

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: MISCELLANEOUS 06-009 – VINA ROBLES WATERLINE ENVIRONMENTAL DETERMINATION

DATE: FEBRUARY 6, 2007

Needs: For the Planning Commission to consider the environment determination and Mitigated Negative Declaration for the proposed construction of the Vina Robles Waterline.

- Facts:**
1. The Planning Commission granted approval of the Vina Robles Master Development Plan (PD 02-002) and Conditional Use Permit (CUP 02-027), which includes a hospitality center, restaurant, hotel, winery and other ancillary uses on March 11, 2003.
 2. The hospitality center is located near the intersection of Mill Road and Highway 46 East, on north side of Mill Road.
 3. The Conditions of Approval of the Planned Development includes a requirement for all new uses on the site to connect to the City’s water supply for domestic and fire suppression purposes.
 4. The applicant is nearing completion of the winery and hospitality phase of the project, and therefore needs to comply with condition requiring water supply connection.
 5. The Vina Robles project approval did not include an analysis of the location of the future waterline since that information was not known at that time.
 6. The proposed project includes construction of a 12 inch below-ground water line, that would extend from Airport Road through the Handley and Mundeel properties, under Highway 46 East, and then easterly along Mill Road to the site. See Attachment 1 – Project Location Map.
 7. The applicant’s have determined that the proposed location of the waterline is the most suitable and viable for their purposes.
 8. Since this project is subject to the requirements of the California Environmental Quality Act (CEQA), and approval for construction of the waterline beneath the highway requires a permit from a Responsible Agency (California Department of Transportation), the project was noticed for a 30 day public review period and circulated to the State Clearinghouse for further distribution.

Analysis and Conclusion:

The water line is proposed to be trenched from the eastern edge of the Handley property (from the end of an existing private driveway and cul-de-sac that connects to Airport Road), then extend toward the southeast across the Mundeel’s property to

the existing service road. The attached Property Location Map shows the proposed route for the water line.

The water line project is proposed to be installed underground, primarily utilizing an existing unpaved service road. The water line would be located within a 12 foot wide all-weather surface access road easement across the various properties. In locations where the line would not be within the existing service road, a new road would be constructed. The new segment of the road will traverse land that has sloping topography in some areas. These areas will need to be leveled slightly, and erosion control methods will need to be installed to ensure soil erosion does not occur. The remaining portion of the trench for the water line will be in the existing access road which is already disturbed.

There are several oak trees in some areas along the service road. An arborist report was prepared for this project. The report recommends several tree protection measures to protect the Critical Root Zone (CRZ) of the oak trees. With these measures in place, the report concludes that the oak trees will not be impacted by construction of the proposed water line.

A biologist report was prepared for this proposed project. The report does not indicate that there are any existing special or protected plant or animal species or habitat areas in the areas of site disturbance that would be impacted by this project. After the water line is installed there will be minimal evidence of site disturbance. A biology report was prepared as part of the Vina Robles Hospitality Center, south of Hwy. 46 East. The proposed water line does not cross any creeks or disturb any riparian corridors. No significant biological resources were identified in this area that would be impacted by the project.

No other environmental related issues were identified that would result in impacts from this project. Oak tree protection mitigation measures are included with the Initial Study prepared for this project.

Policy

Reference: California Environmental Quality Act, City of Paso Robles General Plan, 2003, California Government Code

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Impact: None.

Options: After opening the public hearing and taking public testimony, the Planning Commission is requested to consider the following options:

- a. Approve the attached Resolution to adopt the Mitigated Negative Declaration.
- b. Amend, modify, or reject the foregoing option.

Prepared By: Susan DeCarli, AICP, City Planner

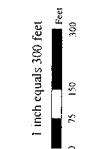
Attachments:

1. Property Location Map
2. Draft Mitigated Negative Declaration
3. Resolution
4. Newspaper and Mail Notices

ATTACHMENT 1
PROJECT LOCATION MAP



NOTES: Wallace Group did not provide survey services for this map. Map intended for planning and discussion purposes only. Not a legal document. Map produced October 2006.



Vina Robles Winery
Proposed 12" Waterline Alignment

- Legend**
- 12" Waterline Alignment
 - Property Boundary Survey

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CITY OF PASO ROBLES – PLANNING DIVISION INITIAL STUDY

1. GENERAL PROJECT INFORMATION

PROJECT TITLE:

LEAD AGENCY: City of Paso Robles - 1000 Spring Street, Paso Robles, CA 93446

Contact: Susan DeCarli, AICP, City Planner
Telephone: (805) 237-3970

PROJECT LOCATION: East of Airport Road and Mill Road, north and south of Highway 46 East (APNs 025-431-077, -060, and -059)

PROJECT PROPONENT: Vina Robles, Inc.
P.O. Box 699, Paso Robles, CA 93447
Representative: Hans Michel and Robert Miller

**LEAD AGENCY CONTACT/
INITIAL STUDY PREPARED BY:** Susan DeCarli, AICP, City Planner

Telephone: (805) 237-3970
Facsimile: (805) 237-3904
E-Mail: sdecarli@prcity.com

GENERAL PLAN DESIGNATION: Portions of the waterline property are designated either Agricultural or Parks and Open Space, and are in the Airport Overlay designation.

ZONING: Portions of the waterline property are zoned either Agricultural or Parks and Open Space, and are in the Airport Overlay designation.

2. PROJECT DESCRIPTION

The proposed project is a request to construct a 12 inch water line extending from the eastern end of an existing road on property located on Airport Road (025-431-077), south and east via an existing dirt road on property located east of Airport Road (025-431-059 and -060), to Highway 46 East. The waterline is then proposed to be bored under the State Highway to Mill Road, and extend east to the Vina Robles property. See Attachment A Project Location Map.

3. OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED (For example, issuance of permits, financing approval, or participation agreement):

Caltrans encroachment permit for boring under State Highway 46 East.

4. EARLIER ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENTATION:

This Initial Study incorporates by reference the City of El Paso de Robles General Plan Environmental Impact Report (EIR) (SCH#2003011123).

5. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR THE PROJECT:

This Initial Study relies on expert opinion supported by the facts, technical studies, and technical appendices of the City of El Paso de Robles General Plan EIR. These documents are incorporated herein by reference. They provide substantial evidence to document the basis upon which the City has arrived at its environmental determination regarding various resources.

6. PURPOSES OF AN INITIAL STUDY

The purposes of an Initial Study for a Development Project Application are:

- A. To provide the City with sufficient information and analysis to use as the basis for deciding whether to prepare an Environmental Impact Report, a Mitigated Negative Declaration, or a Negative Declaration for a site specific development project proposal;
- B. To enable the Applicant of a site specific development project proposal or the City as the lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is required to be prepared, thereby enabling the proposed Project to qualify for issuance of a Negative Declaration or a Mitigated Negative Declaration;
- C. To facilitate environmental assessment early in the design of a project;
- D. To eliminate unnecessary EIRs;
- E. To explain the reasons for determining that potentially significant effects would not be significant;
- F. To determine if a previously prepared EIR could be used for the project;
- G. To assist in the preparation of an Environmental Impact Report if one is required; and
- H. To provide documentation of the factual basis for the finding of no significant effect as set forth in a Negative Declaration or a Mitigated Negative Declaration prepared for the a project.

7. EXPLANATION OF ANSWERS FOUND ON THE ENVIRONMENTAL CHECKLIST FORM

A. Scope of Environmental Review

This Initial Study evaluates potential impacts identified in the following checklist.

B. Evaluation of Environmental Impacts

- 1. A brief explanation is required for all answers to the questions presented on the following Environmental Checklist Form, except where the answer is that the proposed project will have “No Impact.” The “No Impact” answers are to be adequately supported by the information sources cited in the parentheses following each question or as otherwise explained in the introductory remarks. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors and/or general standards. The basis for the “No Impact” answers on the following Environmental Checklist Form is explained in further detail in this Initial Study in Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 10 (Context of Environmental Analysis for the Project).
- 2. All answers on the following Environmental Checklist Form must take into account the whole action involved with the project, including implementation. Answers should address off-site as well as on-

site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. Mitigation Measures from Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). See Section 4 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 11 (Earlier Analysis and Background Materials) of this Initial Study.
6. References to the information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the Environmental Checklist Form. See Section 11 (Earlier Analysis and Related Environmental Documentation). Other sources used or individuals contacted are cited where appropriate.
7. The following Environmental Checklist Form generally is the same as the one contained in Title 14, California Code of Regulations; with some modifications to reflect the City’s needs and requirements.
8. Standard Conditions of Approval: The City imposes standard conditions of approval on Projects. These conditions are considered to be components of and/or modifications to the Project and some reduce or minimize environmental impacts to a level of insignificance. Because they are considered part of the Project, they have not been identified as mitigation measures. For the readers’ information, the standard conditions identified in this Initial Study are available for review at the Community Development Department.
9. Certification Statement: The statements made in this Initial Study and those made in the documents referenced herein present the data and information that are required to satisfy the provisions of the California Environmental Quality Act (CEQA) – Statutes and Guidelines, as well as the City’s Procedures for Implementing CEQA. Further, the facts, statements, information, and analysis presented are true and correct in accordance with standard business practices of qualified professionals with expertise in the development review process, including building, planning, and engineering.

8. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The proposed project may potentially affect the environmental factors checked below, and may involve at least one impact that is a “Potentially Significant Impact” or is “Potentially Significant Unless Mitigated,” if so indicated on the following Environmental Checklist Form (Pages 8 to.15)

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population & Housing | <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

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9. ENVIRONMENTAL DETERMINATION: On the basis of this initial evaluation: I find that:

The proposed project could not have a significant effect on the environment; and, therefore, 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 the mitigation measures described on an attached sheet have been added to the project. Therefore, a **MITIGATED NEGATIVE DECLARATION** will be prepared.

The proposed project may have a significant effect on the environment; and, therefore an **ENVIRONMENTAL IMPACT REPORT** is required.

The proposed project may have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or is “potentially significant unless mitigated.”

Therefore, an **ENVIRONMENTAL IMPACT REPORT** is required, but it will analyze only the effect or effects that remain to be addressed.

Signature:

Date:

January 10, 2007

Susan DeCarli, AICP, City Planner

I. LAND USE AND PLANNING. Would the Proposal:

- a) Conflict with general plan designation or zoning? (Sources: 1 & 8)

Discussion: The proposed project does not conflict with the Parks and Open Space, Agricultural, and Airport Overlay land use designations of the General Plan and zoning.

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (Sources: 1 & 3)

Discussion: The proposed project does not conflict with the City General Plan Update, 2003 and other adopted environmental policies that apply to this project.

- c) Be incompatible with existing land uses in the vicinity? (Sources: 1 & 3)

Discussion: The surrounding land uses include agriculture, wineries, and residential home sites on large properties. Since the waterline is proposed to be installed underground and not visible or impact other land uses in the vicinity, the project will not be incompatible with existing land uses in the vicinity.

- d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)?

Discussion: The project site will not affect agricultural resources or operations on or near the property, since it will be located within an existing disturbed dirt road, in addition to a portion under a paved road (Mill Road).

- e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (Sources: 1 & 3)

Discussion: The project could not disrupt or divide the established community since it only consists of an underground water line.

II. POPULATION AND HOUSING. Would the proposal:

- a) Cumulatively exceed official regional or local population projections? (Sources: 1 & 3)

Discussion: The proposed project does not include development of housing or other facilities that could impact regional or local population. There is a potential in the future that other development (that is consistent with applicable land use designations and zoning), could be provided access to water through this waterline, however, applicable zoning currently does not allow any new residential development (Airport Overlay Zone), and no development is proposed or contemplated in the near vicinity that could result in exceeding regional or local population growth. If development is proposed in the future, growth inducing population impacts will be evaluated at that time.

- b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or

extension of major infrastructure)? (Sources: 1 & 3)

Discussion: See IIa above.

- c) Displace existing housing, especially affordable housing?
(Sources: 1, 3, & 5)

Discussion: This project will not displace any existing housing.

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- a) Fault rupture? (Sources: 1, 2, & 3)

Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of this valley. The Rinconada Fault system runs on the west side of the valley. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. In addition, per requirements of the Alquist-Priolo Earthquake Fault Zones, only structures for human habitation need to be setback a minimum of 50 feet of a known active trace fault.

- b) Seismic ground shaking? (Sources: 1, 2, & 3)

Discussion: The City is located within an active earthquake area that could experience seismic ground shaking from the Rinconada and San Andreas Faults. The proposed structure will be constructed to current UBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults.

- c) Seismic ground failure, including liquefaction?
(Sources: 1, 2 & 3)

Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events due to soil conditions. The EIR identifies measures to reduce this potential impact, which will be incorporated into this project. This includes a requirement to conduct a site-specific analysis of liquefaction potential. Based on analysis results, the project design and construction will include specific design requirements to reduce the potential impacts on structures due to liquefaction to a less than significant level.

- d) Seiche, tsunami, or volcanic hazard? (Sources: 1, 2, & 3)

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- e) Landslides or Mudflows? (Sources: 1, 2, & 3)

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Discussion: d. and e. The project site is not located near bodies of water or volcanic hazards, nor is the site located in an area subject to landslides or mudflows.

- f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 2, 3, & 4)

Discussion: In areas of trenching and/or grading for the waterline and access road, erosion control measures will be required, as determined by the City Engineer, to control potential erosion.

- g) Subsidence of the land? (Sources: 1, 2, & 3)

Discussion: See Item c.

- h) Expansive soils? (Sources: 4)

Discussion: See Item c.

- i) Unique geologic or physical features? (Sources:1 & 3)

Discussion: There are no unique geologic or physical features on or near the project site.

IV. WATER. Would the proposal result in:

- a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Sources:1, 3, & 7)

Discussion: The proposed underground waterline could not affect absorption, drainage or surface runoff.

- b) Exposure of people or property to water related hazards such as flooding? (Sources: 1, 3, & 7)

Discussion: There is no potential to expose people or property to water related hazards due to this project.

- c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (Sources: 1, 3, & 7)

Discussion: There is no potential for this project to result in discharge into surface water or alter surface water quality.

- d) Changes in the amount of surface water in any water body? (Sources: 1, 3, & 7)

Discussion: There is no water body on or near the project site.

- e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7)

Discussion: This project could not result in changes in currents or water movement since there is no water course in the vicinity that could be affected by this project.

- f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Sources: 1,3, & 7)

Discussion: The proposed project does not directly withdraw water resources and would therefore not impact ground water quantity.

- g) Altered direction or rate of flow of groundwater? (Sources: 1, 3, & 7)

Discussion: This project could not result in alterations to the direction or rate of groundwater flow since this project does not directly extract groundwater or otherwise significantly affect these resources.

- h) Impacts to groundwater quality? (Sources: 1, 3, & 7)

Discussion: The project will not affect groundwater quality since this project does not directly extract groundwater or otherwise affect these resources

- i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (Sources: 1, 3, & 7)

Discussion: Refer to response f.

V. AIR QUALITY. Would the proposal:

- a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 1, 3, & 7)

Discussion: The project will require use of heavy equipment to trench and install water line pipe and access road improvements, however, with standard air quality requirements to maintain equipment operational standards, impacts to air quality resulting from this project will be less than significant.

- b) Expose sensitive receptors to pollutants? (Sources: 1, 3, & 7)

Discussion: There are no sensitive receptors such as schools, hospitals, etc. within the near vicinity that could be impacted by this project.

- c) Alter air movement, moisture, or temperature? (Sources: 1, 3, & 7)

Discussion: This project does not have the potential to significantly alter air movement, moisture, or temperature.

- d) Create objectionable odors?

Discussion: Given the nature of the proposed uses, this project does not generally have the potential to create objectionable odors.

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- a) Increased vehicle trips or traffic congestion?
(Sources: 1, 3, & 7)

Discussion: Minor construction related truck traffic will result from this project, however, existing road capacity and service thresholds are adequate to accommodate potential short-term traffic. Once constructed the project will not likely result in increased trips or congestion.

- b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 3, & 7)

Discussion: The proposed project does not include road improvements that may result in safety hazards or in incompatible uses.

- c) Inadequate emergency access or inadequate access to nearby uses? (Sources: 1, 3, & 7)

Discussion: The applicant will maintain a 10 ft. wide all-weather access road within a 20 ft. wide easement to provide emergency and maintenance access to the waterline.

- d) Insufficient parking capacity on-site or off-site?
(Sources: 1, 3, 7, & 8)

Discussion: The project does not require nor will it result in any parking needs.

- e) Hazards or barriers for pedestrians or bicyclists?
(Source: 7)

Discussion: The project will not affect pedestrians or bicyclists.

- f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
(Sources: 1 & 8)

Discussion: The project would not conflict with or otherwise affect adopted policies supporting alternative transportation.

- g) Rail, waterborne or air traffic impacts?

Discussion: The project could not affect rail, waterborne or air traffic.

BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)?

Discussion: A Biological Report (prepared by Althouse and Meade, Inc.(October 2006) and Rincon Consultants, (September 2000) indicates that there are no special status plants or animals located on the project site or within the area of project disturbance, including endangered, threatened or rare species or their habitats located on the project site, and no mitigation measures related to this topic required. The portion of the project located south of Hwy. 46 avoids disturbance of wetland or vernal pool resources. See Attachment 2, Biological Reports.

- b) Locally designated species (e.g., heritage trees)?

Discussion: There are locally designated and protected oak trees within the project area. An Arborist Report prepared by A&T Arborists (December 2006) identified the existing oak trees within the project area, and evaluated potential impacts that may result from this project. The Arborist Report indicates that trees #7 and #12 will need to be pruned prior to trenching so that canopy damage does not result. Specific tree protection mitigation measures are recommended for potential impacts to the critical root zone (CRZ) of trees #6, #7 and #14. See Attachment 3, Arborist Report.

- c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?

Discussion: None.

- d) Wetland habitat (e.g., marsh, riparian and vernal pool)?

Discussion: There are no wetland habitats on or near the project site.

- e) Wildlife dispersal or migration corridors?

Discussion: The site is not part of a wildlife dispersal or migration corridor.

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

- a) Conflict with adopted energy conservation plans? (Sources: 1 & 7)

Discussion: No impact.

- b) Use non-renewable resources in a wasteful and inefficient manner? (Sources: 1 & 7)

Discussion: No impact

- c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (Sources: 1 & 7)

Discussion: The project is not located in an area of a known mineral resources that would be of future value to the region and the residents of the State.

IX. HAZARDS. Would the proposal involve:

- a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?

Discussion: No impact.

- b) Possible interference with an emergency response plan or emergency evacuation plan? (Sources: 1 & 7)

Discussion: The project will not interfere with an emergency response plan or emergency evacuation plan since it is not a designated emergency response location to be used for staging or other uses in an emergency.

- c) The creation of any health hazard or potential hazards?

Discussion: The project and future uses will not likely result in creating any health or other hazards.

- d) Increased fire hazard in areas with flammable brush, grass, or trees?

Discussion: No impact.

X. NOISE. Would the proposal result in:

- a) Increases in existing noise levels? (Sources: 1, 7, & 8)

Discussion: The project will not likely result in an increase in operational noise levels. It may result in short-term construction noise. However, construction noise will be limited to specific daytime hours per city regulations.

- b) Exposure of people to severe noise levels? (Source: 3)

The project site is not located in the vicinity where it would expose people to severe noise levels.

XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? (Sources: 1, 3, 6, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police Protection? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Maintenance of public facilities, including roads?
(Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other governmental services? (Sources: 1,3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: a.-e. The project applicant will be required to pay development impact fees as established by the city per AB 1600 to mitigate impacts to public services.

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Power or natural gas? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Communication systems? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Local or regional water treatment or distribution facilities?
(Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Sewer or septic tanks? (Sources: 1, 3, 7, & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Storm water drainage? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Solid waste disposal? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Local or regional water supplies? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: a.-g. The project will not result in the need for new systems or supplies, or result in substantial alterations to utilities and service systems.

XIII. AESTHETICS. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Affect a scenic vista or scenic highway? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located in a scenic vista or scenic highway area.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

(Sources: 1, 3, & 7)

Discussion: The water line is proposed to be installed below ground and not visible when completed. The access road is proposed in a previously disturbed, existing dirt road, and will not have a demonstrable negative aesthetic effect.

- c) Create light or glare? (Sources: 1, 3, 7, & 8)

Discussion: No lighting is proposed with this project.

XIV. CULTURAL RESOURCES. Would the proposal:

- a) Disturb paleontological resources? (Sources: 1, 3, & 7)

- b) Disturb archaeological resources? (Sources: 1, 3, & 7)

Discussion: a.-b. The project site is not located in an area with know paleontological or archaeological resources. If these types of resources are found during grading and excavation, appropriate procedures will be followed including halting activities and contacting the County Coroner, and follow standard mitigation procedures.

- c) Affect historical resources? (Sources: 1, 3, & 7)

Discussion: There are no existing historical resources on the project site.

- d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (Sources: 1, 3, & 7)

Discussion: The project is not proposed in a location where it could affect unique ethnic cultural values.

- e) Restrict existing religious or sacred uses within the potential impact area? (Sources: 1, 3, & 7)

Discussion: Discussion: There are no known religious or sacred uses on or near the project site.

XV.RECREATION. Would the proposal:

- a) Increase the demand for neighborhood or regional parks or other recreational facilities? (Sources: 1, 3, & 7)

Discussion: No impact.

- b) Affect existing recreational opportunities? (Sources 1, 3, & 7)

Discussion: The project will not affect existing recreational opportunities.

MANDATORY FINDINGS OF SIGNIFICANCE.

Does the project have the potential to degrade the quality of the

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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? (Sources: 1 & 3)

Discussion: The project does not 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.

Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? (Sources: 1 & 3)

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Discussion: The project will not likely have a potential to achieve short-term, to the disadvantage of long-term environmental goals.

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.) (Sources: 1 & 3)

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Discussion: The project will not result in significant cumulative impacts.

Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1 & 3)

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Discussion: The project will not result in substantial adverse environmental impacts on human beings, either directly or indirectly.

11. EARLIER ANALYSIS AND BACKGROUND MATERIALS

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

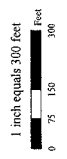
Reference Number	Document Title	Available for Review At
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
2	Seismic Safety Element for City of Paso Robles	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
3	Final Environmental Impact Report City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
4	Soil Survey of San Luis Obispo County, California Paso Robles Area	USDA-NRCS, 65 Main Street-Suite 108 Templeton, CA 93465
5	Uniform Building Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
6	City of Paso Robles Standard Conditions of Approval For New Development	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
7	City of Paso Robles Zoning Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
8	City of Paso Robles, Water Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
9	City of Paso Robles, Sewer Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
10	Federal Emergency Management Agency Flood Insurance Rate Map	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446

Attachments:

- Attachment 1 – Project Site Location
- Attachment 2 – Biological Report
- Attachment 3 – Arborist Report



NOTES: Wallace Group did not provide survey services for this map. Map intended for planning and discussion purposes only. Not a legal document. Map produced October 2006.



Vina Robles Winery
Proposed 12" Waterline Alignment

- Legend**
- 12" Waterline Alignment
 - Property Boundary Survey

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Generation No. 06 - Page 20 of 70

Biological Report
for the
Vine Robles Waterline Extension
Airport Road to Mill Road

City of Paso Robles
San Luis Obispo County
California



Prepared for

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Synopsis

- This report provides information regarding biological resources near a proposed waterline project on 2.3 acres in the City of Paso Robles, San Luis Obispo County, California.
- The proposed project is a 12-inch waterline extension to provide water service to Vina Robles Winery. The waterline would extend southeast from Airport Road, approximately 2000 linear feet, through two private parcels and beneath U.S. Highway 46 East to Mill Road.
- Two habitat types are present near the proposed waterline route: annual grassland, and blue oak woodland. A preliminary floristic survey of the project area conducted in the fall of 2006 identified 24 species of plants.
- Special status plants are not expected to occur on or near the project area. One special status animal, San Joaquin kit fox, could potentially occur near the project area. No special status plants or animals were found near the waterline route during our surveys in the fall of 2006.
 - Protection measures for San Joaquin kit fox are incorporated into the project plans. All protection measures are included on site and grading plan sheets.
- Native blue oak trees occur in the project area. The proposed waterline route was designed to avoid impacts to oak trees. Tree protection measures are outlined on the project grading plans.
- The project as designed will not result in significant impacts to biological resources.

1.0 Introduction

This document presents the results of biological investigations of approximately 2.3-acres extending from Airport Road to Mill Road in the City of Paso Robles. The proposed project area is approximately 2000 linear feet by 50 feet wide through a larger parcel. The entire project area was investigated; areas well outside of the work zone on Ptn. Parcel 3, 26/PM/22, APN 025-431-048, were not included. Results are reported for floristic and wildlife surveys of the property, a habitat inventory, and database and literature searches of rare species reports within five miles of the property. This report provides agencies and decision makers with information regarding biological resources and assesses potential impacts from proposed development. Natural communities on the site are identified, special status species that may be affected by the proposed development are discussed, and lists of plant and animal species that were found or are expected on the property are provided. An evaluation of the effect of the proposed project on biological resources is included.

1.1 Project Location and Description

The project area is 2.3 acres located in the northeastern corner of the City of Paso Robles, San Luis Obispo County, California (Appendix B, Figure 1). The project area is situated on the east side of Airport Road, north of U.S. Highway 46 East, in the Paso Robles United States Geological Survey (USGS) 7.5 minute quadrangle (Figure 2).

The proposed project is to install a waterline extension to provide water to Vina Robles Winery from the City of Paso Robles. Vina Robles Winery is located on Union Road, south of Highway 46 East. The waterline would extend from the Handley property across to the Munde property before crossing the highway and connecting with Mill Road. Wallace Group prepared the map exhibits, provided here in Appendix A.

1.2 Responsible Parties

TABLE 1. RESPONSIBLE PARTIES. Contact information for the applicant, agent, biological consultant, lead agency, and architect are provided.

<p>Applicant (Owner) Vina Robles Winery P.O. Box 699 Paso Robles, CA 93447</p>	<p>Agent Wallace Group 4115 Broad Street, Suite B-5 San Luis Obispo, CA 93401 (805) 544-4011</p>
<p>Biological Consultant Althouse and Meade, Inc. 1875 Wellsona Road Paso Robles, CA 93446 805-467-1041</p>	<p>Lead Agency City of Paso Robles 1000 Spring Street Paso Robles, CA 93446 805-227-7276</p>

2.0 Methods

The subject property was surveyed for biological resources on September 20 and October 3, 2006. Field work was conducted by biologists Daniel E. Meade, Ph.D., and Jason Dart during daylight hours between 8:00 a.m. and 5:00 p.m. The site was surveyed on foot and photographed. Surveys were conducted along the entire waterline route to compile species lists and search for rare plants and animals. Habitat types in the vicinity were inspected, described, and mapped. All plant and animal species observed on the site were identified and recorded. Wildlife observations, including animal presence, nests, tracks, and sign, were documented. Birds were identified by sight (using 10 power binoculars) and vocalizations. Plants were identified through field observations and laboratory analysis of collected material.

We conducted a search of the California Natural Diversity Database (CNDDDB September 2, 2006 data) and the California Native Plant Society (CNPS) On-line Inventory of Rare and Endangered Plants of California for special status species that could occur within at least five miles of the project site. The search area included the Paso Robles, Estrella, Templeton, and Creston quadrangles (7.5 minute USGS).

Additional special status species research consisted of reviewing previous biological reports for the area and searching on-line museum and herbarium specimen records for locality data within San Luis Obispo County. We reviewed online databases of specimen records maintained by the Museum of Vertebrate Zoology (MVZ) at the University of California, Berkeley, and the Consortium of California Herbaria. Additional special status species reported to occur nearing the vicinity of the subject project area were added to our special status species list.

Special status species lists produced by database and literature searches were cross-referenced with the known habitat types on the property to identify all potential special status species that could occur on or near the property. Each special status species with a potential for occurrence on or near the property is individually discussed.

3.0 Results

3.1 Existing Conditions

The proposed waterline route passes through annual grassland habitat, with scattered blue oak trees in the vicinity. The waterline begins at the City of Paso Robles water main on Airport Road, approximately 2400 feet north of U.S. Highway 46 East. The first phase of the waterline extension branches east off the main line and is laid beneath the paved cul-de-sac on the Handley property (Parcel 1, 49/PM/49, APN 025-431-077). This section is already installed. The waterline bends to the southeast through annual grassland habitat on the Handley property until it reaches the property boundary with the Mundee parcel (Parcel 3, 26/PM/22, APN 025-431-048). In the second phase, the waterline would extend south along the fence-line at the boundary of the Mundee parcel for approximately 140 feet. The waterline would then turn southeast through additional annual grassland habitat, avoiding the southern edge of blue oak woodland, and avoiding individual adult blue oaks trees. Before passing beneath Highway 46 the waterline bends west and

crosses a grassy swale that captures water from a culvert beneath the highway. This crossing is not wetland and does not qualify as a United States Army Corps of Engineers jurisdictional water of the United States or a California Department of Fish and Game streambed. A substantial portion of the waterline would be placed in an existing bare dirt ranch road.

3.2 Soils

The soils map in the United States Department of Agriculture (USDA) Soil Survey of San Luis Obispo County, California, Paso Robles Area (1984) delineates four soil map units on the property (Appendix B, Figure 3): Arbuckle-Positas complex with 9 to 15 percent slopes (102), Arbuckle-Positas complex with 30 to 50 percent slopes (104), Arbuckle-San Ysidro complex with 2 to 9 percent slopes (106), and Sesame sandy loam, with 9 to 30 percent slopes (200).

The Arbuckle-Positas complex with 9 to 15 percent slopes (102) consists of approximately 40 percent Arbuckle fine sandy loam and 30 percent Positas coarse sandy loam. Both are very deep, well drained soils formed in alluvium from mixed rocks. The Arbuckle soil has moderately slow permeability and moderate to high available water capacity. The Positas soil has very slow permeability and moderate to high available water capacity. Also included in this map unit are areas of Greenfield fine sandy loam, Cropley clay, and Hanford fine sandy loam.

The Arbuckle-Positas complex with 30 to 50 percent slopes (104) consists of approximately 40 percent Arbuckle fine sandy loam and 30 percent Positas coarse sandy loam. These soil phases are very similar to Arbuckle-Positas soils on 9 to 15 percent slopes; they are very deep, well drained, and have a moderate to high available water capacity. Included in this complex in mapping are 15 percent Shimmon loam on north slopes, 10 percent soil similar to Positas coarse sandy loam except with a very gravelly sandy clay subsoil, and 5 percent small areas of Ayar silty clay, Balcom loam, Greenfield fine sandy loam, Linne Shaly clay loam, Nacimiento silty clay loam, and Badland.

The Arbuckle-San Ysidro complex, with 2 to 9 percent slopes (106) consists of approximately 40 percent Arbuckle fine sandy loam and 20 percent San Ysidro loam. The Arbuckle soil is a very deep, well drained soil formed in alluvium from mixed rocks. It has a moderately slow permeability and a moderate to high available water capacity. The San Ysidro soil is a very deep soil also formed in alluvium. It is moderately well drained, with very slow permeability and moderate to high available water capacity. Also included in this map unit are areas of Greenfield fine sandy loam, Hanford fine sandy loam, Cropley clay, Rincon clay loam, and Ryer clay loam.

Sesame sandy loam, with 9 to 30 percent slopes (200) is a moderately deep, moderately steep, well-drained soil formed in material weathered from granitic rock. Depth to bedrock varies from 20 to 40 inches. Included in this soil map unit are about 10 percent Arbuckle fine sandy loam, 5 percent Vista coarse sandy loam, 5 percent Cieneba coarse sandy loam, and 5 percent small areas of Handford fine sandy loam, Metz loamy sand, and Positas coarse sandy loam. Soil erosion is a hazard in this soil type.

3.3 Habitat Types

Two habitat types occur near the proposed waterline route: annual grassland and blue oak woodland. The waterline passes through annual grassland habitat, and adjacent to blue oak woodland.

3.3.1 Annual grassland

Annual grassland habitat is the dominant habitat type in the vicinity of the proposed waterline route. The waterline route passes through annual grasslands dominated by wild oats (*Avena fatua*, *A. barbata*) and soft chess brome (*Bromus hordeaceus*). Purple needlegrass (*Nassella pulchra*), a native bunchgrass, was noted in the vicinity but was not identified within the project area. Numerous common wildflowers and other forbs are present in the grassland habitat. Most were not in an identifiable condition in the fall of 2006, however wine cups (*Clarkia purpurea*), dove weed (*Eremocarpus setigerus*), herba impia (*Filago gallica*), Spanish clover (*Lotus purshianus*), and naked buckwheat (*Eriogonum nudum*) were observed.

3.3.2 Blue oak woodland

Blue oak (*Quercus douglasii*) woodland habitat occurs on a north-facing slope near the proposed waterline route. Some isolated blue oaks are located in the flat grassland areas. The woodland canopy is moderately open with a grassy understory composed of similar species as found in the annual grassland habitat type. The waterline route does not pass through the blue oak woodland habitat.

3.4 Plant List

The 24 species of plants identified on the proposed waterline route consist of 9 native species, and 15 introduced species (Table 2). No special status species were identified during floristic surveys conducted in September and October 2006. This list was compiled outside the typical blooming period for most species and may not represent all species present.

TABLE 2. PLANT LIST. A floristic survey identified 24 species of plants on the proposed waterline route. No special status species were identified.

Scientific Name	Special Status	Origin	Common Name
Trees - 1 Species			
<i>Quercus douglasii</i>	None	Native	Blue oak
Herbs - 17 Species			
<i>Asclepias fascicularis</i>	None	Native	Narrow-leaved milkweed
<i>Centaurea melitensis</i>	None	Introduced	Tocalote
<i>Centaurea solstitialis</i>	None	Introduced	Yellow star thistle
<i>Clarkia purpurea</i>	None	Native	Wine cups
<i>Epilobium brachycarpum</i>	None	Native	Willow-herb

Scientific Name	Special Status	Origin	Common Name
<i>Eremocarpus setigerus</i>	None	Native	Turkey-mullein, dove weed
<i>Eriogonum nudum</i>	None	Native	Naked buckwheat
<i>Erodium botrys</i>	None	Introduced	Storksbill filaree
<i>Erodium cicutarium</i>	None	Introduced	Redstem filaree
<i>Filago gallica</i>	None	Introduced	Herba impia
<i>Lactuca serriola</i>	None	Introduced	Prickly lettuce
<i>Lotus purshianus</i>	None	Native	Spanish-clover
<i>Polygonum arenastrum</i>	None	Introduced	Common knotweed
<i>Rumex crispus</i>	None	Introduced	Curly dock
<i>Stephanomeria virgata</i>	None	Introduced	Wire lettuce
<i>Trichostema lanceolatum</i>	None	Native	Vinegar weed
<i>Trifolium hirtum</i>	None	Native	Rose clover
Grasses - 6 Species			
<i>Avena barbata</i>	None	Introduced	Slender wild oat
<i>Avena fatua</i>	None	Introduced	Wild oat
<i>Bromus diandrus</i>	None	Introduced	Ripgut brome
<i>Bromus hordeaceus</i>	None	Introduced	Soft chess brome
<i>Bromus madritensis ssp. rubens</i>	None	Introduced	Redtop brome
<i>Lolium multiflorum</i>	None	Introduced	Italian ryegrass

3.5 Wildlife List

Many wildlife species commonly found in cismontane habitats of California's central coast are expected to occur on or near the project site. The grassland habitat provides foraging habitat for raptors and predators, including red-tail hawk, red-shouldered hawk, American kestrel, fox, coyote, and bobcat. Reptiles and amphibians are present in all habitats on the property, and include gopher snake, king snake, Western fence lizard, Pacific chorus frog, and black-bellied slender salamander. Raccoon, opossum, and striped skunk are likely to forage in woodland areas, and mule deer are occasionally observed in the area.

Nesting birds occur in the oaks and grassland habitats on the proposed waterline route. Raptor nests were not observed; however the large oaks near the waterline are appropriate for future nesting sites.

The 70 animal species that were observed or could occur on or near the property include 3 amphibians, 5 reptiles, 45 birds, and 17 mammals (Table 3).

TABLE 3. WILDLIFE LIST. The Special Status column contains the listing status of the organism under the Federal Endangered Species Act, the State Endangered Species Act, or by the CDFG (see Appendix D for status definitions). Species observed on the property during our surveys are designated with a check mark (✓) in the fourth column.

Common Name	Scientific Name	Special Status	Found on the Property	Habitat Type
Amphibians - 3 species				
Black-bellied Slender Salamander	<i>Batrachoseps nigriventris</i>	None		Oak woodlands, moist areas
California Toad	<i>Bufo boreas halophilus</i>	None		Grassland, woodland
Pacific Chorus Frog	<i>Pseudacris regilla</i>	None		Many habitats near water
Reptiles - 5 species				
Southern Pacific Rattlesnake	<i>Crotalus viridis helleri</i>	None		Dry, rocky habitats
California Alligator Lizard	<i>Elgaria multicarinata</i>	None		Open grassland, woodland, chaparral
California Kingsnake	<i>Lampropeltis getulus</i>	None		Woodland, grassland, streams
Gopher Snake	<i>Pituophis melanoleucus</i>	None		Woodland, grassland
Western Fence Lizard	<i>Sceloporus occidentalis</i>	None		Wide range
Birds - 45 species				
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	None		Marshes, fields
Western Scrub Jay	<i>Aphelocoma californica</i>	None		Oak and riparian woodlands
Great Egret	<i>Ardea alba</i>	None		Water habitats, grasslands
Great Blue Heron	<i>Ardea herodias</i>	None		Water habitats
Great Horned Owl	<i>Bubo virginianus</i>	None		Varied habitats
Red-tailed Hawk	<i>Buteo jamaicensis</i>	None	✓	Open, semi-open country
Red-shouldered Hawk	<i>Buteo lineatus</i>	None		Oak and riparian woodlands
California Quail	<i>Callipepla californica</i>	None		Oak, riparian woodlands
Anna's Hummingbird	<i>Calypte anna</i>	None		Oak, riparian woodland, scrub
Lesser Goldfinch	<i>Carduelis psaltria</i>	None		Riparian, oak woodlands
American Goldfinch	<i>Carduelis tristis</i>	None		Weedy fields, woodlands
House Finch	<i>Carpodacus mexicanus</i>	None		Wide habitat range
Turkey Vulture	<i>Cathartes aura</i>	None	✓	Open country, oak woodlands
Lark Sparrow	<i>Chondestes grammacus</i>	None		Grasslands, edge habitats
Red-shafted Flicker	<i>Colaptes auratus</i>	None		Woodlands

Common Name	Scientific Name	Special Status	Found on the Property	Habitat Type
American Crow	<i>Corvus brachyrhynchos</i>	None		Open oak, riparian woodland,
Yellow-rumped Warbler	<i>Dendroica coronata</i>	None		Riparian, oak woodlands
Brewer's Blackbird	<i>Euphagus cyanocephalus</i>	None		Open habitats
American Kestrel	<i>Falco sparverius</i>	None		Open, semi-open country
Barn Swallow	<i>Hirundo rustica</i>	None		Open country, farmyards
Dark-eyed Junco	<i>Junco hyemalis</i>	None		Oak woodlands
Acorn Woodpecker	<i>Melanerpes formicivorus</i>	None		Oak woodlands
Ash-throated Flycatcher	<i>Myiarchus cinerascens</i>	None		Open areas near oaks
Western Screech Owl	<i>Otus kennicottii</i>	None		Oak woodlands
Oak Titmouse	<i>Parus inornatus</i>	None		Woodland, riparian, oak, conifer
Savannah Sparrow	<i>Passerculus sandwichensis</i>	None		Open habitats, marshes, grasslands
Cliff Swallow	<i>Petrochelidon pyrrhonota</i>	None		Urban; open areas near water
Yellow-billed Magpie	<i>Pica nuttalli</i>	None		Oak savannah
Nuttall's Woodpecker	<i>Picoides nuttallii</i>	None		Oak woodland, savanna
California Towhee	<i>Pipilo crissalis</i>	None		Brushy habitats
Bushtit	<i>Psaltriparus minimus</i>	None		Oak, riparian, chaparral, scrub
Ruby-crowned Kinglet	<i>Regulus calundula</i>	None		Oak and riparian woodlands
Black Phoebe	<i>Sayornis nigricans</i>	None		Near water
Say's Phoebe	<i>Sayornis saya</i>	None		Open country, grassland
Western Bluebird	<i>Sialia mexicana</i>	None		Riparian woodland, ranch land
Western Meadowlark	<i>Sturnella neglecta</i>	None	✓	Grasslands
European Starling	<i>Sturnus vulgaris</i>	None	✓	Agricultural, urban
Tree Swallow	<i>Tachycineta bicolor</i>	None		Wooded habitats, water
Violet-green Swallow	<i>Tachycineta thalassina</i>	None		Woodland habitats
American Robin	<i>Turdus migratorius</i>	None		Streamsides, woodlands
Western Kingbird	<i>Tyrannus verticalis</i>	None		Open country with scattered trees, farms, roadsides
Barn Owl	<i>Tyto alba</i>	None		Agricultural, woodlands
Mourning Dove	<i>Zenaida macroura</i>	None	✓	Open and semi-open area
Golden-crowned Sparrow	<i>Zonotrichia atricapilla</i>	None		Shrubby, weedy areas
White-crowned Sparrow	<i>Zonotrichia leucophrys</i>	None		Shrubby, weedy areas

Common Name	Scientific Name	Special Status	Found on the Property	Habitat Type
Mammals - 17 species				
Coyote	<i>Canis latrans</i>	None		Open woodlands, brushy areas, wide ranging
Opossum	<i>Didelphis marsupialis</i>	None		Woodlands, streams
Feral Cat	<i>Felis catus</i>	None		Varied
Black-tailed Jackrabbit	<i>Lepus californicus</i>	None		Grasslands
Bobcat	<i>Lynx rufus</i>	None		Chaparral and woodlands
Striped Skunk	<i>Mephitis mephitis</i>	None		Mixed woods, chaparral
California Vole	<i>Microtus californicus</i>	None		Grassland meadows
Long-tailed Weasel	<i>Mustela frenata</i>	None		Grasslands
Mule Deer	<i>Odocoileus hemionus</i>	None		Many habitats
Deer Mouse	<i>Peromyscus maniculatus</i>	None		All dry land habitats
Raccoon	<i>Procyon lotor</i>	None		Streams, lakes, rock cliffs,
Western Harvest Mouse	<i>Reithodontomys megalotis</i>	None		Grassland, dense vegetation near water
California Ground Squirrel	<i>Spermophilus beecheyi</i>	None	✓	Grasslands
Desert Cottontail	<i>Sylvilagus audubonii</i>	None		Brushy areas
Valley Pocket Gopher	<i>Thomomys bottae</i>	None		Variety of habitats
Red Fox	<i>Vulpes fulva</i>	None		Forest and open country
San Joaquin Kit Fox	<i>Vulpes macrotis mutica</i>	FE ¹		Open grasslands, scrub

¹FE = Federally listed endangered

3.6 Special Status Plants and Animals

The CNDDDB and the CNPS On-line Inventory of Rare and Endangered Plants of California contain records for 20 special status species within the designated search area. Eleven additional special status species were added to the list from our knowledge of the area (Table 6). These species are marked with an asterisk (*). The search area included all USGS 7.5 minute quadrangles within at least five miles of the property: Paso Robles, Estrella, Templeton, and Creston. Special status plants are not expected to occur in the project area. One special status animal, San Joaquin kit fox, could potentially occur in the project area. No sensitive natural communities are present.

3.6.1 Introduction to CNPS lists

Plant species are considered rare when their distribution is confined to localized areas, when there is a threat to their habitat, when they are declining in abundance, or are threatened in a portion of their range. The listing categories range from species with a low threat (List 4) to species that are presumed extinct (List 1A). The 1043 plants of List 1B are rare throughout their range. All but a few species are endemic to California. All of them are judged to be vulnerable under present circumstances, or to have a high potential for becoming vulnerable. Most of the plants of List 1B have declined significantly over the last three centuries in California. For an explanation of the CNPS listing scheme and CNDDDB status codes, see Appendix D.

3.6.2 Introduction to CNDDDB definitions

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

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

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

3.6.3 Special status species list

Table 6 lists all 31 special status species known to occur within at least five miles of the project site. Federal and state status, global and state rank, CNPS listing status (plants), and the CDFG designation (animals) for each species is given. Typical blooming period, habitat preference, potential habitat on site, whether or not the species was observed on the property, and the effect of the proposed activity are also provided.

TABLE 6. SPECIAL STATUS SPECIES LIST. Thirty-one special status species were determined by our research to occur in the Paso Robles, Estrella, Templeton, and Creston quadrangles. Special status plants and animals are not expected to occur on the project site.

Common and Scientific Names	Fed/State Status Global/State Rank CNPS List	Blooming Period	Habitat Preference	Potential Habitat?	Observed on Site?	Effects of Proposed Activity
Plants						
1. Oval-leaved Snapdragon* <i>Antirrhinum ovatum</i>	None/none G3/S3.2 List 4.2	May - November	Heavy, adobe-clay soils on gentle, open slopes, also disturbed areas; 200-1000 m. s SnJV, s SCoRI	No. Recorded on the Chandler Ranch in 1991, but not reported there since. Appropriate soils not found on site.	No	Not Significant
2. Salinas Milk-vetch* <i>Astragalus macrodon</i>	None/none G3/S3.3 List 4.3	April - July	Eroded pale shales or sandstone, or serpentine alluvium; 300-950 m. SCoR	No. Appropriate habitat and soil type not found on site.	No	Not Significant
3. Dwarf Calycadenia <i>Calycadenia villosa</i>	None/none G2/S2.1 List 1B.1	May - October	Dry, rocky hills, ridges, in chaparral, woodland, meadows and seeps; <1100 m. c&s SCoRO	No. Appropriate habitat and soil types are not present on site.	No	Not Significant
4. Obispo Indian Paintbrush <i>Castilleja densiflora</i> ssp. <i>obispoensis</i>	None/none G5T2/S2.2 List 1B.2	April	Coastal grassland, <100 m. Endemic to SLO County.	No. Appropriate habitat is not present on site.	No	Not Significant
5. Lemmon's Jewelflower <i>Caulanthus coulteri</i> var. <i>lemmonii</i>	None/none G4T2/S2.2 List 1B.2	March - May	Dry, exposed slopes; 80-800 m. sw SnJV, se SnFrB, e SCoRO, SCoRI	No. Appropriate habitat is not present on site.	No	Not Significant
6. Douglas' Spineflower* <i>Chorizanthe douglasii</i>	None/none G3/S3.3 List 4.3	April - July	Foothill woodland, pine forest, chaparral, sandy or gravelly soils; 200-1600 m. e SCoRO, SCoRI	No. Appropriate habitat is not present on site.	No	Not Significant
7. Yellow-flowered Eriastrum <i>Eriastrum luteum</i>	None/none G2/S2.2 List 1B.2	May - June	Drying slopes; <1000 m. SCoR Monterey, SLO Counties	No. Appropriate habitat is not present on site.	No	Not Significant
8. Round-leaved Filaree <i>Erodium macrophyllum</i>	None/none G4/S2.1 List 2.1	March - May	Clay soils in cismontane woodland, valley and foothill grassland; 15-1200 m.	No. Appropriate soil type is not present on site.	No	Not Significant

Common and Scientific Names	Fed/State Status Global/State Rank CNPS List	Blooming Period	Habitat Preference	Potential Habitat?	Observed on Site?	Effects of Proposed Activity
Plants						
9. Mesa Horkelia <i>Horkelia cuneata</i> ssp. <i>puberula</i>	None/none G4T2/S2.1 List 1B.1	February - September	Dry, sandy coastal chaparral; gen 70-700 m. SCoRO, SCo.	No. Appropriate habitat not found on site.	No	Not Significant
10. Kellogg's Horkelia <i>Horkelia cuneata</i> ssp. <i>sericea</i>	None/none G4T1/S1.1 List 1B.1	April - September	Old dunes, coastal sand hills; <200 m. CCo	No. Appropriate habitat not found on site.	No	Not Significant
11. Salinas Valley Goldfields* <i>Lasthenia leptalea</i>	None/none G3/S3.3 List 4.3	April	Open areas in woods, valley and foothill grassland; <500 m. Monterey & SLO	No. Appropriate habitat not found on site.	No	Not Significant
12. Jared's Peppergrass <i>Lepidium jaredii</i> ssp. <i>jaredii</i>	None/none G1T1/S1.2 List 1B.2	March - May	Alkali bottoms, slopes, washes, <500 m. SCoRI, SInJV	No. Appropriate habitat not found on site.	No	Not Significant
13. Santa Lucia Bush Mallow <i>Malacothammus palmeri</i> var. <i>palmeri</i>	None/none G3T2Q/S2.2 List 1B.2	May - July	Chaparral, cismontane woodland, coastal scrub; 30-1100 m. s CCo, SCoRO	No. Appropriate habitat not found on site.	No	Not Significant
14. Paso Robles Navarretia* <i>Navarretia jaredii</i>	None/none G3S3.3 1-1-3 List 4	April - July	Open, grassy areas, often in clay or serpentine. 200-500 m. SCoRI, SW	No. Appropriate soils not found on site.	No	Not Significant
15. Shining Navarretia <i>Navarretia nigelliformis</i> ssp. <i>radicans</i>	None/none G4T1/S1.1 List 1B.2	May - July	Vernal pools, clay depressions, open areas in mesic grasslands; 100-1000 m.	No. Appropriate soil and habitat types are not present on site.	No	Not Significant
16. Rayless Ragwort <i>Senecio aphanactis</i>	None/none G3?/S1.2 List 2.2	January - April	Drying alkaline flats, chaparral, cismontane woodland, coastal scrub; <400 m. CW, SCo, ChI	No. Appropriate habitat not found on site.	No	Not Significant
17. San Bernardino Aster <i>Symphoricarichum defoliatum</i>	None/none G3/S3.2 List 1B.2	July - November	Vernally mesic grasslands near ditches, streams, or disturbed areas; 2-2040 m.	No. Collection record for "North of Creston" is not positively identified.	No	Not Significant

	Common and Scientific Names	Fed/State Status Global/State Rank DFG Rank	Nesting/Breeding Period	Habitat Preference	Potential Habitat?	Observed on Site?	Effect of Proposed Activity
Animals							
18.	Pallid Bat <i>Antrozous pallidus</i>	None/none G5/S3 CSC	Spring - Summer	Rock crevices, caves, tree hollows, mines, old buildings, and bridges.	No. Appropriate roosting habitat is not present on site.	No	Not Significant
19.	Burrowing Owl <i>Athene cunicularia</i>	None/none G4/S2 CSC	March 1 through August 31	Burrows in squirrel holes in open habitats with low vegetation.	No. Appropriate den habitat is not present on site.	No	Not Significant
20.	Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i>	Threatened/none G3/S2S3 None	Rainy Season	Clear water sandstone depression pools, grassed swale, earth slump, or basalt flow depression pools.	No. Appropriate aquatic habitat is not present on site.	No	Not Significant
21.	Southwestern Pond Turtle <i>Clemmys marmorata pallida</i>	None/none G3G4T2T3Q/S2 CSC	April - August	Permanent or semi-permanent streams, ponds, lakes.	No. Appropriate aquatic habitat is not present on site.	No	Not Significant
22.	Horned Lark <i>Eremophila alpestris actia</i>	None/none G5T3/S3 CSC	Spring - Summer	Nests on the ground in open habitats. More common in the interior.	No. Appropriate grassland habitat is not present on site for nesting.	No	Not Significant
23.	Loggerhead Shrike <i>Lanius ludovicianus</i>	None/none G4/S4 CSC	March 1 through August 31	Open areas with appropriate perches, near shrubby vegetation for nesting.	No. Appropriate nesting habitat is not present on the waterline route.	No	Not Significant
24.	California Linderella <i>Linderella occidentalis</i>	None/none G2G3/S2S3 None	Rainy season	Seasonal pools in unplowed grasslands with alluvial soils.	No. Appropriate aquatic habitat is not present on site.	No	Not Significant
25.	San Joaquin Pocket Mouse <i>Perognathus inornatus inornatus</i>	None/none G4T2T3/S2S3 None	n/a	Grasslands and blue oak savannahs with friable soil and occasional shrubs. Also chaparral.	No. Appropriate habitat is not present on site.	No	Not Significant
26.	Atascadero June Beetle <i>Polyphylla rubila</i>	None/none G1/S1 None	n/a	Known only from sand dunes in Atascadero and San Luis Obispo, San Luis Obispo County.	No. Appropriate habitat not found on site.	No	Not Significant

Common and Scientific Names	Fed/State Status Global/State Rank DFG Rank	Nesting/Breeding Period	Habitat Preference	Potential Habitat?	Observed on Site?	Effect of Proposed Activity
Animals						
27. California Red-legged Frog <i>Rana (aurora) draytonii</i>	Threatened/none G4T2T3/S2S3 CSC	January - March	Lowlands and foothills in or near sources of deep water with dense, shrubby or emergent riparian vegetation.	No. Appropriate habitat is not found on site.	No	Not Significant
28. Western Spadefoot Toad <i>Spea hammondi</i>	None/none G3/S3? CSC	January - August	Vernal pools in grassland and woodland habitats	No. Appropriate aquatic habitat is not present on site.	No	Not Significant
29. Lompoc Grasshopper <i>Trimerotropis oculens</i>	None/none G1G2/S1S2 None	n/a	Unknown. Known only from Santa Barbara and San Luis Obispo Counties	Unlikely. Thought to be extirpated from the area. Only source of info is a 1909 collection.	No	Not Significant
30. American Badger <i>Taxidea taxus</i>	None/none G5/S4 CSC	February - May	Needs friable soils in open ground with abundant food source such as California ground squirrels.	No. The grasslands on the project site are unlikely habitat for badgers.	No	Not Significant
31. San Joaquin Kit Fox <i>Vulpes macrotis mutica</i>	Endangered/ Threatened G4T2T3/S2S3 None	December - July	Annual grasslands or grassy open stages with scattered shrubby vegetation. Needs loose textured sandy soil and prey base.	Yes. Moderately appropriate denning and foraging habitat found on site.	No	Not Significant

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

Abbreviations:

- CCo: Central Coast
- SCo: South Coast
- SCoR: South Coast Ranges
- SCoRO: Outer South Coast Ranges
- SCoRI: Inner South Coast Ranges
- SnFrB: San Francisco Bay
- TR: Transverse Ranges
- WTR: Western Transverse Ranges
- ScV: Sacramento Valley
- SnJV: San Joaquin Valley
- SLO: San Luis Obispo
- SB: Santa Barbara
- SN: Sierra Nevada
- SnJt: San Jacinto Mtns
- Teh: Tehachapi Mtn Area
- DMoj: Mojave Desert
- ChI: Channel Islands
- CW: Central West
- SW: South West

3.6.4 *Special status plants that could occur on the project site*

The proposed waterline route passes through habitats and soil types that are not in suitable condition to support special status plants that are known to occur in the area.

3.6.5 *Special status animals that could occur on the project site*

One special status animal could potentially occur on or near the project site. San Joaquin kit fox has not been observed in the Paso Robles region in more than 15 years and is very unlikely to occur.

- A. **San Joaquin kit fox** (*Vulpes macrotis mutica*) is a federally listed endangered species and a state listed threatened species. In San Luis Obispo County they are known from the Carizzo Plain, Bitterwater Valley and Camp Roberts, with transient individuals known to move between the populations. Annual grassland habitat along the waterline route is moderately appropriate habitat for San Joaquin kit fox. Kit fox typically prefer large expanses of flat grassland or chenopod scrub. The project area is near Huerhuero Creek, a known kit fox movement corridor. Kit fox or potential dens were not observed on the project site during site visits in September and October 2006.

The proposed waterline project has kit fox protection measures included on the site and grading plan sheets. The protection measures meet City and DFG standards.

3.6.6 *Sensitive natural communities*

No habitats listed by the California Department of Fish and Game as Sensitive Natural Communities are present on the property.

3.6.7 *Special status species not expected to occur on or near the property*

The remaining 30 special status species known to be present in the vicinity of the project site are not expected to occur on the property due to the absence of required soil type, lack of appropriate habitat, or because the project site is substantially outside the known range of the species.

4.0 Discussion

4.1 General Discussion of Property Conditions

The proposed waterline route passes through annual grassland habitat with scattered blue oak trees. The alignment was planned to avoid the critical root zones of all oak trees in the vicinity. The annual grassland habitat is composed of Mediterranean annual grass species with numerous common wildflower species. Vernal pools and wetlands are not present within the proposed waterline route. Special status plant species are not expected to occur in the proposed waterline route due to a lack of appropriate soil and habitat conditions. Much of the waterline will be placed along an existing dirt ranch road where little vegetation remains.

4.2 Regulatory Framework

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

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

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

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

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

Nesting birds are protected from disturbance by The Migratory Bird Treaty Act of 1918, (as regulated by the United States Fish and Wildlife Service) and by sections 3503, 3503.5, and 3800 of the California Department of Fish and Game code.

5.0 Potential Impacts

5.1 Potential Habitat Impacts

5.1.1 Annual grassland

The proposed waterline project would temporarily impact less than half an acre of annual grassland habitat dominated by non-native grass species.

5.1.2 Blue oak woodland

Construction of the proposed waterline project would not result in impacts to blue oak woodland habitat.

5.2 Potential Oak Tree Impacts

Native blue oak trees occur near the proposed waterline route. The waterline alignment has been designed to avoid the critical root zone of all oak trees in the vicinity. There would be no impacts to oak trees from construction activities associated with the waterline installation.

The critical root zone (CRZ), as defined by the City of Paso Robles, is an area of root space that is within a circle circumscribed around the trunk of a tree using a radius of 1 foot per inch dbh, e.g., a 20-inch diameter tree has a CRZ with a radius of 20 feet as measured from the center of the tree (City of El Paso de Robles - Ordinance No. 835 N.S).

5.3 Potential Impacts to Common Wildlife

5.3.1 Nesting habitat

Impacts to or take of nesting birds could occur if grading or tree removal/trimming is conducted during nesting season (March 1 through August 31). Take of common nesting birds is prohibited by federal and state code. The proposed project, if constructed during the fall of 2006, would not result in impacts to or take of common species of nesting birds.

5.3.2 Reduction of movement corridors

Construction of the proposed waterline would be conducted during daylight hours and is not expected to reduce the potential for wildlife to move through the property. The pipeline would be buried and annual grassland habitat is expected to recover to the site.

5.3.3 Displacement and/or take

Common wildlife species currently living on the property or using the property as transients would be temporarily displaced by development of the site. Take of common species may occur during construction activities. Displacement and/or take of common wildlife species is not a significant impact.

5.4 Potential Impacts to Special Status Species

5.4.1 San Joaquin kit fox

San Joaquin kit fox has not been observed in the area for at least fifteen years, but could occur. The proposed project is a temporary disturbance of habitat that incorporates all appropriate protection measures as recommended by the California Department of Fish and Game. The project will not result in a significant impact to San Joaquin kit fox.

6.0 Mitigation Recommendations

We recommend the following biological resource (BR) mitigation measures to prevent or mitigate for impacts to rare species and nesting birds.

6.1 Habitat Mitigations

6.1.1 Annual grassland

The proposed project would result in the temporary disturbance of less than half an acre of annual grassland habitat. Mitigations are not required for the temporary disturbance of annual grassland habitat.

6.1.2 Blue oak woodland

The proposed project would not impact blue oak woodland habitat; therefore no mitigations are required.

6.2 Common Wildlife Mitigations

6.2.1 Nesting habitat

Migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory non-game birds (as listed under the Federal MBTA).

The proposed project would be completed outside the nesting bird season; therefore no mitigations are required.

6.2.2 Reduction of movement corridors

The proposed project would not result in permanent impacts to wildlife movement corridors; therefore no mitigations are required..

6.2.3 Displacement and/or take

Wildlife expected to occur on the property includes common species such as red fox, mule deer, coyote, striped skunk, raccoon, black-tailed jackrabbit, and several species of rodents. Mitigations for impacts to common wildlife species are usually not required.

6.3 Oak Tree Mitigations

The proposed project would not result in impacts to, or removals of, native blue oak trees in the vicinity of the waterline route; therefore no mitigations are required.

7.0 References

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- National Geographic. 1987. Field Guide to the Birds of North America, 3rd edition. National Geographic Society, Washington, D.C.
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- United States Department of Agriculture, National Cooperative Soil Survey. 1986. Soil Survey of San Luis Obispo County, California, Paso Robles Area.

APPENDIX A – Maps

- **Vina Robles Waterline Extention - Plan and Profile**

APPENDIX B – Figures

- **Figure 1. Location Map**
- **Figure 2. USGS Topographic Map**
- **Figure 3. Soils Map**

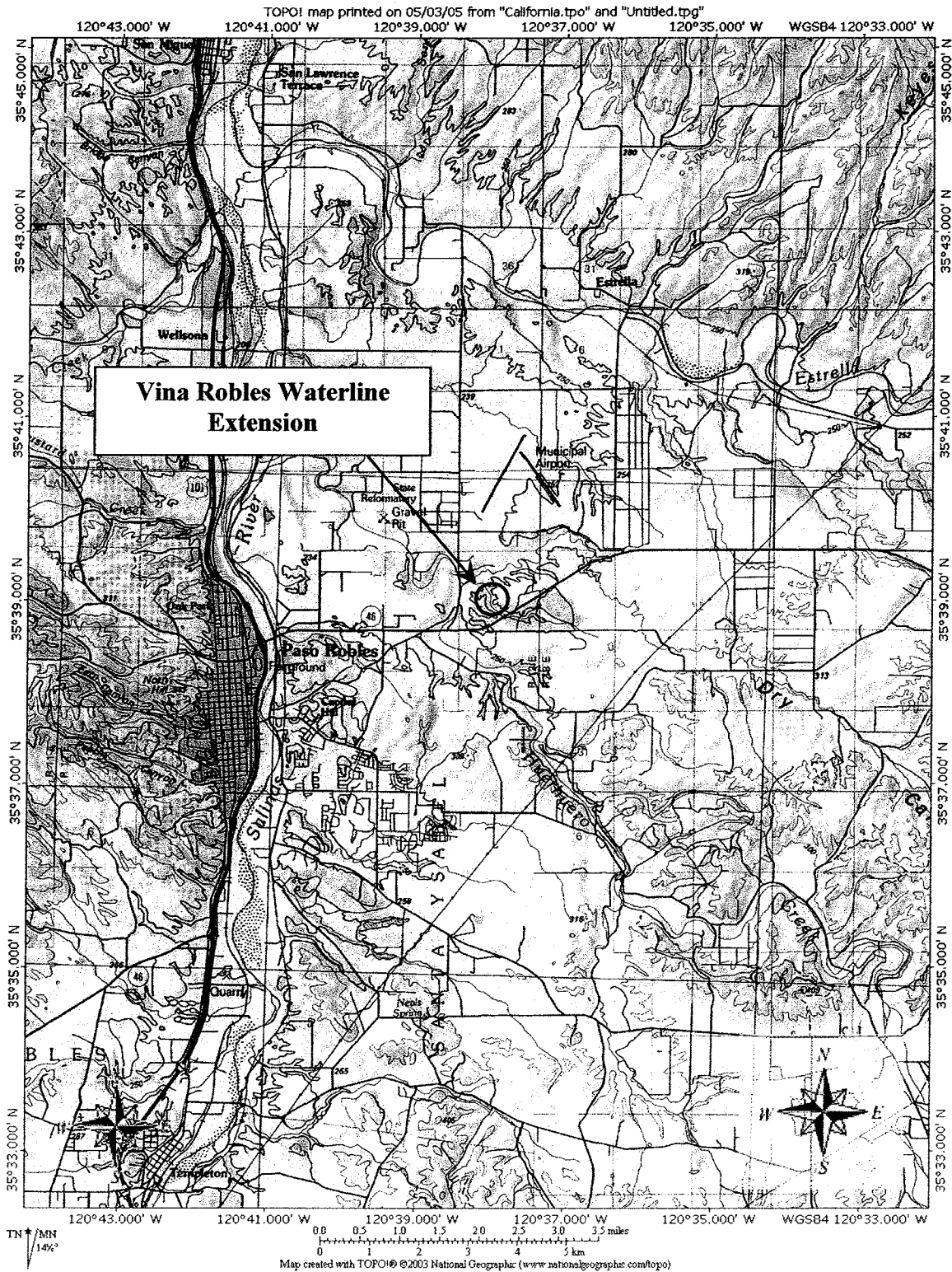


FIGURE 1. LOCATION MAP. The proposed waterline route is located in the northeastern corner of the City of Paso Robles, San Luis Obispo County, California. The project area is within the Paso Robles USGS 7.5 minute quadrangle.

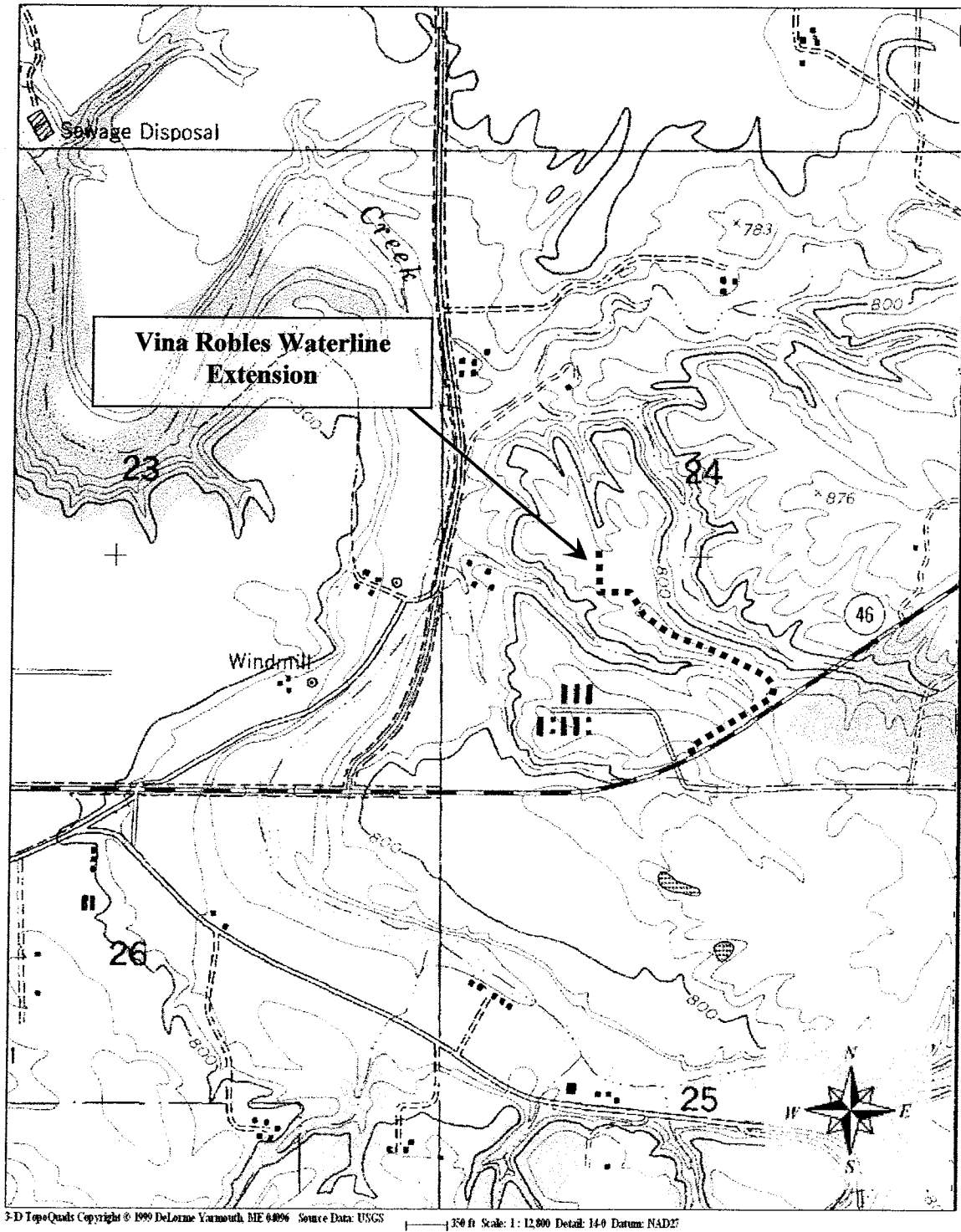


FIGURE 2. USGS TOPOGRAPHIC MAP. The proposed waterline extension is shown in blue, extending from Highway 46 at the south end to the property border with the Handley property.

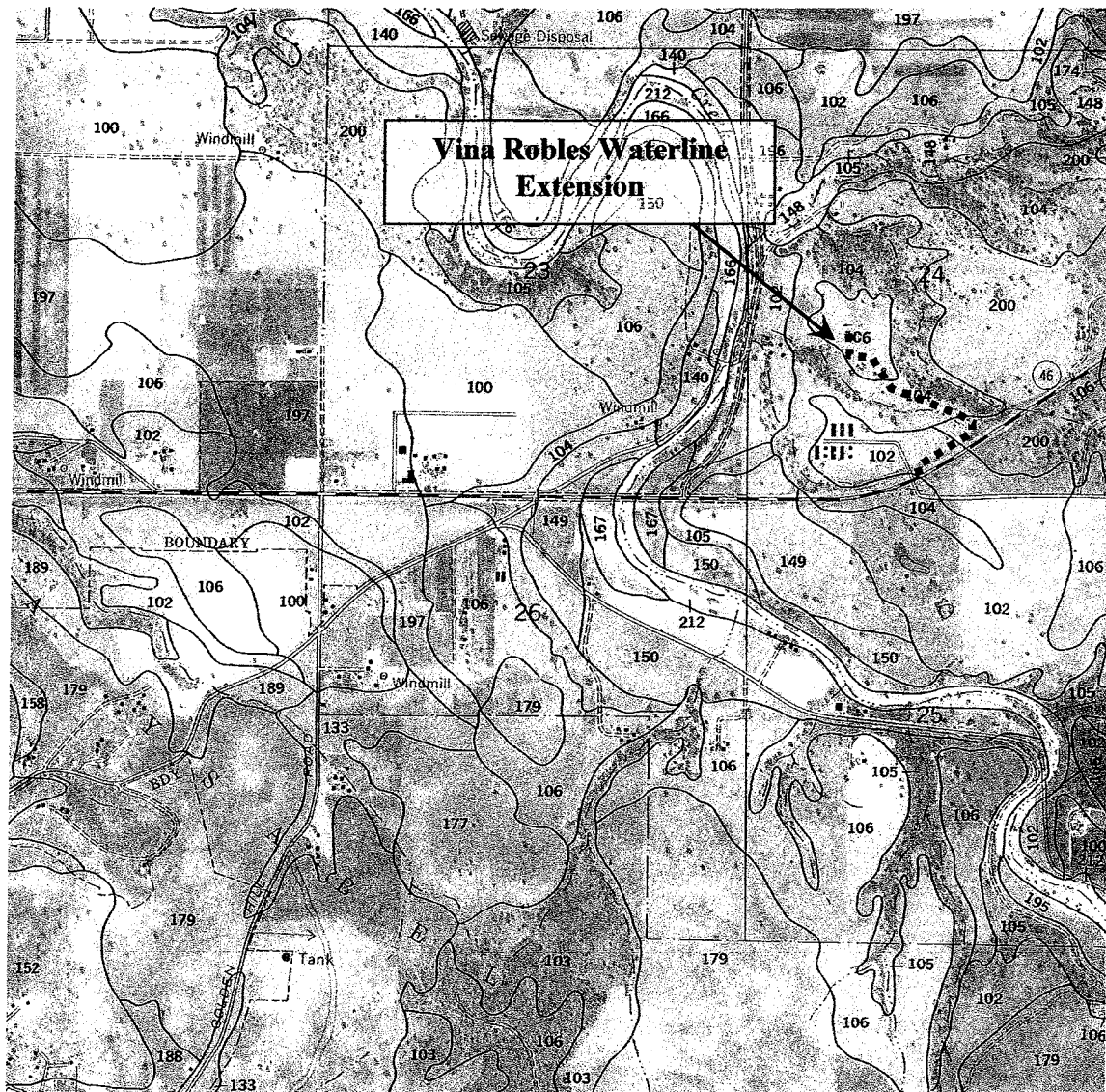


FIGURE 3. SOILS MAP. The approximate waterline route is shown in blue on the USDA Soil Survey of San Luis Obispo County, California, Paso Robles Area (1986) map. Four soil map units occur in the project area: Arbuckle-Positas complex with 9 to 15 percent slopes (102), Arbuckle-Positas complex with 30 to 50 percent slopes (104), Arbuckle-San Ysidro complex with 2 to 9 percent slopes (106), and Sesame sandy loam, with 9 to 30 percent slopes (200).

APPENDIX C – Photos



Photo 1. View west of the southern end of the proposed waterline route near U.S. Highway 46 East. The waterline would be placed beneath the dirt ranch road. Station 40+00 to 43+00.



Photo 2. View east of the waterline crossing of the non-jurisdictional grassy swale near Highway 46 East. The drainage swale originates at a culvert beneath the highway (left side of photo). Flow is to the north (note arrow). Station 39+00 to 38+00.



Photo 3. View north of the waterline route between two blue oak trees. The waterline is planned at an angle that would not cause impacts to the root zone or canopy of either tree. Station 35+00 to 34+00.



Photo 4. View north of the waterline route along the outer edge of blue oak woodland habitat. Station 35+00 to 30+00.



Photo 5. View south along the property boundary between the Handley and Munde parcels. Station 18+00 to 16+00.

APPENDIX D – Status codes

Status Codes

Element Ranking

NDDB Codes

Each plant is given a number based on its taxonomy and accession into the natural diversity database (NDDB).

Global Ranking

- G1 = Less than 6 viable element occurrences (EO's), OR less than 1,000 individuals, OR less than 2,000 acres.
G2 = 6-20 EO's OR 1,000-3,000 individuals OR 2,000-10,000 acres.
G3 = 21-100 EO's OR 3,000-10,000 individuals OR 10,000-50,000 acres.
G4 = Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e., there is some threat, or somewhat narrow habitat.
G5 = Population or stand demonstrably secure to ineradicable due to being commonly found in the world.

State Ranking

- (Same as Global ranking, plus threat designation attached to the S-rank)
S1 = Less than 6 viable element occurrences (EO's), OR less than 1,000 individuals, OR less than 2,000 acres.
 S1.1 = very threatened
 S1.2 = threatened
 S1.3 = no current threats known
S2 = 6-20 EO's OR 1,000-3,000 individuals OR 2,000-10,000 acres.
 S2.1 = very threatened
 S2.2 = threatened
 S2.3 = no current threats known
S3 = 21-100 EO's OR 3,000-10,000 individuals OR 10,000-50,000 acres.
 S3.1 = very threatened
 S3.2 = threatened
 S3.3 = no current threats known
S4 = Apparently secure within California; this rank is clearly lower than S3 but factors exist to cause some concern; i.e., there is some threat, or somewhat narrow habitat. NO THREAT RANK.
S5 = Population or stand demonstrably secure to ineradicable in California. NO THREAT RANK.

California Native Plant Society's (CNPS) Lists and R-E-D Code (Rarity, Endangerment, Distribution)

The CNPS Ranking Working Group was formed to review the ranking system in the CNPS *Inventory of Rare and Endangered Plants (Inventory)* and discuss needed modifications. This group decided to discontinue the use of the R-E-D (Rarity-Endangerment-Distribution) Code and to instead convey this information in a clearer way by modifying the CNPS List and including other information in the *Inventory*. This decision and the associated modifications were approved by the CNPS Board of Directors at their August 2005 meeting.

A new Threat Code extension has been added following the CNPS List (e.g. 1B.1, 2.2 etc.). This extension replaces the E (Endangerment) value from the R-E-D Code. The main difference is that the number coding is now reversed to reduce confusion and represent this information in parallel with the threat rankings that the California Natural Diversity Database (CNDDDB) uses. Therefore, the logic is reversed so that the lower the number, the higher the corresponding threat level.

CNPS Lists

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

New Threat Code extensions and their meanings:

- .1 - Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
- .2 - Fairly endangered in California (20-80% occurrences threatened)
- .3 - Not very endangered in California (<20% of occurrences threatened or no current threats known)

R-E-D Code (Discontinued)

R (Rarity)

- 1 Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction is low at this time.
- 2 Distributed in a limited number of occurrences, occasionally more if each occurrence is small.
- 3 Distributed in one to several highly restricted occurrences, or present in such small numbers that it is seldom reported.

E (Endangerment)

- 1 Not endangered.
- 2 Endangered in a portion of its range.
- 3 Endangered throughout its range.

D (Distribution)

- 1 More or less widespread outside California.
- 2 Rare outside California.
- 3 Endemic to California.

A & T ARBORISTS

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Tree Preservation Plan For Vina Robles Water Line Extension

**Prepared by A & T Arborists
and Vegetation Management**

**Chip Tamagni
Certified Arborist #WE 6436-A**

A handwritten signature in black ink, appearing to read 'S. Alvarez', is written over the printed name and title.

**Steven Alvarez
Certified Arborist #WE 511-A**

Tract # _____

PD # _____

Building Permit # _____

Project Description: This project involves the construction of a 12” waterline from the Handley Property off of Airport Road to the Vina Robles Hospitality Center south of Highway 46 west. The majority of the line will be placed under an existing farm road on the north of Highway 46. The line will cross under the freeway and proceed along a portion of Mill Road to serve the Vina Robles Project. There are 15 blue oak trees (*Quercus douglasii*) that are potentially impacted by this project. Four of the trees will have a certain percentage of critical root zone impact from trenching. No trees are being proposed for removal.

Specific Mitigations Pertaining to the Project: Trees #7 and #12 appear to have the potential of canopy damage by construction equipment. These trees shall be pruned back prior to the trenching. The trench will be approximately four feet deep throughout its course. Trees #6 and #7 have a 10% and 20% CRZ impact. Both will require arborist monitoring and proper root pruning at the time of excavation. Tree #14 will have a 10% CRZ impact. It will also need monitoring and potential root pruning. The greatest CRZ impact will be to tree #15 located on Mill Road 80 feet past the entrance to Vina Robles Hospitality Center. The tree sits a few feet up on a hill and although the impact percentage is 25%, very few roots should be encountered due to the old road cut. As with the above impacted trees, #15 shall be monitored during the trenching operations.

The term “critical root zone” or CRZ is an imaginary circle around each tree. The radius of this circle (in feet) is equal to the diameter (in inches) of the tree. For example, a 10 inch diameter tree has a critical root zone with a ten foot radius from the tree. Working within the CRZ usually requires mitigations and/or monitoring by a certified arborist.

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.

If pruning is necessary for trenching clearance, removal of limbs larger than 6 inches in diameter will require a city approved permit along with a deposit paid in advance (to the City of Paso Robles). The city will send out a representative to approve or deny the permit. Only 25% of the live crown may be removed.

Tree Rating System

A rating system of 1-10 was used for visually establishing the general health and 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 and problems.
- 6 Healthy tree that probably can be left in its natural state.
- 7-9 Has 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).

Aesthetic quality on the spreadsheet is defined as follows:

- **poor** - tree has little visual quality either due to severe suppression from other trees, past pruning practices, location or sparse foliage
- **fair** - visual quality has been jeopardized by utility pruning/obstructions or partial suppression and overall symmetry is average
- **good** - tree has good structure and symmetry either naturally or from prior pruning events and is located in an area that benefits from the trees position
- **excellent** - tree has great structure, symmetry and foliage and is located in a premier location. Tree is not over mature.

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

1. It is the responsibility of the **owner or project manager** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any oak tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.

2. Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.

3. **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 (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

Tree Protection Zone

No personnel, equipment, materials, and vehicles are allowed

Do not remove or re-position this fence without calling:

A & T Arborists
434-0131

- 4. Trenching Within Critical Root Rone:** All trenching within the critical root zone of native trees shall be monitored. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.
- 5. 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.
- 6. 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.
- 7. Construction Materials And Waste:** No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any oak tree. The critical root zone areas are not for storage of materials either.
- 8. 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. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.
- pre-construction fence placement inspection
 - trenching identified on the spreadsheet for trees #6, #7, #14 and #15
 - any other encroachment the arborist feels necessary
- 9. 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.
- 10. 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

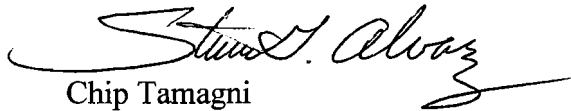
may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

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

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

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 - Vina Robles Water Line

1	2	3	4	5	6	7	8	9	10	11	12	13	14
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW
1	BO	Q. doug.	18	4	A	0%		fencing	NO		good		21w
2	BO	Q. doug.	25	3	A	0%		fencing	NO		good	suppressed	27w
3	BO	Q. doug.	26	3	A	0%		fencing	NO		fair		9w
4	BO	Q. doug.	19	4	A	0%		fencing	NO		good		12w
5	BO	Q. doug.	9	3	A	0%		fencing	NO		good		12ne
6	BO	Q. doug.	27	3	I	20%	TR	F, RP, M	YES		good	split at base	18ne
7	BO	Q. doug.	24	4	I	10%	TR	F, RP, M	YES	IV	good	prune for clnc	21sw
8	BO	Q. doug.	34	4	A	0%		fencing	NO		good	some decay	21n
9	BO	Q. doug.	17	3	A	0%		fencing	NO		fair	heartrot	21n
10	BO	Q. doug.	21	3	A	0%		fencing	NO		good	fence at drip line	21e
11	BO	Q. doug.	28	4	A	0%		fencing	NO		good	deadwood	21sw
12	BO	Q. doug.	28	4	A	0%		fencing	NO	IV	good	prune for clnc	24sw
13	BO	Q. doug.	32	4	A	0%		fencing	NO		good	slightly down slope	27sw
14	BO	Q. doug.	52	1	I	10%	TR	F, RP, M	YES		fair	past failures	27w
15	BO	Q. doug.	16	4	I	25%	TR	F, RP, M	YES		good	8 feet into road	12s
16													
17													
18													
19													
20													

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH
 2 = TREE TYPE: COMMON NAME IE. W.O. = WHITE OAK
 3 = SCIENTIFIC NAME
 4 = TRUNK DIAMETER @ 4'6"
 5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT
 6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL
 7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
 8 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING
 9 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,
 10 = ARBORIST MONITORING REQUIRED: YES/NO
 11 = PERSCRIBED PRUNING: CLASS 1-4
 12 = AESTHETIC VALUE
 13 = FIELD NOTES
 14 = NORTH SOUTH/EAST WEST CANOPY SPREAD

12/14/2006



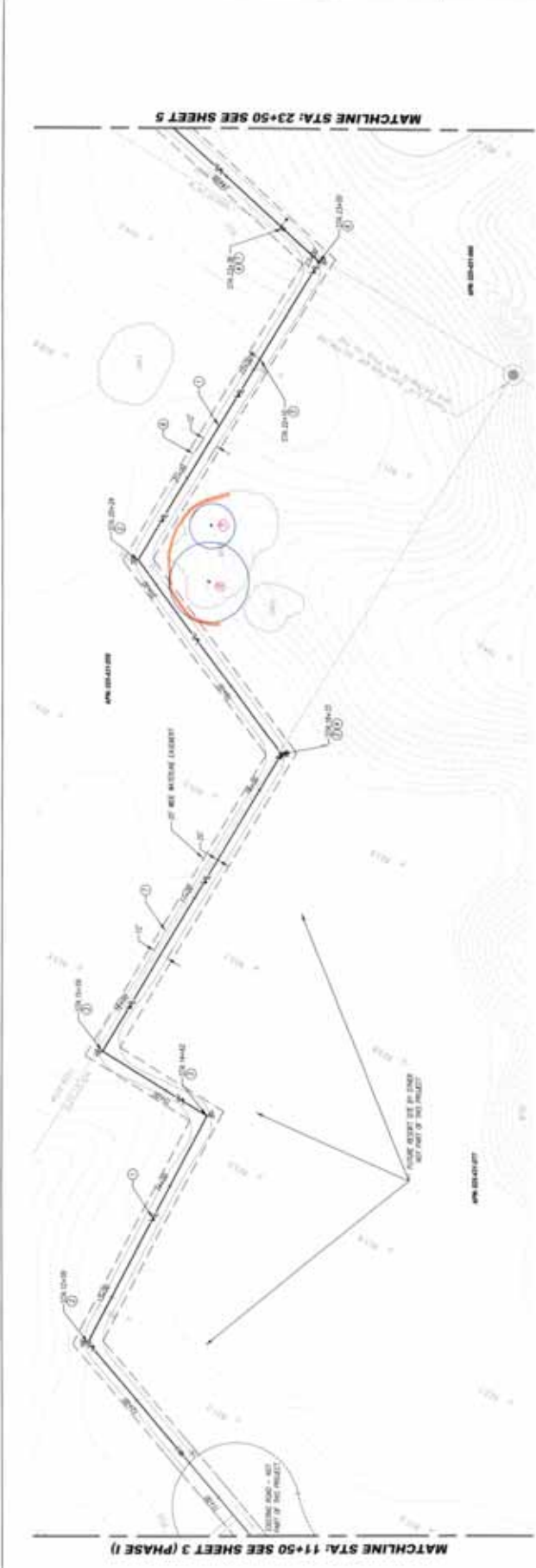
VALANCE GROUP
 11100 W. 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.VALANCEGROUP.COM



PROJECT:
DATE:
SCALE:
BY:
CHECKED:
APPROVED:

VINA ROBLES WATERLINE EXTENSION
PLAN AND PROFILE
CITY OF EL PASO DE ROBLES

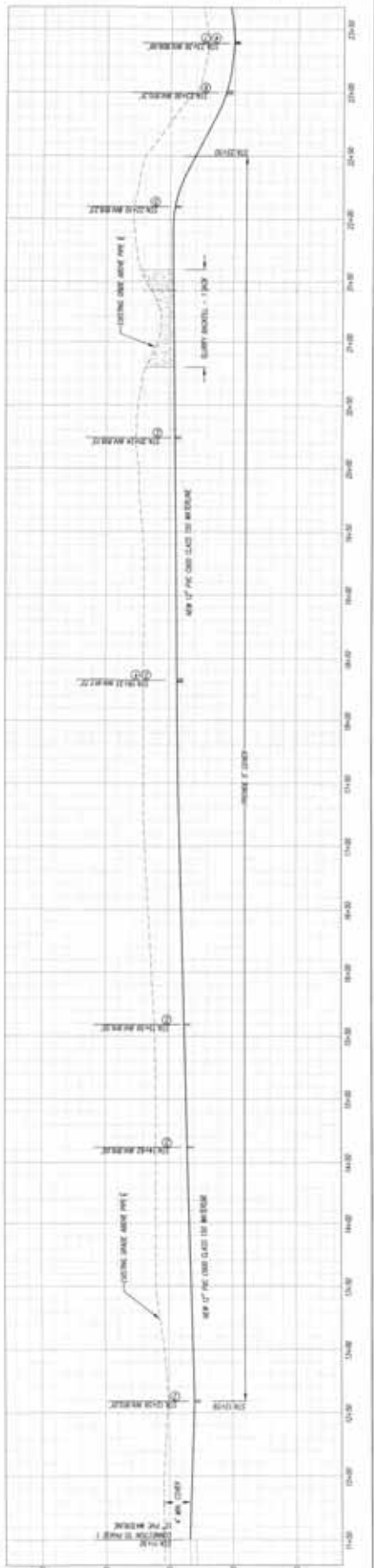
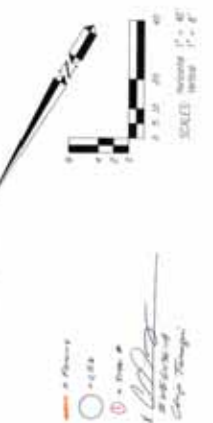
DATE: 07/20/2011
 DRAWING NO: 4
 4 OF 13 SHEETS



WATERLINE EXTENSION PHASE II STA. 11+50 TO STA. 23+50

CONSTRUCTION NOTES:

1. ALL PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
2. ALL 12" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
3. ALL 18" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
4. ALL 24" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
5. ALL 30" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
6. ALL 36" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
7. ALL 42" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
8. ALL 48" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
9. ALL 54" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
10. ALL 60" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
11. ALL 66" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
12. ALL 72" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
13. ALL 78" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
14. ALL 84" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
15. ALL 90" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
16. ALL 96" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
17. ALL 102" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
18. ALL 108" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
19. ALL 114" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.
20. ALL 120" DIA. PIPE SHALL BE 150% MINIMUM FACTOR OF SAFETY AGAINST EXCESSIVE DEFORMATION.



1" = 40' HORIZONTAL SCALE
 1" = 4' VERTICAL SCALE



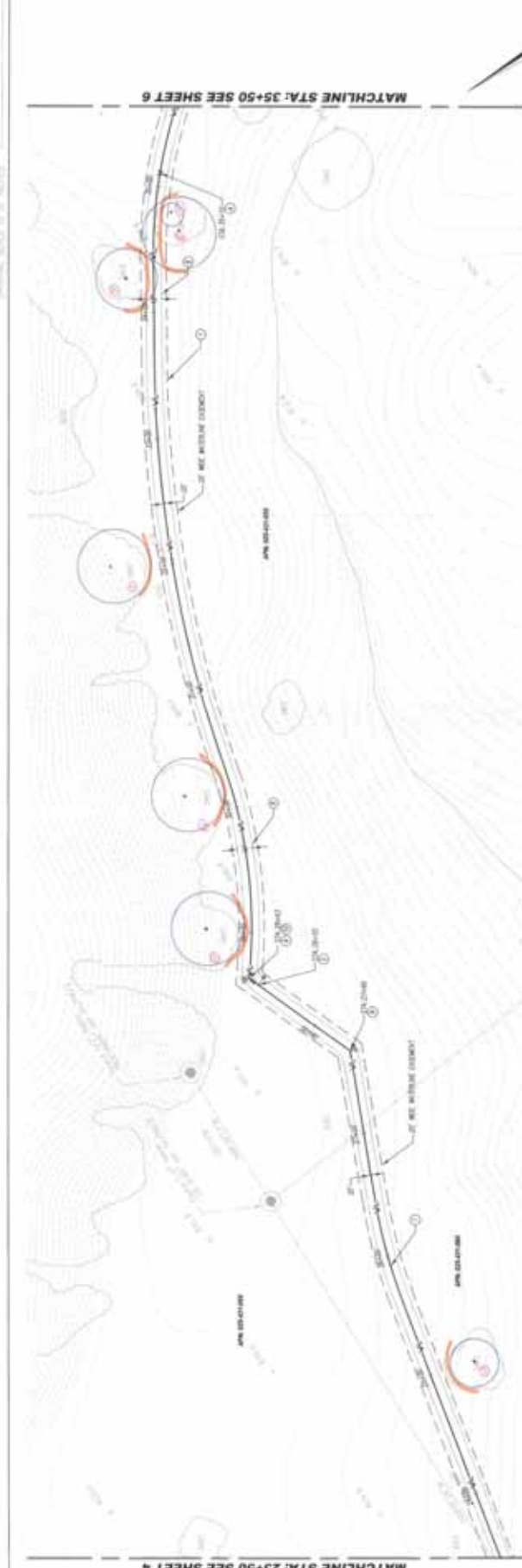
WALLACE GROUP
 4175 BRIDGE STREET, SUITE 100
 TAMPA, FLORIDA 33611
 TEL: 813.281.1100
 FAX: 813.281.1101
 WWW.WALLACEGROUP.COM



DESIGNER
 ROBERT J. WALLACE
 LICENSE NO. 12572
 STATE OF FLORIDA

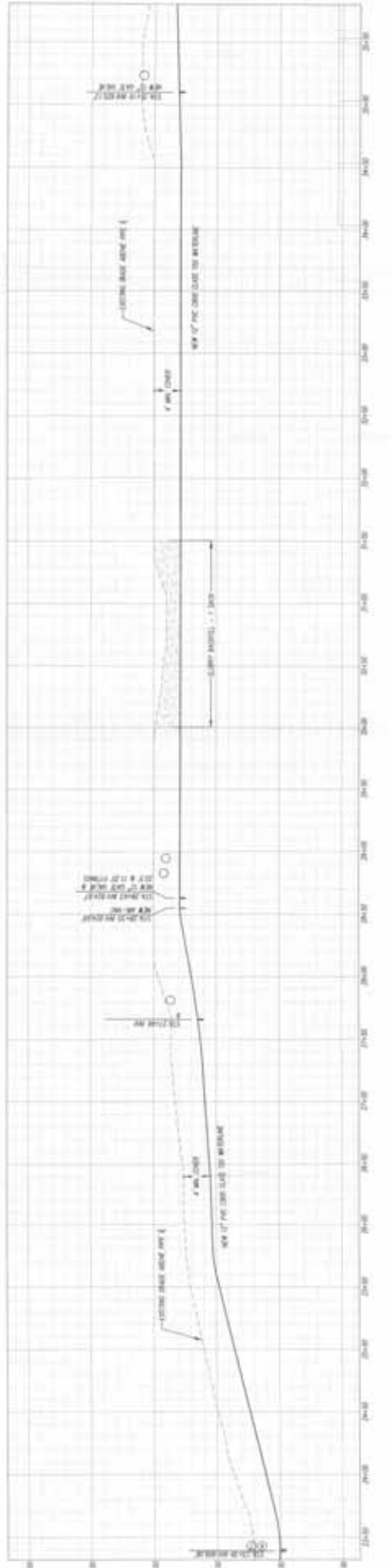
**VINA ROBLES WATERLINE EXTENSION
 PLAN AND PROFILE**
 CITY OF EL PASO DE ROBLES

DATE: 07/24/2011
 DRAWING NO. 5
 3 OF 13 SHEETS



WATERLINE EXTENSION PHASE II STA. 23+50 TO STA. 35+50

- CONSTRUCTION NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR WATERWORKS, LATEST EDITION.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR WATERWORKS, LATEST EDITION.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR WATERWORKS, LATEST EDITION.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR WATERWORKS, LATEST EDITION.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR WATERWORKS, LATEST EDITION.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR WATERWORKS, LATEST EDITION.





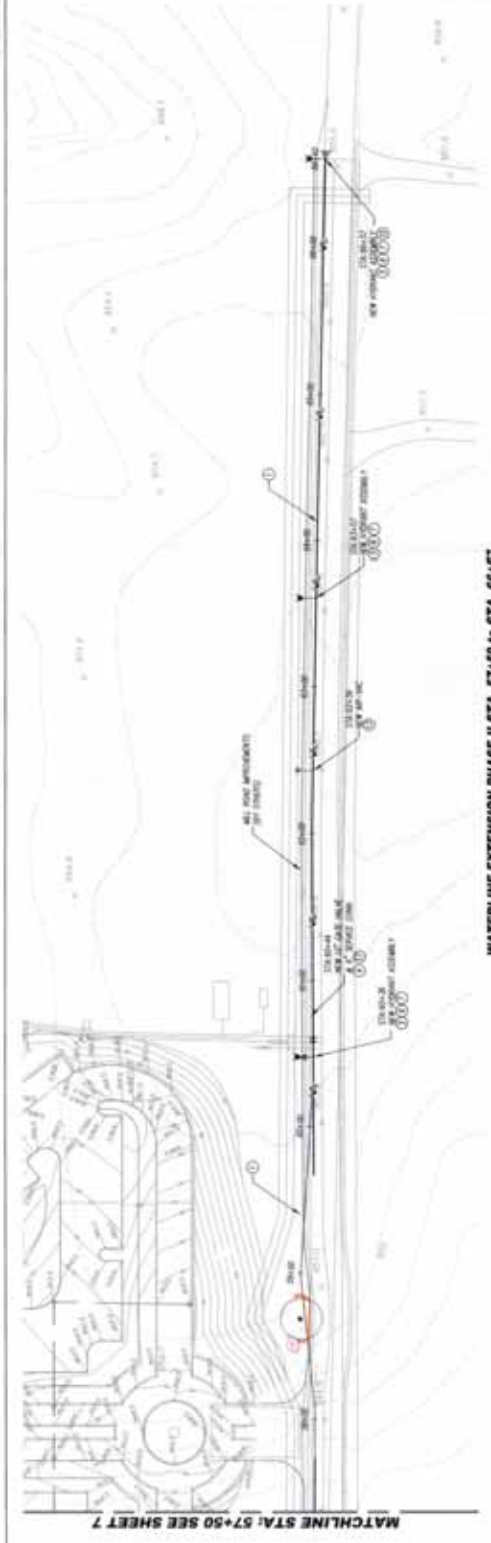
WALLACE GROUP
 411 BROADWAY STREET, SUITE 400
 LOS ANGELES, CA 90013
 TEL: 213.697.1100
 FAX: 213.697.1101
 WWW.WALLACEGROUP.COM



PROJECT: VINA ROBLES WATERLINE EXTENSION
CITY: PASO DE ROBLES, TEXAS
DATE: 08/15/2012
DRAWN BY: J. WALLACE
CHECKED BY: M. WALLACE
APPROVED BY: M. WALLACE

**VINA ROBLES WATERLINE EXTENSION
 PLAN AND PROFILE**
 CITY OF EL PASO DE ROBLES

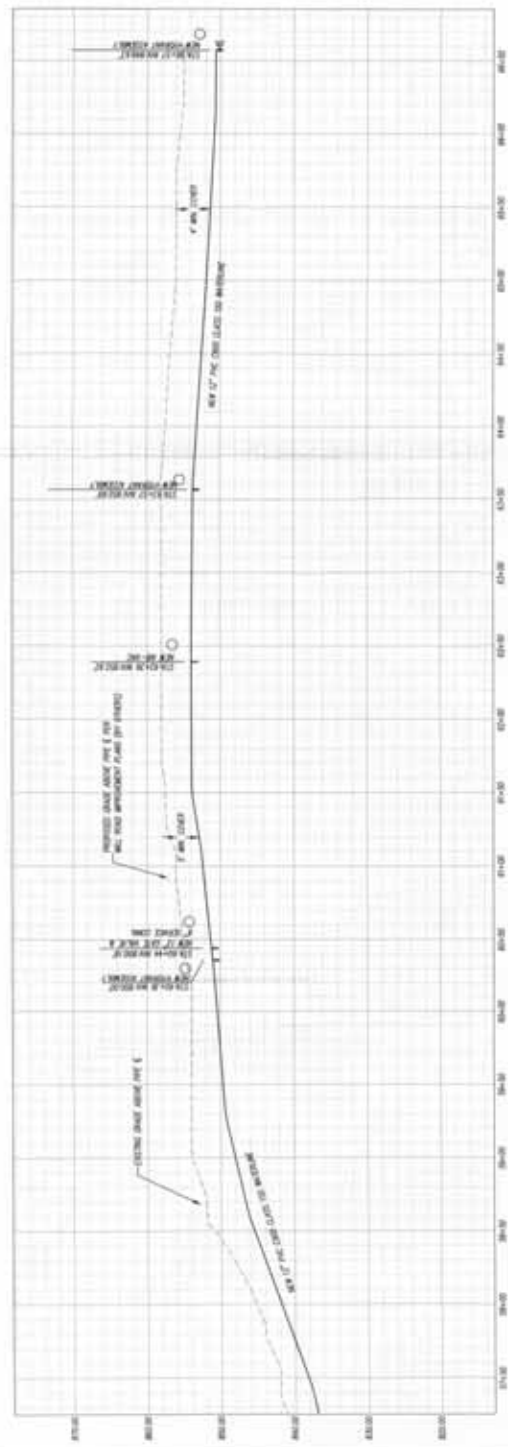
JOB # 12024-0002
 PROJECT LOCATION
 DRAWING NO. **8**
 8 OF 13 SHEETS



WATERLINE EXTENSION PHASE II STA. 57+50 TO STA. 66+57

CONSTRUCTION NOTES:

1. NEW 18" DIA. 1500 PSI CONCRETE PIPE WITH 1500 PSI CONCRETE ASSEMBLY AT STA. 58+00.
2. NEW 18" DIA. 1500 PSI CONCRETE PIPE WITH 1500 PSI CONCRETE ASSEMBLY AT STA. 59+00.
3. NEW 18" DIA. 1500 PSI CONCRETE PIPE WITH 1500 PSI CONCRETE ASSEMBLY AT STA. 60+00.
4. NEW 18" DIA. 1500 PSI CONCRETE PIPE WITH 1500 PSI CONCRETE ASSEMBLY AT STA. 61+00.
5. NEW 18" DIA. 1500 PSI CONCRETE PIPE WITH 1500 PSI CONCRETE ASSEMBLY AT STA. 62+00.
6. NEW 18" DIA. 1500 PSI CONCRETE PIPE WITH 1500 PSI CONCRETE ASSEMBLY AT STA. 63+00.
7. NEW 18" DIA. 1500 PSI CONCRETE PIPE WITH 1500 PSI CONCRETE ASSEMBLY AT STA. 64+00.
8. NEW 18" DIA. 1500 PSI CONCRETE PIPE WITH 1500 PSI CONCRETE ASSEMBLY AT STA. 65+00.
9. NEW 18" DIA. 1500 PSI CONCRETE PIPE WITH 1500 PSI CONCRETE ASSEMBLY AT STA. 66+00.



0 = Top of
 1 = Profile
 2 = G.P.
 3 = City
 4 = City

100' HORIZONTAL SCALE
 1" = 100'

**Miscellaneous 06-009/Environmental Review
Vina Robles Waterline
Mitigation Measures**

Oak Tree Protection Measures:

1. Trees #6, #7, #14, and #15 - Arborist monitoring of root pruning at the time excavation.
2. General Measures:

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 (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

Tree Protection Zone
No personnel, equipment,
materials, and vehicles are
allowed
Do not remove or re-position
this fence without calling:
A & T Arborists
434-0131

3. **Soil Aeration Methods:** Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.
4. **Chip Mulch:** All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

5. **Trenching Within Critical Root Rone:** All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.
6. **Grading Within The Critical Root Zone:** Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.
7. **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.
8. **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.
9. **Existing Surfaces:** The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.
10. **Construction Materials and Waste:** No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.
11. **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. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.
 - pre-construction fence placement inspection
 - all grading and trenching identified on the spreadsheet
 - any other encroachment the arborist feels necessary
12. **Pre-Construction Meeting:** An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any

recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

13. **Pruning :** Class 1 pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class 2 pruning is recommended where aesthetic conditions are secondary to structural integrity and tree health concerns. It shall consist of removal of dead, dying, decaying, interfering, obstructing and weak branches as well as selective thinning to lesson wind resistance. Class 4 pruning 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.
14. **Landscape:** All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. For this site it is strongly recommended that drought tolerant native landscape is used with the approval of the arborist. This includes all city sidewalk/greenbelt areas.
15. **Utility Placement:** All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over** roots larger than 3 inches in diameter.
16. **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.

RESOLUTION NO:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
ADOPTING A MITIGATED NEGATIVE DECLARATION FOR
MISCELLANEOUS APPLICATION 06-009
FOR CONSTRUCTION OF AN UNDERGROUND WATER LINE
APNs : 025-431-077, 025-431-060, AND 025-431-059
APPLICANT – VINA ROBLES, INC.**

WHEREAS, Miscellaneous Application 06-009 has been filed for an environmental determination to evaluate potential environmental impacts that may result from construction of a 12 inch underground water line; and

WHEREAS, the proposed project will primarily be located within an existing unimproved service road, and new segments will not result in significant site disturbance; and

WHEREAS, a Biological Assessment and Arborist Report have been prepared and indicate that there are no special status plant or animals species in the project vicinity that would be affected by the proposed project, and that with oak tree protection measures incorporated, less than significant impacts would affect the oak trees near the areas of disturbance; and

WHEREAS, construction of the water line and connection to City water service is a condition of approval of PD 02-002 for the Vina Robles Hospitality Center on Mill Road; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study and a Draft Mitigated Negative Declaration was prepared and circulated for public review and comment; and

WHEREAS, no public comments or responses were received in regard to the Draft Negative Declaration and Initial Study; and

WHEREAS, Public Notice of the proposed Draft Negative Declaration was posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on February 13, 2007 to consider the Initial Study, the proposed Mitigated Negative Declaration prepared for the proposed project, and to accept public testimony on the application and environmental determination; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the proposed project.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Mitigated Negative Declaration for Miscellaneous Application 06-009 in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

PASSED AND ADOPTED THIS 13th day of February, 2007, by the following roll call vote:

AYES: Commissioners –
NOES: Commissioners –
ABSENT: Commissioners –
ABSTAIN: Commissioners –

CHAIRPERSON HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

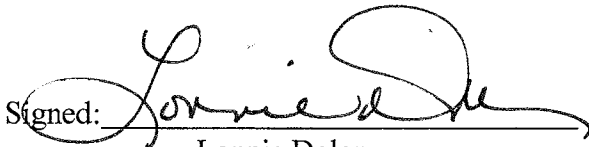
Newspaper: Tribune

Date of Publication: January 10, 2007

Meeting Date: February 13, 2007
(Planning Commission)

Project: Miscellaneous 06-009
(Vina Robles waterline)

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Lonnie Dolan

forms/newsaffi.691

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, February 13, 2007, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider adoption of Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

Miscellaneous 06-009: A request filed by Vina Robles Inc. to construct a 12" underground water line across property located east of Airport Road and north of Highway 46 East. The new water line is intended to connect to an existing water line that extends from Airport Road. The water line is also proposed to extend under Highway 46 East and connect to a water line in Mill Road, to provide water service to the Vina Robles Hospitality Building on Mill Road. Project location map available to view at City Hall.

The public review period for this project is January 10, 2007 through February 9, 2007. The proposed Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Susan DeCarli at (805) 237-3970.

If you challenge the Negative Declaration application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Susan DeCarli, AICP
City Planner
January 10, 2007

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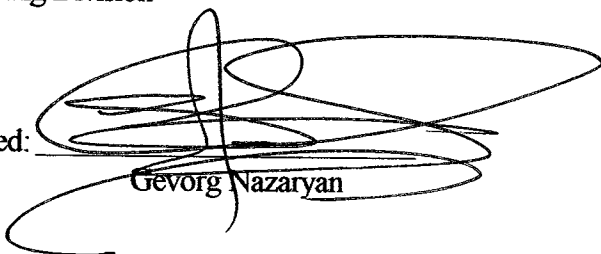
**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Gevorg Nazaryan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Misc 06-009, A request filed by Vina Robles Inc. to construct a 12" underground water line across properties. (Applicant: Vina Robles Inc.) APN: 025-431-077, 025-431-060, 025-431-059 on this 30th day of January, 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:



Gevorg Nazaryan

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