BIOLOGICAL RESOURCES ASSESSMENT

Battenburg Residence

Paso Robles, San Luis Obispo County, California

(APN: 018-011-017)

Prepared for:

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"As a County-approved biologist, I hereby certify that this Biological Resources Assessment 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; and I further certify that I was present throughout the site visit(s) associated with this report."

Signature

2 June 2022
Date

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EXECUTIVE SUMMARY

This Biological Resources Assessment was prepared by Terra Verde Environmental Consulting, LLC (Terra Verde) at the request of Miranda Battenburg (applicant) in support of a Minor Use Permit from the County of San Luis Obispo (County) for the development of a single-story family residence (project) off Villa Lots Road, in San Luis Obispo County, California (APN 018-011-017). The proposed project consists of constructing a 3,216 square-foot single-story family residence and 16-foot-wide paved driveway leading to the proposed residential building. Constructing the proposed driveway will include installing a culvert along an ephemeral drainage crossing. The project also includes a new septic tank and new water line connection to an existing well. The property is currently composed of disturbed grasslands that were previously orchard and remnant patches of manzanita chaparral and blue oak woodland. The total disturbance area for the proposed project is approximately 2.1 acres within grassland habitat.

Terra Verde staff conducted two field surveys of the proposed project site and surrounding areas on December 8, 2021 and April 14, 2022. Surveys consisted of an inventory of botanical and wildlife species observed, a jurisdictional analysis of aquatic resources identified on site, vegetation community classification, and an assessment of habitat conditions, focusing on the potential for special-status species to occur. No special-species status plant or wildlife species were observed during the field surveys, but several mature blue oak (*Quercus douglasii*) trees and a valley oak (*Quercus lobata*) tree were documented within the survey area.

Suitable habitat for four special-status botanical species and four special-status wildlife species, as well as migratory nesting birds, is present within the survey area. The project is also located within the County of San Luis Obispo-designated San Joaquin kit fox (*Vulpes macrotis mutica;* SJKF) mitigation area. An ephemeral U.S. Geological Survey (USGS) blueline drainage runs west to east across the southern portion of the property. This drainage lacks definition due to historical and current land use and an upstream impoundment; however, likely falls within the jurisdiction of the California Department of Fish and Wildlife (CDFW) and Regional Water Quality Control Board (RWQCB). Further, native oak trees (*Quercus* spp.), which are protected under the California Environmental Quality Act and by the County as a sensitive resource, occur in isolated areas on site.

As the project is currently designed, the potential for impacts to biological resources is considered low. Direct or indirect impacts to individual oak trees are not expected to occur. However, direct impacts to special-status wildlife could result from construction-related disturbances such as trampling or crushing from equipment and removal of habitat. Direct and indirect impacts to the ephemeral blue line drainage may occur as a result of road improvements and grading. Therefore, avoidance, minimization, and mitigation measures are recommended to reduce potential impacts to a less than significant level.

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1.0 INTRODUCTION

This Biological Resources Assessment was prepared by Terra Verde Environmental Consulting, LLC (Terra Verde) at the request of Miranda Battenburg (applicant) in support of a Minor Use Permit from the county of San Luis Obispo (County) for a 3,216 square-foot single-story family residence. The proposed project is located on a 9.02-acre property (APN 018-011-017) northwest of the City of Paso de Robles (City), San Luis Obispo County, California (see Appendix A – Figure 1: Project Vicinity).

The proposed project consists of constructing a 3,216 square-foot single-story family residence and 16-foot-wide paved driveway leading to the proposed residential building. Constructing the proposed driveway will include installing a culvert along an ephemeral drainage crossing. The project also includes a new septic tank and new water line to an existing well. The total disturbance area for the proposed project is approximately 2.1 acres within grassland habitat (see Appendix B – Preliminary Site Plans).

1.1 Purpose of the Biological Resources Assessment

The purpose of this BRA is to identify sensitive biological resources that occur or have potential to occur within the proposed project site and surrounding areas. A sensitive resource is defined here as one that is of management concern to local, county, state, and/or federal resource agencies. Recommended avoidance, minimization, and mitigation measures are included in Section 4.2, to reduce any potential impacts to sensitive biological resources to the extent feasible. As necessary, this BRA may be used to support the County's environmental review process and future project permitting.

1.2 Existing Conditions

The proposed project is located within the Paso Robles USGS 7.5-minute topographic quadrangle, within the City of Paso Robles. The project site is located approximately 0.63-mile west of Highway 101 and approximately 0.3-mile south of Mustard Creek. The surrounding landscape consists primarily of rural residential developments, vineyards, orchards, disturbed grasslands, and patches of oak woodlands. The proposed project site is bordered by rural residential developments to the north, west, and south, and an undeveloped field to the east. Most of the property is disturbed grasslands that were previously an orchard, with patches of remnant oak woodland and chaparral (see Appendix A – Figure 2: Survey Area). The grassland habitat had been recently tilled prior to the December 8, 2021 survey and large portions had been recently graded for vineyards under an Agricultural Offset Clearance Exemption (CON2022-00004) prior to the April 14, 2022 survey. The grading removed most of the vegetation within the vineyard areas, which includes the proposed path of the waterline from the residence to the existing well. As a result of the grading, the spring survey focused only on the portion of the site where the residence is proposed, which was not graded, and did not include the path of the proposed waterline, which had been graded. An unnamed USGS blue line drainage, a tributary to Mustard

Creek, flows from west to east across the southern portion of the property. This drainage is ephemeral and lacks definition due to historical and current land use and an upstream impoundment by an earthen berm just west of the property. Elevations on site range from approximately 895 to 1045 feet (273 to 319 meters). A review of historical aerial imagery indicates that an orchard existed on the project site from approximately 1994 to 2018 (Google Earth Pro, 1994-2021).

2.0 METHODOLOGY

Prior to conducting field surveys, Terra Verde staff completed a background review of relevant resources pertaining to sensitive resources known to occur in the project vicinity, which included the following:

- Aerial photographs (Google Earth Pro 1989 – 2021) and preliminary site plans (see Appendix B)
- USGS topographic map of the Paso Robles 7.5-minute quadrangle (USGS 2022)
- Online Soil Survey of San Luis Obispo County, California (Natural Resources Conservation Service [NRCS] 2022)
- Consortium of California Herbaria (CCH) online database of plant collections (CCH 2022)
- California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants for the Paso Robles 7.5-minute quadrangle and the eight surrounding quadrangles (Bradley, San Miguel, Ranchito Canyon, Adelaida, Estrella, York Mountain, Templeton, and Creston) (CNPS 2022a).
- California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB) list of state and federally listed special-status species documented within the Paso Robles 7.5-minute quadrangle and the eight surrounding quadrangles (CDFW 2022a)
- CNDDB map of special-status species that have been documented within a 2-mile radius of the project site (CDFW 2022a) (See Appendix A – Figure 3: 2-mile CNDDB Occurrences and Critical Habitat)
- United States Fish and Wildlife Service (USFWS) Threatened and Endangered Species Active Critical Habitat Report (USFWS 2022a) (See Appendix A – Figure 3)
- USFWS National Wetland Inventory (NWI), Wetlands Mapper (USFWS 2022b)

A list of regionally occurring special-status species was compiled based on records reported in the scientific database queries (see Appendix C – Regionally Occurring Special-status Species). This species list was used to inform the field survey effort, and to determine an appropriate survey period for special-status botanical species with potential to occur on site.

Following the review of literature and scientific databases, Terra Verde botanist Amy Golub and wildlife biologist Sara Snyder conducted two field surveys of the property on December 8, 2021 and April 14, 2022. The surveys consisted of a habitat assessment and vegetation classification, botanical and wildlife species inventory, jurisdictional analysis, and an analysis of the potential for special-status botanical and wildlife species to occur on site. The December 8, 2021 survey

consisted of the total approximate 9-acre property and a visual scan of the surrounding habitat features on adjacent properties (see Appendix A – Figure 2). The appropriately timed spring botanical survey on April 14, 2022 was focused on the area of the property where the residence is proposed.

The surveys were conducted on foot to ensure complete visual coverage of the survey areas. During the surveys, all botanical and wildlife species observed, including those detected by indirect sign (i.e., tracks, scat, skeletal remains, dens, burrows, or vocalizations) were documented (see Appendix D - Botanical and Wildlife Species Observed). Botanical species identifications and taxonomic nomenclature followed *The Jepson Manual: Vascular Plants of California*, 2nd edition (Baldwin et al. 2012), as well as taxonomic updates provided in the Jepson eFlora Project (Jepson Flora Project 2022). Vegetation communities were characterized and classified using the second edition of *A Manual of California Vegetation* (MCV) classification system (Sawyer et al. 2009), as well as updates included in MCV Online (CNPS 2022b). MCV vegetation community classifications were also compared to community descriptions for CDFW-designated sensitive natural communities. The jurisdictional analyses included mapping and delineation of the extent of agency jurisdiction for the CDFW, the Central Coast Regional Water Quality Control Board (RWQCB), and the U.S. Army Corps of Engineers (Corps), where present. However, a formal delineation of waters and wetlands was not completed.

The habitat requirements for each regionally occurring special-status species identified in the scientific database queries were analyzed and compared to the type and quality of habitats observed on site during the field survey. The potential for many species to occur within the project site was eliminated due to lack of suitable habitat, elevation, appropriate soils/substrate, and/or known distribution of the species. Special-status species for which suitable habitat was identified are discussed in-depth in the following section, and those determined to have no potential to occur based upon a lack of suitable habitat are not discussed (see Appendix C – Regionally Occurring Special-status Species, for a complete list of species that were evaluated).

2.1 Sufficiency of Biological Data

The field surveys and background research completed by Terra Verde are of sufficient detail and biological expertise to identify potentially occurring special-status wildlife species and identify habitats that have the potential to support sensitive resources and/or special-status species. The April 14, 2022 survey was timed to coincide with the typical blooming and/or fruiting period for the majority of regionally occurring special-status botanical species for which suitable habitat exists on site. Visibility and conditions were suitable for the detection of common and special-status botanical and wildlife species if present during both field surveys within the specified survey areas.

Migratory and transient wildlife species, such as many avian species and large mammals, may only be seasonally present within the project area. Further, some species are nocturnal, and/or highly transient and therefore may have not been detected during the survey effort. As such,

recommendations have been made for the avoidance of special-status species deemed to have potential to occur, based on an assessment of habitat present at the site.

3.0 RESULTS

The following section provides a summary and analysis of the background research and field survey. The discussion includes a description of soils, terrestrial and aquatic habitat types, direct and indirect observations of wildlife and botanical species, and a discussion of the potential for special-status species to occur. Any anticipated impacts to existing wildlife corridors and habitat connectivity are also considered.

3.1 Habitats and Resources Observed

The initial survey area consists primarily of disturbed grasslands with remnant patches of chaparral and oak woodlands (see Appendix E – Representative Site Photographs). Two soil units, an unnamed jurisdictional drainage, and three natural vegetation communities were documented within the initial survey area. The following is a detailed description of resources present. Although suitable habitat for various common and special-status plants and wildlife exists within the habitat types observed, the proposed project footprint and surrounding areas have been subjected to regular anthropogenic disturbances (e.g., rural development, agriculture, tilling, etc.). Historical and current land management practices have greatly reduced the potential for sensitive biological resources within the property.

3.1.1 Soils

The NRCS online soil report revealed two soil units within the survey area (see Appendix A – Figure 4: Soils). The primary characteristics of these soil units are described below.

Soil Unit 152: Linne-Calodo complex, 9 to 30 percent slopes
The parent material of this soil type is residuum weathered from calcareous shale and/or sandstone. The drainage class of this unit is well drained, and it is composed mostly of channery clay loam. This soil type tends to occur on hills, back slopes, and side slopes at elevations between 600 and 1,500 feet. This soil type is not considered prime farmland.

Soil Unit 153: Linne-Calodo complex, 30 to 50 percent slopes
This soil unit is identical to the one above, except it occurs at elevations between 500 and 2,500 feet and on 30 to 50 percent slopes.

3.1.2 Hydrologic Features

One drainage was identified within the survey area (see Appendix A – Figure 5: Hydrologic Resources). The drainage is an ephemeral USGS blue line drainage that flows west to east across the southern portion of the site (see Appendix E – Photo 2 – 4, Photo 8, and Photo 10). The drainage is impounded by an earthen berm just upstream (west) of the project site. Based on historical aerial imagery, this berm has been present since at least 1994 (Google Earth 2022). The

drainage does not have a clearly defined bed, bank, or evidence of an ordinary high-water mark (OHWM) likely due to historical (orchard) and current land use (site preparation for vineyard) and the upstream impoundment. No evidence of recent flows was observed during the site surveys; however, evidence may have been obscured by current activities on site related to the installation of the vineyard. As such, it is assumed this drainage would likely be considered waters of the state under jurisdiction of the CDFW and RWQCB.

3.1.3 Vegetation Communities

Vegetation communities were assessed, classified, and mapped based on vegetation composition, structure, and density, with consideration of known land management practices (see Appendix A – Figure 6: Vegetation Communities). The initial survey area totaled 9.25 acres. Natural vegetation communities identified in the survey area included wild oats and annual brome grasslands, big berry manzanita chaparral, and blue oak woodlands.

A total of 35 vascular plant species were identified in the survey areas, of which 15 (42 percent) were non-native. The natural vegetation communities are described below, and illustrated in Figure 6 of Appendix A.

Wild Oats and Annual Brome Grasslands (9.1 acres)

Annual grassland habitat is present throughout most of the initial survey area (see Appendix A – Figure 6 and Appendix E – Photo 2). This community is dominated by wild oats (*Avena barbata*) with tocalote (*Centaurea melitensis*), red brome (*Bromus rubens*), mustard (*Hirschfeldia incana*) and California burclover (*Medicago polymorpha*). At the time of the December 8, 2021 survey this area showed signs of recent tilling. Prior to the April 14, 2022 survey, large portions of the property had been recently graded for vineyard installation and very limited vegetation was present within those areas. The portion of the site that will be developed for the residence was mostly ungraded and supported primarily wild oats, tocalote, and mustard.

This species composition was used to determine the community classification, which most closely corresponds with the *Avena* spp. – *Bromus* spp. Semi Natural Herbaceous Alliance (wild oats and annual brome grasslands) in the MCV classification system. This community is widespread and may occur in any topographic setting in foothills, waste places, rangelands, and openings in woodlands at elevations below 7,200 feet (2,200 meters). This community provides habitat for nesting birds, burrowing mammals and their predators, herbivores, and other wildlife.

Big Berry Manzanita Chaparral (0.07 acres)

This community occurs in a remnant patch on the ridge along the northern edge of the survey area (see Appendix A – Figure 6 and Appendix E – Photo 5). This community is dominated by big berry manzanita (*Arctostaphylos glauca*) with associate species including hummingbird

sage (*Salvia spathacea*), spiny redberry (*Rhamnus crocea*), and poison oak (*Toxicodendron diversilobum*).

This species composition most closely corresponds with the *Arctostaphylos glauca* Shrubland Alliance (big berry manzanita chaparral) in the MCV classification system. This community occurs on outcrops, ridges, middle or upper slopes and alluvial fans of variable aspects at elevations between 1,500 and 5,500 feet (450 and 1,700 meters). This community provides habitat for nesting birds, small mammals, and other wildlife.

Blue Oak Woodland (0.08 acres)
This community occurs in a remanent patch on the ridge along the northern edge of the survey area (see Appendix A – Figure 6 and Appendix E – Photo 6). It is dominated by blue oak (*Quercus douglasii*) in the overstory, with an understory of annual grasses and forbs species found in the grassland habitat.

This species composition was used to determine the community classification, which most closely corresponds with the *Quercus douglasii* Forest and Woodland Alliance (blue oak woodland and forest) in the MCV classification system. This community typically occurs in valley bottoms, foothills, and rocky outcrops in shallow or low fertility soils that are moderately to excessively drained at elevations between 100 and 6,200 feet (30 – 1,900 meters). This community provides habitat for nesting birds, small mammals, and other wildlife.

3.1.3 Wildlife

The habitat within and adjacent to the survey area is suitable for a variety of common and special-status wildlife species; however, the property is enclosed in deer proof fencing which likely limits access by large- and some medium-sized mammals. The remnant oak woodland and chaparral patches provide nesting opportunities for various passerine bird species, refugia and food resources for mammals, amphibians, and reptiles, and browsing opportunities for herbivores. Grassland habitat on site provides marginally suitable habitat for ground-nesting birds, transient, foraging wildlife, and burrowing mammals.

No special-status wildlife species were observed during the field surveys; however, a woodrat midden was observed within the remnant manzanita chaparral on site. Further, numerous avian species, as well as evidence of California ground squirrels (*Otospermophilus beecheyi*) and Botta's pocket gophers (*Thomomys bottae*), were observed within the survey area. A comprehensive list of all wildlife species observed during the surveys is included in Appendix D – Botanical and Wildlife Species Observed.

3.2 Sensitive Resources

The results of the background research of the area surrounding the proposed project site indicated that 1 sensitive natural community, 51 special-status plant species, and 31 special-status wildlife species occur regionally. A review of the habitat requirements for each of these

species in comparison with the site conditions narrowed the list to four special-status plant species, four special-status wildlife species, and no sensitive natural communities. These sensitive resources are discussed below.

3.2.1 Special-status Plant Species

Terra Verde determined that suitable habitat is present on site for four special-status botanical species. In addition to species listed on the federal and California Endangered Species Acts, special-status plant species include those that are assigned a California Rare Plant Rank (CRPR) by the California Native Plant Society. Species are assigned a listing status based on the degree of rarity (Lists 1A, 1B, 2A, 2B, and 4) and threat level (0.1, 0.2, and 0.3) (CNPS 2022a). Additionally, individual oak trees (*Quercus* spp.) and oak woodlands are considered a sensitive resource by the State of California and the County.

The following paragraphs provide a description of the special-status plant species that have potential to occur on site. The April 14, 2022 field survey was completed during the appropriate blooming period for these species; however, none were observed in the survey area, with the exception of oak trees. Appropriate avoidance, minimization, and mitigation measures are discussed in Section 4.2 for special-status plant species.

Douglas' Fiddleneck (*Amsinckia douglasiana*), CRPR 4.2
Douglas' fiddleneck is an annual herb that is known to occur from the South Coast Ranges to the Western Transverse Ranges of California. This species typically grows on unstable shaly sedimentary slopes at elevations ranging from 492 to 5,249 feet (150 to 1,600 meters). The typical blooming period is from March to June (Jepson Flora Project 2022). Potential threats to this species include land conversion to agriculture (CNPS 2022a).

This species has not been regionally documented on CNDDB records (CDFW 2022a), however CNPS and CCH records identified this species as occurring within the area. The nearest CCH (2022) herbarium collection was made of this species in 1929 approximately 2.6 miles south of the proposed project site. Although suitable habitat for this species is present within the grasslands on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Dwarf Calycadenia (*Calycadenia villosa*), CRPR 1B.1
Dwarf calycadenia is an annual herb that is known to occur along the length of the outer South Coast Ranges, from northern Monterey County to central Santa Barbara County. This species typically occurs in association with grassland and openings in foothill woodland on dry, rocky hills and ridges at elevations ranging from 820 to 2,788 feet (250 to 850 meters). The typical blooming period is from May to September (Jepson Flora Project 2022). Threats to this species include urbanization, vehicle traffic, grazing, alteration of fire regimes, and competition with non-native plants (CNPS 2022a).

According to CNDDB records (CDFW 2022a), the nearest occurrence of this species is 4.0 miles northwest of the proposed project site. Although suitable habitat for this species is present

on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Small-flowered Morning-glory (*Convolvulus simulans*), CRPR 4.2
Small-flowered morning-glory is an annual herb that is native to California and Baja California. Known populations are concentrated along the southern coast of California between Los Angeles and Baja, with scattered populations occurring throughout the Inner and Outer South Coast Ranges and in the Sierra Nevada foothills. This species typically occurs on clay soils in association with grassland, coastal sage scrub, and chaparral habitat at elevations ranging from 98 to 2,870 feet (30 to 875 meters). The typical blooming period is from April to June (Jepson Flora Project 2022). Documented threats to this species include development (CNPS 2022a).

This species has not been regionally documented in CNDDB records (CDFW 2022a), however, CNPS and CCH records identified this species as occurring within the area. The nearest CCH (2022) collection was made of this species in 1895 approximately 6.3 miles northeast of the proposed project site. Although suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

San Benito Poppy (*Eschscholzia hypecoides*), CRPR 4.3
San Benito poppy is an annual herb endemic to the inner Coast Range of California. This species typically occurs in serpentine clay in the grassy areas of cismontane woodland, chaparral, and valley and foothill grasslands at elevations ranging from 655 to 4920 feet (200 to 1500 meters). The typical blooming period for this species is March to June (CNPS 2022a). Threats to this species are not well-documented (CNPS 2022a).

This species has not been regionally documented in CNDDB records (CDFW 2022a), however, CNPS and CCH records identified this species as occurring within the proximity to the site. The nearest CCH (2022) collection was made of this of this species in 1958 approximately 2.7 miles south of the proposed project site. Although suitable habitat for this species is present on site, it was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Native Oak Trees (*Quercus* spp.), *Protected under California Environmental Quality Act (CEQA) (Senate Bill 1334/Kuehl Bill and California Public Resources Code 21083.4)*
Impacts to or removal of mature oak trees (i.e., greater than five inches in diameter at breast height) or oak woodland habitat is evaluated under CEQA. As a CEQA Lead Agency, the County of San Luis Obispo currently applies a 4:1 mitigation ratio for removed trees and a 2:1 mitigation ratio for impacted trees. Mature valley and blue oak trees compose the blue oak woodland on site. Based on the current site plans, oak trees are not expected to be impacted. Impacts to oak trees may include trimming, compaction or excavation within the critical root zone (typically defined as 1.5 times the distance from the trunk to the drip line), and placement of year-round or summer watering within the critical root zone. Impacted and

removed trees may require mitigation in the form of on-site plantings or off-site protection of existing oak woodland. Recommendations are included in Section 4.2 for avoidance, minimization, and mitigation of impacts to native oak trees

3.2.2 Special-status Wildlife Species

Terra Verde determined that suitable habitat is present for four special-status wildlife species and nesting migratory bird species. In addition to species listed on the federal and California Endangered Species Acts, special-status wildlife species include CDFW Species of Special of Special Concern (SSC) and CDFW Watch List species (CDFW 2022b).

The following paragraphs provide a description of the special-status wildlife species for which suitable habitat was identified on site. Appropriate avoidance, minimization, and mitigation measures are discussed in Section 4.2 for special-status wildlife.

Sensitive Mammal Species

Monterey Dusky-footed Woodrat (*Neotoma macrotis luciana*), State SSC
The range of the Monterey dusky-footed woodrat extends from the Santa Lucia Coast Range in southeastern Monterey County, south through Los Osos, California (Koenig 2015). Woodrats typically occur in dense chaparral, hardwood and conifer mixed forests, and riparian woodlands. Specific information regarding diet and reproduction of Monterey dusky-footed woodrat is not well-documented, but woodrats generally eat plant material and can reproduce year-round with peak reproduction occurring in the winter and spring. Woodrats construct elaborate house, which are used for nesting, caching food, and predator escape, that can reach six feet tall and consist of twigs, sticks, rocks, and a variety of other natural and manmade materials.

According to CNDDB records (CDFW 2022a), the nearest documented occurrence of this species is from 1998, approximately 5.9 miles west of the proposed project site. A woodrat house was observed within the remnant patch of manzanita chaparral on the property.

American Badger (*Taxidea taxus*), State SSC
The range of American badger covers most of North America. They range throughout California except the North Coast region (Del Norte, Humboldt, Mendocino, Sonoma, and Marin counties). They prefer open and arid habitats such as grasslands, meadows, savannahs, open-canopy desert scrub, and open chaparral. They are predators of fossorial rodents and are adept at excavating deep burrows to access their prey. As such, where badgers are present, the landscape is dotted with large soil tailings, which are normally half-moon shaped. American badger shelter in burrows they have excavated and, while they are known to traverse a relatively small home range (up to 2.5 acres), they move among burrows frequently. They can be active at all times of day but are primarily nocturnal. This species occurs at elevations up to 12,000 feet (3,650 meters). Mating typically occurs from May

through September but, because of delayed implantation, cubs are not born until early spring. Habitat conversion is a threat to this species (Zeiner et al. 1988 – 1990a).

According to CNDDB records (CDFW 2022a), the nearest observation of American badger is a record from 1997, 4.8 miles northwest of the project site. No sign of badgers, such as characteristic claw marks on the interior sides of den entrances, horizontally oriented elliptical den openings, and frequent prey excavations, were observed during the field survey. However, the disturbed grassland within and adjacent to the proposed project site provides marginally suitable habitat and a small mammal prey base for this species.

Sensitive Reptile Species

Northern California Legless Lizard (*Anniella pulchra*), State SSC
Northern California legless lizard is known to occur from the northern end of the San Joaquin Valley, south through the inner and outer South Coast Ranges at elevations up to 5,900 feet (1,800 meters) (Nafis 2022). This species requires sandy or loose loamy soils within coastal dune scrub, coastal sage scrub, chaparral, woodland, riparian, or forest habitats. It requires cover such as logs, leaf litter, or rocks and will cover itself with loose soil. Little is known about the specific behavior and ecology of this species, but it is thought to be diurnal and breed between the months of March and July, giving birth to live young in the early fall. Population declines have been attributed to agricultural development, sand mining, use of off-road recreational vehicles, and habitat loss through spread of invasive, non-native vegetation such as ice plant (*Carpobrotus* sp.) (Zeiner et al. 1988 – 1990b).

According to CNDDB records (CDFW 2022a), the nearest documented occurrence of this species is a historical record from 1954, approximately 3.8 miles northwest of the project site. The remnant patch of manzanita chaparral and blue oak woodland may provide suitable habitat for this species.

Migratory Nesting Birds and Sensitive Avian Species

California Horned Lark (*Eremophila alpestris actia*), State Watch List
California horned lark inhabits open areas, such as grasslands and agricultural fields. Nests are typically built on the ground in shallow depressions made of roots, grass, and hair. They typically breed between March and August, incubation is approximately 10 to 14 days, and young leave the nest at 9 to 12 days. They are year-long residents in California and become gregarious following breeding, forming large flocks that forage and roost together (Zeiner et al. 1998–1990c). Loss of habitat and destruction of nests through earth moving activities are major threats.

According to CNDDB (CDFW 2022a) records, the nearest documented occurrence of this species is from 1999, approximately 12.7 miles north of the proposed project site. However, local biological knowledge supports that this species is present with numerous observations in the vicinity of Paso Robles. Marginally suitable nesting and foraging habitat is present for this species within the disturbed grassland of the proposed project site. This species was not observed during surveys.

Migratory Nesting Birds

In addition to those species protected by the state or federal government, all native avian species are protected by state and federal legislature, most notably the Migratory Bird Treaty Act (MBTA) and the CDFW Fish and Game Code. Collectively, these regulations make it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof. Avian species are expected to occur within the project area during all seasons and throughout construction of the proposed project. The potential to encounter and disrupt these species is generally highest between February 1 and August 31, when nests are likely to be active with eggs and/or young present. The oak trees and manzanita chaparral on site present the highest quality habitat for nesting birds, but open grasslands may also provide nesting habitat for various ground-nesting species. Raptors may utilize the trees on site or on adjacent properties for nesting; however, they are generally less tolerant of disturbances than other species.

3.2.3 Sensitive Habitats

Federal and State Waters and Wetlands

The drainage was identified as jurisdictional waters of the state under the jurisdiction of CDFW and RWQCB, though due to historical land use and the upstream impoundment it lacks a well-defined bed, bank, or channel. In addition, the drainage lacked evidence of OHWM and therefore, likely does not fall under the jurisdiction of the Corps. Impacts to the drainage will likely require appropriate regulatory agency permits and mitigation, per CDFW and RWQCB requirements. Further, recommendations are provided for the avoidance and minimization of impacts to the drainage during construction in Section 4.2 below.

County-designated San Joaquin Kit Fox (SJKF) Mitigation Area

The proposed project site is located in the County of San Luis Obispo-designated SJKF 3:1 mitigation area. CDFW and the USFWS coordinated with the County of San Luis Obispo to develop mitigation measures that, when implemented, will avoid take and reduce long term impacts due to the loss of SJKF habitat to an insignificant level. The County's standard SJKF avoidance, minimization, and mitigation measures are included as recommendations in Section 4.2.

3.3 Habitat Connectivity

Maintaining connectivity between areas of suitable habitat is critical for the survival and reproduction of plants and wildlife. Intact habitats benefit plants by ensuring proper dispersal of

pollen and seeds, which sustains or grows the population and contributes to the genetic health of the species. Wildlife needs contiguous habitats to attain sufficient food resources for their energetic demands; to locate proper resting, burrowing, and/or nesting sites; to facilitate long-distance travel or migration to seek out mates or resources; and for the safe and successful dispersal of young. The project site is in a semi-rural area of Paso Robles, outside but near the City's limits. The site is surrounded primarily by existing agricultural operations and rural residential developments and is fenced with deer exclusion fencing. Due to the existing fencing, large- and some medium-sized wildlife are likely already excluded from utilizing the property and will not be further impacted by development within the property. In addition, due to the topography of the site, smaller wildlife that can pass through the fence and traverse the property would likely be utilizing the area around the drainage to move through the landscape. This area will not be developed and can continue to be utilized as a corridor. Further, the culvert within the drainage is not expected to impact aquatic connectivity due to the existing berm impounding the drainage immediately upstream of the road crossing. Therefore, overall, this project is not expected to substantially increase the current level of habitat fragmentation in the region nor is it expected to create a new significant barrier to wildlife movement.

4.0 IMPACT ASSESSMENT

4.1 Summary of Potential Impacts

The proposed project has the potential to directly and/or indirectly impact sensitive habitats, special-status wildlife, migratory nesting birds, mature oak trees, and special-status botanical species. Direct impacts to wildlife could result from injury or death via construction-related disturbances such as vehicle strikes or crushing of underground refugia from equipment or other construction activities such as grading, vegetation trimming or removal, and excavation. Indirect impacts could result from construction noise, harassment, dust emissions, or other disruptions during construction. Direct impacts to sensitive habitats are expected to occur during construction of the entrance road.

The total area of disturbance for development of the residence is approximately 2.1 acres. An assessment of anticipated impacts to sensitive biological resources caused by the proposed project is included below.

4.1.1 Impacts to Special-status Plants

Special-status Plants

No special-status botanical species were observed or are expected to occur within the focused spring survey area. The April 14, 2022 survey was appropriately timed to detect regionally

occurring special-status species. As such, no impacts to special-status species are anticipated as a result of the proposed residence project.

Oak Trees

Mature oak trees are located within the property. Based on the current project plans, oak tree removals and/or impacts, including trimming and/or disturbance within the critical root zone, are not expected during project implementation. Impacts to individual oak trees and oak woodland habitat are regulated under California Public Resources Code 21083.4 and CEQA via Senate Bill 1334 (Kuehl Bill). If project plans change and impacts to oak trees are expected, mitigation for impacted oak trees may be required.

4.1.2 Impacts to Special-status Wildlife

Special-status Mammals

If American badger are using or travel through the site or a woodrat house is present within the disturbance area, there is potential for direct or indirect impacts to occur during construction. Construction poses several risks to wildlife, such as vehicle strikes, crushing by equipment, and destruction of resources (e.g., burrows or dens). Further, construction may impact or deter use of valuable habitat (e.g., burrows or dens), yielding it unsuitable for special-status mammals. Increased short- and long-term anthropogenic activity in the vicinity of viable populations has potential to indirectly impact these species as a result of permanent habitat conversion.

Special-status Reptiles

The manzanita chaparral and oak woodland patches on site provide marginally suitable habitat for northern California legless lizard. Construction activities pose risks for direct and indirect impacts to special-status reptiles. For example, reptiles can be slow-moving, both because of behavioral adaptations to be camouflaged from predators and because of their ectothermic nature. This trait presents crushing hazards in the presence of relatively fast-moving equipment or even foot traffic. Legless lizards rely on leaf litter and loose soils for shelter from the elements, protection from predators, and/or reproduction. Heavy equipment and ground disturbing activities may result in injury or death of legless lizards if present on site. Vegetation may also be removed as a result of construction activities. Ectotherms rely on vegetative cover for temperature regulation and, further, vegetation provides critical habitat for their prey species.

Sensitive and Nesting Birds

Direct impacts to horned lark, and other bird species are most likely to occur if construction activities take place during the typical avian nesting season, generally February 1 through August 31. Direct and indirect impacts may occur if tree trimming, vegetation removal, and/or grading is required. For example, these actions can destroy nests, remove nesting habitat, or cause disturbance that may lead to nest failure or otherwise harass nesting, resident, or transient birds.

4.1.3 Impacts to Sensitive Habitats

Federal and State Waters and Wetlands

Direct and/or indirect impacts to the drainage will occur during the implementation of the proposed project. The entrance road will cross the drainage along the western boundary of the property and the drainage will be culverted under the roadway. In addition, indirect impacts to the drainage could result from erosion, sedimentation, and/or discharges of hazardous materials, such as fuel, from construction equipment. It is expected that as proposed, project activities will require regulatory authorizations from CDFW and RWQCB. Typically, these agencies require mitigation to offset permanent impacts to jurisdictional waters, including vegetation removal, with in-kind habitat at an appropriate ratio (i.e., 1:1 to 3:1 ratio depending on quality of habitat).

County-designated SJKF Mitigation Area

The project's location within the County-designated 3:1 mitigation area requires implementation of mitigation measures pursuant to the County Guide to SJKF Mitigation Procedures under CEQA. Construction and implementation of the proposed project will result in permanent and temporary impacts to disturbed grassland areas on site. For projects smaller than 40 acres, the applicant has the option of accepting the standard mitigation ratio or hiring a qualified biologist to conduct a SJKF habitat evaluation. A SJKF habitat evaluation assists CDFW in determining the appropriate mitigation requirements. Mitigation must be fulfilled by contribution to the preservation of habitat through a conservation easement agreement, compensation to a pre-determined mitigation bank (presently Palo Prieto Conservation Bank), or payment of an in-lieu fee to the San Francisco office of The Nature Conservancy.

4.2 Recommended Avoidance, Minimization, and Mitigation Measures

The following avoidance, minimization, and mitigation measures are recommended to reduce the anticipated impacts to the maximum extent feasible.

4.2.1 General Measures

Measure 1: Site Maintenance and General Operations

The following general measures are recommended to minimize impacts during active construction:

- The use of heavy equipment and vehicles shall be limited to the proposed project limits and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with high visibility fencing. No work shall occur outside these limits.
- Project plans, drawings, and specifications shall show the boundaries of all sensitive resource areas and the location of erosion and sediment controls, delineation of construction limits, and other pertinent measures to ensure the protection of sensitive habitats and resources.

- Staging of equipment and materials shall occur in designated areas with appropriate demarcation and perimeter controls. No staging areas shall be located within 100 feet of sensitive habitat, including the drainage.
- Secondary containment, such as drip pans, shall be used to prevent leaks and spills of potential contaminants.
- Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated staging areas. These activities will occur at a minimum of 100 feet from sensitive habitat, including the drainage. Sandbags and/or absorbent pads and spill control kits shall always be available on site to clean up and contain fuel spills and other contaminants.
- Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
- Plastic monofilament netting (erosion control matting) or similar material will not be used on site due to the potential to entangle special-status wildlife. Acceptable substitutes are coconut coir matting, biodegradable fiber rolls, or tackified hydroseeding compounds.
- The use of pesticides (including rodenticides) and herbicides on the property shall be in compliance with all local, state, and federal regulations to avoid primary and secondary poisoning of sensitive species that may be using the site.
- After completion of the project's construction, all protective fencing/flagging used to delineate sensitive biological resources shall be removed from the project area and disposed of in appropriate waste receptacles or reused.

4.2.2 Avoidance and Minimization of Impacts to Oak Trees

Measure 2: Oak Tree Avoidance and Protection

To the maximum extent feasible, impacts to oak trees shall be avoided and minimized. The following avoidance and minimization measures shall be implemented to address potential impacts to oak trees:

- The canopy edge and trunk location of oak trees located within 50 feet of proposed construction shall be surveyed and placed on all plan sets. The tree map shall be used to protect oak trees during project implementation.
- Impacts to oak tree canopy or sensitive root zone should be avoided to the extent feasible. Impacts may include pruning, ground disturbance or placement of impervious surfaces (e.g., asphalt, permanent structures) within the sensitive root zone, installation of year-round irrigation or other supplemental water within the sensitive root zone, and trunk damage.
- Prior to the start of project activities, tree protection fencing shall be installed as close to the outer limit of the sensitive root zone as practicable for construction operations to protect trees located within 50 feet of construction that will be preserved. The fencing

shall be in place throughout the duration of construction. Demarcation such as t-posts and a minimum of two strands of yellow rope are adequate.

- All construction activity shall remain outside delineation fencing installed for protection of oak trees.
- Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots are exposed during construction, they shall be covered with a layer of soil to match existing topography.
- Impacts to oak trees shall be assessed by a licensed arborist or qualified botanist prior to final inspection and reported to the County.

4.2.3 Measures to Address Impacts to Sensitive Habitats

Measure 3: Jurisdictional Waters

In addition to Measure 2, the following recommendations are provided to protect the drainage on site.

- Prior to project initiation, all applicable agency permits with jurisdiction over the project area (i.e., CDFW and RWQCB) should be obtained. Additional mitigation measures may be required by these agencies and shall be implemented as necessary throughout the project.
- To prevent erosion and sedimentation into the drainage during construction, an erosion and sedimentation control plan shall be developed and implemented. It shall outline Best Management Practices for short term, temporary stabilization. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., non-monofilament) rolls, jute, or coir netting, and/or other industry standard materials. Erosion control devices shall be installed and maintained for the duration of the project.

4.2.4 Measures to Address Impacts to Special-status Wildlife

Measure 4: Preconstruction Survey for American Badger

A qualified biologist shall conduct a preconstruction survey within 30 days prior to the start of initial project activities to ensure American badger are not present within proposed work areas. If potential dens are discovered, they shall be monitored with a remote camera or tracking medium for at least three days to determine if they are occupied. If the qualified biologist determines that a den may be active, a no-entry exclusion buffer shall be established within 50 feet of the den and the appropriate resource agencies shall be contacted for further guidance. If active dens are found during the breeding and rearing season, no activity shall occur within 200 feet of the den without agency guidance and approval. Exclusion buffers shall be prominently flagged and encircle the den. If an exclusion buffer is not feasible, the applicant will contact the County for further guidance prior to initial project activities. The results of the survey shall be provided to the County prior to initial project activities. If construction lapses beyond 30 days from the survey, an additional survey will be required.

Measure 5: County Standard Mitigation of Impacts to San Joaquin Kit Fox Habitat

In accordance with the County Guide to SJKF Mitigation Procedures under CEQA, the project shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall include these measures on development plans. The following summarizes those that are applicable to this project:

- The applicant shall mitigate for the loss of SJKF habitat either by:
    1. Establishing a conservation easement on-site or off-site in a suitable San Luis Obispo County location and provide a non-wasting endowment for management and monitoring of the property in perpetuity;
    2. Depositing funds into an approved in-lieu fee program; or
    3. Purchasing credits in an approved conservation bank in San Luis Obispo County.
- A maximum 25 mile-per-hour speed limit shall be required at the project site during construction activities.
- All construction activities shall cease at dusk and not start before dawn.
- A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows (e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below.
- Exclusion zone boundaries shall be established around all known and potential San Joaquin kit fox dens.
- All excavations deeper than 2 feet shall be completely covered at the end of each working day or provided with one or more escape ramps constructed of earth fill or wooden planks every 200 feet.
- All pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be inspected for SJKF and other wildlife before burying, capping, or moving. If a kit fox is found within material stored onsite, the material will not be moved until the kit fox has left on its own.
- All food-related trash shall be removed from the site at the end of each workday as to not attract San Joaquin kit fox to the project site.
- Project-related equipment shall be prohibited outside of designated work areas and access routes.
- Disturbance to burrows shall be avoided to the greatest extent feasible.
- No rodenticides or herbicides shall be applied in the project area.
- Permanent fences shall allow for San Joaquin kit fox passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level).

Measure 6: Surveys and Monitoring for Northern California Legless Lizard

If work will occur within the oak woodland or manzanita chaparral, a qualified biologist shall conduct a preconstruction survey immediately prior to the start of work to ensure legless lizards are not present within proposed work areas. During the survey the biologist shall gently disturb or rake the upper layers of leaf litter or loose soil within suitable habitat to uncover or rouse

legless lizards. If work occurs within the oak woodland or manzanita chaparral, construction monitoring shall be conducted by a qualified biologist during all initial ground disturbing and vegetation removal activities (e.g., grading, grubbing, vegetation trimming). If legless lizards are found during preconstruction surveys or monitoring, they shall be allowed to leave the work area on their own volition or be hand captured and relocated to suitable habitat outside of the area of impact, if permitted.

Measure 7: Preconstruction Survey and Avoidance Measures for Nesting Birds

To protect nesting birds, no construction shall occur from February 1 through August 31 unless the following measures are in place. Preconstruction surveys must be completed by a qualified biologist within one week prior to project initiation. Surveys for raptors shall be conducted within a 250-foot radius of the project site. If any active non-listed raptor nests are observed, these nests and nest trees shall be protected, and a no-work buffer of 250 feet shall be established until the young have fledged and are no longer reliant on the nest tree or parental care, or the nest is no longer active. Surveys for other non-listed avian species shall be conducted within a 50-foot radius of the project site. If any active nests are observed, these nests and nest trees shall be protected with a 50-foot no-work buffer. All activity will remain outside of the designated buffers until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified and nesting within the work area, no work will begin until an appropriate buffer is determined in consultation with CDFW, and/or the USFWS.

5.0 CONCLUSION

The potential for impacts to special-status biological resources as a result of the proposed project activities is low. Observations of sensitive biological resources in the survey area consisted of an ephemeral USGS blue line drainage and oak trees. In addition, suitable habitat is present for four special-status wildlife species and nesting migratory birds. Direct and indirect impacts to special-status wildlife species may occur if they are present on site at the time of construction. The project has been designed to limit impacts to the drainage and oak trees to the extent feasible. However, impacts to the drainage will occur during construction of the entrance road crossing. Implementation of the recommended avoidance, minimization, and mitigation measures will reduce impacts to sensitive resources to a less than significant level.

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APPENDIX A – FIGURES

Figure 1: Project Vicinity

Figure 2: Survey Areas

Figure 3: 2-mile CNDDB Occurrences, Critical Habitat, and SJKF Mitigation Areas

Figure 4: Soils

Figure 5: Hydrologic Resources

Figure 6: Vegetation Communities

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Battenburg Residence
Biological Resources Assessment
Figure 1. Project Vicinity and Survey Areas

- Project Location
- Initial Survey Area
- Focused Spring Survey Area
- County Boundary

0 500 1,000 2,000 Feet

N

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Initial Survey Area
Focused Spring Survey Area

Battenburg Residence
Biological Resources Assessment
Figure 2. Survey Areas

0 50 100 200 Feet

N

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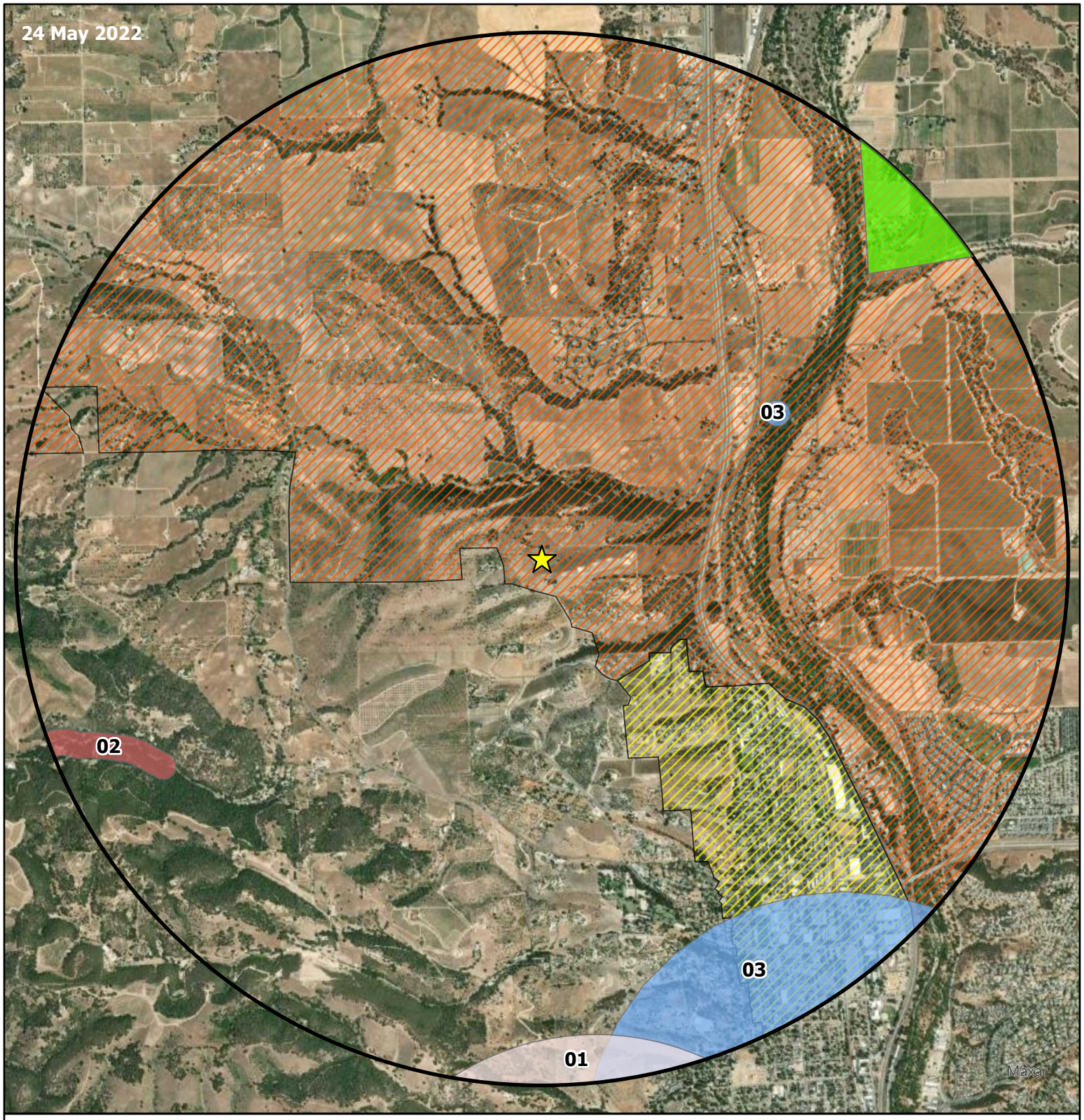

Project Location

Botanical Occurrences

01- Lemmon's Jewelflower

02 - Woodland Woollythreads

Wildlife Occurrences

03 - Least Bell's Vireo

SJKF Mitigation Ratio

2:1

3:1

Critical Habitat

Vernal Pool Fairy Shrimp

0 0.5 1 2 Miles

N

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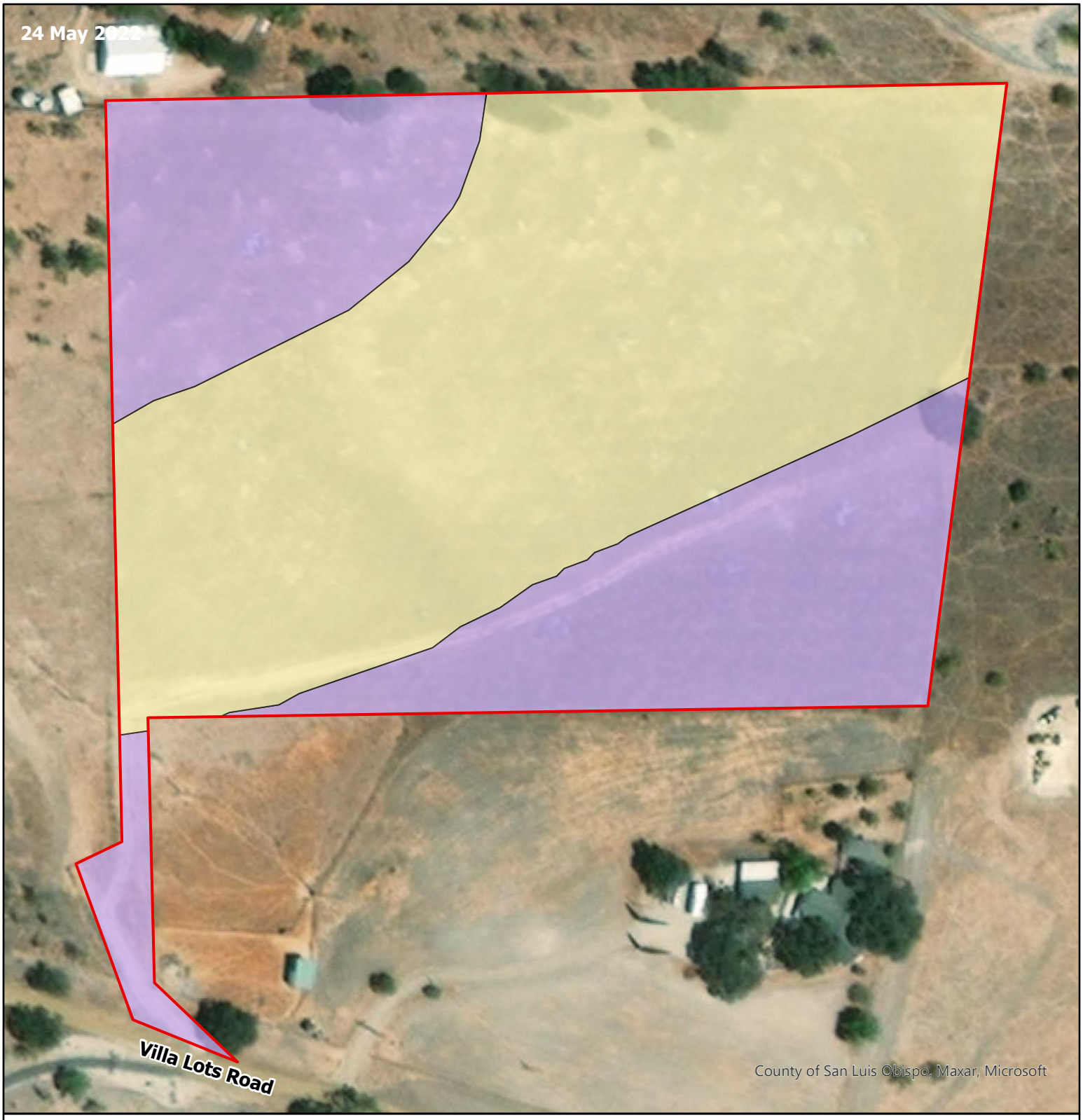
Battenburg Residence
Biological Resources Assessment
Figure 3. 2-mile CNDDB Occurrences, Critical Habitat and SJKF Mitigation Areas



Initial Survey Area
Linne-Calodo Complex, 30-50% Slopes
Linne-Calodo Complex, 9-30% Slopes

Battenburg Residence
Biological Resources Assessment
Figure 4. Soils

0 50 100 200 Feet

N

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Battenburg Residence
Biological Resources Assessment
Figure 5. Hydrological Resources

Initial Survey Area
Blue Line Drainage*
Existing Berm

*Blue line drainage data acquired from County of San Luis Obispo (2006) and modified to reflect observations in the field.

0 50 100 200 Feet

N

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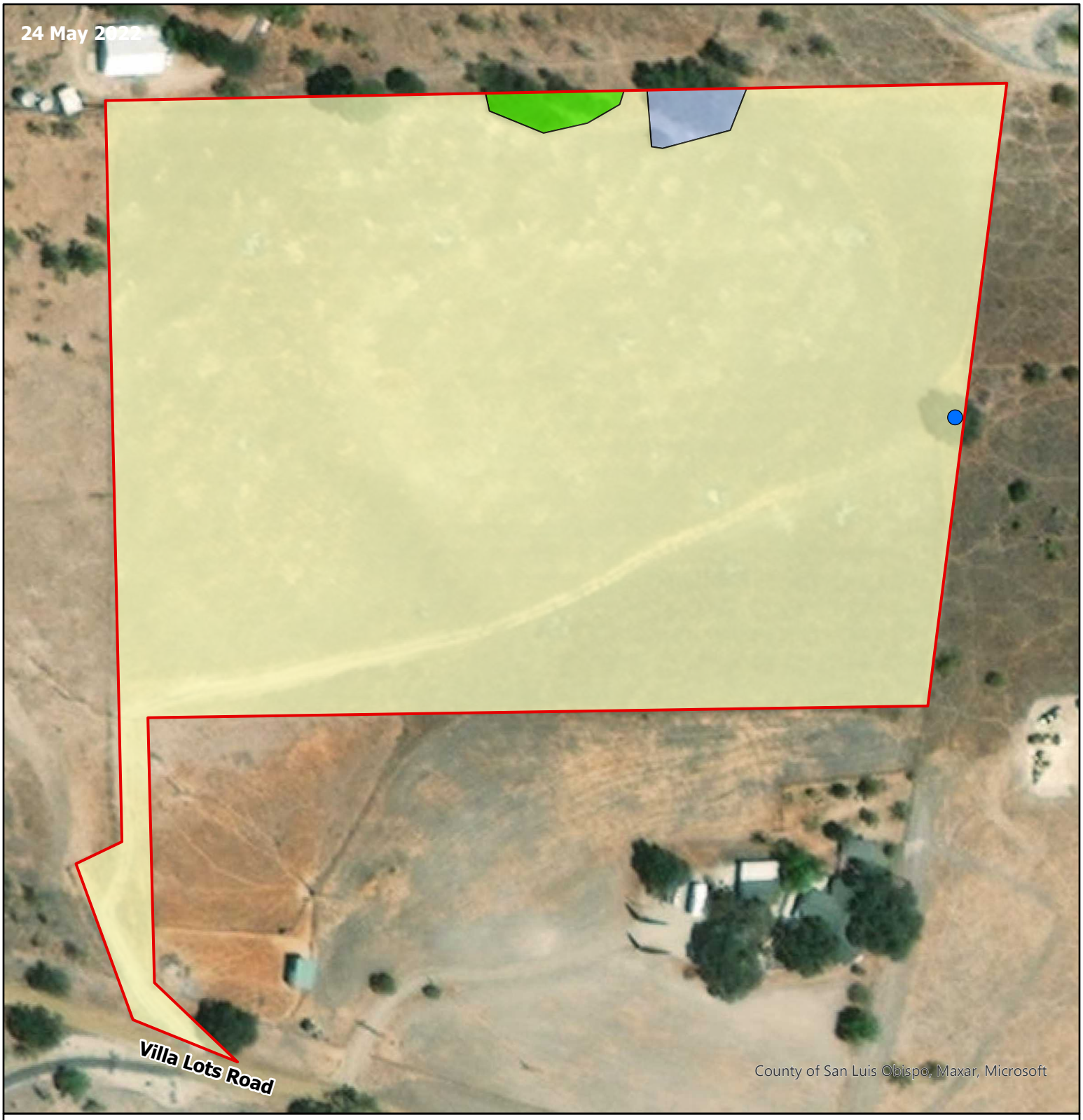

Battenburg Residence
Biological Resources Assessment
Figure 6. Vegetation Communities

- Initial Survey Area
- Wild Oats and Annual Brome Grasslands
- Big Berry Manzanita Chaparral
- Blue Oak Woodland
- Individual Blue Oak

0 50 100 200 Feet

N

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APPENDIX B – PRELIMINARY SITE PLANS (Dated 03-02-2022)

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BATTENBURG RESIDENCE
PASO ROBLES CALIFORNIA

WILDLAND-URBAN INTERFACE (WUI) - 2019

BELOW ARE BUILDING CONSTRUCTION REQUIREMENTS PER THE 2019 CALIFORNIA RESIDENTIAL CODE, SECTION 337:

ROOFING SECTION R337.5
R337.5.1 GENERAL: ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R337.5 AND R902. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS.
* R337.5.2 ROOF COVERINGS: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE-STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.
* R337.5.3 ROOF VALLEYS: WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO.26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-EIDE RUNNING WITH FULL LENGTH OF THE VALLEY.
* R337.5.4 ROOF GUTTERS: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

VENTS SECTION R337.6
R337.6.2 REQUIREMENTS: VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:
* THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16TH INCH AND SHALL NOT EXCEED 1/8TH INCH.
* THE MATERIALS USED SHALL BE NONCOMBUSTIBLE.
EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WITH MESH, MAY BE OF COMBUSTIBLE MATERIALS.
* THE MATERIALS USED SHALL BE CORROSION RESISTANT.
R337.6.3 VENTILATION OPENINGS ON THE UNDERSIDE OF EAVES AND CORNICES: VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES.
EXCEPTIONS:
* THE ENFORCING AGENCY MAY ACCEPT OR APPROVE SPECIAL EAVE AND CORNICE VENTS THAT RESIST THE INTRUSION OF FLAME AND BURNING EMBERS. VENTS COMPLYING WITH THE REQUIREMENTS OF SECTION R337.6.2 MAY BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES IN ACCORDANCE WITH EITHER ONE OF THE FOLLOWING CONDITIONS:
* THE ATTIC SPACE BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE CALIFORNIA BUILDING CODE, OR;
* THE EXTERIOR WALL COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL, OR IGNITION-RESISTANT-MATERIALS AS DETERMINED IN ACCORDANCE WITH SFM STANDARD 12-7A-5 IGNITION-RESISTANT MATERIAL AND THE VENT IS LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO, OR SIMILAR SURFACE.

EXTERIOR COVERINGS SECTION R337.7
R337.7.3 EXTERIOR WALLS: THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
* NONCOMBUSTIBLE MATERIAL.
* IGNITION-RESISTANT MATERIAL.
* HEAVY-TIMBER EXTERIOR WALL ASSEMBLY.
* LOG WALL CONSTRUCTION ASSEMBLY.
* WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.
EXCEPTIONS: ANY OF THE FOLLOWING SHALL BE DEEMED TO MEET THE ASSEMBLY PERFORMANCE CRITERIA AND INTENT OF THIS SECTION:
* ONE LAYER OF 5/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
* THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

R337.7.3.1 EXTENT OF EXTERIOR WALL COVERING: EXTERIOR WALL COVERINGS SHALL EXTEND FORM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE A 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

R337.7.4 OPEN ROOF EAVES: THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
* NONCOMBUSTIBLE MATERIAL.
* IGNITION-RESISTANT MATERIAL.
* ONE LAYER OF 5/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
* THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
* SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
* SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
* GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
* FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

R337.7.5 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS: THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAIL, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
* NONCOMBUSTIBLE MATERIAL.
* IGNITION-RESISTANT MATERIAL.
* ONE LAYER OF 5/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
* THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
* BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.
EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
* GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
* FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

R337.7.6 EXTERIOR PORCH CEILINGS: THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
* NONCOMBUSTIBLE MATERIAL.
* IGNITION-RESISTANT MATERIAL.
* ONE LAYER OF 5/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
* THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
* PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
EXCEPTION: ARCHITECTURAL TRIM BOARDS.

R337.7.7 FLOOR PROJECTIONS: THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
* NONCOMBUSTIBLE MATERIAL.
* IGNITION-RESISTANT MATERIAL.
* ONE LAYER OF 5/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
* THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
* THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
EXCEPTIONS: ARCHITECTURAL TRIM BOARDS.

R337.7.8 UNDERFLOOR PROTECTION: THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
* NONCOMBUSTIBLE MATERIAL.
* IGNITION-RESISTANT MATERIAL.
* ONE LAYER OF 5/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
* THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
* THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.
EXCEPTION: HEAVY-TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

R337.7.9 UNDERSIDE OF APPENDAGES: WHEN REQUIRED BY THE ENFORCEMENT AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
* NONCOMBUSTIBLE MATERIAL.
* IGNITION-RESISTANT MATERIAL.
* ONE LAYER OF 5/8 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
* THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
* THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.
EXCEPTION: HEAVY-TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

EXTERIOR WINDOWS AND DOORS SECTION R337.8
R337.8.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS: EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
* BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR;
* BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
* HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR;
* BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.
R337.8.2.2 STRUCTURAL GLASS VENEER: THE WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL COMPLY WITH EXTERIOR WALLS. SECTION R337.7.3 R337.8.3 EXTERIOR DOORS: EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
* THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR;
* SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
* STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8 INCHES THICK.
* RAISED PANELS SHALL NOT BE LESS THAN 1-1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
* SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
* SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.

DECKING SECTION R337.9
R337.9.2 WHERE REQUIRED: THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING.
R337.9.3 DECKING SURFACES: THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:
* IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SFM 12-7A-5.
* EXTERIOR FIRE RETARDANT TREATED WOOD.
* NONCOMBUSTIBLE MATERIAL.
* ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
EXCEPTION: WALL MATERIAL MAY BE OF ANY MATERIAL THAT OTHERWISE COMPLIES WITH THIS CHAPTER WHEN THE DECKING SURFACE MATERIAL COMPLIES WITH THE PERFORMANCE REQUIREMENTS ASTM E 84 WITH A CLASS B FLAME SPREAD RATING.

FIRE SAFETY NOTES

THE APPROVED PROJECT ALLOWED TO BE CONSTRUCTED BY THIS BUILDING PERMIT SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS AS DEEMED NECESSARY BY THE FIRE DEPARTMENT HAVING JURISDICTION FOR THIS PERMIT. PRIOR TO BEGINNING CONSTRUCTION THE PROPERTY OWNER SHALL READ THE FIRE SAFETY PLAN ISSUED BY THE FIRE DEPARTMENT AND BECOME FULLY AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS AS MANY OF THESE FIRE PROTECTION REQUIREMENTS MAY REQUIRE THE INSTALLATION OF FIRE SPRINKLERS/ SPECIAL SAFETY GLAZED WINDOWS/ NON-COMBUSTIBLE EXTERIOR CONSTRUCTION AND ROOFS/ SPECIAL SETBACKS/ SPECIAL DRIVEWAY-ROADWAY REQUIREMENTS OR OTHER SPECIAL CONSTRUCTION.

SAN LUIS OBISPO COUNTY GREEN BUILDING ORDINANCE

THIRD PARTY VERIFICATION FOR HOMES >2,500 SF
NEW HOMES GREATER THAN 2,500 SF SHALL COMPLETE THIRD PARTY VERIFIED CERTIFICATION. CERTIFICATION SHALL INCLUDE ONE OF THE FOLLOWING, INCLUDING EXCEEDING THE 2010 TITLE 24 PART 6 ENERGY REQUIREMENTS BY A MINIMUM OF 15%:

1. GREEN POINT RATED WITH 75 POINTS MINIMUM (HTTP://WWW.BUILDITGREEN.ORG/GUIDELINES--CHECKLISTS/); OR
2. LEED FOR HOMES CERTIFIED. (HTTP://NEW.USGBC.ORG/)

HOME ENERGY RATING
Per the San Luis Obispo County Green Building Ordinance, you are required to hire a certified Home Energy Rating System (HERS) rater to perform a Home Energy Rating prior to construction completion. See the Green Building Ordinance handout for links to companies that perform HERS ratings.

Find the handout here:
http://www.slocounty.ca.gov/Assets/PUbuilding/GBO-res.pdf

WATER FIXTURE RETROFIT
Per the San Luis Obispo County Green Building Ordinance, any existing water fixtures that exceed the thresholds in the water use baseline shall be retrofitted to this:
* Kitchen faucets - 1.8 gpm @ 60psi
* Lavatory faucets - 1.2 gpm @ 60psi
* Toilets - 1.28 gallons per flush
* Showerheads - 1.8 gpm @ 80psi

Only existing fixtures that exceed the usage below must be retrofitted:
* Toilets rated at no more than 1.6 gallons per flush
* Showerheads rated at no more than 2.5 gpm @ 80 psi
* Lavatory faucets rated no more than 2.2 gpm @ 60 psi
* Kitchen faucets rated. no more than 2.2 gpm @ 60 psi

** AT FIRST INSPECTION THE THIRD PARTY CERTIFIER IS TO MEET INSPECTOR ON THE JOBSITE TO GO OVER THE GREEN POINTS REQUIRED TO BE CERTIFIED.

** PRIOR TO FRAMING INSPECTION THE BUILDING INSPECTOR IS TO VERIFY THIRD PARTY CERTIFIER HAS BEEN CALLED TO THE JOBSITE TO INSPECT VARIOUS GREEN POINT REQUIREMENTS.

** PRIOR TO PROJECT FINAL "INSPECTOR TO VERITY/COLLECT THIRD PARTY CERTIFICATION FOR COMPLIANCE WITH SLO COUNTY GREEN BUILDING ORDNANCE. DEFERRED ITEMS WILL TRIGGER A CONDITION COMPLIANCE MONITORING CASE WHICH WILL COST $230.00 - (L 15 CONDITION COMPLIANCE - MINOR WITHOUT SITE VISIT)

CAL GREEN MANDATORY MEASURES

CAL GREEN MANDATORY MEASURES TO BE IMPLEMENTED:

SITE DEVELOPMENT
4.106.2 A plan is developed and implemented to manage storm water drainage during construction. 4.106.3 The site shall be planned and developed to keep surface water away from buildings. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows.

ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar methods acceptable to the enforcing agency.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 A minimum of 75% of the construction waste generated at the site is diverted to recycle or salvage.
4.408.2 Where a local jurisdiction does not have a construction and demolition waste management ordinance, a construction waste management plan shall be submitted for approval to the enforcing agency.

BUILDING MAINTENANCE AND OPERATION
An operation and maintenance manual shall be provided to the building occupant owner.

FIREPLACES
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

V.O.C'S - 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLAINT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
4.504.1 Duct openings and other related air distribution components openings shall be covered during construction.
4.504.2.1 Adhesives, sealants and caulks shall be complaint with VOC and other toxic compound limits.
4.504.2.2 Paints, stains and other coatings shall be complaint with product weighted MIR limits for ROC and other toxic compounds.
4.504.2.3 Aerosol paints and coatings shall be complaint with product-weighted MIR limits for ROC and other toxic compounds.
4.504.2.4 Documentation shall be provided to verify that complaint VOC limit finish materials have been used. (All adhesives, sealants, caulks, paints, coatings, and aerosol paint containers must remain on the site for field verification by the building inspector.)
4.504.3 Carpet and carpet systems shall be complaint with VOC limits.
4.504.4 50% of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under the Resilient Floor Covering Institute(RFCI) FloorScore Program. 4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

INTERIOR MOISTURE CONTROL
4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.
4.506.1 Exhaust fans which terminate outside the building are provided in every bathroom.
4.507.1 Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2. 4.507.2 Duct systems are sized, designed and equipment is selected using the following methods: 1. Establish head loss and heat gain values according to ACCA Manual J or equivalent. 2. Size duct systems according to ACCA 29-D (Manual D) or equivalent. 3. Select heating and cooling equipment according to ACCA 36-S (Manual S) or equivalent.

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems 702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.
Outdoor Water Use
Irrigation Controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final shall comply with the following:
1. Controller shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicate with the controllers(s) Soil Moisture-based controllers are not required to have rain sensor input.
BUILDING MAINTENANCE AND OPERATION
At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes items 1 through 10 in accordance with CGBSC Section 4.410.1 shall be placed in the building.

Moisture content
Prior to enclosing the wall and framing, confirmation must be provided to the building inspector showing the framing members do not exceed 19% moisture content.

Bathroom exhaust fans.
Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:
1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible.

OUTDOOR WATER REQUIREMENTS
Outdoor Water: shall comply with CAL Green Tier 1 for outdoor water requirements.
Cal Green Mandatory Measures: (With Tier 1 required this becomes mandatory)
4.304.1 Irrigation controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

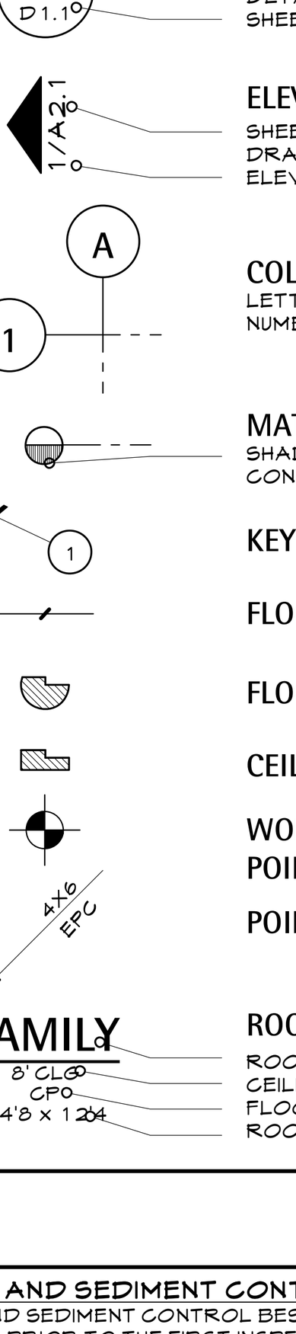
Cal Green Tier I:
A4.304.1 Install a low-water consumption irrigation system which minimizes the use of spray type heads.
A4.304.2 A rainwater capture, storage and re-use system is designed and installed.(optional)
A4.304.3 A water budget shall be developed for landscape irrigation. (optional)
A4.304.4 Provide water efficient landscape irrigation design that reduces the use of potable water; does not exceed 65 percent of ETo times the landscape area.

ABREVIATIONS

A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BET.	BETWEEN
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BN.	BULLNOSE
BOT.	BOTTOM
CAB.	CABINET
C.B.	CARRIAGE BOLT OR CEILING BEAM OR CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
CG.	CORNER GUARD
C.I.	CAST IRON
C.J.	CEILING JOIST OR CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.P.	CORRUGATED METAL PIPE
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT OR CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
C.O.T.G.	CLEAN OUT TO GRADE
CSK.	COUNTERSINK
C.T.	COLLAR TIE
C.W.	COLD WATER
D.	DRYER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR OR DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DW	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELECT.	ELECTRICAL
ELVR.	ELEVATOR
ENCL.	ENCLOSURE
E.O.S	EDGE OF SLAB
EQ.	EQUAL
EQUIP.	EQUIPMENT
EST.	ESTIMATE
EXC	EXCAVATE
EXH	EXHAUST
EXIST.OR (E)	EXISTING
EXP.	EXPOSED OR EXPANSION
EXT.	EXTERIOR
FAB.	FABRICATE
F.A.U.	FORCED AIR UNIT
F.C	FACE OF CURB
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.F.	FINISH FLOOR
F.G.	FLOOR GIRDER
F.H.W.S.	FLAT HEAD WOOD SCREW
FIN.	FINISH
FIXT.	FIXTURE
FLASH.	FLASHING
FLR.	FLOOR(ING)
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FP	FIREPLACE
FPRF.	FIREPROOF
(') OR FT	FEET OR FOOT
FTG.	FOOTING
FURN.	FURNACE
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
GB.	GRAB BAR
G.D.	GARBAGE DISPOSAL
GL.	GLASS
G.L.B.	GLUED LAMINATED BEAM
GND.	GROUND
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP. BD.	GYPSUM BOARD
HB	HOSE BIB
H.C.	HOLLOW CORE
HD.	HEAD
HDWR.	HARDWARE
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
HTR	HEATER
H.W	HOT WATER
HWD.	HARDWOOD
I.D.	INSIDE DIAMETER (DIM.)
IN.OR (")	INCH
INCL.	INCLUDE
INSUL.	INSULATION
INT.	INTERIOR

INV.	INVERT
J.H.	JOIST HANGER
JST	JOIST
JT.	JOINT
KD.	KILN-DRIED
LAM.	LAMINATE(D)
LAV.	LAVATORY
LS.	LAG SCREW
LT.	LIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MED.	MEDIUM
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
N	NORTH
(N)	NEW
NO. OR #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
OA.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM.)
OH	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
P.D.S.	POWDER DRIVEN STUD
P.E.N.	PLYWOOD EDGE NAILING
PERF.	PERFORATED
PL.	PLATE OR PROPERTY LINE
PLAS.	PLASTER
PLYWD.	PLYWOOD
P.M.E.	PATCH TO MATCH EXISTING
PR.	PAIR
PRCST.	PRE-CAST
PREFAB	PREFABRICATED
PROJ.	PROJECT
PROP.	PROPERTY
PT.	POINT
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
PTN.	PARTITION
QTR	QUARTER
QUAL.	QUALITY
R.	RADIUS OR RISER
R.B.	ROOF BEAM
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCE
REQ'D.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
RWD.	REDWOOD
S.	SOUTH
S.4.S.	SURFACED 4 SIDES
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER OR SMOKE DETECTOR
SDG.	SIDING
SECT.	SECTION
SEL.	SELECT
SH.	SHELF OR SHELVING
SHR	SHOWER
SHT	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SL.	SKYLIGHT
SPEC	SPECIFICATION(S)
SQ.	SQUARE
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR	STORAGE
STRUCT.	STRUCTURAL
SURF.	SURFACE
SUSP.	SUSPEND
SYM.	SYMBOL OR SYMMETRICAL
SYS.	SYSTEM
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.	TREAD
T.B.	TOWEL BAR
TEL.	TELEPHONE
THK	THICK(NESS)
THRU	THROUGH
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PAVEMENT
T.O.W.	TOP OF WALL
TV	TELEVISION
TYP	TYPICAL
U.L.	UNDERWRITER'S LABORATORIES
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
V.P.	VENT PIPE
W.	WASHING MACHINE OR WEST OR WIDTH
W/	WITH
W/O	WITHOUT
W.C.	WALL COVERING OR WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WP.	WATERPROOF
WR.	WASTE RECEPTACLE OR WATER RESISTANT
WS.	WEATHERSTRIPPING
WT	WEIGHT
W.W.F.	WELDED WIRE FABRIC
XFMR	TRANSFORMER
YD.	YARD

SYMBOL LEGEND



SECTION
SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN

DETAIL
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS DRAWN

ELEVATION
SHEET WHERE ELEVATION IS DRAWN
ELEVATION IDENTIFICATION

COLUMN/GRID LINES
LETTERS ONE DIRECTION
NUMBERS IN OTHER DIRECTION

MATCH LINE
SHADED PORTION IS THE SIDE CONSIDERED

KEYNOTE REFERENCE

FLOOR FINISH BREAK

FLOOR LEVEL CHANGE

CEILING LEVEL CHANGE

WORK, CONTROL OR DATUM POINT

POINT CONDITION

ROOM IDENTIFICATION
ROOM NAME
CEILING HEIGHT
FLOOR FINISH
ROOM DIMENSIONS

-

EROSION AND SEDIMENT CONTROL
EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

PASO ROBLES GROUND WATER BASIN:
THIS PROJECT IS REQUIRED TO CONFORM WITH LAND USE ORDINANCE SECTION 22.94.025 - PASO ROBLES GROUNDWATER BASIN WHICH REQUIRES ALL NEW DEVELOPMENT IN THE PASO ROBLES GROUNDWATER BASIN AREA TO OFFSET NEW WATER USE THROUGH VERIFIABLE EVIDENCE OR PARTICIPATION IN AN APPROVED COUNTY WATER CONSERVATION PROGRAM.

DOMESTIC WATER
ALL DOMESTIC WATER WELLS SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF CALIFORNIA. ALL DOMESTIC WATER WELLS INTENDED TO PROVIDE POTABLE WATER TO HABITABLE BUILDINGS SHALL MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT FOR POTABLILITY.

PRIOR TO FINAL, ENVIROMENTAL HEALTH DEPARTMENT WILL HAVE TO APPROVE WELL WATER QUALITY. CONTACT LESLIE TERRY @ 805.781.5551

INSTALLATION CERTIFICATE
A SET OF CF-6R DOCUMENTS APPLICABLE TO THE CONSTRUCTION PROJECT IS REQUIRED TO BE ASSEMBLED AND POSTED AT THE BUILDING SITE PRIOR TO FINAL INSPECTION. THE INSTALLING CONTRACTORS ARE RESPONSIBLE FOR THE INSTALLATION OF THE WATER HEATING EQUIPMENT, THE WINDOWS (FENESTRATION), THE LIGHTING SYSTEM, THE AIR DISTRIBUTION DUCTS AND HVAC EQUIPMENT, AND THE MEASURES THAT AFFECT BUILDING ENVELOPE TIGHTNESS AND THE INSULATION ARE RESPONSIBLE FOR SUPPLYING AND COMPLETING THE CF-6R FORM. MOST COMPLIANCE MEASURES HAVE A SEPARATE CF-6R FORM THAT IS SPECIFIC TO A PARTICULAR INSTALLATION.
FOR COPIES OF THE FORMS, GO TO
http://www.energy.ca.gov/title24/2008standards/residential_manual.html#forms

PROJECT DATA

DESCRIPTION: A PROPOSED 3216 SQUARE FOOT 1 STORY SINGLE FAMILY RESIDENCE

SITE INFORMATION:

STREET ADDRESS:	00000 VILLA LOTS RD
APN#:	018-011-017
LEGAL DESCRIPTION:	VILLA LT 83 PTN
ZONING:	RR
LOT SIZE:	9.02 ACRE

BUILDING INFORMATION:

BUILDING SIZE	FIRST LEVEL LIVING AREA	3216 SQ.FT.
	TOTAL LIVING AREA =	3216 SQ.FT.
	GARAGE	1125 SQ.FT.
	COVERED PORCH	144 SQ.FT.
	TOWER PORCH	100 SQ.FT.
	TOTAL STRUCTURE =	4585 SQ.FT.
	POOL	160 SQ.FT.
	PATIO	1523 SQ.FT.
	ENTRY COURTYARD	1113 SQ.FT.

GOVERNING CODE:
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA BUILDING CODE, VOLS 1 & 2
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA REFERENCE STANDARDS CODE
2019 CALIFORNIA RESIDENTIAL CODE
COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19
COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
COUNTY FIRE CODE ORDINANCE - TITLE 16
COUNTY LAND USE ORDINANCE - TITLE 22

FIRE HAZARD SEVERITY ZONE:	HIGH
SPRINKLERED:	YES
SEISMIC DESIGN CATEGORY:	D
OCCUPANCY GROUP:	R-3 & U
CONSTRUCTION TYPE:	VB
ROOF RATING:	CLASS "A"
MAX. BUILDING HEIGHT ABOVE (A.N.G.):	
MAX. ALLOWED	+35 (1059.0)
PROPOSED	+21.27 (1045.27)

UTILITIES:

ELECTRICITY:	PACIFIC GAS & ELECTRIC
GAS:	LPG (PRIVATE)
WATER:	PRIVATE
SEWER:	PRIVATE
TELEPHONE	AT&T
C.A.T.V.	

PROJECT DIRECTORY

OWNER
JOHN & MIRANDA BATTENBURG
1106 PINE STREET
PASO ROBLES, CA 93446
(805) 712-1362

DRAFTING
WULFF DESIGN, INC.
105 CALLE PROPANO
PASO ROBLES, CA 93446
805.239.0530

STRUCTURAL ENGINEERING
ASHLEY & VANCE ENGINEERING INC
1413 MONTEREY ST.
SAN LUIS OBISPO, CA 93401
805.545.0010

CONTRACTOR
PROBUILT
8052 CRISTOBAL AVE.
ATASCADERO, CA 93422
805.466.8822
LICENSE # 437999

SOILS ENGINEER
BEACON GEOTECHNICAL SERVICES, LLC
P.O. BOX 4814
PASO ROBLES, CALIFORNIA 93447
805.239-9457 FAX 805.237.9098

REPORT NO: F-102564 (12-30-2020)

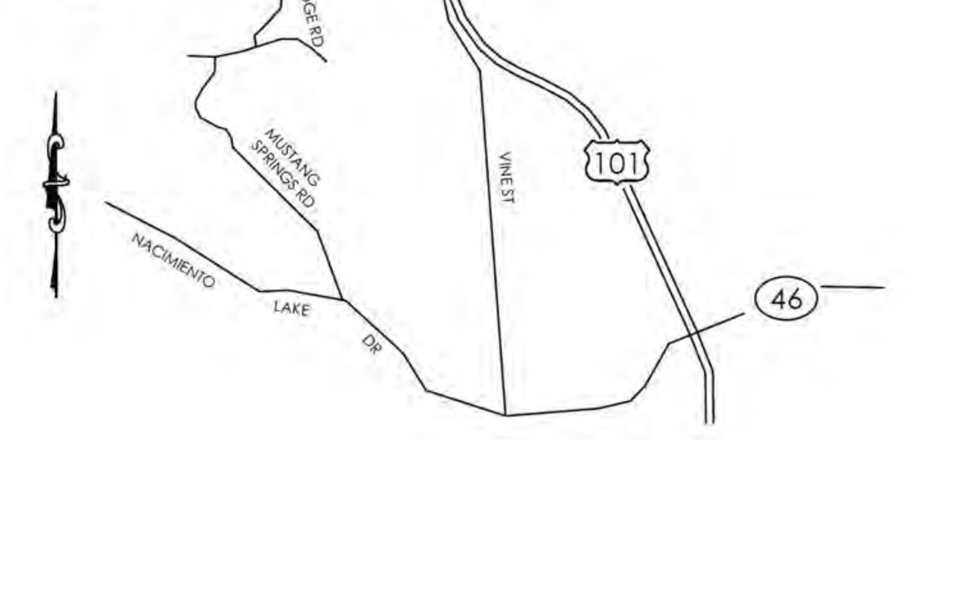
SURVEYOR
TWIN CITIES SURVEYING INC.
615-C MAIN STREET
TEMPLETON, CA 93465
805.434.1834

CIVIL ENGINEER
WALSH ENGINEERING
1108 GARDEN STREET, SUITE 202-204
SAN LUIS OBISPO, CA 93401
(805)319-4948

CONSULTANT
KIRK CONSULTING
8830 MORRO RD
ATASCADERO, CA 93422
805.461.5765

SHEET INDEX

VICINITY MAP



GENERAL NOTES

(THESE NOTES APPLY TO ALL PORTIONS, PHASES & SUBCONTRACTS OF THIS PROJECT.)

A USE OF PLANS: THESE PLANS ARE THE PROPERTY OF WULFF DESIGN, INC. AND MAY NOT BE USED WITHOUT WULFF DESIGN, INC. EXPRESS, WRITTEN CONSENT.

B GOVERNING LAWS: ALL WORK SHALL AT LEAST, CONFORM TO ALL OF THE COUNTY OF SAN LUIS OBISPO REQUIREMENTS, THE LATEST ADOPTED EDITION OF THE CBC, CMC, CPC, CEC, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, RULES & REGULATIONS.

C SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS & THE EXISTING CONDITIONS) ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM WULFF DESIGN, INC. PRIOR TO PROCEEDING WITH ANY RELATED WORK.

D SITE ADDRESS NUMBERS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 6" IN HEIGHT 1/2" MINIMUM STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHERE ADDRESS CANNOT BE VIEWED FROM PUBLIC WAY A MONUMENT OR POLE SHALL BE USED.

E ANY CHANGE ORDERS MADE DURING THE CONSTRUCTION PROCESS WHICH REQUIRE THE SUBMITTAL OF A PLAN SET BY THE PROPERTY OWNER, REQUIRE A COPY TO BE PROVIDED TO THE ASSESSOR.

RESERVED FOR MUNICIPAL STAMP OF APPROVAL

No.	Date	Issue Notes

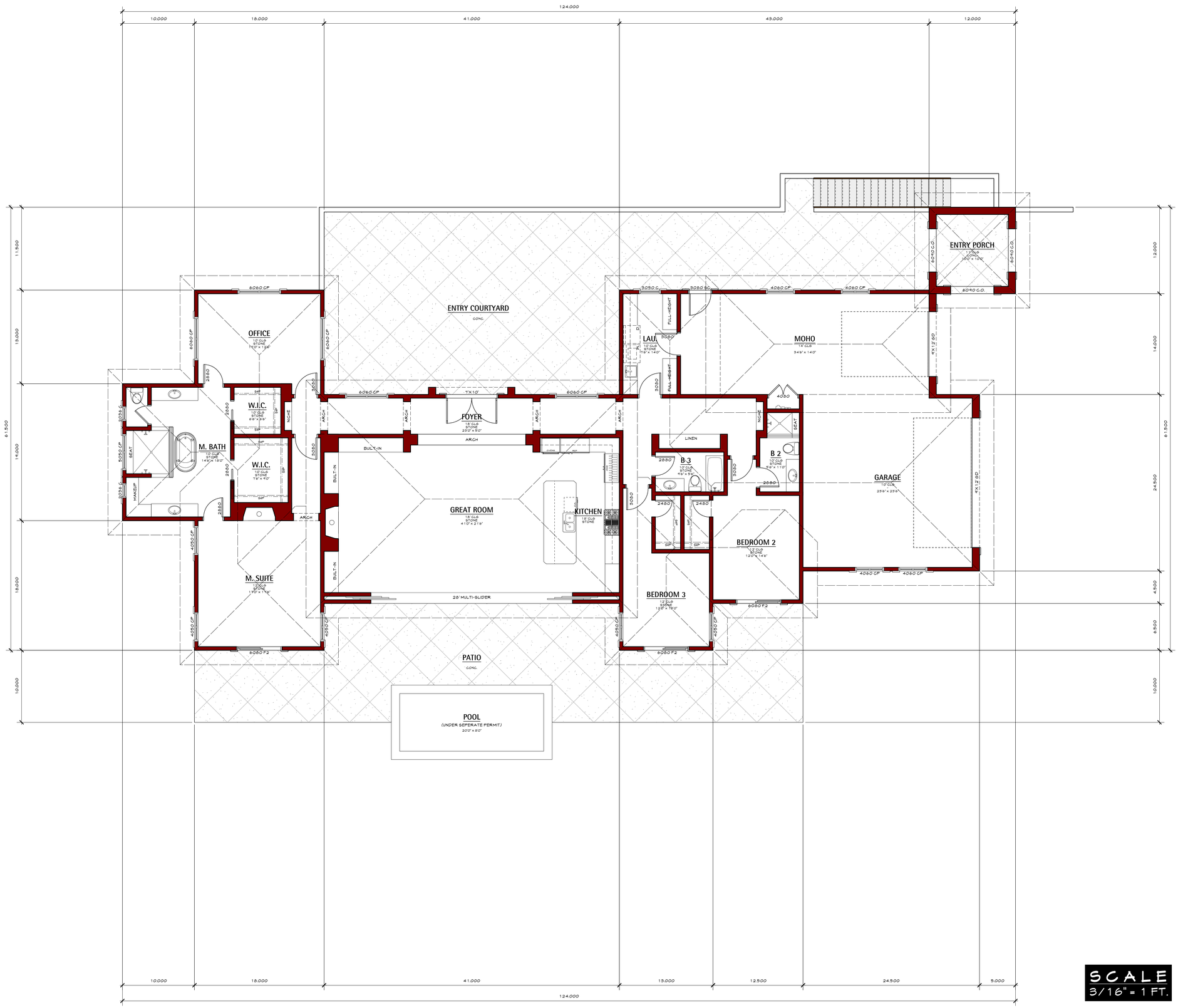
wulff
Wulff Design, Inc.
Residential Drafting
Computer Modeling
Rendering

105 Calle Propano
Paso Robles, CA 93446
t 805.239.0530
f 805.238.0530
www.wulffdesign.com

Project Title
Battenburg Residence
Villa Lots Parcel 2
Paso Robles, CA

Drawing Title
COVER SHEET

Project Manager	-	Project ID	22-101
Drawn By	-	Scale	AS NOTED
Reviewed By	-	Drawing No.	T1.1
Date	-		of
CAD File Name	22101BAT_SFR_02.6 v12.mcd		



AREA CALC.

FIRST LEVEL LIVING AREA	3216 SQFT.
TOTAL LIVING AREA =	3216 SQFT.
GARAGE	1129 SQFT.
COVERED PORCH	144 SQFT.
TOWER PORCH	100 SQFT.
TOTAL STRUCTURE =	4589 SQFT.
POOL	160 SQFT.
PATIO	1529 SQFT.
ENTRY COURTYARD	1113 SQFT.

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No.	Date	Issue Notes

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Computer Modeling
Rendering

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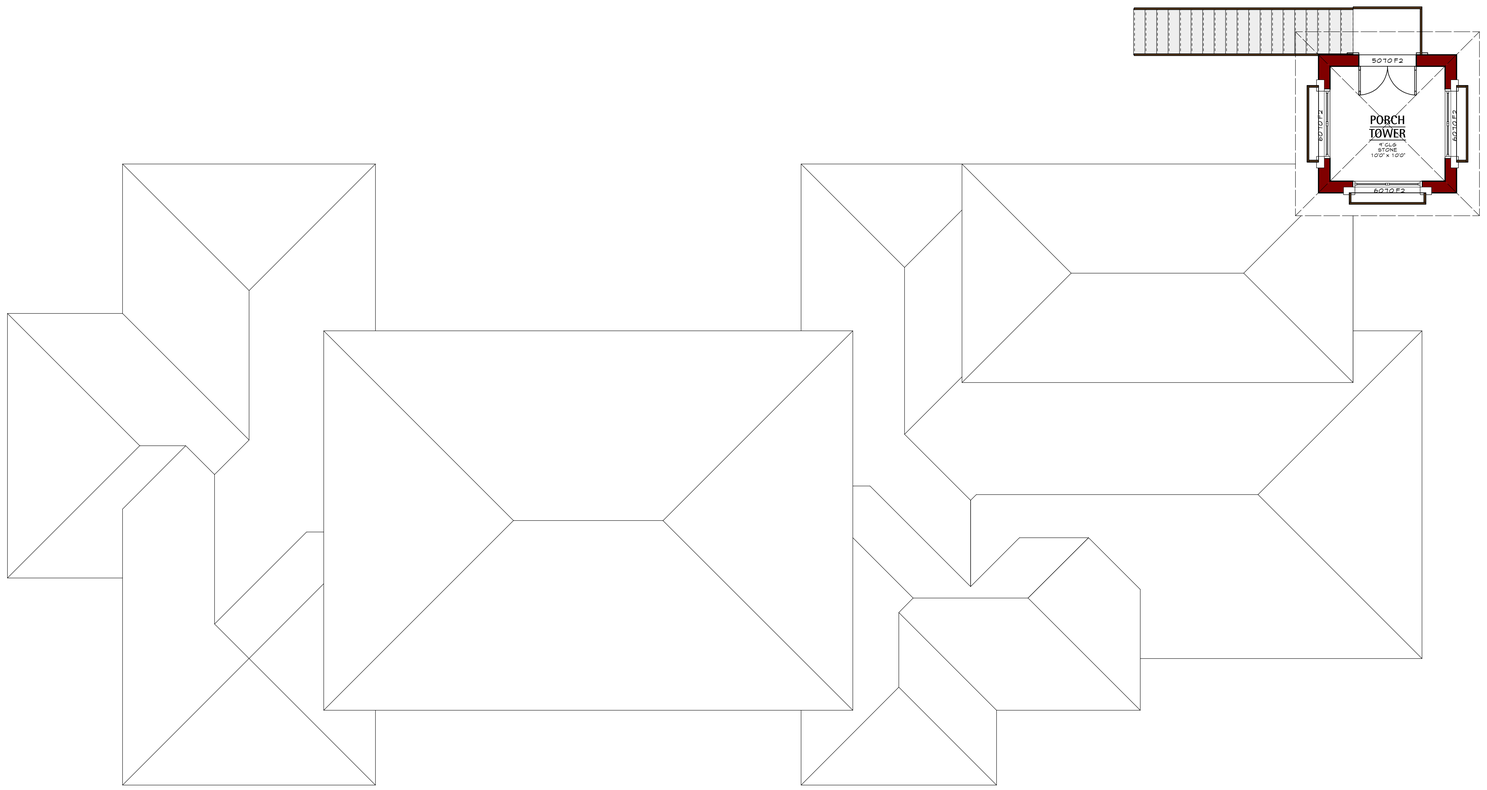
Project Title
Battenburg Residence
Villa Lots Parcel 2
Paso Robles, CA

Drawing Title
FLOOR PLAN - FIRST LEVEL

Project Manager: -	Project ID: 22-101
Drawn By: -	Scale: 3/16" = 1'
Reviewed By: -	Drawing No. A1.1 of
Date: 02-11-2022	
CAD File Name: 22101BAT_SFR_02.6 v12.mcd	



SCALE
3/16" = 1 FT.

AREA CALC.

FIRST LEVEL LIVING AREA	3216 SQFT.
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Computer Modeling
Rendering

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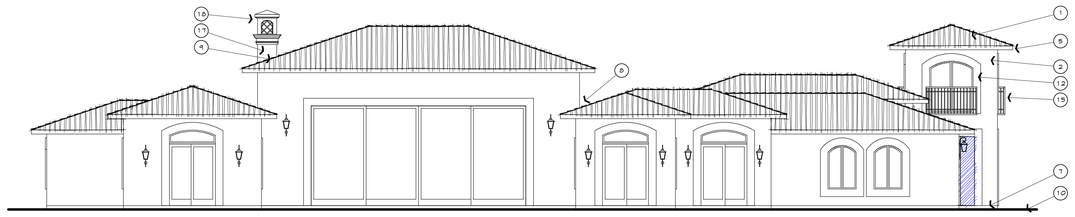
Project Title:
Battenburg Residence
Villa Lots Parcel 2
Paso Robles, CA

Drawing Title:
FLOOR PLAN - SECOND LEVEL

Project Manager: -	Project ID: 22-101
Drawn By: -	Scale: 3/16" = 1'
Reviewed By: -	Drawing No.: A1.2 of
Date: 02-11-2022	
CAD File Name: 22101BAT_SFR_02.6.v12.mc6	



FRONT

RIGHT

REAR

LEFT

GENERAL NOTES

A. FOR SPECIFIC OR ADDITIONAL INFORMATION, SEE FLOOR PLANS, SCHEDULES, AND ROOF PLAN.

B. CHIMNEYS SHALL TERMINATE AT LEAST 3 FEET ABOVE THE ROOF AND 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN A HORIZONTAL DISTANCE OF 10 FEET & TERMINATE THE VENT AT LEAST 10 FEET FROM A PROPERTY LINE.

C. MFG APPR. CHIMNEY CAP WITH MFG APPR. LISTED SPARK ARRESTOR (1/2" MESH SCREEN MAXIMUM)

D. FOUNDATION VENTS. PROVIDE MINIMUM 1-1/2 S.F. PER 25 LINEAL FEET OF EXTERIOR WALL OR 1 S.F. FOR EACH 150 S.F. OF UNDERFLOOR AREA.

E. APPLICATION OF METAL PLASTER BASES:

1. THE APPLICATION OF METAL LATH OR WIRE FABRIC LATH SHALL BE AS SPECIFIED IN SECTION 25 1 0.

2. WHERE NO EXTERNAL CORNER REINFORCEMENT IS USED, LATH SHALL BE FURRED OUT AND CARRIED AROUND CORNERS AT LEAST ONE SUPPORT ON FRAME CONSTRUCTION.

3. A MINIMUM 0.0 1 9" (0.48MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102M) ABOVE THE EARTH OR 2 INCHES (5 1MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED.

F. STUCCO SHALL BE APPLIED WITH THREE COAT APPLICATION, 2-LAYERS OF GRADE D PAPER REQUIRED UNDER CEMENT PLASTER WHEN APPLIED OVER WOOD SHEATHING.

G. GARAGE DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK, OR SHALL A FIRE RESISTIVE RATING OF NOT LESS THAN 20 MINUTES OR BE OF EXTERIOR FIRE RETARDANT TREATED WOOD.

KEY NOTES

1. ROOFING: CLASS A - REDLAND'S TWO-PIECE MISSION TILE OVER MIN. ONE LAYER OF 90# BUILDING FELT. ICC-ES EVALUATION REPORT ESR-4595 PROVIDE NON-COMBUSIBLE BIRDSTOPS FOR CURVED TILE.
2. THREE COAT 7/8" STUCCO (SANTA BARBARA FINISH) OVER METAL LATH & BUILDING PAPER (2-LAYERS TYPE 'D' OVER WOOD SHEATHING). SEE OWNER FOR TEXTURE & COLOR.
3. PORCH LIDS: 2X6 T&G W/ NO ATTIC SPACE ABOVE
4. SOFFITS: TO BE STUCCO
5. OVERHANG - OVERHANGS TO BE EXPOSED 18" PROJECTION 4X6 DECO SHAPED TAILS W/ 2X6 T&G ROOF DECKING. (PROFILE BY OWNER)
6. CRICKET
7. WEEP SCREED.
8. HORIZONTAL EXTERIOR SURFACES TO BE THREE COAT 7/8" STUCCO, OVER RIBBED METAL LATH # 2-LAYERS TYPE 'D' BUILDING PAPER.
9. FLASH AND COUNTER-FLASH. SEE A4.1 FOR DETAILS ON ROOF TO WALL FLASH DOORS AND WINDOWS PER MANUFACTURER'S SPECS.
10. FINISH GRADE
11. PATIO/ STOOP
12. PRECAST CONCRETE MOULDING
13. PROVIDE CLAY TILE BIRD STOPS AT ALL EAVES
14. WROUGHT IRON RAINING
15. WROUGHT IRON JULIETTE BALCONY
16. SITE WALL: 3.5' AT MAX.
17. CHIMNEY CHASE
18. PRECAST CONC. CHIMNEY CAP

NOTE: PROVIDE MINIMUM OF ONE LAYER NO. 15 ASPHALT FELT COMPLYING WITH ASTM D226 AT EXTERIOR WALLS.

NOTE: ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO AVOID GLARE INTO ADJACENT OPEN SPACE AREAS. FIXTURES SHOULD DIRECT ILLUMINATION DOWNWARD AND SECURITY LIGHTING, WHERE NECESSARY, SHALL BE HOODED OR RECESSED TO AVOID OFF-SITE GLARE.

BUILDING HEIGHT CALC

THE HEIGHT OF THE STRUCTURE IS TO BE MEASURED AS THE VERTICAL DISTANCE FROM THE HIGHEST POINT OF THE STRUCTURE TO THE AVERAGE OF THE HIGHEST AND LOWEST POINTS WHERE THE VERTICAL PLANE OF THE EXTERIOR WALLS WOULD TOUCH THE NATURAL GRADE LEVEL OF THE SITE.

LOW: 1017.0 HIGH: 1031.0

A.N.G. = $\frac{1017.0 + 1031.0}{2}$ = 1024.0

MAX. BUILDING HEIGHT ALLOWED
1024.0 + 35 = 1059.0

PROPOSED BUILDING HEIGHT
F.F. + H
1019.74 + 25.53 = 1045.27 ← @ CHIMNEY
1045.27 < 1059.0

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Rendering

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Paso Robles, CA 93446
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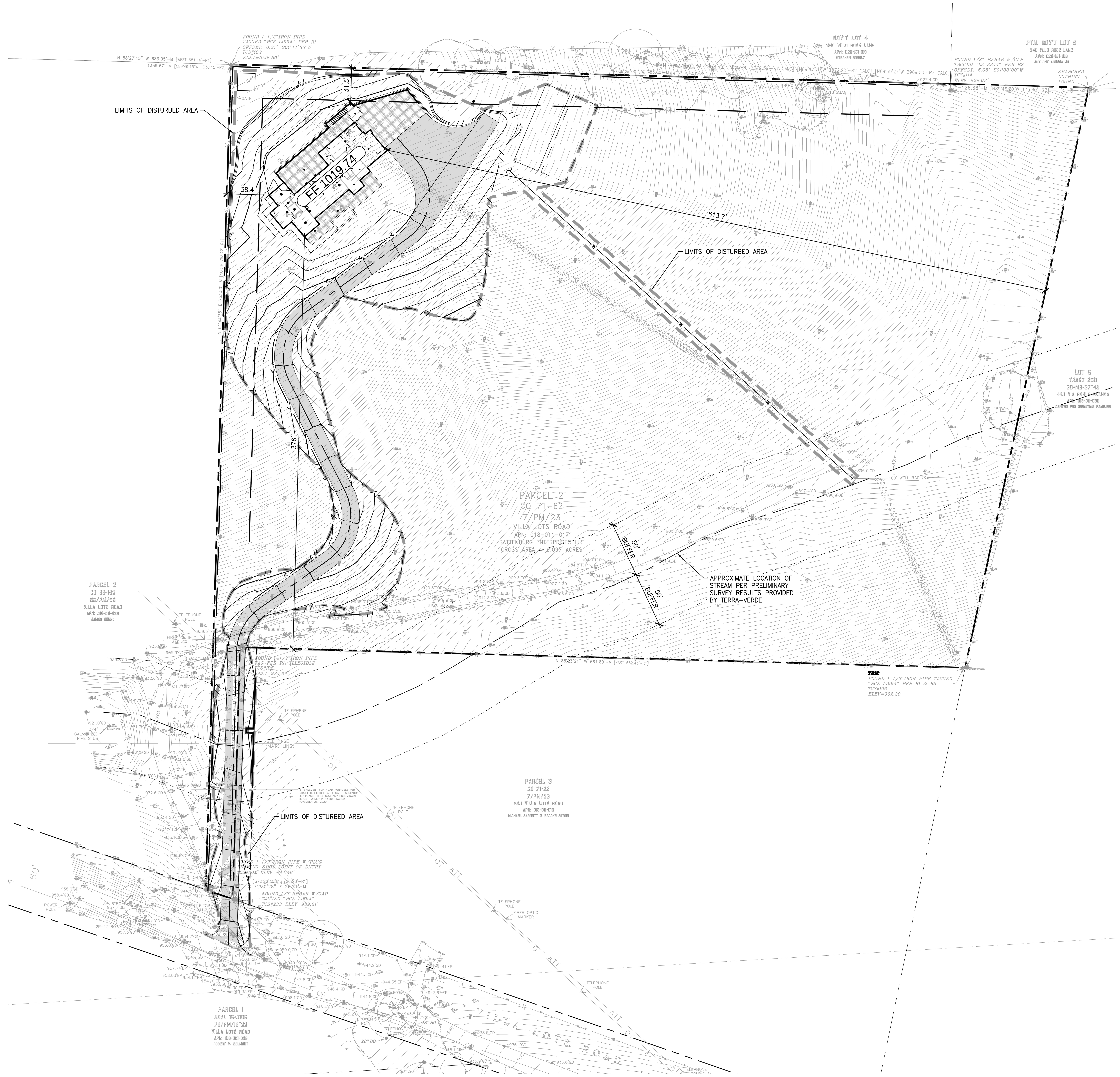
Project Title
Battenburg Residence
Villa Lots Parcel 2
Paso Robles, CA

Drawing Title
ELEVATIONS

Project Manager: -	Project ID: 22-101
Drawn By: -	Scale: 1/8" = 1'
Reviewed By: -	Drawing No. A2.1 of
Date: 02-11-2022	
CAD File Name: 22101BAT_SFR_02.6 v12.mcd	



GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℞)
- PROPOSED PROPERTY LINE (℞)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT

GENERAL SITE NOTES:

A. PROJECT AREAS:

RESIDENTIAL SITE AREA OF DISTURBANCE	=	1.0 AC
DRIVEWAY SITE AREA OF DISTURVANCE	=	1.1 AC
TOTAL AREA OF DISTURBANCE	=	2.1 AC
TOTAL PROPOSED IMPERVIOUS AREA	=	0.7 AC
TOTAL PROPOSED PERVIOUS AREA	=	1.4 AC

0 50' 100'
SCALE: 1" = 50'

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Know what's below. Call 811 before you dig.

BATTENBURG RESIDENCE

NO.	DATE	REVISIONS
△		
△		
△		
△		

WALSH ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

MIRANDA BATTENBURG

BATTENBURG RESIDENCE

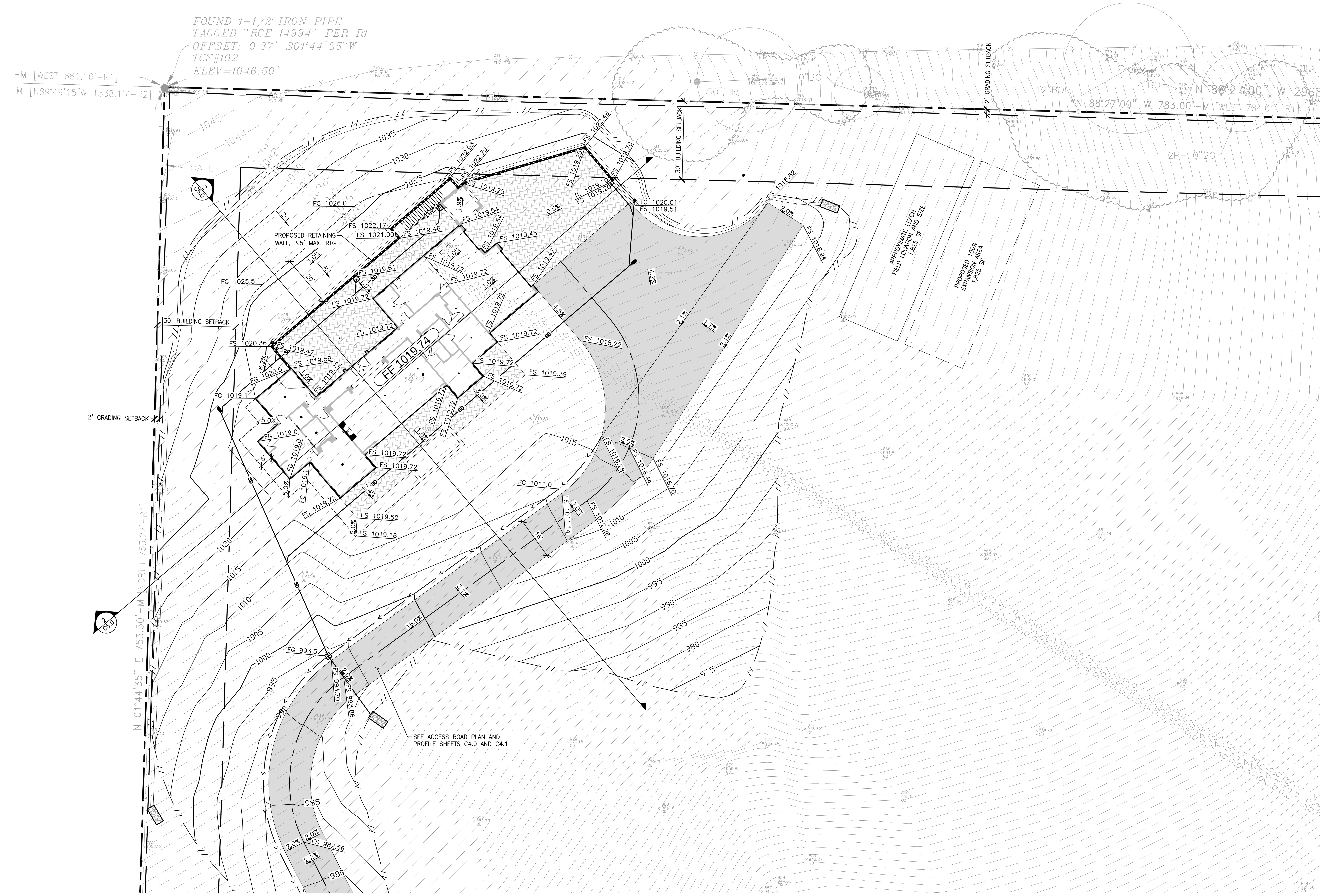
VILLA LOTS PARCEL 2, PASO ROBLES, CA

REGISTERED PROFESSIONAL ENGINEER MATTHEW R. WALSH C79026 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DESIGNED BY: TW
CHECKED BY: TW
APPROVED BY: MRW
DATE: 03/02/22

OVERALL SITE PLAN

SHEET C1.0



GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (℄)
- EXISTING PROPERTY LINE (EX. ℞)
- PROPOSED PROPERTY LINE (℞)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PAVERS
- DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

- GB RIDGE HINGE — GRADE BREAK
- CUT/FILL — DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- 100 — CONTOUR MAJOR
- 99 — CONTOUR MINOR
- TOP OF SLOPE
- 2:1 — TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% — STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

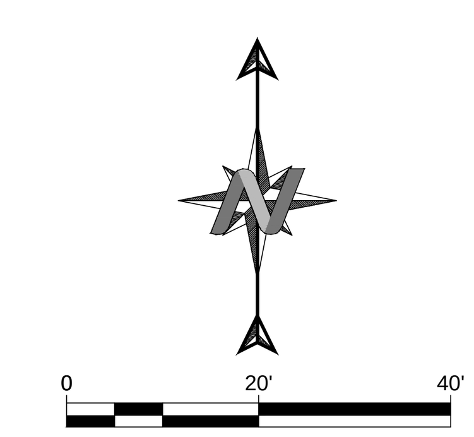
GRADING GENERAL NOTES:

A. ESTIMATED EARTHWORK QUANTITIES:

CUT	FILL	NET
7,700 CY	6,670 CY	1,030 CY

MAX CUT = 15.9 FT
MAX FILL = 15.0 FT

NOTE: THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE GRADING PLAN, SOILS REPORT AND TERRAIN, PREPARE HIS/HER ESTIMATE INDEPENDENTLY OF THE ENGINEER'S ESTIMATE.



SCALE: 1" = 20'

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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MIRANDA BATTENBURG

BATTENBURG RESIDENCE

VILLA LOTS PARCEL 2, PASO ROBLES, CA

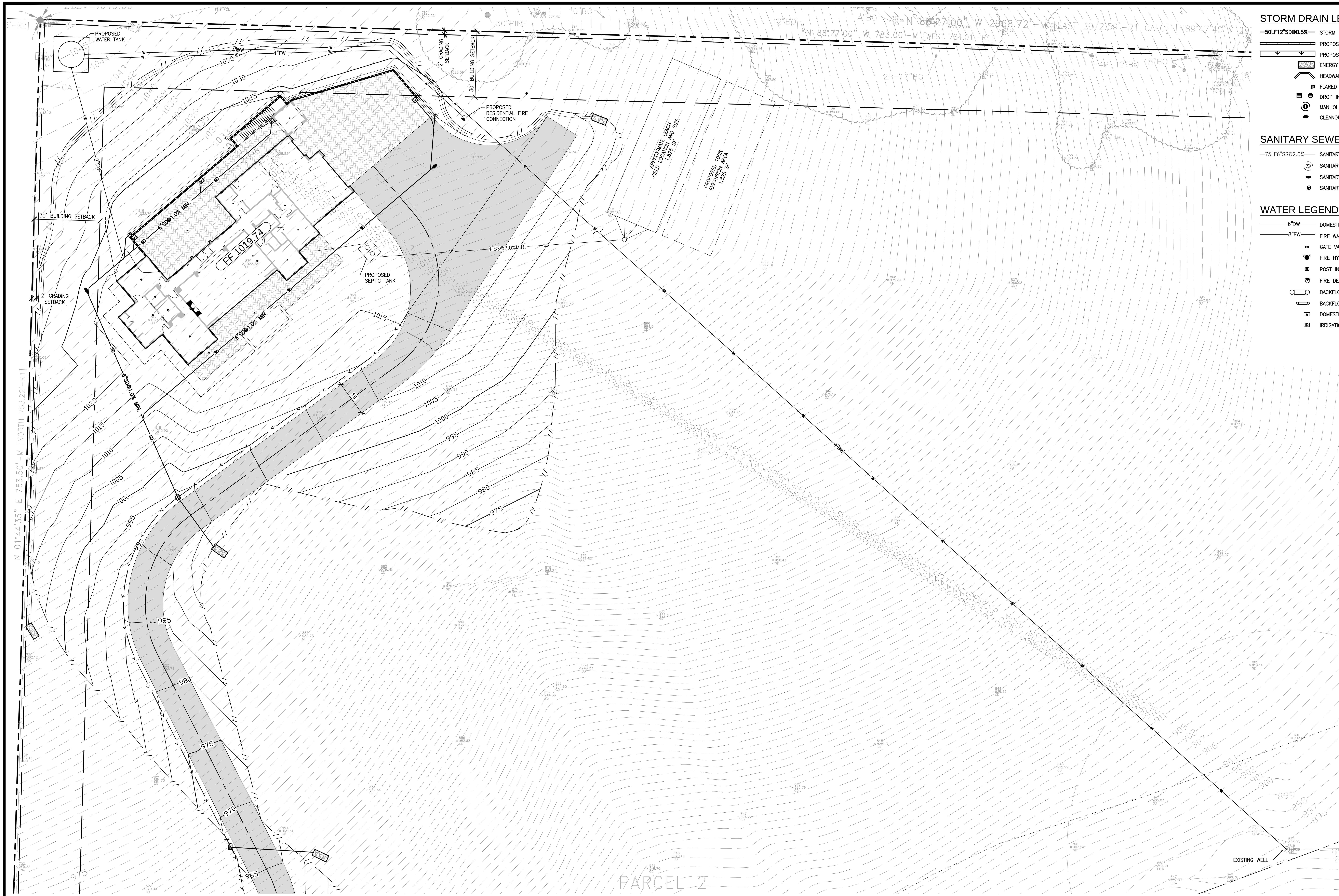
REGISTERED PROFESSIONAL ENGINEER MATTHEW R. WALSH C79026 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DESIGNED BY: TW
CHECKED BY: TW
APPROVED BY: MRW
DATE: 03/02/22

PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET C2.0

BATTENBURG RESIDENCE



STORM DRAIN LEGEND:

- 50LF12"SD@0.5% — STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

SANITARY SEWER LEGEND:

- 75LF6"SS@2.0% — SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT TO GRADE (SSCO)
- SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

- 6"DW — DOMESTIC WATER SERVICE AND SIZE (DW)
- 8"FW — FIRE WATER SERVICE AND SIZE (FW)
- GATE VALVE
- FIRE HYDRANT (FH)
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- BACKFLOW DEVICE FOR FIRE SERVICE (RPZ OR DDC)
- BACKFLOW DEVICE FOR DOMESTIC SERVICE (RPZ)
- DOMESTIC WATER METER
- IRRIGATION METER (DESIGN BY OTHERS)

BATTENBURG RESIDENCE

0 20' 40'
SCALE: 1" = 20'

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

811 Know what's below. Call 811 before you dig.

NO.	DATE	REVISIONS
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BATTENBURG RESIDENCE

VILLA LOTS PARCEL 2, PASO ROBLES, CA

REGISTERED PROFESSIONAL ENGINEER MATTHEW R. WALSH C79026 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DESIGNED BY: TW
CHECKED BY: TW
APPROVED BY: MRW
DATE: 03/02/22

PRELIMINARY UTILITY PLAN

SHEET C3.0

BATTENBURG RESIDENCE

NO.	DATE	REVISIONS
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△		
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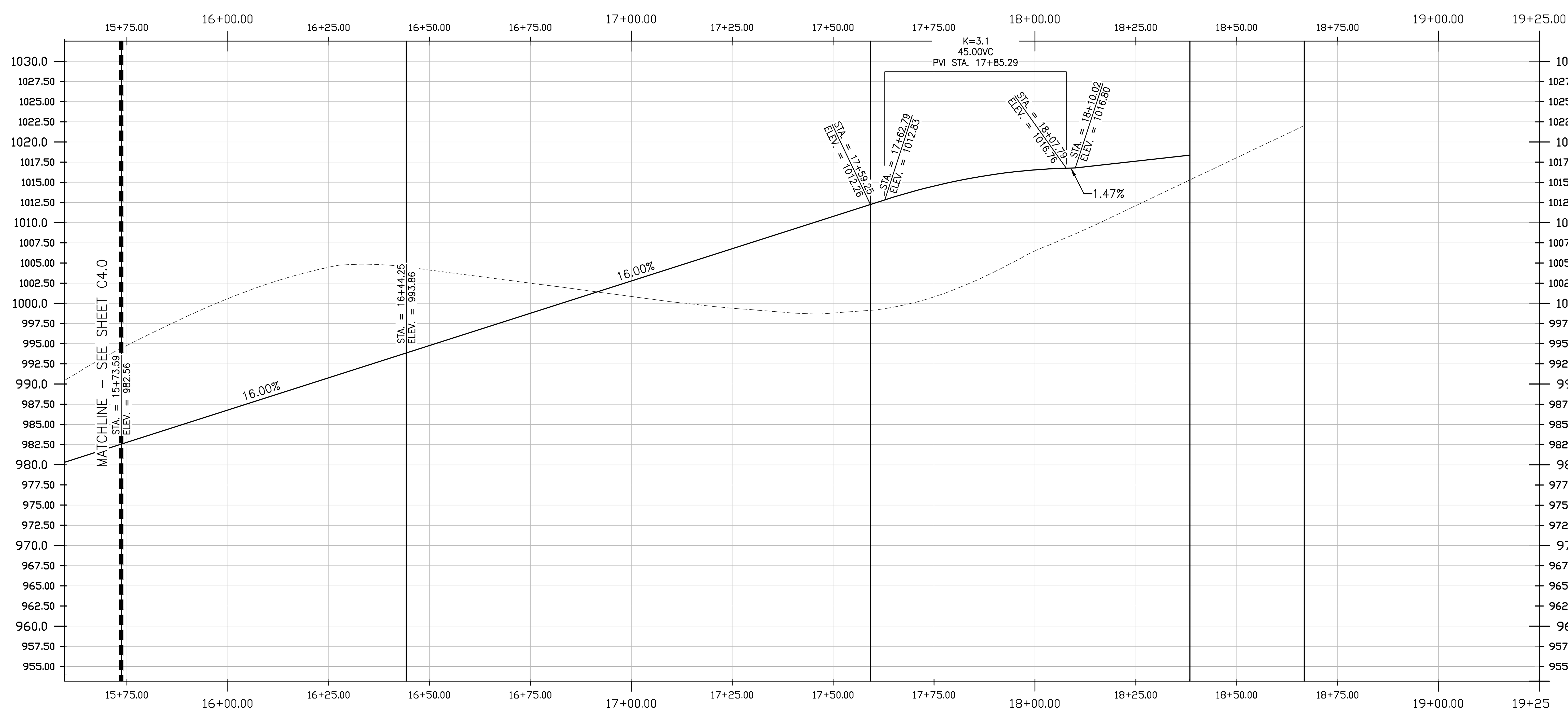
MIRANDA BATTENBURG
BATTENBURG RESIDENCE
VILLA LOTS PARCEL 2, PASO ROBLES, CA

REGISTERED PROFESSIONAL ENGINEER
MATTHEW R. WALSH
C79026
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DESIGNED BY: TW
CHECKED BY: TW
APPROVED BY: MRW
DATE: 03/02/22

DRIVEWAY PLAN AND PROFILE

SHEET
C4.0



NO.	DATE	REVISIONS
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BATTENBURG RESIDENCE

VILLA LOTS PARCEL 2, PASO ROBLES, CA

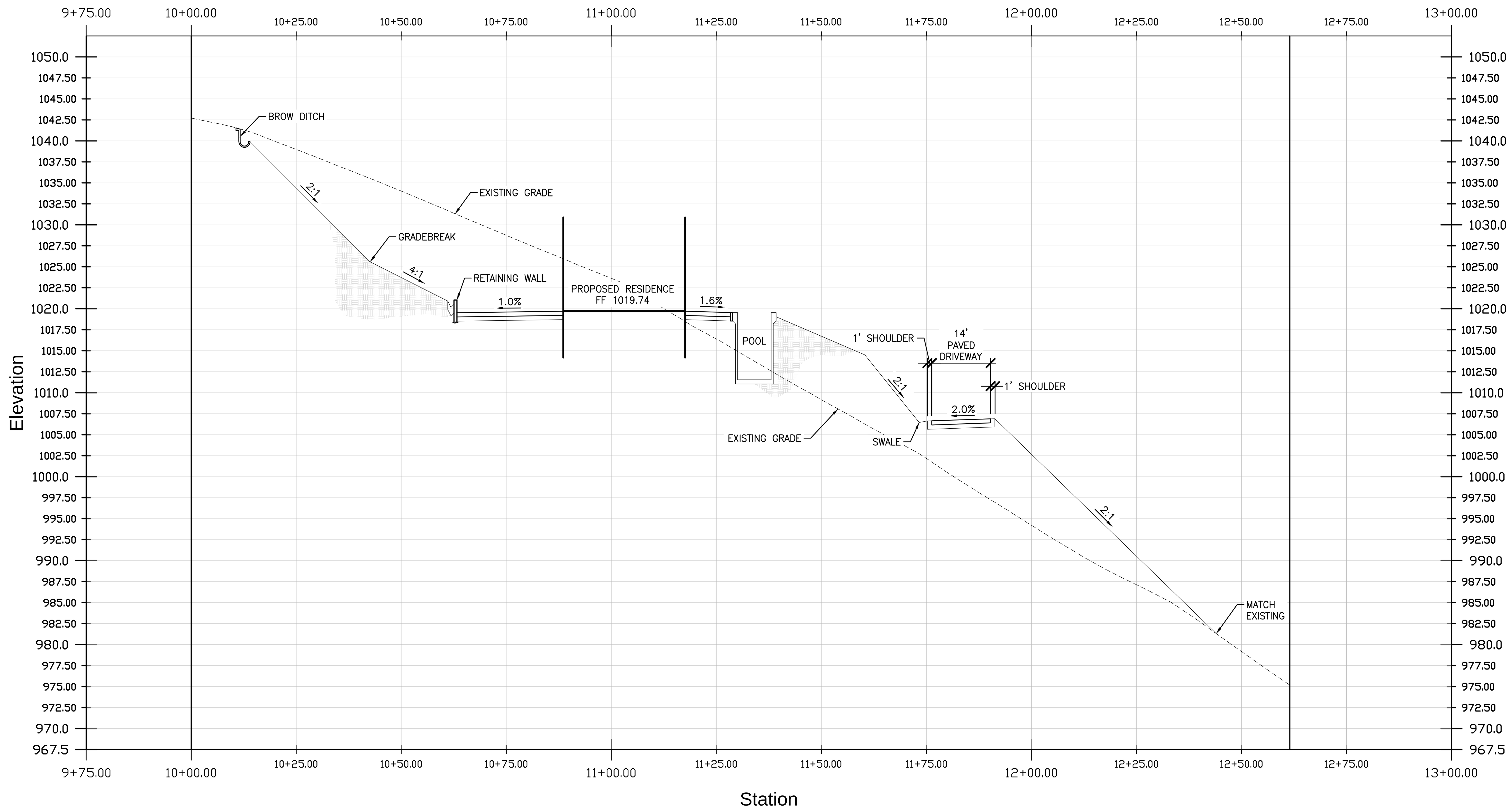
REGISTERED PROFESSIONAL ENGINEER MATTHEW R. WALSH C79026 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DESIGNED BY: TW
CHECKED BY: TW
APPROVED BY: MRW
DATE: 03/02/22

DRIVEWAY PLAN AND PROFILE

SHEET
C4.1

BATTENBURG RESIDENCE



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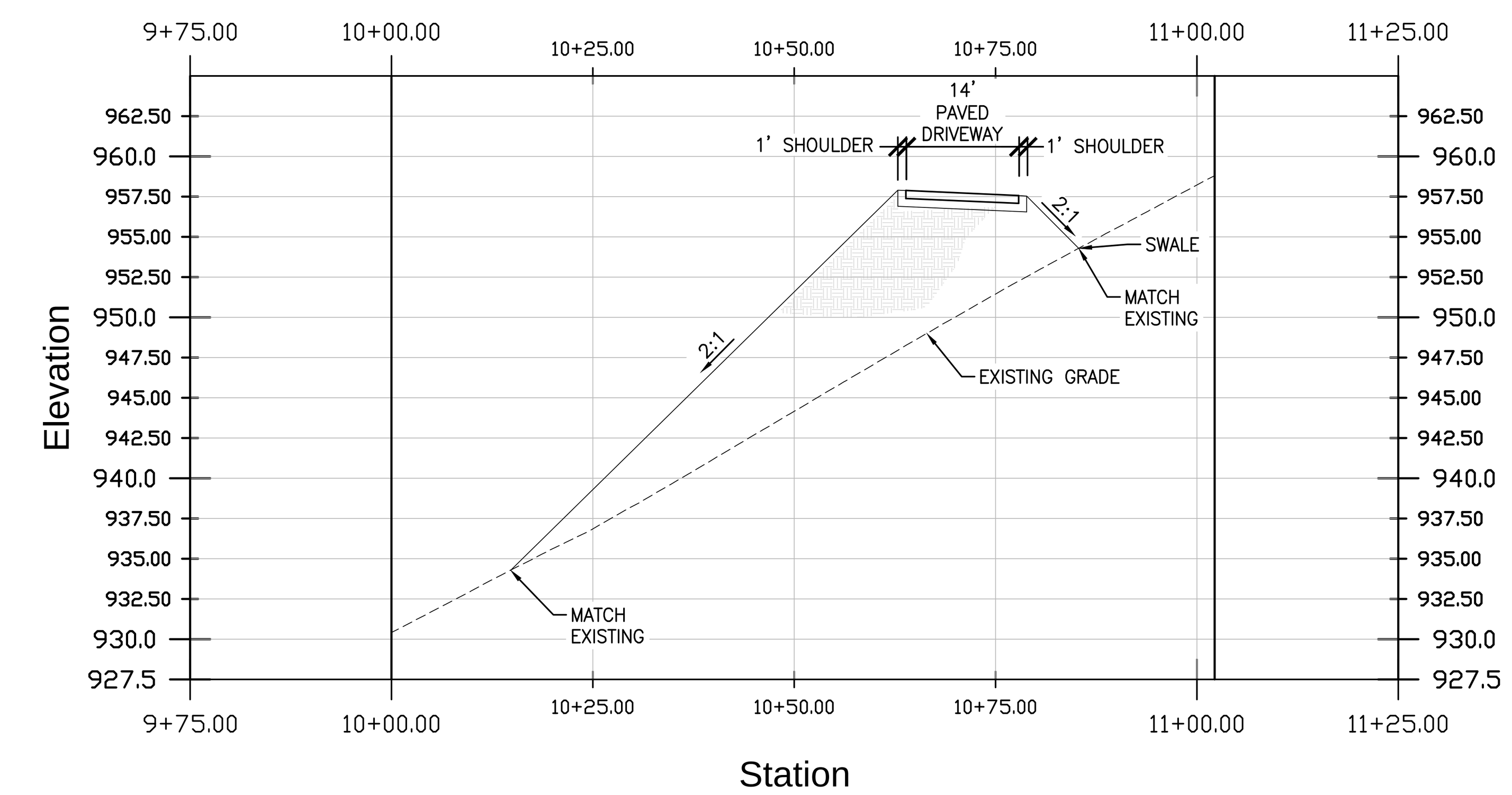
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=5'



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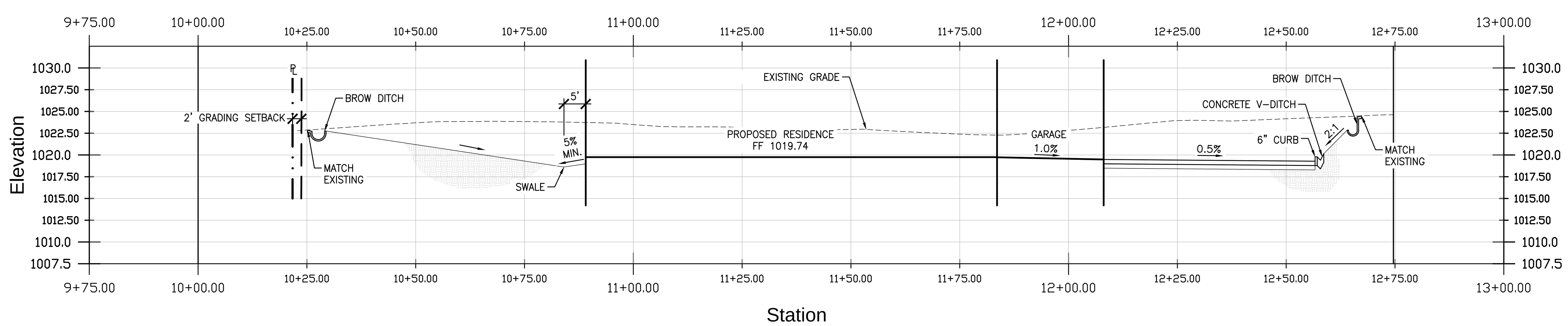
VERTICAL SCALE: 1"=5'



2
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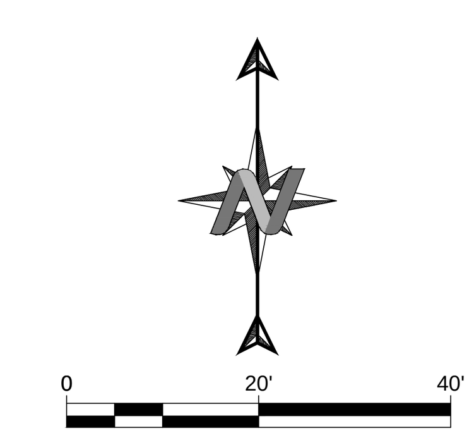
VERTICAL SCALE: 1"=5'



NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Know what's **below.** Call 811 before you dig.

NO.	DATE	REVISIONS
△		
△		
△		
△		

WALSH ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

MIRANDA BATTENBURG

BATTENBURG RESIDENCE

VILLA LOTS PARCEL 2, PASO ROBLES, CA

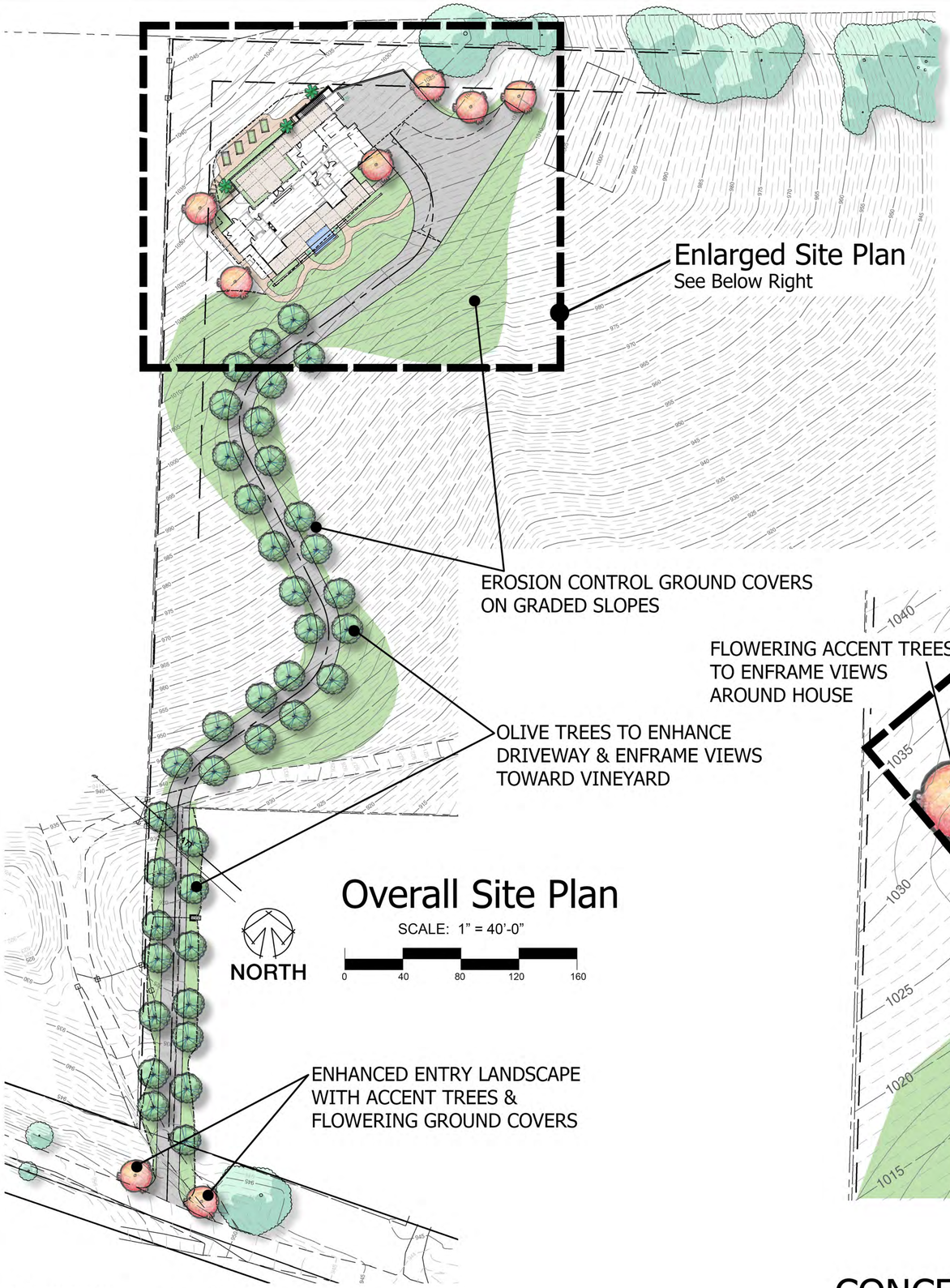
REGISTERED PROFESSIONAL ENGINEER
MATTHEW R. WALSH
C 79026
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DESIGNED BY: TW
CHECKED BY: TW
APPROVED BY: MRW
DATE: 03/02/22

SECTIONS

SHEET
C5.0

JBLA
Jim Burrows
Landscape Architecture
979 Osos Street, Suite B6
San Luis Obispo, CA 93401
(805) 439-3209 • www.jbla-slo.com

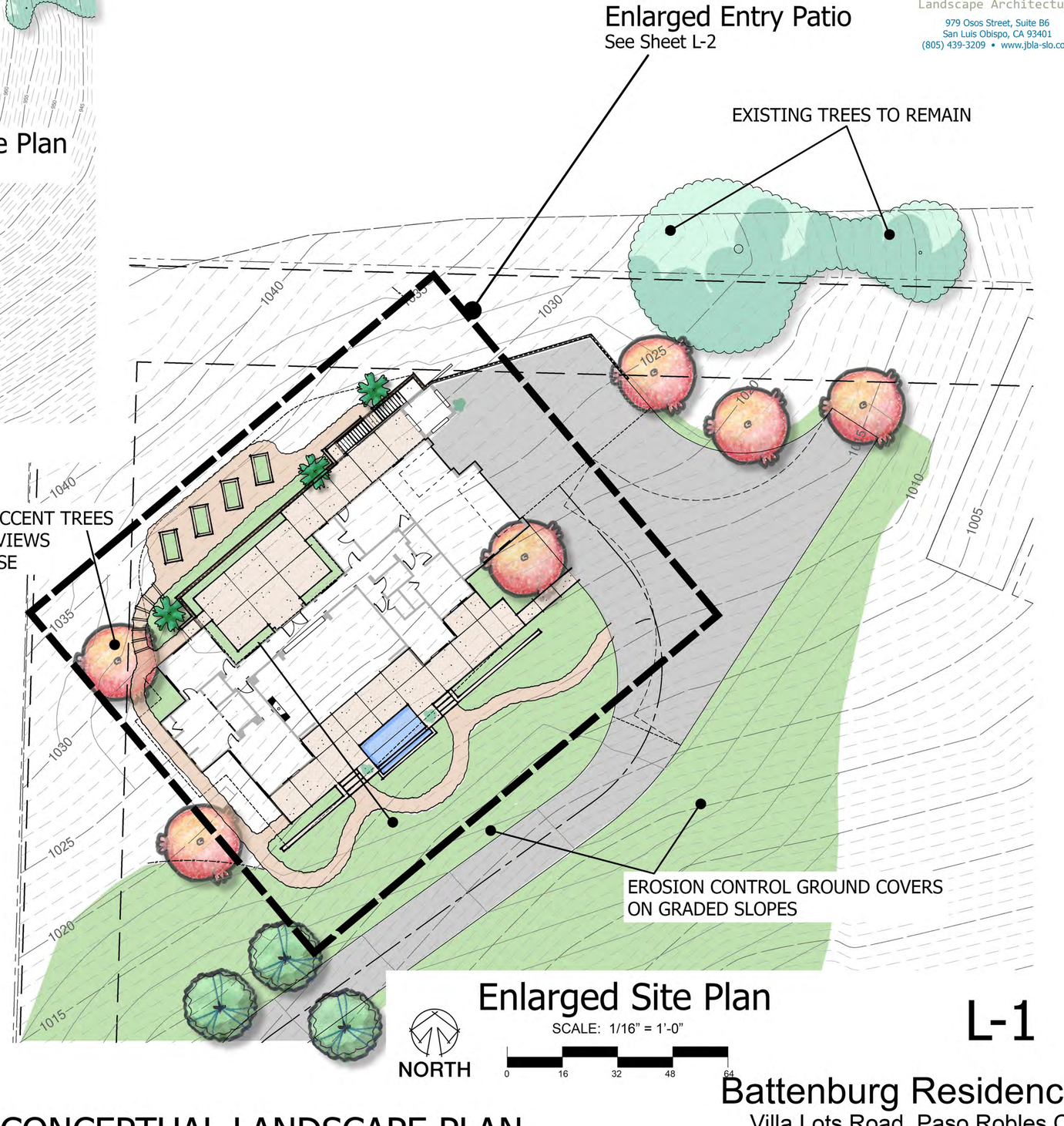


Overall Site Plan

NORTH

SCALE: 1" = 40'-0"

0 40 80 120 160



Enlarged Site Plan

NORTH

SCALE: 1/16" = 1'-0"

0 16 32 48 64

L-1

DATE: 02/167/2022 JBLA # 21-127

CONCEPTUAL LANDSCAPE PLAN

Battenburg Residence

Villa Lots Road, Paso Robles CA

County of San Luis Obispo

Proposed Trees – Design Notes

WATER USE*

CERCIS OCCIDENTALIS — WESTERN REDBUD — L
Height: 10-20; Spread: 10-20; low branching, vase-shaped form. Good tree for windy areas.
Medium growth rate. Drought tolerant, resists oak root rot, good parking lot tree (root intrusion: low)
Deciduous. Flowers: brilliant magenta flowers (spring) Fall color: yellow to red. California native.
Biogenic Volatile Organic Compounds emissions (BVOC): Low.

CHITALPA TASHKENTENSIS — CHITALPA — L
Height: 25-35'; Spread: 30'; low branching, vase-shaped form.
Fast growth (3' per year). Branch strength: medium-weak. Desirable wildlife plant.
Deciduous. Flowers: Showy lavender (Spring through Fall).

FICUS CARICA 'MISSION' — MISSION FIG — M
Height: 30' maximum; Spread: 10-20'; Rounded or vase shape.
Fast growth (3' per year or more). Branch strength: Medium. Root intrusion: low.
Deciduous. Fruit value: Edible (Summer-Fall). Litter: Wet fruit.

LAGERSTROEMIA 'NACHEZ' — NACHEZ HYBRID CRAPE MYRTLE — L
Height: 20-25'; Spread: 15-20'; upright form. Drought tolerant.
Moderate growth rate (1-2' per year). Good tree for windy areas.
Good parking lot tree (root intrusion: low), high mildew resistance. Branch strength: medium.
Deciduous. Flowers: 4" clusters of showy white flowers (summer). Litter issue: dry fruit.
Biogenic Volatile Organic Compounds emissions (BVOC): Negligible.

OLEA EUROPEA 'SWAN HILL' — FRUITLESS EUROPEAN OLIVE — VL
Height: 25-30'; Spread: 25-30'; upright, rounded crown, gray bark becomes gnarled and sculptural with age.
Medium-slow growth. Deep green leaves, less 'blue' than fruiting varieties. Very drought tolerant.
Evergreen. 'Swan Hill' bears no fruit, has little or no pollen (a benefit to allergy sufferers).

QUERCUS AGRIFOLIA — COAST LIVE OAK — VL
Height: 20-70'; Spread: 30-80'. Dense, round crown.
Slow to moderate growth. Subject to oak root rot, can have aggressive roots (root intrusion: high).
Evergreen. Dense foliage. Extremely drought tolerant, California native. Litter issue: dry leaves & acorns

***WATER-USE EVALUATION OF PLANT MATERIALS**
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

References: https://selectree.calpoly.edu/

Water Efficient Landscape Ordinance (WELO) Worksheet

Water Efficienct Landscape Worksheet

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.
One worksheet complete for point of connection (water meter).*

Select your city:	Paso Robles	Project name or address:	Battenburg
Reference Evapotranspiration (ETo):	49.0	Landscape Area Sector Type:	Residential
			ZONE 1

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) 49.0 — Project Type: Residential — 0.55

Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Low Water Use Trees	0.2	Bubbler	0.77	0.26		0	0
Low Water Use	0.2	Drip	0.81	0.25	19,030	4699	142748
Very Low Water Use	0.1	Drip	0.81	0.12		0	0
High Water Use	0.8	Overhead	0.75	1.07		0	0
				Average	*Total*	*Total*	
				0.25	19,030	4,699	
					Average ETAF for Regular Landscape Areas :		In Compliance
Special Landscape Areas							
SLA-1				1	-	0	0
				Totals	0	0	

Total Landscape Area	19,030
Statewide ETAF	0.25
ETWU Total	142,748
Maximum Allowed Water Allowance (MAWA)*	317,972

ETAF Calculations

Regular Landscape Areas		Percentage of MAWA
Total ETAF x Area	4699	45%
Total Area	19030	
Average ETAF	0.25	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas			
		0.45	Non-Residential
Total ETAF x Area	4699	0.55	Residential
Total Area	19030	0.81	Drip
Average ETAF	0.25	0.75	Overhead

Existing Tree Protection Notes - County of San Luis Obispo

Final plans shall include and implement the existing tree protection measures of the San Luis Obispo County Code, Title 22, Land Use Ordinance (LUO), "Chapter 22.56-TREE PRESERVATION." Tree protection notes to include, but are not limited to:

Existing Tree Protection:
Final planting plan shall contain the location of all existing trees that are eight inches or larger in diameter at four feet above natural grade in or within 50 feet of areas proposed for grading or other construction. Trees proposed to be removed shall be identified. (LUO 22.16.040.D.3[a])

Existing Tree Removal:
No existing tree within the project boundary shall be removed without first obtaining a tree removal permit. (LUO 22.56.020 et. al.)

Installation of Tree Protection Fences
- 4-foot minimum height fence around drip-line of trees to be saved, in place throughout the entire construction phase of the project.

The following will not be allowed within the drip-line of trees or shrubs to be saved:
- Parking, storage and/or stockpiling of building materials;
- Parking of vehicles and/or construction equipment;
- Dumping or depositing or water, waste or construction materials within 20 feet of drip-line of trees to be saved;
- Pruning of tree limbs unless approved by the Project Arborist;
- Use of herbicide (including pre- and post-emergent) within 20 feet of drip-line of trees to be saved;
- Attachment of anything to trunk or any portion of trees to be saved;
- Grading cuts or fills, and/or trenching of any depth, within the drip-line of trees or shrubs to be saved, unless approved by the Project Arborist;

Additional notes regarding trees or shrubs to be saved:
- During excavation, any roots encountered will be protected and handled to the satisfaction of the Project Arborist.
- Directional boring within drip-line of trees to be saved must maintain a minimum depth of 5 feet.

MEDIUM HEIGHT SHRUBS


Arctostaphylos Howard McMinn


Callistemon Little John


Polygala dalmaisiana


Rosmarinus Tuscan Blue


Salvia Pozo Blue

SPREADING EROSION-CONTROL GROUND COVERS


Ceanothus Yankee Point


Rosmarinus Huntington Carpet


Salvia Bee's Bliss

LOW GROUND COVERS


Lavendula Munstead


Penstemon Margarita BOP


Teucrium chamaedrys


Trachelospermum asiaticum

Proposed Plant Materials

EVERGREEN TREES


Ficus carica 'Mission'


Olea europea


Quercus agrifolia

DECIDUOUS TREES


Cercis occidentalis


Chitalpa tashkentensis


Lagerstroemia 'Natchez'

LARGE SCREEN SHRUBS

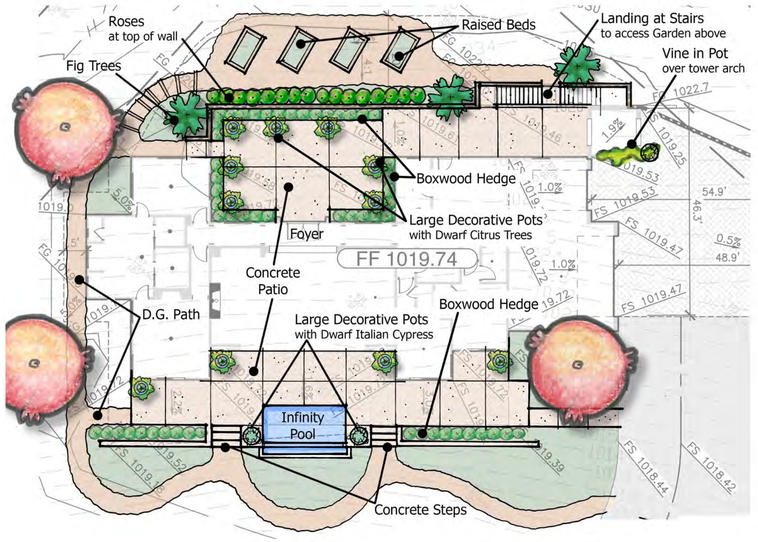

Ceanothus Concha


Heteromeles arbutifolia

ACCENT SHRUBS


Rosa floribunda Iceberg


Rosa 'Hybrid Tea'



Entry Patio and Pool Deck

Scale: 1/16"=1'-0"
0 16 32

NORTH

Plant List – Battenburg Residence (Sunset Zone 7)

ABBREV	SIZE	BOTANICAL NAME / COMMON NAME	*WUCOLS RATING
Evergreen Trees			
OLE EUR 'SH'	15G	OLEA EUROPEA 'SWAN HILL'/EUROPEAN OLIVE (FRUITLESS)	VL
QUE AGR	15G	QUERCUS AGRIFOLIA / COAST LIVE OAK	VL
FIC 'M'	15G	FICUS CARICA 'MISSION' / MISSION FIG	M
Deciduous Trees			
CER OCC	24"B	CERCIS OCCIDENTALIS / WESTERN REDBUD	L
CHI TAS	15G	CHITALPA TASHKENTENSIS / CHITALPA (MULTI-TRUNK)	L
LAG IND 'N'	24"B	LAGERSTROEMIA INDICA 'NACHEZ / CRAPE MYRTLE (WHITE)	L
Large Screen Shrubs			
CEA 'RH'	5G	CEANOTHUS 'RAY HARTMAN' / RAY HARTMAN CALIFORNIA LILAC	L
HET ARB	5G	HETEROMELES ARBUTIFOLIA / TOYON	VL
Accent Shrubs			
ROS FLO 'I'	5G	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	M
ROS 'HT'	5G	ROSA 'HYBRID TEA' / HYBRID TEA ROSE	M
VINES			
ROS BAN 'L'	5G	ROSA BANKSAEA 'LUTEA' / LADY BANKS ROSE	L
Medium Height Shrubs			
ARC DEN 'HM'	5G	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / MANZANITA	VL
BUX JAP 'GB'	5G	BUXUS JAPONICA 'GREEN BEAUTY' / JAPANESE BOXWOOD	M
CAL 'LJ'	5G	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	L
POL DAL	5G	POLYGALA × DALMAISIANA / SWEET PEA SHRUB	L
		(This is the shrub in the photo in your email of February 3, 2022)	
ROS OFF 'TB'	5G	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY	L
SAL 'PB'	1G	SALVIA 'POZO BLUE' / GRAY MUSK SAGE	L
Spreading Erosion-Control Ground Covers for Slopes			
A	72" OC	1G CEANOTHUS 'YANKEE POINT' / CARMEL CEANOTHUS	L
B	72" OC	1G ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / (NCN)	L
C	72" OC	1G SALVIA 'BEE'S BLISS' / BEE'S BLISS SAGE	L
D	36" OC	1G ZAUSCHNERIA CALIFORNICA 'GHOSTLY RED, / CALIFORNIA FUCHSIA	VL
Low Ground Covers			
E	36" OC	1G LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD LAVENDER	L
F	36" OC	1G PENSTEMON 'MARGARITA BOP' / MARGARITA BOP PENSTEMON	L
G	24"OC	1G TEUCRIUM CHAMAEDRYS / GERMANDER	L
H	24"OC	1G TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	M

MULCH
MULCH ALL GROUND COVER AND PLANTER AREAS AREAS (EXCEPT WHERE JUTE MESH IS INSTALLED) AS DESIGNATED ON PLAN.
1. 3" MINIMUM LAYER 'WALK-ON' BARK.
2. 3" MINIMUM LAYER COBBLESTONE: NOIYO COBBLE 1-1/2".

JUTE MESH
CONTRACTOR TO INSTALL JUTE MESH ON ALL SLOPES 2:1 OR STEEPER. INSTALL PRIOR TO INSTALLATION OF DRIP TUBING & EMITTERS, AND AFTER TRENCHING & INSTALLATION OF ROTOR / SPRAY IRRIGATION.

LEGEND
VL = VERY LOW WATER USE
L = LOW WATER USE
M = MEDIUM WATER USE
H = HIGH WATER USE
G = GALLONS
B = BOX
STD. = STANDARD (SINGLE TRUNK) FORM

***WATER-USE EVALUATION OF PLANT MATERIALS**
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

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979 Osos Street, Suite B6
San Luis Obispo, CA 93401
(805) 439-3209 • www.jbla-slo.com

L-2

PROPOSED PLANT MATERIALS and WELO Worksheet

DATE: 02/17/2022 JBLA # 21-127

Battenburg Residence

Villa Lots Road, Paso Robles CA
County of San Luis Obispo

APPENDIX C – REGIONALLY OCCURRING SPECIAL-STATUS SPECIES

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Regionally Occurring Special–status Species List for the Paso Robles, and Surrounding 7.5-minute Quadrangles: Adelaida, Bradley, Creston, Estrella, Ranchito Canyon, San Miguel, Templeton, and York Mountain

SENSITIVE VEGETATION COMMUNITIES AND HABITATS[1]			
Community/Habitat	**Description[2]**	**Observed on Site?**	**Comments**
California Natural Diversity Database (CNDDB)-designated Sensitive Natural Communities			
Valley Oak Woodland	Open, grassy understoried savanna rather than a closed-canopy woodland. *Quercus lobata* is usually the only tree present, and most stands have an open canopy. Usually occurs on deep, well-drained alluvial soils, normally in valley bottoms.	No	Valley oak woodland / savannah is not present within the survey area.
Designated Habitat for Special-status Species			
Vulpes macrotis mutica San Joaquin kit fox	The project site is located within a County of San Luis Obispo-designated 3-to-1 mitigation area.	No	The habitat on site for this species is highly modified and degraded; however, County-required habitat mitigation will apply.
Vernal pool fairy shrimp (*Branchinecta lynchi*)	USFWS-designated critical habitat for vernal pool fairy shrimp occurs approximately two miles to the northeast of the site but does not overlap the site.	No	No vernal pools were identified within the survey area. The soils within the survey area are well drained and unlikely to support ponding.

[1]List of sensitive vegetation communities and habitats obtained from CNDDB and USFWS Critical Habitat Report (CDFW 2022a; USFWS 2022a).
[2]Community and habitat descriptions acquired from CNDDB and *Manual of California Vegetation* (CDFW 2022a, Sawyer et al. 2009, CNPS 2022b).

PLANTS					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Abies bracteata Bristlecone fir	CRPR 1B.3	N/A	Steep, rocky, fire-resistant slopes; generally in canyon live oak phase of mixed evergreen forest. Elevation: 210 – 1,600 m.	No / No	No suitable habitat on site; not observed during surveys.
Agrostis hooveri Hoover's bent grass	CRPR 1B.2	April – August	Dry sandy soils, open chaparral, oak woodland. Elevation: < 600 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Amsinckia douglasiana Douglas' fiddleneck	CRPR 4.2	March – June	Typically on unstable, shaly, sedimentary slopes in woodland or grassland. Elevation: 100 – 1,600 m.	No / Yes	Marginally suitable habitat present; not observed during appropriately timed surveys.
Antirrhinum ovatum Oval-leaved snapdragon	CRPR 4.2	May – July	Heavy, adobe-clay soils on gentle, open slopes, and disturbed areas. Elevation: 200 – 1,400 m.	No / No	No suitable habitat on site; not observed during surveys.
Arctostaphylos hooveri Hoover's manzanita	CRPR 4.3	February – April	Rocky slopes, upland chaparral, open ponderosa–pine forest near coast. Elevation: 450 – 1,100 m.	No / No	No suitable habitat on site; not observed during surveys.
Arctostaphylos obispoensis Bishop manzanita	CRPR 4.3	February – March	Rocky, generally serpentine soils, chaparral, open closed-cone forest near coast. Elevation: 60 – 950 m.	No / No	No suitable habitat on site; not observed during surveys.
Aristocapsa insignis Indian Valley spineflower	CRPR 1B.2	May – June	Sand, typically in association with foothill woodlands. Elevation: 300 – 600 m.	No / No	No suitable habitat on site; not observed during surveys.
Astragalus macrodon Salinas milk-vetch	CRPR 4.3	April – June	Eroded pale shales or sandstone, serpentine alluvium. Elevation: 200 – 1,550 m.	No / No	No suitable habitat on site; not observed during surveys.

PLANTS					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Calochortus simulans La Panza mariposa lily	CRPR 1B.3	May – July	Sand (often granitic), grassland, and yellow pine forest. Elevation: < 1,100 m.	No / No	No suitable habitat on site; not observed during surveys.
Calycadenia villosa Dwarf calycadenia	CRPR 1B.1	May – September	Dry, rocky hills, ridges, openings in foothill woodland, grassland. Elevation: 250 – 850 m.	No / Yes	Marginally suitable habitat; not observed during appropriately timed surveys.
Camissoniopsis hardhamiae Hardham's evening primrose	CRPR 1B.2	March – May	Sandy soil, limestone; disturbed or burned areas in oak woodland. Elevation: 60 – 600 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Castilleja densiflora subsp. *obispoensis* San Luis Obispo owl's-clover	CRPR 1B.2	March – June	Coastal grassland, meadows, and seeps; sometimes in serpentine. Elevation: < 400 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Caulanthus lemmonii Lemmon's jewelflower	CRPR 1B.2	March – May	Valley and foothill grassland, chaparral, scrub. Elevation: 80 – 1,100 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Ceanothus cuneatus var. *fascicularis* Lompoc ceanothus	CRPR 4.2	February – May	Sandy substrates in coastal chaparral. Elevation: < 275 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Chlorogalum purpureum var. *purpureum* Santa Lucia purple amole	Federal Threatened CRPR 1B.1	May – June	Open woodland. Elevation: ± 300 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Chorizanthe douglasii Douglas's spineflower	CRPR 4.3	April – July	Sand or gravel. Elevation: 200 – 1,600 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Chorizanthe palmeri Palmer's spineflower	CRPR 4.2	May – August	Serpentine soil. Elevation: 60 – 700 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Chorizanthe rectispina Straight-awned spineflower	CRPR 1B.3	May – July	Sand or gravel. Elevation: 200 – 600 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.

PLANTS					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Convolvulus simulans Small-flowered morning-glory	CRPR 4.2	April – June	Clay substrates, occasionally serpentine, annual grassland, coastal sage scrub, chaparral. Elevation: 30 – 875 m.	No / Yes	Marginally suitable habitat; not observed during appropriately timed surveys.
Delphinium parryi subsp. *eastwoodiae* Eastwood's larkspur	CRPR 1B.2	March – May	Uncommon. Coastal chaparral, grassland, on serpentine. Elevation: 100 – 500 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Delphinium umbraculorum Umbrella larkspur	CRPR 1B.3	April – June	Moist oak forest. Elevation: 400 – 1,600 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Eriastrum luteum Yellow-flowered eriastrum	CRPR 1B.2	May – June	Drying slopes, sandy or gravelly soil, typically in association with chaparral or woodland. Elevation: < 1,000 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Eriogonum elegans Elegant wild buckwheat	CRPR 4.3	May – November	Uncommon; sand or gravel substrate in washes and roadsides. Elevation: 200 – 1,200 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Eriogonum nudum var. *indictum* Protruding buckwheat	CRPR 4.2	April – December	Chaparral, chenopod scrub, cismontane woodland in clay soils. Elevation: 100 – 1,100 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Eriophyllum jepsonii Jepson's woolly sunflower	CRPR 4.3	April – June	Dry oak woodland. Elevation: 200 – 1,000 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Eschscholzia hypecoides San Benito poppy	CRPR 4.3	March – June	Grassy areas in woodland, chaparral. Elevation: 200 – 1,600 m.	No / Yes	Marginally suitable habitat; not observed during appropriately timed surveys.
Fritillaria agrestis Stinkbells	CRPR 4.2	March – June	Clay (generally serpentine) banks, depressions. Elevation: < 500 m.	No / Yes	Marginally suitable habitat; not observed during appropriately timed surveys.

PLANTS					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Gilia latiflora subsp. *cuyamensis* Cuyama gilia	CRPR 4.3	March – May	Sandy flats, pinyon/juniper woodland, lower river valleys. Elevation: 600 – 2,100 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Gilia tenuiflora subsp. *amplifaucalis* Trumpet-throated gilia	CRPR 4.3	March – April	Sandy soil of dry creeks, floodplains, slopes. Elevation: 39 – 900 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Hesperevax caulescens Hogwallow starfish	CRPR 4.2	March – June	Drying shrink-swell clay of vernal pools, flats, and steep slopes; sometimes on serpentine. Elevation: < 500 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Horkelia cuneata var. *puberula* Mesa horkelia	CRPR 1B.1	March – July	Dry, sandy, coastal chaparral. Elevation: 70 – 870 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Horkelia cuneata var. *sericea* Kellogg's horkelia	CRPR 1B.1	April – August	Old dunes, coastal sand hills. Elevation: < 200 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Juncus luciensis Santa Lucia dwarf rush	CRPR 1B.2	April – August	Wet, sandy soils of seeps, meadows, vernal pools, streams, roadsides. Elevation: 300 – 1,900 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys..
Lasthenia leptalea Salinas Valley goldfields	CRPR 4.3	February – May	Openings in woodland. Elevation: < 500 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Lepidium jaredii Jared's pepper grass	CRPR 1B.2	March – April	Alkali bottoms, slopes, washes, dry hillsides, in vertic clay, acidic, gypsiferous soil. Elevation: 500 – 700 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Lessingia tenuis Spring lessingia	CRPR 4.3	May – July	Openings in chaparral, woodland. Elevation: 50 – 2,200 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.

PLANTS					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Malacothamnus davidsonii Davidson's bush-mallow	CRPR 1B.2	May – July	Slopes and washes in association with chaparral, woodland, or scrub. Elevation: 500 – 700 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Malacothamnus jonesii Jones' bush-mallow	CRPR 4.3	May – July	Open chaparral in foothill woodland. Elevation: 250 – 830 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Malacothrix saxatilis var. *arachnoidea* Carmel Valley malacothrix	CRPR 1B.2	May – October	Rocky, open banks, shale outcrops, cliff faces, coastal scrub, chaparral. Elevation: 25 – 900 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Meconella oregana Oregon meconella	CRPR 1B.1	March – May	Shaded canyons. Elevation: < 1,000 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Monolopia gracilens Woodland woollythreads	CRPR 1B.2	March – July	Serpentine grassland, open chaparral, oak woodland. Elevation: 100 – 1,200 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Navarretia fossalis Spreading navarretia	Federal: Threatened CRPR 1B.1	April – June	Vernal pools, ditches. Elevation: 30 – 1,300 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Navarretia nigelliformis subsp. *radians* Shining navarretia	CRPR 1B.2	May – July	Vernal pools, clay depressions. Elevation: 150 – 1,000 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Navarretia prostrata Prostrate vernal pool navarretia	CRPR 1B.1	April – July	Alkaline floodplains, vernal pools. Elevation: < 700 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.
Plagiobothrys uncinatus Hooked popcornflower	CRPR 1B.2	April – May	Chaparral, canyon sides, and rocky outcrops; ± fire follower. Elevation: 300 – 600 m.	No / No	No suitable habitat on site; not observed during appropriately timed surveys.

PLANTS					
Scientific Name Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Stebbinsoseris decipiens Santa Cruz microseris	CRPR 1B.2	April – May	Open, sandy, shaly, or serpentine sites, coastal. Elevation: 10 – 500 m.	No / No	Outside of species typical distribution range. Not observed during appropriately timed surveys.

CRPR=California Rare Plant Rank

[1]List of regionally occurring special–status species acquired from CNDDB (CDFW 2022a), CCH (2022), and CNPS Rare and Endangered Plant Inventory (CNPS 2022a), and local expert knowledge. This list includes all vascular plants in these databases; sensitive and rare lichens and moss were excluded.

[2]Listing status obtained from CNPS Rare and Endangered Plant Inventory (CNPS 2022a).

[3]Blooming period and habitat type obtained from Jepson eFlora (2022) and occasionally supplemented with information provided by CNPS (Jepson Flora Project 2022; CNPS 2022a).

[4]Species determined to have suitable habitat on site, even marginally suitable, are indicated with gray highlight and discussed further in the report.

WILDLIFE					
Scientific Name Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Actinemys pallida Southwestern pond turtle	State: CSC	April – August	Riparian areas such as ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches with either a rocky or muddy bottom. Prefers shallow pools with logs or rocks for basking. Can enter brackish or seawater.	No / No	No suitable aquatic habitat present.
Agelaius tricolor Tricolored blackbird	State: CSC	February – August	Needs nest sites near open, fresh water, protected habitat (such as cattails or tall rushes), and suitable feeding areas (pastures, rice fields, grassland, etc.).	No / No	No suitable nesting habitat present.
Anniella pulchra Northern California legless lizard	State: CSC	March – November	Sandy or loose loamy soils under coastal scrub or oak trees. Soil moisture essential.	No / Yes	Suitable habitat within manzanita chaparral and oak woodland.
Antrozous pallidus Pallid bat	State: CSC	October – February	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting. May roost in old buildings and bridges.	No / No	No suitable roosting habitat present.
Aquila chrysaetos Golden eagle	State: Fully Protected	January – August	Open country in prairies, tundra, open coniferous forest, and barren areas, especially in hilly or mountainous regions. Nests in large, prominent trees in wooded areas and on cliff ledges.	No / No	No suitable nesting habitat present.
Athene cunicularia Western burrowing owl	State: CSC	March – July	Open, dry grasslands, often short grasses. Rely on ground burrowing animals for terrestrial habitat.	No / No	Due to extensive grading on site, this species is not expected to occur.

WILDLIFE					
Scientific Name Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Batrachoseps minor Lesser slender salamander	State: CSC	Unknown	Mesic, deeply shaded slopes with dense leaf litter of variable tree species, including coast live oak, tanbark oak, western sycamore, and poison oak, above 400 m.	No / No	Outside of known range of species within San Luis Obispo County.
Branchinecta lynchi Vernal pool fairy shrimp	Federal: Threatened	Rainy season	Vernal pools and depressions in grasslands.	No / No	No suitable vernal pools or other depressions present.
Buteo regalis Ferruginous hawk	State: Watch List	February – August	Variety of nesting locations including rock outcrops, trees, and ground.	No / No	Outside of nesting range, may forage or overwinter.
Corynorhinus townsendii Townsend's big-eared bat	State: CSC	November – May	Mines, tunnels, buildings, human made structures. May use different day and night roosts. Prefers mesic habitats. Extremely sensitive to human disturbance.	No / No	No suitable roosting habitat present.
Eremophila alpestris actia California horned lark	State: Watch List	March – August	Open fields, short grass areas, fields, rangelands.	No / Yes	Marginally suitable foraging and nesting habitat within grassland.
Falco mexicanus Prairie falcon	State: Watch List	February – April	Primarily inhabits dry grasslands, woodlands, savannahs, cultivated fields, lake shores, and rangelands. Nests on cliffs, canyons, and rock outcrops.	No / No	No suitable nesting habitat present.
Haliaeetus leucocephalus Bald eagle	State: Endangered Fully Protected	January – September	Forests adjacent to large bodies of water. Tolerant of human activity and commonly spotted around dumps and fish processing plants.	No / No	No suitable nesting or foraging habitat present.
Lavinia exilicauda harengus Monterey hitch	State: CSC	May – August	Primarily inhabit lowland areas with large pools or small reservoirs. Also observed in highly altered aquatic sites near agriculture.	No / No	No suitable aquatic habitat present.

WILDLIFE					
Scientific Name Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Masticophis flagellum ruddocki San Joaquin coachwhip	State: CSC	May – July	Open, dry, treeless areas, including grassland and saltbush scrub. Uses refuge in rodent burrows, under shaded vegetation, and under objects.	No / No	Due to extensive grading on site this species may be transient to the site but is not expected to occupy the site.
Neotoma macrotis luciana Monterey dusky-footed woodrat	State: CSC	February – November	Dense chaparral; hardwood, conifer, and mixed forests; and riparian woodlands. Nests are typically located in inaccessible areas, such as thorny thickets, poison oak patches, or nettles.	No / Yes	Marginally suitable habitat in manzanita chaparral.
Perognathus inornatus psammophilus Salinas pocket mouse	State: CSC	March – July	Dry, open, grassy or weedy ground, and arid annual grasslands, savanna, and desert-shrub associations with sandy washes or finely textured soil. Rarely documented in blue oak savannah.	No / No	Regular tilling degrades habitat suitability for this species.
Phrynosoma blainvillii Blainville's horned lizard	State: CSC	May – September	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	No / No	No suitable habitat present.
Puma concolor Mountain lion	State: Candidate	Spring	Nearly all habitats ranging from sea level to alpine meadows. Excludes Mojave and Colorado deserts and croplands in the Central Valley.	No / No	Mountain lions may be transient to the property but are not expected to utilize it for denning or foraging.
Rana boylii Foothill yellow-legged frog	State: Candidate, CSC	April – July	Streams and rivers with rocky substrate and open, sunny banks, in forest, chaparral, and woodlands. Sometimes found in isolated pools.	No / No	No suitable aquatic habitat present.

WILDLIFE					
Scientific Name Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Rana draytonii California red-legged frog	Federal: Threatened State: CSC	January – March	Lowlands and foothills in or near sources of deep water with dense, shrubby or emergent riparian vegetation.	No / No	No suitable aquatic habitat present.
Setophaga petechia Yellow warbler	State: CSC (Nesting)	May – June	Breeds in wet, deciduous thickets, especially in willows; also in shrubby areas and old fields.	No / No	No suitable nesting habitat present.
Spea hammondii Western spadefoot	State: CSC	January – August	Seasonal/vernal pools in coastal scrub, grassland, chaparral, woodland habitat, and open areas with sandy or gravelly soils.	No / No	No suitable aquatic habitat present.
Taricha torosa California range newt	State: CSC	December – May	Slow moving streams, ponds, and lakes with surrounding evergreen/ oak forests along coast.	No / No	No suitable aquatic habitat on site.
Taxidea taxus American badger	State: CSC	February – May	Needs friable soils in open ground with abundant food source such as California ground squirrels.	No / Yes	Marginally suitable habitat on site. Deer fencing around property may limit accessibility to the site.
Vireo bellii pusillus Least Bell's vireo	Federal: Endangered State: Endangered	March – September	Dense, shrubby vegetation in brushy fields, second-growth forest, woodland, riparian, chaparral, and mesquite brush lands; often near water in arid regions. Nests suspended from branches of small trees or shrubs.	No / No	No suitable nesting habitat present.
Vulpes macrotis mutica San Joaquin kit fox	Federal: Endangered State: Threatened	December – July	Open, annual grasslands with loose sandy soil.	No / No	Marginally suitable habitat but site is not near to known populations to support dispersal.

CSC=California Species of Special Concern

[1]List of regionally occurring special–status species and listing status acquired from CNDDB (CNDDB 2022) and local expert knowledge. State Special Animals and California Department of Forestry and Fire Protection (CDF) Sensitive species have been omitted from this list because these taxa do not currently have a

protected status, or the protected status (CDF Sensitive) only applies during timber operations. Species omitted are great blue heron (*Ardea herodias*), Crotch bumble bee (*Bombus crotchii*), hoary bat (*Lasiurus cinereus*), Atascadero June beetle (*Polyphylla nubila*), and Lompoc grasshopper (*Trimerotropis occulens*).
[2]Life history information obtained from multiple sources, including Cornell Lab of Ornithology Online (Cornell 2022), CaliforniaHerps.com (Nafis 2022), and USFWS Environmental Conservation Online System (ECOS) (USFWS 2022c).
[3]Species observed during field surveys indicated with **bold** font; species determined to have suitable habitat present on the site, even marginally suitable habitat, indicated with gray highlight. Species highlighted gray are discussed further in the report.

APPENDIX D – BOTANICAL AND WILDLIFE SPECIES OBSERVED

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Battenburg Residence Project

List of Botanical Species Observed on December 8, 2021 and April 14, 2022

Family	Scientific Name	Common Name	Origin
Anacardiaceae, Sumac Family	*Toxicodendron diversilobum*	Western poison oak	Native
Apocynaceae, Dogbane Family	*Asclepias fascicularis*	Narrow-leaf milkweed	Native
Asteraceae, Sunflower Family	*Carduus pycnocephalus*	Italian thistle	Naturalized
	Centaurea melitensis	Tocalote	Naturalized
	Centaurea solstitialis	Yellow star-thistle	Naturalized
	Croton setiger	Turkey-mullein	Native
	Heterotheca grandiflora	Telegraph weed	Native
	Silybum marianum	Milk thistle	Naturalized
Boraginaceae, Borage Family	*Amsinckia menziesii*	Common fiddleneck	Native
Brassicaceae, Mustard Family	*Hirschfeldia incana*	Mustard	Naturalized
Cucurbitaceae, Gourd Family	*Marah fabacea*	California man-root	Native
Ericaceae, Heath Family	*Arctostaphylos glauca*	Big berry manzanita	Native
Fabaceae, Legume Family	*Acmispon wrangelianus*	Chilean trefoil	Native
	Astragalus gambelianus	Gambel milkvetch	Native
	Lupinus bicolor	Miniature lupine	Native
	Medicago polymorpha	California burclover	Naturalized
	Melilotus indicus	Sourclover	Naturalized
Fagaceae, Oak Family	*Quercus douglasii*	Blue oak	Native
	Quercus lobata	Valley oak	Native
Geraniaceae, Geranium Family	*Erodium cicutarium*	Redstem filaree	Naturalized
Lamiaceae, Mint Family	*Marrubium vulgare*	White horehound	Naturalized
	Salvia spathacea	California hummingbird sage	Native
	Trichostema lanceolatum	Vinegar weed	Native
Onagraceae, Evening-primrose Family	*Epilobium brachycarpum*	Willow herb	Native
Orobanchaceae, Broomrape Family	*Castilleja exserta*	Purple owl's-clover	Native

Family	Scientific Name	Common Name	Origin
Poaceae, Grass Family	*Avena barbata*	Slender wild oat	Naturalized
	Bromus diandrus	Ripgut brome	Naturalized
	Bromus rubens	Red brome	Naturalized
	Festuca myuros	Rattail fescue	Naturalized
	Hordeum marinum	Mediterranean barley	Naturalized
	Hordeum murinum	Wall barley	Naturalized
Rhamnaceae, Buckthorn Family	*Rhamnus crocea*	Spiny redberry	Native
Rosaceae, Rose Family	*Heteromeles arbutifolia*	Toyon	Native
Rubiaceae, Madder Family	*Galium aparine*	Goose grass	Native
Verbenaceae, Vervain Family	*Verbena lasiostachys* var. *lasiostachys*	Western vervain	Native

Battenburg Residence Project

List of Wildlife Species Observed on December 8, 2021 and April 14, 2022

Taxon	Scientific Name	Common Name	*Listing Status Federal/State
Birds	*Aphelocoma californica*	California scrub-jay	--
	Baeolophus inornatus	Oak titmouse	--
	Buteo jamaicensis	Red-tailed hawk	--
	Cathartes aura	Turkey vulture	--
	Dryobates nuttalli	Nuttall's woodpecker	--
	Falco sparverius	American kestrel	--
	Haemorhous mexicanus	House finch	--
	Melanerpes formicivorus	Acorn woodpecker	--
	Melozone crissalis	California towhee	--
	Mimus polyglottos	Northern mockingbird	--
	Sayornis saya	Say's phoebe	--
	Setophaga coronata	Yellow-rumped warbler	--
	Sialia mexicana	Western bluebird	--
	Sitta carolinensis	White-breasted nuthatch	--
	Spinus tristis	American goldfinch	--
	Sturnus vulgaris	European starling	--
	Tyrannus verticalis	Western kingbird	--
	Zenaida macroura	Mourning dove	--
Invertebrates	*Apis mellifera*	Western honeybee	--
Mammals	*Neotoma* sp.	Woodrat[1]	--
	Odocoileus hemionus	Mule deer[2]	--
	Otospermophilus beecheyi	California ground squirrel	--
	Thomomys bottae	Botta's pocket gopher	--
Reptiles	*Uta stansburiana*	Side-blotched lizard	--

[1]Species unknown, however could be Monterey dusky-footed woodrat (*Neotoma macrotis*), a California Species of Special Concern.

[2]Carcasses within the survey area, likely placed on site.

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APPENDIX E – REPRESENTATIVE SITE PHOTOGRAPHS

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Photo 1. View north of project site access road from Villa Lots Road (12-08-21).

Photo 2. View southeast from proposed residence of grassland habitat and the drainage (blue line) along the topographic low point (12-08-21).

Photo 3. View west of the drainage showing lack of definition due to historical and ongoing land use. Approximate path of the drainage shown in blue (12-08-21).

Photo 4. View south of dirt access road crossing the drainage (dashed blue line). Note the earthen berm (red arrow) just upstream of the property impounding the drainage (12-08-21).

Photo 5. View east of grassland and manzanita chaparral on the northern edge of the project site (12-08-21).

Photo 6. View northeast of oak woodland patch on the northern edge of the project site (12-08-21).

Photo 7. View north of the property showing grassland habitat in northwest corner where the residence is proposed and grading to the east for the vineyard (04-14-2022).

Photo 8. View southeast from proposed residence of grassland habitat (foreground), grading for vineyards, and the drainage (blue line) along the topographic low point (04-14-22).

Photo 9. View southwest of grading for vineyards outside of area of the focused spring survey (04-14-2022).

Photo 10. View east along the drainage (blue line) showing lack of defined bed and bank due to historical and ongoing land use (04-14-2022).