

# **Biological Resources Mitigation Plan**

**For**

**Reichel (Spanish Lakes) Tract Map (TR2308) (ED 98-220)**

**San Luis Obispo County**

**by**

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## Mitigation Plan for Spanish Lakes, Paso Robles

1. Introduction.....	3
A. Requirement for a Mitigation Plan.....	3
B. Project Location.....	3
2. Lakes and Streams.....	3
A. Setbacks.....	3
B. Restrictions.....	4
C. Maintenance Activities.....	4
D. Allowable Activities Within the 50 Foot Native Habitat Setback Include:.....	5
E. Lake Side and Stream Plantings.....	5
F. Plant List A. - Recommended Native Plants.....	5
G. Culverts.....	7
3. Trees.....	7
A. Tree Preservation.....	7
B. Tree Monitoring.....	9
C. Tree Care.....	9
4. Exotic Invasive Plants.....	10
A. Exotic Plant Removal.....	10
B. Plant list B – Exotic Plant List.....	10
5. Open Space.....	11
A. Allowed Uses and Activities.....	11
B. Habitat preservation.....	12
6. Sensitive Biological Resources.....	12
A. San Joaquin Kit Fox ( <i>Vulpes macrotis mutica</i> ).....	12
B. California Red-Legged Frog ( <i>Rana aurora draytonii</i> ).....	13
C. Southwestern Pond Turtle ( <i>Clemmys marmorata pallida</i> ).....	13
7. Grading.....	14
A. Areas Requiring Restoration.....	14
B. Plant List C - Species for Seeding Graded Areas.....	15
8. Mitigation Actions Required.....	15
A. Tract developments.....	15
B. Individual Lot Developments.....	15
C. Homeowners Association.....	16
9. Recommendations to Homeowners.....	16
10. Homeowner Checklist.....	16

# Mitigation Plan for Spanish Lakes, Paso Robles

## 1. Introduction

### A. Requirement for a Mitigation Plan

The Reichel/Boneso (Spanish Lakes, Tract 2308) Development Plan was issued a Negative Declaration on December 31, 1998. Exhibit D of the Conditions of Approval for this Development Plan contains requirements for the mitigation of impacts on biological resources as a result of the development.

This Biological Resources Mitigation Plan details requirements placed on the Reichel/Boneso (Spanish Lakes) Development by condition 19 of the Conditions of Approval, and by the Developer's Statement for Reichel (Spanish Lakes) Development Plan — Vesting tentative tract 2308 (San Luis Obispo County ED 98-220). The conditions set forth in this plan apply to all applicable on-site development and will be followed by the present owners of the property, and any subsequent owners, homeowners, or homeowners association.

### B. Project Location

The project site is approximately 262 acres in size located along the south boundary of the Spanish Camp residential community, located between Creston Road, South River Road, and Barley Grain Road near Paso Robles, California.

## 2. Lakes and Streams

### A. Setbacks

To mitigate possible impacts to the wetland areas the following setbacks are required:

#### 1. Development

A 100-foot setback from the edge of wetlands or high water line, whichever is higher, shall be free from any development.

#### 2. Septic

A 200-foot setback from the edge of wetlands or high water line, whichever is higher, shall be required for septic systems.

#### 3. Native habitat, wetland

A 50-foot setback from the edge of wetlands or high water line, whichever is higher, shall be maintained in a native state (Figure 1). Planting within the 50-foot setback shall use only indigenous species appropriate for this habitat (see Plant list A).

## **B. Restrictions**

1. Motorized watercraft of any size are strictly prohibited from use on the lakes. The only exception shall be a boat used by the homeowners association for maintenance activities.
2. Non-native plants shall not be planted within the native setback area, or placed in any of the watercourses or lakes.
3. Lawns, gardens, walls, fences, barriers, or patios shall not be allowed within the 50-foot setback from the high-water line.

## **C. Maintenance Activities**

1. Removal of debris and trash in the lake and along the lake edge shall be conducted as regular maintenance by the homeowners association. The use of motorized watercraft by the association is permitted for this activity. Individual homeowners are not allowed to use motorized watercraft. Debris removal shall be restricted to human generated material, trash, and to trees that pose a safety hazard. Drifting logs shall be moved to the shore of the lake and grounded but not removed from the water to serve as habitat for pond turtles.
2. Logs, matted vegetation material, and plants growing in drainage channels and spillways may be removed when it is shown to the County of San Luis Obispo that they pose a hazard by interfering with the flow of water over spillways and in stream channels.
3. Rubber-tired backhoes may be used to remove large or heavy man-made objects from the lake or stream channels. Snags, fallen trees and logs shall be left in place. Natural objects may be removed only when it is shown to the County of San Luis Obispo that the objects pose a safety or health concern. Disturbance to the shoreline vegetation shall be kept to a minimum.
4. To enhance the stream corridor and properly maintain the dams, Coyote brush (*Baccharis pilularis*) growing on the dams and along the stream corridor should be removed. Deep-rooted plants should not be allowed on dam surfaces. Exposed dam surfaces should be maintained free of shrubs, with grass and forbs for cover (see Plant List C). Yellow star thistle (*Centaurea solstitialis*) is abundant along some lakeshore areas and should be removed by hand or with the herbicide Rodeo on emergence sprayed by a licensed herbicide applicator. Other exotic invasive species found within 50 feet of the lakeshore (see Plant List B, Section 4) should also be removed by hand or treated with Rodeo by a licensed herbicide applicator.
5. Manzanita plants (*Arctostaphylos glauca*) within the stream corridor shall not be removed or sprayed with herbicide.
6. To maintain plant diversity and retain some open access to the water for animals and residents, the cattails (*Typha* sp.) and the tule (*Scirpus acutus*), growing along the lakeshore may be limited to areas they occupy at the present (see Figure 2). Removal of shoreline plants from the areas shown as presently unoccupied by cattails and tule on the location map of

dominant emergent vegetation (Figure 2) may be done with hand tools from the shore or from a maintenance boat.

**D. Allowable Activities Within the 50 Foot Native Habitat Setback Include:**

1. Native plant material may be installed as described below (Section 03-D).
2. Weeding and maintenance may be conducted to promote native plant material.
3. Exotic plant species may be removed with hand tools.
4. Grass and weed clearance may be conducted when it presents a fire hazard.
5. California Department of Fish and Game fishing regulations apply.

**E. Lake Side and Stream Plantings**

Native planting in the vicinity of the existing lakes should include local species of willow (*Salix lucida* ssp. *lasiandra* [shining willow] and *S. sessilifolia* [sandbar willow]), cottonwood (*Populus fremontii*), and sycamore (*Platanus racemosa*). Other species that grow well in the Salinas River valley that are appropriate for this site include: Box elder (*Acer negundo* var. *californicum*), black walnut (*Juglans californica*), twinberry (*Lonicera involucrata* var. *ledebourii*), blackberry (*Rubus ursinus*), and elderberry (*Sambucus mexicana*). Bay trees (*Umbellularia californica*) may be tried, but these soils may be too alkaline for successful growth. Oregon ash (*Fraxinus latifolia* or *F. velutina*) grows from the coast range north to Oregon. We recommend that bare ground near the water be planted with salt grass (*Distichlis spicata*), and/or sedge (*Carex praegracilis*). Along the higher ground native grasses may include needle grass (*Nassella pulchra* and *N. lepida*) and annual fescue (*Vulpia microstachys*).

Emergent vegetation is placed in saturated soils. Species recommended for the lake include rush (*Juncus effusus* and *J. balticus*), alkali bulrush (*Scirpus robustus*), three square (*Scirpus americanus*), and tule (*Scirpus acutus*). Yellow pond-lily (*Nuphar polysepalum*) is common in freshwater ponds from San Luis Obispo County north to Oregon. Water cress (*Rorippa nasturtium-aquaticum*) grows well in the shade. Arrowhead (*Sagittaria latifolia*) grows throughout coastal California and has been observed occasionally in inland reservoirs. Bur-reed (*Sparganium eurycarpum*) grows occasionally throughout coastal California. Common spike-rush (*Eleocharis macrostachya*) grows in marshy areas and vernal pools in coastal California. The plants mentioned above are presented in Plant List A, below.

**F. Plant List A. - Recommended Native Plants**

Recommended plants for the vicinity of the pond. Location refers to either high lakeside planting (H), wetland (W), or emergent planting (E). Type of plants are: T = tree. S = shrub. FG = herb. forb/grass

Scientific Name	Location	Type	Common Name
<i>Acer negundo var. californicum</i>	H	T	Box elder
<i>Carex praeegracilis</i>	W	FG	Sedge
<i>Distichlis spicata</i>	HW	FG	Salt grass
<i>Eleocharis macrostachya</i>	W	FG	Common spike-rush
<i>Fraxinus latifolia or F. velutina</i>	H	T	Oregon ash
<i>Juglans californica</i>	H	T	Black walnut
<i>Juncus effusus and J. balticus</i>	W	FG	Rush
<i>Lonicera involucrata var. ledebourii</i>	H	FG	Twinberry
<i>Nassella pulchra and N. lepida</i>	H	FG	Needlegrass
<i>Nuphar polysepalum</i>	E	FG	Yellow pond-lily
<i>Platanus racemosa</i>	HW	T	Sycamore
<i>Populus fremontii</i>	HW	T	Cottonwood
<i>Rorippa nasturtium-aquatica</i>	E	FG	Water cress
<i>Rubus ursinus</i>	H	FG	Blackberry
<i>Sagittaria latifolia</i>	W	FG	Arrowhead
<i>Salix sessilifolia</i>	HW	S	Sandbar willow
<i>Salix lucida ssp. lasiandra</i>	HW	S	Shining willow
<i>Sambucus mexicana</i>	H	S	Elderberry
<i>Scirpus acutus</i>	E	FG	Tule
<i>Scirpus americanus</i>	E	FG	Three square
<i>Scirpus robustus</i>	E	FG	Alkali bulrush
<i>Sparganium eurycarpum</i>	E	FG	Bur-reed
<i>Umbellularia californica</i>	H	T	Bay trees
<i>Vulpia microstachys</i>	H	FG	Annual fescue

## G. Culverts

### 1. Wildlife Corridors

Wildlife corridors for small mammals shall be maintained in the stream channel by use of culverts that allow passage. Culverts shall be no smaller than 48 inches in diameter. Maintenance of the culverts shall be performed regularly by the homeowners association to prevent blockage.

### 2. Calle Los Charros Culvert

Restoration of culvert slopes will be with native plant material that is compatible with the surrounding plant community. For the crossing on Calle Los Charros, slopes above the rock and wall erosion control measures as shown on the tract improvement plans (sheet 9 of 24, North Coast Engineering, Inc., site plan for Calle Los Charros) should be revegetated with the native mix and method of installation prescribed for general slope restoration on the development site (see Section 07, and Plant list C in Section 07.B.).

### 3. Laguna Del Campo culvert

Restoration of culvert slopes will be with native plant material that is compatible with the surrounding plant community. Graded slopes that are within the stream channel that are more than three feet above the water level shall be revegetated with the native mix and method of installation prescribed for general slope restoration on the development site (see Section 07, and Plant list C in Section 07.B). Stream banks both above and below the culvert within three feet elevation of the low flow water line shall be covered with erosion control netting stapled in place to prevent erosion during winter rains. Below the culvert GeoCoir DEKOWE 900 erosion control blanket, or a similar product is recommended. Above the culvert jute netting may be used. Prior to netting, ground shall be seeded with the seed mix for graded areas (Plant list C). Areas along the lakeshore and the stream channel that are within three feet elevation above the low flow water line will be revegetated with mixed plantings of shining willow (*Salix lucida* ssp. *lasiandra*), and Mule fat (*Baccharis salicifolia*). Willow and mule fat shall be planted from locally obtained 3 to 6 foot cuttings, treated with Rootone and placed in the soil to a depth of at least six inches. Cuttings of both species shall be mixed randomly and placed through the netting approximately three feet apart.

## 3. Trees

### A. Tree Preservation.

The following provisions shall apply with respect to preservation and care of trees:

1. Prior to making any improvement on the site, all Blue Oak trees (*Quercus douglasii*), Valley Oak trees (*Quercus lobata*), and California black walnut trees (*Juglans hindsii*) that will be removed, or may be subject to

disturbance, or are within the designated residential lots, will be tagged with numbered tags. Each of these trees will be measured for diameter at breast height (dbh) and the extent of the natural canopy, and will be assessed for health. Trees in the tract development have been tagged and assessed. A list of these trees, maps of their locations, and the data regarding each tree is included in this plan (Table 1, Figure 3) This list will be used to determine replacement requirements for the tract development phase of the project. A qualified biologist/arborist will determine the impact of construction on trees, the appropriate number of replacement trees that shall be required, and the precise location of replacement trees within the designated replacement tree areas (Figure 3).

2. Tree assessments shall be conducted by a qualified biologist or arborist for each homeowner as development occurs.
3. *Replacement* – Any Blue Oak tree, Valley Oak tree, and California black walnut tree that is removed shall be replaced four to one. For any trees that are impacted by development activities (i.e. any limbs removed or the root zone disturbed within the natural canopy of the tree) two trees in kind shall be planted. Replacement trees shall be planted prior to final inspection/occupancy and shown on applicable construction plans
4. *Location of Replacement Trees* – Trees removed or impacted by tract developments shall be replaced near existing oak woodlands in the areas shown on the map of replacement locations (Figure 3). Trees should be planted nearest to existing oaks in order to expand the size of oak woodland areas. Replacement trees may be incorporated into landscaping for the River Road entry area, only where compatible understory and irrigation (no summer irrigation) conditions are planned. Trees removed or impacted on individual parcels in the development shall be replaced by the owner on the same parcel that the removed or impacted trees were located. Replacement oak trees shall be planted 15 to 20 feet apart, or grouped in groups of no more than three individuals not closer than five feet apart. Grouped plantings shall be separated from other trees by 20 to 30 feet.
5. *Maintenance of Replacement Trees* – Replacement trees shall be of at least one-gallon size and free from disease or infestation, and from local genetic material. Each owner shall be required to protect trees from animals (e.g. deer, rodents) with fences or cages, and to regularly weed an area of at least three feet in radius around the trees a minimum of once in the early Fall and once in the early Spring for a period of three years. Replacement trees must be watered for a minimum of three (3) years or until they become established. Replacement trees that die must be replaced and maintained for three (3) years or until established. Watering shall be by a drip irrigation system with a timer to control flow. Watering shall be controlled so only enough is used to initially establish the tree, and reduced to zero over a three year period. Fertilizer shall be pelleted time release fertilizer mixed with the soil mix at the time of planting. Additional fertilizer is not required. Owners should refer to the San Luis Obispo County publication, "Development Around Oak Trees" (Appendix I),



available from the County.

6. *Exclusionary Fencing* – All Blue Oak trees, Valley Oak trees, and California black walnut trees that are within the construction area shall be fenced with temporary exclusion fencing at the dripline of the natural canopy of the tree before construction begins and for the duration of construction activities.
7. The following shall not be permitted under the dripline of live oak trees:aa.
  - a. Parking heavy equipment or vehicles or placing storage materials.
  - b. Grading or excavation except with hand tools or light equipment, the latter defined is small rubber-tired equipment such as tractors weighing no more than one (1) ton. No more than the top three inches of soil shall be disturbed.
  - c. Irrigation of the soil.
  - d. Use of herbicides.
  - e. Tree trunks shall be protected from damage from any equipment, handheld or motorized, and from any animals. Damage to tree trunks that results in an impact to the tree evidenced by die back or reduction of the canopy shall require replacement according to the standards described above (Section 03-A-2).

## **B. Tree Monitoring**

1. The tract developers shall hire a qualified biologist to monitor the impact of tract developments on oak trees. An assessment of tree health, vigor, and size shall be conducted on all trees that may be impacted by tract construction (see tree list, Table 1, and Figures 3 and 4). A written report on the status of trees, the number of trees impacted or removed, the required number of replacement trees and a planting schedule and location for replacement trees shall be submitted to the Environmental Division of the San Luis Obispo County Department of Planning and Building upon completion of tract development construction.
2. Property owners shall hire a qualified biologist to make an assessment of replacement tree health, vigor, and size every year for three (3) years. Diseased or dead trees will be replaced. A brief letter stating the facts of the assessment will be submitted to the homeowner's association, the Environmental Division of the San Luis Obispo County Department of Planning and Building, and to the property owner.

## **C. Tree Care**

1. The owner, Spanish Lake Homeowners Association, and individual owners, “recognize that trimming of oaks can be detrimental in the following respects and agree to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to ‘blow-overs’, 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler, (retains

higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in any one season as much as possible to limit the stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming reduces the potential life of the tree. If trimming is necessary, it is agreed that either a skilled arborist will be used or accepted arborist techniques will be applied when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.”

#### 4. Exotic Invasive Plants

##### A. Exotic Plant Removal

All *Ailanthus altissima* (Tree of Heaven) trees shall be removed from the Development. A population of approximately 50 plants is located near the location of the proposed Calle Los Charros, and will be removed by construction activities. Several scattered individual plants are found in the open space near the proposed road Laguna del Campo. Maintenance personnel shall remove these plants during the first phase of construction activities. The homeowner's association shall remove any additional *Ailanthus altissima* plants that occur in common areas of the property. Homeowners shall remove any of these plants that occur on their property.

##### B. Plant list B – Exotic Plant List

The following list of pest plants from the Exotic Pest Plant Council's Pest Plant List shall not be planted by any homeowner or by the homeowners association, or their maintenance personnel:

<i>Scientific Name</i>	<i>Common Name</i>
<i>Ammophila arenaria</i>	European beach grass
<i>Arundo donax</i>	Giant reed
<i>Bromus tectorum</i>	Cheat grass
<i>Carpobrotus edulis</i>	Iceplant
<i>Centaurea solstitialis</i>	Yellow star thistle
<i>Cotoneaster pannosus</i>	Cotoneaster
<i>Cotoneaster lacteus</i>	Cotoneaster
<i>Cortaderia jubata</i>	Andean pampas grass
<i>Cortaderia selloana</i>	Pampas grass
<i>Cynara cardunculus</i>	Artichoke thistle
<i>Cytisus scoparius</i>	Scotch broom

<i>Scientific Name</i>	<i>Common Name</i>
<i>Cytisus striatus</i>	Portuguese broom
<i>Foeniculum vulgare</i>	Fennel
<i>Eucalyptus globulus</i>	Blue gum
<i>Genista monspessulana</i>	French broom
<i>Hedera helix</i>	English ivy
<i>Lepidium latifolium</i>	Perennial pepperweed
<i>Myriophyllum spicatum</i>	Eurasian watermilfoil
<i>Marrubium vulgare</i>	Horehound
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rubus discolor</i>	Himalayaberry
<i>Senecio mikanioides</i>	German ivy
<i>Taeniatherum caput-medusae</i>	Medusa-head
<i>Tamarix chinensis</i>	Tamarisk, salt cedar
<i>Tamarix gallica</i>	Tamarisk, salt cedar
<i>Tamarix parviflora</i>	Tamarisk, salt cedar
<i>Tamarix ramosissima</i>	Tamarisk, salt cedar
<i>Ulex europaeus</i>	Gorse

## 5. Open Space

### A. Allowed Uses and Activities

Uses and activities that are allowed within the open space parcel are restricted to the following:

1. Limited grazing
  - a. Grazing operations shall be managed by the Spanish Lakes Homeowners association.
  - b. Impacts from grazing shall be minimized to insure that the existing wetlands are not affected. Good management techniques will be utilized that include but are not limited to:
    - i. Grazing areas shall be rotated.
    - ii. The number and type of grazing animals shall be limited to prevent the exposure and removal of soil.
    - iii. Grazing is allowed for weed control on the hillslope areas that are

to the south of the lakes only for brief periods when soils are not saturated.

- iv. Grazing shall be allowed in open space areas containing chaparral, foothill woodlands and annual grassland habitats in order to reduce alien plant species abundance.
- c. Two watering areas shall be created for cattle if grazing occurs. One will be in the northern open space area, and one will be in the southern open space area, near South River Road.
  - i. To provide shade for watering cattle, three *Populus fremontii* (Fremont poplar) trees shall be planted to the south of and adjacent to each of the two watering areas. The plantings shall consist of container material of at least one-gallon size. Each plant shall receive supplemental water by a drip irrigation system. The planting area shall be fenced to exclude cattle.
2. A feeding, watering, and corral station may be placed on the eastern margin of the property (Tract 2308 [Spanish Lakes]), as deemed necessary and appropriate by the Spanish Lakes Homeowners Association.
3. Horseback riding on equestrian trails only.
4. Mountain bikes are strictly restricted to paved roads. All mountain bikes are prohibited from all open space areas and all trails.

## **B. Habitat preservation**

Snags or fallen logs observed in all foothill woodland and chaparral/foothill woodland habitats within the open space parcels shall be left undisturbed to protect nesting sites for various birds and mammals.

## **6. Sensitive Biological Resources**

### **A. San Joaquin Kit Fox (*Vulpes macrotis mutica*)**

The San Joaquin Kit Fox is a federally listed endangered species. Once common from Tracy to southern Kern County in the western San Joaquin Valley, Kit Fox now occupy less than five percent of their former range. This smallest North American member of the dog family requires one square mile per individual. A mated pair may have over 30 dens that they move among, resting during the day and hunting for insects, rodents and rabbits at night.

A comprehensive survey for Kit Fox was conducted on the Spanish Lakes parcel during the summer of 1998, as reported by Alice Koch, in "Wildlife Survey on the Spanish Lakes Site", a section of the "Biological Report for the Filiponi/Boneso Tract", August, 24, 1998 by Las Pilitas. Koch states that, "...appropriate information was gathered and field work completed as per the requirements of the U.S. Fish and Wildlife Service".

1. *Impact:* Although no San Joaquin Kit Fox were found on the Spanish Lakes property, habitat appropriate for this species exists on the site. An impact to this species could occur if Kit foxes move into the area before development occurs.

2. *Mitigation*: Monitoring requirement – To mitigate possible impacts to Kit Foxes any construction work that occurs on the Spanish Lakes development must be preceded by a Kit Fox survey of the construction area within 30 days of commencement of work. The Kit Fox survey will be in accordance with U.S. Fish & Wildlife Kit Fox survey protocol. The California Department of Fish and Game will be consulted regarding the protocol appropriate for each survey. The survey shall be conducted by a qualified biologist. The discovery of Kit Foxes will require notification of the U.S. Fish & Wildlife Service. Construction activities shall not occur within 50 feet of a potential Kit fox den, within 100 feet of an active den, and within 150 feet of a Kit fox pupping den. Construction activities shall be excluded from these areas until it is determined by a qualified biologist that the Kit fox den is abandoned. Prior to final inspection and occupancy a copy of the report will be provided to the Environmental Division, Department of Planning and Building, San Luis Obispo County.

**B. California Red-Legged Frog (*Rana aurora draytonii*)**

The California Red-Legged Frog is a federally listed threatened species. It is the largest native frog that occurs in the Western United States. It is threatened due to the loss of habitat and competition with non-native species such as bullfrogs.

1. *Impact*: No red-legged frogs were found during the biological survey conducted for the Spanish Lakes development (as reported in "Wildlife Survey on the Spanish Lakes Site", by Koch & Associates, as part of the "Biological Report for Filiponi/Boneso Tract" prepared by Las Pilitas, August 24, 1998). Red-legged frogs may occur on the site in the future, and could be impacted by degradation of the water quality, motorized watercraft and loss of native habitat.
2. *Mitigation*. Setbacks for septic, development, and non-native habitat, plus restrictions on watercraft in the lake and grazing in the native habitat setback (Section 02 –A) will mitigate potential impacts to this species.

**C. Southwestern Pond Turtle (*Clemmys marmorata pallida*)**

The Southwestern Pond Turtle is a California State Species of Special Concern. Although the turtles are aquatic, they require upland areas for overwintering burrows and to lay their eggs. Agriculture, grazing and development have disturbed their upland nesting habitats, and are suspected of contributing to the decline of the species.

1. *Impact*. Southwestern pond turtles were found in the northern three lakes on the project site (as reported in "Wildlife Survey on the

Spanish Lakes Site", by Koch & Associates, as part of the "Biological Report for Filiponi/Boneso Tract" prepared by Las Pilitas, August 24, 1998). A possible impact to the turtles is the loss of upland habitat due to development and grazing, and the increased use of the lakes.

2. *Mitigation*: A development setback of 100 feet plus a native habitat setback of 50 feet is required from the edge of wetlands (Section 02-A-1 and 2). Cattle grazing shall be restricted from an area within 50 feet of the edge of the wetlands, and shall be limited to brief periods on the hill slope to the south of the lakes (see Section 05-A-1-b-iii). Motorized watercraft are not allowed on the lake (Section 02-B -1). Monitoring is not required for Western pond turtles.

## 7. Grading

### A. Areas Requiring Restoration.

Any cut and fill slopes or other graded areas shall be seeded with native herbaceous plant species (Plant List C, below). Seeding should be conducted in the fall or early winter to encourage germination and establishment. A hydromulch shall be used to protect the seeds and stabilize the slope. The hydromulch shall consist of tacifiers, binders, and adjuvants appropriate for the stabilization of the particular slope to which it is applied. An organic fiber mulch such *as* paper pulp shall not contain more than 7 percent ash and less than 2.5 parts per million boron, and otherwise nontoxic to wildlife. A stabilizing emulsion of organic gums should be added at 100 to 120 pounds of solids/acre. This needs to soak in and works best on slightly moist soils. The ratio of water to stabilizing emulsion in the mixture shall be as recommended by the manufacturer of the emulsion, but shall not exceed 12 gallons of water to each pound of stabilizing emulsion solids specified.

Cut slopes steeper than a 2:1 slope will require jute netting over seeds and the hydromulch. Criteria for successful establishment of plant species on slopes shall be the growth of approximately 70 percent of revegetation plants to fruiting. If rains do not provide sufficient water to allow plants to reach the success criteria, then supplemental watering will be provided, or the areas that prematurely die back will be reseeded. A qualified environmental monitor shall confirm that the success criteria are achieved for all graded slopes in the project. The environmental monitor will present a brief written report with photographs regarding slope revegetation to the County of San Luis Obispo every quarter for one year.

## B. Plant List C - Species for Seeding Graded Areas.

Scientific Name	Common Name
<i>Bromus carinatus</i>	California Brome
<i>Bromus hordeaceus</i>	Soft-chess Brome
<i>Clarkia purpurea</i>	Clarkia
<i>Clarkia unguiculata</i>	Clarkia
<i>Elymus glaucus</i> Anderson	Blue wildrye
<i>Eschscholzia californica</i>	California poppy
<i>Gilia capitata</i>	Gilia
<i>Lupinus nanus</i> 'Cal. Native'	Lupine
<i>Lupinus succulentus</i>	Arroyo Lupine
<i>Vulpia microstachys</i>	Annual fescue

## 8. Mitigation Actions Required

### A. Tract developments

The mitigation actions for tract development are the following:

1. Kit fox survey (Section 06.A)
2. Native tree replacement and maintenance (Section 03)
3. Monitor replacement tree health for three years. (Section 03.B)
4. Revegetation of graded slopes and monitoring requirement. (Section 07)
5. Revegetation of riparian corridor near culvert (Section 02.G)
6. Removal of pest trees (*Ailanthus altissima*) (Section 04.A)
7. Maintain setbacks (Section 02.A)
8. Comply with maintenance restrictions for lakes and streams (Section 02.C)
9. Comply with grazing restrictions (Section 05.A.1,2)

### B. Individual Lot Developments.

The mitigation actions required for individual owner/builders are the following:

1. Kit fox survey (Section 06.A)
2. Obtain qualified person to document trees that may be affected by construction activities.
3. Native tree replacement and maintenance (Section 03)

4. Revegetation of graded slopes (Section 07)
5. Maintain setbacks (Section 02.A)
6. Monitor replacement tree health for three years. (Section 03.B)
7. Comply with exotic plant restrictions (Section 04)

**C. Homeowners Association**

1. Comply with maintenance restrictions for lakes and streams (Section 02.C)
2. Comply with open space restrictions (Section 05)
3. Comply with exotic plant restrictions (Section 04)

**9. Recommendations to Homeowners**

A. The developer, and or the Homeowners Association shall provide every property owner within the development a list of recommendations that include the following recommendations and the "Homeowners checklist":

1. Association and Homeowner's "Do's and Don'ts" for lakeside habitat management.

Do:

- a. Leave the 50-foot setback buffer in native plant material.
- b. If you have grazing animals, install appropriate fences that will keep them outside of the 50-foot native habitat setback buffer.
- c. Remove invasive weeds and pest plants from your property.
- d. Enhance the setback area with native plant material.
- e. Leave dead tree trunks and large rocks in and around the edge of the lake.
- f. Place leach lines as far as feasible from the lake.

Don't:

- a. Do not allow any grazing animals within the 50-foot native habitat setback.
- b. Do not plant or release any exotic (non-native) organisms. Do not introduce any non-native amphibian or fish into the lakes or streams.

**10. Homeowner Checklist**

Prior to any development by homeowner:

1. Have a Kit fox survey conducted within 30 days of commencement of construction by a qualified Kit fox biologist.
2. Have the native trees on your lot that may be impacted by construction documented by a qualified person.



3. Temporarily fence oak trees and California black walnut trees within the construction area at the dripline with exclusion fence for the duration of construction.
4. Have erosion control measures on site (e.g. straw bales, erosion control cloth, and stakes) during the rain season.
5. Have adequate dust control water available on site.
6. Have an appropriate sanitary facility for workers on site.
7. Review the Pest Plant list, to insure that landscaping does not included any invasive species.

## 11. Figures

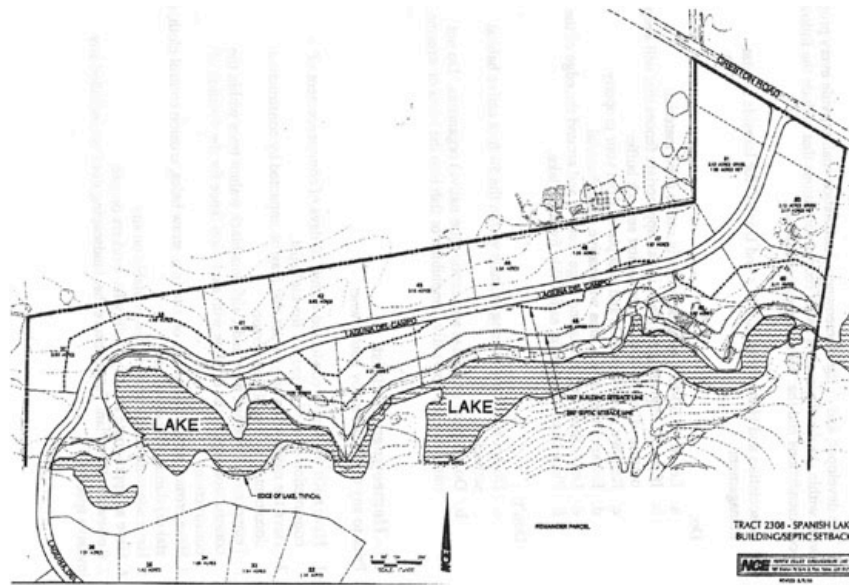


Figure 1. The 50 foot native habitat setback from lakes and waterways is shown on the map as the line (green on original) closest to the lakes. The 100 foot development setback and the 200 foot septic setback are also shown (dotted lines).

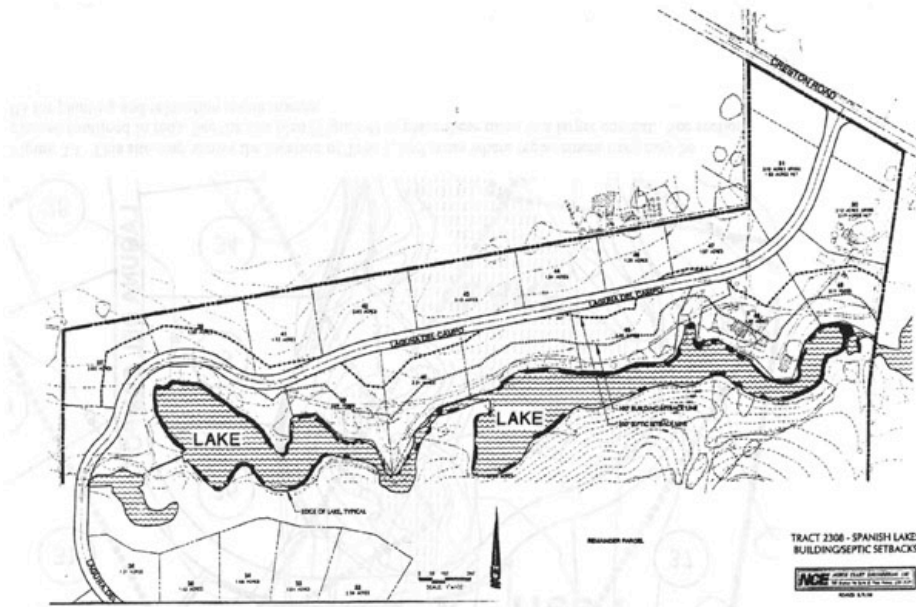


Figure 2. The locations of the dominant emergent vegetation, tule (*Scripus acutus*) and cattail (*Typha augustifolia*) along the lakeshore are shown as the bold-line areas (bold and green on original) along the lakeshore. Tule is more abundant in the lakes than cattail. Thickness of the vegetation is exaggerated in some areas. Actual width of the emergent vegetation is often narrower.

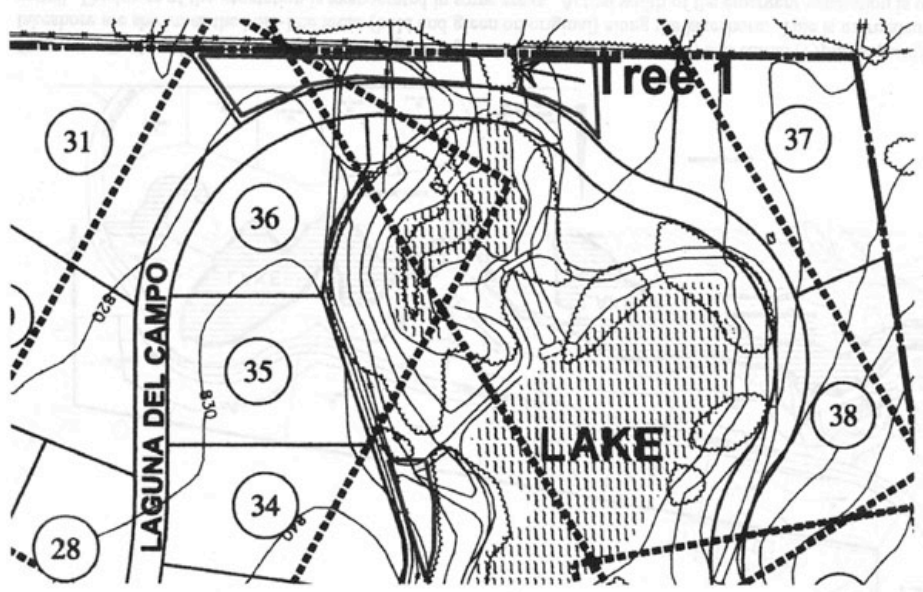


Figure 3A. This site map shows the location of Tree 1, and areas where replacement trees may be planted (outlined in red). See the site plan (Figure 4) to place these maps in a larger context. See section 03 for planting and relocation requirements.