ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES
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December 21, 2018
Project 1164.01

Chris Shubeck
12415 River Road
Santa Margarita, CA 93453-9685

Re: Biological Resource Assessment for Pegaso Farms, 12415 River Road, DRC2018-00177

Dear Mr. Shubeck,

This report provides the results of reconnaissance level biological surveys conducted for an approximately 30-acre Study Area located at 12415 River Road in Santa Margarita, San Luis Obispo County, California (Figure 1, Attachment C). Approximate coordinates for the center of the Study Area are 35.3365976° N, 120.3996716° W (WGS 84) in the Santa Margarita Lake USGS 7.5' topographic quadrangle. The Study Area encompasses a portion of a 225-acre property (Property) composed of assessor's parcel numbers (APN) 071-201-053 and 071-201-05. This survey was conducted to provide baseline biological information and an assessment of potential special status plant and animal species that could occur in the Study Area or be affected by the proposed project (Project), DRC2018-00177, a Cannabis Cultivation Minor Use Permit on approximately 7.3 acres of the Property.

The proposed cannabis cultivation project would be developed in two phases. Phase 1 would consist of a three-acre outdoor cultivation with hoop structures on an existing plowed field. Phase 2 would consist of a 22,000 square foot light deprivation greenhouse and a simple steel building "headhouse" for processing. No grading is anticipated for any work in Phase 1. Phase 2 may incorporate minimal site preparation and grading as necessary for the proposed structures. The drainage on the north side of the Study Area will remain as existing with a minimum 100-foot setback for all Project components and improved erosion control measures. No trees will be cut or removed in conjunction with any proposed site development. There are no plans to change other currently existing residential and nonconforming structures on the Property. A Site Plan is provided which shows proposed project components of the facility within the Study Area (refer to Attachment C).

Methods

The Study Area was surveyed for biological resources on November 6 and November 27, 2018 by Althouse and Meade, Inc. Principal Biologist Jason Dart and Biologist Dustin Groh. Biological surveys were conducted on foot in order to compile species lists, to search for special status plants and animals, to map habitats, and to photograph the Study Area. The general vegetation survey

method included meandering transects with an emphasis on identifying each plant species observed. Transects were also utilized to describe general conditions and dominant species, compile species lists, and evaluate potential habitat for special status species. Photographs were taken throughout the Study Area (Attachment B). All habitats in the Study Area were mapped (Attachment C, Figure 6). Identification of botanical resources included field observations and laboratory analysis of collected material (Attachment E). Botanical nomenclature used in this document follows the Jepson Manual, Second Edition (Baldwin et al. 2012).

Wildlife documentation included observations of animal presence and other wildlife sign. Observations of wildlife were recorded during the field survey in all areas of the Study Area (Attachment F). Birds were identified by sight or by vocalizations.

Prior to the site visit, the California Natural Diversity Database (CNDDB; October 2018 data) and the California Native Plant Society (CNPS) On-line Inventory of Rare and Endangered Plants of California were reviewed for the 9 USGS 7.5-minute quadrangles surrounding the site, including: Santa Margarita, Wilson Corner, Camatta Ranch, Lopez Mtn, Santa Margarita Lake, Pozo Summit, Arroyo Grande NE, Tar Spring Ridge, Caldwell Mesa. Figures 3 and 4 in Attachment C show special status species occurrences within 5 miles of the Study Area.

Existing Conditions

The Property is an agriculturally zoned parcel located approximately 15 miles east of Santa Margarita and 4 miles north of Pozo Road on River Road. The Property is approximately 225 acres and has two existing single-family residences with barns, arenas, a pond, and large pastures for agriculture. The Study Area is an approximately 30-acre subset of the Property on the southeast side of River Road, within which the Project footprint is situated in a cropland field (refer to Figure 6 in Attachment C). Outside the Project footprint, the Study Area encompasses mixed oak woodland, a pond, a disturbed area that is primarily ranch use and access roads, and a seasonal drainage. The fallow cropland has been in agricultural production and likely grazed variously for many years. In November 2018 the field was overgrown with annual mustard, grasses, and forbs. The oak woodland habitat is situated on the southern edge and western portion of the Study Area and is completely outside of the Project footprint. On steeper slopes to the south the oak woodland is comprised of coast live oak with intermixed gray pines forming a dense canopy. To the west the canopy is more open and is dominated by blue oaks. A seasonal drainage passes through the northern portion of the Study Area. This drainage averages about 10 feet in depth, 20 feet in width and was dry during our November site visits. The riparian habitat associated with the drainage consisted of a nearly continuous canopy of gray pines, coast live oaks, red willows, and cottonwoods, and contained a thick layer of leaf litter along the banks and bottom of the drainage. The drainage is likely within the jurisdiction of California Department of Fish and Wildlife (DFG code 1602), U.S. Army Corps of Engineers (Clean Water Act, section 404), and Regional Water Quality Control Board (Clean Water Act, section 401).

Results

Special Status Species

The CNDDB and CNPS On-line Inventory of Rare and Endangered Plants of California listed 72 special status plants and 33 special status animals known to occur in the vicinity of the Study Area. One special status plant and six special status animals could potentially occur in the Study Area based on an analysis of known ecological requirements of the species and the habitat conditions that were observed on site in November 2018 (Attachment D, Tables 1 and 2). One special status plant and no special status animals were detected in the Study Area. Below we discuss potential special status plants and animals, describe habitat, range restrictions, known occurrences, and survey results for the Study Area.

A. Special Status Plants. Within the Study Area, there is no potential for special status plants in the riparian and oak woodland habitats. The project footprint is within cropland habitat that is generally tilled at least twice a year which limits potential for special status plants. Paniculate tarplant (*Deinandra paniculata*), a California Rare Plant Rank (CRPR) 4.2 species, was identified on site at the end of its bloom period in November 2018. The CRPR 4.2 list is a watch list for plants of limited distribution with 20-80% of known occurrences threatened. Tarplants are known to occur in cropland and ruderal habitats where ground disturbance has recently occurred. Hundreds of paniculate tarplants were present in an area of approximately 0.18 acres (7,840 square feet; refer to Figure 6 in Attachment C). Other special status plant species reported from the region are not expected to occur due to the cultivated land use of the Project footprint.

B. Special Status Birds. Two special status birds, grasshopper sparrow (*Ammodramus savannarum*) and white-tailed kite (*Elanus leucurus*) have low potential to occur in the Study Area. Both have been documented in the Santa Margarita area (CNDDB 2018). Grasshopper sparrows are migratory, coming into the central coast area in the spring to nest in dense grasslands particularly with a variety of tall grasses and forbs and scattered shrubs. White-tailed kites make local movements throughout the year, nesting in coastal and inland areas of San Luis Obispo County, primarily in evergreen trees on the edges meadows or pastures. Kites could nest in woodland areas of the Study Area, and grasshopper sparrows could nest in the fallow cropland habitat if the land wasn't tilled, grazed or mowed in winter. Neither of these birds were observed in or near the Study Area in November 2018 and are not expected to be present in spring 2019.

C. Special Status Reptiles and Amphibians. Three special status species, northern California legless lizard, western pond turtle, and California red-legged frog have low potential to occur in the Study Area. Northern California legless lizards are reported from the Santa Margarita area where they are found in loose leaf litter and under logs and rocks beneath oak and pine tree canopies (CNDDB 2018). Potential habitat is present in oak woodland habitat at the south edge of the Study area. The fallow cropland field is not suitable for legless lizards.

Western pond turtles are common in the area and are primarily found in permanent or semi-permanent lakes, ponds, or streams. The drainage on the north edge of the Study Area does not contain sufficient water to support pond turtles. The stockpond in the west end of the Study Area is suitable for pond turtles. Western pond turtles were not observed in the pond during our November 2018 site visits.

California red-legged frogs (CRLF) are found in lowlands and foothills in or near sources of deep water with dense, shrubby or emergent riparian vegetation. There are several reports of CRLF in the Santa Margarita and Pozo areas (CNDDB 2018; J. Dart unpublished field notes). In these areas CRLF frequent man-made stockponds and streams that hold water through the summer, with short duration late winter movements into ephemeral drainages holding only temporary water. The drainage on the north side of the Study Area does not contain sufficient water to support breeding CRLF. It appeared that the drainage rarely flows and does not contain significant pools that would fill during winter flows. CRLF are not likely to be found in the drainage within the Study Area. The pond in the Study Area is stocked with large mouth bass that are a primary predator of amphibians such as CRLF. Although the pond habitat could support CRLF in the absence of bass, it was not suitable in November 2018. A careful visual survey using binoculars did not detect CRLF in the pond. CRLF has a very low potential to be present in aquatic habitats within the Study Area and is not expected to be present in the Project footprint.

Aquatic habitat in the Study Area is also not suitable for foothill yellow legged frog or spadefoot toad. The proposed project would not affect these species.

D. American Badger (*Taxidea taxus*) is a California Species of Special Concern known from open grassland habitats throughout San Luis Obispo County and elsewhere in California. The Study Area is within the known range of the American badger, and the closest known occurrence is approximately 4.3 miles north of the Study Area (CNDDB 2018). Badgers are residents of grassland areas, but also forage in croplands on occasion in areas where California ground squirrels have become established. They are highly mobile and could be present anywhere in the region where suitable prey base is found. Badgers or their sign (dens, scat, tracks) were not detected on the Property during our November 2018 site survey. Badgers have a low potential to occur in the Study Area and are not expected to be present in the Project footprint.

Botanical Survey Results

The November 2018 site visits consisted of a late season botanical survey which identified 27 species of vascular plants in the Study Area (Attachment E). The botanical survey effort did not include early or mid-season coverage and therefore is not considered a protocol level survey. The list includes 19 species native to California, and 8 introduced (naturalized or planted) species. One special status species, paniculate tarplant, was identified and mapped in the Study Area (refer to Figure 6 in Attachment C).

Wildlife Survey Results

Wildlife observed in the Study Area during reconnaissance level surveys in November 2018 include one species of fish, two reptiles, three birds, and one mammal. The mosaic of woodland, riparian, cropland and pond habitats creates an excellent habitat for wildlife and many different types of animals and birds are expected to live in the area.

Impacts and Mitigation

The proposed Project would be situated within a 7.3-acre area surrounded by chain link fence (refer to Site Plan in Attachment C). The entire Project footprint would be within fallow cropland habitat (refer to Figure 6). Presently there is no infrastructure for the Project on the site. Development of the Project would include installation of the hoop structures in Phase 1 which will not require any grading, and minimal site preparation or grading in Phase 2 for installation of the proposed structures.

One special status plant and five special status animals have potential to occur in the Study Area. The Study Area is surrounded by coast live oak trees and potentially jurisdictional drainage features. The following sections provide mitigation information and recommendations designed to reduce potential effects of the Project to a less than significant level.

Special Status Plants

One special status plant, paniculate tarplant was found in the Study Area. Hundreds of plants were present in an area approximately 0.18 acres (7,840 square feet) in size. Approximately 72 percent (0.13 acres) of the onsite patch of paniculate tarplant would be permanently impacted by the Project (refer to Figure 6). For the purposes of this analysis, the entire Project footprint within the 7.3-acre chain link fenced area is considered permanently impacted, and the existing crop program would cease in the cropland habitat area within the Study Area. The following mitigation measure is recommended to reduce impacts to paniculate tarplant to a less than significant level.

BR-1. Mitigation for permanent impacts to paniculate tarplant, a CRPR 4.2 species, shall be preservation and/or creation of tarplant habitat at a 1:1 ratio (preserved/created habitat: impacted habitat). The goal of this mitigation measure is to ensure paniculate tarplant persists outside the Project footprint, within the Study Area, in an area at least as large as the pre-Project condition of 0.18 acres. Habitat creation shall be accomplished by collecting seed from onsite tarplants to be impacted by the Project and dispersing the seeds within the pre-determined mitigation site east of the Project. After completion of Phase 2 of the Project and/or after all groundbreaking or site disturbance has occurred, hand broadcast paniculate tarplant seed within the mitigation area. The mitigation area shall be mapped, and a completion report shall be submitted to the County. The onsite paniculate tarplant patch shall be surveyed in the fall of 2019 and all paniculate tarplants in the Study Area shall be mapped. If the target patch size is met, the mitigation shall be deemed complete. If the target patch size is not met, the project biologist shall recommend remedial measures in an end of year report to the County.

Nesting Birds

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

BR-2. Within one week of ground disturbance or commencement of Phase 1, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. If surveys do not locate nesting birds, construction activities may commence. If nesting birds are

located, no construction activities shall occur within a distance specified by a qualified biologist, until chicks are fledged, or the nest fails. Buffer radius shall be specified according to special status rank of the nesting bird, intensity of construction activity or impact (i.e. high decibel levels or heavy ground disturbance) and where local, state, and federal regulations apply. A preconstruction survey report shall be submitted to the County immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements**.** A map of the Project site and nest locations shall be included with the report. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

Special Status Reptiles and Amphibians

Western pond turtle and California red-legged frog were not detected in the Study Area during our November 2018 site surveys but are known to occur in the region and have a low potential to occur in the Study Area. The propose Project is designed with a 100-foot riparian habitat setback and is approximately 200 feet east of the stockpond. Proposed development setbacks are sufficient to protect special status reptiles and amphibians. No further mitigations are recommended.

Jurisdictional drainages

The California Department of Fish and Wildlife regulates activities that divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or ban of any river, stream, or lake. The drainage along the north end of the Study Area is considered Freshwater Forested/Shrub Wetland, classified as PFOA (Palustrine (P), Forested (FO), Temporary Flooded (A)) according to the National Wetlands Inventory (NWI 2005). The riparian habitat is likely to b subject to regulation under Fish and Game code 1600. We recommend Project components be placed outside the top of bank or outer edge of riparian vegetation of potentially jurisdictional drainages. Figure 6 provides a Project footprint overlay on biological resources and indicates a minimum 100-foot setback from the riparian habitat.

CDFW has initiated a Cannabis cultivation permitting program that requires all applicants obtaining an Annual License from the California Department of Food and Agriculture to have a Lake and Streambed Alteration Agreement or written verification that one is not needed. If all Project components are set outside the 1600 jurisdiction a Self-Certification can be submitted online. More information about the CDFW Cannabis program and permitting can be found at https://www.wildlife.ca.gov/Conservation/Cannabis/Permitting.

Thank you for allowing us to be of assistance. If you have any questions or concerns, please call me at (805) 237-9626.

Sincerely,

Jason Dart
Principal Biologist

Attachments:

- Attachment A. References
- Attachment B. Photographs
- Attachment C. Figures
- Attachment D. CNDDB/CNPS Special Status Species Lists
- Attachment E. Plant List
- Attachment F. Wildlife List
- Attachment G. CNDDB Report – Paniculate Tarplant (*Deinandra paniculata*)

Attachment A. References

Baldwin, B. G., D. H. Goldman, D. J. Keil, R. Patterson, T. J. Rosatti, and D. H. Wilken, editors. 2012. The Jepson manual: vascular plants of California, second edition. University of California Press, Berkeley.

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[NWI] National Wetlands Inventory. 2005. Wetland mapper. NWI, translator. [USFWS] US Fish and Wildlife Service. [accessed 2018 Sep 14]. https://www.fws.gov/wetlands/data/Mapper.html.

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[USFWS] United States Fish and Wildlife Service, Sacramento Fish and Wildlife Office. 2017. California red-legged frog. [accessed 2018 Sep 27]. https://www.fws.gov/sacramento/es_species/Accounts/Amphibians-Reptiles/ca_red_legged_frog

Attachment B. Photographs

Photo 1. View of main site from west side of property, view east. November 6, 2018

Photo 2. View of main site from east side of property, view west. November 6, 2018.

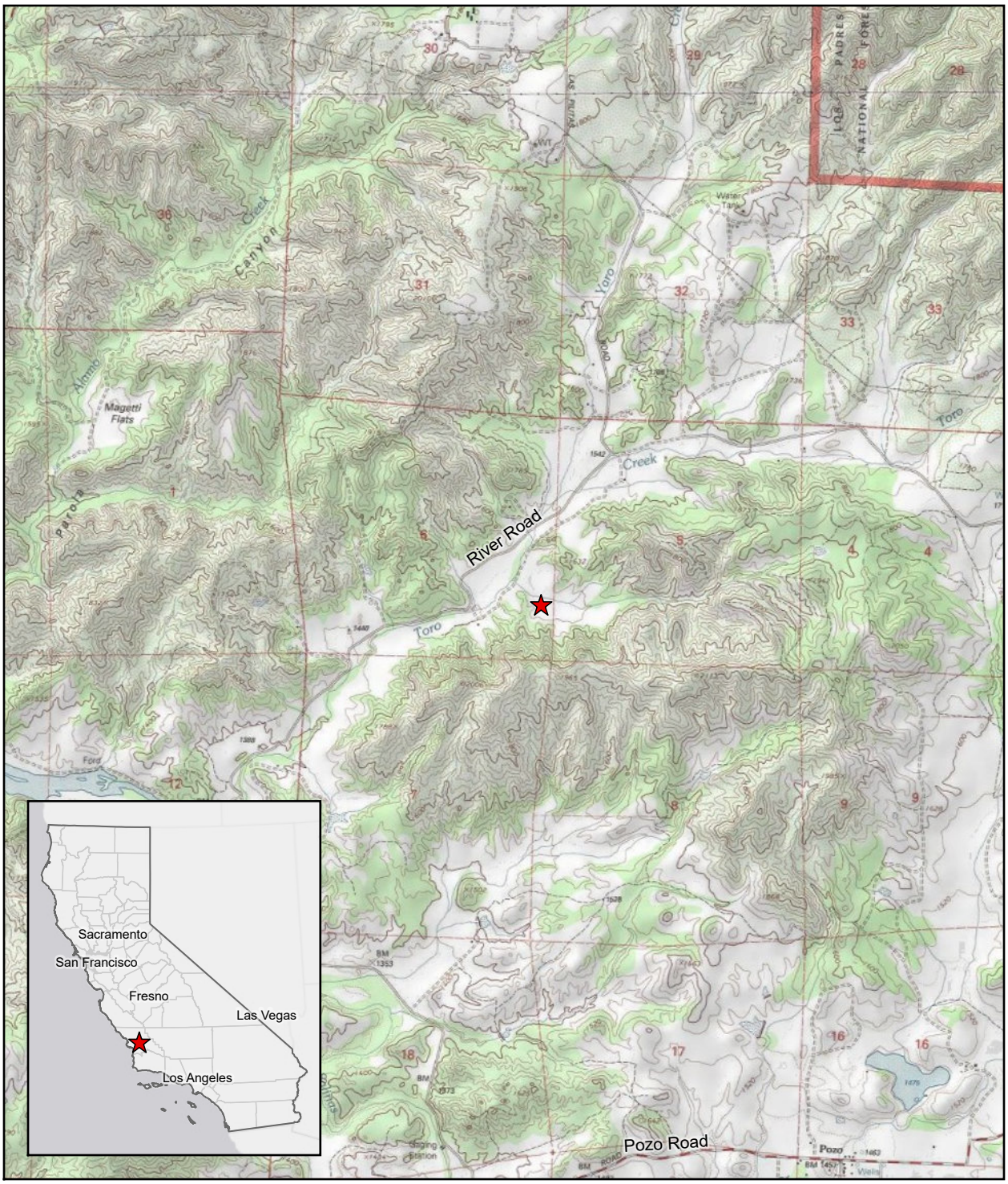
Photo 3. Existing ranch road crossing through drainage. November 6, 2018.

Photo 4. View east of stockpond on Property, east of Project footprint. November 6, 2018.

Attachment C. Figures

- Figure 1. USGS Topographic Map
- Figure 2. Aerial Photograph
- Figure 3. CNDDB Plant Records
- Figure 4. CNDDB Animal Records
- Figure 5. USFWS Critical Habitat
- Figure 6. Biological Resources
- Site Plan for Pegaso Estate Farms (Oro Engineering Corp., Rev 12/2018)

Figure 1. United States Geological Survey Topographic Map



Legend

★ Project Location

N

0 0.25 0.5 0.75 1 Mile

Pegaso Farms
Map Center: 120.40244°W 35.33728°N
Pozo, California

USGS Quadrangle: Santa Margarita Lake

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Map Updated:
December 06, 2018 12:45 PM by JBB

Figure 2. Aerial Photograph

Legend

Study Area (30.1 acres) Drainages

N

0 250 500 Feet

Pegaso Farms
Map Center: 120.39911°W 35.33647°N
Pozo, San Luis Obispo County

Imagery Date: 09/28/2016

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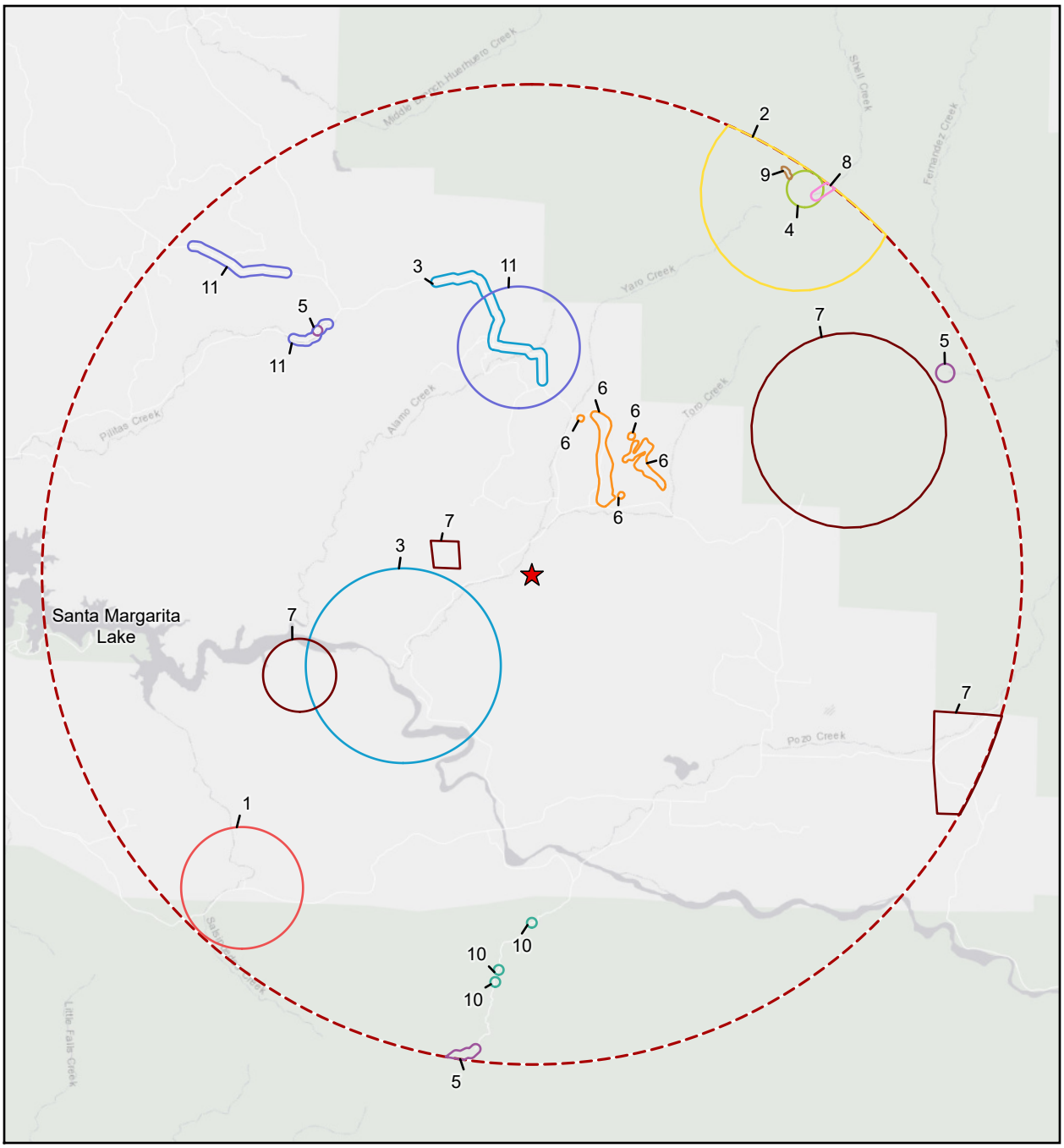
Map Updated:
December 21, 2018 07:07 AM by JBB

Figure 3. California Natural Diversity Database Plant Records



Label	Common Name
1	Cuesta Ridge thistle
2	Dwarf calycadenia
3	Hardham's evening-primrose
4	Indian Valley spineflower
5	La Panza mariposa-lily
6	San Luis Obispo County lupine
7	Santa Margarita manzanita
8	Spiny-sepaled button-celery
9	Straight-awned spineflower
10	Umbrella larkspur
11	Yellow-flowered eriastrum

Legend

Project Location

5-Mile Radius

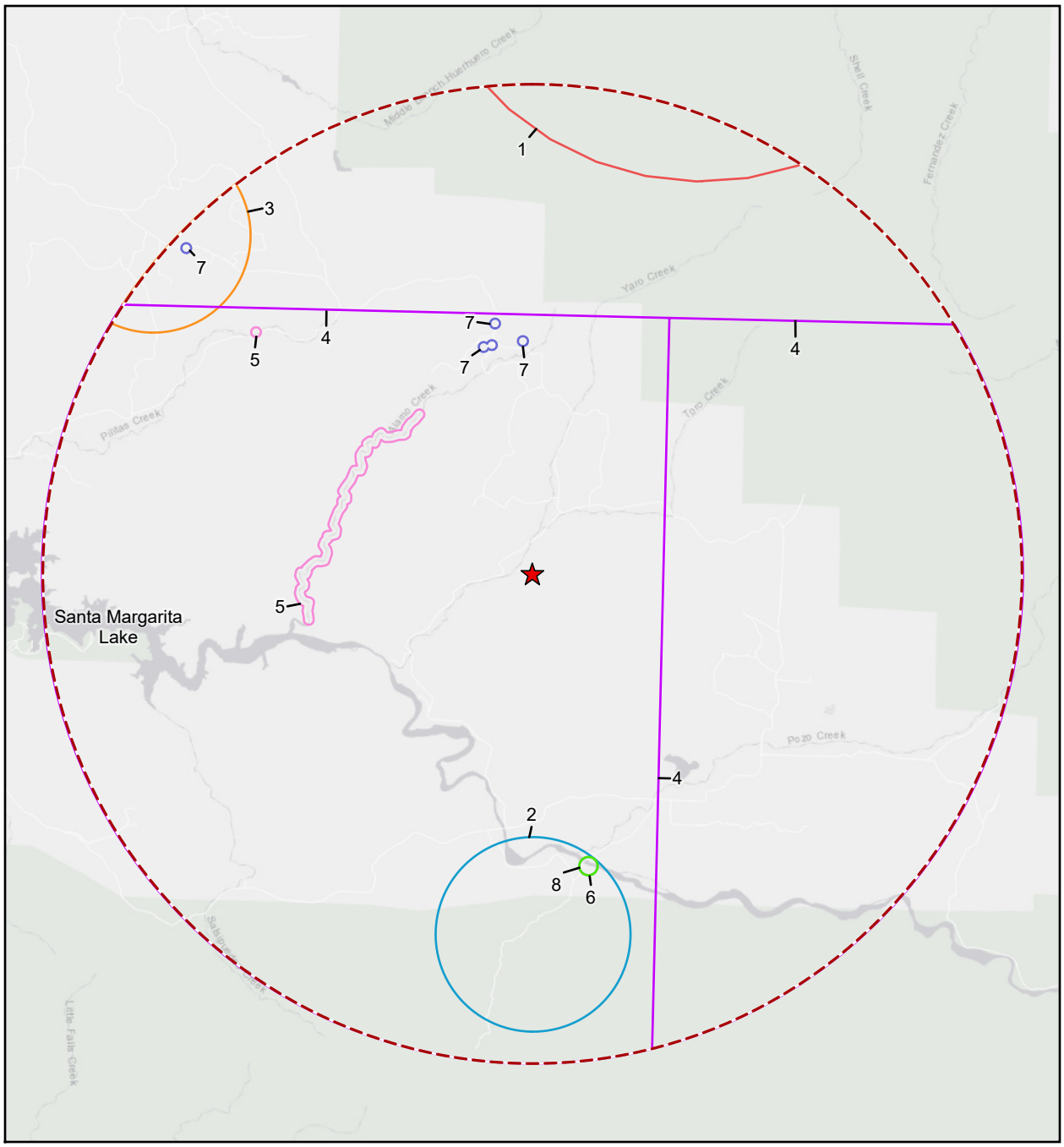
N

0 0.5 1 2 Miles

Pegaso Farms
Map Center: 120.39967°W 35.33658°N
Pozo, San Luis Obispo County

CNDDB GIS Data Last Updated: December 2018

Figure 4. California Natural Diversity Database Animal Records



Label	Common Name
1	American badger
2	North American porcupine
3	Northern California legelss lizard
4	Prairie falcon
5	Western pond turtle
6	Western red bat
7	Western spadefoot
8	Yuma myotis

Legend

Project Location

5-Mile Radius

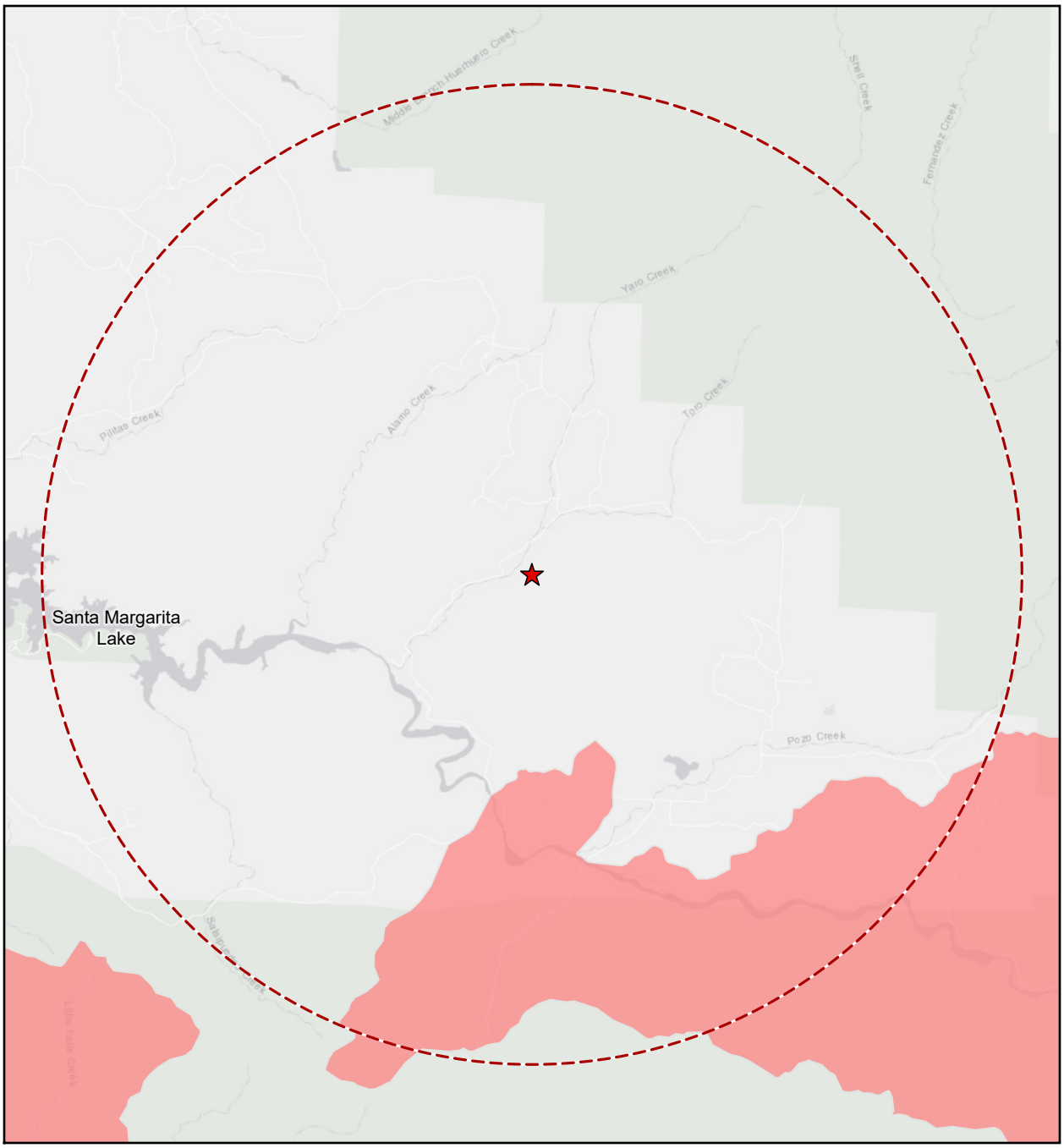
N

0 0.5 1 2 Miles

Pegaso Farms
Map Center: 120.39967°W 35.33658°N
Pozo, San Luis Obispo County

CNDDB GIS Data Last Updated: December 2018

Figure 5. United States Fish and Wildlife Service Critical Habitat



Legend

- Project Location
- 5-Mile Radius
- California Red-legged Frog

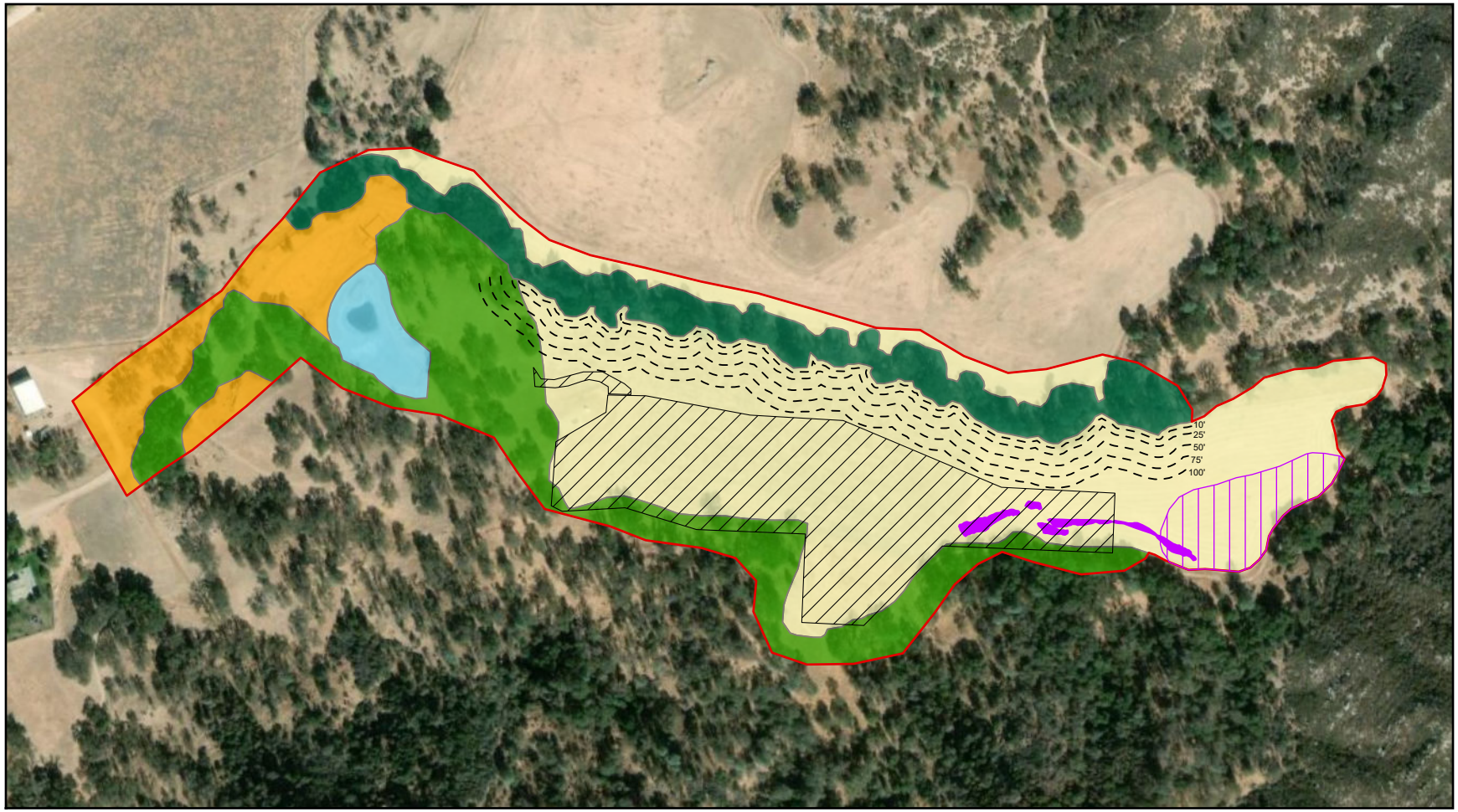
N

0 0.5 1 2 Miles

Pegaso Farms
Map Center: 120.39967°W 35.33658°N
Pozo, San Luis Obispo County

USFWS Critical Habitat Data Last Updated: December 2018

Figure 6. Biological Resources



Legend

- Disturbed (2.9 acres)
- Fallow Cropland (17.4 acres)
- Oak Woodland (7.8 acres)
- Pond (0.9 acres)
- Riparian (4.2 acres)
- Site Plan
- Paniculate Tarplant
- Tarplant Mitigation Area
- Riparian Setbacks
- Study Area (33.2 acres)

N

0 100 200 300 Feet

Pegaso Farms
Map Center: 120.39911°W 35.33647°N
Pozo, San Luis Obispo County

Biological Survey Date: 11/06/2018

GENERAL NOTES:

1. NO TREES WILL BE CUT OR REMOVED IN CONJUNCTION WITH ANY PROPOSED SITE DEVELOPMENT.
2. PROJECT WILL CONSIST OF PHASE 1 AND PHASE 2. PHASE 1 TO CONSIST OF 3 AC OUTDOOR CULTIVATION WITH HOOP STRUCTURES ON EXISTING PLOWED FIELD. PHASE 2 TO CONSIST OF 22,000 SQ.FT. OF LIGHT DEPRIVATION GREENHOUSE AND A SIMPLE STEEL BUILDING "HEADHOUSE" FOR PROCESSING.
3. NO GRADING IS ANTICIPATED WITH PHASE 1. DRAINAGE TO REMAIN AS EXISTING WITH IMRPOVED EROSION MEASURES, AND NEGLIGIBLE IMPERVIOUS SURFACES.
4. PHASE 2 TO INCORPORATE MINIMAL SITE PREPARATION AND GRADING AS NECESSARY FOR THE PROPOSED STRUCTURES.

***MAP SOURCE: COUNTY OF SAN LUIS OBISPO LAND USE VIEW, PARCEL MAP C088-296, scale is approximate, this is not a survey.

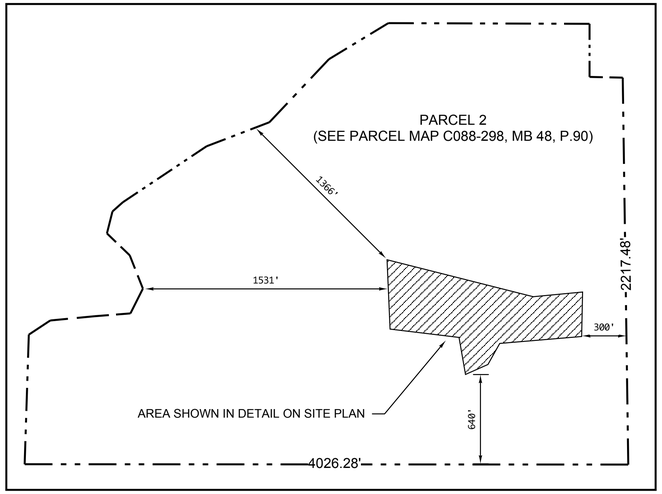
LEGEND:

1. PARKING AREA TO CONSIST OF MIN. 25, 9' X 20' STANDARD SIZE SPACES. ADDITIONAL PARKING TO BE ADJACENT TO GREENHOUSES (PHASE 2), ALONG WITH ADA RESERVED PARKING AT HEADHOUSE (PHASE 2).
2. PROPOSED DEVELOPMENT FOR PHASE 2.
3. SEALED REFUSE/RECYCLING BINS
4. STABILIZED TRAVEL SURFACE, CLASS II CEMENT TREATED BASE
5. MOBILE, NON-PERMANENT SENTRY TRAILER

R TEMPORARY RESTROOM AND WASH FACILITIES, TYPICAL AGRICULTURE USE. SEE DETAIL 5, SHEET D1.

DENOTES PERMANENT SETBACK CONTROL MONUMENT TO BE PLACED.

DENOTES FEMA 100 YR. FLOOD POTENTIAL SETBACK BUFFER (MAP 06079C1125G, 2012)



TO MAIN ENTRY TO RANCH, SEE SHEET A2
EXISTING GRADED DIRT ROAD
FLOOD PLAIN SETBACK LINE
EXISTING, PLOWED FIELD
EXISTING IRRIGATION LINE STUB FROM MAIN AG. WELL.
RIPARIAN BUFFER 100' MIN. SETBACK FROM TREE LINE
100'
APPROXIMATE FLOWLINE BLUELINE STREAM
EXISTING GRADED DIRT ROAD, MAINTENANCE ACCESS ONLY, NOT FOR TRAFFIC
1520
APPROX. LIMITS OF TREE LINE
EUCALYPTUS AND OAK TREES
EX. POND
OAK TREES THIS AREA NOT TO BE DISTURBED
25' WIDE BYPASS CHAINLINK GATE, TYP. ELECTRIC AT PHASE 2. W/PEDESTRIAN GATE AND KEYCARD.
FIELD IRRIGATION CONTROLS, DETAIL 1, 11,12, SHEET D1.
ADA RESERVED PARKING
FIRE PUMP/TANKER TRUCK TYP. FOR SCALE
GREENHOUSE RANGE 1 11,000 SQ.FT. MAX. CULTIVATION AREA
GREENHOUSE RANGE 2 11,000 SQ.FT. MAX. CULTIVATION AREA
38'-6"
HEADHOUSE
PARKING AREA
30'
PROPROSED LEACH LINES AND 100% EXPANSION (PHASE 2)
1500 GAL. SEPTIC TANK (TRAFFIC RTD.)
1516
1512
1508
EMERGENCY EGRESS GATE
EXISTING DIRT ROAD
10,000 GAL FIRE TANK DETAILS 9,10, SHEET D1.
FLOOD PLAIN SETBACK LINE
RIPARIAN BUFFER, 100' MIN. SETBACK FROM TREE LINE
EXISTING, PLOWED FIELD
3 AC MAXIMUM OUTDOOR CULTIVATION W/ HOOP STRUCTURES PER SAN LUIS OBISPO COUNTY ORDINANCE, TITLE 19:19.02.020(f):1.11 SEE DETAILS 1,2,3,4, SHEET D1.
300; PROPERTY LINE SETBACK
6' HIGH CHAIN LINK FENCE AROUND ENTIRE PERIMETER, W/ SCREEN AND "S" FENCE SILT FENCING AT BOTTOM, TYP. DETAILS 6,7,8, SHEET D1.
SHIPPING CONTAINERS FOR MISC. STORAGE: ORGANIC FERTILIZERS, GROWING SUPPLIES AND EQUIP.
SOIL MULCHING/ COMPOST BINS
APPROX. LIMITS OF TREE LINE
DENSE BRUSH AND MIXED TREES, OAK, PINE
1540
1560
1580
1600

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DESIGN DRAFT

PLAN PREPARED BY:

ORO ENGINEERING CORP.
60 HACKAMORE LANE
BELL CANYON, CA 91307

CHRISTOPHER R. SHUBECK, PE
C66775

805-664-1529

PEGASO ESTATE FARMS
12415 RIVER RD.
SANTA MARGARITA, CA.

SITE PLAN

APN: 071-201-053 & 071-201-054

DATE: 8/2018
rev. 12/2018

SCALE: 1"=60'

A1

Attachment D. Special Status Species

Potential Special Status Plant List

Table 1 lists one special status plant species reported from the region that has potential to occur in the Study Area. Federal status, California State status, and CNPS ranking for the species are given. Typical blooming period, habitat preference, potential to occur on site, and whether or not the species was observed in the Study Area are also provided.

TABLE 1. SPECIAL STATUS PLANT LIST.

	Common Name *Scientific Name*	Fed/State Status Global/State Rank CRPR	Blooming Period	Habitat Preference	Potential to Occur	Detected Within Study Area?	Effect of Proposed Activity
1.	**Paniculate Tarplant** *Deinandra paniculata*	None/None G4/S4 4.2	(Mar)Apr-Nov(Dec)	Foothill woodland; 300-500 m. SCoRI Usually vernally mesic, sometimes sandy, often disturbed grassland.	Present.	Yes (refer to Figure 6)	Potential Adverse Effect Can Be Mitigated

Habitat Preference Abbreviations:
SCoRI: Inner South Coast Ranges

California Rare Plant Ranks:
CRPR 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere
CRPR 2A: Plants presumed extirpated in California, but common elsewhere
CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
CRPR 4: Plants of limited distribution - a watch list

CRPR Threat Ranks:
0.1 - Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2 - Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
0.3 - Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Potential Special Status Animals List

Table 2 lists six special status animals reported from the region that have potential to occur in the Study Area. Federal status, California State status, and CDFW listing status for each species are given. Typical nesting or breeding period, habitat preference, to occur, and whether or not the species was observed in the Study Area are also provided.

TABLE 2. SPECIAL STATUS ANIMAL LIST.

	Common Name *Scientific Name*	**Fed/State Status Global/State Rank CDFW Rank**	**Nesting/ Breeding Period**	**Habitat Preference**	**Potential to Occur**	**Detected Within Study Area?**	**Effect of Proposed Activity**
1.	**Grasshopper Sparrow** *Ammodramus savannarum*	None/None G5/S3 SSC	March - August	Nests in grassland habitats on mountain slopes, foothills, and valleys. May nest colonially.	Low. Habitat in the Study Area is poor quality for nesting grasshopper sparrows.	No	Potential Adverse Effect Can Be Mitigated
2.	**Northern California Legless Lizard** *Anniella pulchra*	None/None G3/S3 SSC	March - July	Sandy or loose loamy soils under sparse vegetation.	Low. Potential habitat could exist outside the Study Area near or within the oak woodland.	No	No Effect
3.	**White-tailed Kite** *Elanus leucurus*	None/None G5/S3S4 FP	March - August	Nests in dense tree canopy near open foraging areas	Low. Potential nesting habitat could exist outside the Study Area within the oak woodland.	No	Potential Adverse Effect Can Be Mitigated
4.	**Western Pond Turtle** *Emys marmorata*	None/None G3G4/S3 SSC	April - August	Permanent or semi-permanent streams, ponds, lakes.	Low. Potential habitat exists in the pond on the western side of the Study Area.	No	No Effect

	Common Name *Scientific Name*	**Fed/State Status Global/State Rank CDFW Rank**	**Nesting/ Breeding Period**	**Habitat Preference**	**Potential to Occur**	**Detected Within Study Area?**	**Effect of Proposed Activity**
5.	**California Red-legged Frog** *Rana draytonii*	Threatened/None G2G3/S2S3 SSC	January - September	Lowlands and foothills in or near sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks for larval development.	Low. Aquatic features in the Study Area are poor quality for CRLF.	No	No Effect
6.	**American Badger** *Taxidea taxus*	None/None G5/S3 SSC	February – May	Needs friable soils in open ground with abundant food source such as California ground squirrels.	Low. Potential habitat could exist within the Study Area in the grassland.	No	No Effect

Habitat characteristics are from the Jepson Manual and the CDNNB.

Abbreviations:

FE: Federally Endangered	CE: California Endangered	SA: CDFW Special Animal
FT: Federally Threatened	CT: California Threatened	SSC: CDFW Species of Special Concern
PE: Proposed Federally Endangered	Cand. CE: Candidate for California Endangered	FP: CDFW Fully-Protected
PT: Proposed Federally Threatened	Cand. CT: Candidate for California Threatened	WL: CDFW Watch List

Attachment E. Vascular Plant List

TABLE 4. VASCULAR PLANT LIST.

Scientific Name	Special Status	Origin	Common Name
Trees - 5 Species			
Pinus sabiniana	None	Native	Foothill pine
Populus fremontii ssp. *fremontii*	None	Native	Fremont cottonwood
Quercus agrifolia var. *agrifolia*	None	Native	Coast live oak
Quercus lobata	None	Native	Valley oak
Salix laevigata	None	Native	Red willow
Shrubs - 3 Species			
Frangula californica subsp. *californica*	None	Native	Coffeeberry
Sambucus nigra ssp. *caerulea*	None	Native	Blue elderberry
Toxicodendron diversilobum	None	Native	Poison oak
Forbs - 14 Species			
Artemisia douglasiana	None	Native	Mugwort
Artemisia dracunculus	None	Native	Tarragon
Capsella bursa-pastoris	None	Introduced	Shepherd's purse
Centaurea solstitialis	None	Native	Yellow star thistle
Clarkia sp.	None	Native	Clarkia
Deinandra paniculata	**CNPS 4.2**	**Native**	**Paniculate tarplant**
Corethrogyne filaginifolia	None	Native	California aster
Croton setiger	None	Native	Doveweed
Eriogonum nudum	None	Native	Naked buckwheat
Hirschfeldia incana	None	Introduced	Mustard
Madia sp.	None	Native	Tarweed
Marrubium vulgare	None	Introduced	Horehound
Trichostema lanceolatum	None	Native	Vinegar weed
Trifolium hirtum	None	Introduced	Rose clover
Grasses - 5 Species			
Bromus diandrus	None	Introduced	Ripgut brome
Bromus hordeaceus	None	Introduced	Soft chess brome
Bromus madritensis ssp. *rubens*	None	Introduced	Red top brome
Elymus triticoides	None	Native	Creeping wild rye
Hordeum murinum	None	Introduced	Foxtail barley

Attachment F. Wildlife List

TABLE 5. WILDLIFE LIST.

Common Name	Scientific Name	Special Status	Habitat Type	Common Name
Fish – 1 Species				
Large Mouth Bass	*Micropterus salmonoides*	None	✓	Ponds, lakes
Reptiles – 2 Species				
Coast Range Fence Lizard	*Sceloporus occidentalis bocourtii*	None	✓	Wide range; variety of habitats
Side-blotched Lizard	*Uta stansburiana*	None	✓	Dry habitats
Birds – 3 Species				
Cooper's Hawk	*Accipiter cooperii*	WL	✓	Oak, riparian woodland
California Quail	*Callipepla californica*	None	✓	Shrubby habitats
Acorn Woodpecker	*Melanerpes formicivorus*	None	✓	Oak woodland, urban areas with oaks
Mammals – 1 Species				
Dusky-footed Woodrat	*Neotoma fuscipes*	None	✓	Moderate canopy in many habitats

Attachment G. CNDDB Report – Paniculate Tarplant

CNDDB Online Field Survey Form Report

California Natural Diversity Database
Department of Fish and Wildlife
1416 9th Street, Suite 1266
Sacramento, CA 95814
Fax: 916.324.0475
cnddb@wildlife.ca.gov
www.dfg.ca.gov/biogeodata/cnddb/

This data has been reported to the CNDDB, but may not have been evaluated by the CNDDB staff

Source code GRO18F0011
Quad code 3512034
Occ. no. _____
EO index no. _____
Map index no. _____

Scientific name: *Deinandra paniculata*

Common name: paniculate tarplant

Date of field work (mm-dd-yyyy): 11-06-2018

Comment about field work date(s):

OBSERVER INFORMATION

Observer: Dustin T. Groh

Affiliation:

Address: 1602 Spring Street , Paso Robles, CA 93446

Email: dustin@althouseandmeade.com

Phone: (530) 249-1993

Other observers: Jason Dart

DETERMINATION

Keyed in: Jepson Manual

Compared w/ specimen at:

Compared w/ image in:

By another person:

Other:

Identification explanation:

Identification confidence: Very confident

Species found: Yes **If not found, why not?**

Level of survey effort:

Total number of individuals: 500

Collection? **Collection number:**

Museum/Herbarium:

PLANT INFORMATION

Phenology:

vegetative	flowering	fruiting
	50 %	

SITE INFORMATION

Habitat description: Approx. 30 acre fallow cropland dominated by mustard (H. incana).

Slope: Land owner/manager:

Aspect:

Site condition + population viability:

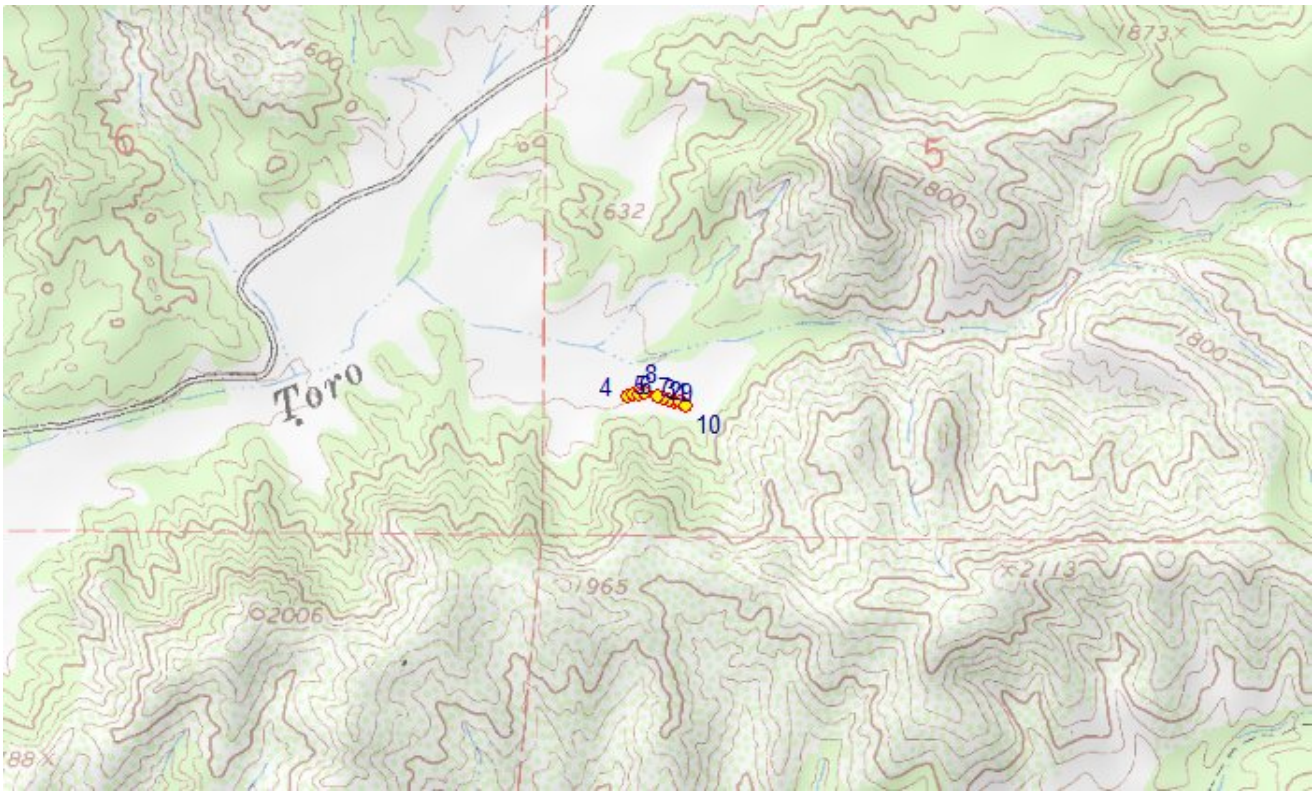
Immediate & surrounding land use:

Visible disturbances:

Threats:

General comments:

MAP INFORMATION



ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Luis Obispo	Santa Margarita Lake	1548	35.33570	-120.39580	736690	3913385	10
1	**Public Land Survey**	**Feature Comment**						
	M T30S R15E 5							

ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Luis Obispo	Santa Margarita Lake	1548	35.33573	-120.39592	736678	3913387	10
2	**Public Land Survey**	**Feature Comment**						
	M T30S R15E 5							

ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Luis Obispo	Santa Margarita Lake	1543	35.33577	-120.39603	736668	3913392	10
3	**Public Land Survey**	**Feature Comment**						
	M T30S R15E 5							

ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Luis Obispo	Santa Margarita Lake	1523	35.33582	-120.39689	736591	3913395	10
4	**Public Land Survey**	**Feature Comment**						
	M T30S R15E 5							

ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Luis Obispo	Santa Margarita Lake	1523	35.33584	-120.39673	736604	3913398	10
5	**Public Land Survey**	**Feature Comment**						
	M T30S R15E 5							

ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Luis Obispo	Santa Margarita Lake	1523	35.33585	-120.39660	736617	3913399	10
6	**Public Land Survey**	**Feature Comment**						
	M T30S R15E 5							

ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Luis Obispo	Santa Margarita Lake	1542	35.33579	-120.39616	736657	3913394	10
7	**Public Land Survey**	**Feature Comment**						
	M T30S R15E 5							

ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Luis Obispo	Santa Margarita Lake	1526	35.33589	-120.39648	736628	3913404	10
8	**Public Land Survey**	**Feature Comment**						
	M T30S R15E 5							

ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Luis Obispo	Santa Margarita Lake	1549	35.33569	-120.39565	736704	3913383	10
9	**Public Land Survey**	**Feature Comment**						
	M T30S R15E 5							

ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Luis Obispo	Santa Margarita Lake	1552	35.33562	-120.39554	736714	3913376	10
10	**Public Land Survey**	**Feature Comment**						
	M T30S R15E 5							

The mapped feature is accurate within: 10 m

Source of mapped feature: GPS, 3 meters

Mapping notes:

Location/directions comments:

Attachment(s):