

MEMORANDUM

To: Tyler Mitchell (Client) Project No: 1902-1381
Attn:

cc: Ian McCarville – Assistant Planner II (Kirk Consulting)

From: Kenny Wimer – Staff Biologist (Padre Associates, Inc.)

Date: June 30, 2020

Subject: Amendment to the Biological Resources Assessment Report for the North Ryan Road Cannabis Operations Project

This memorandum is intended to provide an amendment to the North Ryan Road Cannabis Operations Biological Resources Assessment Report (BRA) dated July 2019, prepared by Padre Associates, Inc., for the North Ryan Road Cannabis Operations Project (Project), located in San Luis Obispo County, California. Changes to the Project scope were made in response to comments from neighboring landowners and reflect a reduced disturbance area as shown on the updated Site Plan (refer to attached Figure – Site Plan). The original BRA shall include the following amendments to Sections 1.0 INTRODUCTION and 4.0 POTENTIAL IMPACTS as shown in bold below.

1.0 INTRODUCTION

Padre Associates, Inc. (Padre) has prepared this Biological Resources Assessment Report (Report) on behalf of Mr. Tyler Mitchell (Client), to document the results of a desktop review and field survey for a proposed cannabis operations project (Project), located at 4150 North Ryan Road, Creston, San Luis Obispo County (County), California, Assessor Parcel Number (APN) 042-211-014 (Project Site). **This report was prepared in support of permit acquisition for the proposed installation of ancillary nursery greenhouse, outdoor cannabis cultivation, and associated buildings for ancillary processing, ancillary nursery cloning, and pesticide and fertilizer storage, as well as improvements to existing access roads on and off site.**

This Report documents the results of the field survey and desktop review, including a discussion of existing biological resources and the potential Project impacts to these resources, as well as impact avoidance recommendations.

4.0 POTENTIAL IMPACTS

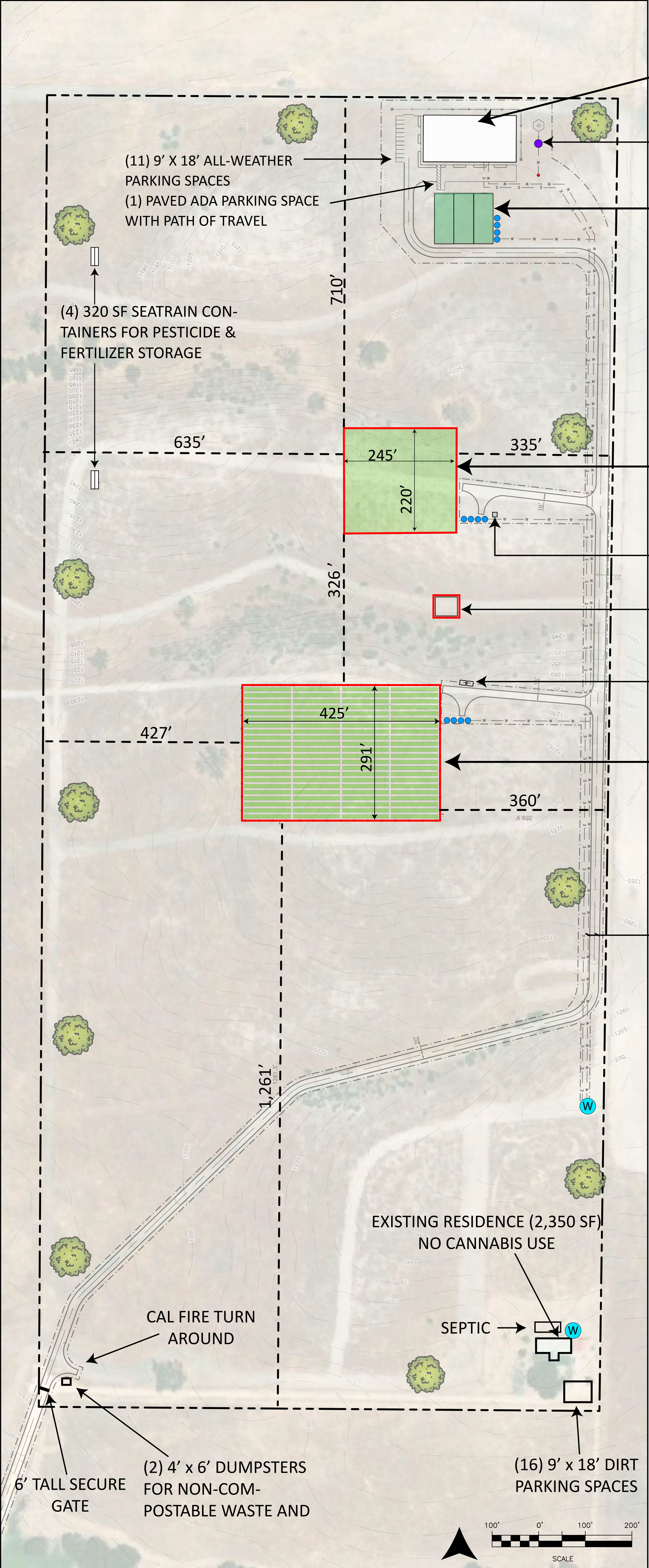
The proposed Project activities include installation of a greenhouse, outdoor cannabis cultivation facilities, and associated buildings for storage and supportive operations, as well as improvements to an access road. These activities have the potential to impact special-status wildlife and plant species that could occur within the Project Site. Impacts to oak trees would include any removal or trimming (including damage to roots) that would occur as a result of Project activities.

Potential impacts to special-status wildlife are construction-related and include animal mortality or injury from equipment operations, vehicle traffic, accidental entombment from collapse of burrows, and loss of habitat. Project-related noise also has the potential to negatively affect nesting bird activity. In addition, grading and access road widening activities have the potential to disturb and impact special-status plant species that could be present within the Project Site. Indirect impacts to special-status species may occur during Project operation if pesticides or rodenticides are used or non-native invasive species are introduced at the Project Site. Special-status wildlife that have the potential to occur within or adjacent to the Project Site based on the presence of suitable habitat and nearby documented occurrences include: American badger, SJKF, San Joaquin pocket mouse, northern California legless lizard, California glossy snake, western pond turtle, California red-legged frog, foothill yellow-legged frog, western spadefoot toad, and nesting birds. Of these species, specific mitigation requirements have been established for SJKF by the County. Please refer to Section 5.0 below for a summary of these requirements and other mitigation recommendations.

Although several oak tree canopies overlap the proposed Project footprint along North Ryan Road, the client has stated that these tree canopies can be avoided during right of way improvements. Contingency measures for oak tree impacts are provided in Section 5.0, however, should the scope of these improvements ultimately require impacting any part of the trees.

FIGURE

SITE PLAN



- 100' x 200' STEEL SHOP (20,000 SF)
PROCESSING AREA (14,880 SF)
ANCILLARY NURSERY/CLONE ROOM (4,690 SF)
- 20,000-GALLON FIRE WATER STORAGE TANK & FIRE HYDRANT
- (3) GREENHOUSES
ANCILLARY NURSERY
SIZE: (3) 42' x 108'
TOTAL AREA: 13,608 SF
TOTAL ANCILLARY NURSERY CANOPY: 10,886 SF
- OUTDOOR CULTIVATION IN-GROUND
SIZE: 220' x 245'
TOTAL AREA: 53,900 SF
TOTAL CANNABIS CANOPY: 43,120 SF (.99 acres)
- 10' x 10' SECURITY & IRRIGATION CONTROL SHED
- COMPOST AREA 2,500 SF
- (2) PORTABLE RESTROOMS
- 88 HOOP HOUSES
OUTDOOR CULTIVATION
SIZE: 5' x 100' (500 SF)
TOTAL AREA: 44,000 SF (NO WALKWAYS)
TOTAL CANOPY: 44,000 SF (1.01 acres)
- 20' AGGREGATE BASE ACCESS ROAD PER CAL FIRE STANDARDS (WITH 16' PINCH POINTS)

LEGEND

6' CHAIN LINK FENCE WITH DARK GREEN PRIVACY SLATS

5,000 GALLON WATER TANKS

WELL

AREA OF DISTURBANCE

ELECTRICAL TRENCHING

WATER LINE TRENCHING

NATIVE BLUE OAK TREES
NEW - TO BE PLANTED

PROPERTY LINE
WITH 4' 3-STRAND BARBWIRE FENCING
(EXISTING ALONG NORTHERN, SOUTHERN AND EASTERN PROPERTY LINES & PROPOSED ALONG WESTERN PROPERTY LINE)