

ATTACHMENT 3  
Botanical Surveys

June 25, 2019

Barry Ephraim  
Bullock Ranch, LLC  
125 Bowling Green Way  
Los Angeles, CA 90049

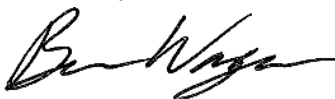
**Re: Bullock Lane Botanical Surveys Report for Bullock Ranch, San Luis Obispo, California /  
SWCA No. 55808**

Dear Mr. Ephraim:

Thank you for your interest in having SWCA Environmental Consultants (SWCA) conduct a botanical survey on two parcels (Assessor's Parcel Numbers [APNs] 004-705-009 and 053-061-053) on Bullock Lane in the city of San Luis Obispo, San Luis Obispo County, California. SWCA conducted two botanical surveys of the property to determine the presence of rare plant species, sensitive habitats, and native bunchgrass habitat to satisfy mitigation measures B-2a and B-2g of the Orcutt Area Specific Plan Environmental Impact Report (EIR). SWCA understands that the activities proposed on your property include grading for a residential development. The property is surrounded by residential and commercial development and open spaces.

The botanical surveys were conducted on April 23 and May 31, 2019, by SWCA biologist Ben Wagner to verify presence/absence of rare plant species, sensitive habitats, and native bunchgrass habitat on the property. The surveys were timed to capture the blooming period of special-status plant species with the potential to occur to ensure an accurate presence/absence determination. After conducting a record search and assessment of the property, it was determined that Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*), a California Rare Plant Rank (CRPR) 1B.1 plant, had the potential to occur on site. On May 30, 2019, prior to conducting the second survey, a reference population of Congdon's tarplant located off Tank Farm Road was observed by SWCA to be flowering (Attachment A: Photo A-7). At the time of both surveys, vegetation on the property had not been disturbed (e.g., mowed, trimmed, sprayed with herbicide) in a way that would affect identification. Vegetation on the property consists of plant species that typically occur in non-native grassland, heavily disturbed roadside areas, and residential landscaping (Attachment A: Photos A-1 through A-6). Surveys were conducted by walking back and forth over the entire area of both parcels so that 100% visual coverage of both parcels was achieved. All plants observed were identified and documented (Attachment B). No native bunchgrasses, native bunchgrass habitat, or sensitive habitats were observed. One CRPR 4.2 (limited distribution) species, Cambria morning glory (*Calystegia subacaulis* ssp. *episcopalis*), was observed growing sporadically throughout the undeveloped areas of both parcels.

Sincerely,



Ben Wagner  
Biologist

**ATTACHMENT A**  
**Photo Documentation**



**Photo A-1. View of the southwestern section of the survey area facing toward Bullock Lane (see Bullock Lane and the Union Pacific Railroad in the background). Note non-native grassland dominates the majority of the survey area. Photo taken April 23, 2019.**



**Photo A-2. View of the eastern section of the survey area taken from the easternmost parcel boundary facing toward Bullock Lane (see buildings along Bullock Lane in the background). Note non-native grassland dominates the majority of the survey area. Photo taken April 23, 2019.**



**Photo A-3. View of the northeastern section of the survey area facing approximately northeast. Note the parcel boundary fence that splits the two parcels of the survey area located on the right side of the photo, and the non-native grassland in this section of the survey area. Photo taken May 31, 2019.**



**Photo A-4. View of the survey area behind the abandoned home on Bullock Lane (Bullock Lane is out of view) facing approximately north. Note buildings along Bullock Lane in the background and landscaping trees surrounding the southernmost building within the survey area. Photo taken May 31, 2019.**



**Photo A-5. View of the developed area on the southern end of the survey area facing west toward Bullock Lane. Photo taken May 31, 2019.**



**Photo A-6. View of flowering Cambria morning glory within the non-native grassland in the survey area. Photo taken May 31, 2019.**



**Photo A-7. View of reference Congdon's tarplant observed off Tank Farm Road the day before the survey at Bullock Ranch. Note Congdon's tarplant was not observed within the survey area at Bullock Ranch. Photo taken May 30, 2019.**

**ATTACHMENT B**  
**Plant Species Observed**



Table B-1. Plant Species Observed On-Site

Scientific Name	Common Name	Native	Species Status / Notes*
Vascular Plants nomenclature follows " The Jepson Manual" and <a href="http://ucjeps.berkeley.edu/interchange.html">http://ucjeps.berkeley.edu/interchange.html</a>			
<b>Gymnosperms</b>			
<b>Pinaceae</b>	<b>Pine family</b>		
<i>Pinus</i> sp.	pine (cultivar)	No	
<b>Angiosperms (Dicots)</b>			
<b>Apiaceae</b>	<b>Carrot family</b>		
<i>Foeniculum vulgare</i>	sweet fennel	No	Cal-IPC: High
<b>Apocynaceae</b>	<b>Milkweed family</b>		
<i>Asclepias fascicularis</i>	narrow leaf milkweed	Yes	
<b>Asteraceae</b>	<b>Sunflower family</b>		
<i>Baccharis pilularis</i>	coyote brush	Yes	
<i>Carduus pycnocephalus</i>	Italian thistle	No	Cal-IPC: Moderate
<i>Cichorium intybus</i>	chicory	No	
<i>Cirsium vulgare</i>	bull thistle	No	Cal-IPC: Moderate
<i>Erigeron canadensis</i>	Canada horseweed	Yes	
<i>Helminthotheca echioides</i>	bristly ox-tongue	No	Cal-IPC: Limited
<i>Hemizonia congesta</i> ssp. <i>luzulifolia</i>	woodrush tarweed	Yes	
<i>Lactuca saligna</i>	slender lettuce	No	
<i>Lactuca serriola</i>	prickly lettuce	No	
<i>Matricaria discoidea</i>	pineapple weed	Yes	
<i>Pseudognaphalium luteoalbum</i>	Jersey cudweed	No	
<i>Sonchus asper</i>	prickly sow thistle	No	
<i>Sonchus oleraceus</i>	sow thistle	No	
<b>Boraginaceae</b>	<b>Borage family</b>		
<i>Echium candicans</i>	Pride of madeira	No	Cal-IPC: Limited
<b>Brassicaceae</b>	<b>Mustard family</b>		
<i>Brassica nigra</i>	black mustard	No	Cal-IPC: Moderate
<i>Lepidium didymium</i>	lesser swine grass	No	
<i>Raphanus sativus</i>	wild radish	No	Cal-IPC: Limited
<b>Caryophyllaceae</b>	<b>Pink family</b>		
<i>Spergularia bocconi</i>	Boccone's sand spurry	No	
<b>Chenopodiaceae</b>	<b>Goosefoot family</b>		
<i>Chenopodium murale</i>	nettle leaf goosefoot	No	
<b>Convolvulaceae</b>	<b>Morning glory family</b>		
<i>Calystegia subacaulis</i> ssp. <i>episcopalis</i>	Cambria morning glory	Yes	CNPS Rank: 4.2 (limited distribution)
<i>Convolvulus arvensis</i>	bindweed	No	
<b>Euphorbiaceae</b>	<b>Spurge family</b>		
<i>Euphorbia peplus</i>	petty spurge	No	

Scientific Name	Common Name	Native	Species Status / Notes*
<b>Fabaceae</b>	<b>Pea family</b>		
<i>Medicago polymorpha</i>	bur clover	No	Cal-IPC: Limited
<i>Trifolium hirtum</i>	rose clover	No	Cal-IPC: Limited
<i>Vicia benghalensis</i>	purple vetch	No	
<i>Vicia sativa</i>	spring vetch	No	
<b>Fagaceae</b>	<b>Oak family</b>		
<i>Quercus agrifolia</i>	coast live oak	Yes	
<b>Geraniaceae</b>	<b>Geranium family</b>		
<i>Erodium cicutarium</i>	red-stemmed filaree	No	Cal-IPC: Limited
<i>Erodium moschatum</i>	white-stemmed filaree	No	
<i>Geranium dissectum</i>	cut-leaved geranium	No	Cal-IPC: Limited
<b>Malvaceae</b>	<b>Mallow family</b>		
<i>Malva parviflora</i>	cheeseweed	No	
<b>Montiaceae</b>	<b>Miner's Lettuce family</b>		
<i>Calandrinia menziesii</i>	red maids	Yes	
<b>Myrsinaceae</b>	<b>Myrsine family</b>		
<i>Lysimachia arvensis</i>	scarlet pimpernel	No	
<b>Oleaceae</b>	<b>Ash family</b>		
<i>Olea europaea</i>	olive (cultivar)	No	
<b>Onagraceae</b>	<b>Evening primrose family</b>		
<i>Epilobium ciliatum</i>	willow herb	Yes	
<b>Polygonaceae</b>	<b>Buckwheat family</b>		
<i>Polygonum aviculare</i>	prostrate knotweed	No	
<i>Rumex crispus</i>	curly dock	No	Cal-IPC: Limited
<i>Rumex kernerii</i>	Kerner's dock	No	
<b>Ranunculaceae</b>	<b>Buttercup family</b>		
<i>Ranunculus californicus</i>	California buttercup	Yes	
<b>Rosaceae</b>	<b>Rose family</b>		
<i>Eriobotrya japonica</i>	loquat (cultivar)	No	
<i>Prunus</i> sp.	cherry (cultivar)	No	
<i>Rosa</i> sp.	rose (cultivar)	No	
<b>Solanaceae</b>	<b>Nightshade family</b>		
<i>Nicotiana acuminata</i>	manyflowered tobacco	No	
<b>Ulmaceae</b>	<b>Elm family</b>		
<i>Ulmus</i> sp.	elm (cultivar)	No	
<b>Angiosperms (Monocots)</b>			
<b>Juncaceae</b>	<b>Rush family</b>		
<i>Juncus bufonius</i>	common toad rush	Yes	

Scientific Name	Common Name	Native	Species Status / Notes*
<b>Liliaceae</b>	<b>Lily family</b>		
<i>Asparagus asparagoides</i>	African asparagus fern	No	Cal-IPC Moderate
<b>Poaceae</b>	<b>Grass family</b>		
<i>Avena barbata</i>	slender wild oats	No	Cal-IPC: Moderate
<i>Avena fatua</i>	wild oats	No	Cal-IPC: Moderate
<i>Bromus arenarius</i>	Australian brome	No	
<i>Bromus diandrus</i>	riggut brome	No	Cal-IPC: Moderate
<i>Bromus hordeaceus</i>	soft chess brome	No	Cal-IPC: Limited
<i>Cynodon dactylon</i>	Bermuda grass	No	Cal-IPC: Moderate
<i>Festuca myuros</i>	rattail fescue	No	Cal-IPC: Moderate
<i>Festuca perennis</i>	Italian ryegrass	No	Cal-IPC: Moderate
<i>Hordeum marinum</i>	seaside barley	No	
<i>Hordeum murinum</i>	foxtail barley	No	Cal-IPC: Moderate
<i>Pennisetum villosum</i>	feathertop	No	
<i>Phalaris aquatica</i>	Harding grass	No	Cal-IPC: Moderate
<i>Poa annua</i>	annual blue grass	No	
<i>Polypogon monspeliensis</i>	annual beard grass	No	Cal-IPC: Limited

\* Cal-IPC = California Invasive Plant Council

**Cal-IPC Ratings:**

High: These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically.

Moderate: These species have substantial and apparent-but generally not severe-ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.

Limited: These species are invasive but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.