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August 20, 2019
Project 1190.01

Tim Reed
Poza Management Group, LLC
1646 4th Street
Los Osos, CA 93402

Re: Updated Biological Resource Assessment for 880 Parkhill Road, San Luis Obispo County

Dear Mr. Reed:

This report provides the results of a biological surveys conducted on a 59.1-acre property (Property) located at 880 Park Hill Road in an unincorporated area San Luis Obispo County, California (Figure 1). Approximate coordinates for the Property are 35.34509° N, 120.36481° W (WGS 84) in the Poza Summit USGS 7.5' topographic quadrangle. The Property includes assessor's parcel number (APN) 071-201-042. This survey was conducted to provide baseline biological information and an assessment of potential special status plant and animal species or sensitive habitats that could occur on the Property or be affected by the proposed project (Project), a Cannabis Cultivation Minor Use Permit on approximately 6.5 acres of the Property.

The proposed project consists of the continued and expanded cultivation of Cannabis, with three outdoor canopies, two greenhouses, three ancillary nurseries and a processing building. Supporting cultivation operations will include drying, curing, and preparation of product for off-site testing and entry into the commercial. Seven portable seatrail containers (each 320 SF) will be utilized for storage (including pesticides/fertilizers). There are three proposed grow areas that are to be under hoop house structures. The outdoor cultivation areas will be surrounded by 6' tall deer fencing, with one strand of chicken wire along the bottom. One area of canopy is located within view of Parkhill Road will be screened from view by a 6' wood fence placed along the front property line. The expanded cultivation areas will be planted directly into the ground with hoop houses over them, avoiding the scattered oak trees throughout the area. A 1- to 2-foot setback will be maintained from each tree's canopy (dripline) within the cultivation area. A small number of oak trees in poor condition may be removed where they pose a safety hazard for workers. A setback of at least 50 feet will be maintained between the top of bank of the existing drainage on the property and all grow areas. Some fencing and a portion of the roadway will encroach within 50 feet of the top of bank.

A designated parking area will provide parking space for the proposed operations. The existing private access road provides adequate service to the site from Parkhill Road. An all-weather road will be provided onsite to provide access to the greenhouses, nurseries, processing building, and two of the three outdoor grow areas. The access road to the parking area will be constructed of a compacted aggregate base providing an all-weather surface per County of San Luis Obispo standards.

The outdoor cultivation is anticipated to yield one to two crops per year with a fall harvest in September or October. Planting will occur in the spring with plants planted directly into the ground. Hoop structures will remain in place; however, the plastic covers will be removed between the fall harvest and the following spring planting.

Within the greenhouse structures mixed lighting will be utilized, with the plants in pots within the greenhouse structures. The indoor cultivation is anticipated to yield 3 crops per year, in April, August, and December. The exact timing of the indoor harvest depends on the planting cycle as the indoor environment is not seasonally dependent, therefore the harvest months may shift year to year. Nursery activities will also occur in greenhouse structures. Propagation will support the planting cycles for both mixed-light and outdoor cultivation.

The proposed operation will be owner-operated, with 5-6 full time staff. Two of these full-time staff are business partners. The approximate hours of operation will be 6am-8pm seven days per week; the hours will fluctuate with the weather, in order to avoid the midday heat. In addition, staff hours will be staggered throughout the day, with varying start and end times per employee. During harvest (three times per year for the indoor cultivation and once per year for the outdoor cultivation) 6 to 7 additional employees will be onsite for approximately 2 to 3 weeks, with hours of operation from 6am-10pm seven days/week; again, the hours will fluctuate with the weather, in order to avoid the midday heat. Portable restrooms are onsite and several designated parking areas are available to accommodate all regular and seasonal staff. The owner-operators live onsite. The additional staff, and those to be employed during harvest, will be encouraged to carpool. The only deliveries to made to the site will be soil, approximately four times a year. All pesticides and fertilizers to be used will be picked up and transported by the owner-operators. Product transport will occur for two to three days after each harvest or after the manufacturing process.

A Site Plan is provided in Attachment C, for reference.

Methods

The Property was surveyed for biological resources on April 10 and 12, 2019 by Althouse and Meade, Inc. Senior Biologist Lisa Gadsby and Principal Biologist Jason Dart. Follow-up surveys for late-blooming plant species with potential to occur in the area was performed on August 14 and 16, 2019 by Botanist Kristen Anderson. 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 Property. 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. The entire 59.1-acre Property was surveyed, with an emphasis on identifying plants and wildlife within the proposed Project footprint and immediate surrounding area (refer to Figure 5). Spatial data was collected in the field using a Samsung Galaxy Tab 4 tablet equipped with an EOS Arrow 100 GPS Receiver with sub-meter accuracy. Cross-sections

of an ephemeral drainage on the Property were measured in the field and spatial data collected with the Arrow GPS were combined in ArcGIS with a 1-foot interval topographic map of the Property to provide a delineation of waters of the state.

Prior to the late-season botanical survey, reference sites for the two target plant species, Indian Valley spineflower (*Aristocapsa insignis*) and paniculate tarplant (*Deinandra paniculata*) were visited to confirm the target species were identifiable. Identification of botanical resources included field observations and laboratory analysis of collected material. 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 Property (Table 6; Attachment F). Birds were identified by sight or by vocalizations. Results of the botanical and wildlife surveys are summarized in the following sections.

Prior to the initial site visit, the California Natural Diversity Database (CNDDDB; April 2019 data) the California Native Plant Society (CNPS) On-line Inventory of Rare and Endangered Plants of California, and U.S. Fish and Wildlife Service (USFWS) Critical Habitat data were queried for the 9 USGS 7.5-minute quadrangles surrounding the site, including: Wilson Corner, Camatta Ranch, La Panza Ranch, Santa Margarita Lake, Pozo Summit, La Panza, Tar Spring Ridge, Caldwell Mesa, and Los Machos Hills. Query results were used to generate Special Status Species Reported from the Region Lists (Appendix D) for the Project. Additional species not listed in the CNDDDB or CNPS searches for the area, but with reasonable potential to occur in the Property were added to the lists¹.

Additional special status species research consisted of searching online herbarium specimen records maintained by the Consortium of California Herbaria. Websites such as Californiaherps.com, iNaturalist.org, and eBird.org were also reviewed as secondary sources of information on special-status species occurrence records. Special status species lists produced by database and literature searches (refer to Attachment D) were cross-referenced with the described habitat types on the Property to identify all potential special status species that could occur in or near the Property.

Existing Conditions

The Property is a 59.1-acre agriculturally zoned parcel located in unincorporated San Luis Obispo County, approximately 3 miles north of the community of Pozo, 14 miles east of the community of Santa Margarita, and less than 1 mile south and west of the Los Padres National Forest boundary. Land use surrounding the Property includes rural residences, agriculture, and open space. Elevation of the Property ranges from approximately 1,680 to 1,790 feet above mean sea level. An approximately 1,630-foot stretch of an unnamed ephemeral drainage runs in a general northeast-southwest direction through the Property. The headwaters of the drainage begin approximately 1 mile upstream in the foothills of the La Panza Ranges. No water was present within the drainage at the time of the surveys and the drainage does not support riparian vegetation.

An existing residence is present at the south end of the Property. Additional structures on the Property are related to current and previous cultivation and agricultural activities and include a

¹ Species not listed in the CNDDDB or CNPS searches that were added to the lists of Special Status Species Reported From the Region are indicated by an asterisk (*)

temporary construction trailer, c-trains, and a large poultry coop being used for storage. Dirt access roads traverse the Property and provide access to an existing cultivation area and the perimeter of the Property.

Undeveloped habitat includes non-native annual grassland, mixed oak woodland, and chamise chaparral. The mixed oak woodland habitat is dominated by coast live oaks (*Quercus agrifolia*) interspersed with foothill pines (*Pinus sabiniana*), and occasional blue oaks (*Quercus douglasii*). The chamise chaparral is dominated by chamise (*Adenostoma fasciculatum*) interspersed with foothill pine, buckbrush (*Ceanothus cuneatus*), and skunkbrush (*Rhus aromatica*). The non-native grassland habitat is dominated by wild oats (*Avena fatua*) ripgut brome (*Bromus diandrus*), red-top brome (*Bromus madritensis* ssp. *rubens*), and fiddleneck (*Amsinckia menziesii*). Soils on the Property are sandy loam to fine sandy loam.

Results

Special Status Species

The CNDDDB and CNPS On-line Inventory of Rare and Endangered Plants of California listed 52 special status plant species, subspecies, and varieties and 23 special status animal species known to occur in the vicinity of the Property (Attachment D). One additional plant species and 3 additional animal species were added to the lists based on observation on the Property or additional sources of information indicating potential presence. Critical Habitat for one animal, California red-legged frog (*Rana draytonii*) and one plant, Camatta Canyon amole (*Chlorogalum pomeridianum* var. *reductum*) is mapped within 5 miles of the Property. No sensitive natural communities were reported from the region.

The Property has potential to support 13 special status plant species and 10 special status animal species, based on an analysis of known ecological requirements of the species and the habitat conditions that were observed on site (Table 1 and Table 2). There are no sensitive natural communities on the Property. Below we discuss the potential special status plant and animal species that may occur and describe habitat, range restrictions, known occurrences, and survey results for the Property. Additionally, although not expected to occur, we discuss two listed species within Critical Habitat within 5 miles of the Property: Camatta Canyon amole and California red-legged frog.

TABLE 1. SPECIAL STATUS PLANTS WITH POTENTIAL TO OCCUR

	Common Name <i>Scientific Name</i>	Fed/State Status Global/State Rank CRPR	Blooming Period	Habitat Preference	Detected on Property?	Effect of Proposed Activity
1.	Santa Margarita Manzanita <i>Arctostaphylos pilosula</i>	None/None G2?/S2? 1B.2	December - May	Shale outcrops, slopes, chaparral; 300-1100 m. s SCoRO. Endemic to SLO County	No	None
2.	Indian Valley Spineflower <i>Aristocapsa insignis</i>	None/None G1/S1 1B.2	May - September	Foothill woodland; 300-600 m. SCoRI (Monterey, SLO Counties)	No	None
3.	La Panza Mariposa-lily <i>Calochortus simulans</i>	None/None G2/S2 1B.3	April - June	Grassland, oak woodland & pine forest, on sand, granite, or serpentine; <1100 m. Endemic to SLO County	No	None
4.	Hardham's Evening Primrose <i>Camissoniopsis hardhamiae</i>	None/None G2/S2 1B.2	March - May	Decomposed carbonate soils, in chaparral, cismontane woodland. Monterey, SLO Counties	No	None
5.	Lemmon's Jewelflower <i>Caulanthus lemmonii</i>	None/None G3/S3 1B.2	February - May	Dry, exposed slopes, grassland, chaparral, scrub; 80-1100 m. sw San Joaquin Valley, se SnFrb, e SCoRO, SCoRI	No	None
6.	Douglas' Spineflower <i>Chorizanthe douglasii</i>	None/None G4/S4 4.3	April - July	Foothill woodland, pine forest, chaparral, sandy or gravelly soils; 200-1600 m. e SCoRO, SCoRI	No	None
7.	Straight-awned Spineflower <i>Chorizanthe rectispina</i>	None/None G2/S2 1B.3	April - July	Chaparral, dry woodland in sandy soil; 200-600 m. SCoRO	No	None

	Common Name <i>Scientific Name</i>	Fed/State Status Global/State Rank CRPR	Blooming Period	Habitat Preference	Detected on Property?	Effect of Proposed Activity
8.	Paniculate Tarplant <i>Deinandra paniculata</i>	None/None G4/S4 4.2	(March) April - November	Foothill woodland; 300-500 m. SCoRI (Monterey, SLO counties).	Yes	Potential Adverse Effect Can Be Mitigated
9.	San Luis Obispo County Lupine <i>Lupinus ludovicianus</i>	None/None G1/S1 1B.2	April - July	Open, grassy limestone in oak woodland; 50-500 m. Endemic to SLO County	No	None
10.	Jones' Bush Mallow <i>Malacothamnus jonesii</i>	None/None G4/S4 4.3	(March) April - October	Open chaparral in foothill woodland; 250-830 m. SCoRO (Monterey, SLO Counties).	No	None
11.	California Spineflower* <i>Mucronea californica</i>	None/None G3/S3 4.2	March - July(August)	Sandy soil in coastal scrub, chaparral; 0-1400 m. CS, SW	Yes	Potential Adverse Effect Can Be Mitigated
12.	Robbins' Nemacladus <i>Nemacladus secundiflorus</i> var. <i>robbinsii</i>	None/None G3T2/S2 1B.2	April - June	Chaparral, valley and foothill grassland/openings; 350-1700 m.	No	None
13.	Large-Flowered Nemacladus <i>Nemacladus secundiflorus</i> var. <i>secundiflorus</i>	None/None G3T3?/S3? 4.3	April - June	Dry, gravelly slopes; 200-2000m. s SNH, SCoR	No	None

*not listed in the CNDDB or CNPS for the search area, but possibility for the location

Habitat characteristics are from the Jepson manual and the CNDDB.

Habitat Preference Abbreviations:

SCoRI: Inner South Coast Ranges SLO: San Luis Obispo

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)

TABLE 2: SPECIAL STATUS ANIMALS WITH POTENTIAL TO OCCUR

	Common Name <i>Scientific Name</i>	Fed/State Status Global/State Rank CDFW Rank	Nesting- Breeding Period	Habitat Preference	Detected on Property?	Effect of Proposed Activity
1.	Cooper's Hawk* <i>Accipiter cooperii</i>	None/None G5/S4 WL	February 1 – September 15	Oak woodland, riparian, open fields. Nests in dense trees, esp. coast live oak.	No	Potential Adverse Effect Can Be Mitigated
2.	Northern California Legless Lizard <i>Anniella pulchra</i>	None/None G3/S3 SSC	May - September	Sandy or loose loamy soils under coastal scrub or oak trees. Soil moisture essential.	No	Potential Adverse Effect Can Be Mitigated
3.	Pallid Bat <i>Antrozous pallidus</i>	None/None G5/S3 SSC	Spring - Summer	Rock crevices, caves, tree hollows, mines, old buildings, and bridges.	No	Potential Adverse Effect Can Be Mitigated
4.	California Glossy Snake <i>Arizona elegans occidentalis</i>	None/None G5T2/S2 SSC	Summer - Fall	Rocky scrub, rocky washes, grasslands, chaparral.	No	Potential Adverse Effect Can Be Mitigated
5.	Oak Titmouse* <i>Baeolophus inornatus</i>	None/None G4/S4 Special Animal (Nesting)	February 1 – September 15	Nests in tree cavities in oak woodland habitat. Non-migratory.	Yes	Potential Adverse Effect Can Be Mitigated
6.	Crotch Bumble Bee <i>Bombus crotchii</i>	None/None G3G4/S1S2 Special Animal	Spring	Open grassland and scrub habitats. Nest underground	No	Negligible
7.	White-tailed Kite* <i>Elanus leucurus</i>	None/None G5/S3S4 Fully Protected	February 1 - September 15	Rolling foothills and valley margins with scattered oaks & river bottomlands or marshes next to deciduous woodland.	No	Potential Adverse Effect Can Be Mitigated
8.	Prairie Falcon <i>Falco mexicanus</i>	None/None G5/S4 WL	March 15 - August 15	Inhabits dry, open terrain. Nests on cliffs near open areas for hunting.	No	Negligible
9.	Yuma Myotis <i>Myotis yumanensis</i>	None/None G5/S4 Special Animal	Spring - Summer	Caves, mines, buildings, tree cavities, rock crevices, or under bridges. Feeds near open water.	No	Potential Adverse Effect Can Be Mitigated

	Common Name <i>Scientific Name</i>	Fed/State Status Global/State Rank CDFW Rank	Nesting- Breeding Period	Habitat Preference	Detected on Property?	Effect of Proposed Activity
10.	American Badger <i>Taxidea taxus</i>	None/None G5/S3 SSC	February - May	Needs friable soils in open ground with abundant food source such as California ground squirrels.	No	Potential Adverse Effect Can Be Mitigated

*not listed in the CNDDB or CNPS for the search area, but possibility for the location.

- A. Special Status Plants.** Two special status plant species, paniculate tarplant and California spineflower, are present on the Property. Four additional special status plants have potential to occur on the Property: Santa Margarita manzanita, Indian Valley Spineflower, La Panza mariposa lily, and San Luis Obispo County lupine. One additional plant species, Camatta Canyon amole, does not have potential to occur on the Property but warrants further discussion because it is a federally listed species with nearby designated critical habitat. We discuss these seven species below and describe habitat, range restrictions, known occurrences, and survey results for the Property.

Santa Margarita Manzanita (*Arctostaphylos pilosula*) is a CRPR 1B.2 species endemic to San Luis Obispo County. It is known to occur in chaparral, broad-leaved upland forest, cismontane woodland, and close-cone pine forests at an elevational range of 75 – 1100 meters. It is a shrub species with a blooming period of December through May. The closest known occurrence of Santa Margarita Manzanita is approximately 3.2 miles east of the Property (CNDDDB #50). Suitable habitat for the species is present on the Property. Appropriately timed botanical surveys determined Santa Margarita manzanita does not occur on the Property.

Indian Valley Spineflower (*Aristocapsa insignis*) is a California Rare Plant Rank (CRPR) 1B.2 species that is endemic to Monterey and San Luis Obispo Counties. It is known to occur on sandy soils in cismontane woodland habitat between 300 to 600 meters elevation. It is an annual herb that typically blooms between May and September. The closest known record is approximately 3.4 miles north of the Property, within the Los Padres National Forest (CNDDDB #2). Indian Valley spineflower has a low to moderate potential to occur on the Property. It was observed to be in bloom and identifiable at a reference population located approximately 26 miles east of the Property on August 14, 2019. Indian Valley spineflower was not observed during appropriately-time late season botanical surveys in August 2019. on the Property

La Panza Mariposa Lily (*Calochortus simulans*) is a CRPR 1B.3 species endemic to San Luis Obispo and Santa Barbara Counties. It is known to occur in grassland, chaparral, cismontane woodland and lower montane coniferous forest habitats, often on sandy, granitic or serpentinite substrates between 325- and 1,150-meters elevation. It is a bulbiferous perennial herb that typically blooms between April and June. The closest known record of La Panza Mariposa lily is approximately 2.6 miles northeast of the Property, within the Los Padres National Forest (CNDDDB #86). La Panza mariposa lily has a moderate potential to occur on the Property based on suitability of soils and habitat. Appropriately timed botanical surveys determined La Panza mariposa lily does not occur on the Property.

Hardham's Evening Primrose (*Camissoniopsis hardhamiae*) is a CRPR 1B.2 species that is endemic to Monterey and San Luis Obispo Counties. It is known to occur on sandy, decomposed carbonate soils in chaparral and cismontane woodland habitats between 140- and 945-meters elevation. It is an annual herb that typically blooms between March and May and is associated with disturbance and burned areas. The closest known record is approximately 3.0 miles west miles southeast of the Study Area (CCH OBI56759) along Parkhill Road. Suitable habitat is present on the Property and Hardham's evening primrose was determined to have s a high potential to occur. Appropriately timed botanical surveys determined Hardham's evening primrose does not occur on the Property.

Camatta Canyon Amole (*Chlorogalum purpureum* var. *reductum*) is federally listed as threatened and is listed as Rare by the State of California; it has a CRPR of 1B.1 Camatta

Canyon Amole is endemic to San Luis Obispo County where it is only known from the northeastern La Panza Ranges, near Camatta Canyon. It is a bulbiferous perennial herb that typically blooms between April and May. It occurs on hard, red claypan soils on flat or gently sloping terrain within grasslands, oak woodlands, oak savannah, and open areas between shrub species, most commonly chamise, and has a strong association with cryptogamic soils and crusts (Fed Reg 2002). The CNPS Observation Database reports an occurrence approximately 3.7 miles southeast (cn787), however the accuracy of this record is unknown and little detail is available. Known valid occurrences of the plant are located approximately 5 miles northeast within an area of designated critical habitat for the subspecies. The hard red claypan soils required by the plant on the Property do not occur on the Property and Camatta Canyon amole is not expected to occur. Camatta Canyon amole was not observed during the appropriately timed botanical surveys.

Lemmon's Jewelflower (*Caulanthus lemmonii*) is a CRPR 1B.2 subspecies endemic to California. It is known to occur on dry, exposed slopes in grassland and pinyon and juniper woodland habitats between 80- and 1,580-meters elevation. It is an annual herb that typically blooms between February and May. The CNDDDB documents two historical occurrences of Lemmon's jewelflower between two and five miles of the Study Area. The nearest modern record of occurrence for the plant is approximately 3.6 miles southeast (CNPS cn787). The grassland and chaparral habitats on the Property are suitable for this species, however preferred dry, exposed slopes are lacking. There is a moderate potential for Lemmon's jewelflower to occur on the Property. Lemmon's jewel-flower was not detected on the Property during appropriately timed botanical surveys.

Douglas' Spineflower (*Chorizanthe douglasii*) is a CRPR 4.3 species endemic to San Benito, Monterey and San Luis Obispo Counties. It is known to occur on sandy or gravelly soils in chaparral, cismontane woodland, coastal scrub, and lower montane coniferous forests habitats between 55- and 1600-meters elevation. It is an annual herb that typically blooms between April and July. The closest known record is approximately 3.6 miles southeast of the Property (CNPS cn787). The habitat and soils on the Property are suitable for Douglas' spineflower and there is a high potential for the plant to occur. Douglas' spineflower was not detected on the Property during appropriately timed botanical surveys.

Straight-awned Spineflower (*Chorizanthe rectispina*) is a CRPR 1B.3 species endemic to Monterey, San Luis Obispo, and Santa Barbara Counties. It is known to occur on sand or gravel in open areas of chaparral, cismontane woodland, and coastal scrub habitats between 85- and 1,035-meters elevation, often on granite. It is an annual herb that typically blooms between April and July. The closest known record is approximately 3.7 miles north of the Property (CNDDDB #1). Habitat and soil conditions on the Property are suitable for straight-awned spineflower and there is a high potential for the plant to occur. Straight-awned spineflower was not detected during appropriately timed botanical surveys.

Paniculate Tarplant (*Deinandra paniculata*) is a CRPR 4.2 species known from the San Francisco Bay area south to northern Baja California. It is known to occur on sandy soils in grassland, coastal scrub, vernal pool and wetland habitats between 25- and 940-meters elevation. It is an annual herb that typically blooms between June and September. The nearest recorded occurrence of paniculate tarplant is approximately 3 miles south of the Property (R. F. Hoover, 6404). Additionally, recent field work conducted by Althouse and Meade identified a population of the species approximately 1.9 miles west of the Property on private land

(Althouse and Meade, Inc. 2018). Paniculate tarplant was identified in the southwest portion of the Property during late season botanical surveys in August 2019. Approximately 1,500 paniculate tarplants were mapped within an approximately 0.97-acre area of the Property (refer to Figure 5). Habitat at this location consists of annual grassland habitat dominated wild oat, bromes, and yellow-star thistle (*Centaurea solstitialis*). The field is seasonally mowed two to three times per year.

San Luis Obispo County Lupine (*Lupinus ludovicianus*) is a CRPR 1B.2 species endemic to San Luis Obispo County. It is known to occur on sandstone or sandy substrates in chaparral and cismontane woodland habitats between 50- and 525-meters elevation. It is a perennial herb that typically blooms between April and July. The closest known record is approximately 0.75 mile west of the Property on private land (CNDDDB #7). San Luis Obispo County Lupine has a high potential to occur on the Property based on suitability of soils and habitat. Appropriately timed botanical surveys in April 2019 determined San Luis Obispo County lupine does not occur on the Property.

Jones' Bush Mallow (*Malacothamnus jonesii*) is a CRPR 4.3 species endemic to Monterey, San Luis Obispo, and Santa Barbara Counties. It is known to occur in chaparral and cismontane woodland habitats between 160- and 1,075-meters elevation. It is a deciduous perennial shrub that typically blooms between March and October. The closest voucher specimen of Jones' bush mallow is approximately 3.6 miles north of the Property (CCH SBBG4661). One record in the Calflora observation database references a potential location approximately 1-mile northwest of the Property (cbo74501). The woodland and chaparral habitat on the Property is suitable for this species, and it has a high potential to occur on the Property. Appropriately timed botanical surveys determined Jones' bush mallow does not occur on the Property.

California Spineflower (*Mucronea californica*) is a CRPR 4.2 species endemic to California between Monterey and San Diego counties. It is an annual herb that grows in sandy soils in grassland, coastal scrub, dune, woodland, and chaparral habitats between 0 and 1,400 meters in elevation. It typically blooms between March and July (August). The closest reported occurrence of California spineflower is approximately 1.3 miles west, along Parkhill Road (JEPS109930). California spineflower was detected within in the southwest portion of the Study Area during late season botanical surveys in August 2019. Approximately 50 plants were documented within an area of 0.04-acres. Habitat at this location consists of annual grassland habitat dominated wild oat and bromes.

Robbins' Nemacladus (*Nemacladus secundiflorus* var. *robbinsii*) is a CRPR 1B.2 variety that is endemic Los Angeles, Santa Barbara, San Benito, Ventura, and San Luis Obispo Counties. It is known to occur on dry sandy or gravelly slopes, in openings in chaparral and grassland habitats between 350- and 1,700-meters elevation. It is an annual herb that typically blooms between April and June. There are no reported occurrences of Robbin's nemacladus within 11 miles of the Property. The grassland and chaparral habitats on the Property are marginally suitable for the plant and there is a low potential for the species to occur. Robbin's nemacladus was not detected on the Property during appropriately-timed botanical surveys.

Large-Flowered Nemacladus (*Nemacladus secundiflorus* var. *secundiflorus*) is a CRPR 4.3 variety endemic to central California. It is known to occur on dry, gravelly slopes at elevations between 200- and 2,000-meters elevation. It is an annual herb that typically blooms between

April and June. The nearest reported occurrence of large-flowered nemacaladus is approximately 4.5 miles southwest of the Property (CNPS cn786). The grassland and chaparral habitats on the Property are marginally suitable for the plant and there is a low potential for the species to occur. Large-flowered nemacaladus was not detected on the Property during appropriately timed botanical surveys.

B. Special Status Invertebrates. One special status invertebrate species, **Crotch Bumble Bee** (*Bombus crotchii*) has potential to occur on the Property. Crotch bumble bee is considered a Special Animal and is tracked by the CNDDDB. Crotch bumble bee is known from California and western Nevada and inhabits open grassland and scrub habitats. In general, bumble bees forage from a diversity of plants, although individual species can vary greatly in their plant preferences, largely due to differences in tongue length (Hatfield et al. 2015). Crotch bumble bees are classified as a short-tongued species, whose food plants include *Asclepias*, *Chaenactis*, *Lupinus*, *Medicago*, *Phacelia*, and *Salvia* (Williams et al. 2014). The species is primarily active in the spring and summer. Nesting occurs underground, often in abandoned rodent burrows. The closest reported occurrence of Crotch bumble bee is approximately 5.3 miles east of the Property, within the Los Padres National Forest (CNDDDB #82). No bumble bees were observed during the site survey, however suitable grassland and scrub habitat with available pollen and nectar sources is available on the Property; therefore, the species may occur.

C. Special Status Birds. One special status bird species was observed on the Property; three additional special status bird species also have potential to occur on the Property.

Cooper's hawk (*Accipiter cooperii*) is a CDFW Watch List species (for nesting occurrences only) that occurs regularly in California during the winter months and during spring and fall migration (CDFW 2019). It is generally regarded as a regular but uncommon nesting species in San Luis Obispo County (Hall et al. 1992). Cooper's hawks frequent oak and riparian woodland habitats, and increasingly urban areas, where they prey primarily upon small birds (Curtis et al. 2006). The CNDDDB documents only two historical occurrences of Cooper's hawk nesting in San Luis Obispo County, both near Los Osos, approximately 25 miles west of the Property. Records from eBird note several non-breeding records of Cooper's hawk in the vicinity of the Property. There is a moderate potential for Cooper's hawk to nest on the Property in dense oak woodlands. Cooper's hawk was not observed during the 2019 biological surveys.

Oak Titmouse (*Baeolophus inornatus*) was observed among oak trees and foothill pines on the Property. The oak titmouse is a Special Animal with nesting occurrences tracked by the CNDDDB. The species is found year-round in suitable habitats (oak woodland, mixed oak-pine woodland, or juniper woodland) from northern California through northern Baja California, Mexico. They feed on insects, nuts and seeds and nest within tree cavities. There are no CNDDDB records of nesting occurrences of oak titmouse within the 9-quad search area surrounding the Property, however it is a common species in oak woodlands on the central coast. The Property provides high quality foraging and nesting habitat. No nests were detected during the survey; however, it is likely the species utilizes trees on the Property for nesting.

White-tailed Kite (*Elanus leucurus*) is a CDFW Fully Protected species. The white-tailed kite is a year-round species throughout much of California, primarily west of the Sierra Nevada mountain ranges. Although more commonly associated with coastal areas, the species is not

uncommon within inland areas of San Luis Obispo County. White-tailed kites primarily nest in evergreen trees, especially coast live oaks, near meadows, marshes, farmlands or grasslands where it forages on small animals, especially voles (Dunk 1995). Communal nocturnal roost sites, which may shift in location, are often used from early fall to early winter. The closest reported nesting occurrence of white-tailed kite is approximately 13 miles west of the Property, just south of the community of Santa Margarita (CNDDDB #73). Records from eBird also note non-breeding occurrences of white-tailed kite between 2.5 to 4 miles south of the Property, near Pozo. No white-tailed kites were observed during site surveys. There is a low to moderate potential for white-tailed kite to nest on the Property. White-tailed kites were not observed during the 2019 biological surveys.

Prairie Falcon (*Falco mexicanus*) is a CDFW Watch List species. The species range extends throughout most of the western United States, into southern Canada and portions of Mexico. They are year-round residents in most of California, including San Luis Obispo County. Prairie falcon utilizes a variety of habitats but is primarily associated with perennial grasslands, savannahs, rangeland, some agricultural fields, and desert scrub areas (CDFW 2014). Nesting sites are usually in a scrape on a sheltered ledge of a cliff overlooking a large, open area. Occasionally the species will use old raven or raptor nests on a cliff. The CNDDDB documents numerous occurrences of nesting prairie falcons within the 9 quad area surrounding the Property, dated between 1975 and 1981. The exact locations are not provided however only one location is within the Pozo Summit quad. eBird reports observations of the species in the general vicinity of Pozo. There is Moderate potential for prairie falcon to occur on the Property while foraging, and no nesting habitat is present. Prairie falcons were not observed during the 2019 biological surveys

- D. Special Status Amphibians.** No special-status amphibians are expected to occur on the Property. **California Red-legged Frog** (*Rana draytonii*) is a federally listed threatened species and a California Species of Special Concern. It occurs in California in the Coast Range, Sierras, the Transverse Range and south below 1,200 meters elevation (CDFW 2014, Sousa 2008). The main habitat types for the CRLF are deep, still or slow-moving sources of water in lowlands and foothills with shrubby, riparian, or vegetative shorelines for cover (CDFW 2014, CNDDDB 2017, Jennings and Hayes 1994). The most suitable vegetation types for cover are cattails (*Typha sp.*), arroyo willow (*Salix lasiolepis*) and bulrushes (*Scirpus sp.*) (Jennings and Hayes 1994). Along with its aquatic habitat, the CRLF also utilizes upland habitat for seeking food, shelter and as migration corridors between breeding and non-breeding sites. Mapped Critical Habitat for California red-legged frog is present approximately 3 miles south of the Property, however there are no reported occurrences of the species within 10 miles of the Property. There is no suitable aquatic habitat for the species within or immediately adjacent to the Property and CRLF is not expected to occur.
- E. Special Status Reptiles.** Two special-status reptile species, California glossy snake (*Arizona elegans occidentalis*) and northern California legless lizard (*Anniella pulchra*) have potential to occur on the Property. Both are considered Species of Special Concern by the California Department of Fish and Wildlife.

California Glossy Snake has a range that extends from Baja California, Mexico, north to the central San Joaquin Valley. It is found in a variety of habitats, including grasslands, shrublands, chaparral, and woodlands where it feeds on lizards and small mammals. The species is nocturnal and primarily spends daylight hours in mammal burrows or under rocks. The nearest

reported occurrence of California glossy snake is approximately 7 miles north of the Property, along Highway 58 (CNDDDB #181). California glossy snake has a low to moderate potential to occur on the Property based on suitability of habitat. California glossy snakes were not observed during the survey of the Property; however, they are difficult to detect by reconnaissance level survey efforts.

Northern California Legless Lizard inhabits friable soils in a variety of habitats from coastal dunes to oak woodlands and chaparral. Adapted to subterranean life, the legless lizard thrives near native coastal shrubs that produce an abundance of leaf litter and have strong roots systems (Kuhn et al. 2005). Areas of exotic vegetation and open grassland do not provide suitable habitat for legless lizards since these plant communities support smaller populations of insect prey and offer little protection from higher ground temperatures and soil desiccation (Slobodchikoff and Doyen 1977; Jennings and Hayes 1994). The closest reported occurrence of northern California legless lizard is approximately 6.5 miles west of the Property (CNDDDB #224). The northern California legless lizard has a high potential to occur on the Property based on suitability of soils and habitat. Legless lizards were not detected during the April surveys, but focused surveys were not conducted and the species is likely to be present on the Property.

- F. Special Status Mammals.** Three special-status mammal species, pallid bat, Yuma myotis, and American badger, have potential to occur on the Property.

Pallid Bat (*Antrozous pallidus*) is a California Species of Special Concern. The pallid bat is a large long-eared bat that occurs throughout the state and occupies a wide variety of habitats. Although most common in open, dry areas ideal for foraging with rocky outcrops for roosting, pallid bats are also found regularly in oak and pine woodlands where they roost in caves, mines, rock crevices, tree cavities, and behind bark. Bridges are also frequently used by pallid bats, often as night roosts between foraging periods (Pierson et al. 1996). The closest reported occurrence of pallid bat is approximately 12.5 miles east of Property miles. Pallid bats have a low to moderate potential to occur on the Property based on suitability of oak tree cavities and structures for roosting. A focused bat survey was not conducted as part of this study.

Yuma Myotis (*Myotis yumanensis*) is a Special Animal tracked by the California Department of Fish and Wildlife. The species is a small bat widely distributed throughout western North America and is the species of bat most commonly associated with man-made structures. It is often associated with permanent water sources. Crevices are preferred roost areas including those found in cliffs, buildings and bridges, although it will also roost in tree cavities (Bogan et al. 2005). Females will form large maternal roosts in the spring. Males are often solitary or roost in small aggregates. The nearest CNDDDB occurrence is approximately 3.6 miles south of the Property along the Salinas River (CNDDDB 57). *Yuma myotis* has a low to moderate potential to occur on the Property based on suitability of oak tree cavities and structures for roosting. A focused bat survey was not conducted as part of this study.

American Badger (*Taxidea taxus*) is a California Species of Special Concern. The species has a widespread range across the state (Brehme et. al. 2015, CDFW 2014). It is a permanent but uncommon resident in all parts of California, except for forested regions of the far northwestern corner, and is more abundant in dry, open areas of most shrub and forest habitats (CNDDDB 2019). The American badger requires friable soil in order to dig burrows for cover and breeding. The main food source for the species is fossorial rodents, mainly ground squirrels and pocket gophers (CDFW 2014). The breeding season for badgers is in summer and early

fall, and females give birth to litters usually in March and April (CDFW 2014). The closest reported occurrence of American badger is a historical record from approximately 7.7 miles north of the Property along Highway 58 (CNDDDB #222). No badgers or badger sign, such as digs or potential dens, were observed during the 2019 biological surveys. Suitable habitat and prey base for American badger is present and there is a low potential for the species to occur on the Property.

Botanical Survey Results

Botanical surveys conducted in April and August 2019 identified 99 species and subspecies of vascular plants on the Property (Table 5; Attachment E). The list includes 71 species native to California, and 28 introduced (naturalized or planted) species. Two special status species, paniculate tarplant and California spineflower were detected on the Property. Native plants species account for approximately 72 percent of the taxa within the Property, and non-native species account for approximately 28 percent.

Wildlife Survey Results

The Property provides suitable habitats and micro-habitats for a variety of wildlife species. Wildlife species detected on the Property include 1 amphibian, 2 reptiles, 15 birds, and 5 mammals. Black-bellied slender salamander (*Batrachoseps nigriventris*) was detected under debris and leaf litter under an oak tree. Several western fence lizards and one western skink were observed. Several deer mice and three woodrat nests were also observed in and around oak trees. Sign of other rodents included gopher mounds and small mammal burrows. One medium-sized inactive stick nest was observed in a coast live oak tree; no large raptor stick nests were observed. Cavities and tree hollows were noted on oak trees throughout the Property. One coast live oak, two foothill pines, and an old utility pole were being utilized as acorn granaries for acorn woodpeckers. Mule deer (*Odocoileus hemionus*) tracks were seen throughout the Property.

Impacts and Mitigations

The proposed Project would occupy approximately 6.5 acres of the Property when all phases of the Project are complete, including approximately 4.3 acres of annual grassland, 0.6 acre of mixed oak forest habitat, and approximately 1.8 acres of anthropogenic habitat (refer to Figure 5 under Attachment C). Two special status plants and one special status animal were documented on the Property. Eight additional special status animal species have potential to occur on the Property.

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

Two special status plant species, paniculate tarplant and California spineflower, were detected in the southwestern portion of the Property during appropriately timed spring and summer botanical surveys in 2019. Both are CRPR 4.2 species. Approximately 1,500 paniculate tarplants were present with patches totaling of 0.97 acres, or 42,253 square feet. Based on the site plans evaluated (Wallace Group, April 19, 2019) approximately 60 percent (0.58 acre) of the paniculate tarplants mapped on the Property would be permanently impacted by placement of greenhouses, ancillary nurseries, fencing, water lines, Area 1 outdoor canopy, portions of the access road, and potentially

by storm water treatment retention basins. Adjustments to the locations of some of these project components could reduce the amount of impacts to paniculate tarplant.

Approximately 50 California spineflower plants were detected in an area totaling approximately 0.04 acre (1,742 square feet) in size. Based on the site plans evaluated (Wallace Group, April 19, 2019) approximately 50 percent (0.02 acre) of the spineflowers mapped on the Property will be permanently impacted by a potential storm water treatment retention basin and a bio swale. April 19, 2019 site plans indicate these two features as “potential” locations. Adjustments to the locations of these project components could potentially eliminate impacts to California spineflower.

In order to offset permanent impacts to paniculate tarplant and California spineflower, the following measures are recommended:

- BR-1.** Where feasible, project components shall be adjusted to avoid and/or minimize impacts to the mapped locations of paniculate tarplant and California spineflower. If permanent impacts to either species cannot be avoided, Measures BR-2 and BR-3 shall be implemented as applicable.
- BR-2.** Mitigation for permanent impacts to paniculate tarplant and California spineflower, both 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 and California spineflower persist outside the Project footprint, within the Property limits, in an area at least as large as the pre-Project condition of, 0.97 acre and 0.04 acre, respectively. 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 (indicated on Figure 5 Biological Resources and Impacts). A completion report shall be submitted to the County after seeds are spread and the final preservation and/or creation areas established.

Special Status Invertebrates

One-special status invertebrate species, crotch bumble bee, has potential to occur on the Property. Impacts to the species, if present, are anticipated to be negligible due to the availability of suitable habitat for nesting and foraging surrounding the project. Additionally, the Cannabis operation would be subject to California Department of Food and Agriculture regulations related to the use of pesticides. Therefore, no mitigation measures are recommended for crotch bumble bee.

Special Status Birds

Four special status bird species, Cooper’s hawk, oak titmouse, white-tailed kite, and prairie falcon have potential to occur on the Property. With the exception of prairie falcon, the birds also have potential to nest on the Property. Construction and operation of the project are expected to have minimal impacts to foraging behavior or availability of prey. Cooper’s hawk, oak titmouse, white-tailed kite utilize trees for nesting, especially oak trees, and could be impacted if tree trimming or tree removal activities are conducted during the nesting season (February 1 to September 15).

Additionally, 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).

In order to reduce potential impacts to nesting special-status birds and other non-game native bird species that may nest on the Property, the following mitigation measure is recommended:

BR-3. During the construction and operation phase of the Project, within one week prior to any ground or vegetation disturbance activities, including equipment staging and mowing, if work occurs between February 1 and September 15, nesting bird surveys shall be conducted. Surveys may be phased if appropriate to coincide with scheduled construction activities. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests. Occupied nests of special status bird species within Project work areas shall be mapped using GPS or survey equipment. Work shall not be allowed within a 300-foot buffer (for non-raptors) or 500-foot buffer (for raptors) while the nest is in use. The buffer zone shall be delineated on the ground with highly visible fencing or rope barriers where it overlaps work areas. The Project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions and the species. Occupied nests of special status bird species shall be monitored at least every two weeks through the nesting season to document nest success and check for Project compliance with buffer zones. Once nests are deemed inactive and/or chicks have fledged and are no longer dependent on the nest, work may commence in these areas. A pre-construction 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, where applicable. A map of the Project site and nest locations shall be included with the report.

Special Status Reptiles

Two special-status reptiles, northern California legless lizard and California glossy snake could occur on the Property. If present, these species may be injured or killed during ground or vegetation disturbance activities associated with the development of new roadways, trenching for water infrastructure, or establishing the new cultivation sites and structures. Impacts to California glossy snake could also occur during project operations if a snake were to be injured or killed by vehicles, particularly when driving after dark. In order to reduce potential impacts to special status reptile species the following mitigation measures are recommended:

BR-4. A focused preconstruction survey for legless lizards and California glossy snake shall be conducted in proposed disturbance areas immediately prior to (within 24 hours of) ground-breaking or vegetation removal activities that would affect potentially suitable habitat, as determined by the project biologist. The preconstruction survey shall be conducted by a qualified biologist to relocate legless lizards and glossy snakes out of harm's way. If ground or vegetation disturbance activities do not commence within 24 hours of the survey, the survey shall be repeated. Surveys may be staggered to allow flexibility with the construction schedule. If the focused survey results are negative no further action shall be required. If legless lizards or glossy snakes are found to be present in the proposed work areas the following steps shall be taken:

1. Legless lizards shall be captured by hand by the project biologist and relocated to an appropriate location well outside the project areas.
2. California glossy snakes shall be allowed to move from the work area, or if necessary, shall be captured by hand by the project biologist and relocated to an appropriate location well outside the project areas.
3. Construction monitoring shall be required during all new ground-breaking activities located within legless lizard or glossy snake lizard habitat.
4. A letter report of the finding of the preconstruction survey and any monitoring shall be submitted to the County within 30 days of completion.

BR-5. The nighttime (sunset to sunrise) speed limit on project roadways shall not exceed 15 miles per hour after sunset during project construction and operations. During construction, the nighttime speed limit shall be posted at the site entrance. At least one permanent speed limit sign shall be posted along the facility access road during operations.

Special Status Mammals

Three special-status mammals, pallid bat and Yuma myotis, and American badger, have potential to occur on the Property. If present, bat species could be impacted by disturbance of roosting sites, such as trimming or removal of trees [including dead trees], or dismantling existing structures. Additionally, bats may also be impacted by an increase in artificial lighting. Project construction activities such as grading, trenching, or placement of green houses, nurseries, and sea trains could result in injury of American badger adults or young, or disturbance of natal dens and abandonment by adult badgers. Impacts to badgers could also occur during project operations if a badger were to be injured or killed by vehicles, particularly after sunset. Implementation of BR-4 (nighttime speed limits) will help reduce potential impacts from vehicles. The following additional measures are recommended to minimize potential impacts to special status mammals:

BR-6. Prior to removal of any trees over 20 inches dbh, including dead trees, a survey shall be conducted by a qualified biologist to determine if any of the trees proposed for removal harbor sensitive bat species or maternal bat colonies. If a non-maternal roost is found, the qualified biologist, with prior approval from California Department of Fish and Wildlife, will install one-way valves or other appropriate passive relocation method. For each occupied roost removed, one bat box or crevice structure shall be installed in similar habitat and should have similar cavity or crevices properties to those which are removed, including access, ventilation, dimensions, height above ground, and thermal conditions. Maternal bat colonies may not be disturbed during the breeding season and shall be avoided by 50 feet while active.

BR-7. Existing structures proposed for removal or Project use shall be surveyed for bats prior to dismantling or using to determine if roosting bats are present. If a colony of bats is found roosting in any structure, further surveys shall be conducted sufficient to determine the species present and the type of roost (day, night, maternity, etc.) If the bats are not part of an active maternity colony, passive exclusion measures may be implemented with approval from CDFW. If maternal bat colonies are located in a structure, the structure shall not be dismantled until breeding activity is complete (young have matured). If bats are roosting in a structure on the Property during the daytime but are not part of an active

maternity colony, then exclusion measures must include one-way valves that allow bats to get out but are designed so that the bats may not re-enter the structure. For each occupied roost removed, one bat box or crevice structure shall be installed in similar habitat and should have similar cavity or crevices properties to those which are removed, including access, ventilation, dimensions, height above ground, and thermal conditions.

BR-8. Security and night lighting should be pointed away or shielded from oak woodland habitat and kept to the minimum extent feasible while maintaining the safety and operation of the facility.

BR-9. A pre-construction survey shall be conducted within thirty prior to the start of ground or vegetation disturbance work (during project construction only) to identify if badgers are present. The results of the survey shall be sent to the project manager and the County of San Luis Obispo. If the pre-construction survey finds potential badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire impact area, plus a 500-foot buffer, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the Property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. Between July 1st and February 1st all potential badger dens shall be inspected to determine if badgers are present. During the winter badgers do not truly hibernate but are inactive and asleep in their dens for several days at a time. Because they can be torpid during the winter, they are vulnerable to disturbances that may collapse their dens before they rouse and emerge. Therefore, surveys shall be conducted for badger dens throughout the year. Exclusion of badgers from dens may only be done during the non-breeding season by a qualified biologist experienced in den exclusions. Dens must be fully excavated and backfilled after eviction is complete.

Oak Trees

The proposed project may result in the removal of a small number of oak trees. Some tree trimming is also likely. A leach field will be installed; however, the final location has not been selected. Oak trees are adapted to low to moderate precipitation and locating the leach field within 50 feet of the drip line of an oak tree could cause negative impacts to the tree from overwatering. The following measures are recommended to minimize and mitigate for impacts to oak trees on the Property during development and operation of the cannabis cultivation project:

BR-10. Prior to commencement of Project construction activities, tree protection fencing shall be installed along the outer limit of the critical root zone (1.5 times the trunk diameter) of all oak trees within 50 feet of Project activities. The fencing shall be in place for the duration of the construction occurring within 50 feet of the trees. Where approved Project activities are within the critical root zone, fencing shall be temporarily moved to facilitate the work. A biological monitor or arborist shall be present during approved Project

activities within the critical root zone to document impacts to the trees, in order to inform the County of any mitigation obligation.

BR-11. Impacts to the oak canopy or critical root zone should be avoided where practicable. Impacts include pruning, any ground disturbance within the dripline or critical root zone of the tree (whichever distance is greater), placement of leach field component within 50 feet of critical root zones, and trunk damage. Impacts to native oak trees shall be mitigated through one of the following options:

A. **Planting additional trees on site.** Any oak trees greater than 5 inches DBH shall be replaced in kind at a 4:1 ratio if removed, and a 2:1 ratio if impacted. Oaks impacted shall be replaced in kind at a 2:1 ratio. Replacement trees shall be of one-gallon size, of local origin, and of the same species as was impacted. Replacement trees shall be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least seven years.

B. **Conservation or Open Space Easement.** A conservation or open space easement may be established on the Property to mitigate for impacts to oak trees. The size of the easement will be determined by the number of oak trees removed and/or impacted. For every tree removed 4,000 square feet of oak woodland habitat will be preserved. For every tree impacted, 2,000 square feet of oak woodland habitat will be preserved. An open space easement, management agreement, or covenant shall be recorded and included information on allowed uses and management within the preserved area.

Jurisdictional Drainages and Wetlands

The Project does not propose any direct impacts to the bed, bank, or channel of the ephemeral drainage on the Property. Project components within 50 feet of the top of bank of the drainage are limited to fencing, upgrading approximately 100 linear feet of existing dirt access road to all-weather road, and establishment of approximately 200 feet of new all-weather road.

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 bank of any river, stream, or lake. 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 (LSAA) 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>.

The State Water Resource Control Board (SWRCB) has also initiated a Cannabis Cultivation Program to establish principles and guidelines (requirements) for cannabis cultivation activities to protect water quality and instream flows. To implement the program, the Cannabis Cultivation General Order was adopted and provides for a permitting pathway for cultivators. The General Order provides criteria to evaluate the threat to water quality based on site conditions and waterway classification. More information about the State Water Board Cannabis Cultivation can be found at http://www.waterboards.ca.gov/water_issues/programs/cannabis.

The drainage that passes through the Property is classified as an ephemeral watercourse (Class III) under the definitions of the State Water Resources Control Board General Order for Cannabis Cultivation Activities (Order WQ 2017-0023-DWQ). Under the General Order, a minimum 50-foot setback is required from the bank-full stage or incised channel of Class III watercourses. Figure 5 provides a Project footprint overlay on biological resources and indicates a minimum 50-foot setback from the waterway.

The cannabis cultivation permitting programs through the CDFW and the State Water Resource Control Board will provide a thorough review of the Project's potential impacts to water quality. Standard requirements from the SWRCB will include best management practices for erosion control, fertilizer storage and use, pesticide storage and application, and site winterization. The project will also be required to obtain coverage under the SWRCB's Construction General Permit, due to disturbance of more than one acre of land. Thus, a site-specific Storm Water Pollution Protection Plan (SWPPP) will likely be developed and implemented for the Project. No significant Project Features are located within 50 feet of the top of bank of the drainage and most are more than 100 feet from the top of bank. Therefore, no further recommendations are provided for protection of the drainage, beyond implementation of the CDFW and SWRCB cannabis cultivation requirements and the Project SWPPP.

Thank you for allowing us to be of assistance. If you have any questions or concerns, please contact Jason Dart or Lisa Gadsby at (805) 237-9626.

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I certify that this Biological Report 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.



Signature

August 19, 2019

Date



Signature

August 19, 2019

Date

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 A. References

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Attachment B. Photographs



Photo 1. View of southwest corner of Property (proposed location for greenhouses, storage, Area 1 canopy, and all-weather road. View northeast. April 10, 2019.



Photo 2. View of proposed location for Area 2 canopy, just north of existing cultivation area. Annual grassland habitat dominated by fiddleneck and surrounded by mixed oak woodland habitat. View west. April 10, 2019.



Photo 3. View of proposed location for Area 3 canopy on east side of Property. Annual grassland habitat dominated by fiddleneck, with coast live oaks and blue oaks in background. View northwest. April 12, 2019.



Photo 4. Existing dirt road with old turkey coop being used for storage to the east (left) and existing cultivation to the west (right). View south. April 10, 2019.



Photo 5. Overview of north end of Property from northern Property line, showing chamise chaparral and annual grassland habitats. View south. April 12, 2019.



Photo 6. View of drainage from south end of Property, facing north (upstream). April 12, 2019.



Photo 7. Paniculate tarplant (*Deinandra paniculata*), a CRPR 4.2 species, was identified on the Property. August 14, 2019.



Photo 8. Overview of paniculate tarplant habitat in the southwest portion of the Property, view northwest. August 14, 2019.



Photo 9. California spineflower (*Mucronea californica*), a CRPR 4.2 species, was mapped on the Property on August 16, 2019.



Photo 10. Overview of California spineflower habitat in the southwest corner of the Property, view northeast. August 16, 2019.

Attachment C. Figures

Figure 1. USGS Topographic Map

Figure 2. Aerial Image

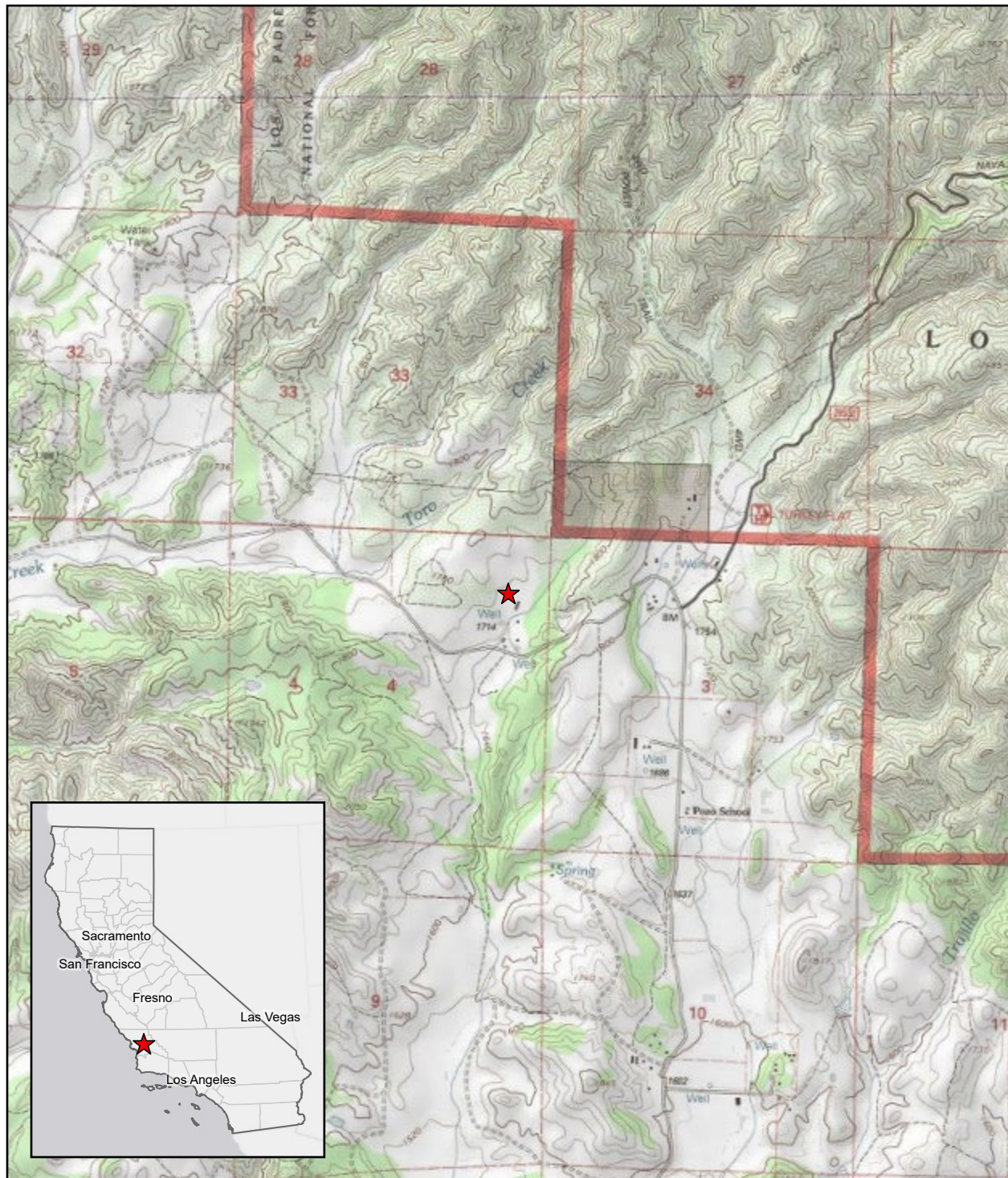
Figure 3. Plant Species CNDDB Records and USFWS Critical Habitat

Figure 4. Animal Species CNDDB Records and USFWS Critical Habitat

Figure 5. Biological Resources and Proposed Impacts

Figure 6: Overall Site Plan

Figure 1. United States Geological Survey Topographic Map



Legend

★ Project Location



0 1,000 2,000 4,000 Feet


880 Parkhill Road
Map Center: 120.36474°W 35.34482°N
Santa Margarita, San Luis Obispo County

USGS Quadrangle: Pozo Summit

Figure 2. Aerial Photograph

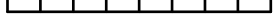


Legend

 Property Boundary (59.1 Acres)



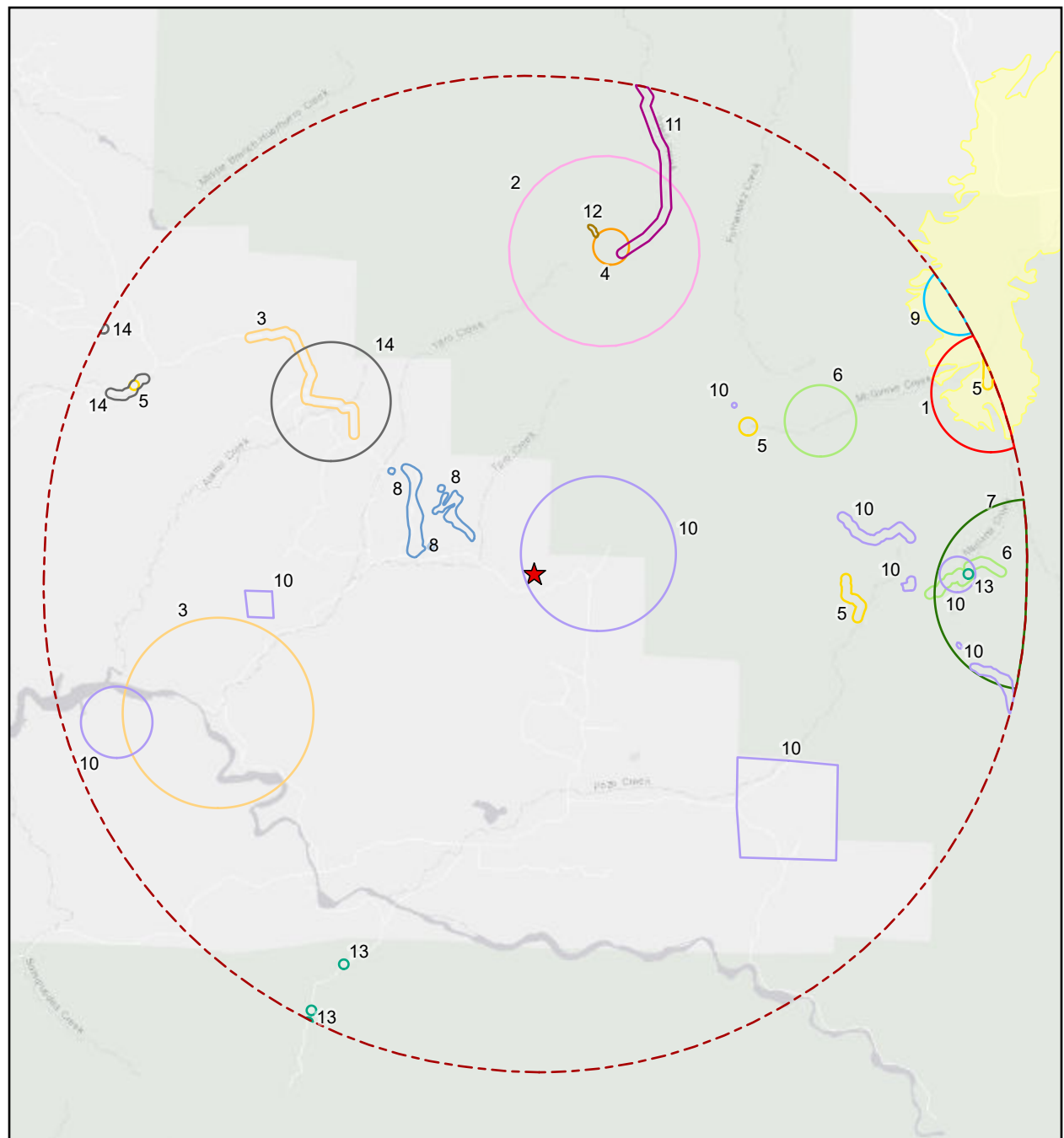
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880 Parkhill Road
Map Center: 120.36455°W 35.34476°N
Santa Margarita, San Luis Obispo County

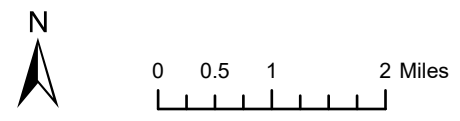
Imagery Source: Wallace Group Orthophoto

Figure 3. CNDDDB Plant Records and USFWS Critical Habitat



Label	CNDDDB Record Common Name
1	Camatta Canyon amole
2	Dwarf calycadenia
3	Hardham's evening-primrose
4	Indian Valley spineflower
5	La Panza mariposa-lily
6	Lemmon's jewelflower
7	Palmer's mariposa-lily
8	San Luis Obispo County lupine
9	Santa Lucia dwarf rush
10	Santa Margarita manzanita
11	Spiny-sepaled button-celery
12	Straight-awned spineflower
13	Umbrella larkspur
14	Yellow-flowered eriastrum

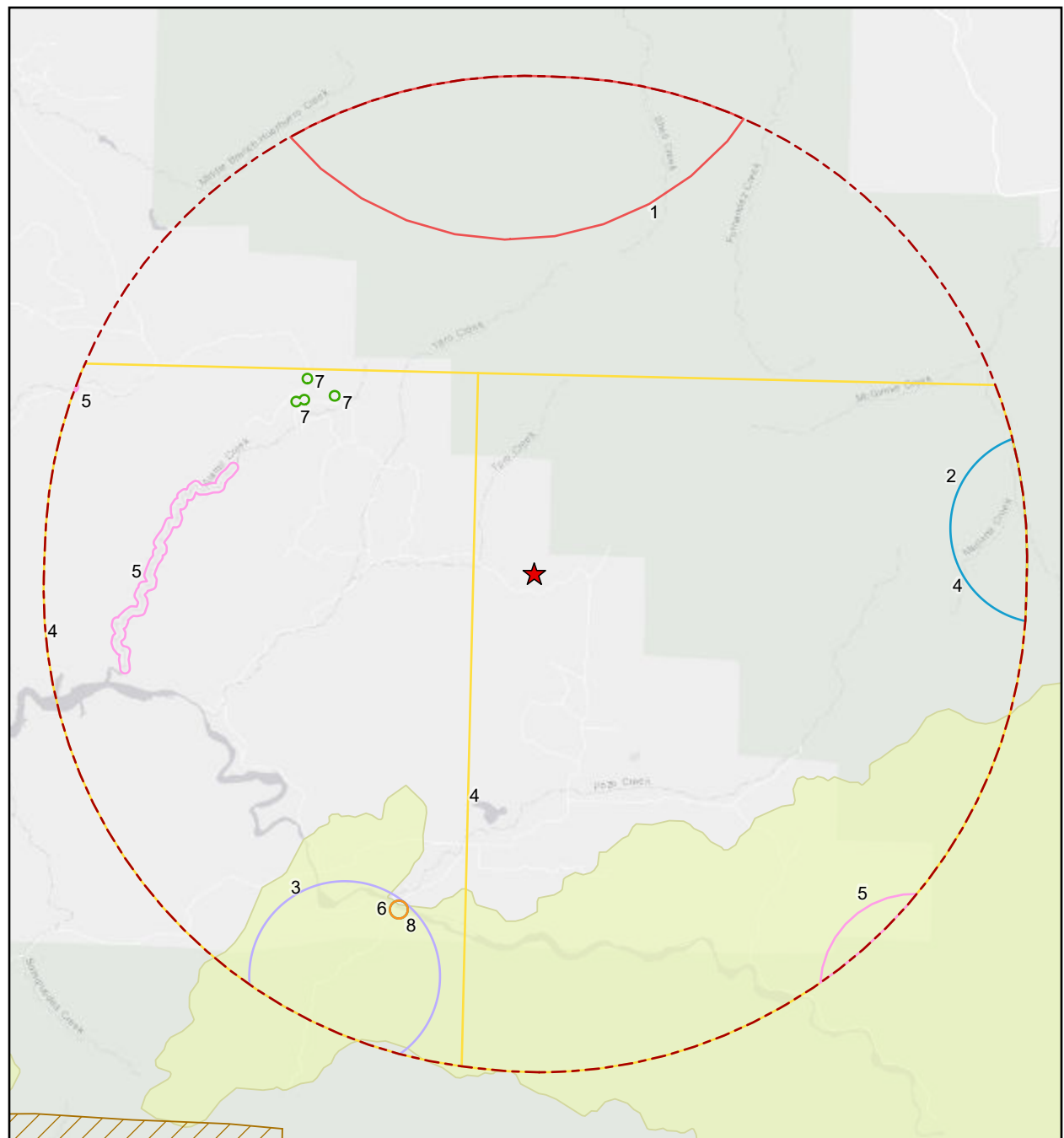
- Legend**
- ★ Project Location
 - 5 Mile Radius
 - USFWS Critical Habitat for Plants
 - Yellow Purple amole



880 Parkhill Road
Map Center: 120.36455°W 35.34476°N
Santa Margarita, San Luis Obispo County

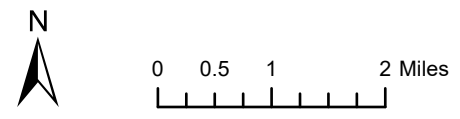
CNDDDB GIS Data Last Updated: April 2019

Figure 4. CNDDDB Animal Records and USFWS Critical Habitat



Label	CNDDDB Record Common Name
1	American badger
2	Crotch bumble bee
3	North American porcupine
4	Prairie falcon
5	Western pond turtle
6	Western red bat
7	Western spadefoot
8	Yuma myotis

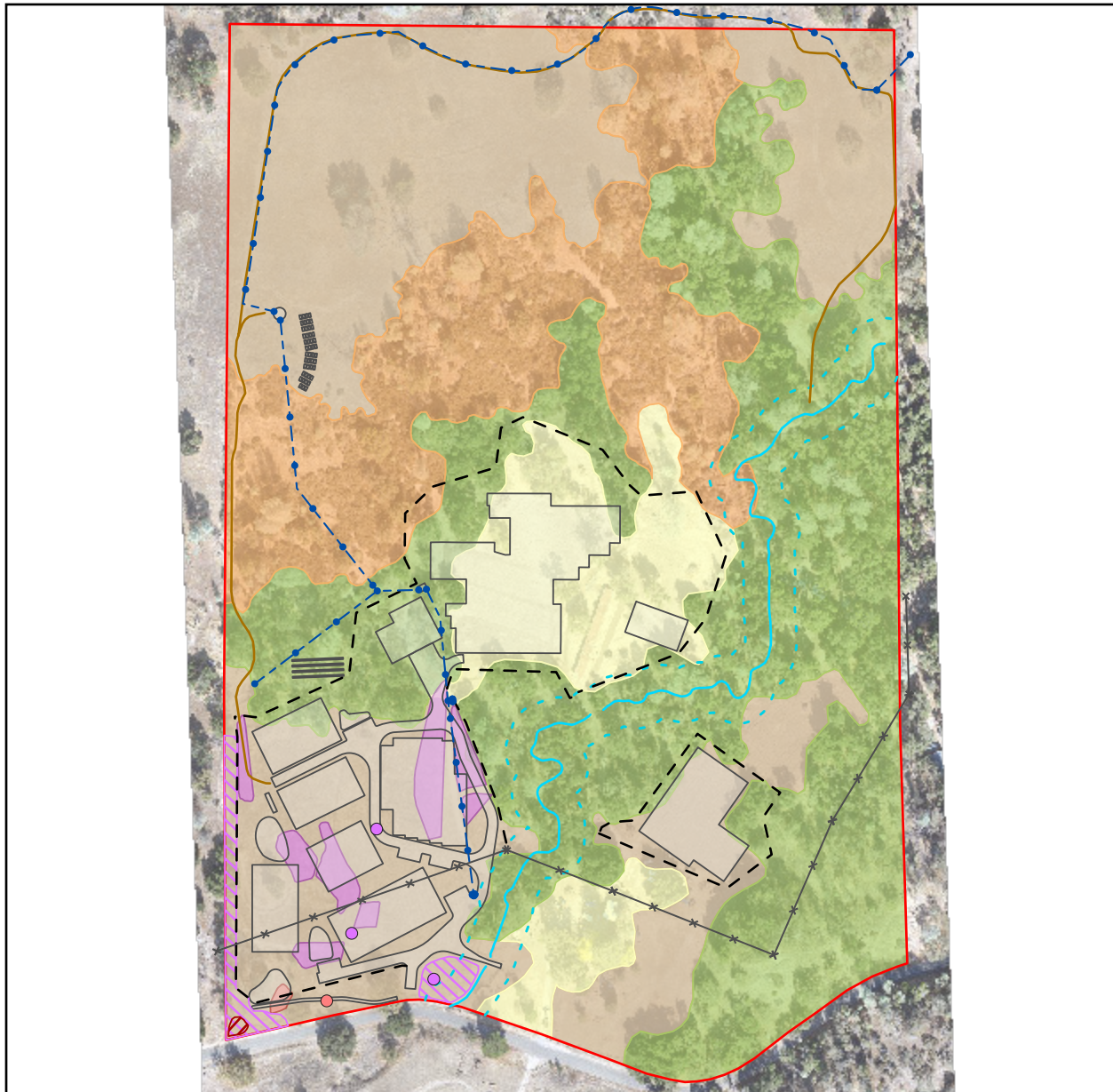
Legend	
	Project Location
	5 Mile Radius
USFWS Critical Habitat for Animals	
	California condor
	California red-legged frog




















880 Parkhill Road
 Map Center: 120.36455°W 35.34476°N
 Santa Margarita, San Luis Obispo County

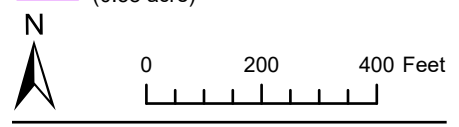
CNDDDB GIS Data Last Updated: April 2019

Figure 5. Biological Resources and Proposed Impacts



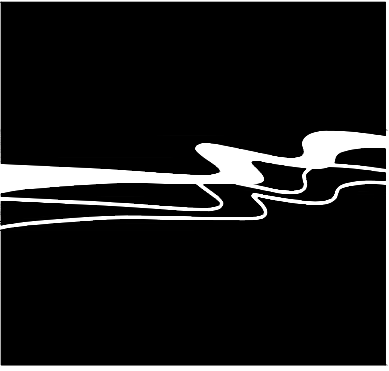
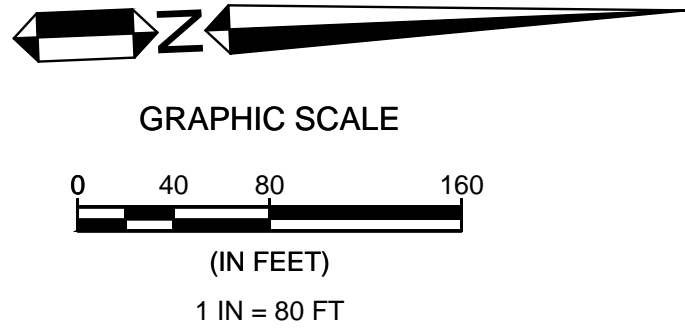
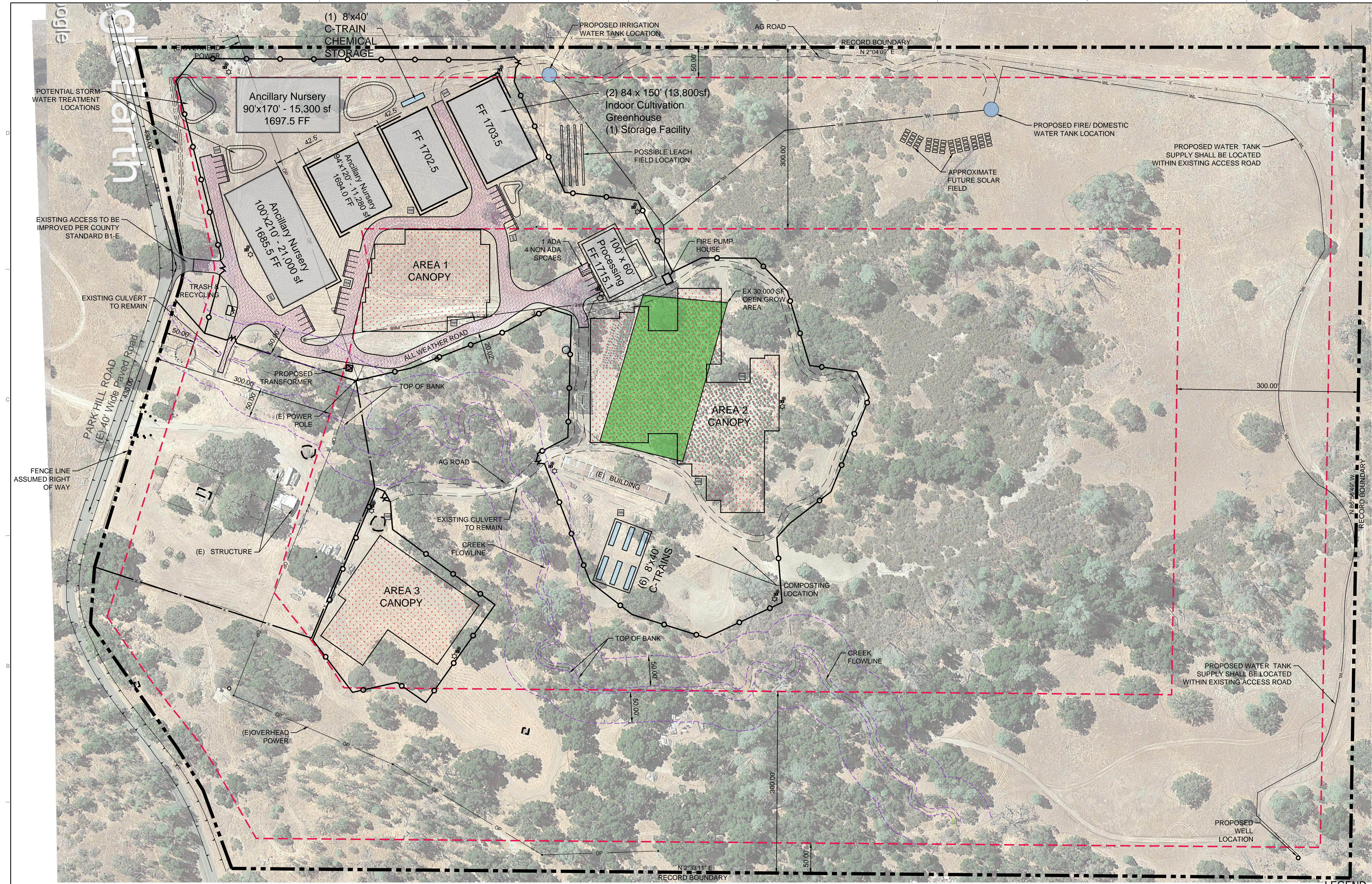
Legend

	Property Boundary	Habitats		Potential Rare Plant Mitigation Locations
	Existing Agriculture Road	 Annual Grassland (22.2 acres; 4.3 impacted acres)		California spineflower (0.04 acre)
	Drainage	 Anthropogenic (5.7 acres; 1.6 impacted acres)		Paniculate tarplant (0.58 acre)
	50-Foot Drainage Setback	 Chamise Chaparral (10.1 acres; not impacted)		
	Fence	 Mixed Oak Forest (21.1 acres; 0.6 impacted acres)		
	Overhead Power Line	 California spineflower (0.04 acre; 0.02 impacted acres)		
	Water Line	 Paniculate tarplant (0.97 acre; 0.58 impacted acres)		
	Proposed Impacts			



880 Parkhill Road
 Map Center: 120.36455°W 35.34476°N
 Santa Margarita, San Luis Obispo County

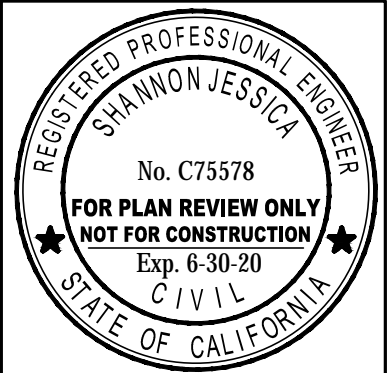
Biological Survey Date: 04/18/2019
 Imagery Source: Wallace Group Orthophoto



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SIGNATURE

DATE SIGNED

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Pozo Management Group/ Brian Beanway
880 Park Hill Road (APN: 071-201-042)
Santa Margarita, CA 93453
OVERALL SITE PLAN

JOB #: 1491-01
DESIGNERS: cd
DRAWN BY: cd
DATE: April 19, 2019
DRAWING NO.
C1.2
OF 6



PROPOSED SECURITY FENCING STYLES (6' MIN. HEIGHT)

	NEW RESIDENCE FENCING
	SECURITY FENCING 6' TALL MIN.
	LIMITS OF ALL WEATHER ROAD
	FIRE WATER SUPPLY LINE
	FIRE HYDRANT
	WATER SUPPLY LINE
	PORTABLE REST ROOM
	SECURITY CAMERA
	SECURITY LIGHT

Attachment D. CNDDDB/CNPS Special Status Species Lists

Attachment D includes Tables 3 and 4, which list the potential special status plants and animals reported from the region.

Potential Special Status Plant List

Potentially suitable habitat is present on the Property for 13 special status plant species. Federal status, California State status, and CNPS ranking for each species are given. Typical blooming period, habitat preference, potential to occur on site, and whether or not the species was observed in the Property are also provided.

TABLE 3. SPECIAL STATUS PLANTS REPORTED FROM THE REGION

Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
1. Hoover's bent grass	<i>Agrostis hooveri</i>	-/-	G2/S2	1B.2	Apr-Jul	Chaparral, cismontane woodland, closed-cone coniferous forest, valley and foothill grassland. Sandy sites. 60-765 m.	No. Appropriate soil conditions are not present on the Property. No records within 10 miles.
2. Howell's onion	<i>Allium howellii</i> var. <i>howellii</i>	-/-	G3G4T3/S3	4.3	Mar-Apr	Valley and foothill grassland. Clay or serpentinite.	No. Appropriate soils are not present on the Property.
3. Douglas' fiddleneck	<i>Amsinckia douglasiana</i>	-/-	G4/S4	4.2	Mar-May	Cismontane woodland, Valley and foothill grassland. Monterey shale, dry.	No. Suitable soils not present on Property; nearest records are historical.
4. Santa Margarita manzanita	<i>Arctostaphylos pilosula</i>	-/-	G2?/S2?	1B.2	Dec-May	Closed-cone coniferous forest, chaparral, broadleafed upland forest, cismontane woodland. Shale outcrops & slopes; reported growing on decomposed granite or sandstone. 60-1220 m.	High. Appropriate habitat is present on the Property. Known occurrences within 1 mile.

Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
5. Indian Valley spineflower	<i>Aristocapsa insignis</i>	-/-	G1/S1	1B.2	May-Sep	Cismontane woodland. Sandy substrates. 180-1070 m.	Moderate. Appropriate habitat present; Study Area just outside species known range.
6. Miles' milk-vetch	<i>Astragalus didymocarpus</i> var. <i>milesianus</i>	-/-	G5T2/S2	1B.2	Mar-Jun	Coastal scrub. Clay soils. 50-385 m.	No. Appropriate habitat and soils are not present on the Property.
7. Salinas milk-vetch	<i>Astragalus macrodon</i>	-/-	G4/S4	4.3	Apr-Jul	Chaparral (openings), Cismontane woodland, Valley and foothill grassland. sandstone, shale, or serpentinite.	No. Suitable soils lacking; Study Area outside species known range
Palmer's mariposa-lily	<i>Calochortus palmeri</i> var. <i>palmeri</i>	-/-	G3T2/S2	1B.2	Apr-Jul	Meadows and seeps, chaparral, lower montane coniferous forest. Vernal moist places in yellow-pine forest, chaparral. 195-2530 m.	No. Appropriate habitat is not present on the Property.
9. La Panza mariposa-lily	<i>Calochortus simulans</i>	-/-	G2/S2	1B.3	Apr-Jun	Valley and foothill grassland, cismontane woodland, chaparral, lower montane coniferous forest. Decomposed granite, or sometimes on serpentine. 150-1160 m.	High. Appropriate habitat is present on the Property; several nearby records.
10. Dwarf calycadenia	<i>Calycadenia villosa</i>	-/-	G3/S3	1B.1	May-Oct	Dry, rocky hills, ridges, in chaparral, woodland, meadows and seeps; <1100 m. c&s SCoRO	No. Appropriate habitat is not present on the Property.

Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
11. Hardham's evening-primrose	<i>Camissoniopsis hardhamiae</i>	-/-	G2/S2	1B.2	Mar-May	Decomposed carbonate soils, in chaparral, cismontane woodland. Monterey, SLO Counties	High. Suitable habitat is present on the Property.
San Luis Obispo sedge	<i>Carex obispoensis</i>	-/-	G3?/S3?	1B.2	Apr-Jun	Closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, valley and foothill grassland. Usually in transition zone on sand, clay, serpentine, or gabbro. In seeps. 5-845 m.	No. Appropriate habitat is not present on the Property.
13. California jewelflower	<i>Caulanthus californicus</i>	FE/CE	G1/S1	1B.1	Feb-May	Sandy soils in chenopod scrub, pinyon and juniper woodland, and valley and foothill grassland; 70-1000 m..	No. Marginally suitable habitat; Property is outside of known range.
14. Lemmon's jewelflower	<i>Caulanthus lemmonii</i>	-/-	G3/S3	1B.2	Feb-May	Dry, exposed slopes, grassland, chaparral, scrub; 80-1100 m. sw San Joaquin Valley, se SnFrb, e SCoRO, SCoRI	Moderate. Habitat present but exposed slopes minimal on the Property. Nearest record 3 miles.
15. Lompoc ceanothus	<i>Ceanothus cuneatus</i> var. <i>fascicularis</i>	-/-	G5T4/S4	4.2	Feb-Apr	Chaparral (sandy).	No. The Property is outside the range for this species (limited to coastal regions in the County).

Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
16. Dwarf soaproot	<i>Chlorogalum pomeridianum</i> var. <i>minus</i>	-/-	G5T3/S3	1B.2	May-Aug	Chaparral. Serpentine. 120-1220 m.	No. Appropriate soils are not present on the Property.
17. Camatta Canyon amole	<i>Chlorogalum purpureum</i> var. <i>reductum</i>	FT/CR	G2T1/S1	1B.1	Apr-May	Cismontane woodland, valley and foothill grassland. Serpentine; open area with low vegetative cover in heavy clay soils. 575-610 m.	No. Appropriate soils are not present on the Property.
18. Brewer's spineflower	<i>Chorizanthe breweri</i>	-/-	G3/S3	1B.3	Apr-Aug	Chaparral, cismontane woodland, coastal scrub, closed-cone coniferous forest. Rocky or gravelly serpentine sites; usually in barren areas. 45-765 m.	No. Appropriate soils are not present on the Property.
19. Douglas' spineflower	<i>Chorizanthe douglasii</i>	-/-	G4/S4	4.3	Apr-Jul	Foothill woodland, pine forest, chaparral, sandy or gravelly soils; 200-1600 m. e SCoRO, SCoRI	High. Appropriate habitat is present on the Property. Occurrences within 5 miles.
20. Palmer's spineflower	<i>Chorizanthe palmeri</i>	-/-	G4/S4	4.2	Apr-Aug	Chaparral, Cismontane woodland, Valley and foothill grassland. rocky, serpentinite	No. Appropriate rocky and serpentinite soils are not present on the Property.
21. Straight-awned spineflower	<i>Chorizanthe rectispina</i>	-/-	G2/S2	1B.3	Apr-Jul	Chaparral, dry woodland in sandy soil; 200-600 m. SCoRO.	High. Suitable habitat is present; Nearby records.

Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
22. Potbellied spineflower	<i>Chorizanthe ventricosa</i>	-/-	G3/S3	4.3	May-Sep	Cismontane woodland, Valley and foothill grassland. serpentinite	No. Appropriate soils are not present on the Property.
23. Cuesta Ridge thistle	<i>Cirsium occidentale</i> var. <i>lucianum</i>	-/-	G3G4T2/S2	1B.2	Apr-Jun	Chaparral. Openings; on serpentinite. Often on steep rocky slopes and along disturbed roadsides. 485-765 m.	No. Appropriate habitat is not present on the Property.
24. Paniculate tarplant	<i>Deinandra paniculata</i>	-/-	G4/S4	4.2	(Mar)Apr-Nov(Dec)	Coastal scrub, Valley and foothill grassland, Vernal pools. usually vernal mesic, sometimes sandy	Present. Species detected on the Property.
25. Small-flowered gypsum-loving larkspur	<i>Delphinium gypsophilum</i> ssp. <i>parviflorum</i>	-/-	G4T2T3Q/S2S3	3.2	(Mar)Apr-Jun	Cismontane woodland, Valley and foothill grassland. Rocky clay, sometimes serpentinite.	No. Appropriate soils are not present on the Property.
26. Eastwood's larkspur	<i>Delphinium parryi</i> ssp. <i>eastwoodiae</i>	-/-	G4T2/S2	1B.2	(Feb)Mar-Mar	Chaparral, valley and foothill grassland. Serpentine. Openings. 60-640 m.	No. Appropriate soils are not present on the Property.
27. Umbrella larkspur	<i>Delphinium umbraculorum</i>	-/-	G3/S3	1B.3	Apr-Jun	Cismontane woodland, chaparral. Mesic sites. 215-2075 m.	No. Mesic sites within chaparral habitat lacking on the Property.
28. Mouse-gray dudleya	<i>Dudleya abramsii</i> ssp. <i>murina</i>	-/-	G4T2/S2	1B.3	May-Jun	Chaparral, cismontane woodland, valley and foothill grassland. Serpentine outcrops. 25-535 m.	No. Appropriate soils are not present on the Property.

Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
29. Kern mallow	<i>Eremalche parryi ssp. kernensis</i>	FE/-	G3G4T3/S3	1B.2	Jan,Mar,Apr,May(Feb)	Chenopod scrub, valley and foothill grassland, pinyon and juniper woodlands. On dry, open, sandy to clay soils; usually within valley saltbush scrub; often at edge of balds. 60-1295 m.	No. Habitat marginal; Property is outside of species known range.
30. Yellow-flowered eriastrum	<i>Eriastrum luteum</i>	-/-	G2/S2	1B.2	May-Jun	Broadleafed upland forest, cismontane woodland, chaparral. On bare sandy decomposed granite slopes. 240-580 m.	No. Suitable soils not present on the Property.
31. Spiny-sepaed button-celery	<i>Eryngium spinosepalum</i>	-/-	G2/S2	1B.2	Apr-Jun	Vernal pools, valley and foothill grassland. Some sites on clay soil of granitic origin; vernal pools, within grassland. 15-1270 m.	No. Appropriate habitat not present on the Property.
32. Diamond-petaled California poppy	<i>Eschscholzia rhombipetala</i>	-/-	G1/S1	1B.1	Mar-Apr	Valley and foothill grassland. Alkaline, clay slopes and flats. 30-625 m.	No. Suitable soils not present on the Property.
33. Stinkbells	<i>Fritillaria agrestis</i>	-/-	G3/S3	4.2	Mar-Jun	Clay (gen serpentine) banks, depressions; <500 m. NCoRO , SNF, GV, CW	No. Suitable soils not present on the Property.

Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
34. Ojai fritillary	<i>Fritillaria ojaiensis</i>	-/-	G3/S3	1B.2	Feb-May	Broadleafed upland forest (mesic), chaparral, lower montane coniferous forest, cismontane woodland. Rocky sites. Sometimes on serpentine; sometimes along roadsides. 95-1140 m.	No. Appropriate substrate is not present on the Property.
35. Mesa horkelia	<i>Horkelia cuneata</i> var. <i>puberula</i>	-/-	G4T1/S1	1B.1	Feb-Jul(Sep)	Dry, sandy coastal chaparral; gen 70-700 m. SCoRO, SCo.	No. The Property is east of the known range of this species.
36. Santa Lucia horkelia	<i>Horkelia yadonii</i>	-/-	G3/S3	4.2	Apr-Jul	Sandy meadow edges, seasonal streambeds in chaparral or foothill-pine woodland; 350-1900m. SCoRO	No. Suitable habitat not present on the Property.
37. Santa Lucia dwarf rush	<i>Juncus luciensis</i>	-/-	G3/S3	1B.2	Apr-Jul	Vernal pools, ephemeral drainages, wet meadow habitats, and streams; 300-1900 m. CaRH, n SNH, SCoRO, TR, PR, MP.	No. Appropriate habitat is not present on the Property.
38. Pale-yellow layia	<i>Layia heterotricha</i>	-/-	G2/S2	1B.1	Mar-Jun	Alkaline or clay soils, open areas, in pinyon-juniper woodland, grassland; 270-1705 m. Teh, San Joaquin Valley, SCoR, n WTR.	No. Suitable soils lacking on the Property.

Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
39. San Luis Obispo county lupine	<i>Lupinus ludovicianus</i>	-/-	G1/S1	1B.2	Apr-Jul	Chaparral, cismontane woodland. Open areas in sandy soil, Santa Margarita formation. 85-525 m.	High. Appropriate habitat is present. Several nearby occurrences.
40. Showy golden madia	<i>Madia radiata</i>	-/-	G3/S3	1B.1	Mar-May	Valley and foothill grassland, cismontane woodland. Mostly on adobe clay in grassland or among shrubs. 75-1220 m.	No. Suitable soils lacking; Property is west of species known range.
41. Slender bush-mallow	<i>Malacothamnus gracilis</i>	-/-	G1Q/S1	1B.1	May-Oct	Chaparral. Dry, rocky slopes. 150-335 m.	No. Dry, rocky slopes lacking. No records within 10 miles.
42. Jones' bush-mallow	<i>Malacothamnus jonesii</i>	-/-	G4/S4	4.3	(Mar)Apr-Oct	Open chaparral in foothill woodland; 250-830 m. SCoRO (Monterey, SLO Counties).	High. Appropriate habitat present. Record within 1 mile.
43. Palmer's monardella	<i>Monardella palmeri</i>	-/-	G2/S2	1B.2	Jun-Aug	Cismontane woodland, chaparral. On serpentine, often found associated with Sargent cypress forests. 90-945 m.	No. Appropriate habitat is not present on the Property.
44. California spineflower	<i>Mucronea californica</i>	-/-	G3/S3	4.2	March - July(August)	Sandy soil in coastal scrub, chaparral; 0-1400 m. CS, SW	Present. Species detected on the Property.

Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
45. Robbins' nemacladus	<i>Nemacladus secundiflorus</i> var. <i>robbinsii</i>	-/-	G3T2/S2	1B.2	Apr-Jun	Chaparral, valley and foothill grassland. Dry, sandy or gravelly slopes. 350-1700 m.	Low. Moderate. Suitable habitat is present; no records within 10 miles.
46. Large-flowered nemacladus	<i>Nemacladus secundiflorus</i> var. <i>secundiflorus</i>	-/-	G3T3?/S3?	4.3	Apr-Jun	Dry, gravelly slopes; 200-2000m. s SNH, SCoR.	Low. Marginally suitable habitat. One record in 5 miles.
47. Hooked popcornflower	<i>Plagiobothrys uncinatus</i>	-/-	G2/S2	1B.2	Apr-May	Chaparral, cismontane woodland, valley and foothill grassland. Sandstone outcrops and canyon sides; often in burned or disturbed areas. 210-855 m.	No. Appropriate habitat is not present on the Property.
48. Hoffmann's sanicle	<i>Sanicula hoffmannii</i>	-/-	G3/S3	4.3	Mar-May	Broadleafed upland forest, Coastal bluff scrub, Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest. often serpentinite or clay	No. Habitat is marginal. Appropriate soils not present on the Property.
49. Chaparral ragwort	<i>Senecio aphanactis</i>	-/-	G3/S2	2B.2	Jan-Apr(May)	Chaparral, cismontane woodland, coastal scrub. Drying alkaline flats. 20-855 m.	No. Appropriate habitat is not present on the Property.
50. San Gabriel ragwort	<i>Senecio astephanus</i>	-/-	G3/S3	4.3	May-Jul	Coastal bluff scrub, Chaparral. Rocky slopes.	No. Appropriate habitat is not present on the Property.

Common Name	Scientific Name	Federal/State Status	Global/State Rank	CA Rare Plant Rank	Blooming Period	Habitat Preference	Potential to Occur
51. Parish's checkerbloom	<i>Sidalcea hickmanii</i> ssp. <i>parishii</i>	-/CR	G3T1/S1	1B.2	(May)Jun-Aug	Chaparral, cismontane woodland, lower montane coniferous forest. Disturbed burned or cleared areas on dry, rocky slopes, in fuel breaks & fire roads along the mountain summits. 1095-2135 m.	No. Appropriate habitat is not present on the Property.
52. Most beautiful jewelflower	<i>Streptanthus albidus</i> ssp. <i>peramoenus</i>	-/-	G2T2/S2	1B.2	(Mar)Apr-Sep(Oct)	Chaparral, valley and foothill grassland, cismontane woodland. Serpentine outcrops, on ridges and slopes. 90-1040 m.	No. Appropriate soils not present on the Property.
53. Mason's neststraw	<i>Stylocline masonii</i>	-/-	G1/S1	1B.1	Mar-May	Chenopod scrub, pinyon and juniper woodland. Sandy washes. 100-1200 m.	No. Appropriate habitat is not present on the Property.

Habitat characteristics are from the Jepson manual and the CNDDB.

Habitat Preference Abbreviations:

SCoRI: Inner South Coast Ranges

SLO: San Luis Obispo

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

Potentially suitable habitat is present on the Property for 10 special status animal species. 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 Property are also provided.

TABLE 4. SPECIAL STATUS ANIMALS REPORTED FROM THE REGION

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CDFW Status	Nesting/ Breeding Period	Habitat Preference	Potential to Occur
1.	Northern California legless lizard	<i>Anniella pulchra</i>	-/-	G3/S3	SSC	May - September	Sandy or loose loamy soils under coastal scrub or oak trees. Soil moisture essential.	High. Suitable habitat with loamy soils present on the Property.
2.	Pallid bat	<i>Antrozous pallidus</i>	-/-	G5/S3	SSC	Spring - Summer	Rock crevices, caves, tree hollows, mines, old buildings, and bridges.	Moderate. Suitable roosting trees and old buildings are present on the Property.
3.	California glossy snake	<i>Arizona elegans occidentalis</i>	-/-	G5T2/S2	SSC	Summer - Fall	Rocky scrub, rocky washes, grasslands, chaparral.	Moderate. Suitable habitat is present on the Property. Nearest record 7 miles.
4.	Crotch bumble bee	<i>Bombus crotchii</i>	-/-	G3G4/S1S2	SA	Spring	Open grassland and scrub habitats. Nest underground	Low. Suitable habitat present; only record in 9 quad search area is historical.
5.	Oak titmouse*	<i>Baeolophus inornatus</i>	-/-	G4/S4	SA	March – August	Nests in tree cavities in oak woodland habitat. Non-migratory.	Present. Species observed on the Property.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CDFW Status	Nesting/ Breeding Period	Habitat Preference	Potential to Occur
6.	Townsend's big-eared bat	<i>Corynorhinus townsendii</i>	-/-	G3G4/S2	SSC	Spring - Summer	Caves, buildings, and mine tunnels. Cave like attics as day roosts. On coast roosts are normally within 100 m. of creeks.	No. Preferred roosting habitat is not present.
7.	Giant kangaroo rat	<i>Dipodomys ingens</i>	FE/CE	G1G2/S1S2	SA	n/a	Sandy loamy soil on level and gently sloping ground with annual grasses, forbs, and scattered shrubs. Sw. San Joaquin Valley.	No. Habitat not suitable and Property is outside of species known range.
8.	Western pond turtle	<i>Emys marmorata</i>	-/-	G3G4/S3	SSC	April - August	Permanent or semi-permanent streams, ponds, lakes.	No. Suitable habitat is not present on the Property.
9.	North American porcupine	<i>Erethizon dorsatum</i>	-/-	G5/S3	SA	Fall/early winter	Forested habitats in the Sierra Nevada, Cascade, and Coast ranges, with scattered observations from forested areas in the Transverse Ranges.	No. Suitable forested habitat not present on the Property.
10.	Prairie falcon	<i>Falco mexicanus</i>	-/-	G5/S4	WL	March 15 - August 15	Inhabits dry, open terrain. Nests on cliffs near open areas for hunting.	Moderate for foraging. Nesting habitat not present.
11.	Arroyo chub	<i>Gila orcuttii</i>	-/-	G2/S2	SSC	No data	Slow water stream sections with mud or sand bottom; feeds heavily on aquatic veg and invertebrates	No. Suitable habitat is not present on the Property.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CDFW Status	Nesting/ Breeding Period	Habitat Preference	Potential to Occur
12.	California condor	<i>Gymnogyps californianus</i>	FE/CE	G1/S1	FP	March 15 - August 15	Wide-ranging over Coast Ranges from Ventura to Big Sur. High Mtn Condor Lookout located in Pozo.	No potential for nesting or foraging. Potential for flyovers.
13.	Western red bat	<i>Lasiurus blossevillii</i>	-/-	G5/S3	SSC	Spring-Fall	Roosts primarily in trees, from sea level up through mixed conifer forests.	No. Associated with riparian corridors.
14.	Yuma myotis	<i>Myotis yumanensis</i>	-/-	G5/S4	SA	Spring - Summer	Caves, mines, buildings, tree cavities, rock crevices, or under bridges. Feeds near open water.	Low to Moderate. One record 3.7 miles south. Trees and building could provide roosting habitat.
15.	Steelhead - south-central California coast DPS	<i>Oncorhynchus mykiss irideus</i>	FT/-	G5T2Q/S2	SA	February - April	Fed listing refers to runs in coastal basins from Pajaro River south to, but not including, the Santa Maria River.	No. Suitable habitat is not present on the Property.
16.	Tulare grasshopper mouse	<i>Onychomys torridus tularensis</i>	-/-	G5T1T2/S1S2	SSC	n/a	Hot arid valleys and scrub deserts; S. San Joaquin Valley. Eats arthropods.	No. Suitable habitat not present. Property is outside of species range.
17.	San Joaquin pocket mouse	<i>Perognathus inornatus</i>	-/-	G2G3/S2S3	SA	n/a	Grasslands and blue oak savannahs with friable soil and occasional shrubs. Also chaparral.	No. Property is not within species range.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CDFW Status	Nesting/ Breeding Period	Habitat Preference	Potential to Occur
18.	Foothill yellow-legged frog	<i>Rana boylei</i>	-/CCT	G3/S3	SSC	March - September	Partly shaded, shallow streams and riffles with rocky substrate. Min. 15 weeks for larval development.	No. Suitable habitat is not present on the Property.
19.	California red-legged frog	<i>Rana draytonii</i>	FT/-	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.	No. Suitable habitat is not present in or near the Property.
20.	Western spadefoot	<i>Spea hammondi</i>	-/-	G3/S3	SSC	January - August	Vernal pools in grassland and woodland habitats	No. Suitable habitat is not present on the Property.
21.	Coast Range newt	<i>Taricha torosa</i>	-/-	G4/S4	SSC	December - May	Slow moving streams, ponds, and lakes with surrounding evergreen/oak forests along coast.	No. Suitable habitat is not present on the Property.
22.	American badger	<i>Taxidea taxus</i>	-/-	G5/S3	SSC	February – May	Needs friable soils in open ground with abundant food source such as California ground squirrels.	Low to moderate. Suitable habitat present. Nearest record 7 miles north is historical.
23.	Two-striped gartersnake	<i>Thamnophis hammondi</i>	-/-	G4/S3S4	SSC	Spring	Coastal California from Salinas to Baja, sea level to 7000', aquatic, in or near permanent water, streams with rocky beds and riparian growth	No. Suitable habitat is not present on the Property.

	Common Name	Scientific Name	Federal/State Status	Global/State Rank	CDFW Status	Nesting/ Breeding Period	Habitat Preference	Potential to Occur
24.	San Joaquin kit fox	<i>Vulpes macrotis mutica</i>	FE/CT	G4T2/S2	SA	December - July	Annual grasslands or grassy open stages with scattered shrubby vegetation. Needs loose textured sandy soil and prey base.	No. Steep foothills with surrounding coast live oak woodland and chamise chaparral habitats not suitable.

*not listed in the CNDDB for the search area, but possibility for the location.

Attachment E. Plant List

The 99 species of vascular plants identified in the Property consist of 71 native species and 28 planted or introduced species. The vascular plant list is separated into general life form categories, within which the taxa are listed alphabetically by scientific name.

TABLE 5. PLANT LIST

Scientific Name	Special Status	Origin	Common Name
Ferns - 1 Species			
<i>Pentagramma triangularis</i>	None	Native	Goldback fern
Trees - 3 Species			
<i>Pinus sabiniana</i>	None	Native	Foothill pine
<i>Quercus agrifolia</i> var. <i>agrifolia</i>	None	Native	Coast live oak
<i>Quercus lobata</i>	None	Native	Valley oak
Shrubs - 7 Species			
<i>Adenostoma fasciculatum</i>	None	Native	Chamise
<i>Ceanothus cuneatus</i>	None	Native	Buckbrush
<i>Frangula californica</i> subsp. <i>californica</i>	None	Native	Coffeeberry
<i>Rhamnus ilicifolia</i>	None	Native	Hollyleaf redberry
<i>Rhus aromatica</i>	None	Native	Skunkbush
<i>Sambucus nigra</i> ssp. <i>caerulea</i>	None	Native	Blue elderberry
<i>Toxicodendron diversilobum</i>	None	Native	Poison oak
Forbs - 76 Species			
<i>Acmispon americanus</i>	None	Native	Bird's foot trefoil
<i>Acmispon glaber</i>	None	Native	Deerweed
<i>Acourtia microcephala</i>	None	Native	Sacapellote
<i>Agoseris grandiflora</i>	None	Native	Mountain dandelion
<i>Agoseris heterophylla</i>	None	Native	Annual dandelion
<i>Amaranthus blitoides</i>	None	Native	Procumbent pigweed
<i>Amsinckia menziesii</i>	None	Native	Menzies' fiddleneck
<i>Bowlesia incana</i>	None	Native	Hoary bowlesia
<i>Capsella bursa-pastoris</i>	None	Introduced	Shepherd's purse
<i>Castilleja exserta</i>	None	Native	Purple owl's clover
<i>Calandrinia menziesii</i>	None	Native	Red maids
<i>Camissonia strigulosa</i>	None	Native	Contorted primrose
<i>Cerastium glomeratum</i>	None	Introduced	Chickweed
<i>Capsella bursa-pastoris</i>	None	Introduced	Shepherd's purse
<i>Centaurea melitensis</i>	None	Introduced	Tocolote

Scientific Name	Special Status	Origin	Common Name
<i>Centaurea solstitialis</i>	None	Introduced	Yellow star thistle
<i>Chorizanthe obovata</i>	None	Native	Spoon-sepal spineflower
<i>Chorizanthe staticoides</i>	None	Native	Turkish rugging
<i>Cirsium occidentale</i>	None	Native	Western thistle
<i>Clarkia</i> sp.	None	Native	Clarkia
<i>Clarkia unguiculata</i>	None	Native	Elegant clarkia
<i>Claytonia perfoliata</i>	None	Native	Miner's lettuce
<i>Crassula connata</i>	None	Native	Sand pygmy weed
<i>Crassula tillaea</i>	None	Introduced	Moss pygmyweed
<i>Croton setigerus</i>	None	Native	Turkey mullein
<i>Deinandra fasciculata</i>	None	Native	Clustered tarweed
<i>Deinandra paniculata</i>	CRPR 4.2	Native	Paniculate tarplant
<i>Descurainia sophia</i>	None	Introduced	Flix weed
<i>Dichelostemma capitatum</i>	None	Native	Blue dicks
<i>Draba verna</i>	None	Introduced	Dobie pod
<i>Erigeron foliosus</i>	None	Native	Leafy daisy
<i>Eriogonum gracile</i> var. <i>gracile</i>	None	Native	Slender woolly wild buckwheat
<i>Eschscholzia californica</i>	None	Native	California poppy
<i>Erodium cicutarium</i>	None	Introduced	Red stemmed filaree
<i>Galium andrewsii</i>	None	Native	Phlox leaved bedstraw
<i>Galium aparine</i>	None	Introduced	Goosegrass
<i>Heterotheca grandiflora</i>	None	Native	Telegraph weed
<i>Heterotheca sessiliflora</i>	None	Native	Golden aster
<i>Hirschfeldia incana</i>	None	Introduced	Mustard
<i>Hollisteria lanata</i>	None	Native	False spikeflower
<i>Hypochaeris glabra</i>	None	Introduced	Smooth cat's ear
<i>Lamium amplexicaule</i>	None	Introduced	Hen-bit
<i>Lastarriaea coriacea</i>	None	Native	Leather spineflower
<i>Lasthenia gracilis</i>	None	Native	Needle goldfields
<i>Lepidium nitidum</i>	None	Native	Peppergrass
<i>Lessingia</i> sp.	None	Native	Lessingia
<i>Lessingia pectinata</i> var. <i>tenuipes</i>	None	Native	Sticky lessingia
<i>Logfia gallica</i>	None	Introduced	Herba impia
<i>Lupinus bicolor</i>	None	Native	Miniature lupine
<i>Lupinus nanus</i>	None	Native	Sky lupine
<i>Marrubium vulgare</i>	None	Introduced	Horehound
<i>Matricaria discoidea</i>	None	Introduced	Pineapple weed

Scientific Name	Special Status	Origin	Common Name
<i>Micropus californicus</i>	None	Native	Q-tips
<i>Monardella breweri</i> subsp. <i>lanceolata</i>	None	Native	Mustang mint
<i>Mucronea californica</i>	CRPR 4.2	Native	California spineflower
<i>Navarretia atractyloides</i>	None	Native	Holly leaf navarretia
<i>Paeonia californica</i>	None	Native	Western paeony
<i>Pectocarya</i> sp.	None	Native	Combseed
<i>Penstemon centranthifolius</i>	None	Native	Scarlet bugler
<i>Phoradendron villosum</i>	None	Native	Oak mistletoe
<i>Plagiobothrys</i> sp.	None	Native	Popcornflower
<i>Plantago erecta</i>	None	Native	Dot-seed plantain
<i>Sanicula bipinnata</i>	None	Native	Poison sanicle
<i>Sanicula crassicaulis</i>	None	Native	Pacific sanicle
<i>Sisymbrium</i> sp.	None	Introduced	Mustard
<i>Stellaria media</i>	None	Introduced	Chickweed
<i>Stellaria nitens</i>	None	Native	Shining chickweed
<i>Stephanomeria</i> sp.	None	Native	Wire Lettuce
<i>Stylocline gnaphalioides</i>	None	Native	Nest straw
<i>Thysanocarpus curvipes</i>	None	Native	Fringepod
<i>Trichostema lanceolatum</i>	None	Native	Vinegar weed
<i>Trifolium albopurpureum</i>	None	Native	Indian clover
<i>Trifolium</i> sp.	None	Native	Clover
<i>Uropappus lindleyi</i>	None	Native	Silver puffs
<i>Verbena lasiostachys</i>	None	Native	Vervain
<i>Veronica persica</i>	None	Introduced	Bird's eye speedwell
Grasses - 12 Species			
<i>Aira caryophyllea</i>	None	Introduced	Silver hair grass
<i>Avena</i> sp.	None	Introduced	Wild oats
<i>Bromus diandrus</i>	None	Introduced	Ripgut brome
<i>Bromus hordeaceus</i>	None	Introduced	Soft chess brome
<i>Bromus madritensis</i> ssp. <i>rubens</i>	None	Introduced	Red top brome
<i>Elymus triticoides</i>	None	Native	Creeping wild rye
<i>Festuca myuros</i>	None	Introduced	Rattail fescue
<i>Gastridium phleoides</i>	None	Introduced	Nit grass
<i>Hordeum murinum</i>	None	Introduced	Foxtail barley
<i>Melica californica</i>	None	Native	California melicgrass
<i>Melica</i> sp.	None	Native	Melicgrass

Scientific Name	Special Status	Origin	Common Name
<i>Poa bulbosa</i>	None	Introduced	Bulbous bluegrass

Attachment F. Wildlife List

Listed are the 23 wildlife species of identified in the Property. The wildlife list is separated into general life form categories, within which the taxa are listed alphabetically by scientific name.

TABLE 6. WILDLIFE LIST

Common Name	Scientific Name	Special Status	Habitat Type
Amphibians – 1 Species			
Black-bellied slender salamander	<i>Batrachoseps nigriventris</i>	None	Moist habitats
Reptiles – 2 Species			
Fence lizard	<i>Sceloporus occidentalis</i>	None	Variety of habitats
Skilton's Skink	<i>Plestiodon skiltonianus skiltonianus</i>	None	Woodland, grassland, chaparral, inland and coastal
Birds – 15 Species			
California Scrub-Jay	<i>Aphelocoma californica</i>	None	Oak, riparian woodlands
Oak Titmouse	<i>Baeolophus inornatus</i>	Special Animal (nesting)	Oak woodland
Red-tailed Hawk	<i>Buteo jamaicensis</i>	None	Open, semi-open habitats
California Quail	<i>Callipepla californica</i>	None	Shrubby habitats
Turkey Vulture	<i>Cathartes aura</i>	None	Open country
Common Raven	<i>Corvus corax</i>	None	Variety of habitats
Dark-eyed Junco	<i>Junco hyemalis</i>	None	Woodlands
Acorn Woodpecker	<i>Melanerpes formicivorus</i>	None	Oak woodlands, urban areas with oaks
California Towhee	<i>Melospiza crissalis</i>	None	Chaparral scrub, shrubby urban areas
Band-tailed Pigeon	<i>Patagioenas fasciata</i>	None	Woodlands, urban trees
Western Bluebird	<i>Sialia mexicana</i>	None	Woodland near open areas
Lesser Goldfinch	<i>Spinus psaltria</i>	None	Riparian, oak woodlands
Eurasian Collared Dove	<i>Streptopelia decaocto</i>	None	Urban areas
Tree Swallow	<i>Tachycineta bicolor</i>	None	Oak, riparian woodlands, open areas near water
Mourning Dove	<i>Zenaidura macroura</i>	None	Open habitats, urban areas
Mammals – 5 Species			
Mule Deer	<i>Odocoileus hemionus</i>	None	Variety of habitats
Woodrat	<i>Neotoma</i> sp.	None	Wooded habitats
California Mouse	<i>Peromyscus californicus</i>	None	Oak woodland, chaparral
California Ground Squirrel	<i>Spermophilus beecheyi</i>	None	Grasslands
Pocket Gopher	<i>Thomomys</i> sp.	None	Variety of habitats