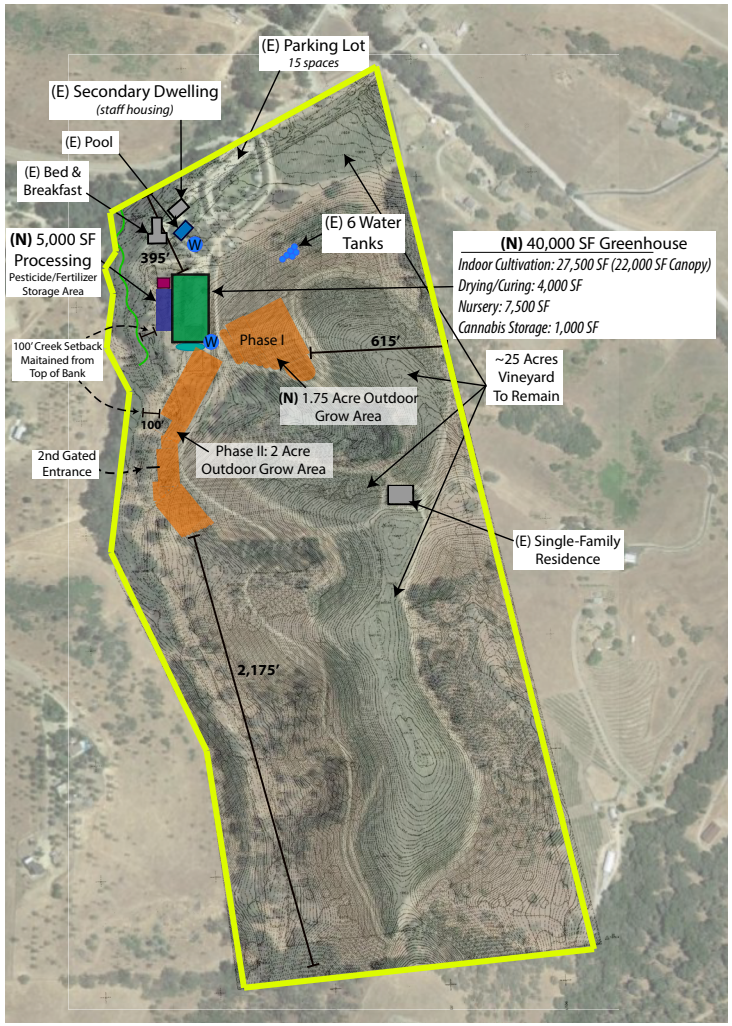
OVERALL SITE PLAN



Site: 100 acres

** Site is located over 1000 feet from any sensitive use, as defined by 22.40.050D.1, and 22.40.060D.1, Location*

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

Scope of Work

1) 3 Acres Outdoor Cultivation (Phased)
2) 40,000 SF Greenhouse
   - 22,000 SF Indoor Cultivation Canopy
   - 4,000 SF Drying/Curing
   - 7,500 SF Nursery/Vegetative
   - 1,000 SF Cannabis Storage
3) 5,000 SF Processing
   -Pesticide/Fertilizer Storage

Sheet Index

1) Overall Site Plan
2) Detailed Site Plan
3) Buffer Map
4) Greenhouse Building Floor Plan
5) Processing Building Floor Plan

Vicinity Map

Kirk Consulting

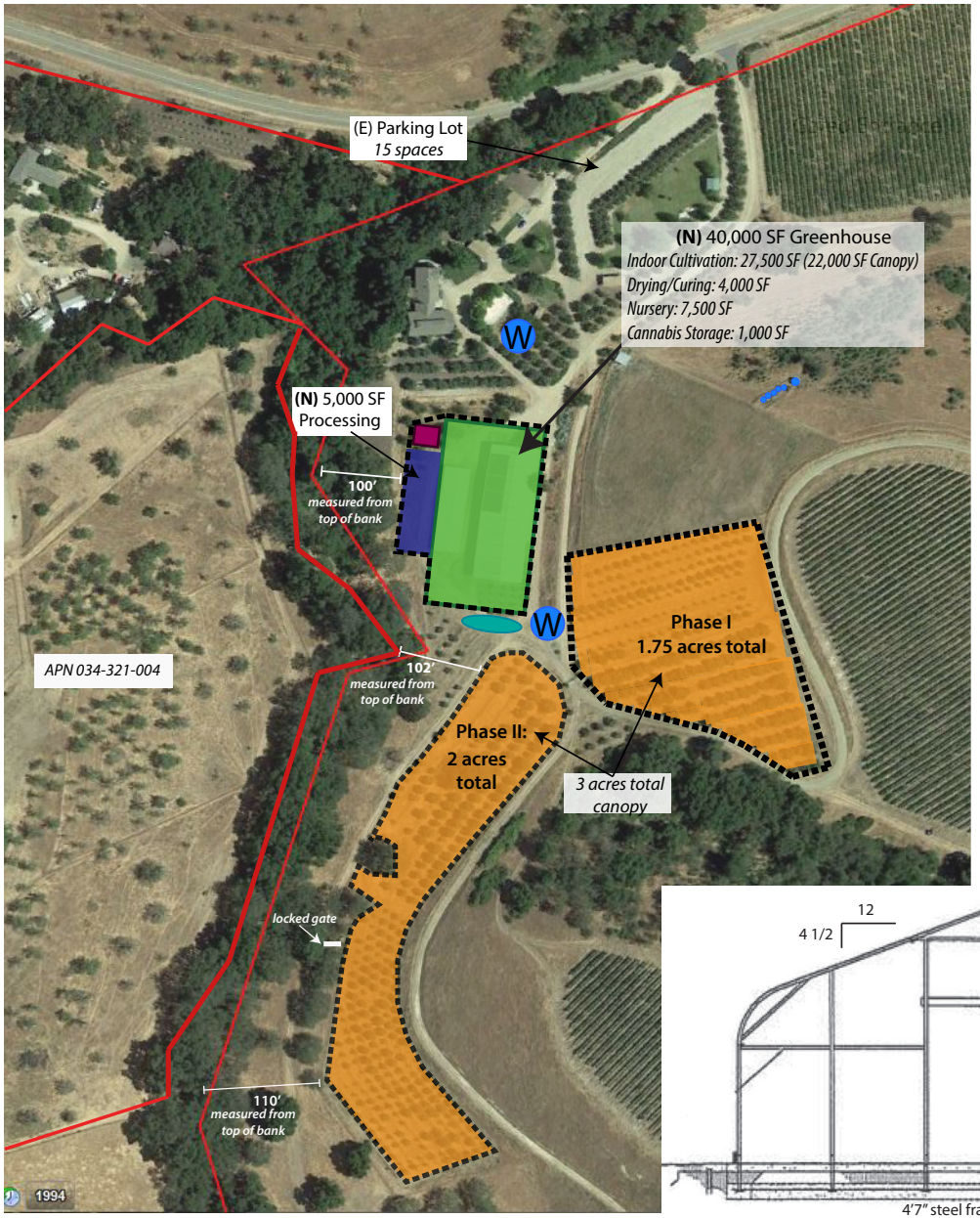
Sheet 1: Overall Site Plan
Eden House
4337 South El Pomar Road
Templeton, CA
APN: 034-321-003

DATE: 8.29.19

Eden Dreams

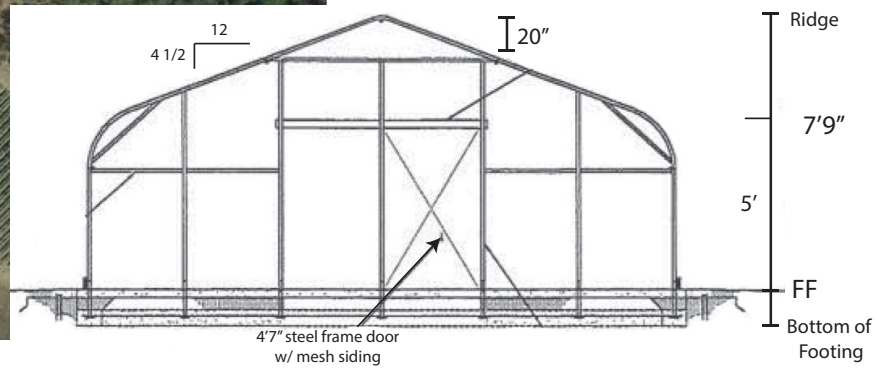
Sheet 1 of 5

DETAILED SITE PLAN



LEGEND

- Secure Fencing
- Portable Restrooms
- Compost
- Well
- Water Tank



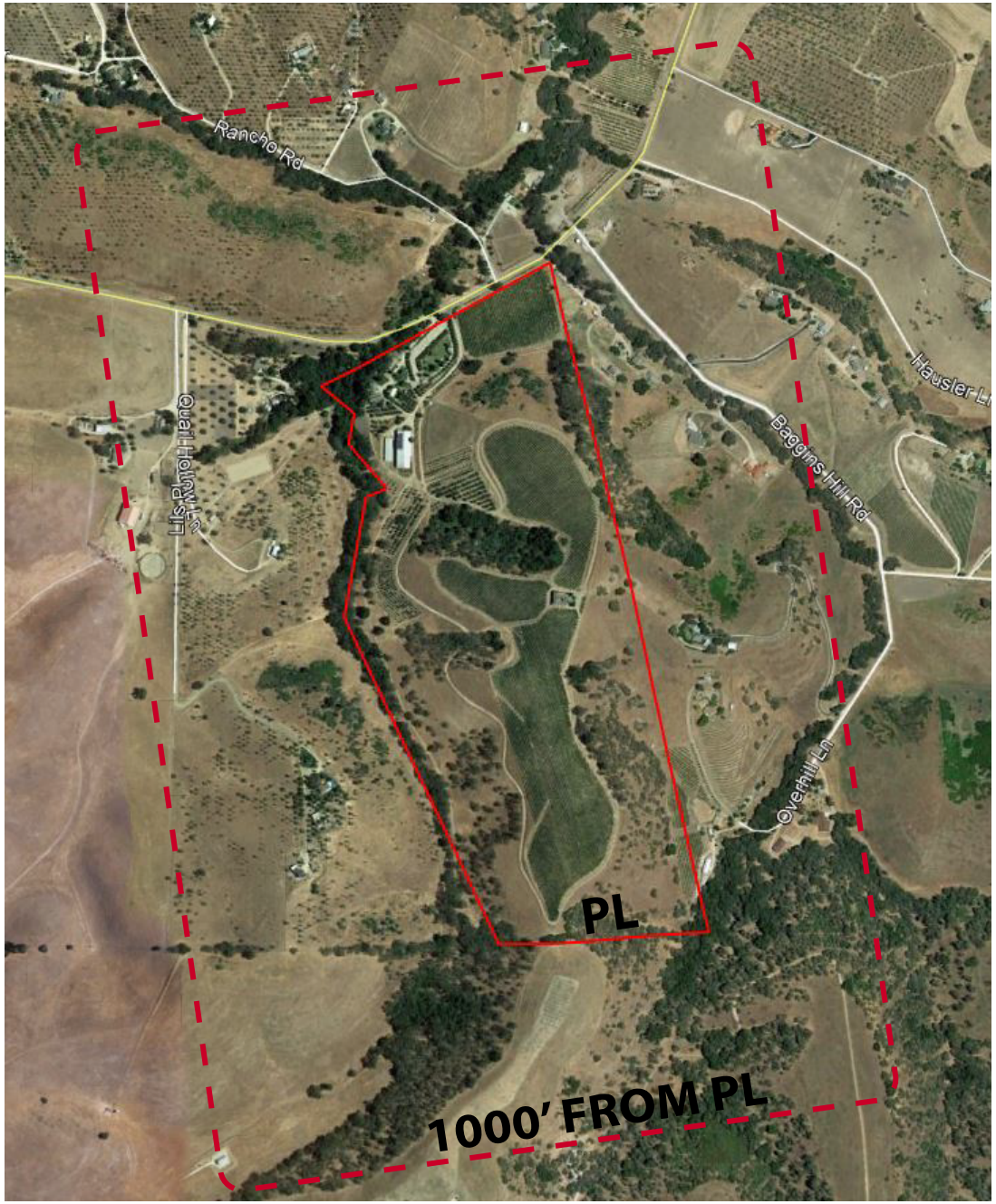
Greenhouse Front Elevation

Kirk Consulting

Sheet 2: Detailed Site Plan
Eden House
4337 South El Pomar Road
Templeton, CA
APN: 034-321-003

SCALE: 1" = 200'	
DATE: 8.29.19	
Eden Dreams	
Sheet 2 of 5	

BUFFER MAP



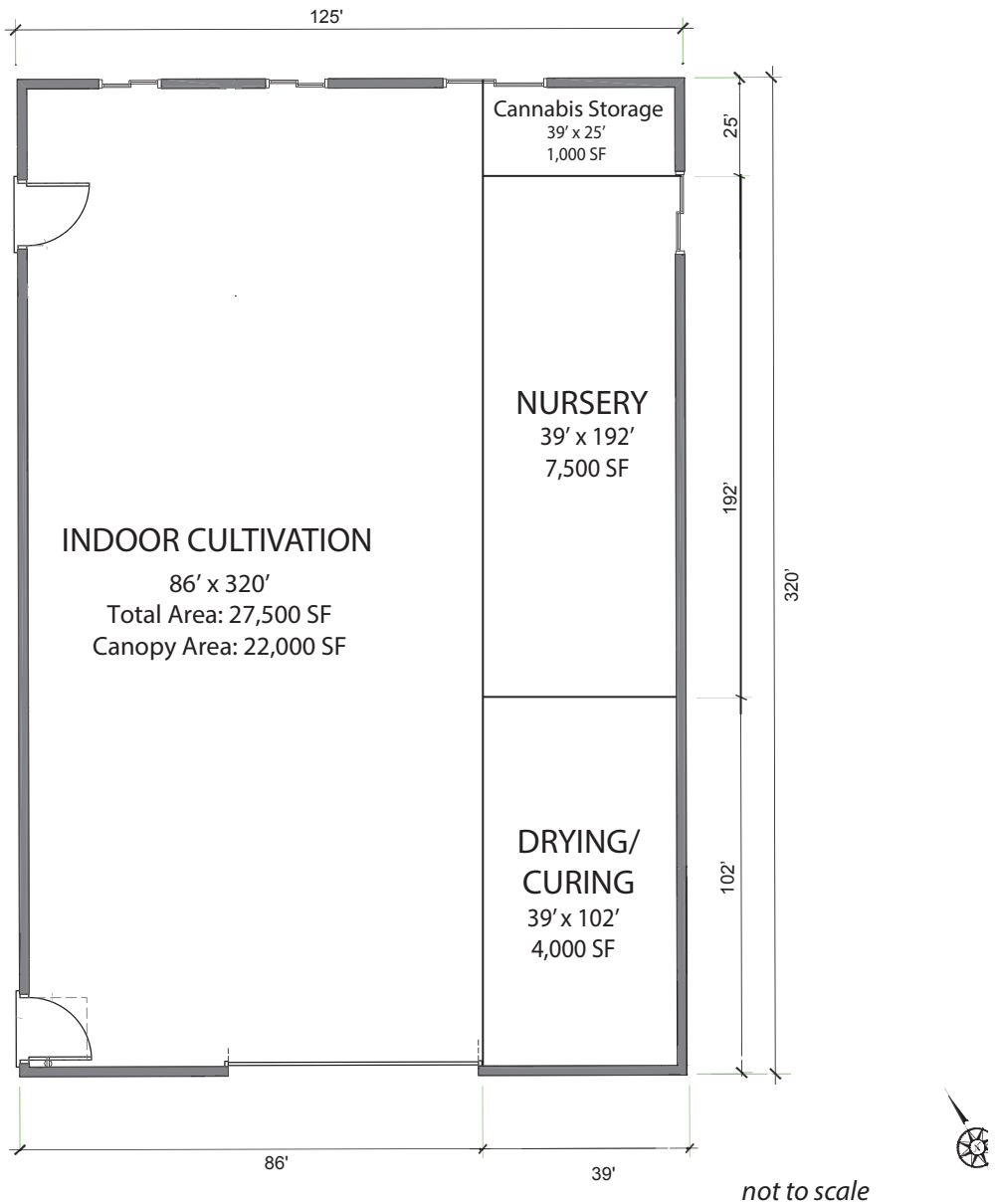
Kirk Consulting

Sheet 3: Buffer Map
Eden House
4337 South El Pomar Road
Templeton, CA
APN: 034-321-003

DATE: 2.16.19	
Eden Dreams	
Sheet 3 of 5	

GREENHOUSE BUILDING FLOORPLAN

CONCEPTUAL



not to scale

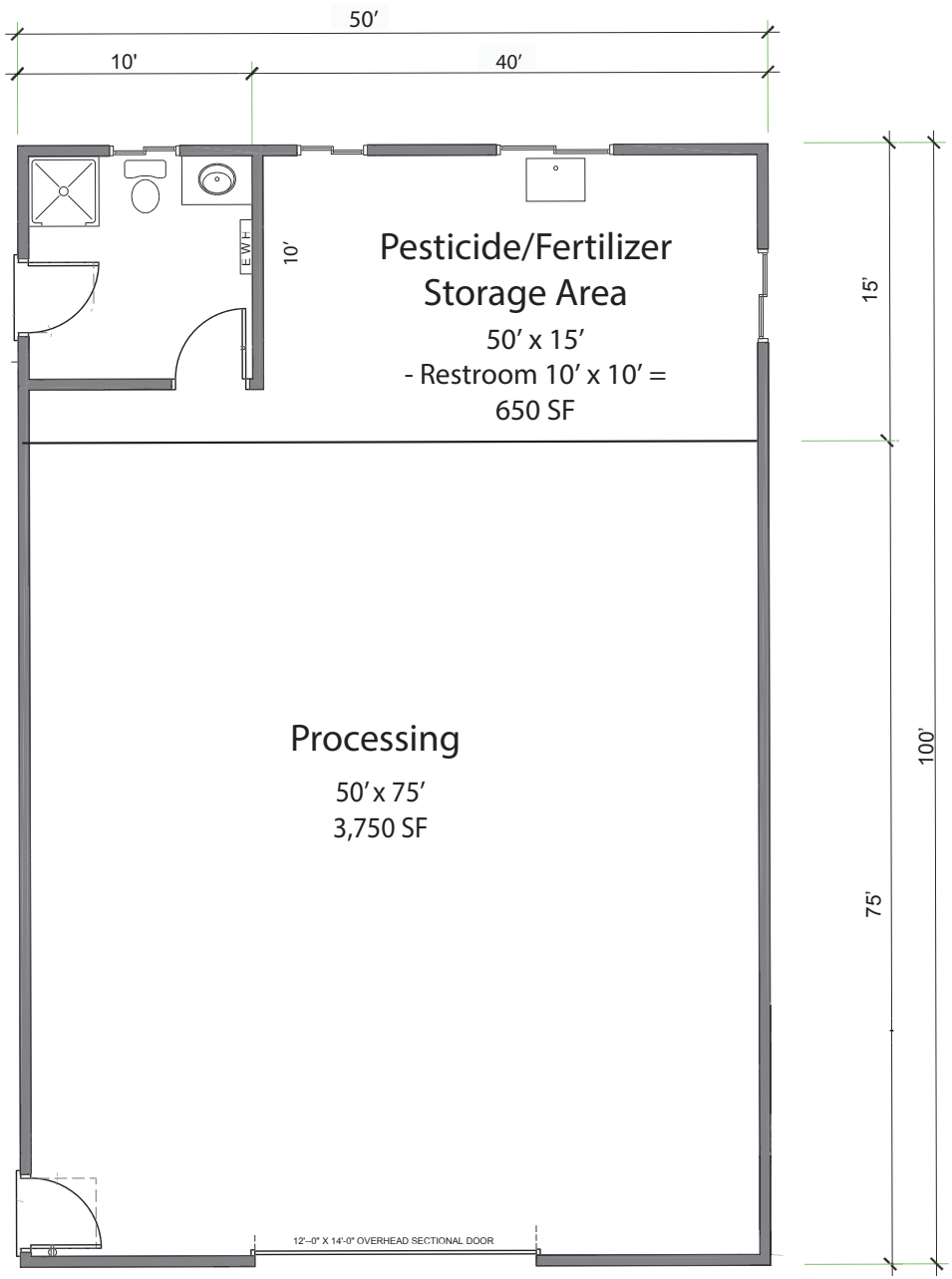
Kirk Consulting

Sheet 4: Greenhouse Building Floorplan
Eden House
4337 South El Pomar Road
Templeton, CA
APN: 034-321-003

SCALE: 1" = 200'	
DATE: 8.29.19	
Eden Dreams	
Sheet	
4 of 5	

PROCESSING BUILDING FLOORPLAN

CONCEPTUAL



Kirk Consulting

Sheet 5: Processing Building Floorplan
Eden House
4337 South El Pomar Road
Templeton, CA
APN: 034-321-003

DATE: 8.29.19	
Eden Dreams	
Sheet	
5 of 5	

OEG

Orosz Engineering Group Inc.

OEG Ref 18-403

April 16, 2018

Lisa Bugrova
Kirk Consulting
8830 Morro Road
Atascadero, CA 93422

Subject: Elizabeth Ross – Sight Distance Analysis
4337 S. El Pomar Road, Templeton, County of San Luis Obispo

Dear Ms. Bugrova:

Orosz Engineering Group, Inc. (OEG) has prepared the following stopping sight distance analysis for the subject project. The applicant is proposing a Use Permit for existing buildings and various cannabis related activities. Access to project site is a key for a successful development and county permit.

The project site is located at 4337 S. El Pomar Road, Templeton, California. The existing paved driveway access will be the primary site access for the project. In the vicinity of the project site, South El Pomar Road varies in width and is approximately 24 feet wide with a double yellow, no passing, centerline stripe. The speed limit in this vicinity of the project site was assumed to be 55 MPH as this is an unposted section of county road. There are several curves in the roadway beyond the project site that have advisory speeds of 15 to 35 MPH.

SIGHT DISTANCE ANALYSIS

The County of San Luis Obispo Public Works Department has stopping sight distance standards for driveways and intersections on County roads. As vehicle travel speeds increase, the stopping sight distance increases. Based on a site visit and aerial mapping, the stopping sight distance was evaluated for the project access location.

For the existing driveway/proposed access on South El Pomar Road, the available stopping sight distance is over 500 feet in either direction. The vehicle speeds for the primary access are unimpeded (55 MPH).

Based on the travel speeds on South El Pomar Road (55 MPH), the required stopping sight distance is 500 feet. The actual stopping sight distance available and required stopping sight distances are summarized in the following table:

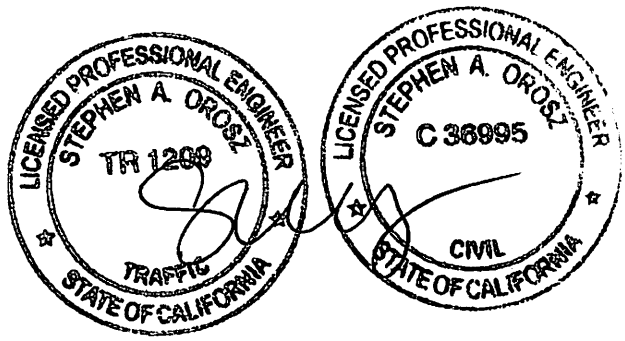
Location	Approach Speed	Required Stopping Sight Distance	Actual Stopping Sight Distance	Comments
South El Pomar Access				
Looking to Drivers Left	55 MPH	500'	500'+	Ok to Left
Looking to Drivers Right	55 MPH	500'	500'+	Ok to Right

As seen in the table above, the existing driveway conditions at the proposed main access location meet the County sight distance standards. The available sight distance would provide adequate distance for a 55 MPH travel speed.

Should you have any questions, feel free to contact us. OEG, Inc. thanks you for the opportunity to meet your needs on this exciting project.

Sincerely,

Stephen A. Orosz, P.E.
Traffic Engineer
Orosz Engineering Group, Inc.



TERRA • VERDE
Environmental Consulting LLC

BIOLOGICAL RESOURCES ASSESSMENT

4337 South El Pomar Cannabis Cultivation Project
(APN: 034-321-003)
Templeton, California

Prepared for:
Elizabeth Ross

Prepared by:
Terra Verde Environmental Consulting, LLC
3765 South Higuera Street, Suite 102
San Luis Obispo, California 93401

September 2018

"As a County-approved biologist, I hereby certify that this Biological Resources Assessment was prepared according to the guidelines established by the County of San Luis Obispo Department of Planning and Building and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge and belief; and I further certify that I was present throughout the site visit(s) associated with this report."

Signature line

27 September 2018
Date

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EXECUTIVE SUMMARY

This Biological Resources Assessment report was prepared at the request of Elizabeth Ross (owner) for the proposed development of two cannabis cultivation sites (project) located at 4337 South El Pomar Road near Templeton, San Luis Obispo County (County), California (APN: 034-321-003; 101 acres). Specifically, the proposed project will include the construction of a 22,000 square foot greenhouse structure (Site 1), a 10,000 square foot drying facility (Site 1), an 8,000 square foot storage facility (Site 1), a 5,000 square foot processing facility (Site 1), and approximately three acres of outdoor cultivation (Site 2). Site 1 currently supports an existing open barn structure, which would be torn down or retrofitted to support a greenhouse structure. Site 2 is proposed within existing agricultural use areas (i.e., olive orchard). The total area of disturbance is expected to be approximately four acres.

Terra Verde Environmental Consulting, LLC (Terra Verde) completed a biological survey within the proposed project area on May 10, 2018. The survey included a botanical and wildlife inventory, vegetation community mapping, a habitat assessment focused on the potential for special-status species and sensitive natural communities to occur on site, and a preliminary jurisdictional assessment of hydrologic resources on site.

Suitable habitat for a total of nine special-status botanical species and five special-status wildlife species, as well as nesting birds, is present within the survey area. In addition, individual oak trees and oak woodland are present immediately adjacent to and within existing agricultural areas. Oak trees and oak woodlands are regulated under California Public Resources code 21083.4 and the County Oak Woodland Ordinance No. 3346. No special-status species were observed during the survey. Sensitive habitat on site includes two unnamed U.S. Geological Survey (USGS) blue line streams, located along the western and northern boundary of the survey area.

As currently designed, the potential for impacts to sensitive resources from construction of the greenhouse and outdoor cultivation area is considered low. Indirect impacts to special-status wildlife could result from construction-related disturbances, such as the removal of habitat and/or noise that may deter wildlife from the area. No direct impacts are proposed to the USGS blue line streams, though indirect impacts (e.g., silt, sedimentation, and/ chemical run-off) may occur as a result of upland activities. No direct impacts to sensitive plants or habitats are expected; however, indirect impacts have the potential to occur, particularly during the construction phase. No oak trees are expected to be trimmed or removed as a part of project activities. A series of avoidance and minimization measures have been provided to reduce potential impacts to a less than significant level.

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Figure 6: Vegetation Communities and Sensitive Resources Map
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Appendix C – Botanical and Wildlife Species Observed
Appendix D – Representative Site Photographs

1.0 INTRODUCTION

This Biological Resources Assessment was prepared by Terra Verde Environmental Consulting, LLC (Terra Verde) at the request of Elizabeth Ross (owner) for the proposed development of two cannabis cultivation sites (project) located at 4337 South El Pomar Road, Templeton, California (APN: 034-321-003; 101 acres) (see Appendix A – Figure 1: Project Vicinity Map). Specifically, the scope of the project includes the following components:

- 22,000 square foot greenhouse structure (Site 1)
- 10,000 square foot drying facility (Site 1)
- 8,000 square foot storage facility (Site 1)
- 5,000 square foot processing facility (Site 1)
- 3 acres of outdoor cultivation (Site 2)

The proposed greenhouse structure, drying facility, storage facility, and processing facility will be located within 45,000 square feet (1 acre) (Site 1) and the proposed outdoor cultivation will be approximately three acres (Site 2). Site 1 currently supports an existing open barn structure, which would be torn down or retrofitted to support a greenhouse structure, drying facility, storage facility, and processing facility. Site 2 is proposed within existing agricultural use areas (i.e., olive orchard). The total area of disturbance is expected to be approximately four acres.

The entire proposed project is located within previously disturbed areas that are currently utilized for agriculture production or support existing structures such as the barn. All temporary and/or permanent structures are proposed at least 50 feet from the top of creek banks and no oak trees are planned for trimming or removal. The current project design has been modified to avoid and/or minimize impacts to areas of intact, native habitat and sensitive resources.

1.1 *Purpose of the Biological Resources Assessment*

The purpose of this report is to identify sensitive biological resources that occur, or have potential to occur, within the proposed project site and surrounding areas. A sensitive resource is defined here as one that is of management concern to local, county, state, and/or federal resource agencies. Recommended avoidance and minimization measures have been provided in Section 4.2 and are intended to reduce potential impacts to sensitive biological resources to the extent feasible. As necessary, this report may be used to support the environmental review process and future project permitting.

1.2 *Existing Conditions*

The proposed project (Sites 1 – 2) is located within the Creston U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle. It is situated approximately six miles southeast of the community of Templeton, California. Elevations within the survey area range from approximately 366 to 427 meters (1,200 to 1,400 feet). The majority of the project area is located within existing agricultural use areas that exhibit anthropogenic and disturbed conditions as a result of historic and active agricultural operations (i.e., olive production and infrastructure) (see Appendix A – Figure 2: Survey Area Map).

A review of historical aerial imagery indicates that the existing barn structure within Site 1 has been present since at least 1994, while the surrounding olive orchards that encompass Site 2 were installed from 2004 through 2009 (Google Earth, 1994 – 2017).

The larger surrounding area consists of a mix of land uses, including agriculture, livestock and grazing, as well as rural residential development. Two USGS blue line drainages parallel the survey area along the boundary west of Site 1 and Site 2 and along South El Pomar Road, north of the survey area. The two features originate outside of the survey area and converge with one another north of the survey area before reaching the Salinas River and eventually the traditionally navigable waters of the Pacific Ocean approximately eight miles northwest of the project site (See Appendix A – Figure 2).

2.0 METHODOLOGY

Prior to conducting the field survey, Terra Verde staff reviewed the following resources:

- Aerial photographs (Google Earth, 1994-2017) and project site plans
- USGS Creston 7.5-minute topographic quadrangle map
- Online Soil Survey of San Luis Obispo County, California (Natural Resources Conservation Service [NRCS], 2018)
- Consortium of California Herbaria (CCH) online database of plant collections (CCH, 2018)
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) list of state and federally listed special-status species documented within the Creston 7.5-minute quadrangle and the surrounding eight quadrangles (Estrella, Shandon, Shedd Canyon, Wilson Corner, Santa Margarita, Atascadero, Templeton, Paso Robles) (CDFW, 2018)
- CNDDB map of special-status species that have been documented within a 5-mile radius of the project site (CDFW, 2018) (see Appendix A – Figure 3: 5-mile CNDDB and Critical Habitat Map)
- California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants for the Creston 7.5-minute quadrangle and the surrounding eight quadrangles (CNPS, 2018)
- U.S. Fish and Wildlife Service (USFWS) Critical Habitat Portal (USFWS, 2018a)

- USFWS National Wetland Inventory map (USFWS, 2018b)

A list of regionally-occurring, special-status species was compiled based on records reported in the scientific database queries (see Appendix B – Regionally-occurring Special-status Species Table). This species list was utilized to focus the field surveys efforts as well as to determine appropriate survey periods for special-status plant species with the potential to occur on site.

Following the literature review and desktop analysis, Terra Verde completed a field survey on May 10, 2018, which focused on the identification of sensitive habitats and special-status plant and wildlife species, as well as an assessment of potentially jurisdictional features. The survey area included the entire proposed disturbance footprint, an approximate 100-foot buffer on all sides where access was feasible, and a visual scan of the surrounding habitat features (see Appendix A – Figure 2).

Table 1. Summary of Field Surveys

Date	Survey Type	Biologists	Site Conditions	Survey Area
May 10, 2018	Botanical and wildlife inventory, habitat assessment, preliminary jurisdictional determination	Amy Golub Riley Chestnut	Temp: 60-70 F Wind: 0-10 mph Visibility: Clear	Project site and 100-foot buffer

The survey was pedestrian in nature and lasted approximately four hours. During the survey, all detected plant and wildlife species and their sign were documented (see Appendix C – Botanical and Wildlife Species Observed) and photographs were taken at representative locations (see Appendix D – Representative Site Photographs). Visibility was suitable to detect potentially occurring wildlife species throughout the duration of the survey. Botanical species identifications and taxonomic nomenclature followed *The Jepson Manual: Vascular Plants of California*, 2nd edition (Baldwin et al., 2012), as well as taxonomic updates provided in the Jepson eFlora (Jepson eFlora, 2018). In addition, vegetation communities and land cover types were characterized, and natural communities were classified using the second edition of *A Manual of California Vegetation* (MCV) classification system (Sawyer et al., 2009).

The habitat requirements for each regionally-occurring, special-status species listed in Appendix B were analyzed and compared to the type and quality of habitats observed during field surveys. The potential for many species to occur within the project site was eliminated due to lack of suitable habitat, elevation, appropriate soils/substrate, and/or known distribution of the species. Special-status species for which suitable habitat was identified on site are discussed in-depth in the following section, and those determined to have no potential to occur based upon a lack of suitable habitat are not discussed any further in this Biological Resources Assessment.

2.1 *Sufficiency of Biological Data*

The field survey that Terra Verde conducted is of sufficient detail and biological expertise, and was appropriately timed to identify potentially occurring special-status plant and wildlife species. Specifically, surveys were timed to coincide with the typical peak blooming and/or fruiting period for potentially occurring special-status plant species. In addition, numerous annual-blooming species were observed in peak identifiable condition at the time of the surveys in May 2018. As such, it is expected that special-status species would have been detectable at the time of the surveys, if present.

Migratory and transient wildlife species such as many avian species and large mammals may only be seasonally present within the project area. Further, some species are nocturnal, and/or highly transient and may have not been detected during the survey effort. As such, recommendations have been made for the avoidance of sensitive species and resources deemed to have potential to occur, based on an assessment of habitat present at the site.

3.0 RESULTS

This section provides a summary and analysis of the background research and combined field survey results. The discussion includes a description of soils, terrestrial and aquatic habitat types, direct and indirect observations of wildlife and plant species, and a discussion of the potential for special-status species to occur. Any anticipated impacts to migration corridors and habitat connectivity are also discussed.

3.1 *Habitats and Resources Observed*

The survey area exhibited limited habitat diversity with natural vegetation communities restricted to the margins of the existing vineyard/orchard operations and along the riparian corridor of the unnamed ephemeral blue line drainages. In total, two soil units and two natural vegetation communities were documented within the survey area, in addition to developed areas, ornamental landscaping, and vineyards/orchards. Although a majority of the survey area is highly modified and subjected to regular anthropogenic disturbances, the diversity of surrounding adjacent habitats provide suitable habitat for various common and special-status plant and wildlife species.

3.1.1 Soils

The NRCS online soil report revealed two soil units within the survey area (see Appendix A – Figure 4: Soils Map). The primary characteristics of these soil units are described below.

Soil Unit 153: Linne-Calodo complex, 30 to 50 percent slopes

The parent material of this soil type is residuum weathered from calcareous shale and/or sandstone. The drainage class of this unit is well drained, and it is composed mostly of channery clay loam. This soil type tends to occur on hills, back slopes, and side slopes at

elevations between 152 and 762 feet. This soil type is not considered prime farmland.

Soil Unit 159: Lockwood-Concepcion complex, 2 to 9 percent slopes
The parent material of this soil type is alluvium derived from sedimentary rock. The drainage class is well drained and primarily composed of channery loam. This soil type occurs on terraces and toe of slopes at elevations between 182 and 457 meters. This soil type is considered farmland of statewide importance.

3.1.2 Hydrologic Features

As mentioned above, two unnamed USGS blue line drainages occur within the survey area and converge with one another before reaching the Salinas River and eventually the traditionally navigable waters of the Pacific Ocean approximately eight miles northwest of the project area (see Appendix A – Figure 5: Hydrologic Resources Map). The drainages were observed with a clearly defined bed and bank and evidence of ordinary high water mark (OHWM) (e.g., debris wracking and shelving). The drainages were dominated by coast live oak (*Quercus agrifolia* subsp. *agrifolia*) with blue oak (*Quercus douglasii*) as an associate and western poison oak (*Toxicodendron diversilobum*) in the understory. No flowing water was present at the time of the survey.

Though the USFWS National Wetland Inventory data depicted on Figure 5 indicates that wetlands are present within the USGS blue line drainages, no wetlands were observed on site.

3.1.3 Vegetation Communities

Vegetation communities and land cover types were assessed and classified based on vegetation composition, structure, and density, with consideration of known land management practices (i.e., agriculture). A majority of the survey area consists of highly modified landscapes including barn structures, olive orchards, ornamental trees, and paved and gravel access roads. Natural vegetation communities and habitats are concentrated along the margins of the survey area, where anthropogenic areas abut natural habitats and include wild oats grassland and blue oak woodland (see Appendix A – Figure 6: Vegetation Communities and Sensitive Resources Map). These communities, as well as other land cover types observed on site, are described in further detail below.

A total of 87 vascular plant species have been identified within the survey area, of which 41 (47 percent) are non-native and 25 (28 percent) are listed on the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory (Inventory) (2018). A vast majority of the survey area consists of maintained, anthropogenic landscapes, which is reflected by the large proportion of non-native, invasive, and ornamental taxa observed at the site.

Wild Oats Grassland (3.4 acres)
Wild oats (*Avena* sp.) grassland is present along the margins of access roads, in disturbed fields, and between existing agricultural use areas (Site 1 and Site 2), and the riparian woodland (oak woodland) habitat. These areas varied somewhat in their species composition and cover

throughout the survey area though generally provide the same type and quality of habitat. This community is dominated by oats (*Avena barbata* and *Avena fatua*), ripgut brome (*Bromus diandrus*), burclover (*Medicago minima*), Italian thistle (*Carduus pycnocephalus*), and tocalote (*Centaurea melitensis*), with scattered occurrences of hairy vetch (*Vicia villosa*), common fiddleneck (*Amsinckia menziesii*), and blow wives (*Achyrachaena mollis*). It should be noted that portions of the wild oats grassland showed signs of past and current anthropogenic disturbances including mowing and areas of bare dirt or very sparse cover.

Though this habitat is disturbed within the survey area, the species composition corresponds with the *Avena (barbata, fatua)* Semi-natural Herbaceous Stands (wild oats grasslands) in the MCV classification system. This community occurs throughout California in waste places, rangelands, and openings in woodlands between 10 to 1,500 meters. Wild oats grasslands provide habitat for ground-nesting birds, small mammals, reptiles, and other wildlife.

Coast Live Oak Woodland (2.9 acres)

Coast live oak woodland was observed within the riparian corridor of the unnamed ephemeral drainages as well as in the relatively undisturbed areas surrounding the existing vineyards/orchards. Co-dominant species included blue oak, with blue elderberry (*Sambucus nigra* subsp. *caerulea*), toyon (*Heteromeles arbutifolia*), western poison oak, and Pacific sanicle (*Sanicula crassicaulis*) within the understory and scattered individuals of valley oak (*Quercus agrifolia*) and interior live oak (*Quercus wislizeni* var. *wislizeni*) throughout. These areas are generally characterized by a continuous tree canopy of coast live oak though dominance variably transitioned with blue oak in certain areas.

This species composition was used in determining the vegetation community classification, which most closely corresponds with the *Quercus agrifolia* Woodland Alliance (coast live oak woodland) in the MCV classification system. This community typically occurs in alluvial terraces, canyon bottoms, stream banks, slopes, and flats in deep, sandy or loamy soils at elevations below 1,200 meters. This community provides valuable habitat for nesting birds, small mammals, and other wildlife.

Developed (3.3 acres)

This land cover type occurs throughout Site 1 in association with the man-made structures (i.e., barns, homes, and stables), landscaped areas, and access roads. Herbaceous weedy species were observed in variable cover in roads and surrounding ancillary structures including ripgut brome, wall barley (*Hordeum murinum*), redstem filaree (*Erodium cicutarium*), and California burclover (*Medicago polymorpha*). Landscaped areas were dominated by native and non-native ornamental species including western sycamore (*Platanus racemosa*), rose (*Rosa* sp.), coast redwood (*Sequoia sempervirens*), Mexican feathergrass (*Stipa tenuissima*), and rosemary (*Rosmarinus officinalis*).

Developed areas observed on site do not correspond to a natural vegetation community but may provide marginally suitable habitat for wildlife foraging and cover.

Active Agriculture (6.1 acres)
This land cover type is concentrated in Site 2 and surrounding developed areas on site. It is characterized by frequent disturbance associated with existing olive orchards. Similar to developed areas, herbaceous weedy species were observed in variable cover between the rows of olives including ripgut brome, wall barley, redstem filaree, hairy vetch, and California burclover.

Active agriculture areas observed on site do not correspond to a natural vegetation community but may provide marginally suitable habitat for wildlife foraging and cover.

3.1.4 Wildlife

The terrestrial habitat observed within and adjacent to the survey area provide suitable habitat for a variety of common and special-status wildlife species. In particular, oak woodland habitat within and adjacent to the survey area provides highly suitable nesting opportunity for a variety of avian species. Various riparian and woodland habitats provide suitable habitat for several species of woodrat that typically build houses at the base of trees and shrubs. Other wildlife, such as amphibians, that rely on additional resources (e.g., aquatic and riparian corridors) may only be seasonally present and/or are more likely not to be found within the survey area. No perennial aquatic habitat or amphibians dependent upon permanent water sources were observed within the survey area. The wild oats grassland may also provide suitable conditions for birds and other wildlife.

During field surveys, all invertebrate and vertebrate species observed, including those detected by indirect sign (i.e., tracks, scat, skeletal remains, dens, burrows, or vocalizations) were documented. Numerous avian species were observed, including red-shouldered hawk (*Buteo lineatus*) and great horned owl (*Bubo virginianus*). California ground squirrel (*Otospermophilus beecheyi*) and Botta's pocket gopher (*Thomomys bottae*) were also observed in various habitats throughout the survey area. A comprehensive list of all the wildlife species observed within the survey area is included in Appendix B.

3.2 *Sensitive Resources*

The results of the desktop research of the area surrounding the proposed project site indicated that one sensitive natural community, 49 special-status plant species, and 30 special-status wildlife species occur regionally. A review of the habitat requirements for each of these species in comparison with site conditions narrowed the list to nine sensitive plants and five sensitive wildlife species that have potential to occur within the overall survey area. These resources are discussed further below.

3.2.1 Special-status Plant Species

The survey was completed during the typical blooming period for regionally-occurring special-status species with potential to occur within the overall survey area. Based on this evaluation

and a review of the relevant literature, it was determined that nine special-status plant species have low potential to occur within the overall project and survey area. Additionally, individual oak trees (*Quercus* spp.) and oak woodlands are considered a sensitive resource by the State of California and the County, and impacts must be included in the California Environmental Quality Act (CEQA) project review process. Coast live oak woodland and individual trees are present throughout the survey area and are described as a sensitive plant species below.

The following paragraphs provide a description of the special-status plant species that have the potential to occur on site.

Douglas' Fiddleneck (*Amsinckia douglasiana*), CRPR 4.2
Douglas' fiddleneck is an annual herb that is only known from the South Coast Ranges to the Western Transverse Ranges of California. This species typically occurs on unstable shaly sedimentary slopes at elevations between 150 to 1,600 meters. The typical blooming period is from March to June (Jepson eFlora, 2018). Documented threats to this species include agriculture (CNPS, 2018). According to CNDDB records (CDFW, 2018), the nearest documented occurrence is greater than five miles from the project site. Although marginally suitable grassland habitat for this species is present on site, it was not observed during the survey effort. Based on a lack of detection during an appropriately timed botanical survey, this species is not expected to occur.

Dwarf Calycadenia (*Calycadenia villosa*), CRPR 1B.1
Dwarf calycadenia is an annual herb that is endemic to California. It is known to occur along the outer South Coast Ranges. This species typically occurs on dry and rocky hills, ridges, grasslands, and openings in foothill woodland. It has been documented at elevations between 250 to 850 meters. The typical blooming period is May to September (Jepson eFlora, 2017). Documented threats to this species include urbanization, vehicles, grazing, alteration of fire regimes, and non-native plants (CNPS, 2018). According to CNDDB (CDFW, 2018), the nearest documented occurrence is greater than five miles from the project site. Although marginally suitable habitat for this species is present in the woodland and grassland habitat on site, it was not observed during the survey effort. Based on a lack of detection during an appropriately timed botanical survey, this species is not expected to occur.

Lemmon's Jewelflower (*Caulanthus lemmonii*); CRPR 1B.2
Lemmon's jewelflower is an annual herb that is endemic to California. It is known to occur throughout the Inner and Outer South Coast Ranges and along the western foothills of the San Joaquin Valley, with unconfirmed populations extending east along the Transverse Ranges and into the northwest corner of the Mojave Desert. This species typically occurs in grassland, chaparral, and scrub communities at elevations ranging from 80 to 1,100 meters. The typical blooming period is from March to May (Jepson eFlora, 2018). Documented threats to this species include development, grazing, and vehicles (CNPS, 2018). According to CNDDB (CDFW, 2018) records, the nearest documented occurrence of this species is greater than five miles

from the survey area. Although marginally suitable habitat for this species is present in the grassland habitat on site, this species was not observed during the survey effort. Based on a lack of detection during an appropriately timed botanical survey, this species is not expected to occur.

Paniculate Tarplant (*Deinandra paniculata*), CRPR 4.2
Paniculate tarplant is an annual herb that is endemic to California and northern Baja California. Known populations are concentrated along the central and southern coastal ranges of California between San Luis Obispo and Baja, with an isolated occurrence along the eastern edge of the San Francisco Bay. This species typically occurs in sandy soils in grassland, open chaparral, and woodland communities at elevations up to 1,320 meters. It is known to tolerate some disturbance. The typical blooming period is from May to November (Jepson eFlora, 2018). Documented threats to this species include development, with some historical occurrences known to be extirpated by urbanization (CNPS, 2018). According to CNDDB (CDFW, 2018) records, the nearest documented occurrence of this species is greater than five miles from the survey area. Although marginally suitable habitat for this species is present in the grassland habitat on site, this species was not observed during the survey effort. Based on a lack of detection during an appropriately timed botanical survey, this species is not expected to occur.

Yellow-flowered Eriastrum (*Eriastrum luteum*); CRPR 1B.2
Yellow-flowered eriastrum is an annual herb that is endemic to California. It is known to occur along the inner South Coast Ranges in San Luis Obispo and Monterey Counties. This species typically occurs on drying slopes in sandy or gravelly soils in association with chaparral and woodland habitats. This species has been documented at elevations up to 1,000 meters. The typical blooming period for this species is from May to June (Jepson eFlora, 2018). Documented threats to this species include vehicles and grazing (CNPS, 2018). According to CNDDB (CDFW, 2018), the nearest documented occurrence of this species was recorded in 1950 within five miles of the project site. Although marginally suitable habitat is present in the woodland habitat on site, this species was not observed during the survey effort. Based on a lack of detection during an appropriately timed botanical survey, this species is not expected to occur.

Santa Lucia Dwarf Rush (*Juncus luciensis*); CRPR 1B.2
Santa Lucia dwarf rush is an annual herb that is known from several populations along the central and southern coast, as well as areas in the northeast portion of the state from Lake Tahoe to the Modoc Plateau. This species typically occurs in a variety of seasonally and perennially wet habitats, including seeps, meadows, vernal pools, along streams, and in roadside ditches. It is known to occur at elevations ranging from 300 to 1,900 meters. The typical blooming period for this species is from April through August (Jepson eFlora, 2018). Possible threats to this species include development (CNPS, 2018). According to CNDDB (CDFW, 2018), the nearest documented occurrence of this species was recorded in 1958 approximately 3.5 miles north of the project site. Although marginally suitable habitat is present within the riparian corridor on site, this species was not observed during the survey effort. Based on a lack

of detection during an appropriately timed botanical survey, this species is not expected to occur.

Pale-yellow Layia (*Layia heterotricha*); CRPR 1B.1
Pale-yellow layia is an annual herb that is known from several populations along the Inner South Coast Ranges, as well as the eastern and western foothills of the southern San Joaquin Valley and the western Transverse Range. This species typically occurs in clayey, sandy, and sometimes alkaline soil in a variety of open habitats including woodland, scrub, and grassland. It is known to occur at elevations ranging from 200 to 1,800 meters. The typical blooming period for this species may span from April through June (Jepson eFlora, 2018). Documented threats to this species include agriculture, competition from non-native plants, and potentially road maintenance and wind energy development (CNPS, 2018). According to CNDDB (2018), the nearest documented occurrence is greater than five miles from the project site. Although marginally suitable habitat is present for this species within the oak woodland habitat on site, this species was not observed during the survey effort. Based on a lack of detection during an appropriately timed botanical survey, this species is not expected to occur.

Santa Lucia Bush-mallow (*Malacothamnus palmeri* var. *palmeri*); CRPR 1B.2
Santa Lucia bush-mallow is a perennial herb that is endemic to California and is known to occur along the Central Coast and Outer South Coast Ranges. This species typically occurs in interior valleys and foothills in chaparral and woodland habitat at elevations ranging from 30 to 800 meters. The typical blooming period for this species is from May to July (Jepson eFlora, 2018). Known threats to this species include alteration of fire regimes (CNPS, 2018). According to CNDDB (CDFW, 2018), the nearest documented occurrence of this species is greater than five miles from the project site. Although marginally suitable habitat is present for this species within the oak woodland habitat on site, this species was not observed during the survey effort. Based on a lack of detection during an appropriately timed botanical survey, this species is not expected to occur.

San Gabriel Ragwort (*Senecio astephanus*); CRPR 4.3
San Gabriel ragwort is a perennial herb that is known only from the South Coast Ranges, and Transverse Range. This species typically occurs on steep rocky slopes in chaparral, coastal sage scrub and oak woodland habitat at elevations between 400 to 1,500 meters. The typical blooming period is from April to June (Jepson eFlora, 2018). Threats to this species are not well documented. According to CNDDB records (CDFW, 2018), the nearest documented occurrence of this species is greater than five miles from the project site. Although suitable habitat for this species is present in the woodland habitat on site, it was not observed during the survey effort. Based on a lack of detection during an appropriately timed botanical survey, this species is not expected to occur.

Oak Trees and Woodland (*Quercus agrifolia* and *Quercus douglasii*), Protection under CEQA, County Oak Woodland Ordinance No. 3346, and SB 1334 (Kuehl Bill)

Impacts to or removal of any mature oak species (i.e., greater than five inches in diameter at breast height) are regulated under California Public Resources Code 21083.4 and County Oak Woodland Ordinance No. 3346 (County, 2017). Numerous mature oak trees are present within the survey area, including within the proposed disturbance area (Site 2), and in association with the riparian corridor.

3.2.2 Special-status Wildlife Species

A list and description of the five sensitive wildlife species with potential to occur, including a description of their habitats, conservation status, and their likelihood for occurrence within the survey area, is provided below.

Sensitive Mammal Species

Townsend's Big-eared Bat (*Corynorhinus townsendii*), State – CSC

Townsend's big-eared bat require areas containing caves and cave-like roosting habitat including buildings or other man-made structures for roosting and are known to occur in all but subalpine and alpine habitat. This species is extremely sensitive to disturbance of roosting sites. A single visit may result in abandonment of the roost. All known nursery colonies in limestone caves in California apparently have been abandoned (Zeiner et al., 1988-1990a). Because of their extreme sensitivity to disturbance, this species has been in decline in recent years and is a California Species of Special Concern.

According to CNDDB records (CDFW, 2018), there is a single documented occurrence of this species approximately eight miles south of the project area. Suitable roosting habitat is present within the open barn structure at Site 1. As such, recommended avoidance and minimization measures are provided in Section 4.2 below.

American Badger (*Taxidea taxus*); State – CSC

American badger is a non-migratory species that occurs throughout most of California. This species is highly mobile, can occupy a variety of habitat types, and generally occurs in grasslands, meadows, savannahs, open-canopy, desert scrub, and open chaparral. This species requires friable soils in areas with low to moderate slopes (Zeiner et al., 1988-1990b).

According to CNDDB records (CDFW, 2018), this species has been documented approximately 5.4 miles northwest of the project site. Suitable habitat, as well as a prey base (e.g., pocket gopher and squirrel), is present for this species within the grassland habitat scattered throughout the survey area, as well as the surrounding areas. As such, there is potential for this species to be encountered on site. Recommended avoidance and minimization measures are provided in Section 4.2 below.

Sensitive Reptile Species

Northern California Legless Lizard (*Anniella pulchra*), State – CSC

Northern California legless lizard is known to occur from the northern end of the San Joaquin Valley, south through the Inner and Outer South Coast Ranges at elevations below 1,800 meters

(Nafis, 2018). This species requires sandy or loose loamy soils within coastal dune scrub, coastal sage scrub, chaparral, woodland, riparian, or forest habitats. It requires cover such as logs, leaf litter, or rocks and will cover itself with loose soil. Relatively little is known about the specific behavior and ecology of this species, but it is thought to be a diurnal species that breeds between the months of March and July. It gives birth to live young in the early fall. Population declines have been attributed to agricultural development, sand mining, use of off-road recreational vehicles, and habitat loss through spread of invasive, non-native vegetation such as freeway iceplant (*Carpobrotus edulis*) (Zeiner et al., 1988-1990c).

According to CNDDB records (CDFW, 2018), the nearest documented occurrence of this species is approximately four miles southwest of the project site. Leaf litter within oak woodlands and riparian habitat surrounding the project area may provide suitable habitat for this species. As such, there is potential to encounter this species on site. Recommended avoidance and minimization measures are provided in Section 4.2 below.

Migratory Nesting Birds and Sensitive Avian Species

Grasshopper Sparrow (*Ammodramus savannarum*), State – CSC

Grasshopper sparrow habitat typically consists of open grasslands with scattered trees and patches of bare ground. This species forages for grasshoppers and other insects on the ground, locating prey by sight. This species is declining throughout its range due to habitat loss, fragmentation and degradation.

According to CNDDB records (CDFW, 2018), the nearest documented occurrence is approximately eight miles south of the project area. Suitable habitat is present within the grassland and agricultural fields surrounding the project area. As such, there is potential for this species to be encountered. Recommended avoidance and minimization measures are provided in Section 4.2 below.

White-tailed Kite (*Elanus leucurus*), State Fully Protected

The white-tailed kite is a resident to coastal valleys and lowlands of California where it inhabits herbaceous and open stands of various habitats near agricultural operations. Nest sites are typically placed on the top of a tall tree near or within riparian areas, with adjacent grasslands for foraging. Typical prey items include voles and other small diurnal mammals, but it will occasionally feed on birds, insects, reptiles, and amphibians (Zeiner, et al. 1988-1990d). Nesting occurs within thick, upper canopies of oaks, willows, or other tree stands in close proximity to open foraging area.

According to CNDDB records (CDFW, 2018), the nearest documented occurrence of this species is approximately 10 miles southwest of the project site. Suitable nesting habitat is present within dense canopies of oak woodlands and mature riparian trees on site. Additionally, white-tailed kite may forage in the project area. As such, recommended avoidance and minimization measures are provided in Section 4.2 below.

Migratory Nesting Birds

In addition to those species protected by the state or federal government, all native avian species are protected by state and federal legislature, most notably the Migratory Bird Treaty Act and the CDFW Fish and Game code. Collectively, these and other international regulations make it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof. The laws were adopted to eliminate the commercial market for migratory bird feathers and parts, especially those of larger raptors and other birds of prey.

Avian species can be expected to occur within the project area during all seasons and throughout construction of the proposed project. The potential to disrupt these species is highest February 1 through September 15, when nests are likely to be active and eggs and young are present. Grassland habitat, mature oaks, and ornamental plantings provide particularly suitable habitat for common passerines and ground nesting birds, while the mature oak trees provide suitable nesting habitat for raptors. Recommended avoidance and minimization measures for the protection of migratory nesting birds are provided in Section 4.2 below.

3.2.3 Sensitive Habitats

Federal and State Waters

As noted above, two USGS blue line drainages occur within the survey area. These drainages exhibited a well-defined bed and bank, evidence of an OHWM, and a significant nexus to traditionally navigable waters of the U.S. (i.e., the Pacific Ocean via the Salinas River). Based on the above, these drainages fall within the jurisdiction of the U.S. Army Corps of Engineers (Corps), Regional Water Quality Control Board (RWQCB), and CDFW. If impacted by project activities, regulatory agency permitting pursuant Section 401/404 of the Clean Water Act and Section 1602 of the Fish and Game Code would be required.

USFWS-designated Critical Habitats

No USFWS-designated critical habitat for federally threatened or endangered species occurs within the project area.

3.3 *Habitat Connectivity*

Maintaining connectivity between areas of suitable habitat is critical for dispersal, migration, foraging, and genetic health of plant and wildlife species. The project site is located in a rural area of San Luis Obispo County, 6.5 miles southeast from the town of Templeton, surrounded by dispersed residences and agriculture operations. Existing barriers to migration to and from non-developed portions of the project site, particularly for wildlife, are influenced by agriculture in the region, which typically correlates with a high frequency of land manipulation, wildlife-exclusion fences, and pest management activities. However, undeveloped portions of land are still present in small pockets surrounding the project area. As such, existing habitat and

movement corridors in the vicinity of the project are somewhat fragmented, but relatively intact.

All new development is currently planned to occur within the disturbed agricultural use areas and existing developed areas, which does not show sign of frequent use by any special-status species. New localized barriers may be created by the conversion of the agricultural field to permanent or semi-permanent structures, which may further impede general wildlife movement through the area; however, no large-scale passage barriers are proposed. The proposed project is not expected to increase the overall level of fragmentation in the region.

4.0 IMPACT ASSESSMENT AND MITIGATION

4.1 Summary of Potential Impacts

The proposed project has the potential to directly and/or indirectly impact sensitive habitats, special-status wildlife species, migratory nesting birds, and individual oak trees. Direct impacts to wildlife could result from injury or death via construction-related disturbances such as trampling or crushing from equipment or other construction activities such as grading, vegetation trimming or removal, and excavation. Indirect impacts could result from construction noise, harassment, dust emissions, or other disruption during construction activities.

The total area of disturbance is approximately four acres, which is planned to occur entirely within the existing developed and agricultural areas (orchards) on site.

4.1.1 Impacts to Special-status Plants

Special-status Plants

No special-status plants were observed within the survey area during the site survey completed during the appropriate blooming period for the special-status plant species with potential to occur. As such, no impacts to special-status plants are expected to occur based on the current project design.

Oak Trees

Individual oak trees and oak woodland are present within the riparian corridor, immediately adjacent to the proposed project, and within the proposed project footprint (Site 2). No oak tree trimming or removals are expected during project implementation. Further, no project activities are expected to occur within 50 feet of the existing riparian corridor. As such, no impacts to oak trees are expected as a result of the proposed project.

4.1.2 Impacts to Special-status Wildlife

Townsend's Big-eared Bat

Suitable habitat for Townsend's big-eared bat is present within the barn structure and the cavities of interior live oak trees on site. Direct impacts to this species are most likely to occur from removal of the existing barn structure on site in preparation for the construction of a greenhouse. In addition, increased lighting in the areas adjacent to suitable roosting habitat may deter use of the habitat. Increased short- and long-term anthropogenic activity in the vicinity of roosts may further deter use of the area by bats.

American Badger

As currently designed, no direct impacts to this species are expected to occur as a result of construction related activities. However, if project designs change, and impacts occur within the grassland habitat outside of the existing olive orchard, direct impacts may occur as a result of construction-related activities including crushing, trampling, and/or entombment. Further, increased short- and long-term anthropogenic activity in the vicinity of viable populations located outside of the project area also have a potential to indirectly impact these species by potential primary and secondary exposure to agricultural chemicals including rodenticides.

Northern California Legless Lizard

Suitable habitat for northern California legless lizard is present in the understory of oak woodland and riparian area on site. No direct impacts are proposed within areas of suitable habitat for these species. If project designs change and impacts occur within or immediately adjacent to areas of suitable habitat, direct and indirect impacts may result from construction-related disturbances and alteration or removal of habitat.

Sensitive and Nesting Birds

Direct impacts to bird species are most likely to occur if construction activities take place during the typical avian nesting season, generally February 1 through September 15. Indirect impacts may occur due to habitat loss (e.g., removal of suitable nesting trees) or construction-related disturbances that may deter nesting or cause nests to fail.

4.1.3 Impacts to Sensitive Communities and Habitats

Hydrologic Resources

Two USGS blue line drainages occur within the survey area, immediately adjacent to the proposed project. These drainages are considered waters of the state and waters of the U.S. based on the presence of a well-defined bed and bank, evidence of an OHWM, and a significant nexus to traditionally navigable waters. Currently, no impacts are proposed to the USGS blue line ephemeral drainages.

4.2 *Recommended Avoidance and Minimization Measures*

The following avoidance and minimization, measures are recommended to reduce the anticipated impacts to the maximum extent feasible.

4.2.1 General Avoidance and Minimization Measures

Measure 1: Site Maintenance and General Operations

The following general measures are recommended to minimize impacts during active construction:

- The use of heavy equipment and vehicles shall be limited to the proposed project limits and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with high visibility fencing. No work shall occur outside these limits.
- In the vicinity of sensitive resources and habitats (e.g., unnamed USGS blue line drainages and oak woodlands), signs shall be posted at the boundary of the work area indicating the presence of sensitive resources.
- Staging of equipment and materials shall occur at least 50 feet from aquatic features.
- Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants.
- Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated areas. Sandbags and/or absorbent pads shall be available to prevent water and/or spilled fuel from leaving the site.
- Any chemicals used shall be prevented from entering the USGS blue line drainages.
- Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

4.2.2 Recommendations for Avoiding Impacts to Oak Trees

Measure 2: Oak Tree Protection

Where project activities are expected to occur within 50 feet of oak trees or oak woodland, tree protection fencing shall be installed as close to the outer limit of the woodland dripline or individual tree critical root zone as practicable. At no time shall any removal or trimming of oak trees equal to or greater than five inches in diameter be allowed.

4.2.3 Recommendations for Avoiding Impacts to Special-status Wildlife

Measure 3: Surveys for Special-status Wildlife

A qualified biologist shall conduct surveys prior to the start of initial project activities to ensure special-status wildlife species are not present within proposed work areas. In the event that special-status wildlife species are found, they shall be allowed to leave the area on their own volition or relocated (as permitted) to suitable habitat areas located outside the work area(s). If necessary, resource agencies will be contacted for further guidance. Pre-activity surveys shall be conducted as follows:

Measure 3A: Preconstruction Surveys for Townsend's Big-eared Bat

Prior to the start of work, all suitable roosting habitat for Townsend's big-eared bats (e.g., barn structure and mature oaks) within 100 feet of work areas shall be surveyed during the appropriate time of day to determine if bats are utilizing the potential roosts. If bats are detected, a bat exclusion plan shall be developed and submitted to CDFW for approval prior to implementing any exclusion methods. If no bats are detected, no further action is required.

Measure 3B: Preconstruction Survey for Sensitive and Nesting Birds

If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation with the CDFW, and/or the USFWS.

4.2.4 Recommendations for Avoiding Impacts to Sensitive Habitats

Measure 4: Avoidance of Federal and State Waters

Proposed permanent and/or temporary features shall be located a minimum of 50 feet from the edge of the USGS blue line drainages.

Measure 5: Protection of Federal and State Waters

In addition to Measures 1 and 4, the following measures are provided to further protect the drainage features on site. If work must occur during the rainy season, temporary erosion and sedimentation Best Management Practices (BMPs) shall be implemented, as necessary, to prevent erosion and sedimentation during construction. Acceptable BMPs include the use of weed-free, natural fiber (i.e., non-monofilament) fiber rolls, jute or coir netting, and/or other industry standards. The BMPs shall be installed and maintained until the disturbance areas are stabilized.

5.0 CONCLUSION

In total, it was determined that suitable habitat exists on site for nine special-status botanical species, individual oaks and oak woodland, and five special-status wildlife species, including two mammals, one reptile, and two bird species, as well as nesting birds. No special-status species were observed during the survey effort. Sensitive habitat identified on site includes two USGS unnamed blue line drainages on the western and northern boundary of the survey area. The project has been designed to avoid impacts to sensitive resources and habitats to the extent feasible. Specifically, all new development is expected to maintain a minimum 50-foot setback

from the blue line drainages and no oak trees are expected to be trimmed or removed as a part of the project. Based on the current project designs, it is expected that implementation of the recommended avoidance and minimization measures will avoid and/or minimize impacts to potentially occurring sensitive resources to a less than significant level.

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APPENDIX A – Project Maps

Figure 1: Project Vicinity Map
Figure 2: Survey Area Map
Figure 3: 5-mile CNDDB and Critical Habitat Map
Figure 4: Soils Map
Figure 5: Hydrologic Resources Map
Figure 6: Vegetation Communities and Sensitive Resources Map

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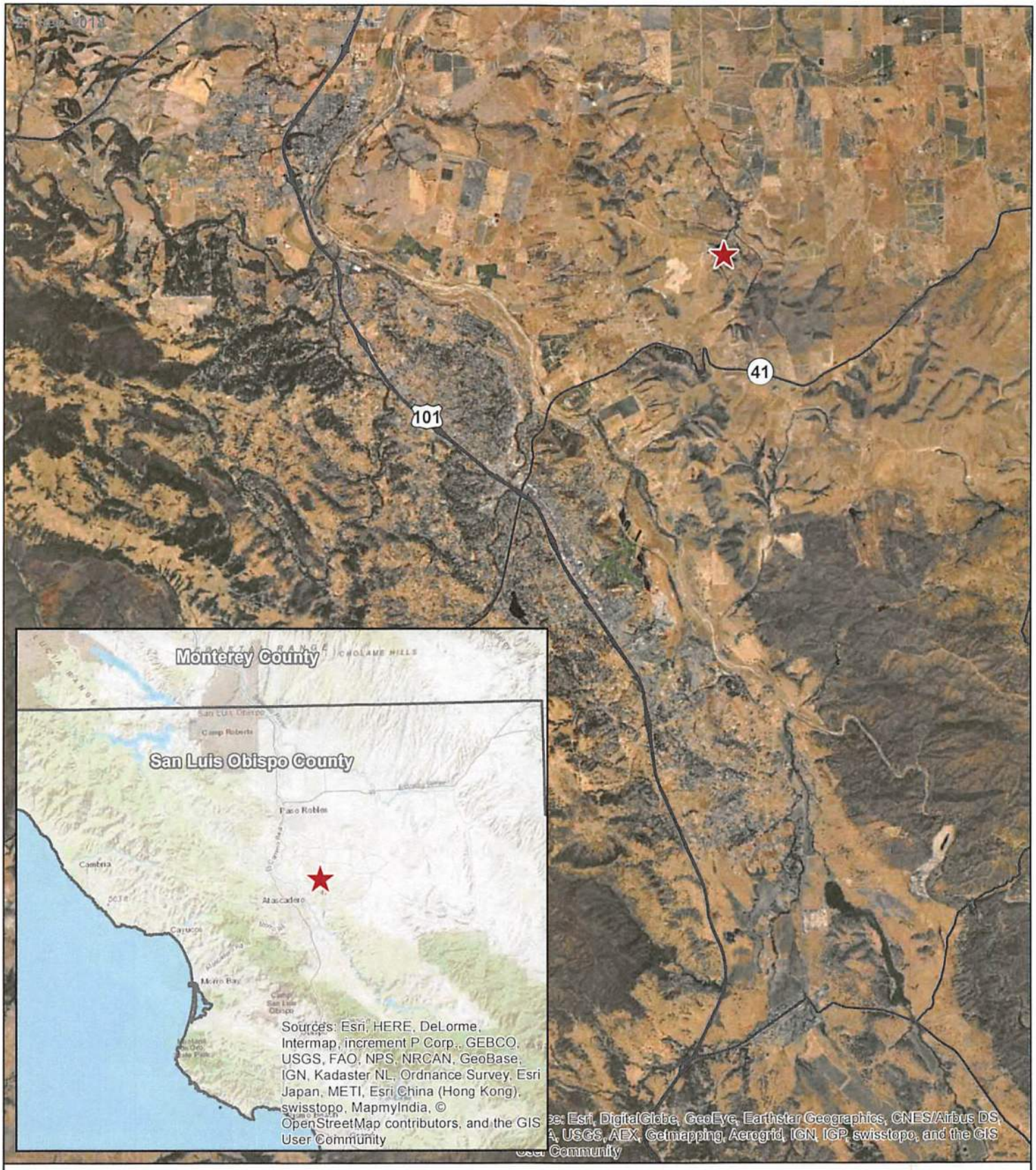

4337 South El Pomar Cannabis Cultivation Project
Figure 1: Project Vicinity Map

Project Location | San Luis Obispo County Boundary

Miles
0 10 20 40

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N

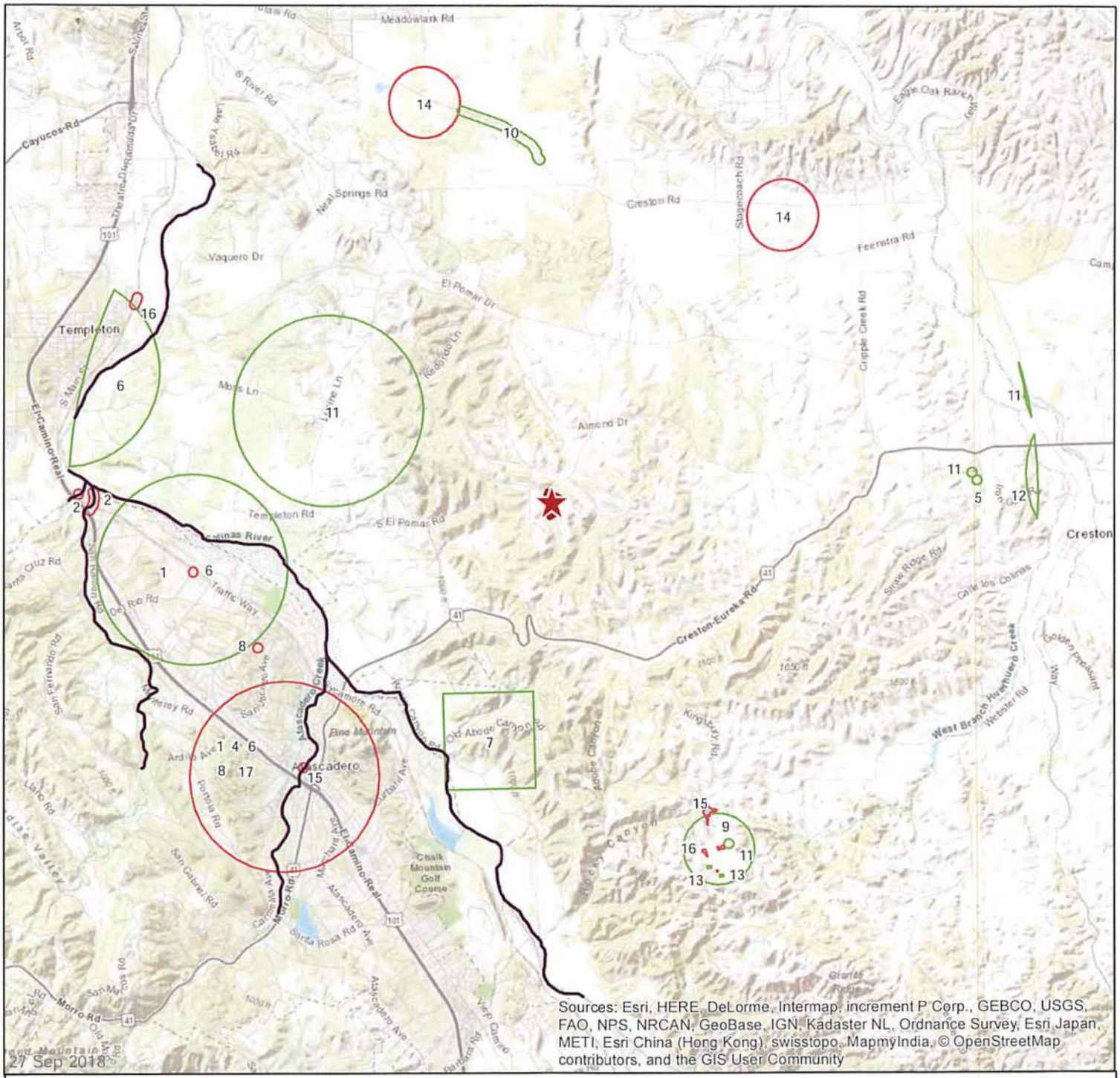
4337 South El Pomar Cannabis Cultivation Project
Figure 2: Survey Area Map

Drainage Feature
Survey Area

0 125 250 500 Feet

N

Stream data: County of San Luis Obispo, 2006; accessed September 2018.



4337 South El Pomar Cannabis Cultivation Project
Figure 3: 5-mile CNDDB and Critical Habitat Map

- Project Location
- 5-mile Buffer
- Steelhead Critical Habitat
- 1 - Atascadero June Beetle
- 2 - California Red-legged Frog
- 3 - Dwarf Calycadenia
- 4 - Eastwood's Larkspur
- 5 - La Panza Mariposa-lily
- 6 - Mesa Horkelia
- 7 - Miles' Milk-vetch
- 8 - Northern California Legless Lizard
- 9 - San Luis Obispo Owl's-clover
- 10 - Santa Lucia Dwarf Rush
- 11 - Shining Navarretia
- 12 - Spreading Navarretia
- 13 - Straight-awned Spineflower
- 14 - Tricolored Blackbird
- 15 - Western Pond Turtle
- 16 - Western Spadefoot
- 17 - Yellow-flowered Eriastrum

N

Miles
0 0.5 1 2

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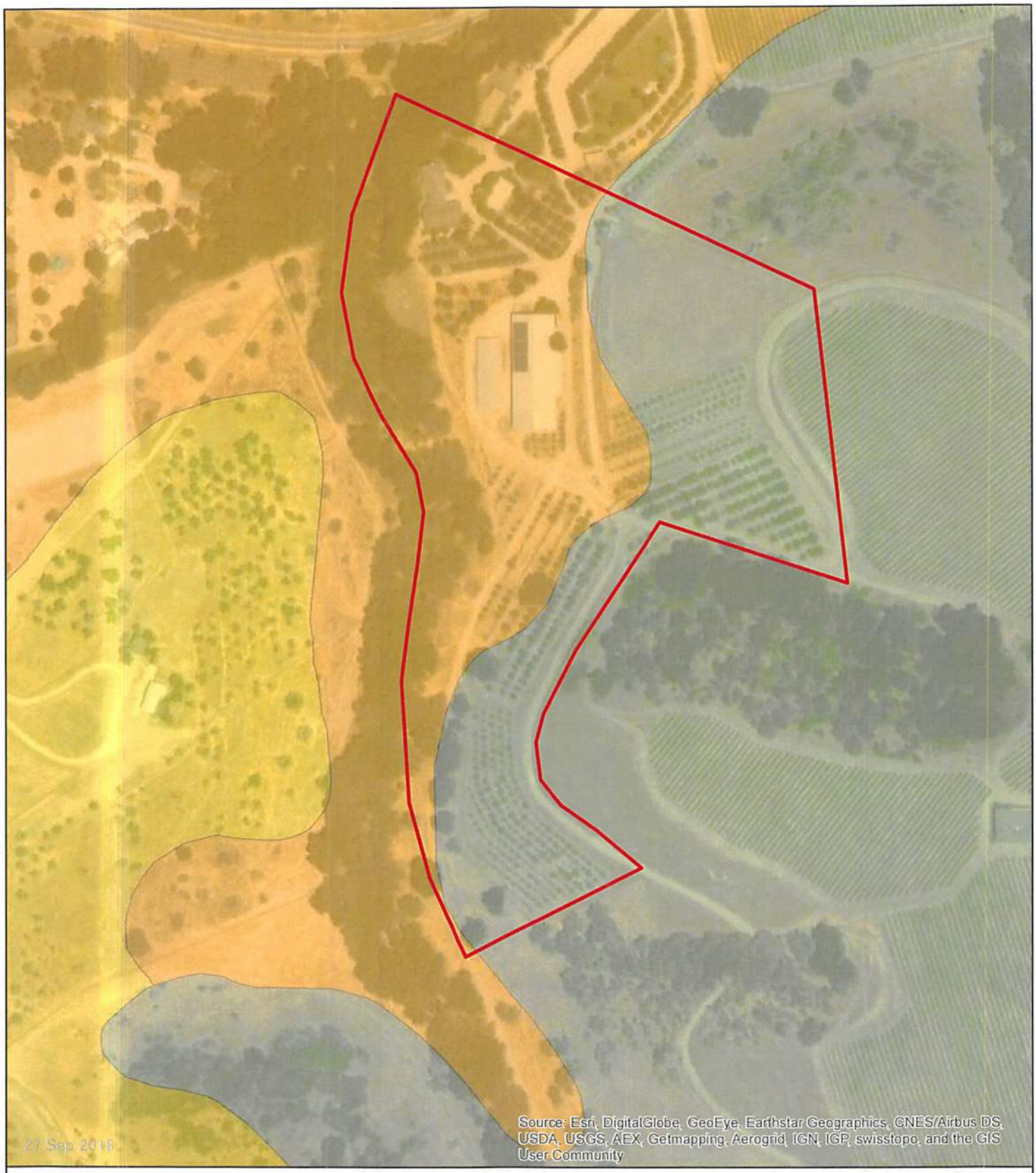
CNDDB data: California Department of Fish and Wildlife, 2013; accessed September 2018.
Critical habitat data: US Fish & Wildlife Service, Geospatial Services 2005; accessed September 2018.



4337 South El Pomar Cannabis Cultivation Project
Figure 4: Soils Map

Survey Area
Linne-calodo Complex, 9-30% Slopes
Linne-calodo Complex, 30-50% Slopes
Lockwood-concepcion Complex, 2-9% Slopes

Feet
0 125 250 500

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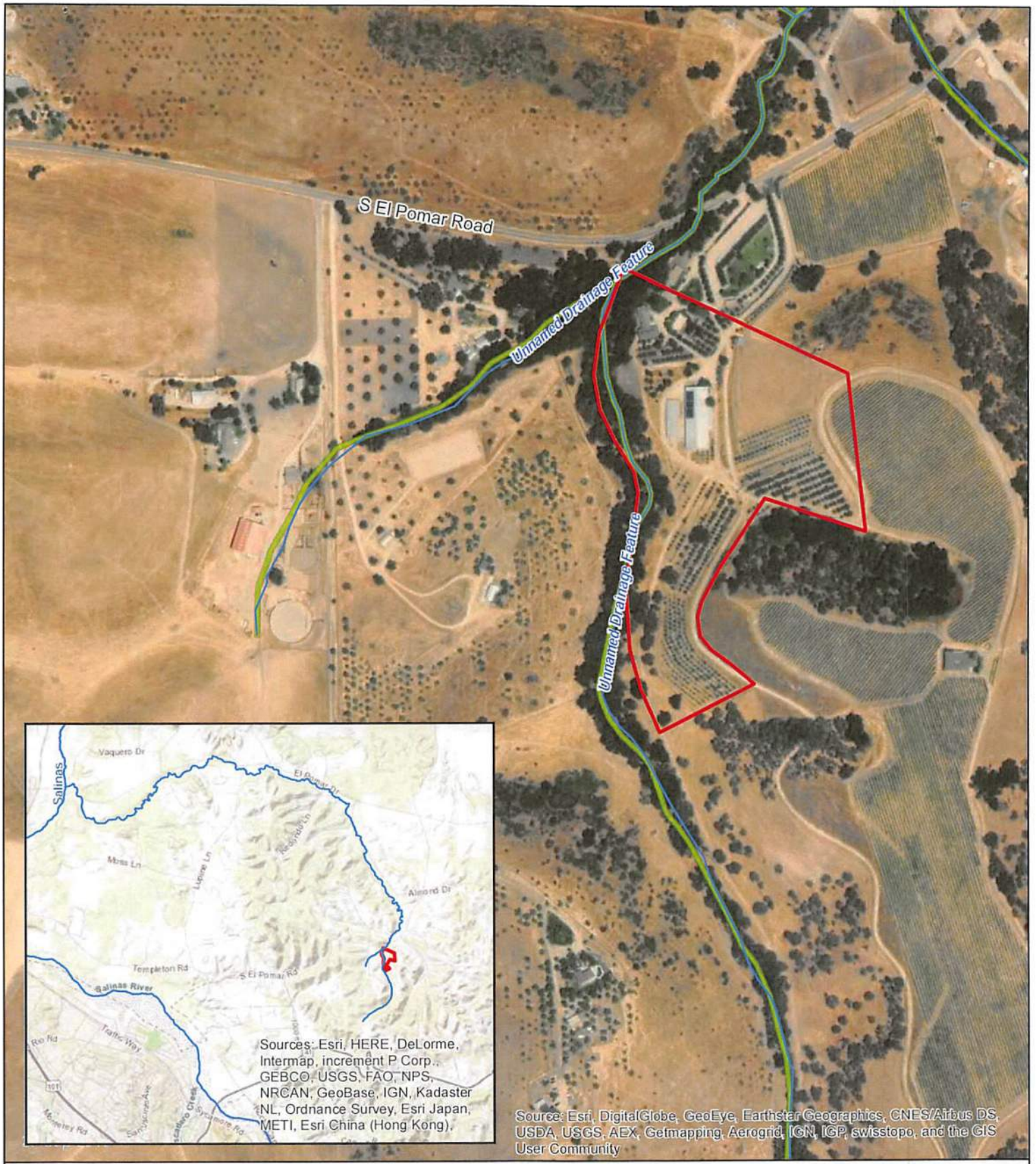
Soils data: U.S. Dept. of Agriculture, Natural Resources Conservation Service, updated 2010; accessed September 2018.



4337 South El Pomar Cannabis Cultivation Project
Figure 5: Hydrological Resources Map

Survey Area
Unnamed Blue Line Drainage
Wetland

0 125 250 500 Feet

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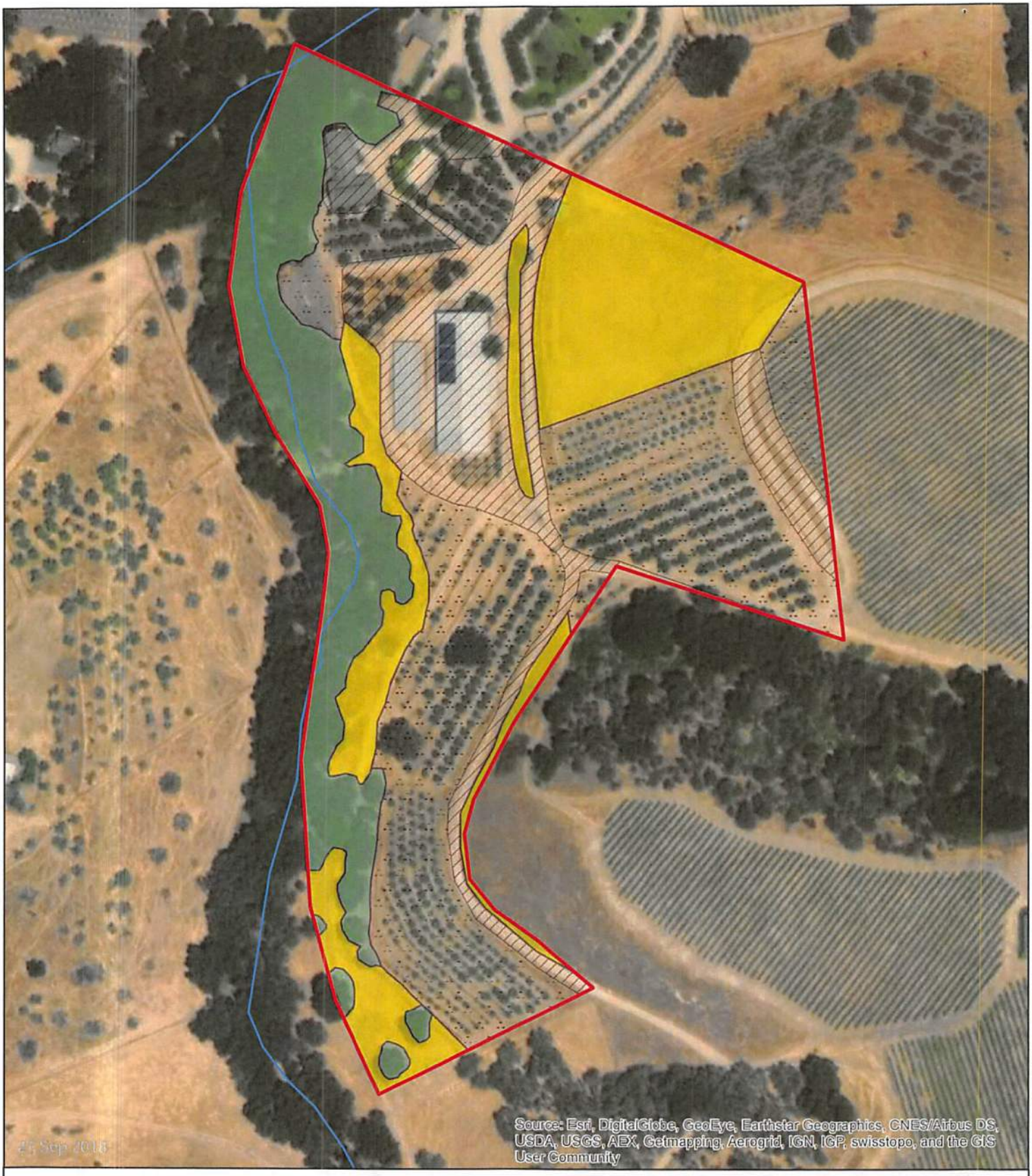
Stream data: County of San Luis Obispo, 2006; accessed September 2018.
Wetland data: U.S. Fish & Wildlife Service National Wetlands Inventory, 2017; accessed September 2018.



4337 South El Pomar Cannabis Cultivation Project

Figure 6: Vegetation Communities and Sensitive Resources Map

Survey Area

Drainage Feature

Active Agriculture

Coast Live Oak Woodland

Developed

Wild Oats Grassland

Feet

0 125 250 500

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Stream data: County of San Luis Obispo, 2006; accessed September 2018.

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APPENDIX B – Regionally-occurring Special-status Species Table

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Regionally occurring special-status species list for the Creston and surrounding 7.5-minute quadrangles: Estrella, Shandon, Shedd Canyon, Wilson Corner, Santa Margarita, Atascadero, Templeton, Paso Robles

SENSITIVE VEGETATION COMMUNITIES AND HABITATS			
Community/ Habitat[1]	**Description[2]**	**Observed on Site?[3]**	**Comments / Potential for Occurrence**
California Natural Diversity Database (CNDDB)-designated Sensitive Natural Communities			
Northern Interior Cypress Forest	An open, fire-dependent scrubby forest dominated by *Hesperocyparis* species with dry, rocky, sterile, often ultramafic soils. Vegetation is usually less than 15 meters tall. Frequently associated with serpentine chaparral.	No	Diagnostic species and substrate are not present on site; this community is not present within the survey area.
NOAA – Designated Critical Habitat for Special-status Species			
Steelhead – South-central California Coast DPS	These fish live in the ocean as adults but migrate to freshwater streams or creeks that have cool, flowing water, access to the ocean, and available food sources, in order to spawn. Critical habitat has been designated within the Salinas River.	No	Designated critical habitat within Salinas River, not within the overall survey and project area.

[1]List of sensitive vegetation communities and habitats obtained from CNDDB and USFWS Critical Habitat Portal (CNDDB, 2018; USFWS, 2018a).
[2]Community and habitat descriptions acquired from CNDDB (2018)
[3]Communities/habitats observed during field survey indicated with **bold** font and gray highlight, and are discussed further in the report.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments / Potential for Occurrence**
Amsinckia douglasiana Douglas' fiddleneck	CRPR 4.2	March – June	Unstable, shaly, sedimentary slopes. Elevation: 100 - 1,600 meters.	No / Yes	Suitable substrate, elevation, or known range are present on site; not detected during appropriately timed survey.
Antirrhinum ovatum Oval-leaved snapdragon	CRPR 4.2	May – July	Heavy, adobe-clay soils on gentle, open slopes, also disturbed areas. Elevation: < 200 – 1,400 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Arctostaphylos luciana Santa Lucia manzanita	CRPR 1B.2	January – March	Shale outcrops, slopes, and upland chaparral near the coast. Elevation: 100 – 800 meters.	No / No	No suitable substrate, elevation, or known range are present on site; not detected during appropriately timed survey.
Arctostaphylos obispoensis Bishop manzanita	CRPR 4.3	February – March	Rocky, generally serpentine soils, chaparral, open closed-cone forest near coast. Elevation: 60 – 95 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Arctostaphylos pilosula Santa Margarita manzanita	CRPR 1B.2	December – March	Shale outcrops, slopes, chaparral. Elevation: 30 – 1,250 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Astragalus didymocarpus var. *milesianus* Miles' milk-vetch	CRPR 1B.2	March – May	Grassy areas near the coast, clay soils in coastal scrub. Elevation: < 400 meters.	No / No	No suitable substrate on site; not detected during appropriately timed survey.
Astragalus macrodon Salinas milk-vetch	CRPR 4.3	All year	Eroded pale shales or sandstone, serpentine alluvium. Elevation: < 200 – 1,550 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Calochortus obispoensis San Luis mariposa lily	CRPR 1B.2	May – June	Dry serpentine, generally open chaparral. Elevation: 100 – 500 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/Common Name[1]	Listing Status[2]	Blooming Period[3]	Habitat Type[3]	Observed/ Habitat Present?[4]	Comments / Potential for Occurrence
Calochortus simulans La Panza mariposa lily	CRPR 1B.3	May – July	Sand (often granitic), grassland, and yellow pine forest. Elevation: < 1,100 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Calycadenia villosa Dwarf calycadenia	CRPR 1B.1	May – September	Dry, rocky hills, ridges, grassland, openings in foothill woodland. Elevation: 250 – 850 meters.	No / No	Suitable grassland habitat on site; not detected during appropriately timed survey.
Calystegia subacaulis subsp. *episcopalis* Cambria morning-glory	CRPR 4.2	April – June	Dry, open scrub and woodland, chaparral, coastal prairie, grassland; usually in clay soil. Elevation: < 500 meters.	No / No	No suitable substrate on site; not detected during appropriately timed survey.
Camissoniopsis hardhamiae Hardham's evening primrose	CRPR 1B.2	March – May	Sandy soil, limestone; disturbed or burned areas in oak woodland. Elevation: 60 – 600 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Carex obispoensis San Luis Obispo sedge	CRPR 1B.2	March – June	Springs and stream sides in chaparral, generally on serpentine. Elevation: < 800 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Castilleja densiflora subsp. *obispoensis* San Luis Obispo owl's-clover	CRPR 1B.2	March – June	Coastal grassland. Elevation: < 400 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Caulanthus lemmonii Lemmon's jewelflower	CRPR 1B.2	March – May	Grassland, chaparral, scrub. Elevation: 80 – 1,100 meters.	No / Yes	Suitable grassland habitat on site, not detected during appropriately timed survey.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/Common Name[1]	Listing Status[2]	Blooming Period[3]	Habitat Type[3]	Observed/ Habitat Present?[4]	Comments / Potential for Occurrence
Ceanothus cuneatus var. *fascicularis* Lompoc ceanothus	CRPR 4.2	February – May	Sandy substrates in coastal chaparral. Elevation: < 275 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Chorizanthe breweri Brewer's spineflower	CRPR 1B.3	March – July	Gravel or rocks, typically on serpentine soil. Elevation: < 60 – 800 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Chorizanthe douglasii Douglas's spineflower	CRPR 4.3	April – July	Sand or gravel. Elevation: 200 – 1,600 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Chorizanthe palmeri Palmer's spineflower	CRPR 4.2	May – August	Serpentine. Elevation: 60 - 700 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Chorizanthe rectispina Straight-awned spineflower	CRPR 1B.3	May – July	Sand or gravel. Elevation: 200 – 600 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Cirsium fontinale var. *obispoense* San Luis Obispo fountain thistle	Fed: Endangered State: Endangered CRPR 1B.2	April – October	Serpentine seeps and streams. Elevation: < 350 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Cirsium occidentale var. *lucianum* Cuesta Ridge thistle	CRPR 1B.2	April – July	Chaparral, woodland or forest openings, and often on serpentine. Elevation: 500 – 750 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Convolvulus simulans Small-flowered morning-glory	CRPR 4.2	April – June	Clay substrates, occasionally serpentine, annual grassland, coastal-sage scrub, chaparral. Elevation: 30 – 875 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments / Potential for Occurrence**
Deinandra halliana Hall's tarplant	CRPR 1B.1	April – May	Grasslands, opens slopes, sink edges, vertic clay, rarely serpentine in the San Joaquin Valley and South Coast Inner Ranges. Elevation: 300 – 1,000 meters.	No / Yes	No suitable habitat on site; outside species typical distribution. Not detected during appropriately timed survey.
Deinandra paniculata Paniculate tarplant	CRPR 4.2	May – November	Grassland, open chaparral and woodland, disturbed areas, often in sandy soils. Elevation: < 1,320 meters.	No / Yes	Suitable grassland habitat on site; not detected during appropriately timed survey.
Delphinium parryi subsp. *blochmaniae* Dune larkspur	CRPR 1B.2	April – May	Coastal chaparral, coastal dunes, sand. Elevation: < 200 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Delphinium parryi subsp. *eastwoodiae* Eastwood's larkspur	CRPR 1B.2	March – May	Coastal chaparral and grassland on serpentine. Elevation: 100 – 500 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Dudleya abramsii subsp. *murina* Mouse-gray dudleya	CRPR 1B.3	May – June	Serpentine outcrops. Elevation: 120 – 300 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Eleocharis parvula Small spikerush	CRPR 4.3	Winter – Fall	Brackish wet soil, coastal. Elevation: < 50 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Eriastrum luteum Yellow-flowered eriastrum	CRPR 1B.2	May – June	Drying slopes, sandy or gravelly soil, typically in association with chaparral or woodland. Elevation: < 1,000 m.	No / Yes	Suitable habitat on site; not detected during appropriately timed survey.
Eriogonum temblorense *Temblor buckwheat*	CRPR 1B.2	May – September	Sand, clay, or sandstone in valley and foothill grassland. Elevation: 300 – 900 m.	No / No	No suitable habitat on site; not detected during early fall survey.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/Common Name[1]	Listing Status[2]	Blooming Period[3]	Habitat Type[3]	Observed/ Habitat Present?[4]	Comments / Potential for Occurrence
Fritillaria ojaiensis Ojai fritillary	CRPR 1B.2	February – May	Rocky slopes and river basins. Elevation: 300 – 500 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Horkelia cuneata var. *puberula* Mesa horkelia	CRPR 1B.1	March – July	Dry, sandy, coastal chaparral. Elevation: 70 – 870 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Horkelia cuneata var. *sericea* Kellogg's horkelia	CRPR 1B.1	April – August	Old dunes, coastal sand hills. Elevation: < 200 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Juncus luciensis Santa Lucia dwarf rush	CRPR 1B.2	April – August	Wet, sandy soils of seeps, meadows, vernal pools, streams, roadsides. Elevation: 300 – 1,900 m.	No / Yes	Suitable stream habitat on site; not detected during appropriately timed survey.
Layia heterotricha Pale-yellow layia	CRPR 1B.1	April – June	Open clayey or sandy soil, sometimes +/- alkaline, in scrub, woodland, or grassland habitat. Elevation: 200 – 1,800 m.	No / Yes	Suitable grassland habitat on site; not detected during appropriately timed survey.
Lepidium jaredii Jared's pepper grass	CRPR 1B.2	March – April	Alkali bottoms, slopes, washes, dry hillsides, in vertic clay, acidic, gypsiferous soil. Elevation: 500 – 700 m.	No / No	No suitable habitat present on site; not detected during appropriately timed survey.
Malacothamnus jonesii Jones' bush-mallow	CRPR 4.3	May – July	Open chaparral in foothill woodland. Elevation: 250 – 830 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Malacothamnus palmeri var. *involucratus* Carmel Valley bush-mallow	CRPR 1B.2	May – July	Valleys, chaparral. Elevation: 30 – 800 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/Common Name[1]	Listing Status[2]	Blooming Period[3]	Habitat Type[3]	Observed/ Habitat Present?[4]	Comments / Potential for Occurrence
Malacothamnus palmeri var. *palmeri* Santa Lucia bush-mallow	CRPR 1B.2	May – July	Interior valleys foothills. Elevation: 30 – 800 meters.	No / Yes	Suitable habitat on site; not detected during appropriately timed survey.
Monardella palmeri Palmer's monardella	CRPR 1B.2	June – August	Chaparral and forest on serpentine. Elevation: 200 – 800 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Monolopia gracilens Woodland woollythreads	CRPR 1B.2	March – July	Serpentine in grassland, open chaparral, oak woodland. Elevation: 100 – 1,200 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Navarretia fossalis Spreading navarretia	Fed: Threatened CRPR 1B.1	April – June	Vernal pools, ditches. Elevation: 30 – 1,300 m.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Navarretia nigelliformis subsp. *radians* Shining navarretia	CRPR 1B.2	May – July	Vernal pools, clay depressions. Elevation: 150 – 1,000 m.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Plagiobothrys uncinatus Hooked popcornflower	CRPR 1B.2	April – May	Chaparral, canyon sides, and rocky outcrops; ± fire follower. Elevation: 300 – 600 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Senecio aphanactis Chaparral ragwort	CRPR 2B.2	February – May	Alkaline flats, dry open rocky areas. Elevation: 10 – 800 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.
Senecio astephanus San Gabriel ragwort	CRPR 4.3	April – June	Steep, rocky slopes in chaparral/ coastal sage scrub and oak woodland. Elevation: 400 – 1,500 m.	No / Yes	Suitable woodland habitat on site; not detected during appropriately timed survey.
Sidalcea hickmanii subsp. *anomala* Cuesta Pass checkerbloom	State: Rare CRPR 1B.2	May – June	Closed-cone coniferous forest, generally serpentine. Elevation: 600 – 800 meters.	No / No	No suitable habitat on site; not detected during appropriately timed survey.

[1]List of regionally-occurring special-status species acquired from CNDDB (CDFW, 2018), CCH (2018), and CNPS Rare and Endangered Plant Inventory (CNPS, 2018), and local expert knowledge.
[2]Listing status obtained from CNPS Rare and Endangered Plant Inventory (CNPS, 2018).
[3]Blooming period and habitat type obtained from Jepson eFlora (2018) and occasionally supplemented with information provided by CNPS (Jepson eFlora, 2018; CNPS, 2018).
[4]Species observed during field survey indicated with bold font; species determined to have suitable habitat present on the site, even marginally suitable habitat, indicated with gray highlight. Species highlighted gray are discussed further in the report.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific/Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Actinemys marmorata Western pond turtle	State: CSC	April – August	Riparian areas such as ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches with either a rocky or muddy bottom. Prefers shallow pools with logs or rocks for basking. Can enter brackish or even seawater.	No / No	No suitable habitat on site; not expected to occur.
Agelaius tricolor Tricolored blackbird	State: CSC	Spring – Fall	Nests near water sources such as marshes, grassland, and wetlands. Requires access to substrates, usually aquatic, to build nests. Forages for insects and plant matter on agricultural sites and grasslands. Very colonial.	No / No	No suitable habitat on site; not expected to occur.
Ammodramus savannarum Grasshopper sparrow	State: CSC	April – July	Grasslands with few trees, including meadows, pastures, grassy roadsides, sedge wetlands, and cultivated fields planted with cover crops like alfalfa.	No / Yes	Marginally suitable habitat present within grassland and agricultural fields.
Ammospermophilus nelson Nelson's antelope squirrel	State: Threatened	January – April	Flat to moderate sloping grasslands and dry washes with widely scattered shrubs and sandy loam soils.	No / No	No suitable habitat on site; not expected to occur.
Anniella pulchra Northern California legless lizard	State: CSC	March – July; live birth September – November	Moist warm loose soil with plant cover and under leaf litter. Found in beach dunes, chaparral, foothill woodlands, desert scrub, sandy washes, and stream terraces.	No / Yes	Suitable habitat present within oak woodlands on site.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific/Common Name[1]	Listing Status[1]	Nesting/ Breeding Period[2]	Habitat Type[2]	Observed/ Habitat Present?[3]	Comments / Potential for Occurrence
Aquila chrysaetos Golden eagle	State: Fully Protected	January – August	Open to semi-open grassland, forest, shrubland or oak woodland. Require steep cliffs or large trees in open areas for nesting.	No / No	Marginally suitable foraging habitat present within grassland. Lack of suitable nesting habitat; not expected to occur.
Ardea herodias Great blue heron	State: Special Animal	February – August	Saltwater and freshwater habitats along open coast lines, marshes, sloughs, river banks, and ponds.	No / No	No suitable habitat on site; not expected to occur.
Arizona elegans occidentalis California glossy snake	State: CSC	June – October	Aris scrub, rocky washes, grasslands or chaparral. Prefers open areas with soil loose enough for burrowing.	No / No	No suitable habitat on site; not expected to occur.
Batrachoseps minor Lesser slender salamander	State: CSC	Spring	Moist locations in mixed oak forests, sycamore, and laurel above 400 meters. Found only in southern Santa Lucia Mountains of San Luis Obispo County.	No / No	No suitable habitat on site; not expected to occur.
Branchinecta lynchi Vernal pool fairy shrimp	Fed: Threatened	Rainy season	Vernal pools and depressions in grasslands.	No / No	No suitable habitat on site; not expected to occur.
Buteo regalis Ferruginous hawk	State: Watch List	February – July	Lowlands, plateaus, rolling hills of grasslands, ranches and agricultural fields. Primarily nest in trees.	No / No	Outside of nesting range. May forage or overwinter; not observed during survey.
Buteo swainsoni Swainson's hawk	State: Threatened	March – September	Prairie and grassland habitat for foraging. Also utilize converted agricultural land. Require scattered stands of trees near grassland or agricultural fields for nesting.	No / No	Marginally suitable foraging habitat present within grassland and agricultural fields. Lack of suitable nesting habitat on site; not expected to occur.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific/Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Corynorhinus townsendii Townsend's big-eared bat	State: CSC	November – May	Montane forests including pine, fir, and aspens surrounded by shrub and grasslands. Colonies roosts in caves, mines, tunnels, buildings, and human made structures.	No / Yes	Suitable roosting habitat present within open barn structure on site.
Coturnicops noveboracensis Yellow rail	State: CSC	May – August	Shallow marshes and wet meadows.	No / No	No suitable habitat on site; not expected to occur.
Elanus leucurus White-tailed kite	State: Fully Protected	March – August	Savanna, open woodlands, marshes, desert, grassland. Prefer partially cleared fields such as ranches and cultivated fields. They build nests on top of old ones of other species in trees.	No / Yes	Suitable habitat present within oak woodlands, grassland and agricultural fields.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific/Common Name[1]	Listing Status[1]	Nesting/ Breeding Period[2]	Habitat Type[2]	Observed/ Habitat Present?[3]	Comments / Potential for Occurrence
Falco mexicanus Prairie falcon	State: Watch List	February – July	Primarily inhabits dry grasslands, woodlands, savannahs, cultivated fields, lake shores, and rangelands. Primarily nests on cliffs, canyons, and rock outcrops.	No / No	No suitable nesting habitat; may forage through project area.
Linderiella occidentalis California fairy shrimp	State: Special Animal	Rainy Season	Seasonal pools in unplowed grasslands with alluvial soils.	No / No	No suitable habitat on site; not expected to occur.
Onychomys torridus tularensis Tulare grasshopper mouse	State: Special Animal	April – August	Arid shrubland communities in arid grasslands.	No / No	No suitable habitat on site; not expected to occur.
Perognathus inornatus San Joaquin pocket mouse	State: Special Animal	March – July	Dry, open, grassy or weedy ground, and arid annual grasslands, savanna, and desert-shrub associations with sandy washes or finely textured soil.	No / No	No suitable habitat on site; not expected to occur.
Perognathus inornatus psammophilus Salinas pocket mouse	State: CSC	March – July	Open grassland and desert-shrub communities on alluvial sandy and wind drifted sands.	No / No	No suitable habitat on site; not expected to occur.
Polyphylla nubila Atascadero June beetle	State: Special Animal	Early Summer – June	Known only from sand dunes in Atascadero and San Luis Obispo.	No / No	No suitable habitat on site; not expected to occur.
Progne subis Purple martin	State: CSC	May – June	Woodlands in close proximity to water bodies and open fields for foraging. Will live close to humans and are very attracted to bird feeders. Nest in cavities.	No / No	No suitable water habitat on site or nearby; not expected to occur.
Rana boylii Foothill yellow-legged frog	State: CSC	April – July	Rocky streams and rivers with rocky substrate. Found in woodlands, chaparral and forests with open sunny banks.	No / No	No suitable habitat on site; not expected to occur.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific/Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Rana draytonii California red-legged frog	Fed: Threatened State: CSC	January – July	Most common in ponds of woodlands and grasslands. Found in habitats adjacent to streams or water access.	No / No	No suitable habitat on site; not expected to occur.
Riparia riparia Bank swallow	State: Threatened	April – July	Low areas along rivers, streams, ocean coasts or reservoirs. Nest on vertical cliffs or banks with colonies of 10 to 2,000 nests.	No / No	No suitable habitat on site; not expected to occur.
Spea hammondii Western spadefoot	State: CSC	Rainy Season	Persist in upland refugium (i.e., underground burrows with sandy or gravelly soils) for the majority of the year and emerge during periods of rainfall to breed in temporary pools or pools in intermittent streams.	No / No	No suitable habitat on site; not expected to occur.
Taricha torosa California newt	State: CSC	December – April	Slow moving streams, ponds, and lakes with surrounding evergreen/oak forests along coast. Aquatic when breeding.	No / No	No suitable habitat on site; not expected to occur.
Taxidea taxus American badger	State: CSC	Late Summer – Early Fall	Dry, open fields with friable soil for tunneling and foraging.	No / Yes	Suitable habitat present within grassland; not observed during survey.
Vireo bellii pusillus Least Bell's vireo	Fed: Endangered State: Endangered	March – September	Dense, low, shrubby vegetation, generally early successional stages in riparian areas. Associated with ponded water or moist conditions.	No / No	No suitable nesting habitat on site; not expected to occur.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific/Common Name[1]	Listing Status[1]	Nesting/ Breeding Period[2]	Habitat Type[2]	Observed/ Habitat Present?[3]	Comments / Potential for Occurrence
Vulpes macrotis mutica San Joaquin kit fox	Fed: Endangered State: Threatened	December – July	Generally flat to moderate topography grasslands with friable soils and small mammal activity.	No / No	No suitable habitat on site; not expected to occur.

[1]List of regionally-occurring special-status species and listing status acquired from CNDDB (CNDDB, 2018) and local expert knowledge.
[2]Life history information obtained from multiple sources, including Cornell Lab of Ornithology Online (Cornell, 2018), CaliforniaHerps.com (Nafis, 2018), and USFWS Environmental Conservation Online System (ECOS) (USFWS, 2018c).
[3]Species observed during field survey indicated with **bold** font; species determined to have suitable habitat present on the site, even marginally suitable habitat, indicated with gray highlight. Species highlighted gray are discussed further in the report.

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APPENDIX C – Botanical and Wildlife Species Observed

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List of Botanical Species Observed at the 4337 S. El Pomar Development Project Site
May 10, 2018

Family	Scientific Name	Common Name	Cal-IPC Status[1]	Origin
Adoxaceae (Muskroot Family)	*Sambucus nigra* subsp. *caerulea*	Blue elderberry	--	Native
Agavaceae (Century Plant Family)	*Chlorogalum pomeridianum*	Soap plant	--	Native
Anacardiaceae (Sumac Family)	*Toxicodendron diversilobum*	Western poison oak	--	Native
Apiaceae (Carrot Family)	*Anthriscus caucalis*	Bur-chervil	--	Naturalized
	Conium maculatum	Poison hemlock	Mod	Naturalized
	Lomatium caruifolium	Caraway leaved lomatium	--	Native
	Sanicula bipinnata	Poison sanicle	--	Native
	Sanicula crassicaulis	Pacific sanicle	--	Native
	Torilis nodosa	Short sock-destroyer	--	Naturalized
Apocynaceae (Dogbane Family)	*Asclepias eriocarpa*	Kotolo	--	Native
Asteraceae (Sunflower Family)	*Achillea millefolium*	Yarrow	--	Native
	Achyrachaena mollis	Blow wives	--	Native
	Agoseris grandiflora	Giant mountain dandelion	--	Native
	Agoseris heterophylla	Mountain dandelion	--	Native
	Baccharis pilularis	Coyote brush	--	Native
	Carduus pycnocephalus	Italian thistle	Mod	Naturalized
	Centaurea melitensis	Tocalote	Mod	Naturalized
	Centaurea solstitialis	Yellow star-thistle	High	Naturalized
	Hypochaeris glabra	Smooth cat's ear	Lim	Naturalized
	Lactuca serriola	Prickly lettuce	--	Naturalized
	Lagophylla ramosissima	Common hareleaf	--	Native
	Matricaria discoidea	Pineapple weed	--	Naturalized
	Microseris douglasii	Douglas' microseris	--	Native
	Pseudognaphalium luteoalbum	Jersey cudweed	--	Naturalized
	Silybum marianum	Milk thistle	Lim	Naturalized
	Sonchus asper subsp. *asper*	Prickly sow thistle	--	Naturalized
Brassicaceae	*Brassica nigra*	Black mustard	Mod	Naturalized

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Family	Scientific Name	Common Name	Cal-IPC Status[1]	Origin
(Mustard Family)	*Capsella bursa-pastoris*	Shepherd's purse	--	Naturalized
	Lobularia maritima	Sweet alyssum	Lim	Naturalized
	Hirschfeldia incana	Mediterranean hoary mustard	Mod	Naturalized
	Sisymbrium altissimum	Tumble mustard	--	Naturalized
Boraginaceae (Borage Family)	*Amsinckia menziesii*	Common fiddleneck	--	Native
	Amsinckia tessellata	Devil's lettuce	--	Native
Caryophyllaceae (Pink Family)	*Stellaria media*	Common chickweed	--	Naturalized
Cupressaceae (Cypress Family)	*Sequoia sempervirens*	Coast redwood	--	Native / Ornamental
Fabaceae (Legume Family)	*Acmispon brachycarpus*	Short podded lotus	--	Native
	Lupinus bicolor	Miniature lupine	--	Native
	Lupinus microcarpus	Chick lupine	--	Native
	Medicago minima	Burclover	--	Naturalized
	Medicago polymorpha	California burclover	Lim	Naturalized
	Melilotus indicus	Sourclover	--	Naturalized
	Vicia sativa	Spring vetch	--	Naturalized
	Vicia villosa	Hairy vetch	--	Naturalized
Fagaceae (Oak Family)	*Quercus agrifolia* var. *agrifolia*	Coast live oak	--	Native
	Quercus douglasii	Blue oak	--	Native
	Quercus lobata	Valley oak	--	Native
	Quercus wislizeni var. *wislizeni*	Interior live oak	--	Native
Geraniaceae (Geranium Family)	*Erodium cicutarium*	Redstem filaree	Lim	Naturalized
(Iris Family)	*Sisyrinchium bellum*	Western blue-eyed-grass	--	Native
Lamiaceae (Mint Family)	*Lamium amplexicaule*	Henbit	--	Naturalized
	Marrubium vulgare	White horehound	Lim	Naturalized
	Rosmarinus officinalis	Rosemary	--	Ornamental
Malvaceae (Mallow Family)	*Malva nicaeensis*	Bull mallow	--	Naturalized
Montiaceae (Miner's Lettuce Family)	*Claytonia perfoliata*	Miner's lettuce	--	Native

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Family	Scientific Name	Common Name	Cal-IPC Status[1]	Origin
Oleaceae (Olive Family)	*Olea europaea*	Olive	--	Naturalized
Onagraceae (Evening-primrose Family)	*Clarkia bottae*	Punchbowl godetia	--	Native
	Clarkia purpurea subsp. *quadrivulnera*	Four-spot	--	Native
	Clarkia unguiculata	Woodland clarkia	--	Native
Orobanchaceae (Broomrape Family)	*Castilleja exserta*	Purple owl's-clover	--	Native
Oxalidaceae (Oxalis Family)	*Oxalis pes-caprae*	Bermuda buttercup	Mod	Naturalized
Papaveraceae (Poppy Family)	*Romneya trichocalyx*	Hairy matilija poppy	--	Native / Ornamental
Pinaceae (Pine Family)	*Pinus* sp.	Pine	--	Ornamental
Plantaginaceae (Plantain Family)	*Plantago lanceolata*	English plantain	Lim	Naturalized
Platanaceae (Sycamore Family)	*Platanus racemosa*	Western sycamore	--	Native / Ornamental
Poaceae (Grass Family)	*Avena barbata*	Slender wild oat	Mod	Naturalized
	Avena fatua	Wild oat	Mod	Naturalized
	Bromus diandrus	Ripgut grass	Mod	Naturalized
	Bromus hordeaceus	Soft chess	Lim	Naturalized
	Bromus madritensis subsp. *rubens*	Red brome	High	Naturalized
	Elymus glaucus	Blue wild-rye	--	Native
	Festuca microstachys	Small fescue	--	Native
	Festuca myuros	Rattail sixweeks grass	Mod	Naturalized
	Festuca perennis	Rye grass	Mod	Naturalized
	Hordeum marinum subsp. *gussoneanum*	Mediterranean barley	Mod	Naturalized
	Hordeum murinum	Wall barley	Mod	Naturalized
	Hordeum vulgare	Cultivated barley	--	Naturalized
	Phalaris aquatica	Harding grass	Mod	Naturalized
	Poa secunda	Nevada blue grass	--	Native
	Stipa tenuissima	Mexican feathergrass	Watch	Naturalized
Polygonaceae (Buckwheat Family)	*Polygonum aviculare*	Knotweed	--	Naturalized
Rosaceae (Rose Family)	*Heteromeles arbutifolia*	Toyon	--	Native / Ornamental
	Prunus ilicifolia	Holly leaf cherry	--	Native

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Family	Scientific Name	Common Name	Cal-IPC Status[1]	Origin
	Rosa sp.	Rose	--	Ornamental
Salicaceae (Willow Family)	*Populus fremontii* subsp. *fremontii*	Fremont cottonwood	--	Native
	Salix lasiolepis	Arroyo willow	--	Native
Verbenaceae (Vervain Family)	*Verbena lasiostachys*	Western vervain	--	Native
Vitaceae (Grape Family)	*Vitus* sp.	Cultivated grape	--	Naturalized

[1]Taxa included on the California Invasive Plant Council (Cal-IPC) Invasive Plant Inventory (Cal-IPC, 2018) are indicated above with the listing rank. Cal-IPC rankings included on this list are defined as:

- **Limited (Lim):** invasive but with minor statewide ecological impacts, or insufficient information to justify a higher score.
- **Moderate (Mod):** substantial and apparent, but generally not severe ecological impacts on physical processes, plant and animal communities, and vegetation structure.
- **High:** severe ecological impacts on physical processes, plant and animal communities, and vegetation structure.
- **Watch**: species that pose a high risk of becoming invasive in the future in California.

[2]California Native Plant Society (CNPS) list 4.2 ranking.

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List of Wildlife Species List Observed at the 4337 S, El Pomar Development Project Site
May 11, 2018

Family	Scientific Name	Common Name	*Listing Status Federal/State
Birds	*Aphelocoma californica*	California scrub jay	--
	Bubo virginianus	Great horned owl	--
	Buteo jamaicensis	Red-tailed hawk	--
	Buteo lineatus	Red-shouldered hawk	--
	Callipepla californica	California quail	--
	Calypte anna	Anna's hummingbird	--
	Cathartes aura	Turkey vulture	--
	Corvus brachyrhynchos	American crow	--
	Haemorphous mexicanus	House finch	--
	Icterus bullockii	Bullock's oriole	--
	Melanerpes formicivorus	Acorn woodpecker	--
	Melozone crissalis	California towhee	--
	Picoides nuttallii	Nuttall's woodpecker	--
	Picoides villosus	Hairy woodpecker	--
	Pipilo maculatus	Spotted towhee	--
	Psaltriparus minimus	Bushtit	--
	Sayornis nigricans	Black phoebe	--
	Sitta carolinensis	White-breasted nuthatch	--
	Spinus psaltria	Lesser goldfinch	--
	Sturnus vulgaris	European starling	Non-native
	Tachycineta bicolor	Tree swallow	--
	Zenaida macroura	Mourning dove	--
Reptiles	*Sceloporus occidentalis*	Coast range fence lizard	--

* No special-status species observed on site.

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APPENDIX D – Representative Site Photographs

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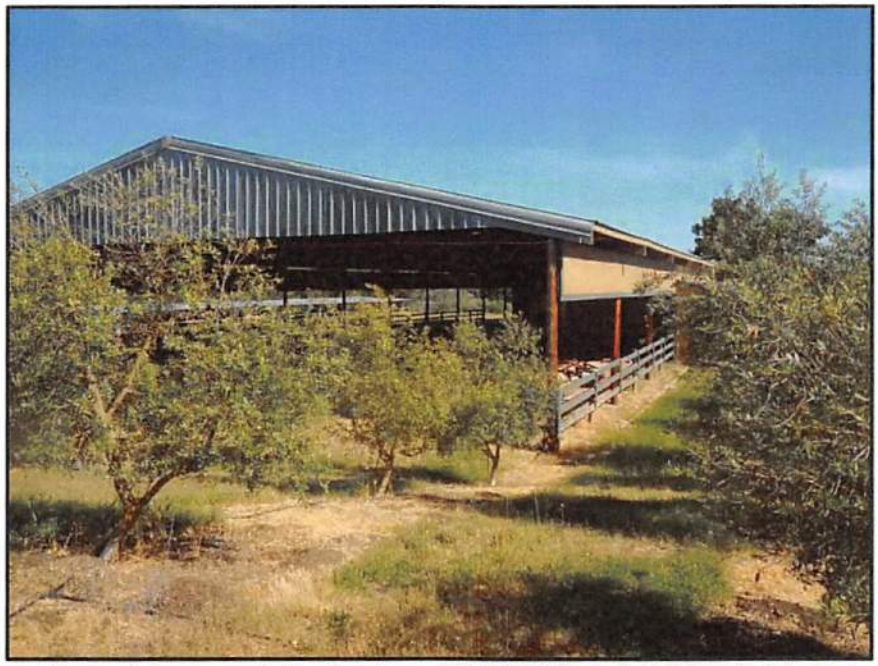

Photo 1. View of proposed Site 1, where existing barn structure to be replaced or retrofitted to support a greenhouse for indoor cannabis cultivation, view east. (May 10, 2018).

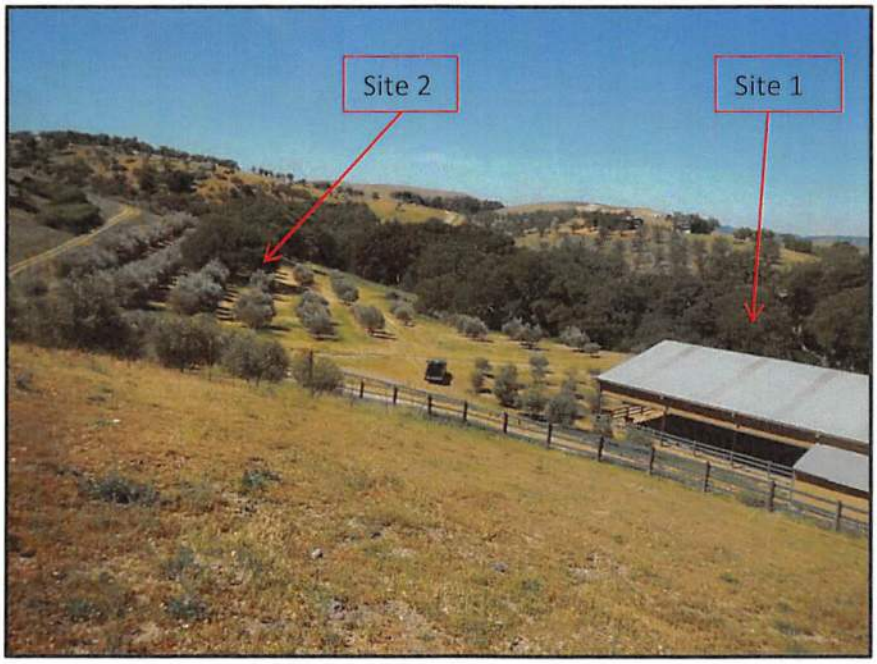

Photo 2. Overview of proposed Site 1 and 2. Note oak trees present within existing olive orchards and will be protected during project activities, view southwest (May 10, 2018).

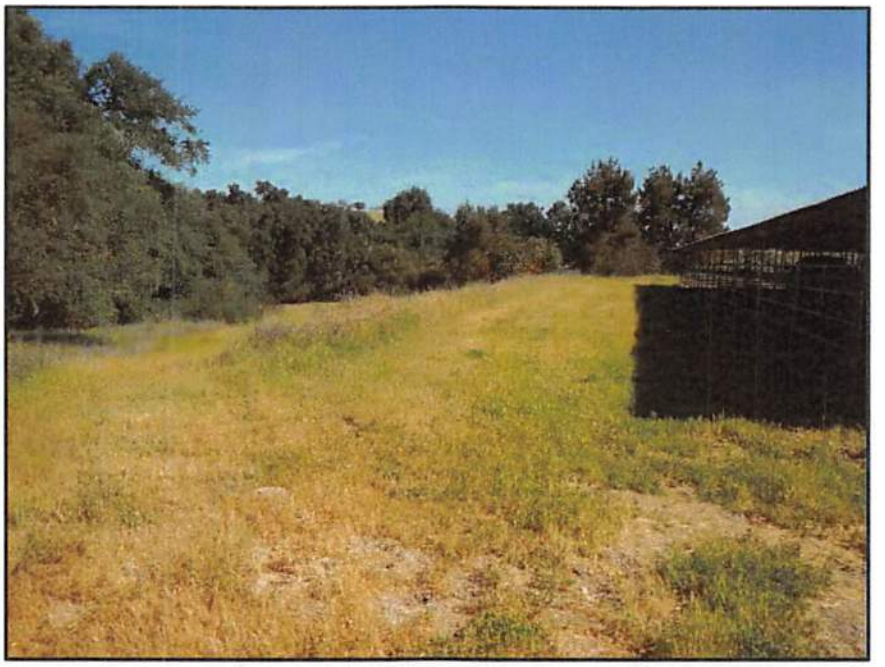

Photo 3. View of wild oats grassland between riparian corridor and existing developed areas, west of proposed Site 1 (May 10, 2018).

Photo 4. View of coast live oak woodland community associated with the USGS blue line driange west of Site 1 and Site 2 (May 10, 2018).

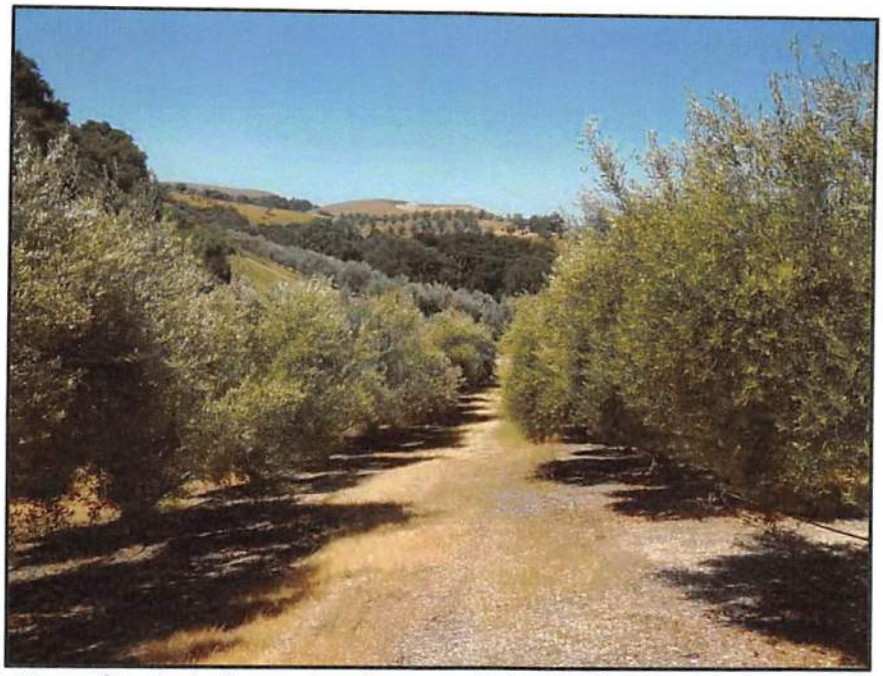

Photo 5. View of typical olive orchard rows with limited herbaceous weedy vegetation observed in the understory (May 10, 2018).

Photo 6. View of main access road to proposed project site from South El Pomar Road. No road improvement proposed as a part of the project (May 10, 2018).