



ALTHOUSE AND MEADE, INC.
BIOLOGICAL AND ENVIRONMENTAL SERVICES

1602 Spring Street, Paso Robles, CA 93446
(805) 237-9626 • Fax (805) 237-9181 • www.althouseandmeade.com

April 30, 2020
1210.02

Snug Harbor, LLC
c/o CJ Rudolf
1428 9th Street
Santa Monica, CA 90401
Via Email: CJ Rudolf <cj@randrconstruction.us>; Tim Walters <JWalters@rrmdesign.com>

Re: Spring Botanical Survey Letter for RV Storage at Heritage Ranch
APN 012-101-073 San Luis Obispo County, California

Dear Mr. Rudolf:

This letter provides the results for a spring season botanical survey completed on April 7, 2020. The botanical survey was conducted on the approximate 14.7-acre property (Study Area) located northwest of the intersection of Heritage Road and Heritage Loop Road, in San Luis Obispo County, California. The Study Area is located in the Lime Mountain United States Geological Survey (USGS) 7.5-minute topographic quadrangle with the approximate location of 35.734953 N, -120.987630 W (WGS84) as shown in Figure 1 and Figure 2.

METHODS

On April 7, 2020 Althouse and Meade biologist Kyle Nessen conducted a botanical survey of the Study Area. The spring survey was conducted on foot to compile a species list and search for potential special status plant species. Meandering transects were used to access all areas of the site, and 100 percent visual examination of suitable habitat for rare plant species was conducted using pedestrian transects. This work was reviewed and supervised by LynneDee Althouse, Principal Scientist at Althouse and Meade, Inc.

BOTANICAL SURVEY

The spring botanical survey is an appropriately timed survey to complement the previous field investigation completed in summer 2019. Spring survey effort focused on the sensitive plant species listed below with potential to occur at the subject site:

- A. Douglas' fiddleneck** (*Amsinckia douglasiana*) is a CRPR 4.2 species endemic to California. It is known to occur in dry, unstable shaly sedimentary slopes in grassland and woodland habitats below 1,850 meters elevation. It is an annual herb that typically blooms between March and May. The closest known record is approximately 3.7 miles northeast of the Study Area (CCH CR44). Soils derived from shale and sandstone are present in the Study Area but

are marginally suitable compared to typical Douglas' fiddleneck habitat. Douglas' fiddleneck was not detected in the Study Area during the summer 2019 or spring 2020 survey.

- B. Salinas milk vetch** (*Astragalus macrodon*) is a CRPR 4.3 species that occurs from San Benito County south to San Luis Obispo County and east to Kern County and endemic to California. It is known to occur in cismontane woodland, chaparral and grassland habitats often on sandstone, shale, or serpentinite substrates between 250 to 950 meters elevation. It is a perennial herb that typically blooms between April and July. The closest known record is approximately 4.2 miles northwest of the Study Area (CCH SBBG124767). The soil in the Study Area is marginally suitable for this species but is unlikely to occur in the relatively disturbed habitat of the Study Area. Salinas milk vetch was not detected in the Study Area during the summer 2019 or spring 2020 survey.
- C. Lemmon's jewel-flower** (*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 closest known record is approximately 3.2 miles southeast of the Study Area (CNDDDB #22). Steep hillsides in the Study Area are marginally suitable for these species; however, it is unlikely to occur due to an overgrowth of annual grasses. Lemmon's jewel-flower was not detected during the spring 2020 survey.
- D. Small-flowered gypsum-loving larkspur** (*Delphinium gypsophilum* ssp. *parviflorum*) is a CRPR 3.2 subspecies endemic to Monterey and San Luis Obispo Counties. It is known to occur on rocky clay, sometimes serpentine soil, in cismontane woodlands and grasslands habitats between 190 and 350 meters elevation. It is a perennial herb that typically blooms between March and June. The closest known record is approximately 3.1 miles north of the Study Area (CCH CDA29605). Marginally suitable habitat is present in the Study Area; however, this species is unlikely to occur in the soils present within the Study Area. Small-flowered gypsum-loving larkspur was not detected during the summer 2019 or spring 2020 survey.
- E. Pale-yellow Layia** (*Layia heterotricha*) is a CRPR 1B.1 species endemic to central California. It is known to occur on alkaline or clay soils in cismontane woodland, chaparral, and grassland habitat between 300 and 1,705 meters elevation. It is an annual herb that typically blooms between March and May. The closest known record is approximately 2.3 miles northwest of the Study Area (CNDDDB #12). Marginally suitable habitat is present in the Study Area; however, this species is unlikely to occur in soils present within the Study Area. Pale-yellow layia was not detected during the summer 2019 or spring 2020 survey.
- F. Davidson's bush mallow** (*Malacothamnus davidsonii*) is a CRPR 1B.2 species that occurs from San Mateo County south to Los Angeles County and is endemic to California. It is known to occur in chaparral, coastal scrub, cismontane woodland, and riparian woodland habitats between 185 and 1,140 meters elevation. It is a perennial deciduous shrub that typically blooms between June and January. The closest known record is approximately 3.0 miles northwest of the Study Area (CNDDDB #89). The woodland habitat in the Study Area is marginally suitable for this species, but it is only known to occur in one locality within the county and is unlikely to occur in the Study Area. Davidson's bush mallow was not detected during the summer 2019 or spring 2020 survey.
- G. Shining navarretia** (*Navarretia nigelliformis* ssp. *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 elevation. It is an annual herb that typically blooms between (March) April and July. The closest known record is approximately 3.7 miles northeast of the Study Area (CNDDDB #49). The soils and grassland habitat are marginally suitable for this species. Shining navarretia was not detected during the summer 2019 or spring 2020 survey.

SURVEY RESULTS AND DETERMINATION

Botanical survey conducted on April 7, 2020 identified 52 species, subspecies, and varieties of vascular plant taxa in the Study Area (Table 1). The list includes 29 species native to California. 23 introduced (naturalized or planted) species, and 14 invasive species (Cal-IPC 2020). Native plant species account for approximately 56 percent of the Study Area flora; introduced species account for approximately 44 percent. No special status plant species were identified in the Study Area. Botanical nomenclature used in this document follows the Jepson Manual, Second Edition (Baldwin et al. 2012).

TABLE 1. VASCULAR PLANT LIST

Common Name	Scientific Name	Special Status	Origin	Cal-IPC Rating
Trees - 1 Species				
Blue oak	<i>Quercus douglasii</i>	--	Native	--
Shrubs - 1 Species				
Big leaf mistletoe	<i>Phoradendron leucarpum</i> ssp. <i>macrophyllum</i>	--	Native	--
Forbs - 41 Species				
Blow wives	<i>Achyrachaena mollis</i>	--	Native	--
Spanish clover	<i>Acmispon americanus</i> var. <i>americanus</i>	--	Native	--
Common fiddleneck	<i>Amsinckia intermedia</i>	--	Native	--
Bowlesia	<i>Bowlesia incana</i>	--	Native	--
Red maids	<i>Calandrinia menziesii</i>	--	Native	--
Shepherd's purse	<i>Capsella bursa-pastoris</i>	--	Introduced	--
Slender owl's clover	<i>Castilleja attenuata</i>	--	Native	--
Owl's clover	<i>Castilleja exserta</i>	--	Native	--
Yellow star thistle	<i>Centaurea solstitialis</i>	--	Introduced	High
Miner's lettuce	<i>Claytonia perfoliata</i>	--	Native	--
Rattlesnake weed	<i>Daucus pusillus</i>	--	Native	--
Royal larkspur	<i>Delphinium variegatum</i> ssp. <i>variegatum</i>	--	Native	--
Blue dicks	<i>Dichelostemma capitatum</i>	--	Native	--
Annual willow-herb	<i>Epilobium brachycarpum</i>	--	Native	--
Longbeak storksbill	<i>Erodium botrys</i>	--	Introduced	--

Common Name	Scientific Name	Special Status	Origin	Cal-IPC Rating
Redstem filaree	<i>Erodium cicutarium</i>	--	Introduced	Limited
Filaree	<i>Erodium moschatum</i>	--	Introduced	--
Goose grass	<i>Galium aparine</i>	--	Native	--
Climbing bedstraw	<i>Galium porrigens</i>	--	Native	--
Wild mustard	<i>Hirschfeldia incana</i>	--	Introduced	Moderate
Smooth cat's ear	<i>Hypochaeris glabra</i>	--	Introduced	Limited
Prickly lettuce	<i>Lactuca serriola</i>	--	Introduced	--
Henbit	<i>Lamium amplexicaule</i>	--	Introduced	--
Pepperwort	<i>Lepidium nitidum</i>	--	Native	--
True babystars	<i>Leptosiphon bicolor</i>	--	Native	--
Biscuit root	<i>Lomatium dasycarpum</i> ssp. <i>dasycarpum</i>	--	Native	--
Miniature lupine	<i>Lupinus bicolor</i>	--	Native	--
Sky blue lupine	<i>Lupinus nanus</i>	--	Native	--
California man-root	<i>Marah fabacea</i>	--	Native	--
Horehound	<i>Marrubium vulgare</i>	--	Introduced	Limited
California burclover	<i>Medicago polymorpha</i>	--	Introduced	Limited
Q tips	<i>Micropus californicus</i>	--	Native	--
Popcorn flower	<i>Plagiobothrys nothofulvus</i>	--	Native	--
Pterostegia	<i>Pterostegia drymarioides</i>	--	Native	--
Fiddle dock	<i>Rumex pulcher</i>	--	Introduced	--
Sanicle	<i>Sanicula crassicaulis</i>	--	Native	--
Milk thistle	<i>Silybum marianum</i>	--	Introduced	Limited
Chickweed	<i>Stellaria media</i>	--	Introduced	--
Dandelion	<i>Taraxacum officinale</i>	--	Introduced	--
Tomcat clover	<i>Trifolium willdenovii</i>	--	Native	--
Winter vetch	<i>Vicia villosa</i>	--	Introduced	--
Grasses - 9 Species				
Slender wild oat	<i>Avena barbata</i>	--	Introduced	Moderate
Wild oat	<i>Avena fatua</i>	--	Introduced	Moderate
California brome	<i>Bromus carinatus</i>	--	Native	--
Ripgut brome	<i>Bromus diandrus</i>	--	Introduced	Moderate
Soft chess brome	<i>Bromus hordeaceus</i>	--	Introduced	Limited
Red top brome	<i>Bromus madritensis</i> ssp. <i>rubens</i>	--	Introduced	High

Common Name	Scientific Name	Special Status	Origin	Cal-IPC Rating
Foxtail barley	<i>Hordeum murinum</i>	--	Introduced	Moderate
Harding grass	<i>Phalaris aquatica</i>	--	Introduced	Moderate
Purple needlegrass	<i>Stipa pulchra</i>	--	Native	--

Of the seven special status plant species with potential to occur, none were found within the Study Area during the appropriately timed spring survey or grassland and two native habitats: blue oak woodland and needle grass grassland (Photos 1 & 2). The oak habitat reflects moderate ecological quality with non-native weedy understory vegetation throughout. The needle grass grassland contains higher overall cover and diversity of native species than the oak habitat, but is comprised with species associated with routine disturbance. No further botanical surveys or additional Mitigation Measures are recommended.



Photo 1. Annual grassland bordered by blue oak woodland, view south, April 7, 2020.



Photo 2. Needle grass grassland with native owl's clover in bloom, view north, April 7, 2020.

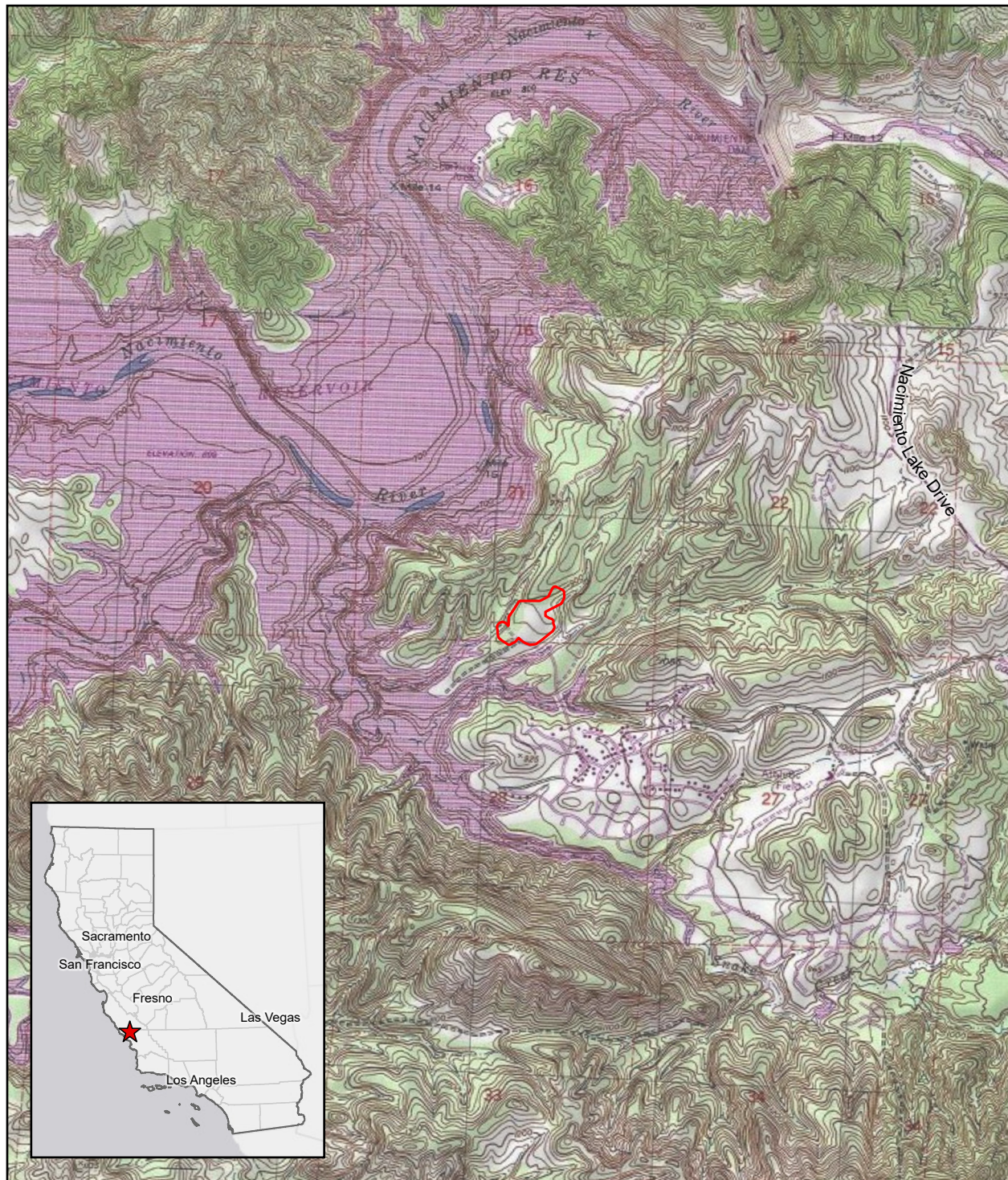
Thank you for allowing us to be of assistance. Should you have questions, feel free to call Kyle Nessen or me at (805) 237-9626.

Sincerely,

A handwritten signature in cursive script that reads "Lynne Dee Althouse".

LynneDee Althouse
Principal Scientist

Figure 1. United States Geological Survey Topographic Map



Legend

 Study Area



0 1,000 2,000 4,000 Feet


RV Storage at Heritage Ranch
Map Center: 120.89904°W 35.73646°N
San Luis Obispo County, California

USGS Quadrangle: Lime Mountain


Figure 2. Aerial Photograph



Legend

 Study Area (14.7 acres)



0 500 1,000 Feet


RV Storage at Heritage Ranch
Map Center: 120.89817°W 35.73448°N
San Luis Obispo County, California

Imagery Source: USDA NAIP, 07/14/2018