#### **4.0 IMPACT ANALYSIS AND RECOMMENDED MITIGATION**

The proposed project as shown on VTPM CO 15-0071 included as Appendix D of this report would create five parcels on the approximately 5.6 acre property. Four parcels are identified for development of single-family residences, and have specific building envelopes designated to avoid impacts to existing trees and the riparian corridor along Toad Creek. A fifth parcel would be reserved for future development, and includes the Toad Creek corridor and western part of the property. Development envelopes are shown on the residential parcels (MBS, 2017) and provide a 50-foot buffer from floodplain and 20-foot buffer from the edge of riparian habitat. A 10-foot buffer from the outer edge of oak tree canopy is also shown. The setbacks would avoid impacts to Toad Creek and its riparian corridor. Future infrastructure development would also require improvements to Old County Road, and as shown on the project map included as Appendix D, no impacts to oak trees are anticipated.

Field surveys in 2017 confirmed the project site does not support special status plants, but special status plant communities consisting of riparian and oak woodland habitats, are present onsite. In addition, no special status wildlife were identified onsite. Focused surveys for CRLF were conducted following USFWS Guidance, and no CRLF were observed onsite. Still, based on the presence of suitable tree and shrub habitats, future development (even though tree removal is not proposed) could potentially affect nesting birds that may be present seasonally in large oak and willow trees that are in close proximity to construction activities. Other indirect impacts could occur during construction activities and include potential impacts to water quality in Toad Creek due to erosion, and future site occupation affecting wildlife activity in the onsite riparian habitat.

The following impact discussions and recommended mitigation measures are provided to reduce

impacts to biological resources from construction and subsequent occupation of the site.

**Bio Impact 1. Proposed development of VTPM Co 15-0071 would site development of four single-family residences in non-native annual grassland habitat. *This is anticipated to be a less-than-significant impact pursuant to CEQA and no mitigation required.***

Project construction would result in the removal of areas of annual (non-native) grassland within the development envelopes identified within each parcel. Based on the results of surveys conducted on the site, the annual grassland areas do not support special status plants, and therefore, impacts to these habitat types would be considered less than significant. Annual grasslands such as those present onsite are not considered sensitive plant communities by the CDFW. Therefore, the proposed loss of the non-native annual grassland habitat type onsite would be considered less than significant pursuant to CEQA and mitigation would not be required.

**Bio Impact 2. Proposed development of VTPM Co 15-0071 could directly and indirectly impact wildlife, including nesting birds, during future construction and occupation of the site. *This is anticipated to be a significant but mitigable impact pursuant to CEQA.***

The proposed development would reduce the acreage of the grassland onsite. It would not substantially change the ability of the remaining plant communities to support wildlife populations, including those in the Toad Creek corridor or the western hillside. Wildlife species that are active at night could be adversely affected by the increased number of lights from the proposed homes especially since they will be located adjacent to the Toad Creek corridor. Nocturnal species that rely on darkness to hunt or evade predators could be impacted, including owls, nighthawks and rodents. However, existing development in the area already contributes to the light pollution at night, and the proposed development of the site is not anticipated to increase the existing condition. Certain species of aerial-foraging bats may be helped by night lighting because of their attraction to prey items such as flying insects. Based on observed conditions, residential development on the site is not anticipated to significantly affect wildlife resources including movement corridors in the area if standard minimization measures are implemented. Impacts to wildlife would be reduced with the incorporation of the following recommended measures.

- Night lighting should be kept to the minimum necessary for safety purposes.
- Exterior lighting should be shielded and aimed as needed to avoid spillover into the creek corridor and adjacent open space areas, and should be of low intensity.

*Erosion Control and Water Quality Measures During Construction.* Development activities could indirectly affect habitat and water quality in Toad Creek if untreated stormwater runoff were allowed to leave the site, flow downhill, and enter the creek.

As part of the local approval process, a sediment and erosion control plan should be prepared that specifically seeks to protect the Toad Creek riparian corridor adjacent to the construction site. Erosion control measures should be implemented to prevent runoff into Toad Creek. Silt fencing, straw bales, and/or sand bags could be used in conjunction with the development setbacks shown on the site plan, as well as other methods to prevent erosion and sedimentation of the stream channel. The plan should specify locations and types of erosion and sediment control structures and materials that would be used on-site during construction activities. Biotechnical approaches using native vegetation should be used as feasible. The plan should also describe how any and all pollutants originating from construction equipment would be collected and disposed.



*Construction Best Management Practices.* During development of the site, up to date Best Management Practices (commonly referred to as BMP's) should be utilized to avoid indirect impacts to the creek and its riparian corridor. For example, washing of concrete, paint, or equipment should occur only in designated areas where polluted water and materials can be contained for subsequent removal from the site. Washing of equipment, tools, roads, etc. should not be allowed in any location where the tainted water could flow downslope and affect the creek's sensitive biological resources. Dust control requirements should be carefully implemented to avoid water sprayed onto the site for dust abatement entering the creek corridor. Dust control is an important component to minimize construction activities impacting native vegetation growing on or adjacent to the site. BMP's for dust abatement should be a component of the project's construction documents.

*Impacts Related to Invasive Non-Native Species.* The proposed residential construction and associated landscaping could unintentionally introduce or maintain non-native invasive plants through landscaping, or by altering historic uses that could promote growth of undesirable species. The introduction and/or continued presence of these species would directly and indirectly impact wildlife resources. Development may result in the spread of non-native plants through disturbance and escape of ornamental species. This could potentially impact wildlife, including special-status species due to loss of food resources and cover. All landscaped plants for the project should be non-invasive and drought tolerant. To ensure that project landscaping does not introduce invasive non-native plant species into the vicinity of the site, the final landscaping plan should be reviewed by a qualified biologist prior to implementation. Potentially invasive plant species should be removed from the landscaping plan and replaced with appropriate, non-invasive species.

*Impacts to Nesting Birds and Bats.* To minimize impacts to nesting birds and bats, a qualified biologist should conduct a clearance survey prior to grading and construction during the nesting season (February 1 through August 31) within one week prior to disturbance activities. Visual surveys for bats should be conducted in the vicinity of all trees that have cavities, broken limbs resulting in hanging woody debris, and large patches of loose bark.

If active nest sites of bird species protected under the Migratory Bird Treaty Act and/or California Fish and Game Code Section 3503 are observed within the project area, then the particular construction activity should be modified and/or delayed as necessary to avoid direct impacts of the identified nests, eggs, and/or young. Potential project modifications may include establishing appropriate "no activity" buffers around the nest site. Construction activities should not occur in the buffer until a biologist has determined that the nesting activity has ceased.

If active nest sites of raptors and/or bird species of special concern are observed within the vicinity of project related disturbances, an appropriate buffer around the nest site (potentially up to 500 feet for raptors depending on location) should be implemented. Construction activities in the buffer zone should be prohibited until the young have fledged the nest and achieved independence. Active nests should be documented and monitored by a biologist, and a letter report should be submitted to the County and CDFW and other appropriate agencies, documenting project compliance with the MBTA and applicable project mitigation measures.

Implementation of the above recommended mitigation measures would be sufficient to reduce project related impacts to wildlife resources to a less than significant level.



## 5.0 CONCLUSION

The site supports three natural plant communities, including annual grassland, riparian and mixed oak woodland. The annual grassland habitat is common to the region, does not support any special status species, and is not considered a special status or sensitive biological resource. The riparian habitat along Toad Creek supports primarily arroyo willows, but also contains other riparian trees and shrubs, including black walnut, cottonwood, and valley oak. The creek and its associated riparian and wetland habitats (as well as the unnamed tributary drainage) are expected to fall under the jurisdiction of the Corps (as waters of the U.S.), RWQCB (as waters of the state), and CDFW (as beneficial wildlife habitat). The onsite oak trees and oak woodland habitat are important natural resources that also have special local regulatory status (i.e., tree removal requires review and approval from the County). In addition, trees onsite may support nesting birds and potentially roosting bats, and should be inspected by a qualified biologist prior to construction activities to avoid impacting these species.

The seasonal botanical surveys conducted in 2017 did not locate any special status plants or wildlife onsite, and therefore, special status species are not expected to occur onsite. In addition, focused CRLF surveys following USFWS Guidance conducted onsite did not locate this species, and it is also not expected to occur.

Based on review of the current site plan, which limits development to identified envelopes within the four parcels proposed for the site along Old County Road, oak tree removal or encroachment into the riparian corridor along Toad Creek are not expected. Recommended mitigation measures have been provided above to avoid and reduce indirect impacts to wildlife resources that could potentially occur during construction and occupation of the four residential parcels. Incorporation of these mitigation measures would reduce project related impacts to biological resources to a less than significant level pursuant to CEQA.

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## **APPENDIX A**

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### **List of Species Observed**



**Appendix A. List of Species Observed:**

Scientific Name	Common Name
<b>Plants</b>	
<i>Achyrrachaena mollis</i>	Blow wives
<i>Acmispon americanus (Lotus purshianus)</i>	Spanish lotus
<i>Acroptilon repens*</i>	Russian knapweed
<i>Agrostis stolonifera</i>	Creeping bent grass
<i>Alisma Plantago-aquatica</i>	Water plantain
<i>Ambrosia acanthicarpa</i>	annual bursage
<i>Amsinckia menziesii</i>	Fiddleneck
<i>Anagallis arvensis*</i>	Scarlet pimpernel
<i>Anthemis cotula*</i>	Dog fennel, mayweed
<i>Anthriscus caucalis</i>	Bur-chervil
<i>Artemisia douglasiana</i>	Mugwort
<i>Asclepius eriocarpa</i>	Indian milkweed
<i>Asclepius fasciculatus</i>	Slender milkweed
<i>Avena barbata*</i>	Slender wild oats
<i>Baccharis pilularis</i>	Coyote bush
<i>Brassica nigra*</i>	Mustard
<i>Bromus diandrus*</i>	Ripgut grass
<i>Bromus hordeaceous*</i>	Soft chess brome
<i>Bromus madritensis ssp. rubens*</i>	Red brome
<i>Calandrinia ciliata</i>	Redmaids
<i>Capsella bursa-pastoris*</i>	Shepard's purse
<i>Carduus pycnocephalus*</i>	Italian thistle
<i>Chenopodium album*</i>	Lamb's quarters
<i>Cirsium vulgare</i>	Bull thistle
<i>Clarkia purpurea</i>	Clarkia winecups
<i>Claytonia perfoliata</i>	Miner's lettuce
<i>Convolvulus arvensis*</i>	Field bindweed
<i>Cornus sericea</i>	Creek dogwood
<i>Croton setigerus</i>	Turkey-mullein
<i>Cyperus eragrostis</i>	Nutsedge
<i>Dichelostemma capitatum</i>	Blue dicks
<i>Dipsacus fullonum</i>	Fuller's teasel
<i>Eleocharis macrostachya</i>	spikerush
<i>Elymus triticoides</i>	Beardless wild rye
<i>Erodium botrys*</i>	Storksbill
<i>Erodium cicutarium*</i>	Red stem filaree
<i>Eschscholzia californica</i>	California poppy
<i>Festuca myuros* (=Vulpia)</i>	Rattail fescue
<i>Festuca perennis (Lolium multiflorum)*</i>	Rye grass
<i>Galium aparine</i>	Common bedstraw
<i>Heterotheca grandiflora</i>	Telegraph weed
<i>Heteromeles arbutifolia</i>	Toyon
<i>Hirschfeldia incana*</i>	Summer mustard
<i>Hordeum murinum ssp. leporinum*</i>	Foxtail
<i>Hordeum vulgare*</i>	Barley
<i>Hypochaeris glabra*</i>	Smooth cat's ear
<i>Juncus bufonius</i>	Rush
<i>Logfia gallica (Filago gallica)</i>	Narrowleaf cottonrose
<i>Lupinus bicolor</i>	Miniature lupine

Scientific Name	Common Name
<i>Lupinus succulentus</i>	Arroyo lupine
<i>Lythrum hyssopifolia</i>	Hyssop loosestrife
<i>Malva parviflora</i> *	Cheeseweed
<i>Malvella leprosa</i>	Alkali mallow
<i>Marrubium vulgare</i> *	Horehound
<i>Matricaria discoidea</i> *	Pineapple weed
<i>Medicago polymorpha</i> *	Bur clover
<i>Melilotus indicus</i> *	Sweetclover
<i>Phoradendron serotinum</i> ssp. <i>tomentosum</i> ( <i>villosum</i> )	Pacific mistletoe
<i>Plantago major</i>	Common plantain
<i>Populus fremontii</i>	Fremont's cottonwood
<i>Pseudognaphalium californicum</i>	Cudweed
<i>Quercus agrifolia</i>	Coast live oak
<i>Quercus douglasii</i>	Blue oak
<i>Quercus lobata</i>	Valley oak
<i>Ranunculus californicus</i>	Buttercups
<i>Rubus armeniacus</i> (=R. <i>discolor</i> )	Himalayan blackberry
<i>Rumex pulcher</i> *	Fiddle dock
<i>Salix laevigata</i>	Red willow
<i>Salix lasiolepis</i>	Arroyo willow
<i>Salsola tragus</i> *	Tumbleweed
<i>Senecio vulgaris</i>	Common groundsel
<i>Silybum marianum</i> *	Milk thistle
<i>Sisyrinchium bellum</i>	Blue eyed grass
<i>Sonchus asper</i> *	Sowthistle
<i>Stellaria media</i> *	Common chickweed
<i>Stipa lepida</i>	Foothill needlegrass
<i>Verbena lasiostachys</i>	Western verbena
<i>Vicia villosa</i> *	Winter vetch
<b>Animals</b>	
<i>Agelaius phoeniceus</i>	Red-winged blackbird
<i>Buteo lineatus</i>	Red-shouldered hawk
<i>Calypte anna</i>	Anna's hummingbird
<i>Carpodacus mexicanus</i>	House finch
<i>Cathartes aura</i>	Turkey vulture
<i>Euphagus cyanocephalus</i>	Brewer's blackbird
<i>Melanerpes formicivorus</i>	Acorn woodpecker
<i>Melazone crissalis</i>	California towhee
<i>Procyon lotor</i>	Raccoon
<i>Pseudacris regilla</i>	Pacific chorus frog
<i>Sayornis nigricans</i>	Black phoebe
<i>Sceloporus occidentalis</i>	Western fence lizard
<i>Sialia mexicana</i>	Western blue bird
<i>Spermophilus beecheyi</i>	California ground squirrel
<i>Sturnella neglecta</i> *	Meadowlark
<i>Thomomys bottae</i>	Botta's pocket gopher
<i>Tyrannus verticalis</i>	King bird
<i>Zenaida macroura</i>	Mourning dove
<i>Zonotrichia leucophrys</i>	White crowned sparrow

\* Denotes Non-Native Species



## **APPENDIX B**

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### **Photo Plate**



**PHOTO PLATE**

**Photo 1.** Northerly view of the site in March 2017 with Old County Road visible to the right. Proposed development envelopes are sited in annual grassland habitat to avoid oak trees and riparian habitat.



**Photo 2.** Northerly view of site in May 2017 showing managed (mowed) annual grassland. Oak trees in the right of photo and American elm in the distance along Old County Road were removed as part of a separate tree removal permit after photo was taken.





**Photo 3.** Southwesterly view of the southern property line with two oaks along the barbed wire fence and Toad Creek riparian corridor visible in the right side of photo.



**Photo 4.** Westerly view of the annual grassland interface with valley oak and willow riparian habitat along Toad Creek.





**Photo 5.** Northerly view of Toad Creek channel with dense riparian habitat. Channel depth ranges from approximately 4 to 6 inches deep with occasional 12 to 18-inch deep pools present.



**Photo 6.** Northerly view of Toad Creek just downstream from northern property line. Creek appears channelized with no riparian habitat covering the active channel.

## **APPENDIX C**

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### **Special Status Species Table**



### Appendix C. Special Status Species Occurrence Table

Species	Status* Fed/CA/CRPR	Habitat Requirements	Project Site Suitability/Observations
<b>PLANTS</b>			
Eastwood's larkspur <i>Delphinium parryi</i> ssp. <i>eastwoodiae</i>	--/--/1B.2	Perennial herb; chaparral, valley & foothill grassland generally in serpentine soils and in coastal areas; 75-500 meters in elevation; blooms February to March.	<b>Not Expected.</b> No suitable habitat or soils present. Not observed during rare plant surveys. Not expected to occur onsite.
La Panza mariposa lily <i>Calochortus simulans</i>	--/--/1B.3	Perennial bulbiferous herb; chaparral, cismontane woodland, and grasslands in decomposed granite; 395-1100 meters in elevation; Blooms April to June.	<b>Not expected.</b> The site contains annual grassland and oak woodland habitats that were searched during focused surveys conducted during the species bloom period, and it was not found. Furthermore, this species is known to occur in higher elevations than what are present onsite.
Lemmon's jewel-flower <i>Caulanthus lemmonii</i>	--/--/1B.2	Annual herb found in pinyon and juniper woodland, valley and foothill grassland; from 80 to 1,220 meters elevation. Blooms from March through May.	<b>Not Expected.</b> No suitable habitat present. Not observed during rare plant surveys. Not expected to occur onsite.
Mesa horkelia <i>Horkelia cuneata</i> var. <i>puberula</i>	--/--/1B.1	Perennial herb that grows in sandy or gravelly sites in chaparral, coastal scrub and cismontane woodland; 15 to 1,645 meter elevation range. Typically blooms from February through July.	<b>Not expected.</b> While marginal habitat is present in the margins of the oak woodland habitat within the project area, the property was searched during the spring and summer surveys and it was not observed. Not expected to occur onsite.
Most beautiful jewel-flower <i>Streptanthus albidus</i> ssp. <i>peramoenus</i>	--/--/1B.2	Annual herb; chaparral, cismontane woodland, valley & foothill grassland in serpentine soils; 94-1000 meters in elevation; blooms March to October.	<b>Not Expected.</b> No suitable habitat or serpentine soils present. Not observed during rare plant surveys. Not expected to occur onsite.
Round-leaved filaree <i>California macrophylla</i>	--/--/1B.1	Annual herb commonly found on clay soils in cismontane woodland and valley and foothill grassland at elevations ranging from 15 to 1200 meters. Blooms March to May	<b>Not expected.</b> The site contains annual grassland and oak woodland habitats that were searched during focused surveys conducted during the species bloom period, and it was not found. Not expected to occur onsite.
Santa Lucia dwarf rush <i>Juncus luciensis</i>	--/--/1B.2	Annual herb; chaparral, Great Basin scrub, lower montane coniferous forest, meadows and seeps, vernal pools from 300-2,040 meters in elevation; blooms April to July.	<b>Not Expected.</b> No suitable habitat present. Not observed during rare plant surveys. Not expected to occur onsite.
Shining navarretia <i>Navarretia nigelliformis</i> ssp. <i>radians</i>	--/--/1B.2	Annual herb; cismontane woodland, valley and foothill grassland habitat in swales adjacent to and on the rim of vernal pools; 76-1000 meters in elevation; blooms April to July.	<b>Not Expected.</b> No vernal pool or seasonally moist swale habitat present. Not observed during rare plant surveys. Not expected to occur onsite.

**Appendix C. Special Status Species Occurrence Table**

Species	Status* Fed/CA/CRPR	Habitat Requirements	Project Site Suitability/Observations
Yellow-flowered eriastrum <i>Eriastrum luteum</i>	--/--/1B.2	Annual herb; broadleaved upland forest, chaparral, cismontane woodland generally in sandy or gravelly soils; 290- 1000 meters in elevation; blooms May to June.	<b>Not Expected.</b> The site contains cismontane oak woodland habitat but lacks sandy/gravelly soils. Not observed during rare plant surveys. Not expected occur onsite.
<b>WILDLIFE</b>			
American badger <i>Taxidea taxus</i>	--/SSC/--	Friable soils and open, uncultivated ground. Preys on burrowing rodents.	<b>Not expected.</b> No potential den sites observed during survey. Species is known to occur in the general area, and could potentially travel through the site, but not expected to forage or den in the study area due to lack of prey base.
Atascadero June beetle <i>Polyphylla nubila</i>	--/ SA / -- G1 S1	Known to occur in sand dunes in Atascadero and San Luis Obispo. Suitable habitat for this species includes sandy soils and annual grassland habitat with blue elderberry.	<b>Not expected.</b> Site lacks suitable habitat including sandy soils required for this species. Not expected to occur onsite.
California red- legged frog <i>Rana draytonii</i>	T/ SSC /--	Lowland and foothills in or near permanent or semi-permanent sources of deep water (at least 0.5 meter) with emergent wetland and/or riparian vegetation. May use a variety of aquatic and upland habitats for refugia and dispersal.	<b>Not expected.</b> Focused surveys following USFWS protocol were conducted with negative results. Toad Creek does not appear to have a sufficient hydroperiod to support CRLF. Not expected to occur onsite.
Crotch bumble bee <i>Bombus crotchii</i>	--/ SA / -- G3G4 S1S2	Open grassland and scrub habitats from central California to Baja California del Norte, Mexico, including the western edges of the deserts and the Central Valley. Not found in the mountains or cool north coastal areas of California	<b>Unlikely.</b> Sites appear to lack sufficient pollen sources and the general vegetative diversity to attract or support the species. Unlikely to be affected by any development on the site.
Least Bell's vireo <i>Vireo bellii</i> <i>pusillus</i>	E/E/--	Riparian forest near permanent water or in dry river bottoms below 200 feet elevation.	<b>Not Expected.</b> Riparian woodland habitat is present onsite, however Toad Creek does not provide suitable habitat requirements including prolonged areas of ponded water similar to the nearby Salinas River. Not expected to occur onsite.
Lesser slender salamander <i>Batrachoseps</i> <i>minor</i>	--/SSC/--	Endemic to California, in chaparral, woodlands, and temperate coniferous forests in the southern portion of the California Coast Ranges. Found under rocks, logs, bark, and other debris above 1,300 feet elevation.	<b>Not expected.</b> Known to occur at higher elevations in southern Santa Lucia Mountains further west of the project site. Not expected to occur onsite.
Lompoc grasshopper <i>Trimerotropis</i> <i>occulens</i>	--/SA/-- G1G2 S1S2	Known to occur on exposed rocky areas of Monterey and Sisquoc shale in very limited geographic areas.	<b>Not expected.</b> No suitable habitat present in the study area. Not expected to occur onsite.



### Appendix C. Special Status Species Occurrence Table

Species	Status* Fed/CA/CRPR	Habitat Requirements	Project Site Suitability/Observations
Silvery legless lizard <i>Anniella pulchra pulchra</i>	--/SSC/--	Coastal dune and scrub and oak woodland habitat types, fossorial species requires loose friable soils covered by leaf litter. Prefer soils with high moisture content.	<b>Not expected.</b> No suitable coastal scrub habitat present to support this species. Oak woodland habitat occurs on more loamy soils and given regular mowing and historic disking, this species is not expected to occur onsite.
Southern Pacific (western) pond turtle <i>Emys marmorata</i>	--/SSC/--	Permanent or nearly permanent water bodies in many habitats. Basking sites such as partially submerged logs, vegetation mats, or open mud banks.	<b>Unlikely.</b> No suitable habitat present onsite. Pond turtles are known to occur in the Salinas River and could potentially move through Toad Creek while foraging or in between areas of suitable habitat, but no suitable permanent aquatic habitat is present that would support turtles on the property.
Steelhead – South/Central California ESU <i>Oncorhynchus mykiss irideus</i>	T/SSC/--	Fresh water, fast flowing, highly oxygenated, clear, cool stream where riffles tend to predominate pools.	<b>Not expected.</b> No suitable habitat present onsite, but the Salinas River contains known occurrences of the species. Not expected to occur in the small ephemeral channel of Toad Creek. Not expected to occur onsite.
Tricolored blackbird <i>Agelaius tricolor</i>	CE/--/SSC (nesting)	Nests in freshwater marshes with tules or cattails, or in other dense vegetation such as thistle, blackberry, thickets, etc., in close proximity to open water. Forages in a variety of habitats including pastures, agricultural fields, rice fields, and feedlots.	<b>Unlikely.</b> The in-channel pool observed onsite in Toad Creek near the northern property line lacks a perimeter of dense vegetation such as cattails and tules that is needed for nesting, and the riparian habitat is too dense to provide typical nesting opportunities for this species. Not observed during surveys, but could potentially occur onsite periodically as a rare transient. No suitable nesting habitat present.
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	T/--/--	Endemic to grasslands of central coast mountains; inhabits small clear-water sandstone depression pools and grassland swales.	<b>Not Expected.</b> No suitable vernal pool or ephemeral pool habitat present. Not expected to occur onsite.
Western spadefoot <i>Spea hammondi</i>	--/SSC/--	Occurs primarily in grassland habitats where it emerges from underground burrows to breed in short-lived vernal pools and long-lived puddles; also occurs in valley-foothill woodlands near areas of seasonally ponded water.	<b>Not Expected.</b> Spadefoot is typically associated with non-flowing water of vernal pools and onsite seasonal flow in Toad Creek would not provide suitable breeding habitat. Further, annual grassland is steep, regularly mowed and periodically disked. Not expected to occur onsite.
<b>PLANT COMMUNITIES OF SPECIAL CONCERN</b>			
Riparian (Cottonwood-Valley Oak-Willow Riparian Forest)			Present along Toad Creek
Valley Needlegrass Grassland			Not expected.
Wetland (Coastal and Valley Freshwater Marsh)			Present along Toad Creek
<b>CRITICAL HABITAT</b>			
Steelhead – South/Central California ESU Critical Habitat			Not expected.

\*E = Endangered; T = Threatened; R = Rare CE = Candidate for Endangered Status; SSC = California Species of Special Concern; FP = Fully Protected; WL = Watch List; SA = Special Animal; ‘—’ = no status; California Rare Plant Rank (CRPR) 1B – Rare, threatened, or endangered in California and elsewhere; CRPR 2 – Rare, threatened or endangered in California, but more common elsewhere; CRPR 4 – Limited distribution (Watch List). Natural Heritage Program Global and State Conservation Ranks: The most imperiled species are ranked G1/S1 and the least imperiled elements are ranked G5/S5. Uncertainty in specific rank is represented with a rank range, such as G1G2/S1S2. Elements considered historically occurring in the state are rank SH, whereas elements considered extirpated are ranked SX. Source: California Natural Diversity Database (California Department of Fish and Wildlife 2017); California Native Plant Society Online Inventory of Rare Plants, accessed May/June 2017 (online at [www.cnps.org](http://www.cnps.org)); Special Animals List (California Department of Fish and Wildlife 2017); Special Vascular Plants, Bryophytes, and Lichens List (California Department of Fish and Wildlife 2017).



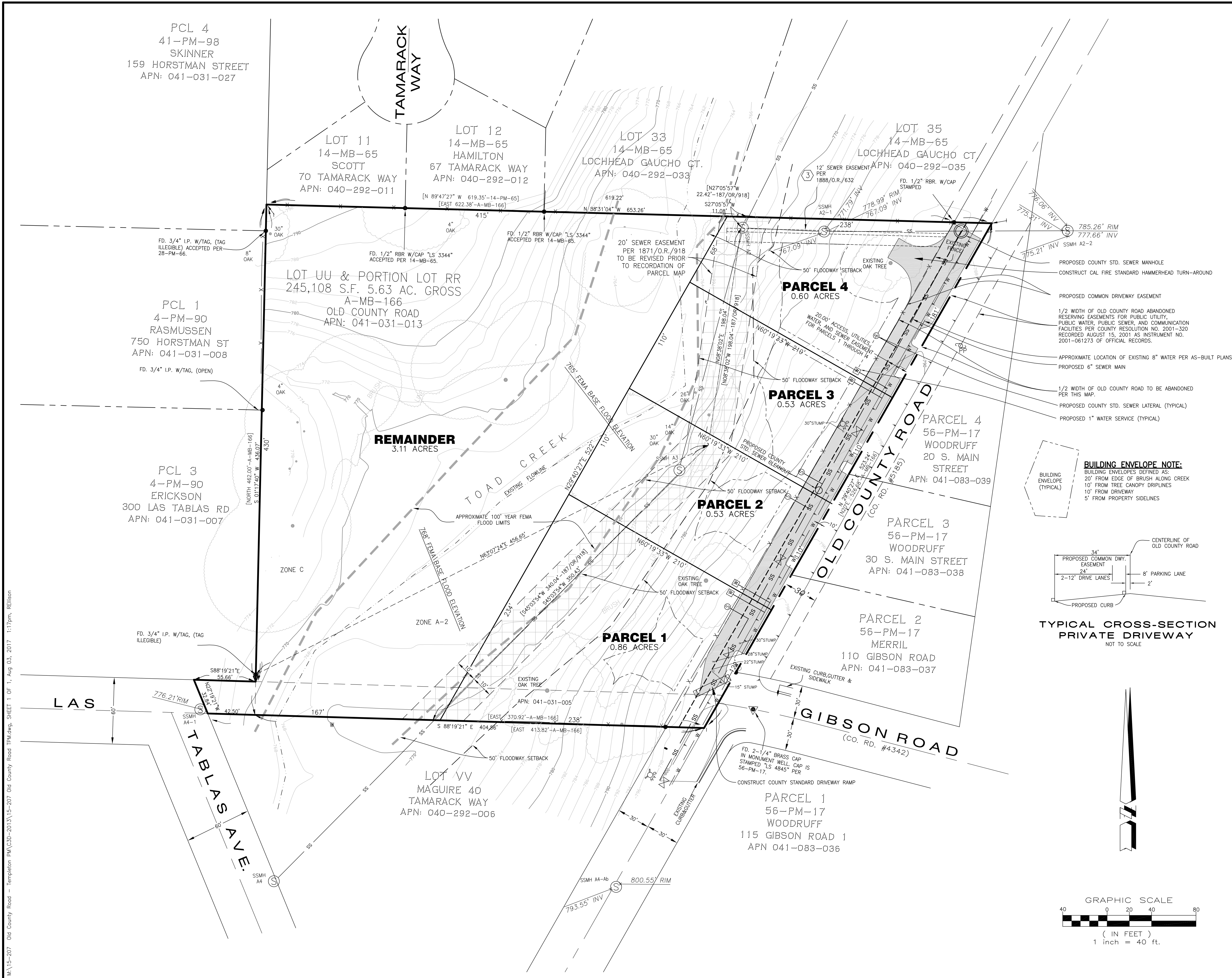
## **APPENDIX D**

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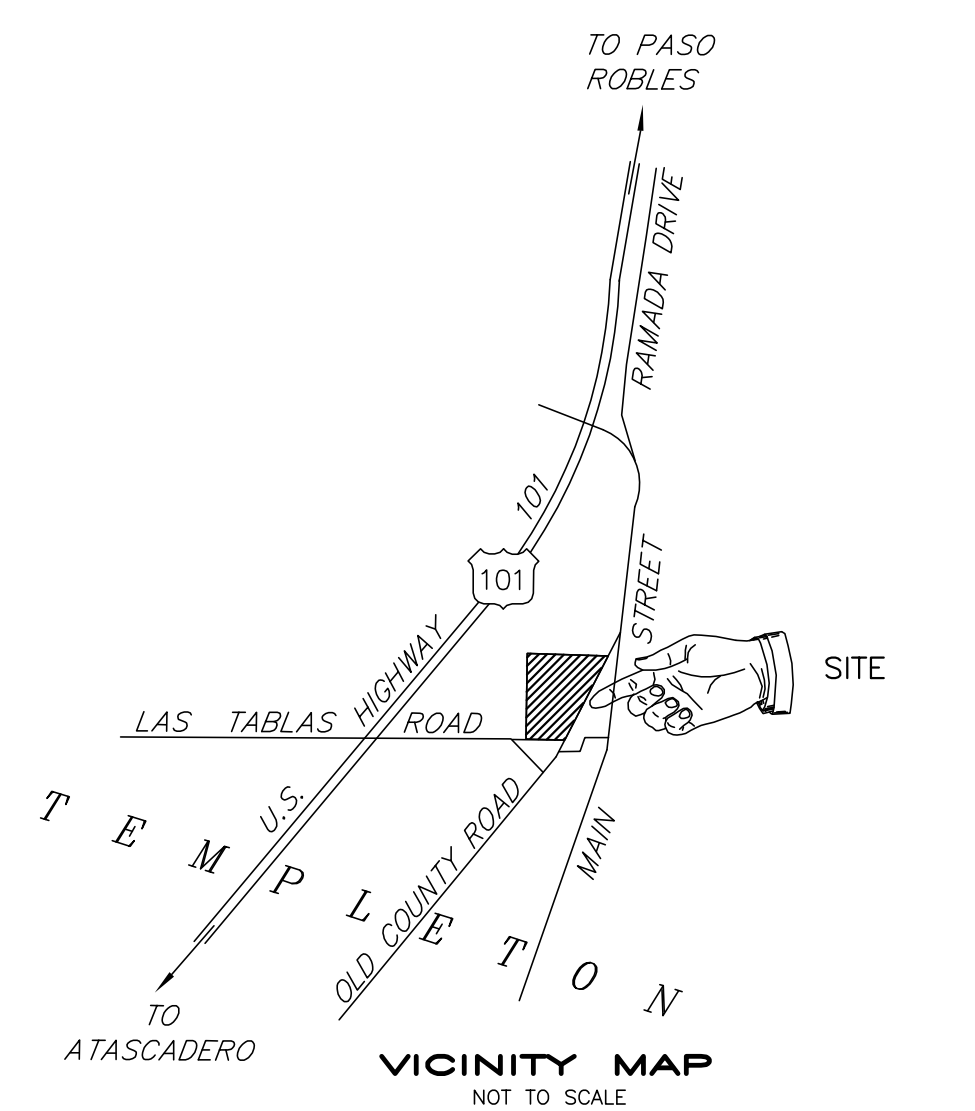
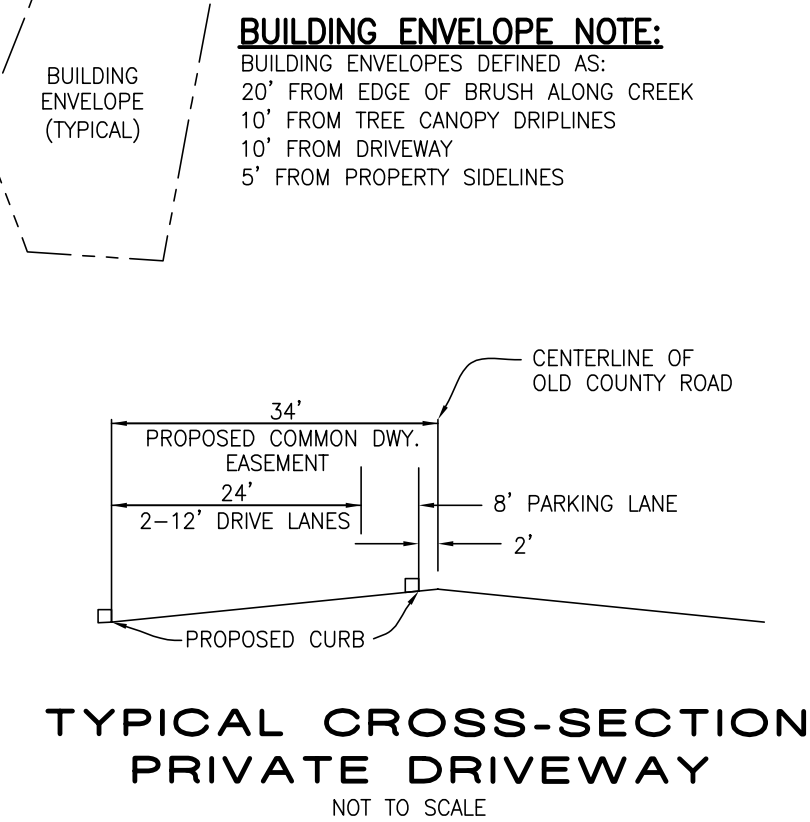
**VTPM CO 15-0071 (MBS, 2017)**





SYMBOL LEGEND:	
	FENCE LINE
	SEWER MAIN
	WATER MAIN
	GAS MAIN
	ELEC/TELEPHONE/CABLE
	OVERHEAD ELECTRIC
	DROP INLET AT CURB
	DROP INLET
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER WELL
	WATER VALVE
	WATER METER
	SEWER MANHOLE
	SEWER CLEANOUT
	MONITORING WELL
	RETAINING WALL
	PG&E BOX
	GAS METER
	TELEPHONE BOX
	SIGNAL BOX
	CABLE T.V. BOX
	ELECTRIC BOX
	TELEPHONE MANHOLE
	STREET LIGHT
	JOINT POLE
	POWER POLE
	GUY WIRE

ABBREVIATIONS	
AC	ASPHALT CONCRETE
AP	ANGLE POINT
BM	BENCH MARK
BLDG	BUILDING
BOW	BACK OF WALK
CB	CATCH BASIN
CF	CURB FACE
CO	CLEAN OUT
COL	COLUMN
COR	CORNER
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNITS
CRN	CROWN OF STREET
DI	DROP INLET
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
FD	FOUND
FL	FLOW LINE
FF	FINISH FLOOR
W	WATER
FW	FACE OF WALL
HSE	HOUSE COR
GR	GRASS
GM	GAS METER
IP	IRON PIPE
IP	IRON PIPE
GB	GRADE BREAK
GM	GAS METER
HP	HIGH POINT
LT	LIGHT
MH	MANHOLE
PP	POWER POLE
PVC	POLYVINYL PIPE
RB	REBAR
R10	REINFORCED CONCRETE PIPE
RCP	RIBBED CONCRETE PIPE
SD	STORM DRAIN
SL	POINT ON SLOPE
SS	SEWER
STR	STAIRS
STP	STEP
TOP	TOP OF SLOPE
TOE	TOE OF SLOPE
TW	TOP OF WALL
W	WATER
WL	WALL
WM	WATER METER
WV	WATER VALVE
DI	-1.5FL TOP OF GRATE -1.5' FLOW LINE



**SITE DATA:**  
ADDRESS: OLD COUNTY ROAD, TEMPLETON  
ASSESSOR'S PARCEL NO.: 041-031-005 & 013

**ZONING:**  
CURRENT ZONING IS RESIDENTIAL SINGLE FAMILY (RSF)  
TOTAL ACREAGE = 5.63 ACRES  
PARCELS 1-4 = 2.52 ACRES  
REMAINDER LOT = 3.11 ACRES

**SERVICES:**  
SEWER: TCSD  
WATER: TCSD  
GAS: THE GAS COMPANY  
CATV: CHARTER COMMUNICATIONS  
TEL: PACIFIC BELL  
ELECTRIC: PG&E

**OWNER:**  
TEMPLETON OAKVIEW ESTATES, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
255 ROSITA ST  
SAN LUIS OBISPO, CA 93405

**BENCH MARK:**  
A US&CS BRASS DISK STAMPED "K 1095 RESET 1968"  
SET IN THE TOP OF A CONCRETE HEAD WALL, 1.1 FEET  
SOUTHWEST OF THE NORTHEAST END OF THE WALL 27.7  
FEET NORTHWEST OF THE NORTHWEST RAIL, 0.6 MILES  
NORTHEAST FROM TEMPLETON ALONG THE SOUTHERN  
PACIFIC COMPANY RAILROAD FROM THE SIDING SIGN AT  
TEMPLETON, 3 POLES SOUTHWEST OF MILEPOST 221.  
ELEVATION = 758.48' FEET (NGVD 29)

**VESTING  
TENTATIVE PARCEL MAP  
CO 15-0071**

BEING A SUBDIVISION OF LOT UU AND PORTIONS OF LOT RR OF THE RANCHO PASO DE ROBLES, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP FILED FOR RECORD FEBRUARY 10, 1887 IN BOOK A, PAGE 166, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

AUGUST, 2015 SCALE: 1"=40'

MICHAEL B. STANTON, PLS 5702  
3563 SUELDO ST. UNIT C  
SAN LUIS OBISPO, CA 93401  
805-594-1960

August 3, 2017 JOB #15-207

## **APPENDIX E**

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### **CRLF Survey Data Sheets**





**Appendix E.**  
**California Red-legged Frog Survey Data Sheet**

Survey results reviewed by \_\_\_\_\_  
(FWS Field Office) (date) (biologist)

Date of Survey: 3/2/17  
(mm/dd/yyyy)

Survey Biologist: Merk Kevin  
(Last name) (first name)

Survey Biologist: Kirschenstein Jason (night survey)  
(Last name) (first name)

Site Location: Templeton, San Luis Obispo County, CA  
(County, General location name, UTM Coordinates or Lat./Long. or T-R-S).  
(35.555°/-120.703°) @ 770' (MSL) Templeton 7.5' Quad (T27S, R12E)  
\*\*ATTACH A MAP (include habitat types, important features, and species locations)\*\*

Proposed project name: Templeton Oak view Estates  
Brief description of proposed action:  
Vesting Tentative Parcel Map CD 15-0071 - proposed subdivision of 5.63 acres of undeveloped land into 4 Residential parcels + 1 parcel as Open Space. SEE MBS MAP DATED 7/6/2017.

Type of Survey (circle one): DAY NIGHT BREEDING NON-BREEDING

Survey number (circle one): 1 2 3 4 5 6 7 8

Begin Time: DAY 3:30pm Night 7:15pm End Time: DAY 5pm Night 8:30pm

Cloud cover: clear for both day + night Precipitation: 0 in 24hrs

Air Temperature: DAY = 70°F; Night = 58°F Water Temperature: 55°F

Wind Speed: DAY 5-10 NW; Night < 5 variable Visibility Conditions: good

Moon phase: Waxing crescent Humidity: ± 35%

Description of weather conditions: clear w/ general onshore flow

Brand name and model of light used to conduct surveys: Maglite 4 D Batteries

Were binoculars used for the surveys (circle one)? YES NO

Brand, model, and power of binoculars: Vortex Razor HD 8x42  
Eagle optics 8x42



Day 1 + Night 2

Appendix E.  
California Red-legged Frog Survey Data Sheet

AMPHIBIAN OBSERVATIONS

Species	# of indiv.	Observed (O) Heard (H)	Life Stages	Size Class	Certainty of Identification
<i>Hyla regilla</i>	3	O	A	Large	100

Describe potential threats to California red-legged frogs observed, including non-native and native predators such as fish, bullfrogs, and raccoons: \_\_\_\_\_

Raccoon tracks obs  
1 human activity - close to neighborhood.

Other notes, observations, comments, etc.

No amphibians observed during day survey.  
Valley oak - willow riparian lines Toad  
Creek - flowing H<sub>2</sub>O present w/ large pool  
@ property line (± 12-16" deep).

Necessary Attachments:

1. All field notes and other supporting documents
2. Site photographs
3. Maps with important habitat features and species locations

Appendix E.  
California Red-legged Frog Survey Data Sheet

Survey results reviewed by \_\_\_\_\_  
(FWS Field Office) (date) (biologist)

Date of Survey: 3/14/2017 Survey Biologist: Merk Kevin  
(mm/dd/yyyy) (Last name) (first name)  
Survey Biologist: Kirschenstein Jason  
(Last name) (first name)

Site Location: Templeton, SLO (35.55°/-120.70°)  
(County, General location name, UTM Coordinates or Lat./Long. or T-R-S).

**\*\*ATTACH A MAP** (include habitat types, important features, and species locations)\*\*

Proposed project name: Oakview Estates

Brief description of proposed action:

V.T.P. Map CO 15-0071  
4 Residential lots & 1 open space parcel

Type of Survey (circle one): DAY NIGHT BREEDING NON-BREEDING

Survey number (circle one): 1 2 3 4 5 6 7 8

Begin Time: 8:15 pm End Time: 9:45 pm

Cloud cover: clear Precipitation: 0

Air Temperature: 68° F Water Temperature: 58° F

Wind Speed: 5 mph NW Visibility Conditions: good

Moon phase: Waning gibbous Humidity: 45%

Description of weather conditions: beautiful spring evening in North County.

Brand name and model of light used to conduct surveys: Maglite 4 D Batteries

Were binoculars used for the surveys (circle one)? YES NO

Brand, model, and power of binoculars: Vortex Razor HD 8x42  
Eagle Optics 8x42



Survey #3  
Night #2 (3/14/17)

Appendix E.  
California Red-legged Frog Survey Data Sheet

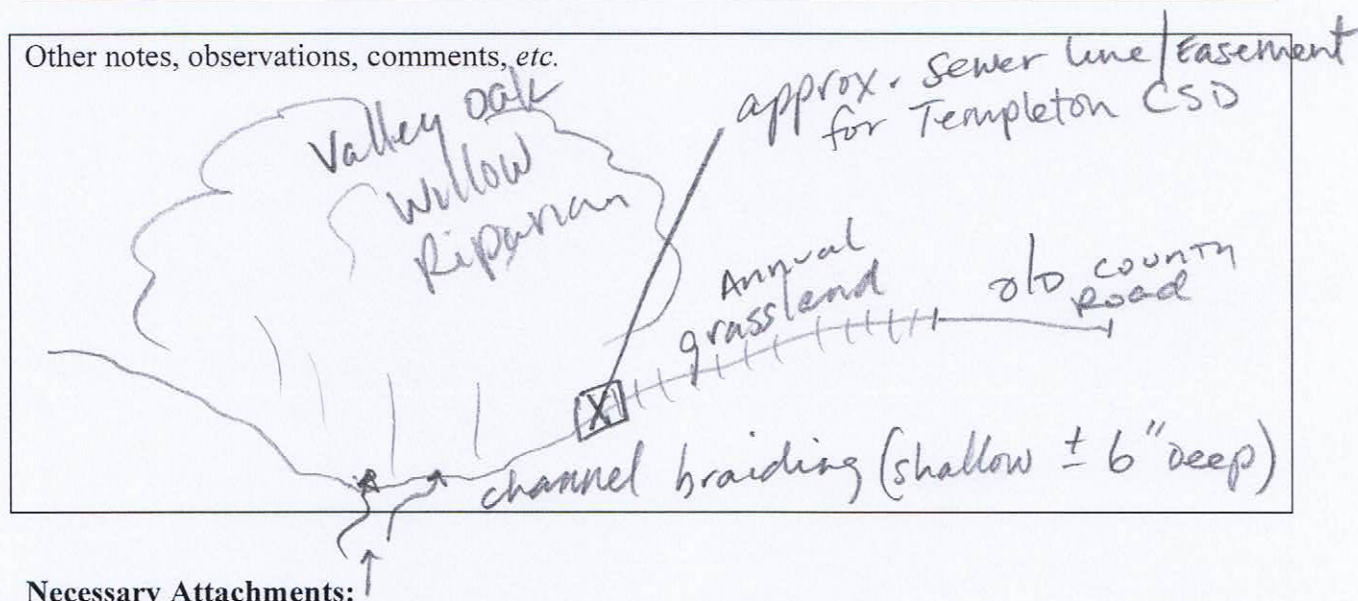
AMPHIBIAN OBSERVATIONS

Species	# of indiv.	Observed (O) Heard (H)	Life Stages	Size Class	Certainty of Identification
<i>Hyla Regilla</i>	2	O	Adult	Large	100%
" "	1	H	Presumed Adult		100%

Describe potential threats to California red-legged frogs observed, including non-native and native predators such as fish, bullfrogs, and raccoons: \_\_\_\_\_

raccoon tracks.

Other notes, observations, comments, etc.



Necessary Attachments:

1. All field notes and other supporting documents
2. Site photographs
3. Maps with important habitat features and species locations



Appendix E.  
California Red-legged Frog Survey Data Sheet

Survey results reviewed by \_\_\_\_\_  
(FWS Field Office) (date) (biologist)

Date of Survey: 3/22/2017  
(mm/dd/yyyy)

Survey Biologist: Merk, Kevin  
(Last name) (first name)

Survey Biologist: Kirschenschein, Jason  
(Last name) (first name)

Site Location: Templeton, SLO county (35.55°/-120.70°)  
(County, General location name, UTM Coordinates or Lat./Long. or T-R-S)

**\*\*ATTACH A MAP** (include habitat types, important features, and species locations)\*\*

Proposed project name: Oakview Estates

Brief description of proposed action:

VTPM Co 15-0071

Type of Survey (circle one): DAY NIGHT BREEDING NON-BREEDING

Survey number (circle one): 1 2 3 4 5 6 7 8

Begin Time: 8:15 pm

End Time: 9:30

Cloud cover: < 20%

Precipitation: 0.2" in last 24 hrs

Air Temperature: 57°F

Water Temperature: 58°F

Wind Speed: < 5 mph variable

Visibility Conditions: good

Moon phase: Waning crescent

Humidity: 65%

Description of weather conditions: clearing skies following rain event

Brand name and model of light used to conduct surveys: Mag Lite 4 D Batteries

Were binoculars used for the surveys (circle one)?

YES NO

Brand, model, and power of binoculars: Vortex Razor HD 8x42

Survey #4 3/22/17  
Night #3

Appendix E.  
California Red-legged Frog Survey Data Sheet

AMPHIBIAN OBSERVATIONS

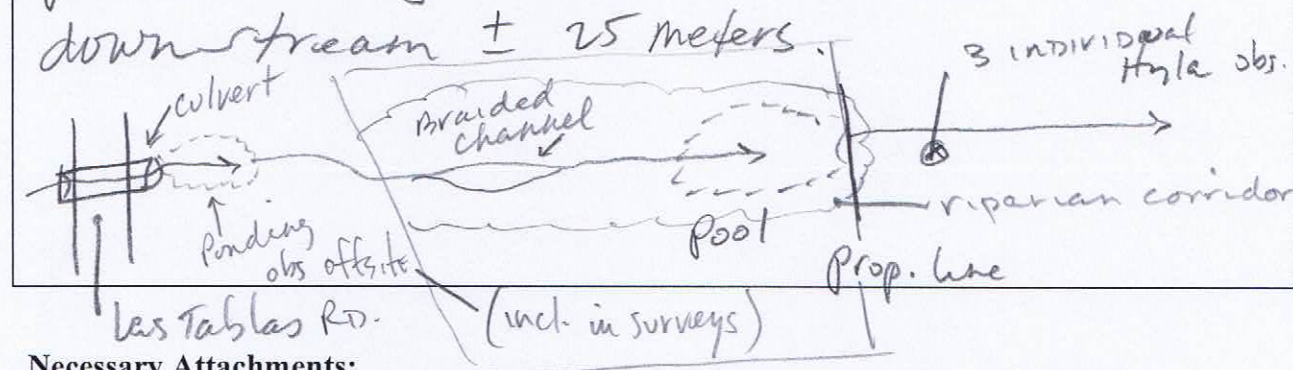
Species	# of indiv.	Observed (O) Heard (H)	Life Stages	Size Class	Certainty of Identification
<i>Hyla regilla</i>	3	0	Adult	L	100%

Describe potential threats to California red-legged frogs observed, including non-native and native predators such as fish, bullfrogs, and raccoons: \_\_\_\_\_

*Raccoon*

Other notes, observations, comments, etc.

Same 3 individuals (*Hyla*) observed in previous survey - moved from property line (north) down stream  $\pm$  25 meters.



Necessary Attachments:

1. All field notes and other supporting documents
2. Site photographs
3. Maps with important habitat features and species locations



Appendix E.  
California Red-legged Frog Survey Data Sheet

Survey results reviewed by \_\_\_\_\_  
(FWS Field Office) (date) (biologist)

Date of Survey: 4/25/2017  
(mm/dd/yyyy)

Survey Biologist: Merk Kevin  
(Last name) (first name)

Survey Biologist: Kirschenstein Jason (Night Survey)  
(Last name) (first name)

Site Location: Templeton, SLO county (35.55°/-120.70°)  
(County, General location name, UTM Coordinates or Lat./Long. or T-R-S).

**\*\*ATTACH A MAP** (include habitat types, important features, and species locations)\*\*

Proposed project name: Oakview Estates

Brief description of proposed action:

V.T.P.M. CO-15-0071

Type of Survey (circle one) DAY NIGHT BREEDING NON-BREEDING

Survey number (circle one): 1 2 3 4 5 6 7 8

Begin Time: DAY - 3:00pm Night - 8:45pm

End Time: DAY: 4:00pm Night: 10:00pm

Cloud cover: clear < 10%

Precipitation: Ø

Air Temperature: DAY 75°F Night 58°F

Water Temperature: 61°F

Wind Speed: DAY 10 mph NW Night < 5 mph

Visibility Conditions: GOOD

Moon phase: Waning crescent

Humidity: ~30%

Description of weather conditions: NW winds blowing early, clear overall - winds died @ night

Brand name and model of light used to conduct surveys: Maglite 4 D Batteries

Were binoculars used for the surveys (circle one)?

YES NO

Brand, model, and power of binoculars: Vortex Razor HD 8x42  
Eagle Optics 8x42



4/25/17  
Day #5 Survey  
Night #6 Survey

**Appendix E.**  
**California Red-legged Frog Survey Data Sheet**

**AMPHIBIAN OBSERVATIONS**

Species	# of indiv.	Observed (O) Heard (H)	Life Stages	Size Class	Certainty of Identification
<i>Hyla regilla</i>	3	0	A	L	100%

Describe potential threats to California red-legged frogs observed, including non-native and native predators such as fish, bullfrogs, and raccoons: \_\_\_\_\_

*Raccoon/humans*

Other notes, observations, comments, etc.

*same 3 Hyla. Drought had this section of creek dry for a prolonged period = very low observations of any amphibians ... not even any western toads further downstream in nearby grassland.*

**Necessary Attachments:**

1. All field notes and other supporting documents
2. Site photographs
3. Maps with important habitat features and species locations

Appendix E.  
California Red-legged Frog Survey Data Sheet

Survey results reviewed by \_\_\_\_\_  
(FWS Field Office) (date) (biologist)

Date of Survey: 07/06/2017 Survey Biologist: Merk Kevin  
(mm/dd/yyyy) (Last name) (first name)

Survey Biologist: \_\_\_\_\_  
(Last name) (first name)

Site Location: Templeton, SLD County (35.55°/-120.70°)  
(County, General location name, UTM Coordinates or Lat./Long. or T-R-S).

**\*\*ATTACH A MAP** (include habitat types, important features, and species locations)\*\*

Proposed project name: DAKVIEW Estates

Brief description of proposed action:

V.T.P.M. CO-15-0071

Type of Survey (circle one): DAY NIGHT BREEDING NON-BREEDING

Survey number (circle one): 1 2 3 4 5 6 7 8

Begin Time: DAY: 4:30pm Night: 9:30pm End Time: DAY: 5:45pm Night: 10:15pm

Cloud cover: clear - ~~0~~ cloud cover Precipitation: ~~0~~

Air Temperature: DAY: 102°F Night: 80°F Water Temperature: 72°F

Wind Speed: < 5 mph @ night Visibility Conditions: good

Moon phase: Waxing gibbous Humidity: ± 20%

Description of weather conditions: clear & hot

Brand name and model of light used to conduct surveys: Maglite 40

Were binoculars used for the surveys (circle one)?

YES NO

Brand, model, and power of binoculars: Vortex Razor 8x42



7/6/17  
Day #7 survey  
Night #8 survey

Appendix E.  
California Red-legged Frog Survey Data Sheet

AMPHIBIAN OBSERVATIONS

Species	# of indiv.	Observed (O) Heard (H)	Life Stages	Size Class	Certainty of Identification
<i>Hyla regilla</i>	5	O	Adult	L	100%
" "	±5	H	—	—	100%

Describe potential threats to California red-legged frogs observed, including non-native and native predators such as fish, bullfrogs, and raccoons: \_\_\_\_\_

Raccoons/humans

Other notes, observations, comments, etc.

creek has dried considerably - ponded water @ property (north) line still present but only @ 2-6" deep. Flow reduced to a "trickle". More *Hyla* heard calling = successful reprod.?

**Necessary Attachments:**

1. All field notes and other supporting documents
2. Site photographs
3. Maps with important habitat features and species locations



April 29, 2019

Steve Sahadi, Managing Member  
Toad Creek Terrace, LLC.  
APN: 041-031-005 and -013

**SUBJECT: Biological Resources Assessment Addendum #1 for the Cenco Investments, LLC,  
Templeton Oakview Estates Project, Templeton, California**

Dear Mr. Sahadi:

Sage Institute, Inc. (SII) is pleased to submit this Biological Resources Assessment Addendum #1 (BA Addendum #1) for the proposed Cenco Investments, LLC, Templeton Oakview Estates Project (Project; APN 041-031-005 and -013) located in Templeton, San Luis Obispo County, California. Our understanding of the proposed project is based on a site visit with yourself and SII Principal Biologist Jason Kirschenstein on December 2, 2018 and follow-up communications with the project engineer (Wallace Group) to review site conditions and the updated site plan. It is our understanding that the County is requesting an addendum to the following biological assessment prepared in 2017 to ensure potential project impacts and mitigation measures are updated to reflect currently proposed project design changes:

- Kevin Merk Associates, LLC. August 10, 2017. Biological Resources Assessment for Vesting Tentative Parcel Map CO 15-0071 (APN 041-031-005 and -013) Templeton, San Luis Obispo County, California. (2017 BA)

The above listed 2017 BA is hereby incorporated by reference into this 2018 BA Addendum #1. This BA Addendum #1 provides additional information and analysis on potential impacts and proposed mitigation measures related to the following potential significant biological resources identified in the 2017 BA):

- Special-status Biological Resources
- Valley Oak (*Quercus lobata*) Tree Removal
- Impacts on Waters of the State (assumes impacts to waters of the U.S. are avoided)

## **1.0 2017 BA BACKGROUND INFORMATION**

The 2017 BA included a project description that created four residential parcels for development on the 5.6-acre property. Development was to occur in annual grassland habitat along Old County Road on the east side of Toad Creek, and no tree removal or encroachment into the riparian corridor was proposed as part of the 2017 BA analysis. A fifth parcel was to be established for future development that was to include the Toad Creek corridor and western part of the property. A map showing approximate extents of riparian habitat and location of oaks was included in the 2017 BA, but the limits of riparian habitat were updated as part of this 2018 BA Addendum #1 on a current aerial image to adequately evaluate potential impacts to Toad Creek riparian habitat (see Figure 1). Current site conditions representative photographs are shown in Figure 2.

## 2.0 METHODS

SII Principal Biologist Jason Kirschenstein reviewed the 2017 BA and conducted a walking survey of the project site on December 2, 2018, with a follow-up walking survey on December 20, 2018. Attention was given to the riparian habitat along Toad Creek and potential impacts to mature oak trees [ $>8"$  at diameter breast height (DBH)] that will require removal to support the 2018 proposed site plan. During the 2018 SII field survey effort, the limits of riparian habitat were field reviewed and compared to the 2017 BA and current construction drawings, and size and general health of all oak trees proposed for removal were recorded. Preliminary construction plans were overlaid onto a 2017 aerial photograph by the project engineer, which was then annotated by Sage Institute to show the current approximate extent of riparian habitat and native oak trees in relation to proposed project development (Figure 1).

## 3.0 2018 EXISTING CONDITIONS AND REVISED SITE PLAN OVERVIEW

Except for hazard trees that were removed along Old Country Road, the existing conditions of the project site appear mostly unchanged when compared to the 2017 BA. It is our understanding that the currently proposed site plan will include the following changes from the 2017 plan (refer to Figure 1 for details):

- Residential lots are proposed to increase from four to 22. Although the overall development area is similar, the lot increase will necessitate removal of two mature valley oak trees.
- A new 8-inch sewer line is proposed that will connect to an existing sewer main located within Toad Creek riparian habitat. This will require temporary impacts to approximately 625 square feet (25' X 25') of California Department of Fish and Wildlife (CDFW) jurisdictional riparian habitat.
- Grading limits for the proposed driveway / fill slope along the west side of the development require encroachment into the 50-foot 100-year flood plain setback but would avoid jurisdictional Toad Creek riparian habitat impacts by use of a small reach of retaining wall. All structures are outside of the 50-foot 100-year floodplain setback as shown on Figure 1. The remainder of the western edge of the development (grading and fill slope, not structures) would be within approximately 15 feet of the Toad Creek riparian edge, with some areas being less than five feet.
- Most of the proposed structures are outside of the 50-foot riparian habitat setback. Lots 3, 4, 7, and 20 are within the 50-foot riparian habitat setback but not less than 30 feet from the riparian edge. To feasibly achieve the proposed density, the structures on three lots are within 30 feet of the riparian edge (22' from Lot 9; 23' from Lot 10; and 14' from Lot 19). The development plan overall provides for a greater than 50-foot average setback to the riparian habitat edge with no direct impact and no encroachment of the lots or structures actually into the riparian habitat.
- Construction of a stormwater detention basin adjacent to Toad Creek riparian habitat is within the 50-foot riparian setback but avoids impacts on Toad Creek jurisdictional riparian habitat. The overflow outlet will be via rock-lined swale that will discharge towards Toad Creek via sheet flow at an upland release point.

## 4.0 REGULATORY BACKGROUND

### 4.1 WATERS OF THE U.S. / STATE

Under Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers (USACE) has authority to regulate activities that could discharge fill or dredged material or otherwise adversely modify wetlands or other "waters of the United States." Perennial and intermittent creeks are considered waters of the United States if they are hydrologically connected to other jurisdictional waters. When a project involves

impacts to waters of the United States, the goal of no net loss of wetland acres or values is met through compensatory mitigation involving creation or enhancement of similar habitats.

The State Water Resources Control Board (SWRCB) and the local Central Coast Regional Water Quality Control Board (RWQCB) have jurisdiction over “waters of the State,” pursuant to the Porter-Cologne Water Quality Control Act, which are defined as any surface water or groundwater, including saline waters, within the boundaries of the State. The SWRCB has issued general Waste Discharge Requirements (WDRs) regarding discharges to “isolated” waters of the State (Water Quality Order No. 2004-0004-DWQ, Statewide General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the U.S. Army Corps of Engineers to be Outside of Federal Jurisdiction). The Central Coast RWQCB enforces actions under this general order for isolated waters not subject to federal jurisdiction. The RWQCB is also responsible for the issuance of water quality certifications pursuant to Section 401 of the Clean Water Act for waters that are subject to Section 404 permitting.

Perennial and intermittent streams and associated riparian vegetation also fall under the jurisdiction of the California Department of Fish and Wildlife (CDFW). Section 1600 et seq. of the Fish and Game Code (Lake and Streambed Alteration Agreements) gives the CDFW regulatory authority over work within the stream zone (which can extend to the 100-year flood plain) consisting of, but not limited to, the diversion or obstruction of the natural flow or changes in the channel, bed, or bank of any river, stream or lake.

As indicated above, a map showing approximate extents of riparian habitat and location of oaks was included in the 2017 BA but was last updated in 2011. The limits of riparian habitat were updated as part of this 2018 BA Addendum #1 on a current aerial to adequately evaluate potential impacts to Toad Creek (see Figure 1). As currently proposed, activities would not extend into water of the U.S. or Corps jurisdiction, and as such, project-related impacts to Toad Creek riparian habitat for the sewer line connection will likely be subject to the above described permitting scenario with the RWQCB and CDFW. Final determinations of the jurisdictional limits are made by each agency as part of the permit application and review process. Areas along the riparian corridor that will require fire clearance and/or maintenance will also need to be clearly identified in permit application packages. It is noted that the project has been designed to avoid direct impacts on Toad Creek jurisdictional waters onsite, with only minimal temporary riparian impacts on the outside edge of riparian habitat would be required for the sewer line connection.

## 4.2 COUNTY CONSERVATION AND OPEN SPACE ELEMENT REVIEW

The Conservation and Open Space Element (OSE) from the San Luis Obispo County General Plan identifies six “Major Issues” related to Biological Resources. Major Issue #4 states, “*Areas of oak woodlands and native trees are diminishing due to tree cutting, urban land conversion and displacement by exotic/non- native species.*”, and Major Issue #5 states, “*Changing land uses impact wetlands, streams, and riparian habitats.*”. The OSE further provides the following summarized Goals, Policies, and Implementation Strategies to address native tree removal in the County.

### GOALS for BIOLOGICAL RESOURCES:

The following relevant goals for protecting biological resources such as Toad Creek riparian habitat and native oak trees are identified in the OSE:

- Goal BR 1:** Native habitat and biodiversity will be protected, restored, and enhanced.
- Goal BR 2:** Threatened, rare, endangered, and sensitive species will be protected.
- Goal BR 3:** Maintain the acreage of native woodlands, forests, and trees at 2008 levels.



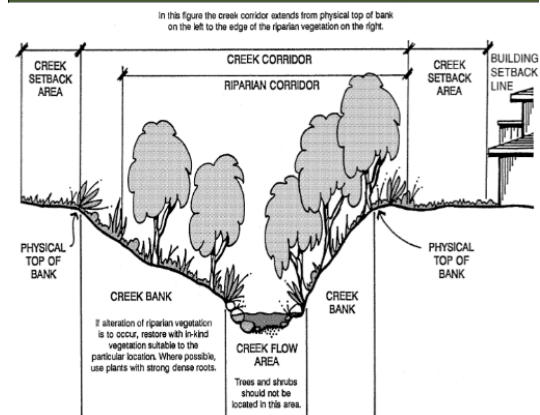
**Goal BR 4:** The natural structure and function of streams and riparian habitat will be protected and restored.

**Goal BR 5:** Wetlands will be preserved, enhanced, and restored.

**Goal BR 6:** The County's fisheries and aquatic habitats will be preserved and improved.

The OCE also includes Biological Resource Policies that “represent the County’s adopted position and guides decision-making toward the goal.”. Relevant Biological Resource Policies from the OSE are provided below in Table 1 to help guide proposed mitigation measures described below in Section 5.0. Figure BR-6 (right) depicts Creek and Riparian Corridor Setback Requirements as described in the OSE *Implementation Measure Strategy BR 4.2.1, Setbacks from Streams and Riparian Vegetation* (See Table 1 below for Strategy text in full).

**FIGURE BR-6  
CREEK AND RIPARIAN CORRIDOR SETBACKS**



**Table 1: Relevant Biological Resource Policies from the Conservation and Open Space Element**

<p><b>Policy BR 1.2, Limit Development Impacts:</b> <i>Regulate and minimize proposed development in areas that contain essential habitat for special-status species, sensitive natural communities, wetlands, coastal and riparian habitats, and wildlife habitat and movement corridors as necessary to ensure the continued health and survival of these species and protection of sensitive areas.</i></p> <p><b>Policy BR 1.4, No Net Loss:</b> <i>Require that development projects are approved with conditions and mitigation measures to ensure the protection of sensitive resources and to achieve “no net loss” of sensitive habitat acreage, values, and function. Give highest priority to avoidance of sensitive habitat. When avoidance is not feasible, require provision of replacement habitat onsite through restoration and/or habitat creation. When onsite mitigation is not feasible, provide for offsite mitigation that reflects no net loss.</i></p> <p><b>Policy BR 1.9, Preserve Ecotones:</b> <i>Require that proposed discretionary development protects and enhances ecotones, or natural transitions between habitat types because of their importance to vegetation and wildlife. Ecotones of particular concern include those along the margins of <u>riparian</u> corridors, baylands and marshlands, vernal pools, and woodlands and forests where they transition to grasslands and other habitat types.</i></p> <p><b>Policy BR 1.12, Development Impacts to Corridors:</b> <i>Ensure that important corridors for wildlife movement and dispersal are protected as a condition of discretionary permits. Provide linkages and corridors as needed to connect sensitive habitat areas such as woodlands, forests, and wetlands.</i></p> <p><b>Policy BR 1.13, Maintain Safe Wildlife Movement:</b> <i>Maintain and enhance existing stream channels and riparian corridors to provide for wildlife movement at roadway crossings.</i></p> <p><b>Policy BR 2.9, Promote Use of Native Plant Species:</b> <i>Landscaping for proposed development will use a variety of native or compatible non-native, non-invasive plant species as part of project landscaping to improve wildlife habitat values.</i></p> <p><b>Policy BR 3.1, Native Tree Protection:</b> <i>Protect native and biologically valuable trees, oak woodlands, trees with historical significance, and forest habitats to the maximum extent feasible.</i></p> <p><b>Policy BR, 3.2 Protection of Native Trees in New Development:</b> <i>Require proposed discretionary development and land divisions to avoid damage to native trees (e.g., Monterey Pines, oaks) through setbacks, clustering, or other appropriate measures. When avoidance is not feasible, require mitigation measures.</i></p> <p><b>Implementation Strategy BR 3.2.1, Tree replacement in new development:</b> <i>If avoidance of damage to native specimen trees is not feasible in discretionary land use permits and land divisions, require mitigation measures such as tree replacement using native stock at specified ratios, replanting plans, reseeding disturbed open areas with native, drought, and fire resistant species. A long-term monitoring plan will also be required.</i></p> <p><b>Policy BR 4.1, Protect Stream Resources:</b> <i>Protect streams and riparian vegetation to preserve water quality and flood control functions and associated fish and wildlife habitat. <b>Implementation Strategy BR 4.1.1, Approach to stream protection:</b></i></p> <p><i>a. Require preservation of natural streams and associated riparian vegetation in an undisturbed state to the greatest extent feasible in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts.</i></p>	<p><i>b. Include stream and riparian corridors as part of a network of wildlife corridors.</i></p> <p><i>c. Protect stream corridors and setback areas through easements or dedications.</i></p> <p><i>Protect the needs of wildlife when watercourse alteration is undertaken, explore alternatives to alteration, and assure that stream diversion structures protect habitats.</i></p> <p><b>Policy BR 4.2, Minimize Impacts from Development:</b> <i>Minimize the impacts of public and private development on streams and associated riparian vegetation due to construction, grading, resource extraction, and development near streams. <b>Implementation Strategy BR 4.2.1, Setbacks from Streams and Riparian Vegetation:</b></i></p> <p><i>Set back development on public lands and all private development subject to discretionary review a minimum of 50 feet from the top of the bank of any stream or outside the dripline of riparian vegetation, whichever distance is greater, as shown in Figures BR-6 and BR-7. (Top of creek bank is the uppermost ground elevation paralleling a creek or watercourse where the gradient changes from a more defined vertical component to more horizontal.) Locate buildings and structures outside the setback; public trails may be located within this required setback only if trail design and construction avoid or mitigate environmental impacts. Provide for adjustments where alternatives are infeasible or more environmentally damaging, but require a minimum 30-foot building setback consistent with the requirements of the Regional Water Quality Control Board’s Basin Plan. The following apply to applications subject to this strategy:</i></p> <ol style="list-style-type: none"> <li><i>1) Do not grade inside the established setback, unless the applicant provides justification that alternatives are infeasible or more environmentally damaging;</i></li> <li><i>2) Limit the alteration of riparian vegetation;</i></li> <li><i>3) Allow stream alterations for water supply and flood control projects, road maintenance, maintenance of existing channels, improvement of fish and wildlife habitat, or where no practical alternative is available;</i></li> <li><i>4) Assure that stream diversion structures protect habitats;</i></li> <li><i>5) When there is no practical alternative to a significant impact to stream or riparian resources, implement a County-approved mitigation and monitoring plan that will lessen the impact. The plan shall be prepared and implemented by a qualified professional funded by the applicant;</i></li> <li><i>6) Where a nexus exists with the proposed project, restore damaged riparian habitats as a condition of approval;</i></li> <li><i>7) Where possible, protect stream corridors and setback areas through easements or dedications;</i></li> <li><i>8) Locate parcel lines in land divisions that include stream or riparian corridors to optimize resource protection as shown in Figure BR 7;</i></li> <li><i>9) Direct polluting drainage away from the creek or include appropriate filters consistent with Low Impact Development (LID) and Stormwater Pollution Prevention Program (SWPP) requirements;</i></li> <li><i>10) Minimize all ground disturbance and native vegetation removal;</i></li> <li><i>11) To offset possible losses of riparian woodland, provide and maintain similar quality and quantity of replacement habitat or in-kind funds to an approved wildlife habitat improvement and acquisition fund in San Luis Obispo County.</i></li> </ol> <p><b>Policy BR 4.5, Encourage Stream Preservation on Private Lands:</b> <i>Encourage private landowners to protect and preserve stream corridors in their natural state and to restore stream corridors that have been degraded.</i></p>
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### 4.3 COUNTY OAK TREE ORDINANCE REVIEW

Title 22.56.020 of the San Luis Obispo County Code identifies that projects subject to a Minor Use Permit (MUP) are not required to obtain a separate tree removal permit provided that such removal is consistent with the development standards set forth in Section 22.56.030 (Tree Removal Standards). These standards include tagging all trees proposed for removal for field inspection. Per Section 22.53.030(B), A tree may be removed when the tree is any of the following:

1. *Dead, diseased beyond reclamation, or hazardous;*
2. *Crowded, with good horticultural practices dictating thinning;*
3. *Interfering with existing utilities, structures or right-of-way improvements;*
4. *Obstructing existing or proposed improvements that cannot be reasonably designed to avoid the need for tree removal;*
5. *Inhibiting sunlight needed for either active or passive solar heating or cooling, and the building or solar collectors cannot be oriented to collect sufficient sunlight without total removal of the tree;*
6. *In conflict with an approved fire safety plan where required by Chapter 22.50.*

These trees will require removal to support development of the access and fire truck turn around at the northeast corner of the site and for development of Unit #s 4 through 7.

## 5.0 REVISED IMPACT ANALYSIS AND RECOMMENDED MITIGATION MEASURES

The revised site plan and project description was reviewed to determine if the currently proposed project would result in new potential biological resource impacts that mitigation was not previously provided for in the 2017 BA. Although no new impacts to special-status species are anticipated, new potential impacts and recommended mitigation measures have been provided below for potential impacts within waters of the State riparian habitat and for the proposed native oak tree removals. Refer to the 2017 BA for BIO-Impact 1 and BIO-Impact 2 that address site related impacts and mitigation to non-native annual grassland habitat and nesting birds.

### 5.1 SPECIAL STATUS SPECIES

Based on the December 2018 field survey and document review, the sites ability to support special-status species remains largely unchanged as compared to 2017. The overall footprint of the project remains similar in that the majority of Toad Creek and the entire area west of the Creek will be avoided. The 2017 BA accurately evaluates potential impacts and mitigation to special-status species that could occur onsite or be directly or indirectly impacted by project activities. Per the 2017 BA, the site contains oak woodland and riparian habitat along Toad Creek. The 2017 BA determined that no rare or special-status plants or wildlife were present onsite, and focused surveys following U.S. Fish and Wildlife Service protocol for California red legged frog (*Rana draytonii*; CRLF) confirmed this species is not expected to occur onsite (KMA 2017). Trees onsite could provide nesting, roosting and foraging opportunities for a variety of bird and bat species. Refer to the 2017 BA for proposed Special-Status Biological Resource Impacts and Mitigation Measures (BIO-Impact 2).

### 5.2 VALLEY OAK (*QUERCUS LOBATA*) TREE REMOVAL

Two valley oaks, a 36.6-inch DBH (existing Tree Tag# 7) and a 57.0-inch DBH (existing Tree Tag# 6) located along the southern property boundary will not require removal to support currently proposed development activities, although minor encroachment under there canopies and/or root zone may be required for roadway and development of the two southernmost units. Recommended oak tree mitigation measures are proposed below to ensure compliance with the OSE and typical County (and/or CDFW) avoidance and minimization measures, and to ensure potential significant impacts are reduced to a less than significant level.



**BIO Impact – 3. Proposed activities will result in removal of two (2) mature valley oak trees, and may require encroachment into the root zone of two (2) additional mature valley oaks within the Templeton Community Plan Area. *This is considered to be a potentially significant impact. Implementation of the following recommended mitigation measure would reduce this impact to a less than significant level.***

- To the maximum extent feasible, proposed construction shall avoid impacts to native trees.
- Upon preparation of final construction plans, a qualified arborist or biologist shall verify the number and health of trees to be impacted. Due to the mature status of the trees to be removed, mitigation for removed trees is recommended at a minimum 4:1 in-kind replacement ratio to occur onsite. It is recommended that trees be planted between the west side of development and the existing edge of riparian (to the extent room is available) which would also further reduce potential impacts related with riparian encroachment from the proposed development. Alternatively, mitigation may occur via payment of tree mitigation fees subject to County approval. If onsite replacement planting is selected, replacement trees shall be planted onsite and shall be monitored and maintained for no less than 5 years. Replacement trees that do not survive must be replanted and maintained for an additional 5 years.
- In the event that construction would require work affecting more than 25 percent of the root zone around an existing tree, the project applicant shall consult with an approved arborist on a case by case basis to minimize effects on the impacted tree and to determine if the tree should be determined a removal for mitigation purposes.

### **5.3 IMPACTS ON WATERS OF THE U.S./STATE (TOAD CREEK)**

Based on preliminary construction drawings, the proposed eight-inch sewer line will temporary impact approximately 625 square feet (25' X 25') of jurisdictional riparian habitat along the outermost eastern edge of Toad Creek where impacts will be limited to waters of the State. Grading and development of the site (including roadway and detention basin) will avoid direct impacts on riparian habitat.

Grading limits for the proposed driveway / fill slope along the west side of the development would require encroachment into the 50-foot flood plain setback and the County recommended 50-foot riparian setback as the remainder of the western edge of the grading/development would be within approximately 15 feet of the Toad Creek riparian edge, with some areas being less than five feet. Most of the proposed structures are outside of the 50-foot riparian habitat setback with several that encroach into the setback but do not directly impact the riparian habitat. To feasibly achieve the proposed density, the structures on three lots are within 30 feet of the riparian edge (22' from Lot 9; 23' from Lot 10; and 14' from Lot 19). The development plan overall provides for a greater than 50-foot average setback to the riparian habitat edge with no direct impact and no encroachment of the lots or structures actually into the riparian habitat.

Recommended mitigation measures are proposed below to ensure compliance with regionally appropriate / typical County, CDFW, RWQCB, (and USACE if needed) mitigation measures, and to ensure potential significant impacts are reduced to a less than significant level.

**BIO Impact – 4. Proposed activities will result in direct disturbance and encroachment into jurisdictional riparian habitat associated with Toad Creek. Work within waters of the State is potentially subject to regulatory permitting authority of the RWQCB and CDFW. This is considered to be a potentially significant impact. Implementation of the following recommended mitigation measure would reduce this impact to a less than significant level.**

- Where feasible a minimum of 50-foot setback from the riparian habitat edge, or a minimum average 50-foot setback for the overall development but not less than 30 feet to the extent feasibly from the riparian edge, shall be maintained from structures and delineated by an appropriately-sized fence and/or plants that deter human entry. It is recommended that native plant species that will deter human disturbance be incorporated into the landscape plan between the driveway and riparian habitat including plants such as California rose (*Rosa californica*) and California blackberry (*Rubus ursinus*). Oak trees may also be planted along the riparian edge as a natural screen and to assist with the oak tree mitigation measure proposed in BIO Impact – 3 above.
- No passive recreational use should be allowed in the Toad Creek riparian corridor.

The following measures would apply where waters of the U.S or waters of the State cannot be avoided:

- Based on final site designs, the applicant shall confirm with a qualified biologist or from the USACE that a Clean Water Act (CWA) Section 404 permit will not be required from USACE for any fill activities within waters of the U.S. Assuming an USACE permit is not required, RWQCB compliance will need to occur via the *Statewide General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the U.S. Army Corps of Engineers to be Outside of Federal Jurisdiction (Water Quality Order No. 2004-0004-DWQ)*.

If the project design is modified to where fill within waters of the U.S. will be required, the applicant shall obtain and implement all the terms and conditions of a Corps Nationwide Permit to the satisfaction of the Corps. Compliance with Corps regulatory permitting would also include obtaining and CWA 401 Water Quality Certification from the RWQCB that would satisfy approval of work in California waters of the State.

- The applicant shall also obtain Section 1600 regulatory compliance in the form of a Streambed Alteration Agreement from CDFW or a determination that no agreement would be required for impacts to the Toad creek riparian corridor.
- Compensatory mitigation will likely be required to be implemented onsite at a minimum ratio of 3:1 to offset permanent impacts to jurisdictional riparian habitat (note resource agencies may require a higher ratio). A mitigation and monitoring plan shall be prepared by a biologist familiar with restoration and mitigation techniques as part of the permit application packages. The plan shall include, but not be limited to the following components:
  - Description of the project/impact site,
  - goal(s) of the compensatory mitigation project,
  - description of the proposed compensatory mitigation-site,
  - implementation plan for the compensatory mitigation-site,

- maintenance activities during the monitoring period,
- monitoring plan for the compensatory mitigation-site,
- success criteria and performance standards,
- reporting requirements, and
- contingency measures and funding mechanisms.
- Erosion control and landscaping specifications included in the mitigation plan shall allow only natural-fiber, biodegradable meshes and coir rolls, to prevent impacts to the environment and to prevent entrapment of wildlife.

## 6.0 CONCLUSIONS

The 2017 BA established existing conditions that were affirmed as unchanged in December 2018. Based on the findings described above establishing the existing conditions of biological and wetland/riparian resources within the project site, and incorporation of the recommended mitigation measures, implementation of the proposed project would not result in any substantial adverse effects on biological resources. Therefore, with riparian habitat impacts avoided and minimized to the extent feasible, and mitigation measures incorporated into the project, direct and indirect project impacts on biological resources would be considered less than significant.

Very truly yours,



Jason Kirschenstein  
Principal Biologist

Attachments: Figure 1 – Annotated Site Plan  
Figure 2 – Representative Photographs



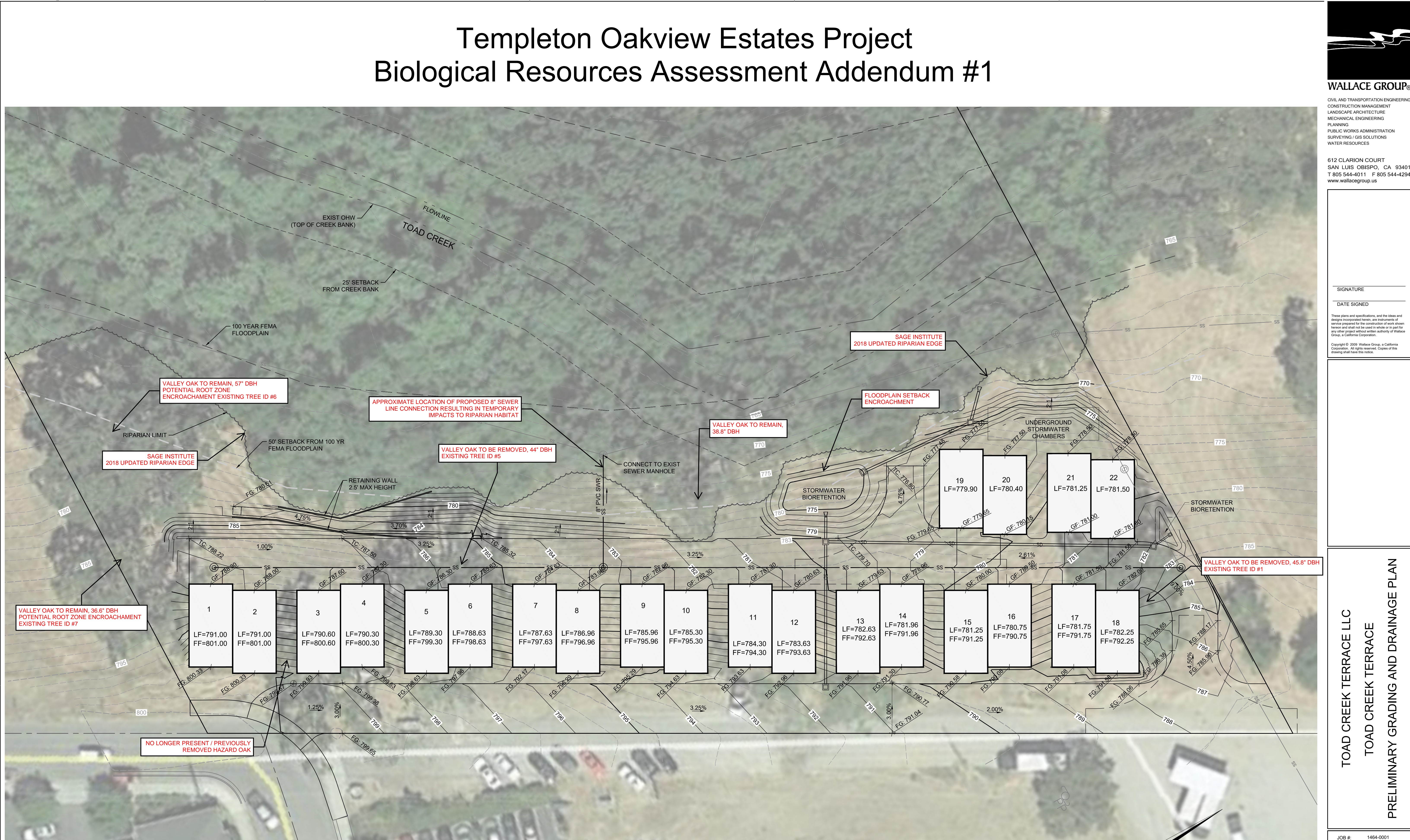
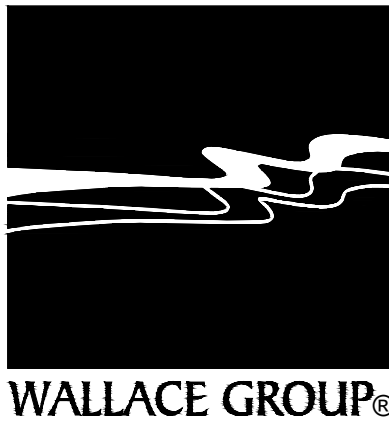


Figure 1: Annotated Preliminary Site Plan

Aerial Photo dated: June 2017  
Annotated by: SII 12/28/2018



CIVIL AND TRANSPORTATION ENGINEERING  
CONSTRUCTION MANAGEMENT  
LANDSCAPE ARCHITECTURE  
MECHANICAL ENGINEERING  
PLANNING  
PUBLIC WORKS ADMINISTRATION  
SURVEYING / GIS SOLUTIONS  
WATER RESOURCES

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SIGNATURE  
DATE SIGNED  
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TOAD CREEK TERRACE LLC  
TOAD CREEK TERRACE  
PRELIMINARY GRADING AND DRAINAGE PLAN

JOB #: 1464-0001  
DESIGNERS: BDH  
DRAWN BY: CPK  
DATE: 3/19/2019  
DRAWING NO.  
C-2  
2 OF 3 SHEETS



## Figure 2: 2018 Site Photos



**Photo 1:** View looking south from northeast property corner at proposed 44" DBH valley oak removal (existing Tree #5).



**Photo 2:** View south from northeast property corner at 38.8" DBH valley oak encroachment adjacent to Creek (no Tree Tag visible) & approximate sewer connection location. 44" DBH valley oak in center of photo is proposed for removal (Tree #5).



**Photo 3:** View north from approximate sewer line connection at riparian edge towards 38.8" DBH valley oak encroachment adjacent to Toad Creek (no Tree Tag visible). 45.8" DBH valley oak (existing Tree #1) at top right of photo is proposed for removal.



**Photo 4:** View looking north from proposed 44" (existing Tree #5) DBH valley oak removal. 45.8" DBH valley oak (existing Tree #1) at top right of photo is also proposed for removal.



August 30, 2018  
File No. 18-8160  
Report No. 18614

RCH Construction  
Attn: Ryan Halsey  
1510 Fairway Drive  
Paso Robles, CA 93446

**SUBJECT:** APN: 041-031-013, Old County Road, Templeton

Dear Mr. Halsey:

We have performed shallow quick infiltration testing at the subject site, in the area of the proposed stormwater control measures (SCM). The testing was performed in four locations, at depths of 5 and 7 feet below existing grade, the assumed bottom of the SCM at each location. The test pits were excavated using a 6" solid flight auger and were cased with a 4" diameter perforated pipe and fine gravel. In addition to the test pits, one 15' deep profile boring was excavated in the area of the test pits. A site plan showing the location of the infiltration test pits and the profile boring is attached to this report. The test pits were pre-saturated the day before the testing was performed. The infiltration tests were performed on August 28, 2018 with the final test duration resulting in a two hour test. The results follow:

Infiltration Test Number	1	2	3	4	5	6	7	8
Depth (ft)	5	7	5	7	5	7	5	7
Infiltration Rate (in/hr)	150	190	80	120	140	150	110	140

Based on the standards set forth in the *Post Construction Requirement Handbook (Version 1.1-March 2014 Draft)*, Appendix D, infiltration of stormwater at the depths and locations of this site appears to be feasible for moderate volumes of water.



If we can be of further assistance in this matter, please contact the undersigned.

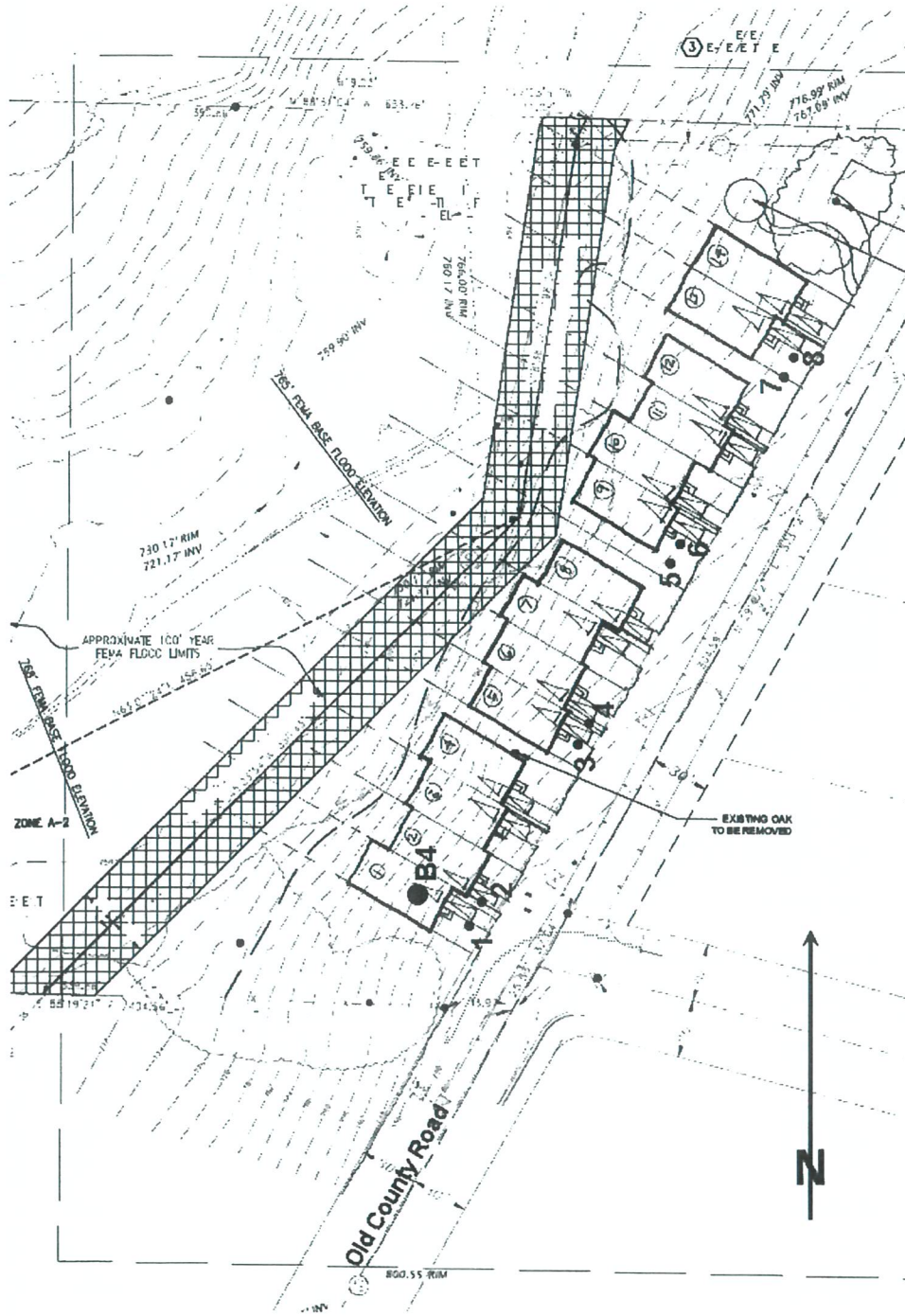


Respectfully submitted,  
MID-COAST Geotechnical, Inc.

A handwritten signature in black ink, appearing to read "Dane C. Jensen", written over the printed name.

Dane C. Jensen, RCE 60675  
Expiration date, 12/31/2018

DCJ:ans  
Ryan Halsey (3+e-mail)  
Rob Miller (e-mail)



**Legend**

- Infiltration Test Location

\*PLAN PROVIDED BY OTHERS

RCH Construction  
 Proposed Multi Family Residential Development  
 APN: 041-031-013, Old County Road  
 Tempton  
 California

Date: August 30, 2018

Plate 1



# LOG OF BORING B4



3124 El Camino Real Atascadero CA 93422  
Telephone: 805-461-0965

CLIENT: RCH Construction  
PROJECT: Proposed Multi-Family Development  
LOCATION: APN: 041-031-013, Old County Road, Templeton  
NUMBER: 18-8160  
DATE(S) DRILLED: 8/27/2018 - 8/27/2018

FIELD DATA		LABORATORY DATA							CLASS.		DRILLING METHOD(S): Mobile B-24 Auger Drill Rig		
DEPTH (FT)	SAMPLES N: BLOWS/FT P: TONS/SQ.FT T: TONS/SQ.FT PERCENT RECOVERY/ ROCK QUALITY DESIGNATION	MOISTURE CONTENT (%)	DRY DENSITY POUNDS/CU.FT	RELATIVE COMPACTION (%)	ATTERBERG LIMITS			EXPANSION INDEX	MINUS NO. 200 SIEVE (%)	USCS	SOIL SYMBOL	SOIL TYPE	
					LL	PL	PI						
1													Brown silty SAND, medium dense, damp
2													
3													
4													
5													Brown silty SAND with gravel, medium dense to hard, damp
6													
7													
8													
9													Light brown silty SAND with gravel, hard, damp
10													
11													
12													
13													Total Depth - 15'
14													
15													

N - STANDARD PENETRATION TEST RESISTANCE  
P - POCKET PENETROMETER RESISTANCE  
T - POCKET TORVANE SHEAR STRENGTH

REMARKS:

LOG OF BORING - MIDCOAST.GDT - 9/1/18 12:10 - G:\GINT\PROJECTS\18-8160 SOILS.PERC.GPJ