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June 5, 2019
Project 1177.01

Jeff Nahial
CC Ranch
2200 Neal Spring Road
Templeton, CA 93465
(805) 712-4743

Re: Biological Resource Assessment for CC Ranch, 2200 Neal Spring Road, San Luis Obispo County

Dear Mr. Nahial:

This report provides the results of biological surveys conducted on a portion of a 54.4-acre parcel (Property) located on Neal Spring Road in Templeton, San Luis Obispo County, California (Attachment C, Figure 1). The Property is located within the Templeton USGS 7.5' topographic quadrangle and consists of Assessor's Parcel Number (APN) 020-301-010. This survey was conducted to provide baseline biological information and an assessment of potential special status plant and animal species that could occur on the Property or be affected by the proposed project (Project), a Cannabis Cultivation Minor Use Permit on approximately six acres (Project Area) of the Property (see Attachment C, Figure 2). The Project is located in the town of Templeton, within the permitting jurisdiction of the County of San Luis Obispo.

The proposed cannabis cultivation project would consist of 5.7 acres of fenced area dedicated for two phases of proposed greenhouse cultivation with an all-weather access driveway incorporating a portion of the existing access road. Three additional parking spaces with compacted base are proposed for the east side entrance to the Project. A motorized gate is proposed at the entrance to the site. A 5,000-gallon water tank is proposed outside the fenced area in the northeast corner and approximately 1,969 feet of security fencing is proposed to surround the Project Area. An existing waterline runs from the northeastern portion of the Property south toward the project entrance. Outside the fenced area are plans for a fire department riser, just east of the entrance on the south side of the access driveway. Site plans show an upgrade of additional rock to the existing access driveway that leads north to the Project from the southeast corner of the Property.

A Site Plan is provided which shows the areas intended for newly proposed structures and access to the Project (refer to Attachment C).

Methods

The Property was surveyed for biological resources on April 16 and 23, and May 29, 2019 by Althouse and Meade, Inc. Biologist Kristen Andersen. 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 (Appendix B) 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. Botanical surveys were appropriately timed to identify all special status plant species known from the region. The entire 54.4-acre Property was surveyed, with an emphasis on identifying plants and wildlife within the proposed Project footprint and immediate surrounding area.

Identification of botanical resources included field observations and laboratory analysis of collected material (Table 3, Appendix E). Botanical nomenclature used in this document follows the Jepson Manual, Second Edition (Baldwin et al. 2012). Wildlife documentation included observations of animal presence and other wildlife sign. Observations of wildlife were recorded during the field survey in all areas of the Property (Table 4; 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 site visits, we reviewed the California Natural Diversity Database (CNDDB; April 2019 data) the California Native Plant Society (CNPS) On-line Inventory of Rare and Endangered Plants of California, and the U.S. Fish and Wildlife Service (USFWS) Critical Habitat data for the 9 U.S.G.S. 7.5-minute quadrangles surrounding the site, including: Adelaida, Atascadero, Creston, Estrella, Morro Bay North, Paso Robles, Santa Margarita, Templeton, and York Mountain. Tables of potential special status plants and animals are provided in Attachment D.

Existing Conditions

The Property consists of an agriculturally zoned parcel located along 2200 Neal Spring Road approximately 3.1 miles east of Highway 101 in the town of Templeton, at an elevation of approximately 900 feet. Topography is slightly sloping with 2 to 9 percent slopes in the northern portion of the Property, and 9 to 15 percent slopes in the southern portion of the Property. Soils are dominated by Lockwood-Concepcion complex soil (soil map unit) with sandy loam and clay soil textures (USDA 2019). The Property is situated approximately 0.3 miles north of Neal Spring Road and is accessed by a dirt road which bisects the two phases of the Project (Photo 1), with several dirt access roads throughout the site (Figure 3). There is one modular residential structure located on the Property, just south of the Project footprint and two shipping containers are located in the northwest corner of the Property. Habitat on site consists primarily of annual grassland (Figure 3, Photo 2). The Project footprint was recently disked in Phase 1, with a few spring forbs and grasses persisting amidst the tillage lines (Photo 3). Phase 2 was recently mowed with forbs and grasses remaining relatively tall and identifiable (Photo 4). An area of approximately 3.8 acres of disturbed grassland occurs directly east of the Project Area and is predominantly bare (Figure 3). A seasonal drainage is situated outside the northeastern and northern boundary of the Project footprint (Photo 5). The drainage is vegetated with forbs such as curly dock (*Rumex crispus*) and common bedstraw (*Galium aparine*), as well as annual grasses, including foxtail barley (*Hordeum murinum*) and soft chess brome (*Bromus hordeaceus*). Several valley oaks (*Quercus lobata*) align

the western bank of the drainage which seasonally conveys water east-to-west in the central portion on the Property, just north of the Project footprint. (Photo 6). Other mature valley oaks are present on the Property, with one oak in Phase 2 and eight younger oaks present in Phase 1 of the Project. The Property is surrounded by agriculturally zoned parcels on all sides.

Results

Potential Special Status Species

The CNDDDB and CNPS On-line Inventory of Rare and Endangered Plants of California listed 62 special status plant species, subspecies, and varieties and 37 special status animal species reported to occur in the vicinity of the Property. Based on the results of the site surveys, the Property has potential to support two special status plant species, though none were observed during April and May 2019 surveys (Attachment D, Table 1). The Property has potential to support four special status animals (Attachment D, Table 2). One special status animal was observed on the Property. No other special status animals were detected. Below we discuss potential special status plants and animals, describe habitat, range restrictions, known occurrences, and survey results for the Property.

A. Special Status Plants. The Project vicinity is known to support numerous special status plant species in a variety of microhabitats (CNDDDB 2019b). Two special status plant species have potential to occur on the Property (Attachment D, Table 1). Shining navarretia (*Navarretia nigelliformis* subsp. *radians*) is a CRPR 1B.2 subspecies endemic to California, primarily occurring in central California. It is known to occur in vernal pools, grassland, and cismontane woodland habitats, often on clay and alkaline sites between 65- and 1,000-meters in elevation. It is an annual herb that typically blooms between April and July. The closest known record is approximately 0.7 miles southeast of the Property (CNDDDB #67). Shining navarretia is known to occur in similar grassland habitat, and therefore has moderate potential to occur on the Property. Shining navarretia was not observed during an appropriately timed botanical survey in May 2019.

Santa Lucia dwarf rush (*Juncus luciensis*) is a CRPR 1B.2 species endemic to coastal California. It is known to occur in meadows, seeps, vernal pools, chaparral, Great Basin scrub and lower montane coniferous forest between 300- and 2,040-meters in elevation. It is an annual herb that typically blooms between April and July. The closest known record is approximately 2.3 miles northeast of the Property (CNDDDB #8), in damp grain fields. The seasonal drainage outside the northern portion of the Project footprint had retained moderate soil moisture from recent rains. Toad rush (*Juncus bufonius* var. *bufonius*) was observed in a manmade ditch located centrally in Phase 2. Santa Lucia dwarf rush was not observed during appropriately timed botanical surveys in April and May 2019.

B. Loggerhead Shrike (*Lanius ludovicianus*) is a California Species of Special Concern (SSC; CNDDDB 2019b) and resident in arid regions of San Luis Obispo County and elsewhere in California. It requires open areas with appropriate perches for hunting, and shrubby trees or bushes for nesting. The average height of above-ground nests ranges from approximately 2.5 to 4 feet (BNA c2019). They feed on arthropods, reptiles and amphibians, small rodents, and birds, and often store prey for later consumption by impaling it on thorns, plant stems, or barbed wire (Shuford and Gardali 2008). Shrikes are known to breed in grassland habitats in

northern San Luis Obispo County. Typical nesting habitat of shrubby vegetation is not present in the Project footprint, however there is moderate potential for loggerhead shrikes to nest in the lower branches of oak trees on site. One loggerhead shrike was observed in the Project Area during April 2019 surveys and two were observed on the Property, east of the Project Area on May 29, 2019.

- C. Western Spadefoot Toad** (*Spea hammondi*) has a Global Rank of G3 (Vulnerable) and a State Rank of S3 (Vulnerable). It is a Species of Special Concern (CNDDDB 2019a) that is known to occur in grassland habitats throughout the Central Valley and adjacent foothills. It is also found along the Coast Ranges from Point Conception in Santa Barbara County south to the Mexican border (CDFW 2014; CNDDDB 2019a). Western spadefoot toad is primarily an inland species, occurring in grassland habitats with friable soils and seasonal rain pools for breeding. Spadefoot toads remain underground for most of the year, emerging to breed in seasonal wetland pools during the rainy season and if enough rain occurs, they can be found above ground from October through April. Typical breeding season is from December to March. The closest reported occurrence of the western spadefoot toad is approximately 1.6 miles southwest of the Property (CNDDDB #366), reported in 2016. The Property encompasses a portion of a seasonal drainage and small mammal burrows (appropriate for spadefoot toad estivation) are present in low density across the site. Pool habitat is not likely to be present in the drainage long enough to support breeding spadefoot toads on site. There is low potential for western spadefoot toads to occur on the Property, and none were observed during our 2019 surveys.
- D. American Badger** (*Taxidea taxus*) is a California Species of Special Concern known from open grassland habitats throughout San Luis Obispo County and elsewhere in California. The Property is within the known range of the American badger, and numerous occurrences are reported (CNDDDB 2019a). Badgers are residents of grassland areas, but also forage in croplands on occasion in areas where California ground squirrels have become established. They are highly mobile and could be present anywhere in the region where suitable prey base is found. American badgers have low potential to occur on the Property due to a low-density prey base. Badgers or their sign (dens, scat, tracks) were not detected on the Property during our 2019 surveys.
- E. San Joaquin Kit Fox** (*Vulpes macrotis mutica*) is listed as endangered under the Federal Endangered Species Act (FESA) and threatened under the California Endangered Species Act (CESA). The Property is within the known range of San Joaquin kit fox. The closest reported occurrence for kit fox is approximately four miles northeast of the Property (CNDDDB #945) in 1990. Kit foxes prefer loose-textured soils but will occupy soils with high clay content where they modify burrows dug by other animals. Sites that may not provide suitable denning habitat may be suitable for feeding or providing cover. The disturbed grassland habitat could provide a low-abundance prey base for kit fox; however, the low-quality habitat is not preferred by denning kit fox. Habitat adjacent to the Property is less disturbed grasslands and agricultural fields that have grown back with tall annual grasses and could provide suitable denning habitat. Kit fox have low potential to occur on the Property. A habitat evaluation for San Joaquin kit fox was prepared by Althouse and Meade, Inc. Principal Biologist Dan Meade (Attachment G). The Property received an evaluation score of 76 points, equivalent to a 3:1 mitigation ratio.

Botanical Survey Results

Botanical surveys conducted in April and May 2019 identified 62 species and subspecies of vascular plants on the Property (Attachment E, Table 3). The list includes 26 species native to California, and 36 introduced (naturalized or planted) species. Botanical surveys were appropriately timed to identify potential special status plants. Special status plants were not detected on the Property.

Wildlife Survey Results

Wildlife detected on the Property include 12 birds and two mammals. One loggerhead shrike was observed foraging during our April 23 site visit, and two loggerhead shrikes were observed flushing from oak trees on May 29, 2019. Loggerhead shrikes are a CDFW Species of Special Concern for nesting, however no nests were observed. No other special status wildlife species were detected on the Property. The Project Area showed sign of small mammal activity. Gopher mounds were observed infrequently across the site and other small mammal species are likely to occur in low abundance. The valley oaks within and around the periphery of the Project footprint likely provide suitable nesting habitat for several bird species, and active western kingbird (*Tyrannus verticalis*) and European starling (*Sturnus vulgaris*) nests were observed during our 2019 surveys (refer to Figure 3). Other common bird species observed utilizing the trees included mourning doves (*Zenaidura macroura*), house finches (*Haemorhous mexicanus*), Bullock's orioles (*Icterus bullockii*), and northern mockingbirds (*Mimus polyglottos*). The seasonal drainage north of the Project footprint could provide suitable habitat or refugia for amphibians, reptiles, and mammals (Photos 5 and 6). A list of wildlife observed on the Property is provided in Attachment F, Table 4.

Impacts and Mitigation

The proposed Project would occupy approximately six acres of the Property, including 5.7 acres of cultivation area with greenhouse structures (split between Phases 1 and 2), an all-weather access driveway dissecting the two phases of cultivation area with a dirt turnaround, three dedicated parking spaces with compacted base, a proposed water tank, installation of a motorized gate at the entrance to the Project site, and approximately 1,969 linear feet of fencing to surround the Project (refer to Site Plan in Attachment C).

Two special status plants have potential to occur on the Property. Protocol level botanical surveys conducted in 2019 determined special status plants do not occur on site. No further surveys for special status plants are recommended.

Four special status animals have low to moderate potential to occur on the Property. Loggerhead shrike was observed on site, but nesting was not confirmed. A preconstruction nesting survey should be conducted if construction activities occur during the nesting season that would affect potential nesting sites. Suitable aquatic habitat for breeding spadefoot toads is unlikely to be present and no further surveys are recommended for spadefoot toads. American badger and San Joaquin kit fox have low potential to occur on the Property and were not present at the time of our 2019 surveys. Both of these mammals are known from the region and due to their highly mobile habits could be present on the Property at any time in the future. Preconstruction surveys are recommended prior to starting ground-disturbing activities on the Property.

Impacts to grassland habitat within the range of the endangered San Joaquin kit fox require mitigation. Mitigation measures are provided to mitigate for impacts to kit fox habitat.

The following sections provide mitigation recommendations designed to reduce potential effects of the Project to a less than significant level.

Nesting Birds

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

BR-1. Within one week of ground or vegetation disturbance, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. If surveys do not locate nesting birds, construction activities may commence. If nesting birds are located, no construction activities shall occur within a distance specified by a qualified biologist, until chicks are fledged, or the nest fails. Buffer radius shall be specified according to special status rank of the nesting bird, intensity of construction activity or impact (i.e. high decibel levels or heavy ground disturbance) and where local, state, and federal regulations apply. A preconstruction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report. The qualified biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

American Badger

American badger was not present on the Property during our 2019 site surveys. American badgers are known to occur in the area and could occupy the site or move through the site at any time. To reduce the potential for construction impacts to badgers to a less than significant level the following measure is recommended.

BR-2. A preconstruction survey shall be conducted within thirty days of beginning work on the site to identify if badgers are using the site. The survey shall cover the entire Project footprint plus a 200-foot buffer. The results of the survey shall be submitted to the County of San Luis Obispo prior to commencement of ground-disturbing activities. If the preconstruction survey finds potential badger dens, they shall be inspected to determine whether they are occupied. 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 to prevent re-use of dens during construction. Active badger dens found during the breeding season (February through July) shall be protected by a 100-foot buffer. Active badger dens outside the breeding season should be protected by a 50-foot buffer. Discouragement procedures such as partially blocking the den entrance with soil or vegetation may be implemented by a qualified biologist during the non-breeding season if the den is within the Project footprint and cannot be avoided, and the den may be excavated after confirmation that the den is inactive.

San Joaquin Kit Fox

San Joaquin kit fox was not present on the Property during our 2019 surveys and is not likely to occur on the site. The Property is within the known range of San Joaquin kit fox and the annual grassland habitat is considered suitable for kit fox. Approximately six acres of annual grassland habitat would be impacted by the Project (totaling six acres of potential kit fox habitat).

The California Department of Fish and Wildlife (CDFW) has designated the Property area as within the three to one mitigation area for San Joaquin kit fox. Impacts to San Joaquin kit fox by loss of habitat would be offset by implementation of BR-3, and mitigation of construction or other installation activities would be accomplished by applying BR-4 through BR-13.

BR-3. Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the County of San Luis Obispo, Department of Community Development, Planning Division that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:

- a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of **[Total number of mitigation acres required]** acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Wildlife (Department) and the County.

This mitigation alternative (a.) requires that all aspects of this program must be in place before County permit issuance or initiation of any ground disturbing activities.

- b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to “The Nature Conservancy”, would total **[\$Amount of fee based on \$2500 per acre]**. This fee is calculated based on the current cost-per-unit of \$2500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification about your mitigation options but prior to County permit issuance and initiation of any ground disturbing activities.

- c. Purchase **[Total number of mitigation acres required]** credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor area and provide for a non-wasting

endowment for management and monitoring of the property in perpetuity.

Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank (see contact information below). The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank and would total \$**[Amount of mitigation acres required (i.e. credits), currently priced at \$2500 per credit]**. This fee is calculated based on the current cost-per-credit of \$2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to County permit issuance and initiation of any ground disturbing activities.

BR-4. Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the County. The retained biologist shall perform the following monitoring activities:

- a. **Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction**, the biologist shall conduct a pre-activity (i.e. preconstruction) survey for known or potential kit fox dens and submit a letter to the County reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.
- b. **The qualified biologist shall conduct weekly site visits during site-disturbance activities** (i.e. grading, disking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-18 through BR-28. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-19iii). When weekly monitoring is required, the biologist shall submit weekly monitoring reports to the County.
- c. Prior to or during project activities, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFW for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work.

If incidental take of kit fox during project activities is possible, **before project activities commence**, the applicant must consult with the USFWS. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the

presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.

d. In addition, the qualified biologist shall implement the following measures:

1. Within 30 days prior to initiation of site disturbance and/or construction, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of distance measured outward from the den or burrow entrances, dependent on the use and activity of the den (i.e. potential, known, active, or natal den), to be determined by the kit fox biologist.
2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.
3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring by a qualified biologist shall be required during ground disturbing activities.

BR-5. Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate the following as a note on the project plans: *“Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox”*. Speed limit signs shall be installed on the project site within 30 days prior to initiation of site disturbance and/or construction.

BR-6. During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

BR-7. Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox’s life history, all mitigation measures specified by the County, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

BR-8. During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth fill or wooden planks.

Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

- BR-9.** During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped.
- BR-10.** During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.
- BR-11.** Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.
- BR-12.** During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.
- BR-13.** Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:
- a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches.
 - b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards

- c. Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Jurisdictional Drainages and Wetlands

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 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 Board 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 considered an ephemeral watercourse, classified as Class III, according to 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.

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

Sincerely,



Jason Dart
Principal Biologist

Attachments:

- Attachment A. References
- Attachment B. Photographs
- Attachment C. Figures 1-5 and Site Plan
- Attachment D. CNDDB/CNPS Special Status Species Lists
- Attachment E. Plant List
- Attachment F. Wildlife List
- Attachment G. San Joaquin Kit Fox Evaluation

Attachment A. References

- [BNA] Birds of North America Online. loggerhead shrike. c2019. Ithaca (NY): Cornell Lab of Ornithology; [accessed 2019 April 23]. https://www.allaboutbirds.org/guide/Loggerhead_Shrike/lifehistory#.
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- [CDFW] California Department of Fish and Wildlife. 2019a. Guidelines for assessing the effects of proposed projects on rare, threatened, and endangered plants and natural communities. [cited 2019 April 16]. 2nd ed.
- [CDFW] California Department of Fish and Wildlife. 2019b. Protocols for surveying and evaluating impacts to special status native plant populations and natural communities. California Department of Fish and Wildlife.
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- [CNDDB] California Department of Fish and Wildlife, California Natural Diversity Database. 2019b. Special Vascular Plants, Bryophytes, and Lichens List [Internet]. Sacramento (CA): California Department of Fish and Wildlife; [cited 2019 April 16]. Available from <http://www.dfg.ca.gov/wildlife/nongame/list.html>.
- [CNPS] California Native Plant Society. 2001. CNPS botanical survey guidelines [Internet]. Sacramento (CA): California Native Plant Society; [cited 2019 April 16] Available from <https://www.cnps.org/plant-science/field-protocols-guidelines>.
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Attachment B. Photographs



Photo 1. View northwest of existing access road that bisects both phases of the Project. April 16, 2019.



Photo 2. View northwest of the Project Area from southeast corner of Phase 1 of the Project. April 16, 2019.



Photo 3. View south of disked grassland in Phase 1 from northern boundary of the Project Area. April 16, 2019.



Photo 4. View west of disturbed annual grassland in Phase 2 of Project after mowing. April 23, 2019.



Photo 5. Photo upstream of drainage in northeastern portion of the Project Area. View southeast. April 16, 2019.



Photo 6. Photo downstream of drainage with valley oaks in northeastern portion of the Project Area. April 16, 2019.



Photo 7. Photo of existing waterline at east side of Project Area. View northeast. May 29, 2019.

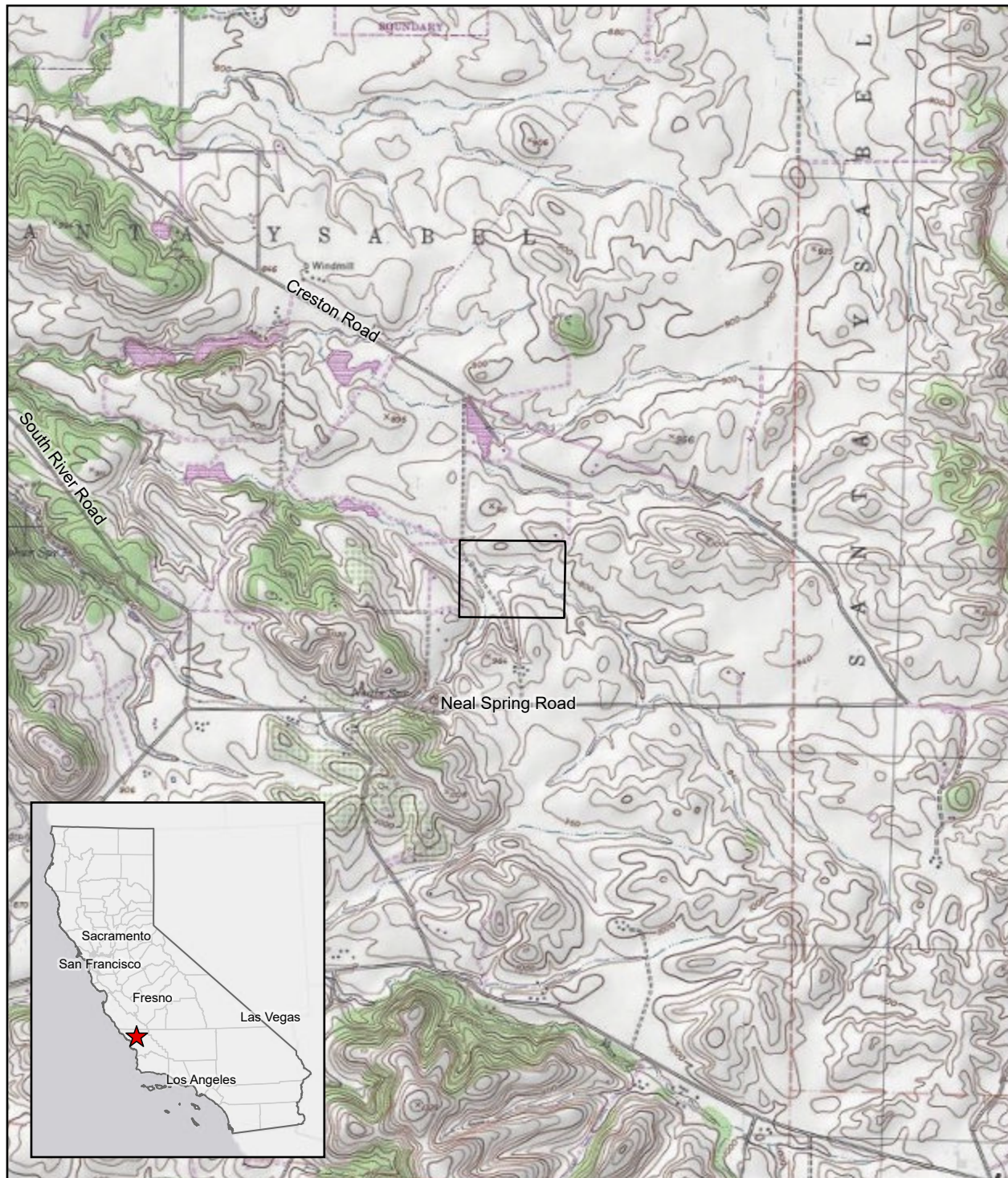


Photo 8. View west of Phase 2 portion of the Property with resurgent vetch and grasses. May 29, 2019.

Attachment C. Figures

- Figure 1. USGS Topographic Map
- Figure 2. Aerial Photograph
- Figure 3. Biological Resources
- Figure 4. CNDDB Plant Records
- Figure 5. CNDDB Animal Records and Critical Habitat
- Site Plan for CC Ranch (Civil Design Solutions, March 26, 2019)

Figure 1. United States Geological Survey Topographic Map



Legend

 Property Boundary



0 1,000 2,000 4,000 Feet

CC Ranch




Map Center: 120.63973°W 35.58031°N
Templeton, San Luis Obispo County

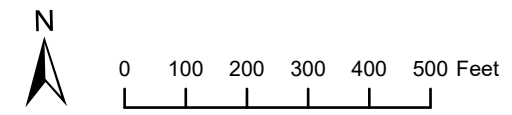
APN: 020-301-010
USGS Quadrangle: Templeton

Figure 2. Aerial Photograph



Legend

-  Property Boundary (54.4 acres)
-  Project Area (5.8 acres)
-  Project Phases



CC Ranch
Map Center: 120.63955°W 35.58128°N
Templeton, San Luis Obispo County

APN: 020-301-010
Imagery Source: Google Earth, 9/7/2018

Figure 3. Biological Resources



Legend

- | | |
|--|---|
| ● Nest | — Existing Water Line |
| Habitats | Ephemeral Drainage Setback (50-Feet) |
| Annual Grassland (45.2 acres) | Project Area |
| Disturbed Grassland (3.8 acres) | Property Boundary |
| Ephemeral Drainage (1.6 acres) | |
| Ruderal (3.8 acres) | |



0 200 400 Feet

CC Ranch
APN: 020-301-010
 Map Center: 120.63945°W 35.58078°N
 Templeton, San Luis Obispo County

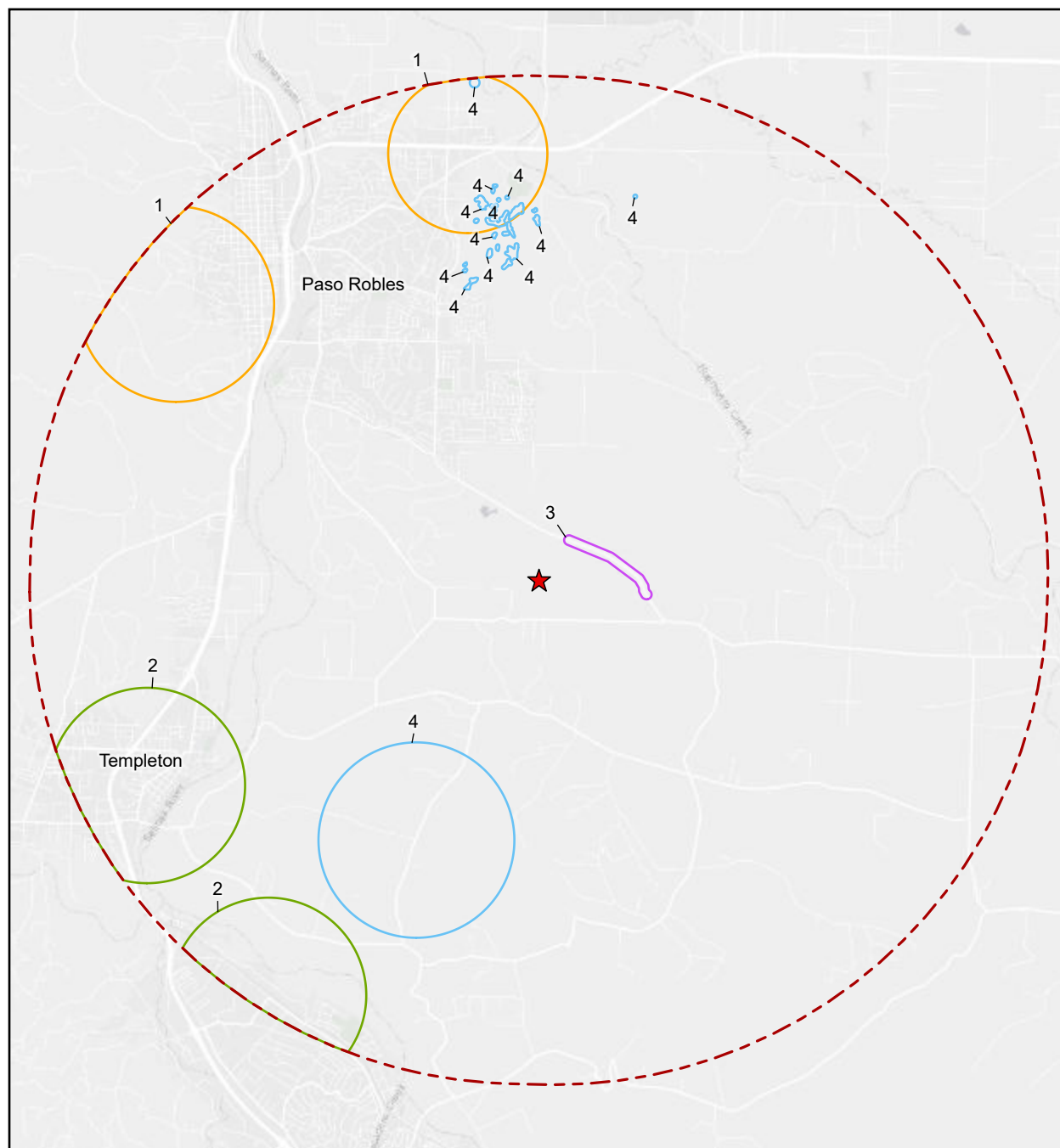
Biological Survey Date: 04/16/2019



ALTHOUSE AND MEADE, INC.
 BIOLOGICAL AND ENVIRONMENTAL SERVICES

Map Updated:
 June 05, 2019 09:28 AM by JBB

Figure 4. CNDDDB Plant Records and USFWS Critical Habitat



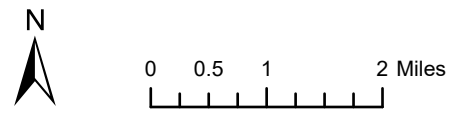
Label	CNDDDB Record Common Name
1	Lemmon's jewelflower
2	Mesa horkelia
3	Santa Lucia dwarf rush
4	Shining navarretia

Legend

★ Project Location

[- - -] 5-Mile Radius

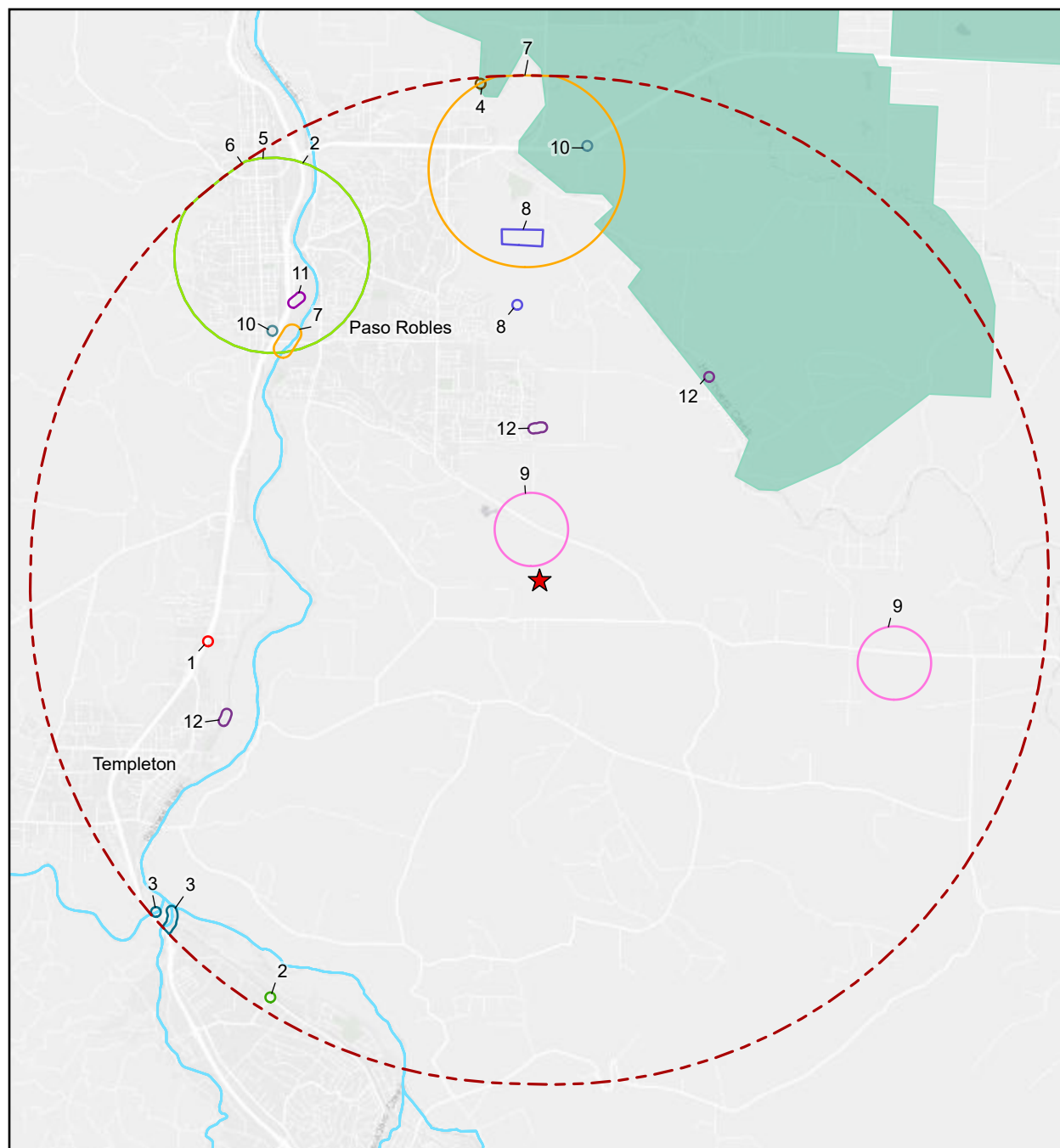
No USFWS Critical Habitat present for plant species within 5 mile radius.



CC Ranch
Map Center: 120.63942°W 35.58102°N
Templeton, San Luis Obispo County

CNDDDB GIS Data Last Updated: April 2019

Figure 5. CNDDDB Animal Records and USFWS Critical Habitat

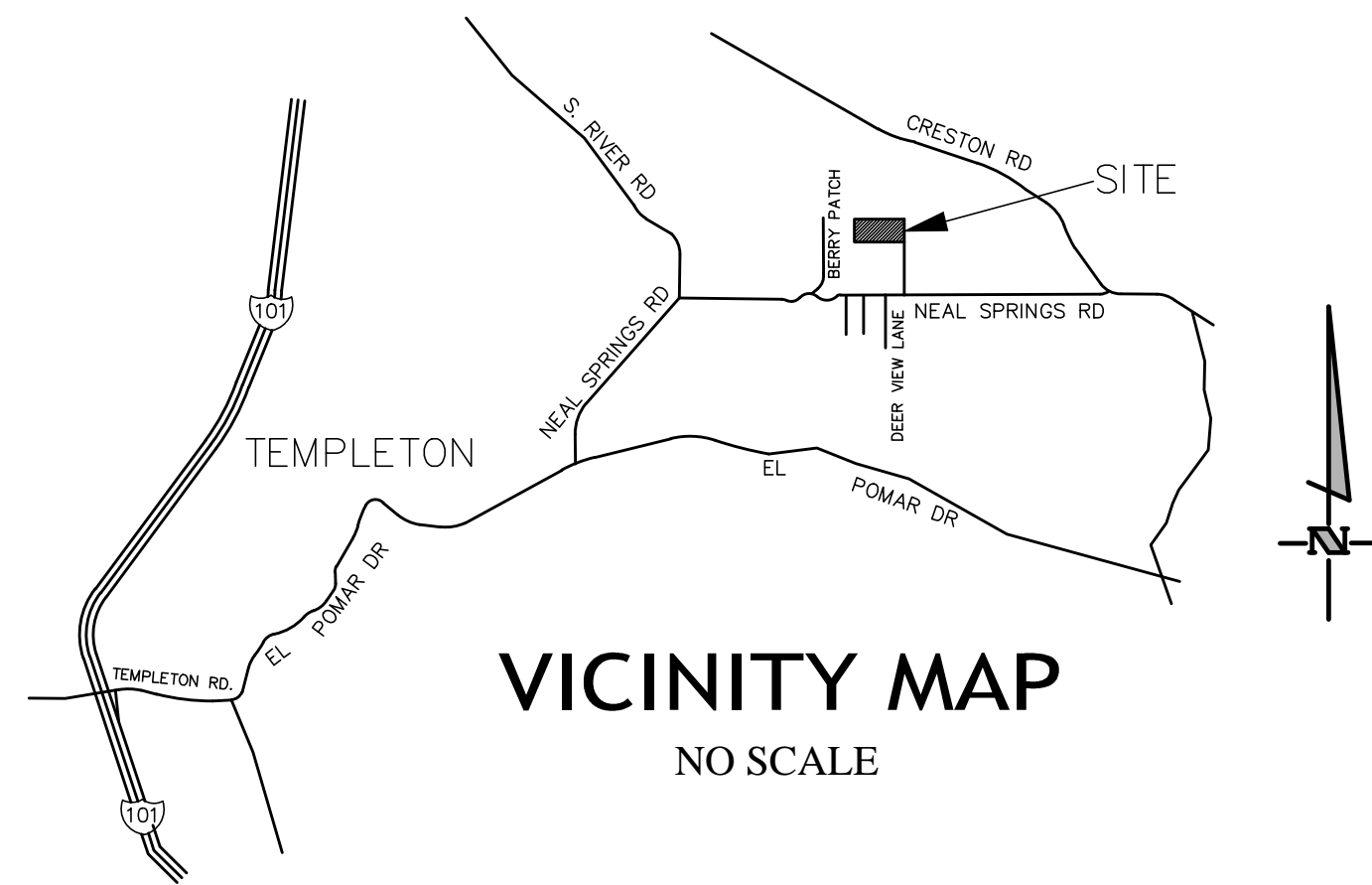


Label	CNDDDB Record Common Name
1	American badger
2	Atascadero June beetle
3	California red-legged frog
4	Golden eagle
5	Least Bell's vireo
6	Lompoc grasshopper
7	Northern California legless lizard
8	San Joaquin kit fox
9	Tricolored blackbird
10	Vernal pool fairy shrimp
11	Western pond turtle
12	Western spadefoot

Legend	
	Project Location
	5-Mile Radius
USFWS Critical Habitat	
	Steelhead
	Vernal Pool Fairy Shrimp



CC Ranch
 Map Center: 120.63953°W 35.58099°N
 Templeton, San Luis Obispo County
 CNDDDB GIS Data Last Updated: April 2019



SYMBOL LEGEND:

—□—	FENCE LINE
—S—	SEWER MAIN
—W—	WATER MAIN
—G—	GAS MAIN
—ETC—	ELEC/TELEPHONE/CABLE
—OH—	OVERHEAD UTILITIES
—	DROP INLET AT CURB
—	DROP INLET
—	STORM DRAIN MANHOLE
—	FIRE HYDRANT
—	WATER WELL
—	WATER VALVE
—	WATER METER
—	SEWER MANHOLE
—	SEWER CLEANOUT

—	RETAINING WALL/CMU WALL
—PG&E—	PG&E BOX
—GAS—	GAS METER
—TEL—	TELEPHONE BOX
—SIGNAL—	SIGNAL BOX
—CABLE T.V.—	CABLE T.V. BOX
—ELEC—	ELECTRIC BOX
—	TELEPHONE MANHOLE
—	STREET LIGHT
—	JOINT POLE
—	POWER POLE
—	GUY WIRE

ABBREVIATIONS:

AC	ASPHALT CONCRETE	GRE	EDGE OF GRASS
BM	BENCH MARK	GRV	GRAVEL
BLDG	BUILDING	GM	GAS METER
BSW	BACK OF SIDEWALK	IP	IRON PIPE
CO	CLEAN OUT	GB	GRADE BREAK
DW	DRIVE WAY	LT	LIGHT
EG	EXISTING GRADE	MH	MAN HOLE
EP	EDGE OF PAVEMENT	PP	POWER POLE
ETW	EDGE OF TRAVELED WAY	SNF	SEARCH FOR, NOT FOUND
FD	FOUND	TC	TOP OF CURB
FE	FENCE EXISTING	TG	TOP OF GRATE
FL	FLOWLINE	TW	TOP OF WALL
FF	FINISHED FLOOR	WM	WATER METER
FSW	FRONT OF SIDEWALK	WV	WATER VALVE
GR	GRASS	(E)	EXISTING

OWNER:

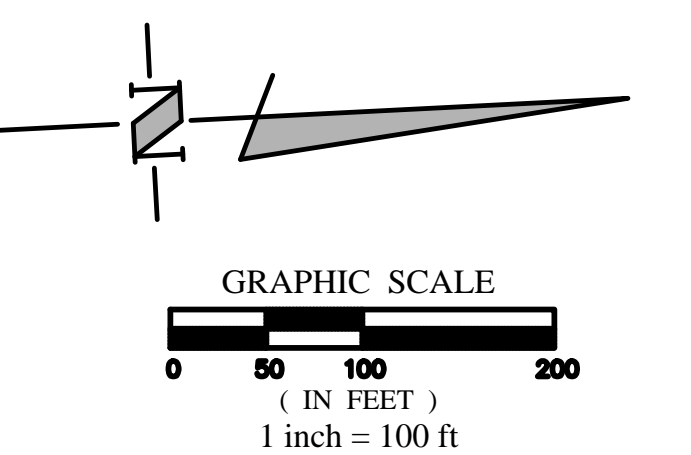
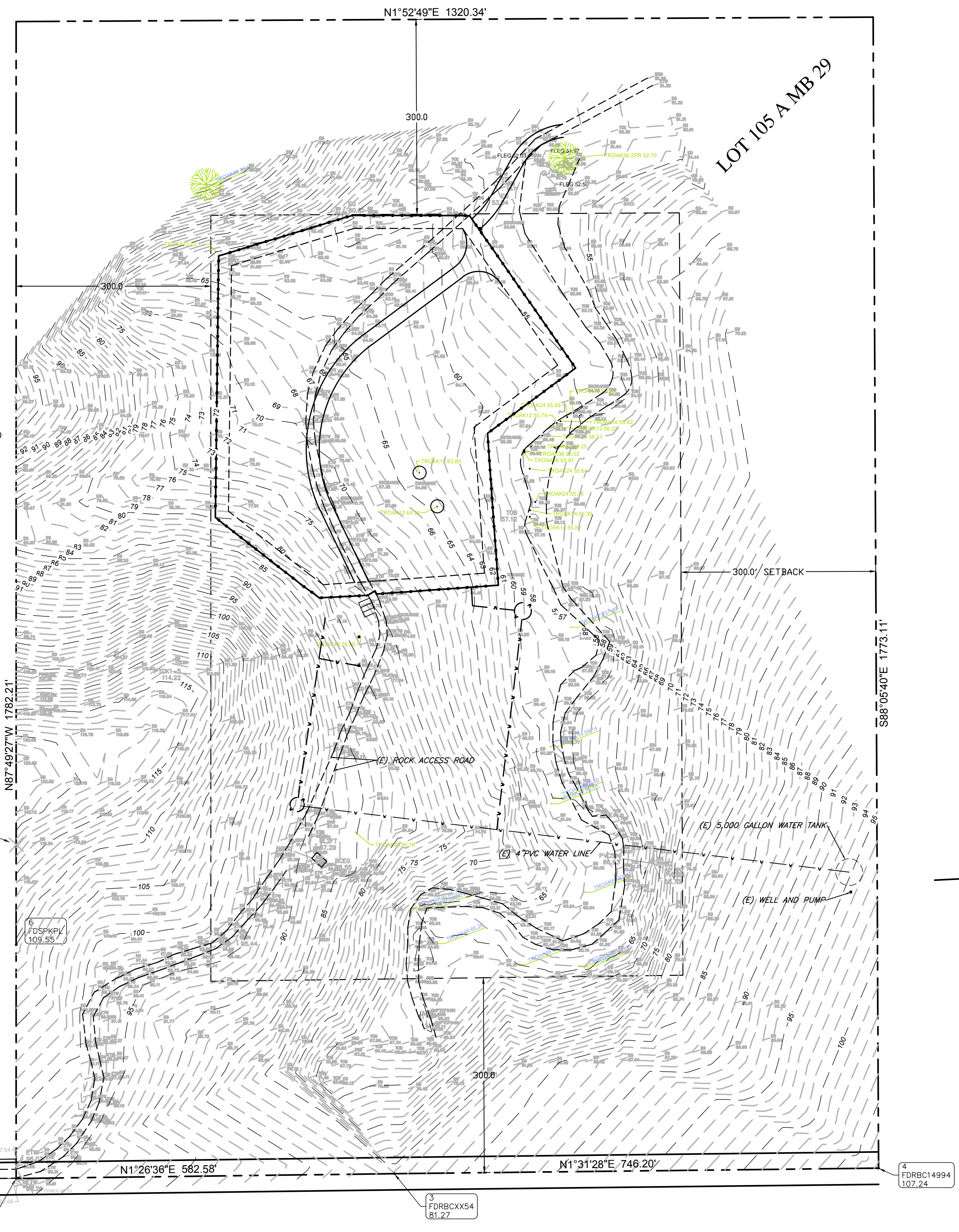
JEFF NAHIAL
805 712-4743

APN:

020-301-010

MAP DISCLAIMERS:

- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO GUARANTEE AS TO THE ACTUAL LOCATION, TYPE, OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- CDS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A PARTIAL BOUNDARY SURVEY PERFORMED UNDER THE DIRECTION OF DENNIS SCHMIDT LS 8408. THESE LINES WERE COMPILED FROM RECORD INFORMATION AND FOUND MONUMENTS AS SHOWN. BOUNDARY LINES BASED ON RECORD INFORMATION SHOWN ARE APPROXIMATE AND WILL NEED TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF ANY FOUNDATION BASED ON SPECIFIC AGENCY SETBACK REQUIREMENTS.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED IN MARCH, 2019 AND DEPICT THE ON SITE CONDITIONS ON THAT DATE.



Attachment D. CNDDDB/CNPS Special Status Species Lists

Potential Special Status Plant List

Table 1 lists two special status plant species reported from the region that have potential to occur on the Property. Federal status, California state status, Global and State Rank, and CNPS ranking (CRPR) for each species are given. Typical blooming period, habitat preference, potential to occur on site, and whether or not the species was observed on the Property are also provided.

TABLE 1. SPECIAL STATUS PLANT LIST.

	Common Name <i>Scientific Name</i>	Fed/State Status Global/State Rank CRPR	Blooming Period	Habitat Preference	Potential to Occur	Detected Within Property?	Effect of Proposed Activity
1.	Shining Navarretia <i>Navarretia nigelliformis</i> subsp. <i>radians</i>	None/None G4T2/S2 1B.2	(March) April - July	Vernal pools, clay depressions, dry grasslands; 150-1000 m. SCoR	Moderate. Appropriate grassland habitat and soils are present on the Property. This species is known to occur within less than one mile of the Project.	No	No Effect
2.	Santa Lucia Dwarf Rush <i>Juncus luciensis</i>	None/None G3/S3 1B.2	April - July	Vernal pools, ephemeral drainages, wet meadow habitats, and streams; 300-1900 m. CaRH, n SNH, SCoRO, TR, PR, MP.	Low. A seasonal drainage with suitable habitat is present within 50 feet of the Project Area to the north.	No	No Effect

Habitat characteristics are from the Jepson manual and the CNDDDB.

Habitat Preference Abbreviations:

CCo: Central Coast	SnFrB: San Francisco Bay	SLO: San Luis Obispo	CW: Central West
SCo: South Coast	TR: Transverse Ranges	SN: Sierra Nevada	SW: South West
SCoR: South Coast Ranges	WTR: Western Transverse Ranges	SnJt: San Jacinto Mtns	DMoj: Mojave Desert

SCoRO: Outer South Coast Ranges
SCoRI: Inner South Coast Ranges

SnJV: San Joaquin Valley
ScV: Sacramento Valley

SnBr: San Bernardino
Teh: Tehachapi Mtn Area

PR: Peninsular Range

State/Rank Abbreviations:

FE: Federally Endangered
FT: Federally Threatened
PE: Proposed Federally Endangered

PT: Proposed Federally Threatened
CE: California Endangered
CR: California Rare

CT: California Threatened
Cand. CE: Candidate for California Endangered
Cand. CT: Candidate for California Threatened

California Rare Plant Ranks:

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

CRPR Threat Ranks:

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

Potential Special Status Animals List

Table 2 lists four special status animal species reported from the region. Federal status, California state status, Global and State Rank, and CDFW Rank for each species are given. Typical nesting or breeding period, habitat preference, to occur, and whether or not the species was observed on the Property are also provided.

TABLE 2. SPECIAL STATUS ANIMAL LIST.

	Common Name <i>Scientific Name</i>	Fed/State Status Global/State Rank CDFW Rank	Nesting- Breeding Period	Habitat Preference	Potential to Occur	Detected Within Property?	Effect of Proposed Activity
1.	Loggerhead Shrike* <i>Lanius ludovicianus</i>	None/None G4/S4 SSC (Nesting)	March 15 through August 15	Open areas with appropriate perches, near shrubby vegetation for nesting.	Present. One loggerhead shrike was observed during April 23, 2019 site survey. Two loggerhead shrikes were observed on May 29, 2019. Nesting could occur in low branches of oak trees. Foraging habitat is present. Shrubby vegetation is not present on the Property.	Yes	Potential Adverse Effect Can be Mitigated
2.	Western Spadefoot <i>Spea hammondi</i>	None/None G3/S3 SSC	January – August	Vernal pools in grassland and woodland habitats.	Low. A seasonal drainage occurs on the Property and suitable soils are present for spadefoot estivation.	No	No Effect

	Common Name <i>Scientific Name</i>	Fed/State Status Global/State Rank CDFW Rank	Nesting- Breeding Period	Habitat Preference	Potential to Occur	Detected Within Property?	Effect of Proposed Activity
3.	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.	Low. Suitable soils and a semi-moderate prey base are present on the Property.	No	Potential Adverse Effect Can be Mitigated
4.	San Joaquin Kit Fox <i>Vulpes macrotis mutica</i>	FE/FT G4T2/S2 Special Animal	December – July	Annual grasslands or grassy open stages with scattered shrubby vegetation. Needs loose textured sandy soil and prey base.	Low. Low quality potential habitat is present on the Property.	No	Potential Adverse Effect Can be Mitigated

Abbreviations:

FE: Federally Endangered
FT: Federally Threatened
PE: Proposed Federally Endangered
PT: Proposed Federally Threatened

CE: California Endangered
CT: California Threatened
Cand. CE: Candidate for California Endangered
Cand. CT: Candidate for California Threatened

SA: CDFW Special Animal
SSC: CDFW Species of Special Concern
FP: CDFW Fully-Protected
WL: CDFW Watch List

Attachment E. Plant List

TABLE 3. PLANT LIST.

Scientific Name	Special Status	Origin	Common Name
Trees - 2 Species			
<i>Quercus lobata</i>	None	Native	Valley oak
<i>Sequoia sempervirens</i>	None	Native	Coast redwood
Shrubs - 3 Species			
<i>Lupinus albifrons</i>	None	Native	Silver bush lupine
<i>Phoradendron villosum</i> subsp. <i>villosum</i>	None	Native	Oak mistletoe
<i>Sambucus nigra</i> subsp. <i>caerulea</i>	None	Native	Blue elderberry
Forbs - 45 Species			
<i>Achyrachaena mollis</i>	None	Native	Soft blow wives
<i>Acmispon americanus</i> var. <i>americanus</i>	None	Native	Spanish clover
<i>Agoseris heterophylla</i>	None	Native	Mountain dandelion
<i>Amsinckia intermedia</i>	None	Native	Common fiddleneck
<i>Amsinckia menziesii</i>	None	Native	Common fiddleneck
<i>Anagallis arvensis</i>	None	Introduced	Scarlet pimpernel
<i>Asclepias eriocarpa</i>	None	Native	Kotolo
<i>Brassica nigra</i>	None	Introduced	Black mustard
<i>Capsella bursa-pastoris</i>	None	Native	Sheperd's purse
<i>Carduus pycnocephalus</i> subsp. <i>pycnocephalus</i>	None	Introduced	Italian thistle
<i>Castilleja attenuata</i>	None	Native	Valley tassels
<i>Centaurea solstitialis</i>	None	Introduced	Yellow star-thistle
<i>Chamaesyce maculata</i>	None	Introduced	Spotted spurge
<i>Convolvulus arvensis</i>	None	Introduced	Bindweed
<i>Croton setigerus</i>	None	Native	Turkey mullein
<i>Datura wrightii</i>	None	Native	Jimsonweed
<i>Erodium cicutarium</i>	None	Introduced	Redstem filaree
<i>Galium aparine</i>	None	Native	Common bedstraw
<i>Hirschfeldia incana</i>	None	Introduced	Short podded mustard
<i>Hypochaeris glabra</i>	None	Introduced	Smooth cat's-ear
<i>Hypochaeris radicata</i>	None	Introduced	Rough cat's-ear
<i>Lactuca serriola</i>	None	Introduced	Prickly lettuce
<i>Lamium amplexicaule</i>	None	Introduced	Henbit

Scientific Name	Special Status	Origin	Common Name
<i>Layia platyglossa</i>	None	Native	Tidy-tips
<i>Logfia gallica</i>	None	Introduced	Daggerleaf cottonrose
<i>Lupinus bicolor</i>	None	Native	Miniature lupine
<i>Lupinus microcarpus</i>	None	Native	Chick lupine
<i>Madia gracilis</i>	None	Native	Gumweed
<i>Marrubium vulgare</i>	None	Introduced	Horehound
<i>Matricaria chamomilla</i>	None	Introduced	German chamomile
<i>Matricaria discoidea</i>	None	Introduced	Pineapple weed
<i>Medicago polymorpha</i>	None	Introduced	California burclover
<i>Micropus californicus</i> var. <i>californicus</i>	None	Native	Slender cottonweed
<i>Microseris douglasii</i>	None	Native	Douglas' microseris
<i>Plagiobothrys canescens</i> var. <i>canescens</i>	None	Native	Valley popcorn flower
<i>Rumex crispus</i>	None	Introduced	Curly dock
<i>Silybum marianum</i>	None	Introduced	Milk thistle
<i>Sisymbrium orientale</i>	None	Introduced	Indian hedge mustard
<i>Sonchus oleraceus</i>	None	Introduced	Common sow thistle
<i>Trifolium depauperatum</i>	None	Native	Dwarf sack clover
<i>Trifolium hirtum</i>	None	Introduced	Rose clover
<i>Urtica urens</i>	None	Introduced	Annual stinging nettle
<i>Verbascum virgatum</i>	None	Introduced	Wand mullein
<i>Vicia villosa</i>	None	Introduced	Hairy vetch
Grasses - 12 Species			
<i>Avena barbata</i>	None	Introduced	Slender wild oat
<i>Avena fatua</i>	None	Introduced	Wild oat
<i>Bromus diandrus</i>	None	Introduced	Ripgut grass
<i>Bromus hordeaceus</i>	None	Introduced	Soft chess brome
<i>Bromus madritensis</i> subsp. <i>rubens</i>	None	Introduced	Red brome
<i>Festuca microstachys</i>	None	Native	Small fescue
<i>Festuca myuros</i>	None	Introduced	Rattail sixweeks grass
<i>Festuca perennis</i>	None	Introduced	Italian ryegrass
<i>Hordeum murinum</i>	None	Introduced	Foxtail barley
<i>Hordeum murinum</i> subsp. <i>glaucum</i>	None	Introduced	Foxtail
<i>Juncus bufonius</i> var. <i>bufonius</i>	None	Introduced	Toad rush ³²
<i>Secale cereale</i>	None	Introduced	Cereal rye

Attachment F. Wildlife List

TABLE 4. WILDLIFE LIST.

Common Name	Scientific Name	Special Status	Habitat Type
Birds – 12 Species			
Red-tailed Hawk	<i>Buteo jamaicensis</i>	None	Open, semi-open country
Killdeer	<i>Charadrius vociferous</i>	None	Mud flats, stream banks, grazed fields
American Crow	<i>Corvus brachyrhynchos</i>	None	Many habitats, esp. urban
House Finch	<i>Haemorhous mexicanus</i>	None	Towns
Bullock's Oriole	<i>Icterus bullockii</i>	None	Oak, riparian woodlands
Loggerhead Shrike	<i>Lanius ludovicianus</i>	SSC (nesting)	Nests in shrubs, trees near open areas
Acorn Woodpecker	<i>Melanerpes formicivorus</i>	None	Open woodlands
Northern Mockingbird	<i>Mimus polyglottos</i>	None	Riparian, chaparral, woodlands, urban
European Starling	<i>Sturnus vulgaris</i>	None	Agricultural, livestock areas
Tree Swallow	<i>Tachycineta bicolor</i>	None	Oak, riparian woodlands, open areas near water
Western Kingbird	<i>Tyrannus verticalis</i>	None	Grasslands, savannah
Mourning Dove	<i>Zenaida macroura</i>	None	Open and semi-open habitats
Mammals – 2 Species			
California Ground Squirrel	<i>Otospermophilus beecheyi</i>	None	Grasslands
Valley Pocket Gopher	<i>Thomomys bottae</i>	None	Variety of habitats

Attachment G. San Joaquin Kit Fox Evaluation

Kit Fox Habitat Evaluation Form

Cover Sheet

Project Name **CC Ranch**

Date **5-24-2019**

Project Location **2210 Neal Springs Road
Templeton, CA**

Include project vicinity map and project boundary on copy of U.S.G.S. 7.5. minute map (size may be reduced)

U.S.G.S. Quad Map Name **Templeton**

Lat/Long or UTM coordinates (if available) **N 35.58031°
W 120.63973°**

Project Description **Cannabis greenhouses**

Project Size: **5.8 acres**

Amount of Kit Fox Habitat Affected: **5.8 acres**

Quantity of WHR Habitat Types Impacted (i.e. – 2 acres annual grassland, 3 acres blue oak woodland)

WHR type	California annual grassland	5.4 Acres
	Ruderal	0.4Acres

Comments:

Form Completed by:

Daniel E. Meade

San Joaquin Kit Fox Habitat Evaluation Form

Is the project within 10 miles from a recorded San Joaquin kit fox observation or within contiguous suitable habitat as defined in Question 2(A-E)?

YES – Continue with evaluation form

NO – Evaluation form/surveys are not necessary

1. Importance of the project area relative to Recovery Plan for Upland Species of the San Joaquin Valley, California (Williams et al, 1998).

A. Project would block or degrade an existing corridor linking core populations or isolate a subpopulation (20).

B. Project is within a core population (15)

C. Project area is identified within satellite population (12)

D. Project area is within a corridor linking satellite populations (10)

E. Project area is not within any of the previously described areas but is within known kit fox range (5)

2. Habitat characteristics of the project area.

A. Annual grassland or saltbush scrub present >50% of site (15)

B. Grassland or saltbush scrub present but comprises <50% of project area (10)

C. Oak savannah present on >50% of site (8)

D. Fallow ag fields or grain/alfalfa crops (7)

E. Orchards/vineyards (5)

F. Intensively maintained row crops or suitable vegetation absent (0)

3. Isolation of project area

A. Project area surrounded by contiguous kit fox habitat as described in Question 2a-e (15)

B. Project area adjacent to at least 40 acres of contiguous habitat or part of an existing corridor (10)

C. Project area adjacent to <40 acres of habitat but linked by existing corridor (i.e.-river, canal, aqueduct) (7)

D. Project area surrounded by ag but less than 200 yards from habitat (5)

E. Project area completely isolated by row crops or development and is greater than 200 yards from potential habitat (0)

4. Potential for increased mortality as a result of the project implementation.

Mortality may come from direct (e.g. – construction related) or indirect (e.g. – vehicle strikes due to increases in post development traffic) sources.

A. Increase in mortality likely (10)

B. Unknown mortality effects (5)

C. No long term effect on mortality (0)

5. Amount of potential kit fox habitat affected
 - A. > 320 acres (10)
 - B. 160-319 acres (7)
 - C. 80-159 acres (5)
 - D. 40-79 acres (3)
 - E. <40 acres (1)**

6. Results of project implementation
 - A. Project site will be permanently converted and will no longer support foxes (10)**
 - B. Project area will be temporarily impacted but will require periodic disturbance for ongoing maintenance (7)
 - C. Project area will be temporarily impacted and no maintenance necessary (5)
 - D. Project will result in changes to agricultural crops (2)
 - E. No habitat impacts (0)

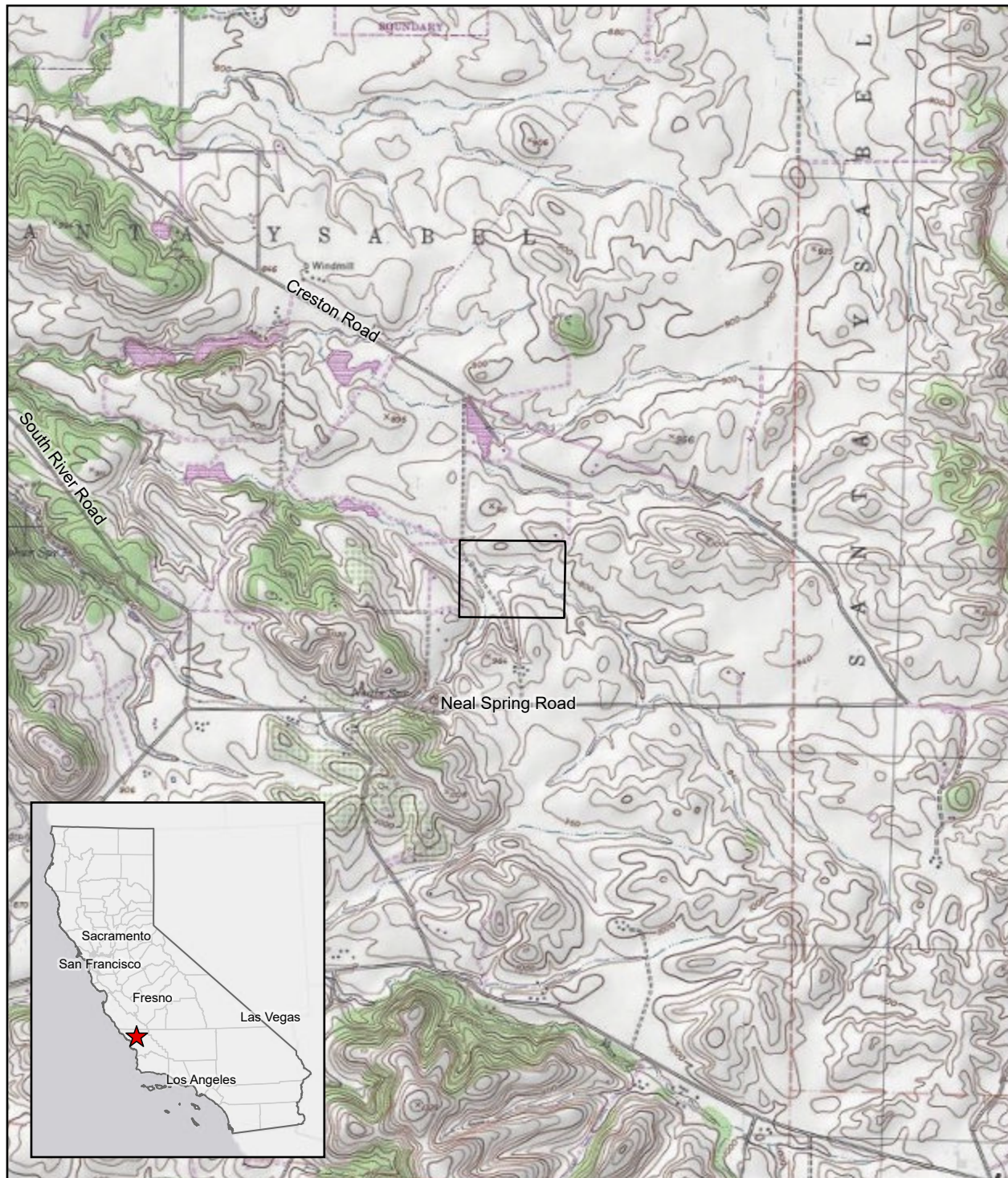
7. Project shape
 - A. Large block (10)**
 - B. Linear with >40 foot right-of way (5)
 - C. Linear with <40 foot right-of-way (3)

8. Have San Joaquin kit foxes been observed within 3 miles of the project area within the last 10 years?
 - A. Yes (10)
 - B. No (0)**

Scoring

1. Recovery importance	20
2. Habitat condition	15
3. Isolation	15
4. Mortality	5
5. Quantity of habitat impacted	1
6. Project results	10
7. Project shape	10
8. Recent observations	<u>0</u>
Total	76

Figure 1. United States Geological Survey Topographic Map



Legend

 Property Boundary



0 1,000 2,000 4,000 Feet

CC Ranch

Map Center: 120.63973°W 35.58031°N
Templeton, San Luis Obispo County

APN: 020-301-010
USGS Quadrangle: Templeton



ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

Map Updated:
April 19, 2019 02:35 PM by MMP