



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF INTENT TO ADOPT PROPOSED MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Environmental Coordinator of the City of Atascadero has completed a review of the following project and is proposing the following environmental determination:

PLN NO.	DEV20-0059	Environmental Document No.	2020-0001
PROJECT TITLE	San Rafael Road Extension		
APPLICANT NAME & PHONE NUMBER	Max Zappas (805) 674-4743	Email	max@zvillages.com
MAILING ADDRESS:	PO Box 1327	Atascadero, CA	93422
STAFF CONTACT:	Kelly Gleason	(805) 470-3446	kgleason@atascadero.org
PROJECT ADDRESS:	8875, 8895, 8905 San Rafael Rd	Atascadero, CA 93422	APN: 056-371-045, 046, 047

PROJECT DESCRIPTION:

The project includes the extension of San Rafael Rd within an existing un-built right-of-way. The road extension will cross an identified blue-line creek. The creek crossing is proposed with two culverts. The road extension will accommodate the development of two existing residential parcels to be constructed at a later date. The road will be approximately 550 feet in length and be built to the City's rural street standard with 20-feet of payment width and 2 foot compacted shoulders. The project also includes a lot line adjustment of 3 existing residential parcels to allow for future construction of residential units allowing for greater setbacks from the existing creek drainage.

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

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

STATE CLEARING HOUSE REVIEW: ☒ Yes ☐ NO

REVIEW PERIOD BEGINS: 08/07/2020 **REVIEW PERIOD ENDS:** 09/08/2020

PUBLIC HEARING REQUIRED: ☒ No ☐ Yes

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



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Initial Study Summary – Environmental Checklist

PLN NO. DEV20-0059 Environmental Document No. 2020-0001

PROJECT TITLE: San Rafael Road Extension

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards / Hazardous Materials
<input checked="" type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities / Service Systems	<input checked="" type="checkbox"/> Wildfire	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Community Development Director finds that:

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

Kelly Gleason

Prepared by (Print)

Kelly Gleason
Signature

9/9/2020

Date

Phil Dunsmore

Reviewed by (Print)

Phil Dunsmore
Signature

9-9-20

Date

PROJECT ENVIRONMENTAL ANALYSIS

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

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

A. PROPOSED PROJECT

Description: The project includes the extension of San Rafael Rd within an existing un-built right-of-way. The road extension will cross an identified blue-line creek. The creek crossing is proposed with two culverts. The road extension will accommodate the development of two existing residential parcels to be constructed at a later date. The road will be approximately 550 feet in length and be built to the City's rural street standard with 20-feet of payment width and 2 foot compacted shoulders. The project also includes a lot line adjustment of 3 existing residential parcels to allow for future construction of residential units allowing for greater setbacks from the existing creek drainage.

Assessor parcel number(s):

Latitude:

Longitude:

Other public agencies whose approval is required: Department of Fish and Wildlife, Army Corps of Engineers, Regional Water Quality Control Board.

B. EXISTING SETTING

Land use designation: Rural Estates (RE)

Zoning district Residential Suburban (RS)

Parcel size:

Topography: Gently sloped

Average Slope:

Vegetation: Sparse with riparian vegetation at creek channel

Existing use: Vacant unbuild right-of-way

Surrounding land use: Single family residential

North:	South:	East:	West:
Residential Suburban	Residential Suburban	Residential Suburban	Residential Suburban

C. ENVIRONMENTAL ANALYSIS

During the initial study process, at least one issue was identified as having a potentially significant environmental effect (see following Initial Study). The potentially significant items associated with the proposed project can be minimized to less than significant levels.



CITY OF ATASCADERO INITIAL STUDY CHECKLIST

1. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The project site is an existing unbuilt right-of-way in a rural residential area. At the current terminus of the existing road, there is a jurisdictional creek with riparian vegetation consisting of native oak trees. The surrounding parcels are gently sloped with grasses and scattered oak trees.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt residential parcels. The road extension will require crossing of the creek channel and will be constructed in an existing City right-of-way easement. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: While some visual impacts are expected to occur from the extension of the road, the road will be constructed in an existing right-of-way easement. Some native trees will need to be removed for the construction of the road. Any remaining un-vegetated areas resulting from construction will be revegetated with native species.

Mitigation Measure AES-1: All graded and de-vegetated areas surrounding the creek will be re-vegetated with native riparian species. A landscape plan shall be submitted with building permit and prepared and/or approved by the project biologist. Landscape material shall be installed prior to final of the road.

2. AGRICULTURE RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The existing project area is comprised of existing unbuilt residential parcels and an unbuilt right-of-way. The lots and right-of-way were identified on the original Atascadero colony map recorded in 1913. Although no prime farmland is identified within the surrounding area, the properties to the south are currently used as grazing land. The subject sites are identified as “Farmland of local potential”. While the property does pose potential for animal grazing, limited access and services to the site, in addition to surrounding single-family development limits the potential of the site for farming and grazing. The adjacent property, which has historically been used for grazing, is not current under Williamson Act contract and currently contains 459 unbuilt residential parcels.

PROPOSED PROJECT: The proposed project includes the extension of San Rafael Rd to existing unbuilt residential parcels. A lot line adjustment is also proposed to allow for a greater setback from the creek when the properties are developed in the future.

MITIGATION / CONCLUSION: No mitigation required

3. AIR QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The project site is an existing unbuilt right-of-way in a rural residential area. At the current terminus of the existing road, there is a jurisdictional creek with riparian vegetation consisting of native oak trees. The surrounding parcels are gently sloped with grasses and scattered oak trees. The adjacent parcels are currently vacant.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt residential parcels. The road extension will require crossing of the creek channel and will be constructed in an existing City right-of-way easement. The road extension is approximately 550 feet long and will be built to rural road standards, consisting of 20-feet of pavement and 2 foot shoulders. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction. Based on the CEQA Air Quality Handbook published by the Air Pollution Control District, the project is expected to generate emissions well below the established thresholds. For comparison, a project of 52 residential units is expected to exceed air quality thresholds for CO₂e and a project of 99 homes is expected to exceed the threshold for ROG + Nox. The construction of the road frontage will facilitate the construction of 2 new single-family units.

MITIGATION / CONCLUSION: No mitigation required

4. BIOLOGICAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or CDFW and USFWS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with policies or ordinances protecting biological resources, such as the native tree ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. One unnamed USGS blue line ephemeral drainage (Drainage 1) occurs within the project area and another unnamed USGS blue line ephemeral drainage (Drainage 2) occurs approximately 800 feet east of the project site. Drainage 1 flows north through the project area and drains into Atascadero Lake and eventually reaches the Salinas River via Atascadero Creek. Slopes range from 7%-20%. This defined waterway has an existing tributary of 145 acres which, per the County of San Luis Obispo Drainage Standard,

classifies it as a minor waterway. Drainage 2 is located outside of the proposed work areas. The upstream segment of the Drainage 1, located on the adjacent southerly property, is unvegetated and flows through grazed grassland.

Access to the site is via an existing unmaintained dirt access road from the end of San Rafael Road to a cattle gate. The road continues past the cattle gate as a two track, with an Arizona crossing at Drainage 1. The proposed crossing is located at this location due to the flat topography. No evidence of erosion as a result of the existing Arizona crossing was observed at the time of the survey.

The jurisdictional determination (see attached report by Terra Verde Environmental Group) identified the lateral limits of waters of the State under CDFW and RWQCB jurisdiction, which extend to top of bank and/or the outer limits of adjacent riparian vegetation (oak woodland) where present. In addition, the jurisdictional determination identified the limits of waters of the U.S. under Corps jurisdiction, which extend to the lateral limits of the ordinary high water mark (OHWM) in features that have a significant nexus to traditionally navigable waters. The limits of top of bank/edge of oak woodland and OHWM were mapped with pin flags in the field. No areas within the project site were observed with a dominance of wetland vegetation; therefore, jurisdictional wetlands are not present.

Two vegetation communities were observed within the survey area by the consulting biologist: annual grassland and oak woodland. Based on research and site visits by the project biologist, no special-status plant species are expected to occur. Though not considered a special-status plant, oak trees are of management concern to the City and are protected under Municipal Code Title 9 Section 11: Native Tree Ordinance. An arborist report (Tree Protection Plan) was prepared by A&T Arborists (2007) and included a total of 32 native trees including valley oaks, coast live oaks, and blue oaks between 9-inches and 58 inches diameter at breast height (DBH).

Based on the desktop analysis, five special-status wildlife species were documented within 1.5-miles of the survey area (see Figure 3). The habitat requirements for each special-status wildlife species occurring within vicinity of the survey area were assessed and compared to the type and quality of habitats likely to occur on the property. Species were eliminated due to lack of suitable habitat and/or distribution. Further, based on local biological knowledge, two additional species were determined to have potential to occur on site. Special-status wildlife species have potential to occur within the proposed project site include the following:

- Northern California legless lizard (*Anniella pulchra*), California Species of Special Concern (CSC)
- Crotch bumble bee (*Bombus crotchii*), CSC and State Candidate
- Monterey dusky-footed woodrat (*Neotoma fuscipes luciana*), CSC
- Purple martin (*Progne subis*), CSC
- California red-legged frog (*Rana draytonii*; CRLF), Federal Threatened, CSC

PROPOSED PROJECT: The proposed project includes construction of the unbuilt right-of-way within the existing easement. The road will cross the existing creek and continue along the frontage of 2 unbuilt single-family residential lots. The project proposes two 48-inch diameter corrugated metal pipes, rock slope protection at the inlet, and a headwall for the upstream inlet. Mitigation measures are included to ensure protection of the riparian habitat water system during construction.

MITIGATION / CONCLUSION: The proposed project includes a creek crossing using two standard culverts. The Atascadero General Plan policy 8.1, program 4 strongly encourages the use of bridges and arched culverts to limit disturbance to natural drainage systems. However, due to the velocity of water that occurs during the rainy season and the existing slope of the creek

channel, use of an arched, or soft-bottom, culvert would increase potential for scouring and degrade the overall system. Based on the nature of the existing creek channel, the biologist and engineer determined that the two standard culvert design with rock slope protection and headwall were the best option for the preservation of the natural riparian setting.

In addition, while no special status wildlife species were observed during the biological consultant's site visit, mitigation has been included to ensure that no sensitive species are present within the area of impact prior to commencing construction activities.

The construction of the road and crossing will require the removal of up to five native oak trees. Two are currently listed for removal and 3 will be impacted by construction and may require removal during construction. Chapter 11 of the Atascadero Municipal Code regulates native tree removal and mitigation, therefore, only construction level impacts are addressed in the mitigation measures.

MITIGATION MEASURE BIO-1: Prior to issuance of permits, the applicant shall obtain all required permits and/or approvals from the California Department of Fish and Wildlife and the US Army Corps of Engineers.

MITIGATION MEASURE BIO-2: Prior to project initiation, an environmental training will be given to all personnel working on the project. The environmental training will cover all sensitive resources occurring or with potential to occur on the project site. In addition, all regulatory agency permit(s) and requirements will be reviewed with project personnel.

MITIGATION MEASURE BIO-3: A qualified biologist shall conduct a pre-activity survey prior to the start of construction to ensure special-status wildlife are not present within proposed work areas. Areas containing suitable habitat for legless lizard shall be gently raked with a hand tool such as a garden rake to a depth of two inches. Legless lizards discovered during the raking shall be relocated to suitable habitat located outside of project impact areas. Woodrat houses shall be flagged and avoided to the extent feasible. If woodrat nests cannot be avoided, they shall be slowly dismantled with heavy equipment under the supervision of a qualified biologist and woodrats shall be allowed to escape unharmed.

In the event that special-status species are found, they shall be allowed to leave the area on their own volition or relocated (as permitted) to suitable habitat areas located outside the work area(s). If necessary, resource agencies will be contacted for further guidance.

MITIGATION MEASURE BIO-4: Prior to commencement of clearing, grading, construction, or other improvement activities, the applicant shall make all efforts to schedule work activities during the dry season when impacts to CRLF and aquatic habitats would be minimal. This would include the following:

- Avoid work during the rainy season (October through May). If work must occur in the rainy season, no work shall occur during rain events of 0.25-inch or greater.
- A follow-up CRLF survey shall be conducted prior to the start of work following any rain event of 0.25-inch or greater.
- No nighttime work shall occur.

MITIGATION MEASURE BIO-5: To protect nesting birds, no construction shall occur from February 15 through August 31 unless the following surveys are completed by a qualified biologist within one week prior to project initiation. Surveys for raptors shall be conducted within a 250-foot radius of the project site. If any active nests are observed, these nests and nest trees shall be designated, and a no-work buffer of 250-feet shall be established until the young have fledged and are no longer reliant on the nest tree or parental care. Surveys for other non-listed avian

species shall be conducted within a 50-foot radius of the project site. If any active nests are observed, these nests and nest trees shall be protected with a 50-foot no-work buffer until the young have fledged and are no longer reliant on the nest or parental care. If activities are deemed to not be a threat to a given nest(s), a qualified biologist may monitor the work to ensure that the nest(s) doesn't fail. If any active nests of listed, fully protected, or otherwise special-status species are detected during the surveys, the appropriate wildlife protection agency shall be contacted for guidance on how to proceed.

MITIGATION MEASURE BIO-6: No refueling, maintenance, or staging of vehicles or equipment shall occur within 100 feet of any drainage.

MITIGATION MEASURE BIO-7: Prior to commencement of the project, all applicable resource agency permits shall be obtained (as necessary). All additional mitigation measures required by these agencies will be implemented throughout the duration of the project.

MITIGATION MEASURE BIO-8: High-visibility flagging or fencing shall be used to flag off all riparian habitat areas around the work zones for avoidance. All construction activities and personnel shall remain outside of the flagged/fenced area, and flagging/fencing shall be maintained for the duration of construction.

MITIGATION MEASURE BIO-9: Impacts to vegetation should be limited to the minimum extent necessary to facilitate installation of the culvert.

MITIGATION MEASURE BIO-10: The following best management practices shall be implemented during the project:

- Spill clean-up kits and secondary containment shall be made available and used to prevent spills or leaks from entering the drainage.
- Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants.
- Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated areas away from the two drainages.
- Absorbent pads shall be available to clean up any spilled fuel, as needed.
- Any chemicals used shall be prevented from entering the jurisdictional areas.
- Only non-monofilament fiber rolls shall be used within jurisdictional areas. Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

MITIGATION MEASURE BIO-11: Trenching and excavation within an oak tree dripline shall be hand dug or bored to minimize root disturbance. Any root encountered 1-inch diameter or greater shall be hand cut and appropriately treated.

MITIGATION MEASURE BIO-12: Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage. Accepted arborist practices will be utilized when conducting trimming or pruning.

MITIGATION MEASURE BIO-13: No vehicle parking or storage of materials shall be placed under the canopy of oak trees.

5. CULTURAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. One ephemeral drainage runs through the project site and has been identified as a jurisdictional waterway. The project site is within ¼ mile of a known archeological site.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt residential parcels. The road extension will require crossing of the creek channel and will be constructed in an existing City right-of-way easement. The road extension is approximately 550 feet long and will be built to rural road standards, consisting of 20-feet of pavement and 2 foot shoulders. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: While there are no known archeological resources within the immediate vicinity of the project site, the project involves work in and adjacent to an ephemeral waterway which could contain archeological resources, therefore, mitigation is included to determine the potential for resources.

MITIGATION MEASURE CUL-01: The applicant shall provide a Phase I Archeological survey. Any recommendations from the survey shall be incorporated by reference.

6. ENERGY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. The unbuilt portion of San Rafael Road was identified as a public road easement on the original Atascadero Colony maps recorded in 1913. Existing unbuilt residential parcels are served by this road. Construction of the road will facilitate construction of the existing parcels.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt residential parcels. The road extension will require crossing of the creek channel and will be constructed in an existing City right-of-way easement. The road extension is approximately 550 feet long and will be built to rural road standards, consisting of 20-feet of pavement and 2 foot shoulders. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: The construction of an unbuilt portion of San Rafael Road will provide access to existing vacant single-family parcels. Neither the construction of the road nor the subsequent future construction of residences served by the road extension are expected to generate wasteful, inefficient, or unnecessary energy consumption or conflict with a State or local renewable energy plan, therefore, no mitigation is identified.

7. GEOLOGY AND SOILS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion, the loss of topsoil or significant topographic changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be inconsistent with the goals and policies of the City's Safety element relating to geologic and seismic hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland

and oak woodland/riparian woodland habitats. The site is identified as having moderate shrinkage and swell potential and moderate potential for erodability. There is also a high risk of liquefaction but low landslide risk. The property is more than 25 miles from the closest identified earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map and is therefore not identified as located within a fault zone. There are no known paleontological resources within the vicinity of the site.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt residential parcels. The road extension will require crossing of the creek channel and will be constructed in an existing City right-of-way easement. The road extension is approximately 550 feet long and will be built to rural road standards, consisting of 20-feet of pavement and 2 foot shoulders. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigured to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: The City of Atascadero requires all construction applications to submit soils and septic design information and recommendations to ensure building safety and adequately sized wastewater treatment systems, therefore, no mitigation is identified.

8. GREENHOUSE GAS EMISSIONS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt residential parcels. The road extension will require crossing of the creek channel and will be constructed in an existing City right-of-way easement. The road extension is approximately 550 feet long and will be built to rural road standards, consisting of 20-feet of pavement and 2 foot shoulders. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: The City's adopted Climate Action Plan (CAP) anticipates build-out of vacant residential parcels throughout the City. The proposed roads extension, which will serve as access to two existing single-family residential parcels, is consistent with the City's CAP and therefore, no mitigation is identified.

9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.3-mile south-east of San Gabriel Elementary School. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. San Rafael Road is an uncompleted colony road that was identified on the Atascadero Colony map that recorded in 1913 and created the subject road easement and surrounding residential parcels. The project site is in a high fire severity zone. The road extension is approximately 3,000-feet from the intersection with Los Osos Rd, which provides a secondary access route to Highway 41.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt existing residential parcels. The road extension will require crossing of the creek channel and will be constructed in an existing City right-of-way easement. The road extension is approximately 550 feet long and will be built to rural road standards, consisting of 20-feet of pavement and 2 foot shoulders. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: While the project will extend an existing dead-end road, a San Rafael Road through connection exists as a paper road and is expected to be constructed as

properties develop. The residential lots that will be served by the road extension are existing residential parcels and no change is proposed to the number of lots or residential units that can be constructed in the future. In addition, the California Building Code requires specific construction methods for structures within identified high fire zones including boxed eaves and fire sprinklers. Based on this evidence, no mitigation is identified.

10. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner that would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. One unnamed USGS blue line ephemeral drainage (Drainage 1) occurs within the project area and another unnamed USGS blue line ephemeral drainage (Drainage 2) occurs approximately 800 feet east of the project site. Drainage 1 flows north through the project area and drains into Atascadero Lake and eventually reaches the Salinas River via Atascadero Creek. Slopes range from 7%-20%. This defined waterway has an existing tributary of 145 acres which, per the County of San Luis Obispo Drainage Standard, classifies it as a minor waterway. Drainage 2 is located outside of the proposed work areas. The upstream segment of the Drainage 1, located on the adjacent southerly property, is unvegetated and flows through grazed grassland.

Access to the site is via an existing unmaintained dirt access road from the end of San Rafael Road to a cattle gate. The road continues past the cattle gate as a two track, with an Arizona crossing at Drainage 1. The proposed crossing is located at this location due to the flat topography. No evidence of erosion as a result of the existing Arizona crossing was observed at the time of the survey.

The jurisdictional determination (see attached report by Terra Verde Environmental Group) identified the lateral limits of waters of the State under CDFW and RWQCB jurisdiction, which extend to top of bank and/or the outer limits of adjacent riparian vegetation (oak woodland) where present. In addition, the jurisdictional determination identified the limits of waters of the U.S. under Corps jurisdiction, which extend to the lateral limits of the ordinary high water mark (OHWM) in features that have a significant nexus to traditionally navigable waters. The limits of top of bank/edge of oak woodland and OHWM were mapped with pin flags in the field. No areas within the project site were observed with a dominance of wetland vegetation; therefore, jurisdictional wetlands are not present.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt existing residential parcels. The road extension will require crossing of the creek channel and will be constructed in an existing City right-of-way easement. The crossing is proposed with two 48-inch diameter corrugated metal pipes, rock slope protection at the inlet, and a headwall for the upstream inlet. The road extension is approximately 550 feet long and will be built to rural road standards, consisting of 20-feet of pavement and 2 foot shoulders. Construction will also include low impact development (LID) strategies such as bio swales to ensure that water quality standards are met. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: The project has included design features to slow the flow of water under the proposed creek crossing and dissipate concentrated flows to minimize erosion. The existing creek channel is varied in slope and experiences erosion and scarring of the creek bottom during the rainy season. The proposed creek crossing design is anticipated to reduce erosion and scarring caused by existing higher velocity flows. The project is required to obtain approval from the Regional Water Quality Control Board, as identified in the mitigation measure below.

MITIGATION MEASURE HWQ-1: Prior to permit issuance, the project applicant shall obtain approval and any necessary permits from the Regional Water Quality Control Board.

MITIGATION MEASURE HWQ-2: See BIO mitigation measures

11. LAND USE & PLANNING – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. Up to 7 existing vacant residential parcels will be served by the build-out of San Rafael Rd.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt existing residential parcels. The road extension will require crossing of the creek channel and will be constructed in an existing City right-of-way easement. The road extension is approximately 550 feet long and will be built to rural road standards, consisting of 20-feet of pavement and 2 foot shoulders. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: The project provides for the extension of an existing unbuilt roadway serving up to 7 existing vacant residential parcels that were planned as part of the original Atascadero Colony, therefore, no mitigation is identified.

12. MINERAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt existing residential parcels. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: The construction of a roadway to serve the future development of two single-family parcels will not impact mineral resources, there, no mitigation is identified.

13. NOISE – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats.

The Atascadero Municipal Code regulates temporary construction activities to ensure that noise does not occur before 7am or after 9pm.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt existing residential parcels. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: Construction noise is regulated by the Atascadero Municipal code and all project construction activities are required to comply, therefore, no mitigation is identified.

14. POPULATION & HOUSING – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. The proposed road extension will serve future development of two vacant single-family parcels.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt existing residential parcels. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: The project includes construction of a road serving two existing residential parcels in an area designated for residential development and subdivided as part of the original Atascadero Colony map that recorded in 1913, therefore, no mitigation is identified.

15. PUBLIC SERVICE – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Protection (Atascadero Fire)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection (Atascadero Police)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. The proposed road extension will serve future development of two vacant single-family parcels.

The City has an adopted development impact fee that is designed to offset some of the costs related to additional city services needed to accommodate development throughout the City. Any new residence will be required to pay development impact fees.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt existing residential parcels. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: While each new residential unit places an increased incremental demand on existing City services, the proposed road extension will serve existing single-family parcels. Development of these parcels was anticipated in the General Plan and no new lots are being proposed, therefore, no mitigation is identified.

16. RECREATION:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. The proposed road extension will serve future development of two vacant single-family parcels.

The City has an adopted development impact fee that is designed to offset some of the costs related to additional park services and parkland acquisition needed to accommodate development throughout the City. Any new residence will be required to pay development impact fees.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt existing residential parcels. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: While each new residential unit places an increased incremental demand on existing City services, the proposed road extension will serve existing single-family parcels. Development of these parcels was anticipated in the General Plan and no new lots are being proposed, therefore, no mitigation is identified.

17. TRANSPORTATION – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (criteria for analysis of vehicle miles traveled)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. The proposed road extension will serve future development of two vacant single-family parcels. The single-family properties to be developed in the future and served by this road extension exist today and no increase in density is requested at this time. The existing undeveloped single-family parcels were part of the original Atascadero Colony subdivision recorded in 1913.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt existing residential parcels. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction. The project does not include any increase in density above what exists today.

MITIGATION / CONCLUSION: While Atascadero is housing rich and jobs poor, the extension of a road to existing undeveloped lots will not in and of itself increase VMT. The San Luis Obispo Council of Governments has set thresholds for VMT for each city in the county and determined that, in Atascadero, a single-family house exceeds the VMT threshold. However, the extension of the road to serve existing vacant residential parcels does not increase development potential within the City and existing lots are presumed to carry a right to develop. No new lots will be created as part of this project, therefore, the project does not conflict with adopted VMT policies and no mitigation is required.

18. TRIBAL CULTURAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. One ephemeral drainage runs through the project site and has been identified as a jurisdictional waterway. The project site is within ¼ mile of a known archeological site.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt residential parcels. The road extension will require crossing of the creek channel and will be constructed in an existing City right-of-way easement. The road extension is approximately 550 feet long and will be built to rural road standards, consisting of 20-feet of pavement and 2 foot shoulders. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: There are no known tribal resources within the immediate vicinity of the project site, however, the project impacts an ephemeral creek and adjacent riparian area that could contain cultural resources, therefore, mitigation is included.

19. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. One ephemeral drainage runs through the project site and has been identified as a jurisdictional waterway. The residential parcels are served by the Atascadero Mutual Water Company. No sewer exists in close proximity to the project site. The city has adopted plumbing codes and a Local Area Management Plan (LAMP) which dictates the design and installation standards for on-site septic systems.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt residential parcels. The road extension will require crossing of the creek channel and will be constructed in an existing City right-of-way easement. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks

from the creek for future construction. Future residential development will be served by an on-site wastewater treatment system.

MITIGATION / CONCLUSION: The proposed road extension and future development of two existing single-family residential parcels is anticipated in the City's General Plan and will be reviewed at time of building permit for on-site wastewater system design and feasibility. In addition, any development is required to obtain a will serve letter from the Atascadero Mutual Water Company. Solid waste for single-family residential development of two existing vacant parcels is not anticipated to exceed thresholds for waste reduction. Based on this evidence, no mitigation is identified.

20. WILDFIRE:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The proposed project is located at the end of San Rafael Road, approximately 0.3-mile south-east of San Gabriel Elementary School. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. San Rafael Road is an uncompleted colony road that was identified on the Atascadero Colony map that recorded in 1913

and created the subject road easement and surrounding residential parcels. The project site is in a high fire severity zone. The road extension is approximately 3,000-feet from the intersection with Los Osos Rd, which provides a secondary access route to Highway 41.

PROPOSED PROJECT: The project includes extension of San Rafael Road to serve two unbuilt existing residential parcels. The road extension will require crossing of the creek channel and will be constructed in an existing City right-of-way easement. The road extension is approximately 550 feet long and will be built to rural road standards, consisting of 20-feet of pavement and 2 foot shoulders. The lot lines of the 3 existing parcels adjacent to the road extension are also proposed to be reconfigures to allow for greater setbacks from the creek for future construction.

MITIGATION / CONCLUSION: While the project will extend an existing dead-end road in excess of the standards for new residential subdivisions, a San Rafael Road through connection exists as a paper road and is expected to be constructed as properties develop. The residential lots that will be served by the road extension are existing residential parcels and no change is proposed to the number of lots or residential units that can be constructed in the future. In addition, the California Building Code requires specific construction methods for structures within identified high fire zones including boxed eaves and fire sprinklers. Based on this evidence, no mitigation is identified.

21. MANDATORY FINDINGS OF SIGNIFICANCE:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: The project site is located at the current terminus of San Rafael Rd. The site is in an area developed with rural single-family residences. The portion of the road proposed to be constructed is within an unbuilt right-of-way easement and serves existing single-family zoned parcels. The existing road easement crosses a creek channel that has been identified as under the jurisdiction of State agencies and requiring State permitting.

PROPOSED PROJECT: The proposed project includes an extension of San Rafael Road to serve the future development of two vacant single-family parcels. The road will be constructed in the existing right of way. A lot line adjustment between the three vacant parcels is also proposed to facilitate a greater setback from the creek to any future development of the sites. The proposed road will cross the jurisdictional ephemeral creek. The road crossing is proposed to include two 48-inch culverts.

MITIGATION / CONCLUSION: The project has the potential to impact the creek and surrounding riparian vegetation. Mitigation measures have been included to reduce the impacts to less than significant. While the extension of the road will enable the construction of additional residential units in the City, and while it is known that residential development does have an incremental impact on City services and VMT, the unbuilt road and lots were included in the 1913 map which subdivided the Colony of Atascadero and therefore, development in this area is anticipated. In addition, the building and fire codes adopted by the State and the City ensure safe development of the site.

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

Exhibit A – Initial Study References & Outside Agency Contacts

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

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

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

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

The following are attached to this document for reference in Exhibit C:

1. Location and Zoning Map
2. Aerial Mapping
3. Project Plan Set
4. Farmland Mapping
5. Biological Assessment

EXHIBIT B – MITIGATION SUMMARY TABLE

San Rafael Road Extension - Zappas DEV20-0059

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

MITIGATION MEASURE		TIMING
Aesthetics		
AES-1	All graded and de-vegetated areas surrounding the creek will be re-vegetated with native riparian species. A landscape plan shall be submitted with building permit and prepared and/or approved by the project biologist. Landscape material shall be installed prior to final of the road.	Prior to permit completion
Biological Resources		
BIO-1	Prior to issuance of permits, the applicant shall obtain all required permits and/or approvals from the California Department of Fish and Wildlife and the US Army Corps of Engineers.	Prior to permit issuance
BIO-2	Prior to project initiation, an environmental training will be given to all personnel working on the project. The environmental training will 7 cover all sensitive resources occurring or with potential to occur on the project site. In addition, all regulatory agency permit(s) and requirements will be reviewed with project personnel.	Prior to permit issuance
BIO-3	<p>A qualified biologist shall conduct a pre-activity survey prior to the start of construction to ensure special-status wildlife are not present within proposed work areas. Areas containing suitable habitat for legless lizard shall be gently raked with a hand tool such as a garden rake to a depth of two inches. Legless lizards discovered during the raking shall be relocated to suitable habitat located outside of project impact areas. Woodrat houses shall be flagged and avoided to the extent feasible. If woodrat nests cannot be avoided, they shall be slowly dismantled with heavy equipment under the supervision of a qualified biologist and woodrats shall be allowed to escape unharmed.</p> <p>In the event that special-status species are found, they shall be allowed to leave the area on their own volition or relocated (as permitted) to suitable habitat areas located outside the work area(s). If necessary, resource agencies will be contacted for further guidance.</p>	Prior to permit issuance
BIO-4	Prior to commencement of clearing, grading, construction, or other improvement activities, the applicant shall make all efforts to schedule work activities during the dry season when impacts	Prior to permit issuance

MITIGATION MEASURE**TIMING**

to CRLF and aquatic habitats would be minimal. This would include the following:

- Avoid work during the rainy season (October through May). If work must occur in the rainy season, no work shall occur during rain events of 0.25-inch or greater.
- A follow-up CRLF survey shall be conducted prior to the start of work following any rain event of 0.25-inch or greater.
- No nighttime work shall occur.

BIO-5	To protect nesting birds, no construction shall occur from February 15 through August 31 unless the following surveys are completed by a qualified biologist within one week prior to project initiation. Surveys for raptors shall be conducted within a 250-foot radius of the project site. If any active nests are observed, these nests and nest trees shall be designated, and a no-work buffer of 250-feet shall be established until the young have fledged and are no longer reliant on the nest tree or parental care. Surveys for other non-listed avian species shall be conducted within a 50-foot radius of the project site. If any active nests are observed, these nests and nest trees shall be protected with a 50-foot no-work buffer until the young have fledged and are no longer reliant on the nest or parental care. If activities are deemed to not be a threat to a given nest(s), a qualified biologist may monitor the work to ensure that the nest(s) doesn't fail. If any active nests of listed, fully protected, or otherwise special-status species are detected during the surveys, the appropriate wildlife protection agency shall be contacted for guidance on how to proceed.	Prior to permit issuance if during nesting season
BIO-6	No refueling, maintenance, or staging of vehicles or equipment shall occur within 100 feet of any drainage.	Ongoing during construction
BIO-7	Prior to commencement of the project, all applicable resource agency permits shall be obtained (as necessary). All additional mitigation measures required by these agencies will be implemented throughout the duration of the project.	Prior to permit issuance
BIO-8	High-visibility flagging or fencing shall be used to flag off all riparian habitat areas around the work zones for avoidance. All construction activities and personnel shall remain outside of the flagged/fenced area, and flagging/fencing shall be maintained for the duration of construction.	Ongoing during construction
BIO-9	Impacts to vegetation should be limited to the minimum extent necessary to facilitate installation of the culvert.	Ongoing during construction
BIO-10	The following best management practices shall be implemented during the project: <ul style="list-style-type: none">• Spill clean-up kits and secondary containment shall be made available and used to prevent spills or leaks from entering the drainage.	Ongoing during construction

MITIGATION MEASURE**TIMING**

- Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants.
- Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated areas away from the two drainages.
- Absorbent pads shall be available to clean up any spilled fuel, as needed.
- Any chemicals used shall be prevented from entering the jurisdictional areas.
- Only non-monofilament fiber rolls shall be used within jurisdictional areas. Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

BIO-11	Trenching and excavation within an oak tree dripline shall be hand dug or bored to minimize root disturbance. Any root encountered 1-inch diameter or greater shall be hand cut and appropriately treated.	Ongoing during construction
BIO-12	Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage. Accepted arborist practices will be utilized when conducting trimming or pruning.	Prior to permit issuance
BIO-13	No vehicle parking or storage of materials shall be placed under the canopy of oak trees.	Ongoing during construction

Cultural Resources

CUL-01	The applicant shall provide a Phase I Archeological survey. Any recommendations from the survey shall be incorporated by reference.	Prior to permit issuance
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Hydrology / Water Quality

HWQ-1	Prior to permit issuance, the project applicant shall obtain approval and any necessary permits from the Regional Water Quality Control Board.	Prior to permit issuance
HWQ-2	See BIO mitigation measures	

Tribal Cultural Resources

TCR-01	See mitigation measure CUL-01	
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The applicant agrees to incorporate the above measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the above mitigation measures. The measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Community Development Director or their

designee and may require a new environmental analysis for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above mitigation measures into the proposed project description.



Signature of Owner(s)

Max Zappas

Name (Print)

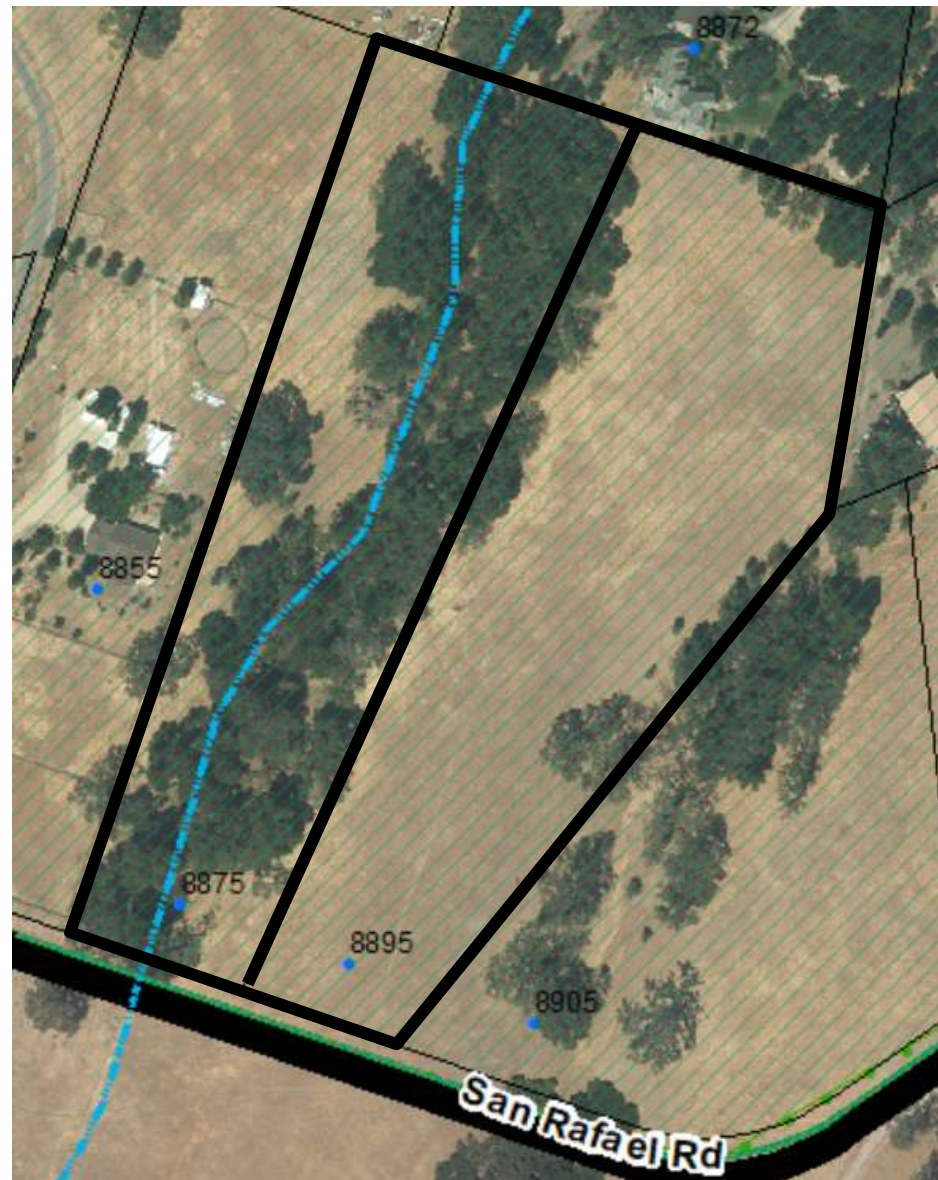
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Date

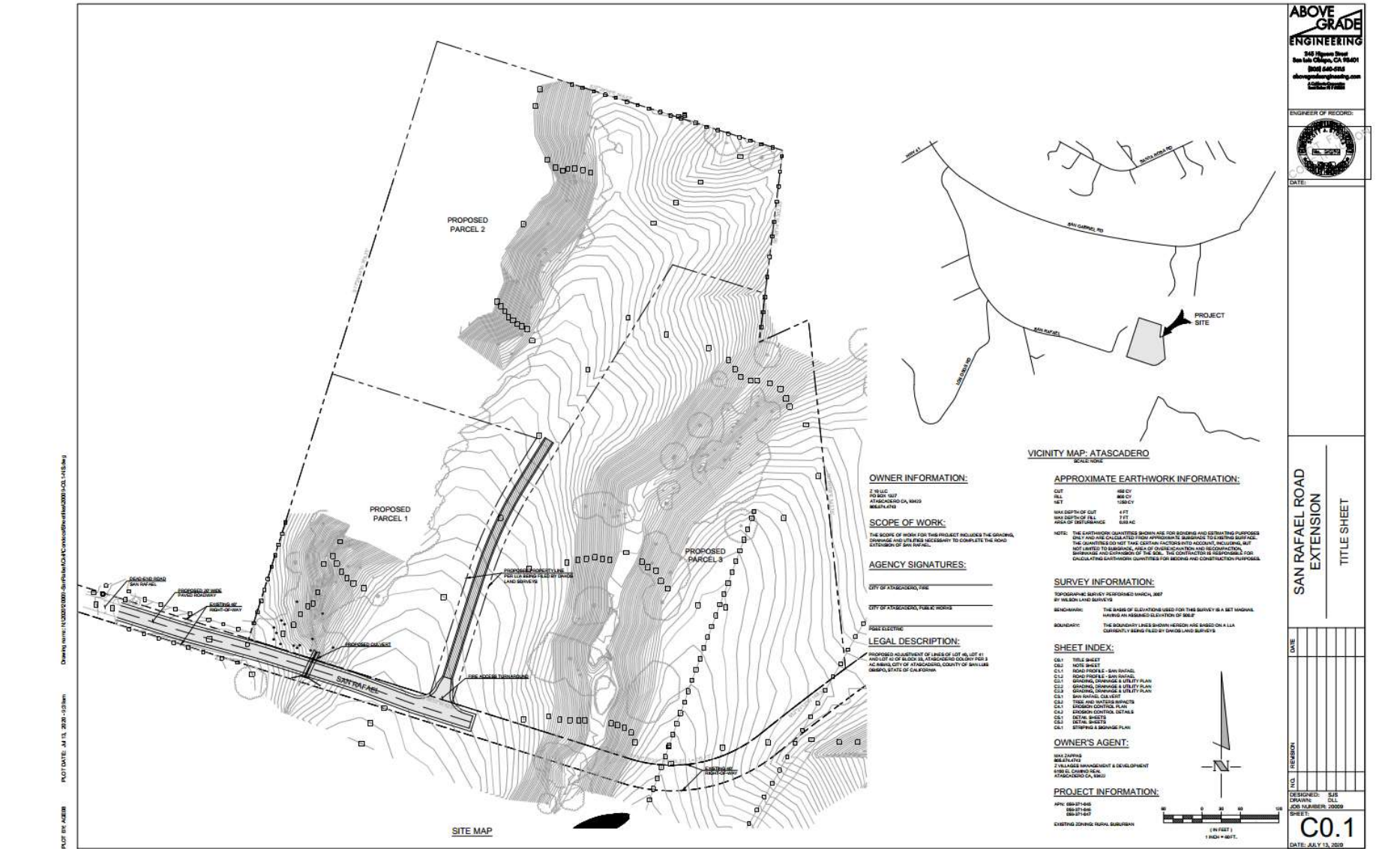
Attachment 1 – Location Map / General Plan & Zoning



Attachment 2 – Aerial Mapping



Attachment 3 – Project Plan Set



ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS IN THE SOIL INVESTIGATION REPORT FOR THIS PROJECT AND TO THE 2019 CALIFORNIA ENGINEERING SPECIFICATIONS FOR THE DESIGN OF FOUNDATIONS. THE DESIGNER'S AND/OR SPECIALIST'S DESIGN, SPECIFICATIONS, AND/OR RECOMMENDATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE DESIGNER AND/OR SPECIALIST. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR VIOLATING ANY REGULATIONS.

1. THE PAIVING STRUCTURES SECTION SHALL BE BASED ON THE SOIL TESTS PERFORMED AT THE TIME OF CONSTRUCTION.

2. ALL CONTACT SURFACES BETWEEN ORIGINAL GRADING AND RECONSTRUCTED FILL INTERNAL SHALL BE EITHER HORIZONTAL OR VERTICAL PER 608 STANDARD, UNLESS OTHERWISE SPECIFIED. ALL CONTACT SURFACES BETWEEN EXISTING AND RECONSTRUCTED FILL SHALL BE EITHER HORIZONTAL OR VERTICAL PER 608 STANDARD, UNLESS OTHERWISE SPECIFIED. ALL CONTACT SURFACES BETWEEN EXISTING AND RECONSTRUCTED FILL SHALL BE EITHER HORIZONTAL OR VERTICAL PER 608 STANDARD, UNLESS OTHERWISE SPECIFIED. ALL CONTACT SURFACES BETWEEN EXISTING AND RECONSTRUCTED FILL SHALL BE EITHER HORIZONTAL OR VERTICAL PER 608 STANDARD, UNLESS OTHERWISE SPECIFIED.

3. SOIL CONSTRUCTION TO DETERMINE THE SOIL BEHAVOR TO REPORT THE INTENDED STRUCTURE BACK-REPORT FOLLOWING PROGRESS AND/OR CONSTRUCTION OF THE STRUCTURE. THE SOIL BEHAVOR TO REPORT THE INTENDED STRUCTURE BACK-REPORT FOLLOWING PROGRESS AND/OR CONSTRUCTION OF THE STRUCTURE. THE SOIL BEHAVOR TO REPORT THE INTENDED STRUCTURE BACK-REPORT FOLLOWING PROGRESS AND/OR CONSTRUCTION OF THE STRUCTURE.

4. ENGINEERING REPORTS SHALL BE MADE OUT FOR ALL SOIL REPORT TESTS THAT (1) SHALL BE SUBMITTED TO THE FIELD INSPECTOR.

5. FIELD CONTACT TESTS SHALL BE MADE UNDER THE DIRECTION OF THE SOIL ENGINEER ON EACH CONTACTED LAYER, AT LEAST ONE (1) TEST SHALL BE MADE FOR EACH OF THE FOLLOWING: SAND, GRAVEL, OR A FUNCTION THEREOF, PLACED WITH A MINIMUM OF TWO (2) GRADING PER LAYER IN RELATED AREAS ON OR NEAR THE CONTACT SURFACE.

6. UPON COMPLETION OF THE GRADING OPERATION, THE SOIL ENGINEER SHALL CERTIFY THAT ALL GRADING COMPLIES WITH THE RECOMMENDATIONS OF THE SOIL INVESTIGATION REPORT AND THAT THE GRADING OPERATIONS HAVE BEEN PROGRESSED AND ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SOIL INVESTIGATION REPORT.

7. EXPORT MATERIAL, IF ANY, SHALL BE DEPOSITED OF IN AN ACCEPTABLE LOCATION.

8. THE OWNER OR THE ENGINEER OF WORK MAY REQUIRE OBSERVATION CONTROL DEVICE INSTALLATION WITHIN ANY DISTURBED DRAINAGE FACILITY.

9. A STANDBY CHARTER FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE WORKING HOURS. NECESSARY MATERIALS SHALL BE AVAILABLE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STANDBY CHARTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STANDBY CHARTER.

10. ALL PROTECTIVE DEVICES DIRECTED TO BE INSTALLED BY THE CONTRACTOR SHALL BE IN PLACE AT THE END OF EACH WORK DAY UNTIL THE END OF EACH WORK DAY.

11. PORTABLE DRAINAGE SHALL BE PROVIDED AFTER ALL MAJOR WORKS, UNLESS OTHERWISE SPECIFIED.

12. ALL DISTURBED AREAS SHALL BE REGRADDED OR PLANTED WITH A GRASS COVER VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION.

13. EXPOSED GEOTECH AREAS THAT ARE PLANNED TO BE EXPOSED AT DATE TIME THREE (3) HOURS AFTER THE WORKING SHALL BE COVERED WITH A FIRST GENERATING NATURAL GRASS SEEDS AND WATERED UNTIL VEGETATION IS ESTABLISHED.

14. ALL DISTURBED AREAS SHALL BE REGRADDED OR PLANTED WITH A GRASS COVER VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STANDBY CHARTER.

16. DIRT CUTOFF SHALL BE TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

17. NO CUT OR FILL SHALL BE CONSTRUCTED DEEPER THAN TWO HORIZONTALS TO ONE VERTICAL, WITHOUT JUSTIFICATION FROM THE SOIL INVESTIGATION REPORT.

18. MINIMUM SETBACK TO CREEK OR BULFERS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES SHALL BE MAINTAINED FOR ALL CONSTRUCTION.

19. MINIMUM AND MAXIMUM ALLOWED BULFERS SHALL BE FOR THE FIRST SET AREA PERMITTED, IN PAVED CONDITIONS, IS AN UNPAVED CONDITION.

20. AN EROSION AND SEDIMENT CONTROL PLAN REQUIRED AND SHALL BE IMPLEMENTED IMMEDIATELY AFTER GRADING ACTIVITIES OCCUR DURING THE WORK SEASON FROM MAY 1ST TO OCTOBER 31ST.

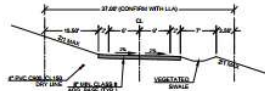
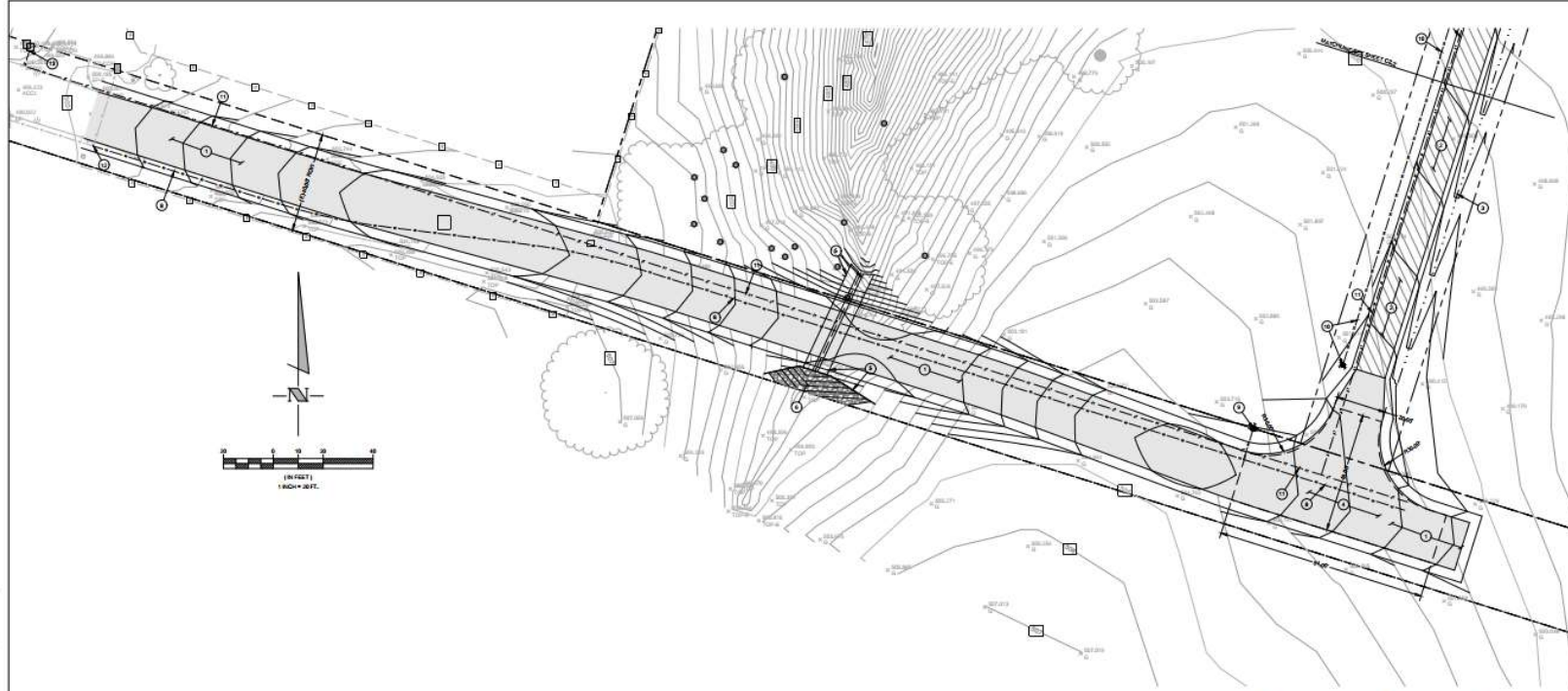
21. ALL EXPOSED AREAS SHALL BE REGRADDED.

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Drawing title: H:\00000000\San Rafael\00000000\San Rafael\00000000\00000000.dwg

PLOT DATE: JUL 13, 2023 1:48pm

PLOT BY: JCEB



PRIVATE DRIVEWAY TYPICAL SECTION
SCALE: NONE



SAN RAFAEL TYPICAL SECTION
SCALE: NONE

LEGEND

- PROPERTY LINE
- PUBLIC RIGHT-OF-WAY
- VEGETATED SWALE FLOWLINE
- JOINT TRENCH
- WATER LINE
- ASPHALT CONCRETE (AC)
- CLAY & AGGREGATE BASE
- ROAD SLOPE PROTECTION
- EXISTING TREE

○ SPECIFIC CONSTRUCTION NOTES:

- CONSTRUCT TYPICAL, US&C, ROAD PER CITY OF ATASCADERO STANDARD DRAWING 4610C.1.
- CONSTRUCT PRIVATE DRIVEWAY PER DETAIL.
- CONSTRUCT ROADSIDE VEGETATED SWALE PER DETAIL.
- CONSTRUCT FIRE TRENCH PER CITY OF ATASCADERO STANDARD DRAWING 4610C.1.
- INSTALL 12" HDPE DUCTILE CULVERT WITH HEADWALL PER MANUFACTURER'S RECOMMENDATIONS.
- CONSTRUCT PILE ROCK SLOPE PROTECTION PER COUNTY OF SAN LUIS OBISPO STANDARD DETAIL 14.1. REFER TO CULVERT SECTION ON C11 FOR ADDITIONAL INFORMATION.
- CONSTRUCT ROCK SLOPE PROTECTION PER COUNTY OF SAN LUIS OBISPO STANDARD DETAIL 14.1. SEE PLAN FOR DIMENSIONS. SEE STANDARD DETAIL 14.1 FOR STANDARD ROCK AND TRENCH DETAIL (2) OF 12" MINIMUM.
- INSTALL 12" WATER MAIN PER CITY OF ATASCADERO STANDARD DETAIL, PROVIDE A MINIMUM 3" OF COVER OVER THE INSTALLED PIPE.
- INSTALL FIRE HYDRANT PER CITY OF ATASCADERO STANDARD DRAWING 4610C.1.
- INSTALL DRY LINE PER CITY OF ATASCADERO STANDARD DRAWING 4610C.1.
- INSTALL JOINT TRENCH FOR DATA, PHONE AND ELECTRICAL PER RESPECTIVE AGENCIES.
- CONNECT TO EXISTING WATER MAIN PER CITY OF ATASCADERO STANDARD DETAIL AND PROVIDE SUFFICIENT COVER TO PORTLAND AND FIELD VERIFY EXISTING PIPE LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
- CONNECT TO EXISTING CITY, PHONE AND ELECTRICAL UTILITIES PER RESPECTIVE AGENCY. PILE CONTRACTOR TO COORDINATE WITH RESPECTIVE AGENCIES PRIOR TO CONSTRUCTION.

DETAIL SHEET

4610C.1
WCS.1
F460C.1
H460C.1
F460C.1

ABOVE GRADE ENGINEERING
345 Highway Street
San Jose, CA 95128
408.448.4914
abovegradeengineering.com

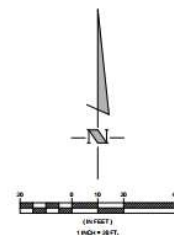
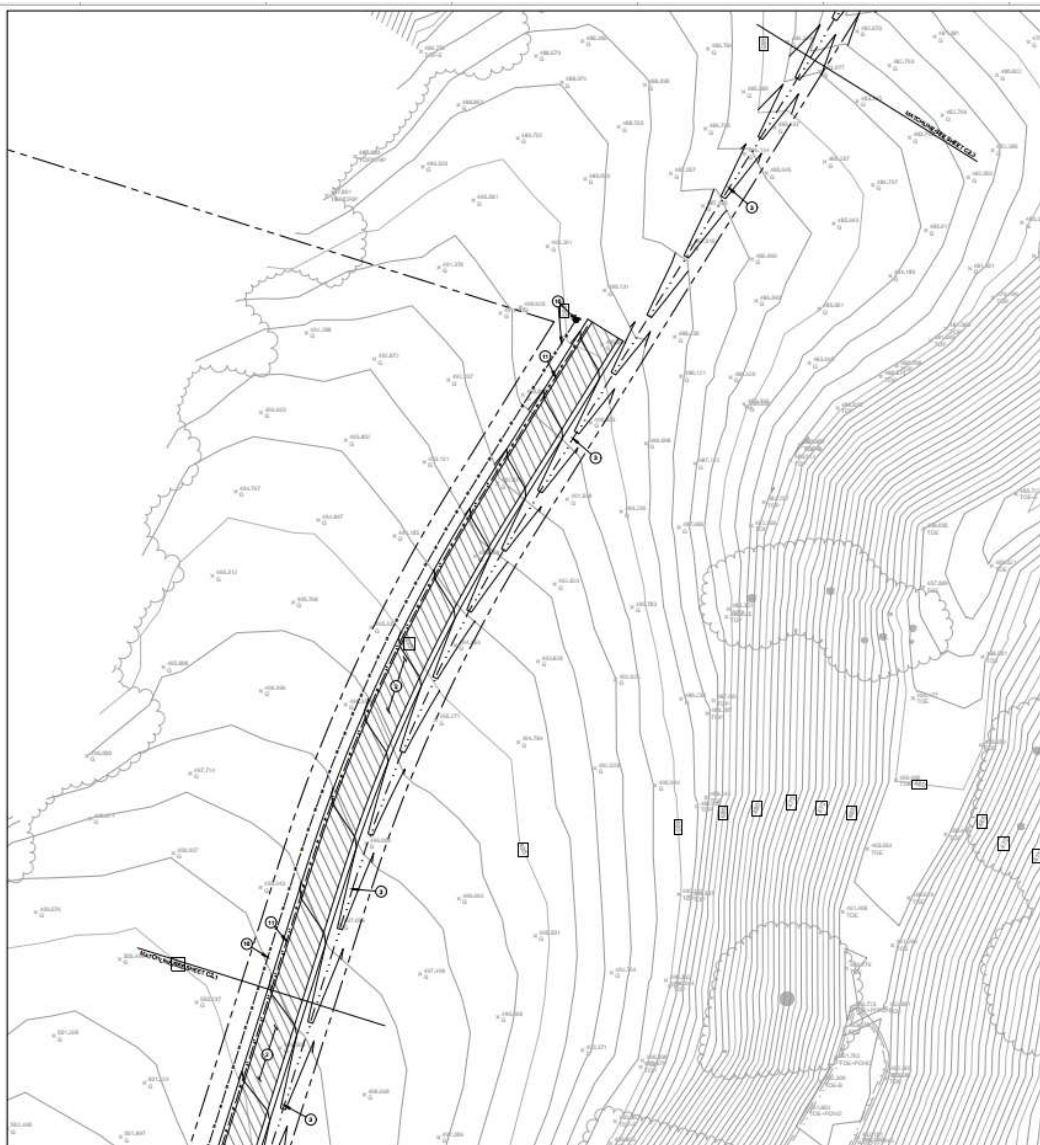
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DATE: _____

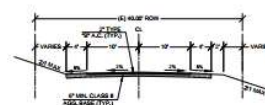
**SAN RAFAEL ROAD
EXTENSION**
GRADING, DRAINAGE & UTILITY
PLAN

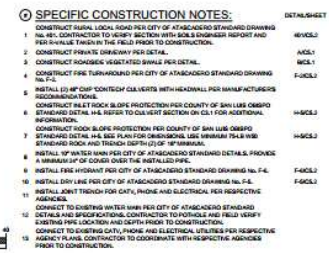
DATE: _____
REVISION: _____
NO. _____

DESIGNED: SJR
DRAWN: DLL
JOB NUMBER: 20003
SHEET: **C2.1**
DATE: JULY 13, 2023



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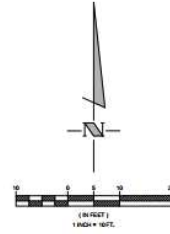
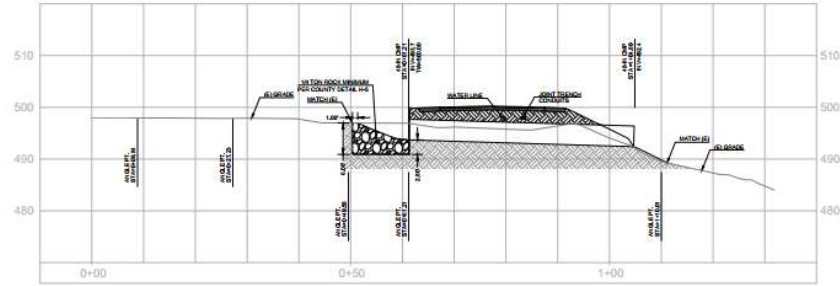
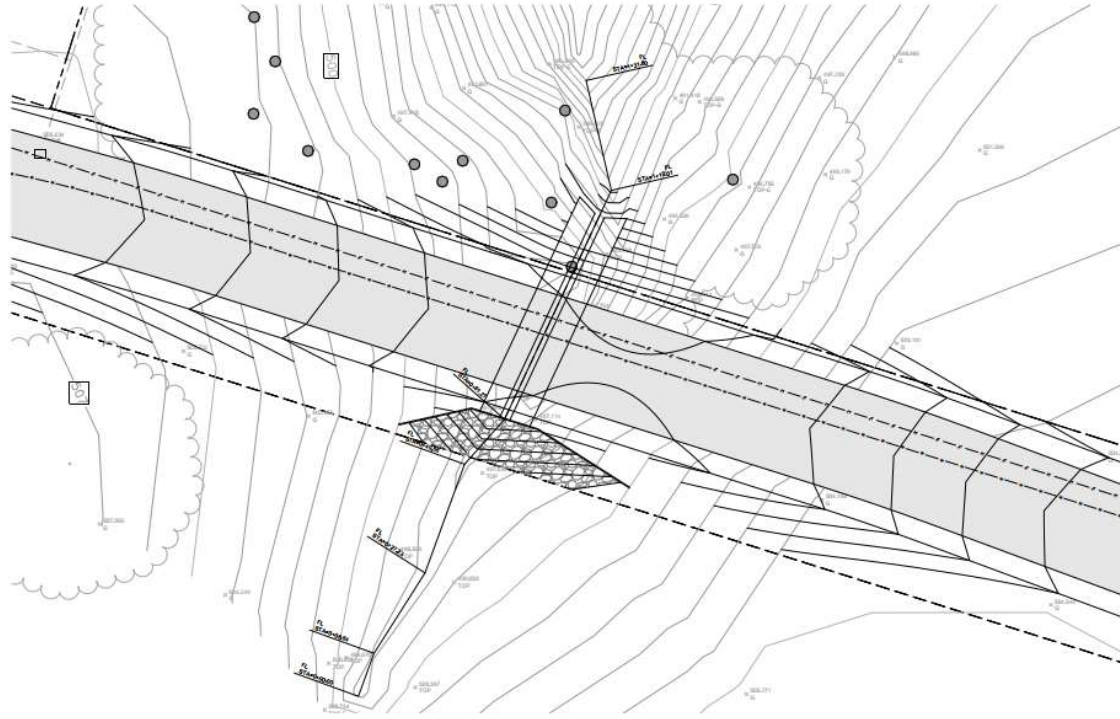
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--- PROPERTY LINE
 --- PUBLIC RIGHT-OF-WAY
 --- VEGETATED SWALE FLOWLINE
 --- JOINT TRENCH
 --- WATER LINE
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 [Pattern] CLASS II AGGREGATE BASE
 [Pattern] ROCK SLOPE PROTECTION
 [Symbol] EXISTING TREE

[illegible]

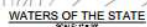
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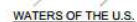
**ABOVE GRADE
ENGINEERING**
2445 Highway 26
San Jose, CA 95128
408-448-4944
abovegradeengineering.com
LICENSED PROFESSIONAL ENGINEER



ENGINEER OF RECORD:	
DATE:	
SAN RAFAEL ROAD EXTENSION	
SAN RAFAEL CULVERT	
NO.	REVISION
1	DESIGNED: SJS
2	DRAWN: DCL
3	JOB NUMBER: 20009
4	SHEET
C3.1	
DATE: JULY 13, 2020	



PERMANENT IMPACTS	
PAV LENGTH IMPACTED (FT)	TOTAL AREA (SQ. YD.)
71.5	4.0



PERMANENT IMPACTS	
LINEAL LENGTH IMPACTED (FT)	TOTAL AREA IMPACTED (SQ FT)
77.5	164



- | TREE DISPOSITIONS | | |
|-------------------|----------|----------------|
| REMOVED | IMPACTED | TO BE PLANTED* |
| 2 | 4 | 16 |
- *SLO/SGT TO PROVIDE OAK TREE MITIGATION PLAN. TREES TO BE PLANTED SHALL BE LOCATED FOR THE ONE TREE MITIGATION PLAN.

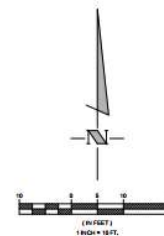
REMOVED	EXTRACTED	TO BE RE-ENTERED
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*BIOLOGIST TO PROVIDE OAK TREE MITIGATION PLAN TREES TO BE PLANTED SHALL BE LOCATED FOR THE OAK TREE MITIGATION PLAN.



LEGEND
 PROPOSED VALLEY OAK

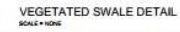
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RP-RAP PLACED (CY)	61.2
CULVERT DIMENSIONS	(2) 48" x 6.5 FT
RP-RAP DIMENSIONS*	60.0x16.0
TYPE OF RP-RAP	1/4 TON WSS STANDARD RCD
RP-RAP LINEAR LENGTH	42
CULVERT LINEAR LENGTH	48.9
ROAD MATERIALS	2"AC OVER 4"SPGRADE BASE



**SAN RAFAEL ROAD
EXTENSION**

Q.	REVISION	DATE

DESIGNED: SJS
DRAWN: DLI
JOB NUMBER: 20009
SHEET:
C3.2



DESIGNED: SJS
DRAWN: DLI
JOB NUMBER: 20009
SHEET:
C5.1
DATE: JULY 13, 2020

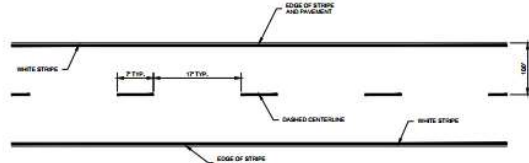
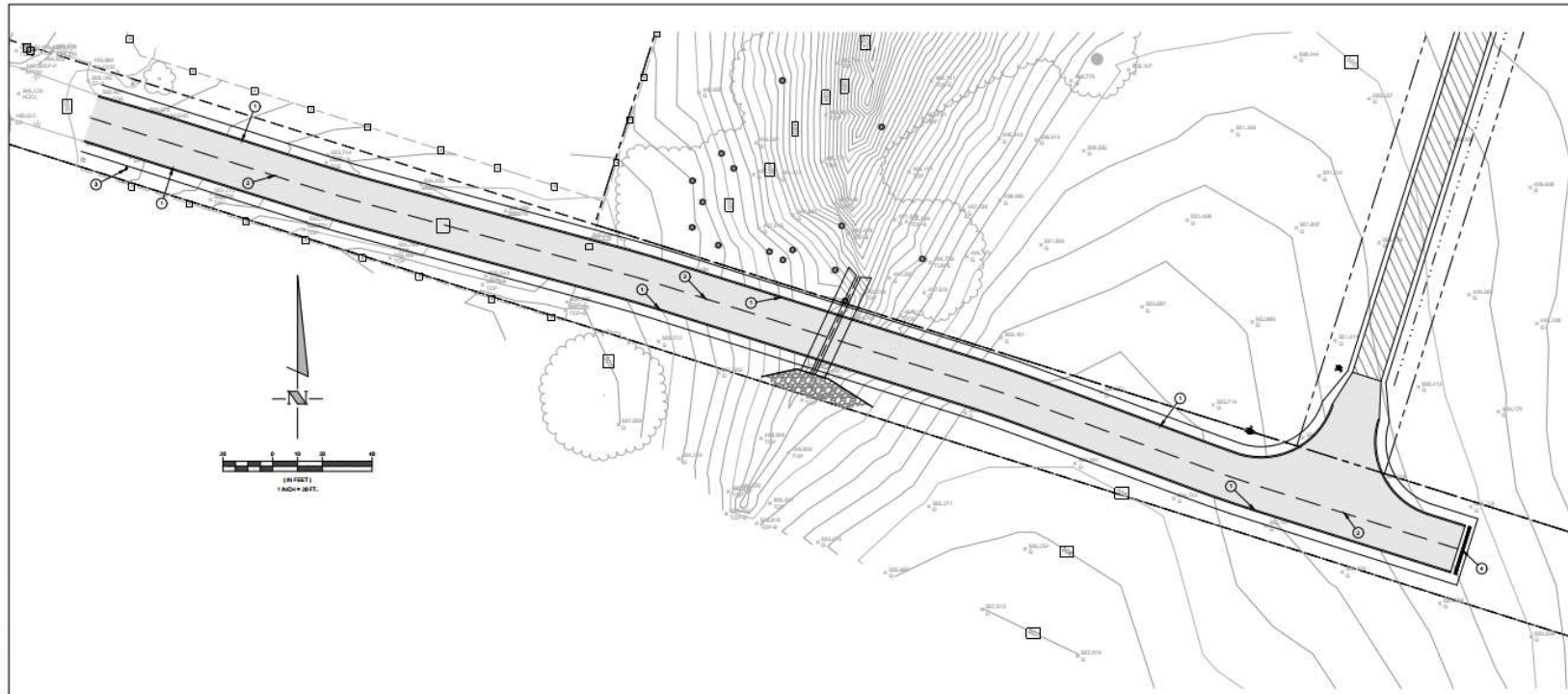
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2015 STANDARD PLAN A204

DATE:

1

[illegible]

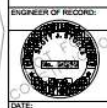


TYPICAL STRIPING LAYOUT

- SPECIFIC CONSTRUCTION NOTES:**
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 2. PROVIDE 4" DASHED YELLOW CENTERLINE STRIPING PER CALTRANS STANDARD DETAIL 100-10.
 3. INSTALL "DEAD END" ROAD SIGN PER CALIFORNIA MUTCD 3E11 SECTION, CHAPTER 8C - WARNING SIGNS, SIGN 1-11.
 4. INSTALL WOOD BEAM BARRICADE PER CITY OF ATASCADERO STANDARD DETAIL.

DETAIL SHEET
ASBAC1
KINGSL

ABOVE GRADE ENGINEERING
343 Highway Street
San Jose, CA 95128
Tel: 408-281-1111
abovegradeengineering.com



ENGINEER OF RECORD:
DATE:

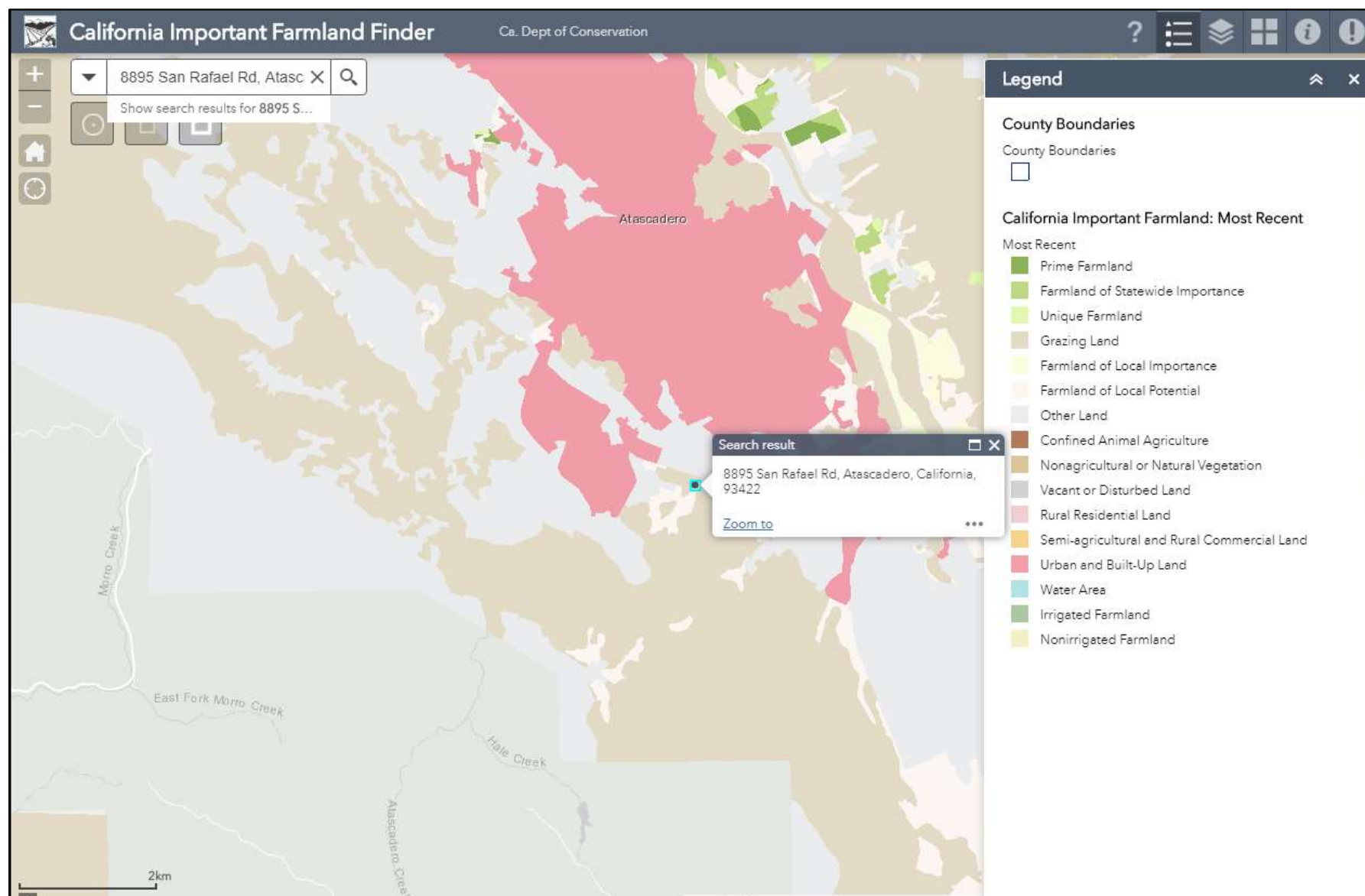
**SAN RAFAEL ROAD
EXTENSION
STRIPING AND SIGNAGE PLAN**

DATE	REVISION

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DRAWN: DLS
JOB NUMBER: 200909
SHEET:
C6.1
DATE: JULY 13, 2009

Plot Date: Jul 13, 2009 10:30am
Drawing Name: C:\Users\jzhang\Documents\200909\2009_C6.1_STRIPING.dwg
Plot By: JZhang

Attachment 4 –Farmland Mapping



Attachment 5 – Biological Assessment

See Following



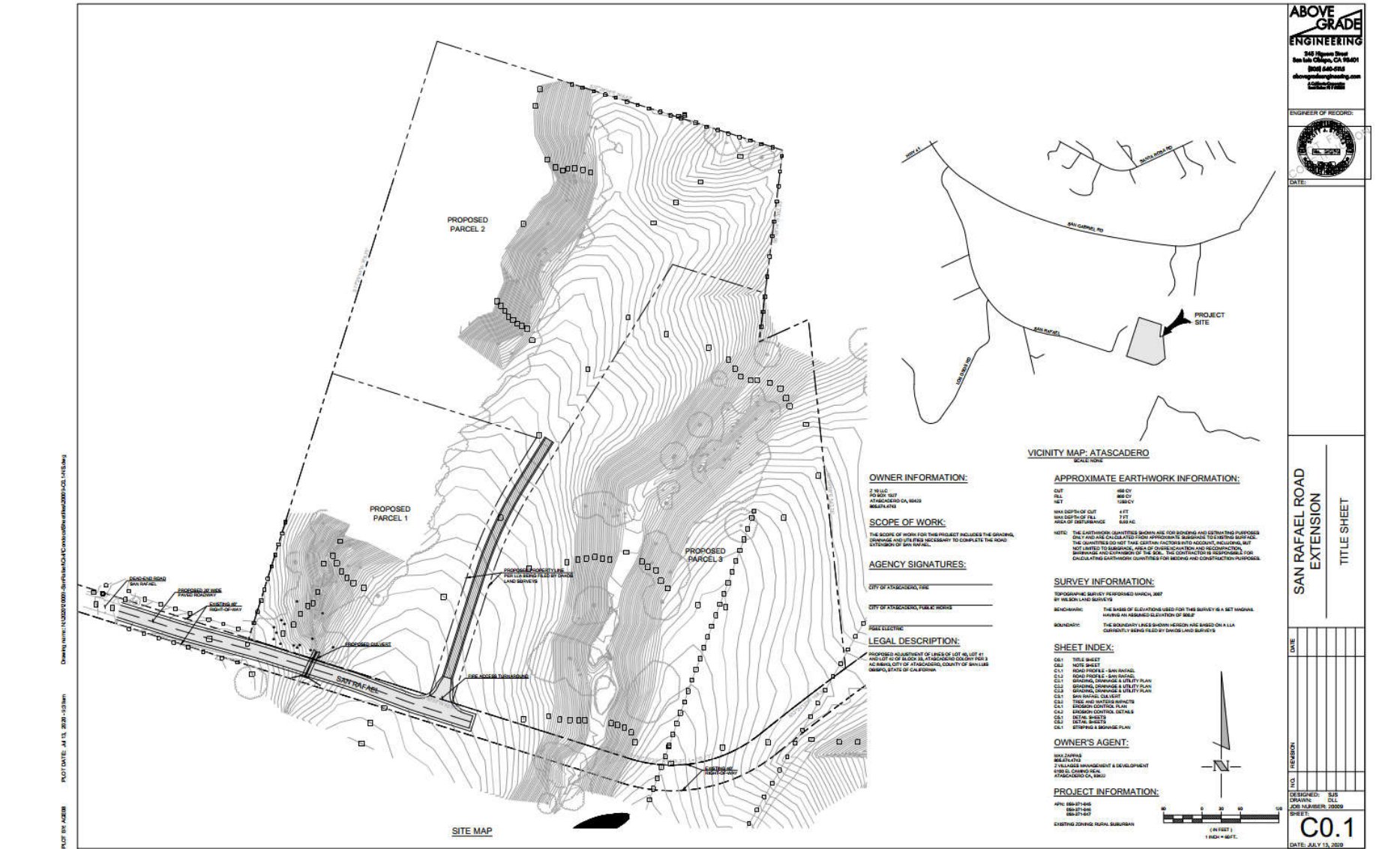
Attachment 1 – Location Map / General Plan & Zoning



Attachment 2 – Aerial Mapping



Attachment 3 – Project Plan Set



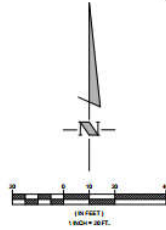
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SAN RAFAEL ROAD
EXTENSION

NOTE SHEET

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REVISION									
NO.									
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DATE	

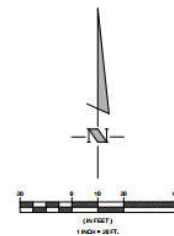
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DRAWN: DLL
JOB NUMBER: 20009
SHEET:
C2.1
DATE: JULY 13, 2020

PLUG BY AGENT

PRIVATE DRIVEWAY TYPICAL SECTION
SCALE: NONE

SAN RAFAEL TYPICAL SECTION
SCALE: NONE

[illegible]



- [illegible]

DETAILSHEET	
WG	H-ACS.2
	ACS.1
	ACS.1
Q	F-ACS.2
PS	
I	H-ACS.2
	H-ACS.2
DE	
	F-ACS.2
	F-ACS.2

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ENGINEERING**
245 Hegen Street
San Jose, CA 95101
(408) 540-9115
abovegradeengineering.com
A Gilbane Company
Circle 27 on Reader Service

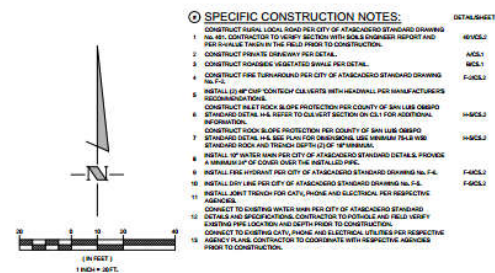
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**SAN RAFAEL ROAD
EXTENSION**

						DATE									
REVISION															
NQ.															
DESIGNED BY:						SJS									
DRAWN BY:						JLL									
JOB NUMBER:						70909									
SHEET:						C2.2									
DATE: 20 MAR 2016															

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JOB NUMBER: 20009
SHEET:
C2.2
DATE: 8.8.13.2010

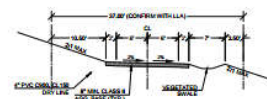


LEGEND

- PROPERTY LINE
- PUBLIC RIGHT-OF-WAY
- VEGETATED SWALE FLOWLINE
- JOINT TRENCH
- WATER LINE
- ASPHALT CONCRETE (AC)
- CLASS 8 AGGREGATE BASE
- ROCK SLOPE PROTECTION
- EXISTING TREE



SAN RAFAEL TYPICAL SECTION
SCALE: NONE



PRIVATE DRIVEWAY TYPICAL SECTION

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245 Hiram Street
San Jose, CA 95101
(408) 540-5715
chevengrading.com
A Callisto Company

ENGINEER OF RECORD:



**SAN RAFAEL ROAD
EXTENSION**

DATE					
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DESIGNED:	SJS
DRAWN:	DLL
JOB NUMBER:	20009
DATE:	

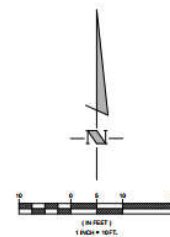
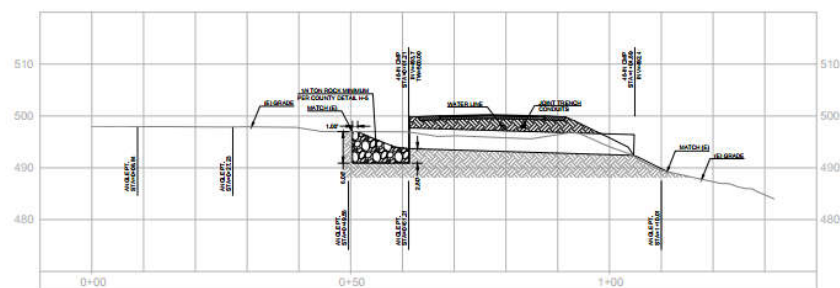
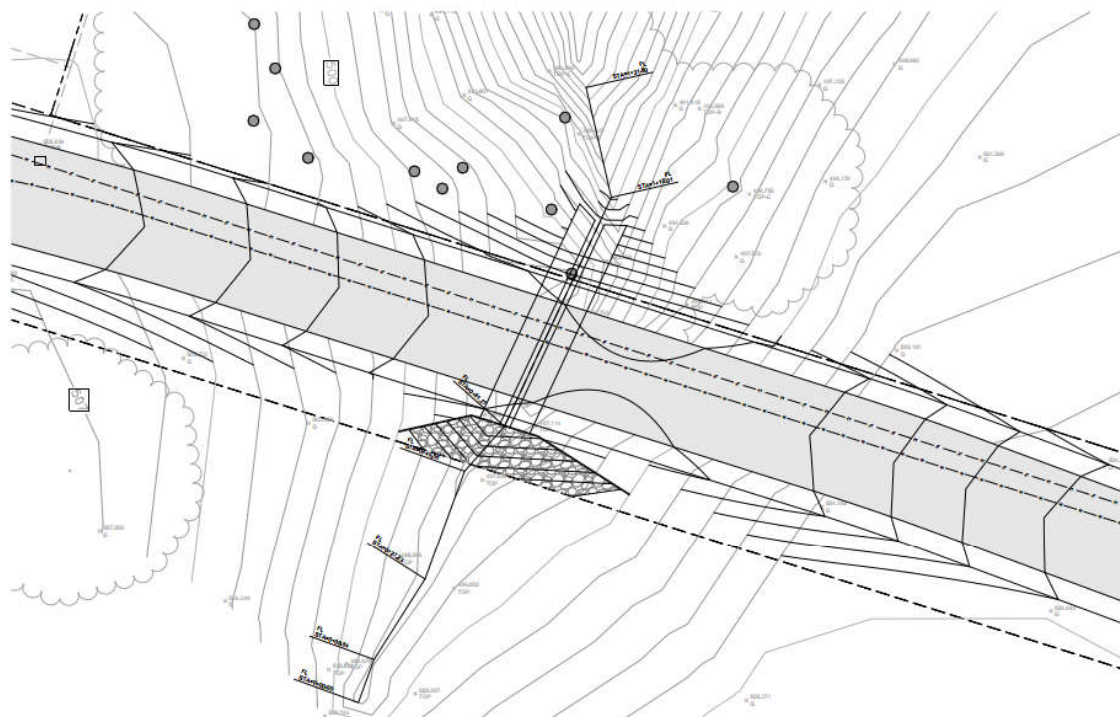
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Plot Date: Jul 13, 2020 - 9:47am

PLOT THE ACTION



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345 Higgins Street
San Jose, CA 95401
(408) 540-6315
abovegradeengineering.com
A Division of

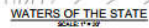
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DATE:

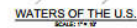
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EXTENSION

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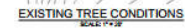
PERMANENT IMPACTS

TEMPORARY IMPACTS

WATERS OF THE U.S.

PERMANENT IMPACTS

TEMPORARY IMPACTS



⑥ SPECIFIC CONSTRUCTION NOTES:

1. EXISTING TREE TO BE REMOVED.
2. EXISTING TREE TO BE IMPACTED.
3. EXISTING TREE TO REMAIN.

TREE DISPOSITIONS

REMOVED	IMPACTED	TO BE PLANTED
---------	----------	---------------

*SLOPEST TO PROVIDE OAK TREE MITIGATION PLAN. TREES TO BE PLANTED SHALL BE LOCATED PER THE OAK TREE MITIGATION PLAN.



PROPOSED VAIL
 PROPOSED L&E

- PROPOSED VALLEY OAK
 PROPOSED LIVE OAK

PROJECT DETAILS

PROJECT DETAILS	
EXCAVATED SOIL (CY)	118.3
SOIL BACKFILL (CY)	123.8
RIP-RAP PLACED (CY)	68.2
CULVERT DIMENSIONS	(2) 60" Ø x 45.5 FT
RIP-RAP DIMENSIONS*	90x50x8.5"
TYPE OF RIP-RAP	1 1/2" MIN. SIZE STANDARD ROCK
RIP-RAP LINEAR LENGTH	9'
CULVERT LINEAR LENGTH	45.5'
ROAD MATERIALS	3" AC OVER PAVING BASE OVER 15' MIN. FILL



245 Hesper Street
San Jose, CA 95101
(408) 540-5115
chevengrading.com
Call or E-mail

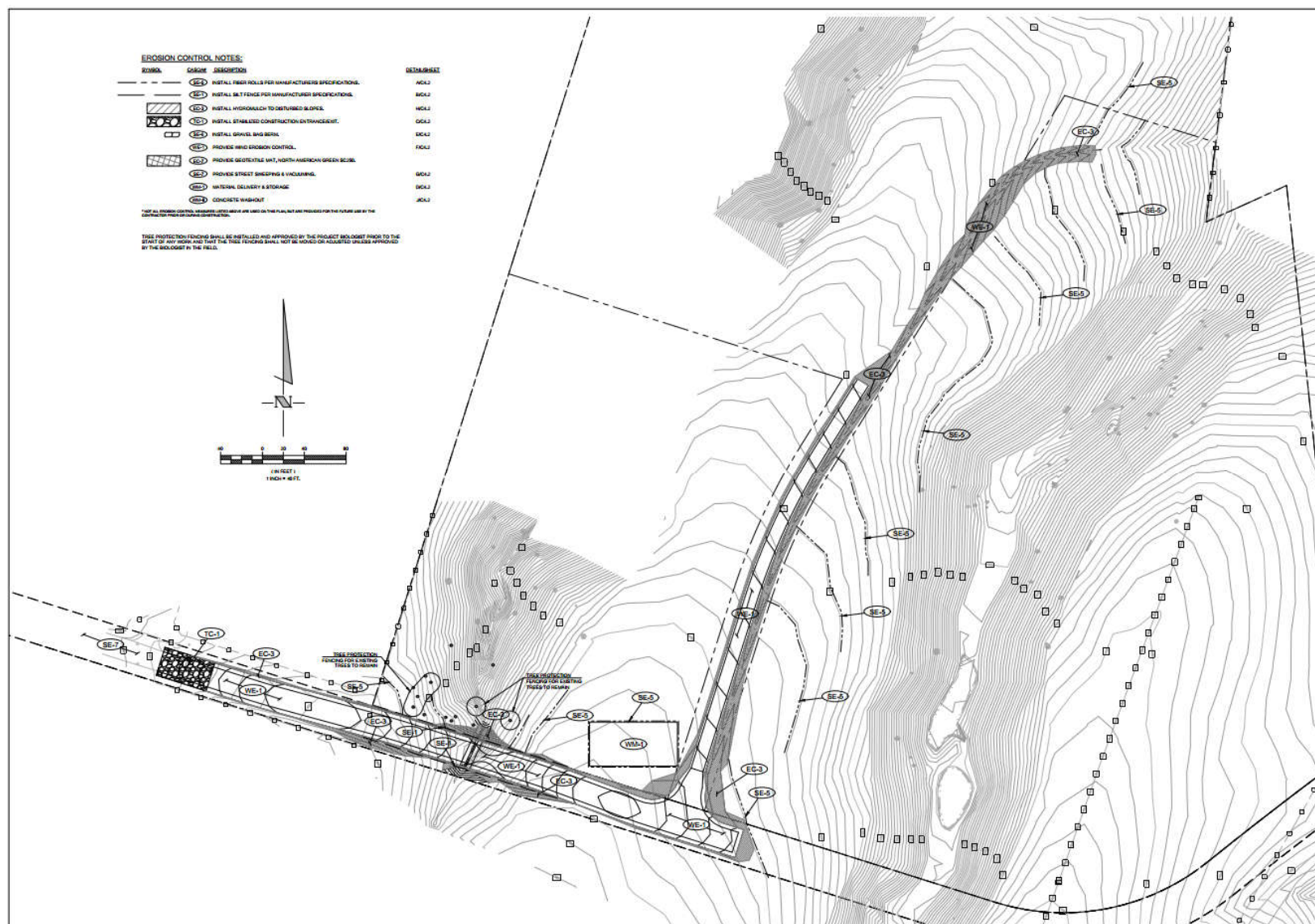


DATE: _____

SAN RAFAEL ROAD
EXTENSION

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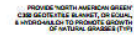
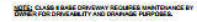
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SHEET:
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DATE: JULY 13, 2020

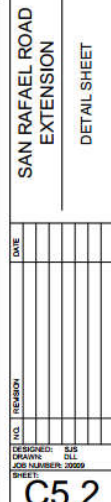
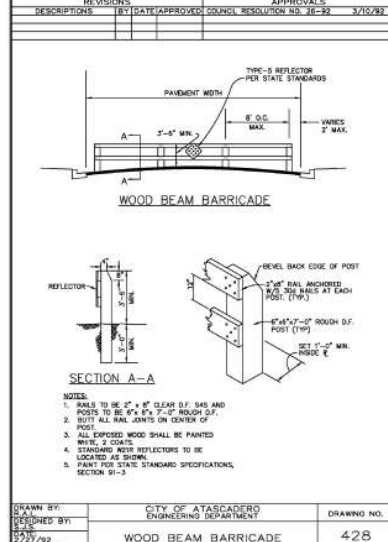
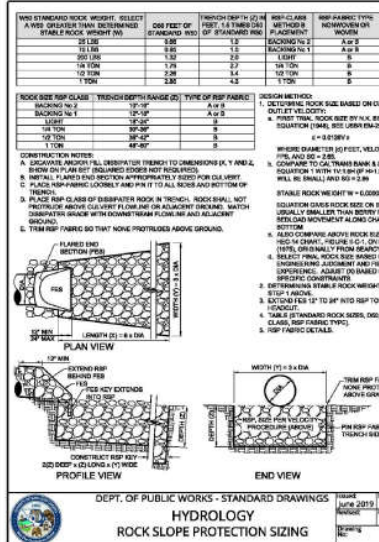


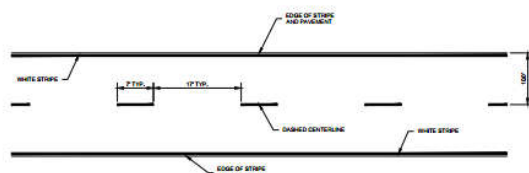
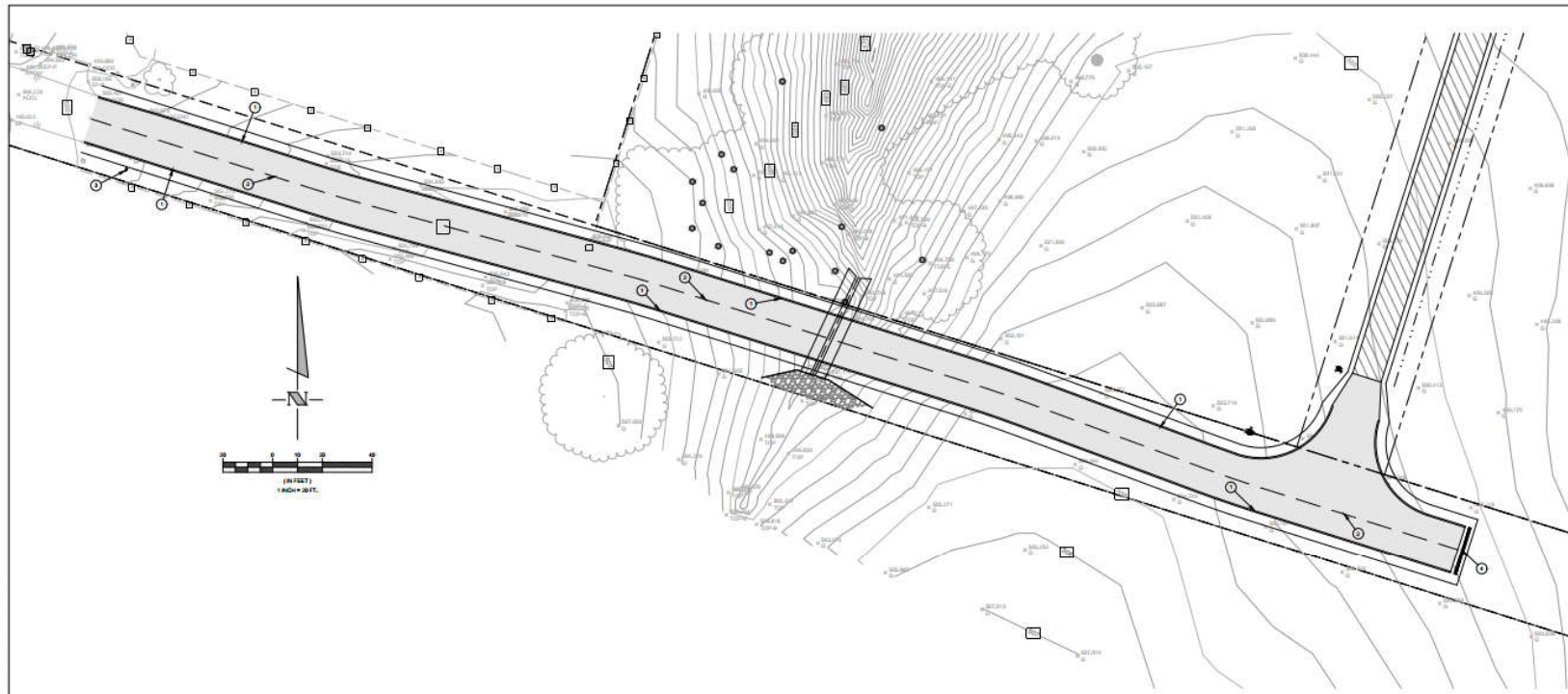
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PLUT DATE: JUN 13, 2020 - 9:50am

NOT BY ACTION







TYPICAL STRIPING LAYOUT

- ① SPECIFIC CONSTRUCTION NOTES:**
- 1. PROVIDE 4" THICK SOLID WHITE STRIPE.
 - 2. PROVIDE 4" DASHED YELLOW CENTERLINE STRIPING PER CALTRANS STANDARD DETAIL 500.0.
 - 3. INSTALL "READY-TO-PAINT" ROAD MARKS PER CALIFORNIA MUTCD 2011 EDITION, CHAPTER 8C - MARKING SIGNS, SIGN TYPES.
 - 4. INSTALL WOOD BEAM BARRICADE PER CITY OF ATASCADERO STANDARD DETAIL.
- DETAIL SHEET
- ASBAC01
- KING02

ABOVE GRADE ENGINEERING
 343 Mission Street
 San Jose, CA 95101
 Tel: 408-281-0100
 abovegradeengineering.com

ENGINEER OF RECORD:

DATE:

**SAN RAFAEL ROAD
EXTENSION**

STRIPING AND SIGNAGE PLAN

DATE	REVISION

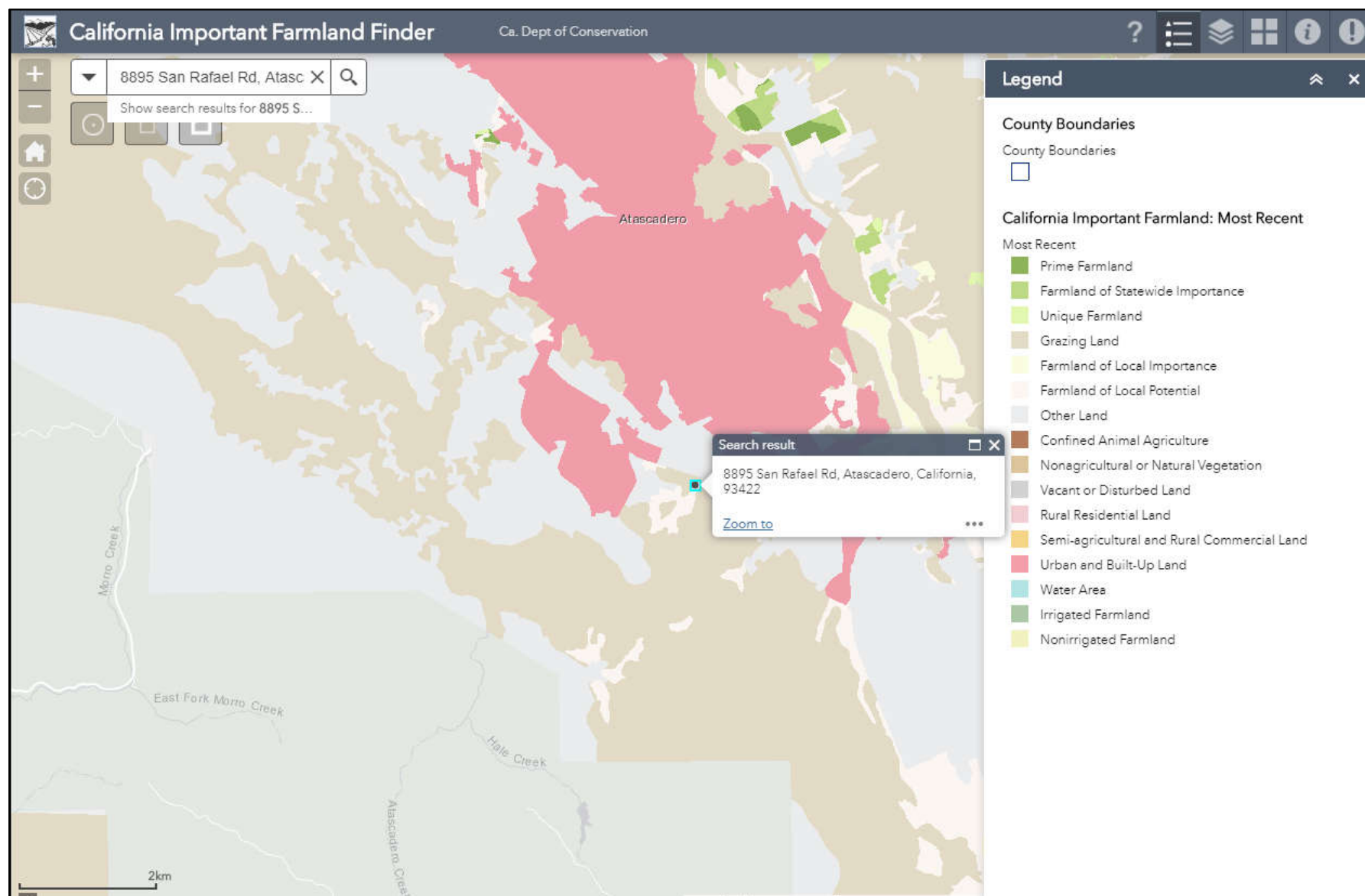
DESIGNED: SJG
 DRAWN: DKL
 JOB NUMBER: 200909
 SHEET:

C6.1

DATE: JULY 13, 2009

Drawing name: I:\CADD\2009\San Rafael Road Extension\Sheet\0601.C6.1 STRIPING.dwg
 PLOT DATE: JUL 13, 2009 15:30m
 PLOT BY: JCEB

Attachment 4 –Farmland Mapping



Attachment 5 – Biological Assessment

See Following





ATTACHMENT C

8875 San Rafael Road Development Project – Biological Assessment including Avoidance and Minimization Measures (AMMs)

Terra Verde Environmental Consulting, LLC (Terra Verde) conducted a reconnaissance-level biological survey and jurisdictional determination on behalf of Max Zappas (Applicant) for the proposed 8875 San Rafael Road Development Project located in Atascadero, San Luis Obispo County (County), California (refer to Attachment A – Figure 1: Project Location and Vicinity Map). The proposed project includes the extension of San Rafael Road and a lot line adjustment to support future lot development on the subject property. The project will include installation of two 48-inch diameter culverts within an unnamed tributary to the Salinas River to support construction of a 20-foot wide paved road within a 40-foot wide right-of-way easement. The proposed project will utilize existing access roads and upland areas for staging equipment and materials. The proposed crossing will improve vehicle access while also improving overall wildlife habitat and water quality within the drainage by eliminating use of an Arizona crossing (refer to Attachment B – Site Plans).

The purpose of the survey was to conduct a focused assessment of the proposed crossing and road alignment to determine the presence/absence of jurisdictional features and sensitive resources that may trigger the need for permits from regulatory agencies. Specifically, the survey documented general habitat characteristics including presence/absence of suitable habitat for potentially occurring special-status species and the limits of jurisdictional areas. The jurisdictional assessment focused on the limits of waters of the State under the jurisdiction of the California Department of Fish and Wildlife (CDFW) and Regional Water Quality Control Board (RWQCB) jurisdiction and waters of the U.S. under the jurisdiction of the U.S. Army Corps of Engineers (Corps). The information being provided in this document may be used to further facilitate regulatory agency permitting.

Literature Review

Prior to the survey, Terra Verde completed a desktop analysis of available aerial photographs, and a list of regionally occurring special-status species reported in the CDFW California Natural Diversity Database (CNDDDB) for the Atascadero United States Geological Survey (USGS) 7.5-minute quadrangle and surrounding area (CDFW 2020). In addition, a map of special-status species occurrences (CDFW 2020a) and U.S. Fish and Wildlife Service (USFWS) designated critical habitat (USFWS 2020a) that was documented within 1.5 miles of the survey area was reviewed. Further, Terra Verde reviewed the USFWS National Wetlands Inventory to determine the presence/absence of streams and other jurisdictional features documented in the project area (USFWS 2020b).



Existing Site Conditions

The proposed project is located at the end of San Rafael Road, approximately 0.5-mile south of Atascadero Lake. The project is surrounded by rural residential developments to the north and largely undeveloped lots to the south, including annual grassland and oak woodland/riparian woodland habitats. One unnamed USGS blue line ephemeral drainage (Drainage 1) occurs within the project area and another unnamed USGS blue line ephemeral drainage (Drainage 2) occurs approximately 800 feet east of the project site. Drainage 1 flows north through the project area and drains into Atascadero Lake and eventually reaches the Salinas River via Atascadero Creek. Drainage 2 also flows north and presumes to converge with Drainage 1 downstream before reaching Atascadero Lake. Based on Google Earth aerial imagery (Google Earth 1994 – 2019), Drainage 2 appears to periodically pond though no water was observed during the survey and immediately following a significant rain event. Drainage 2 is located outside of the proposed work areas.

Access to the site is via an existing unmaintained dirt access road from the end of San Rafael Road to a cattle gate. The road continues past the cattle gate as a two track, with an Arizona crossing at Drainage 1. The proposed crossing is located at this location due to the flat topography. No evidence of erosion as a result of the existing Arizona crossing was observed at the time of the survey (see Appendix A – Site Photographs [Photo 1]).

Methodology

For the purposes of this analysis, the survey area includes the proposed limits of the project, a 100-foot buffer, and a scan of the surrounding area (see Attachment A– Figure 2: Project and Survey Area Map). Terra Verde botanist Amy Golub conducted a field survey on March 13, 2020 with a focus on identifying jurisdictional limits for the proposed work and documenting any sensitive biological resources. The survey was conducted on foot and lasted approximately two hours. All botanical and wildlife species observed directly or indirectly (e.g., scat, tracks, etc.) were documented (see Appendix B – Botanical and Wildlife Species Observed). During the survey, the site was assessed for suitability of habitat for potentially occurring special-status species and a jurisdictional determination was conducted. Conditions were clear with limited cloud cover and ideal for identifying biological resources.

The jurisdictional determination identified the lateral limits of waters of the State under CDFW and RWQCB jurisdiction, which extend to top of bank and/or the outer limits of adjacent riparian vegetation (oak woodland) where present. In addition, the jurisdictional determination identified the limits of waters of the U.S. under Corps jurisdiction, which extend to the lateral limits of the ordinary high water mark (OHWM) in features that have a significant nexus to traditionally navigable waters. The limits of top of bank/edge of oak woodland and OHWM were mapped with pin flags in the field. Ms. Golub surveyed the



proposed crossing and an approximate 100-foot buffer upstream and downstream, where access was feasible. No areas within the project site were observed with a dominance of wetland vegetation; therefore, jurisdictional wetlands are not present. All jurisdictional limits were mapped using a Trimble global positioning system (GPS) unit and compared to topographic maps. Refer to Attachment B – Site Plans [Sheet C3.2] for an overview of the proposed construction area relative to CDFW jurisdiction as mapped during the survey. Pin flags were left in place at the top of bank of Drainage 1 in order to be recorded by a land survey crew.

Results

The following summarizes the results of the field survey that was conducted within the proposed project area and provides further analysis of the data collected in the field. Discussions regarding jurisdictional determinations, botanical and wildlife surveys, and presence or absence of special-status species with potential to occur are presented below.

Vegetation Communities

Two vegetation communities were observed within the survey area: annual grassland and oak woodland. The grassland habitat on site is dominated by ripgut brome (*Bromus diandrus*) and wild oat (*Avena* sp.) with scattered occurrences of common fiddleneck (*Amsinckia intermedia*), hairy vetch (*Vicia villosa*), and milk thistle (*Silybum marianum*). The oak woodland habitat begins just to the north of the proposed crossing location and consists of a canopy dominated by coast live oak (*Quercus agrifolia*) with scattered valley oak (*Quercus lobata*). The understory habitat beneath the oaks consists of western poison oak (*Toxicodendron diversilobum*), narrow-leaf milkweed (*Asclepias fascicularis*), and herbaceous vegetation similar to the surrounding grassland habitat.

Jurisdictional Determination

As observed, Drainage 1 exhibited evidence of a well-defined bed and bank, OHWM, and a riparian corridor with a clearly defined edge of dripline. The channel is primarily void of vegetation, though exhibited evidence of debris wracking and scour. Drainage 1 appears to flow north before reaching Atascadero Creek and eventually the Salinas River and then to the traditionally navigable waters of the Pacific Ocean. Based on the above, Drainage 1 is likely considered waters of the U.S. and waters of the State and under the jurisdiction of the (Corps), CDFW, and RWQCB, respectively. Refer to Attachment B – [Sheet C3.2] for an overview of jurisdictional limits over engineered drawings.

Special-status Plants

Based on the desktop analysis, five special-status plants were documented within 1.5-miles of the survey area (see Figure 3: 1.5-mile CNDDDB and Critical Habitat Map). The habitat requirements for each special-status plant species occurring within vicinity of the



survey area were assessed and compared to the type and quality of habitats likely to occur on the property. Species were eliminated due to lack of suitable habitat, elevation range, lack of soils/substrate, and/or distribution. Based on observations made during an appropriately timed botanical survey, no suitable habitat is present for any special-status plant species known to occur within vicinity of the project. As such, no special-status plant species are expected to occur.

Though not considered a special-status plant, oak trees are of management concern to the City and are protected under Municipal Code Title 9 Section 11: Native Tree Ordinance (City of Atascadero 2018 and 2020). An arborist report (Tree Protection Plan) was prepared by A&T Arborists (2007) and included a total of 32 native trees including valley oaks, coast live oaks, and blue oaks between 9-inches and 58 inches diameter at breast height (DBH) (see Appendix C – Tree Protection Plan). Only valley oaks and coast lives were observed within the survey area. Refer to Attachment B – [Sheet C3.2] for an overview of oak trees within the project area.

Special-status Wildlife

Based on the desktop analysis, five special-status wildlife species were documented within 1.5-miles of the survey area (see Figure 3). The habitat requirements for each special-status wildlife species occurring within vicinity of the survey area were assessed and compared to the type and quality of habitats likely to occur on the property. Species were eliminated due to lack of suitable habitat and/or distribution. Further, based on local biological knowledge, two additional species were determined to have potential to occur on site. Special-status wildlife species have potential to occur within the proposed project site include the following:

- Northern California legless lizard (*Anniella pulchra*), California Species of Special Concern (CSC)
- Crotch bumble bee (*Bombus crotchii*), CSC and State Candidate
- Monterey dusky-footed woodrat (*Neotoma fuscipes luciana*), CSC
- Purple martin (*Progne subis*), CSC
- California red-legged frog (*Rana draytonii*; CRLF), Federal Threatened, CSC

Northern California legless lizard

No special-status reptiles were observed during the March 2020 survey. However, based on the presence of suitable habitat with oak understory and the proximity of documented occurrences, there is potential for legless lizards to occur on site.

Crotch bumble bee

An occurrence of Crotch bumble bee has been documented approximately 0.75-mile from the project in 1968. Marginal nesting habitat exists on site for this species, particularly within small mammal burrows in the open grassland. However, based on the lack of



recent occurrences for this species and their likely transient nature on site, potential to encounter Crotch bumble bee on site is considered very low.

Monterey dusky-footed woodrat

Although no woodrat houses were observed during the March 2020 survey, Monterey dusky-footed woodrat may utilize sites within the oak woodland habitat.

Special-status and nesting birds

No special-status birds were observed during the March 2020 survey. However, based on a CNDDDB analysis and the presence of suitable habitat, there is a potential for purple martin to occur on site. In San Luis Obispo County, the only known breeding populations for this species have been documented nesting within large western sycamore cavities. However, there is low potential for purple martin to nest in the cavities of large oak trees on site. The surrounding oak woodland habitat may also provide suitable nesting opportunity for a variety of other common passerine species during the typical avian nesting period (February 15 through August 31).

California red-legged frog

No occurrences of CRLF have been documented within 1.5 miles of the project (CDFW 2020; however, based on the presence of marginally suitable habitat and the proximity to semi-perennial to perennial aquatic habitat in the form of stock ponds and Atascadero Lake, there is low potential for CRLF to be encountered on site. As mentioned above, no water was observed within either on-site drainage immediately following a significant rain event. However, Drainage 2 exhibited sign of historic ponding and a number of cattle stock ponds were observed in the landscape via aerial imagery within one mile of the project site (Google Earth, 1994 – 2019). As such, Drainage 1 may provide marginal dispersal habitat for CRLF on above average rainfall years. No breeding habitat for CRLF (e.g., deep pools, emergent vegetation, etc.) is present on site.

Impact Assessment and Mitigation

Jurisdictional Waters

Based upon review of the Site Plans (Attachment B), the proposed project will result in temporary and permanent impacts to waters of the U.S. and waters of the State. Specifically, temporary impacts to the banks and riparian vegetation may occur as a result of ingress/egress, clearing and site preparation, and required vegetation management. Permanent impacts are expected as a result of placement of fill (e.g., rip rap and culvert). A summary of proposed impacts to jurisdictional areas is summarized below.



Table 1. Summary of Proposed Impacts to Jurisdictional Water

Habitat	Permanent Impacts (sq. ft. /LF)	Temporary Impacts (sq. ft. /LF)	Tree Removals	Tree Trimming
Waters of the U.S.	0.006 acre and 77.5 linear feet	0.007 acre and 97.5 linear feet	0	0
Waters of the State	0.09 acre and 77.5 linear feet	0.11 acre and 97.5 linear feet	2	4

Special-status Species

Based on lack of suitable habitat and a lack of detection during an appropriately timed botanical survey, no special-status plants are expected to be impacted by proposed project activities.

Direct and indirect impacts may occur to common and special-status wildlife species. Specifically, the proposed project may directly or indirectly impact special-status and common migratory nesting birds, Monterey dusky-footed woodrat, and Northern California legless lizard. As mentioned above, due to the transient nature of Crotch bumble bee and the relatively small scope of work, impacts to this species are not anticipated.

If present at the time of construction, direct impacts to Monterey dusky-footed woodrat, northern California legless lizard, and CRLF may occur from crushing, trampling, or entombing via construction throughout the course of project activities. Indirect impacts may occur from increased noise, vibrations, and silt and sedimentation during the project. Both the potential for direct impacts and indirect impacts are likely to be short-term in nature due to the limited scope and area of culvert installation.

Oak Trees

Based on the Arborist Report (A&T Arborists 2007) and site plans (refer to Attachment B – Sheet C3.2], two valley oak trees are planned for removal and four coast live oak trees will be impacted by vegetation trimming and/or grading and filling within their critical root zone to support installation of the culvert and associated road.

To avoid any inadvertent impacts to special-status species, nesting birds, and oak trees, the following avoidance and minimization measures are recommended for implementation prior to and during project construction:

Recommended Mitigation Measures

Sensitive Wildlife

- **Biology Mitigation Measure 1:** Prior to project initiation, an environmental training will be given to all personnel working on the project. The environmental training will



cover all sensitive resources occurring or with potential to occur on the project site. In addition, all regulatory agency permit(s) and requirements will be reviewed with project personnel.

- **Biology Mitigation Measure 2:** A qualified biologist shall conduct a pre-activity survey prior to the start of construction to ensure special-status wildlife are not present within proposed work areas. Areas containing suitable habitat for legless lizard shall be gently raked with a hand tool such as a garden rake to a depth of two inches. Legless lizards discovered during the raking shall be relocated to suitable habitat located outside of project impact areas. Woodrat houses shall be flagged and avoided to the extent feasible. If woodrat nests cannot be avoided, they shall be slowly dismantled with heavy equipment under the supervision of a qualified biologist and woodrats shall be allowed to escape unharmed.
In the event that special-status species are found, they shall be allowed to leave the area on their own volition or relocated (as permitted) to suitable habitat areas located outside the work area(s). If necessary, resource agencies will be contacted for further guidance.
- **Biology Mitigation Measure 3:**
Prior to commencement of clearing, grading, construction, or other improvement activities, the applicant shall make all efforts to schedule work activities during the dry season when impacts to CRLF and aquatic habitats would be minimal. This would include the following:
 - Avoid work during the rainy season (October through May). If work must occur in the rainy season, no work shall occur during rain events of 0.25-inch or greater.
 - A follow-up CRLF survey shall be conducted prior to the start of work following any rain event of 0.25-inch or greater.
 - No nighttime work shall occur.
- **Biology Mitigation Measure 4:** To protect nesting birds, no construction shall occur from February 15 through August 31 unless the following surveys are completed by a qualified biologist within one week prior to project initiation. Surveys for raptors shall be conducted within a 250-foot radius of the project site. If any active nests are observed, these nests and nest trees shall be designated, and a no-work buffer of 250-feet shall be established until the young have fledged and are no longer reliant on the nest tree or parental care. Surveys for other non-listed avian species shall be conducted within a 50-foot radius of the project site. If any active nests are observed, these nests and nest trees shall be protected with a 50-foot no-work buffer until the young have fledged and are no longer reliant on the nest or parental care. If activities are deemed to not be a threat to a given nest(s), a qualified biologist may monitor the work to ensure that the nest(s) doesn't fail. If any active nests of listed, fully protected,



or otherwise special-status species are detected during the surveys, the appropriate wildlife protection agency shall be contacted for guidance on how to proceed.

Jurisdictional Waters

- **Biology Mitigation Measure 5:** No refueling, maintenance, or staging of vehicles or equipment shall occur within 100 feet of any drainage.
- **Biology Mitigation Measure 6:** Prior to commencement of the project, all applicable resource agency permits shall be obtained (as necessary). All additional mitigation measures required by these agencies will be implemented throughout the duration of the project.
- **Biology Mitigation Measure :7** High-visibility flagging or fencing shall be used to flag off all riparian habitat areas around the work zones for avoidance. All construction activities and personnel shall remain outside of the flagged/fenced area, and flagging/fencing shall be maintained for the duration of construction.
- **Biology Mitigation Measure 8:** Impacts to vegetation should be limited to the minimum extent necessary to facilitate installation of the culvert.
- **Biology Mitigation Measure 9:** The following best management practices shall be implemented during the project:
 - Spill clean-up kits and secondary containment shall be made available and used to prevent spills or leaks from entering the drainage.
 - Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants.
 - Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated areas away from the two drainages.
 - Absorbent pads shall be available to clean up any spilled fuel, as needed.
 - Any chemicals used shall be prevented from entering the jurisdictional areas.
 - Only non-monofilament fiber rolls shall be used within jurisdictional areas.Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

Oak Trees

- **Biology Mitigation Measure 10:** Prior to project implementation, protective fencing (e.g., t-posts and yellow rope) will be installed around the canopy/dripline of oak trees within 20 feet of grading or trenching. If grading is expected to occur within the critical root zone, fencing shall be placed up to the limits of grading and remain in place until completion of the project.
- **Biology Mitigation Measure 11:** Trenching and excavation within an oak tree dripline shall be hand dug or bored to minimize root disturbance. Any root encountered 1-inch diameter or greater shall be hand cut and appropriately treated.



- **Biology Mitigation Measure 12:** Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage. Accepted arborist practices will be utilized when conducting trimming or pruning.
- **Biology Mitigation Measure 13:** No vehicle parking or storage of materials shall be placed under the canopy of oak trees.
- **Biology Mitigation Measure 14:** A Tree Protection Plan shall be prepared and submitted for City review and approval per Title 9 Chapter 11 of the Municipal Code.

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Appendices

Appendix A – Site Photographs

Appendix B – List of Botanical and Wildlife Species Observed

Appendix C – Tree Protection Plan (A&T Arborists 2007)



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Appendix A – Site Photographs



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Photo 1. View east of proposed crossing location (March 13, 2020).



Photo 2. View south, upstream of proposed crossing location (March 13, 2020).



Photo 3. View northwest, downstream of proposed crossing location. Note arrow pointing to potential oak planting location at and above top of bank (March 13, 2020).



Photo 4. View of channel during jurisdictional determination. Note blue flags indicate presence of an ordinary high water mark (March 13, 2020).



Photo 5. View east of crossing location at proposed staging area (March 13, 2020).



Photo 6. View of proposed access to project site from San Rafael Road (March 13, 2020).



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Appendix B – Botanical and Wildlife Species Observed



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List of Botanical Species Observed at the 8875 San Rafael Development Project Site
Observed on March 13, 2020

Family	Scientific Name	Common Name	Origin
Agavaceae, Century Plant Family	<i>Chlorogalum pomeridianum</i>	Soap plant	Native
Anacardiaceae, Sumac Family	<i>Toxicodendron diversilobum</i>	Western poison oak	Native
Apiaceae, Carrot Family	<i>Daucus pusillus</i>	Wild carrot	Native
	<i>Sanicula crassicaulis</i>	Pacific sanicle	Native
Apocynaceae, Dogbane Family	<i>Asclepias fascicularis</i>	Narrow-leaf milkweed	Native
Asteraceae, Sunflower Family	<i>Deinandra</i> sp.	Tarplant	Native
	<i>Pseudognaphalium</i> sp.	Tobacco	Naturalized
	<i>Silybum marianum</i>	Milk thistle	Naturalized
Brassicaceae, Mustard Family	<i>Lepidium nitidum</i>	Shinning pepper grass	Native
Boraginaceae, Borage Family	<i>Amsinckia menziesii</i>	Common fiddleneck	Native
Cucurbitaceae, Gourd Family	<i>Marah fabacea</i>	California man-root	Native
Euphorbiaceae, Spurge Family	<i>Croton setiger</i>	Doveweed	Native
Fabaceae, Legume Family	<i>Acemispom brachycarpus</i>	Short podded lotus	Native
	<i>Medicago polymorpha</i>	California burclover	Naturalized
	<i>Vicia villosa</i>	Hairy vetch	Naturalized
Fabaceae, Oak Family	<i>Quercus agrifolia</i>	Coast live oak	Native
	<i>Quercus lobata</i>	Valley oak	Native
Geraniaceae, Geranium Family	<i>Erodium botrys</i>	Big heron bill	Naturalized
	<i>Erodium cicutarium</i>	Redstem filaree	Naturalized
	<i>Geranium molle</i>	Crane's bill geranium	Naturalized
Juncaceae, Rush Family	<i>Juncus</i> sp.	Spreading rush	Native
Paeoniaceae, Peony Family	<i>Paeonia californica</i>	California peony	Native
Pinaceae, Pine Family	<i>Pinus sabiniana</i>	Foothill pine	Native
Poaceae,	<i>Bromus diandrus</i>	Ripgut brome	Naturalized



Family	Scientific Name	Common Name	Origin
Grass Family	<i>Hordeum murinum</i>	Wall barley	Naturalized
Polygonaceae, Buckwheat Family	<i>Rumex crispus</i>	Curly dock	Naturalized
Ranunculaceae, Buttercup Family	<i>Ranunculus californicus</i>	California buttercup	Native
Rhamnaceae, Buckthorn Family	<i>Frangula californica</i>	California coffee berry	Native
Rubiaceae, Madder Family	<i>Galium aparine</i>	Goose grass	Native
	<i>Galium californicum</i>	California bedstraw	Native
Verbenaceae, Vervain Family	<i>Verbena lasiostachys</i>	Common vervain	Native

List of Wildlife Species Observed at the 8875 Sn Rafael Development Project Site

Observed on March 13, 2020

Family	Scientific Name	Common Name	*Listing Status Federal/State
Birds	<i>Aphelocoma californica</i>	California scrub jay	--
	<i>Buteo jamaicensis</i>	Red-tailed hawk	--
	<i>Melanerpes formicivorus</i>	Acorn woodpecker	--
	<i>Sturnus vulgaris</i>	European starling	--
	<i>Zenaida macroura</i>	Mourning dove	--
Mammals	<i>Otospermophilus beecheyi</i>	California ground squirrel	--
	<i>Thomomys bottae</i>	Botta's pocket gopher	--

*California Department of Fish and Wildlife Listing Status:

- Fully Protected (FP)
- California Species of Special Concern (CSC)
- Watch List (WL)
- Special Animal (SA)



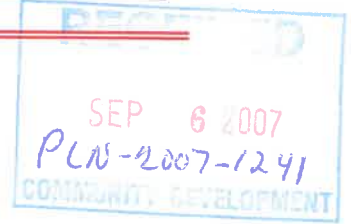
Appendix C – Tree Protection Plan



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8-7-07
Kelly Gearhart
San Rafael Extension



This tree protection plan is in regard to the extension of San Rafael Road in Atascadero, California. The purpose of the road is to gain access to several lots. 32 native trees consisting of valley oaks (*Quercus lobata*), coast live oaks (*Quercus agrifolia*) and blue oaks (*Quercus douglasii*) are within the impact area. Five of the trees with a total diameter of 73 inches will need to be removed. None of the removals are over 24 inches in diameter.

The road will cross two valleys with areas of fill over large culverts. The second valley is located on lot #42. This valley is more extensive than the previous one; therefore, more fill is required. Monitoring is required for the retaining wall(s) construction. Tree #23 and possibly tree #22 will need canopy raising prior to construction activities.

The road then crosses an open field before re-entering a more forested area. Tree #26 appears close to the road and ten feet from the planned water line. This tree fell over to the south probably twenty years ago. The tree is still very much alive. There is no drip line remaining over the road. Several large buttressing roots were broken when the tree uprooted, therefore few live roots exist on the north side. We feel the impact to this tree will be minimal to non-existent. Tree #27 will need canopy raising.

It is the responsibility of the **owner** to provide a copy of this tree protection plan to any and all contractors and subs that work within the drip line of any native tree. It is highly recommended that each contractor sign and acknowledge this tree protection plan.

This project shall require an on-site pre-construction meeting with the city, owner, grading contractor and the arborist. Topics will include fencing, monitoring and requirements for a positive final occupancy letter.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees are numbered on the grading plans and in the field with an aluminum tag. Tree protection fencing is shown on the grading plan. In the field, trees to be saved have yellow tape and trees to be removed have red tape.

Tree Rating System

A rating system of 1-10 was used for visually establishing the overall condition of each tree on the spreadsheet. The rating system is defined as follows:

<u>Rating</u>	<u>Condition</u>
---------------	------------------

0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
3	Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
5	Relatively healthy tree with little visual structural and or pest defects.
6	Healthy tree that probably can be left in its natural state.
7-9	Have had proper arboricultural pruning and attention or have no apparent structural defects.
10	Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

The following mitigation measures/methods must be fully understood and followed by anyone working within the drip line of any native tree. Any necessary clarification will be provided by us (the arborists) upon request.

1. Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked at the edge of the drip line or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. The fencing must be constructed prior to the city pre-construction meeting for inspection by the city and the arborists.

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

3. Chip Mulch: All areas within the drip line of the trees that cannot be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

4. Trenching Within Drip Line: All trenching for foundations within the drip line of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and

grading/trenching contractor(s) shall take place prior to work start. This activity shall be monitored by the arborist(s) to insure proper root pruning is taking place.

5. Grading Within The Drip Line: Grading should not encroach within the drip line unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

6. Exposed Roots: Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

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

8. Existing Surfaces: The existing ground surface within the drip line of all native trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.

9. Construction Materials And Waste: No liquid or solid construction waste shall be dumped on the ground within the drip line of any native tree. The drip line areas are not for storage of materials either.

10. Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. It is the responsibility of the owner to contract (prior to construction) a locally licensed and insured arborist that will document all monitoring activities.

- pre-construction fence placement
- any utility or drainage trenching within any drip line
- All grading and trenching near trees requiring monitoring on the spreadsheet

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

12. Pruning: Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning.

No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

13. Landscape: All landscape under the drip-line shall be drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around drip lines; otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. There does not appear to be any planned landscaping for the road extension.

14. Utility Placement: All utilities and sewer/storm drains shall be placed down the roads/driveways and when possible outside of the drip lines. The arborist shall supervise trenching within the drip line. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over the roots.** Roots greater than 2 inches in diameter shall **not** be cut.

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

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of drip line impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning and individual tree notes.

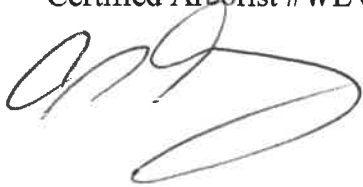
If all the above mitigation measures are followed, we feel there will be no additional long-term significant impacts to the remaining native trees.

A & T Arborists strongly suggests that the responsible party (owner of their designee) make copies of this report. Any reproduction by A & T Arborists or changes to the original report will require an additional charge.

Please let us know if we can be of any future assistance to you for this project.

Steven G. Alvarez
Certified Arborist #WC 0511

Chip Tamagni
Certified Arborist #WE 6436-A



TREE PROTECTION SPREAD SHEET Gearhart San Rafael Extension

1	2	3	4	5	6	7	8	9	10	11
TREE #	TREE SPECIES	TRUNK DBH	TREE CONDITION	CONST STATUS	DRIP-LINE % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	FIELD NOTES
1	VO	58	2	I	15%	GR	F, M	YES		major cavities
2	VO	16	4	A	0%		fencing	NO		
3	VO	11	4	A	0%		fencing	NO		
4	VO	20	3	A	0%		fencing	NO		dieback
5	VO	20	5	I	10%	GR	fencing	NO		
6	VO	19	5	I	15%	GR	F, RP, M	YES		
7	VO	9	3	R	100%	GR	NONE	NO		
8	VO	18	4	R	100%	GR	NONE	NO		
9	VO	14	4	R	100%	TR, FILL	NONE	NO		
10	LO	48	5	I	25%	FILL	F, M	YES		
11	VO	9	2	I	35%	TR	F, M	YES		very suppressed
12	VO	17	4	R	100%	FILL	NONE	NO		
13	LO	54	2	I	15%	FILL	F, M	YES		major dieback
14	VO	10	3	A	0%		fencing	NO		
15	VO	3X37	4	A	0%		fencing	NO		
16	VO	38	5	A	0%		fencing	NO		
17	LO	30	4	A	0%		fencing	NO		
18	VO	18	3	A	0%		fencing	NO		suppressed
19	VO	17	3	A	0%		fencing	NO		
20	VO	16	3	A	0%		fencing	NO		

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH

2 = TREE TYPE: COMMON NAME IE W.O = WHITE OAK

3 = TRUNK DIAMETER @ 4"

4 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT

5 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL

6 = DRIP-LINE: PERCENT OF IMPACTED DRIP-LINE

7 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING

8 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,

9 = ARBORIST MONITORING REQUIRED: YES/NO

10 = PERSCRIBED PRUNING: CLASS 1-4

11 = FIELD NOTES

8/7/2007

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH
2 = TREE TYPE: COMMON NAME IE W.O. = WHITE OAK
3 = TRUNK DIAMETER @ 4'6"
4 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT
5 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL
6 = DRIP-LINE: PERCENT OF IMPACTED DRIP-LINE
7 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING
8 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,
9 = ARBORIST MONITORING REQUIRED: YES/NO
10 = PERSCRIBED PRUNING: CLASS 1-4
11 = FIELD NOTES

City of Atascadero
8875 San Rafael Road (PIP 20-0051)
Soft Bottom Culvert Discussion
Date: 07/21/20

The proposed development will take the existing road San Rafael and extend it approximately just over an additional 600 feet to the east from the current termination of the road located at 8855 San Rafael Road. Located just 300 feet east of the existing termination of the road is an existing defined waterway that historically flows from south to north ranging from 7% to 20% slopes. This defined waterway has an existing tributary of 145 acres which, per the County of San Luis Obispo Drainage Standard, classifies it as a minor waterway.

Based on this classification, the County of San Luis Obispo Drainage Standards dictates that a proposed culvert design will need to be capable of capturing a 25-year storm event with a minimum of 1-foot of freeboard, or clearance below the shoulder of the roadway. In addition, the culvert will also need to be capable of capturing a 50-year storm event without freeboard ensuring that the roadway surface is not inundated with waters. Utilizing the capabilities of AutoCAD's Hydraflow Express program, both the 25-year and 50-year storm events were evaluated to determine the existing drainage patterns of the waterway. With the existing slopes ranging between 7% to 20% and dense weeds resulting in an average Manning's Runoff Coefficient of 0.10, it was determined that the flow rates within the waterway during the 25-year and 50-year storm events were 235.6 cubic feet per second and 263.2 cubic feet per second, respectively. For the 25-year storm event, this correlates to a 12.2 foot per second velocity along the flowline of the waterway.

A culvert system will reduce the cross-sectional area available for the runoff within the waterway to pass through, which results in higher velocities and greater potential for scouring to occur within the "soft bottom" of the culvert. Using this methodology, further calculations of multiple culvert designs and their respective impact upon the surrounding waters (State and U.S.) were evaluated. Ultimately, it was determined that the 12.2 foot per second velocity along the flowline of the waterway would wash out a "soft bottom" culvert and therefore a non "soft bottom" culvert was chosen for this project application.