BIOLOGICAL RESOURCES ASSESSMENT

Patrimony Winery
San Luis Obispo County, California
(APN: 026-233-003)

Prepared for:
Daniel Daou & Neil Cassidy
805-369-6722
neil@daouvineyards.com

Prepared by:
Terra Verde Environmental Consulting, LLC
3765 South Higuera Street, Suite 102
San Luis Obispo, California 93401

August 2022

"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

08-11-2022
Date

This page intentionally left blank.

EXECUTIVE SUMMARY

This Biological Resources Assessment was prepared by Terra Verde Environmental Consulting, LLC (Terra Verde) at the request of Daniel Daou and Neil Cassidy (applicants) in support of a Phased Conditional Use Permit from the County of San Luis Obispo (County) for the development of a new winery facility and an 8-unit Bed & Breakfast Inn facility off Adelaida Road in San Luis Obispo County, California (APN 026-233-003). The proposed project site is on a 160-acre property and the project consists of developing a new driveway approach off Adelaida Road that will connect to the existing agricultural/residential driveway, in addition to the winery facility and inn that will be situated in the northern portion of the property. Multiple blue line drainages run through the property. The project site is currently composed of disked fields, inactive vineyards, grassland, and oak woodland.

Terra Verde staff conducted a field survey on May 6, 2022. The 52-acre survey area consisted of the proposed project site and the surrounding areas within view. The survey consisted of a habitat assessment and vegetation community 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.

No special-status botanical or wildlife species were observed during the field survey which was conducted during the typical blooming period for most special-status plant species with the potential to occur on site. Suitable habitat for four special-status botanical species and five special-status wildlife species, as well as migratory nesting birds, is present within the survey area. In addition, native oak trees (*Quercus* spp.), which are protected under Senate Bill 1334/Kuehl Bill, California Public Resources Code 21083.4 and by the County of San Luis Obispo as a sensitive resource, are present on the northern portion of the project site. The two blue line drainages that fall within the survey area lack discernable features such as a well-defined bed and bank and riparian vegetation and are therefore likely not considered jurisdictional features.

As the project is currently designed, the potential for impacts to biological resources is low. Direct and indirect impacts to special-status wildlife could result from construction-related disturbances such as trampling or crushing from equipment and removal of habitat. Direct impacts to oak trees, including removal, trimming, and/or grading within the critical root zone, is expected to occur in and adjacent to the work areas. A series of avoidance, minimization, and mitigation measures have been recommended to reduce potential impacts to a less than significant level.

This page intentionally left blank.

TABLE OF CONTENTS

1.0 INTRODUCTION

This Biological Resources Assessment (BRA) was prepared by Terra Verde Environmental Consulting, LLC (Terra Verde) at the request of Daniel Daou and Neil Cassidy (applicants) in support of a Phased Conditional Use Permit from the County of San Luis Obispo (County) for the development of a new winery facility and an 8-unit Bed & Breakfast Inn facility. The proposed project site is on a 160-acre property (APN 026-233-003) east of Paso Robles in San Luis Obispo County, California (see Appendix A – Figure 1: Project Vicinity).

The applicant proposes to construct a winery facility with a cave room, tasting room, and limited food service facility. Other structures include an 8-unit Bed & Breakfast Inn, gatehouse, caretaker unit, barn, and parking lots. This will require the construction of a commercial grade road to service the proposed structures from Adelaida Road. All structures will be supported by new infrastructure including utility connections, water storage, and septic which are expected to be installed beneath or adjacent to the main road and new structures. The winery structures are proposed in grasslands and disturbed areas adjacent to oak woodland habitat at the northern end of the existing agricultural access road. The gatehouse, caretaker unit, and barn are proposed in disturbed and agricultural land and developed areas in the southern portion of the property. A lot line adjustment is underway to extend the parcel so that it has frontage on Adelaida Road. The total build area is estimated to be approximately 20 acres. The removal of herbaceous vegetation will be required, and several oak trees may be removed and/or impacted for the development and to facilitate equipment access and grading (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. Sensitive resources are defined here as wildlife, plants, aquatic features, or habitats that are of management concern to local, county, state, and/or federal resource agencies. Recommended avoidance, minimization, and mitigation measures, which are included in Section 4.2, will reduce potential impacts to sensitive 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 project site is located within the Adelaida U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle, between Paso Robles and San Simeon. It is three miles west of the intersection of Adelaida Road and Nacimiento Lake Drive. The property is bordered by oak woodland, vineyards, orchards, and rural residential developments. The greater surrounding landscape includes rural residential development, agriculture (e.g., vineyards and orchards), and undeveloped woodland and chaparral habitats. The survey area comprised 52.2 acres and

consists of disturbed agricultural land, annual grasslands, and oak woodland. Two historical blue line drainages run through the survey area. The highest elevation in the survey area is 1,875 feet (571 meters) and the lowest elevation, which is along the southern edge near Adelaida Road, is 1,600 feet (487 meters).

2.0 METHODOLOGY

Prior to conducting field surveys, Terra Verde staff completed a background review of relevant literature and resources pertaining to sensitive biological resources known to occur within the survey area (see Appendix A – Figure 2: Survey Area Map) and in the project vicinity, which included the following:

- Aerial photographs (Google Earth Pro 1989 – 2022) and preliminary site plans (see Appendix B)
- USGS topographic map of the Adelaida 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 Adelaida 7.5-minute quadrangle and the surrounding quadrangles (Bradley, San Miguel, Paso Robles, Templeton, York Mountain, Cypress Mountain, Lime Mountain, Tierra Redonda Mountain) (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 Adelaida 7.5-minute quadrangle and the eight surrounding quadrangles (CDFW 2022)
- CNDDB map of special-status species that have been documented within a 5-mile radius of the project site (CDFW 2022) (See Appendix A – Figure 3: 5-mile CNDDB Occurrences)
- United States Fish and Wildlife Service (USFWS) Critical Habitat for Threatened and Endangered Species 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 background review, Terra Verde botanist Amy Golub and biologist Monica Hemenez completed a field survey of the property on May 6, 2022. The survey 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 survey area included the proposed project site and the surrounding habitat features within view (see Appendix A – Figure 2).

The survey was conducted on foot to ensure complete visual coverage of the survey area. During the survey, 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 (Jepson Flora Project 2022). Vegetation communities and land cover types were characterized, and natural communities were classified using the second edition of *A Manual of California Vegetation* (MCV) classification system (Sawyer et al. 2009), as well as updates included in the MCV Online (CNPS 2022b).

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, inappropriate elevation, inappropriate 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. Appendix C contains a complete list of regionally occurring species that were evaluated.

2.1 Sufficiency of Biological Data

The field surveys were conducted with sufficient detail by Terra Verde staff with relevant biological expertise and were appropriately timed to identify potentially occurring special-status plant species. Specifically, the May 2022 survey was timed to coincide with the typical peak blooming and/or fruiting period for a majority of regionally occurring special-status botanical species for which suitable habitat exists on site. Although the region experienced below average rainfall during the 2021 – 2022 rain season, site conditions were determined to be normal and the botanical surveys valid. In addition, the background research was thorough and properly supplemented the on-the-ground surveys.

During the surveys, visibility and conditions were suitable for the detection of wildlife species and their sign. However, migratory and transient wildlife species, such as birds and large mammals, may only be seasonally present within the survey area. Further, some species are highly transient, nocturnal, scarce, or otherwise cryptic, and therefore may not have been detected during the survey effort. As such, recommendations are provided for the avoidance of special-status species deemed to have potential to occur, based on an assessment of habitat on site.

3.0 RESULTS

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

3.1 Habitats and Resources Observed

3.1.1 Soils

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

Soil Unit 114: Balcom-Nacimiento association, moderately steep
This soil unit consists of Balcom and Nacimiento soils at 45 and 20 percent, respectively. The drainage class of this soil type is well drained, and it is composed primarily of loam and silty clay loam. This soil type occurs on mountains and hills at elevations between 600 and 1,500 feet (180 and 460 meters). This soil type is not considered prime farmland.

Soil Unit 115: Balcom-Nacimiento association, steep
This soil unit consists of Balcom and Nacimiento soils at 45 and 20 percent, respectively. The drainage class of this soil type is well drained, and it is composed primarily of loam and silty clay loam. This soil type occurs on mountains and hills at elevations between 600 and 1,500 feet (180 and 460 meters). This soil type is not considered prime farmland.

Soil Unit 133: Cropley clay, 2 to 9 percent slopes
The parent material of this soil type is alluvium derived from calcareous shale and it consists of Cropley and similar soils at 90 percent. The drainage class is moderately well drained, and it is composed of mostly clay. This soil type occurs on alluvial fans, terraces, backslopes, base slopes, tread, and talf at elevations below 2,340 feet (713 meters). This soil type is considered prime farmland if irrigated.

Soil Unit 152: Linne-Calodo complex, 9 to 30 percent slopes
This soil type consists of Linne and Calodo soils at 30 and 25 percent, respectively. The drainage class of this soil type is well drained, and it is composed of channery clay loam, clay loam, and weathered bedrock. The parent material of this soil type is residuum weathered from calcareous shale and/or residuum weathered from calcareous sandstone. This soil type occurs on hills at elevations between 600 and 1,500 feet (180 and 460 meters).

Soil Unit 154: Linne-Calodo complex, 50 to 75 percent slopes
This soil type consists of Linne and Calodo soils at 30 and 25 percent, respectively. The drainage class of this soil type is well drained, and it is composed of channery clay loam, clay loam, and weathered bedrock. The parent material of this soil type is residuum weathered

from calcareous shale and/or residuum weathered from calcareous sandstone. This soil type occurs on hills at elevations between 500 and 2,500 feet (150 and 760 meters).

Soil Unit 175: Nacimiento silty clay loam, 9 to 30 percent slopes
This soil type is derived from weathered calcareous sandstone and shale. It is a moderately deep, well-drained soil that occurs on rolling to hilly landscapes. It is composed mostly of silty clay loam and is found at elevations between 600 and 1,500 feet (180 and 460 meters). This soil type is not considered prime farmland.

Soil Unit 188: Rincon clay loam, 2 to 9 percent slopes
The parent material of this soil type is clayey alluvium from sedimentary rock. The drainage class of this unit is well drained, and it is composed mostly of clay loam. This soil type occurs on alluvial fans and terraces below 3,110 feet (950 meters). This soil type is considered prime farmland if irrigated.

3.1.2 Vegetation Communities

Vegetation communities and land cover types were assessed, classified, and mapped based on vegetation composition, structure, and density, with consideration of known land management practices (see Appendix A – Figure 5: Vegetation Communities). The survey area totaled 52.2 acres. Natural vegetation communities identified in the survey area included wild oats and annual brome grasslands and coast live oak woodland and forest. Other land cover types identified in the survey area included agriculture and disturbed.

A total of 39 vascular plant species were identified in the survey area, of which 17 (43 percent) were non-native. The natural vegetation communities are described below, and illustrated in Figure 5 of Appendix A.

Wild oats and annual brome grasslands (8.3 acres)
Annual grassland habitat is present beneath the oak canopy and margins of the oak woodland habitat in the northern portion of the survey area (see Appendix A – Figure 5 and Appendix E – Representative Site Photographs [Photo 4]). This community is dominated by wall barley (*Hordeum murinum*), slender wild oat (*Avena barbata*) and ripgut brome (*Bromus diandrus*) with Italian thistle (*Carduus pycnocephalus*) scattered throughout.

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.

Coast live oak woodland and forest (3.3 acres)
This community occurs along the northern portion of the survey area (see Appendix A – Figure 5 and Appendix E – Photo 3). It is dominated by coast live oak (*Quercus agrifolia*) with western poison oak (*Toxicodendron diversilobum*), hummingbird sage (*Salvia spathacea*), and a sparse understory of grasses and forbs.

This species composition most closely corresponds with the *Quercus agrifolia* Forest and Woodland Alliance (coast live oak woodland and forest) in the MCV classification system. This community occurs in canyon bottoms, slopes, and flats. Soils are deep and are sandy or loamy with high organic matter at elevations below 4,000 feet (1,200 meters). This community provides habitat for nesting birds, small and large mammals, and other wildlife.

Agriculture and Disturbed (40.6 acres)
This land cover type is dominant in the southern two thirds of the survey area and is characterized by disked fields, inactive vineyards, and associated dirt roads and infrastructure that experience frequent disturbance by agricultural equipment and vegetation maintenance (see Appendix A – Figure 5 and Appendix E – Photo 8). Herbaceous vegetation, where present, is sparse to intermittent and consists of species that are tolerant of disturbance including non-native annual grasses and forbs such as red brome, mustard (*Hirschfeldia incana*), and tocalote (*Centaurea melitensis*). Where dirt access roads are present, vegetation is absent.

This land cover type does not classify as a vegetation community in the MCV classification system and provides only marginal 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. Mixed oak woodland in the northern portion of the survey area provides nesting opportunities for various raptor and passerine bird species, refugia and food resources for mammals and reptiles, and browsing opportunities for herbivores. Grassland habitat on site is suitable for ground-nesting birds; transient, foraging wildlife; and burrowing mammals.

No special-status wildlife species were observed during the field survey. However, numerous avian species, as well as other terrestrial wildlife, were observed throughout the survey area. A comprehensive list of all wildlife species observed during the survey is included in Appendix D – Botanical and Wildlife Species Observed.

3.1.4 Hydrologic Features

Multiple unnamed USGS blue line drainages transect the property. Of these drainages, two were present within the survey area (Drainage 1 and Drainage 2) (see Appendix A – Figure 6: Hydrologic Resources).

According to USGS topographic maps and the National Hydrography Dataset (NHD), Drainage 1 originates in the northern portion of the survey area and flows generally northeast to southwest,

connecting with Black Key Creek approximately 0.50-mile southwest and eventually to the Salinas River via San Marcos Creek. As observed, Drainage 1 lacks a well-defined bed and bank and has no evidence of flows. Based on a review of historical aerial imagery (Google Earth 1985 – 2022) it appears the bed of Drainage 1 has been used as an agricultural access road. No riparian vegetation is present, and the feature is dominated by upland species including tocalote and ripgut brome (see Appendix E – Photo 2).

According to USGS topographic maps and the NHD, Drainage 2 is an isolated blue line drainage that originates northeast of the survey area where it flows southwest and eventually disappears near an existing barn structure. Similar to Drainage 1, Drainage 2 lacks a well-defined bed and bank and has a well-established agricultural road down the feature's centerline (see Appendix E – Photo 6). No riparian vegetation is present, and the feature lacks vegetation cover due to the well-established agricultural road. A few coast live oak trees are present on each slope.

In conclusion, Drainage 1 and Drainage 2 are considered historical features that are no longer evident on the landscape. No other aquatic features are present within the survey area.

3.2 Sensitive Resources

The results of the background research indicated that one sensitive natural community, 56 special-status plant species, and 27 special-status wildlife species occur regionally. The habitat requirements for each of these species were compared to the type and quality of habitat documented during the field survey. Following this assessment, it was determined that suitable habitat is present on site for four of the regionally occurring special-status plant species and five of the regionally occurring special-status wildlife species, in addition to nesting birds. Mature valley oak, coast live oak, and blue oak trees (> 5-inch diameter at breast height) are also in the survey area. These sensitive resources are discussed in the following sections.

3.2.1 Special-status Plant Species

Terra Verde determined that there is suitable habitat in the survey area for four special-status botanical species. In addition to species listed on the federal and California Endangered Species Acts, special-status botanical species include those that are assigned a California Rare Plant Rank (CRPR) by the California Native Plant Society (CNPS 2022a). Additionally, individual oak trees (*Quercus* spp.) and oak woodlands are considered a sensitive resource by the State of California and the County of San Luis Obispo.

The following paragraphs provide a description of the special-status plant species that have the potential to occur on site.

San Luis Obispo Owl's-clover (*Castilleja densiflora* subsp. *obispoensis*), CRPR 1B.2
San Luis Obispo owl's-clover is an annual herb that is endemic to San Luis Obispo County. It is known to occur mostly in coastal areas along the outer South Coast Ranges from just south of Ragged Point to Avila Beach, with several populations in the Irish Hills. This species typically grows in coastal grasslands at elevations up to 1,300 feet (400 meters) and may be somewhat

tolerant of disturbance. The typical blooming period is from March to June (Jepson Flora Project 2022). Threats to San Luis Obispo owl's-clover include development and grazing (CNPS 2022a).

According to CNDDB records (CDFW 2022), the nearest documented occurrence of this species was recorded in 2007 less than three miles northwest of the project site. Marginally suitable habitat is present on site; however, this species was not observed during appropriately timed surveys. As such, this species is not expected to occur on site.

Salinas Valley Goldfields (*Lasthenia leptalea*), CRPR 4.3
Salinas Valley goldfields is an annual herb that is known to occur in the outer South Coast Ranges of Monterey and San Luis Obispo Counties. This species occurs in the openings of woodland communities at elevations below 1,640 feet (500 meters). The typical blooming period is from February to May (Jepson Flora 2022). Threats to this species are not well documented but may include development (CNPS 2022a).

According to CCH records (2022), the nearest collection was recorded in 1998 greater than five miles from the project site. Although marginally suitable habitat is present on site, this species was not observed during an appropriately timed survey. As such, this species is not expected to occur on site.

Pale-yellow Layia (*Layia heterotricha*), CRPR 1B.1
Pale-yellow layia is an annual herb with several populations along the inner South Coast Ranges, as well as the eastern and western foothills of the southern San Joaquin Valley and the western Transverse Range. This species typically occurs in clayey, sandy, and sometimes alkaline soil in a variety of open habitats including woodland, scrub, and grassland. It is known to occur at elevations ranging from 656 to 5,900 feet (200 to 1,800 meters). The typical blooming period for this species may span from April through June (Jepson Flora Project 2022). Documented threats to this species include agriculture, competition from non-native plants, and potentially road maintenance and wind energy development (CNPS 2022a).

According to CNDDB records (CDFW 2022), the nearest documented occurrence of this species was recorded in 1959 greater than five miles from the project site. Although marginally suitable habitat is present on site, this species was not observed during an appropriately timed survey. As such, this species is not expected to occur on site.

Spring Lessingia (*Lessingia tenuis*), CRPR 4.3
Spring lessingia is an annual herb that is endemic to California with populations scattered throughout the Inner and Outer South Coast Ranges, the inner Western Transverse Ranges, and portions of the San Francisco Bay Area. This species typically occurs in openings in chaparral and woodland habitat at elevations ranging from 164 to 7,218 feet (50 to 2,200 meters). The typical blooming period for this species is from May to July (Jepson Flora 2022). Potential threats to this species include feral pigs, grazing, and alteration of fire regimes (CNPS 2022a).

According to CCH records (2022), the nearest collection of this species is greater than five miles away from the project site. Although marginally suitable habitat is present on site, this species was not observed during an appropriately timed survey. As such, this species is not expected to occur on site.

Native and Mature Trees, Protected under Senate Bill 1334/Kuehl Bill and California Public Resources Code 21083.4 and local ordinance

Impacts to or removal of any mature trees on the project site are regulated under California Public Resources Code 21083.4 and the County Inland Land Use Ordinance (Title 22, Section 22.52.100; County 2019a); proposed or incidental impacts to or removal of both native and non-native trees may be subject to review for trees that are: (1) at least eight inches in diameter at four feet above grade and located within the coastal zone; or (2) at least five inches in diameter at four and a half feet above grade and outside the coastal zone. Impacts to or removal of oak trees would require mitigation in the form of on-site plantings and/or off-site protection of existing oak woodland habitat areas. As such, 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 there is suitable habitat within the survey area for five special-status wildlife species in addition to nesting birds. The following paragraphs provide a description for the special-status wildlife species for which suitable habitat was identified on site, and recommendations for the avoidance, minimization, and mitigation of impacts to these species are included in Section 4.2.

Sensitive Mammal Species

American Badger (*Taxidea taxus*), State Species of Special Concern (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 2022), the nearest observation of an American badger is a record from 1997 greater than three miles north 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, was observed. However, the grassland within and adjacent to the project site provides suitable habitat for American badger, including a small mammal prey base. There is potential to encounter this species on site.

Monterey Dusky-footed Woodrat (*Neotoma macrotis luciana*), SSC
Monterey dusky-footed woodrat is a mostly nocturnal species that occurs along coastal California between Monterey Bay and Morro Bay. This species occurs in a variety of habitats but prefers areas with dense vegetative cover. Woodrats build and occupy middens, which are made from sticks, bark, and leaves at the base of trees, in understory shrubs, and on tree limbs. Threats to this species include loss of habitat due to development and agriculture (Zeiner et al. 1988 – 1990b).

According to CNDDB records (CDFW 2022), the nearest documented occurrence is a record from 1997 approximately two miles northwest of the project site. No middens were observed in the woodland within the survey area. Middens may be present at the time of disturbance.

Pallid Bat (*Antrozous pallidus*), SSC
Pallid bats range throughout the North American west, from southern British Columbia to central Mexico. They are common throughout California, except for high elevations, and are found in a variety of habitats, such as grasslands, shrublands, woodlands, and mixed conifer forests but are most commonly found in dry habitats with rocky outcrops (Verts and Carraway 1998). Colonies often consist of 20 to several hundred individual bats. Pallid bats will use a variety of roosts, like caves, rock crevices, mines, trees, and buildings. They are yearlong residents in their home range and hibernate during the winter (Vaughan and O'Shea 1967). These bats undergo daily torpor and are most active a couple of hours after sunset and shortly before sunrise. Pallid bats display the unique characteristic of foraging for invertebrates, and sometimes lizards and small mammals, on the ground, fulfilling a niche but also making them vulnerable to terrestrial predators. Mating occurs in the fall (October and November) and, after delayed fertilization, young are gestated for 53—71 days and 1—3 are born between April and July. Young are weaned at 7 weeks but stay with the female for a year-long learning period (Bassett 1984). Pallid bats are sensitive to disturbance and will readily abandon roosting sites.

According to CNDDB records (CDFW 2022), the nearest occurrence of this species is a record from 2001 approximately seven miles northeast of the site. Marginally suitable habitat is present for pallid bat in the cavities of mature oak trees and the agricultural buildings throughout the survey area.

Sensitive Reptile Species

Coast Horned Lizard (*Phrynosoma blainvillii*), SSC
Coast horned lizard occurs in semi-arid mountains of western and southern California at elevations up to 8,000 feet (2,400 meters). This species inhabits grasslands, coniferous

forests, woodlands, and chaparral, with open areas and patches of loose, sandy soil. It is frequently found near native ant hills, which are its preferred food source. It also forages on beetles, wasps, grasshoppers, flies, and caterpillars. The breeding season is from May to September, and nests are constructed in loose soil (Zeiner et al. 1988 – 1990c). Habitat conversion to housing and agriculture and the spread of non-native ants (e.g., Argentine ants) have caused this species to decline. Historically, this lizard was extensively exploited by the pet and curio trade (Nafis 2022).

According to CNDDB records (CDFW 2022), the nearest occurrence of this species is a record from 2008 approximately seven miles northeast of the project site. There is marginally suitable habitat in the grassland and woodland throughout the survey area.

Northern California Legless Lizard (*Anniella pulchra*), 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 – 1990d).

According to CNDDB (CDFW 2022), the nearest occurrence of this species is a record from 1994 approximately two miles north of the project site. The woodland habitat in the northern portion of the survey area is suitable for Northern California legless lizard.

Migratory Nesting Birds

In addition to bird species protected by the state or federal government, all native avian species are protected by state and federal legislation, most notably the Migratory Bird Treaty Act and the CDFW Fish and Game Code. Collectively, these and other international regulations make it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof.

Avian species can be expected to occur within the project area during all seasons and throughout construction of the proposed project. The potential to encounter and disrupt avian species is highest during their nesting season (generally February 1 through August 31) when nests are likely to be active, and eggs and young are present. The oak trees on site present the highest quality habitat for nesting, but open fields and structures on site may also

provide nesting habitat for various species. Raptors are particularly drawn to large trees and structures, and they are less tolerant of disturbances than other species.

Recommended avoidance and minimization measures for the protection of migratory nesting birds are provided in section 4.2.

3.2.3 Sensitive Habitats

Waters and Wetlands

Drainage 1 and Drainage 2 are likely not considered jurisdictional features because they lack a well-defined bed and bank and riparian vegetation, and have evidence of historical agricultural practices including tilling and access roads. As such no jurisdictional aquatic features are present within the survey area.

CNDDB Sensitive Natural Communities

No sensitive natural community was documented within the survey area.

USFWS-designated Critical Habitats

No USFWS-designated critical habitats are present within or adjacent to the survey area.

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 need 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 rural area of northern San Luis Obispo County, in the foothills of the Santa Lucia Range. Land cover within and adjacent to the property is a mix of natural sloped woodland with patches of active agriculture. Agricultural land use practices in the project area have modified natural habitats or created barriers for natural movement, but habitat connectivity in the northern portion of the property overall remains relatively intact. The project as planned may reduce the quality of natural habitat on site but is not expected to substantially increase the current level of habitat fragmentation in the region nor is it expected to create a 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 oak trees, special-status wildlife, and migratory nesting birds. 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. Long-term direct impacts to wildlife could result from operational activities. Indirect impacts could result from construction noise, harassment, dust emissions, or other disruptions during construction.

An assessment of anticipated impacts to sensitive biological resources caused by the proposed project are below.

4.1.1 Impacts to Special-status Plants

No special-status plant species were observed during an appropriately timed botanical survey. As such, no impacts to special-status plants are expected to occur as a result of the proposed project.

Oak Trees

The project as proposed is expected to result in the removal of individual oak trees. In addition, trimming and/or disturbance within the critical root zone of trees will be required. Impacts to and removal of individual oak trees and oak woodland habitat are regulated under CEQA via Senate Bill 1334 (Kuehl Bill) and California Public Resources Code 21083.4

4.1.2 Impacts to Special-status Wildlife

Special-status Reptiles

The proposed project site provides marginally suitable habitat for northern California legless lizard and coast horned lizard. Construction activities pose risks for direct and indirect impacts to special-status reptiles. For example, reptiles basking on roadways will be especially vulnerable to vehicle strikes. 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. All special-status reptiles presumed to be on the project site rely heavily on burrows for shelter from the elements, protection from predators, and/or reproduction. Heavy equipment and ground disturbing activities may collapse burrow systems or completely remove them, resulting in injury or death of the inhabitants or exclusion by the removal of a vital resource. Vegetation may also be removed as a result of construction activities. Ectotherms rely on vegetative cover for temperature regulation and, further, vegetation provides habitat for prey species of reptiles.

Special-status Mammals

Impacts to pallid bat may occur when existing buildings are demolished and if mature trees with roosting cavities are impacted during project implementation. Short-term construction activities in the vicinity of roosts may temporarily deter use of the area by bats.

American badger and Monterey dusky-footed woodrat may be impacted directly or indirectly during construction. Construction poses several direct risks, such as vehicle strikes and destruction of resources, like middens or dens. Further, construction may impact or deter use of valuable habitat, yielding it unsuitable for these species. 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, increased light pollution, and primary and secondary exposure to residential-use chemicals including rodenticides.

Sensitive and Nesting Birds

Direct impacts to avian species are most likely to occur if construction activities take place during the typical avian nesting season, generally February 1 through August 31. Construction-related activities can destroy nests, remove nesting habitat, or cause disturbance that may lead to nest failure or otherwise harass nesting, resident, or transient birds. Indirect impacts may occur due to habitat loss, such as through removal of suitable nesting trees.

4.1.3 Impacts to Sensitive Habitats

Waters and Wetlands

No impacts to jurisdictional aquatic features are expected as a result of the proposed project.

4.2 Recommended Avoidance, Minimization, and Mitigation Measures

4.2.1 General Measures

Measure 1: Environmental Awareness Training

An environmental awareness training shall be presented to all construction personnel by a qualified biologist prior to the start of any project activities. The training shall include color photographs and a description of the ecology of all special-status species known or with potential to occur, as well as other sensitive resources requiring avoidance during construction. The training shall also include a description of protection measures required by discretionary permits, an overview of the federal and California Endangered Species Acts, and implications of noncompliance with these regulations. This will include an overview of the required avoidance, minimization, and mitigation measures. A sign-in sheet with the name and signature of the qualified biologist who presented the training, and the names and signatures of the environmental awareness trainees will be kept. A fact sheet conveying the information provided in the environmental awareness training will be provided to all project personnel.

Measure 2: 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 stay within the 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.
- 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. 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.

Measure 3: Lighting

Any permanent lighting introduced for new developments shall be positioned and/or shielded to avoid direct lighting of off-site natural habitat that is suitable for special-status species, particularly the oak woodland bordering the northern boundary of the survey area.,

4.2.2 Measures to Address Impacts to Special-status Plants

Measure 4: Oak Tree Protection and Mitigation

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 ground-breaking, 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.
- A licensed arborist or qualified botanist will be hired to oversee all removal or trimming of existing roots and necessary branch trimming.
- 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.

For oak tree removals or impacts during project implementation, the owner shall provide mitigation (on site if feasible) per the County's guidelines, typically 4:1 for removals and 2:1 for impacted trees. This shall include development of an oak tree mitigation plan and establishment of an oak tree planting site or conservation easement that shall be protected in perpetuity. A mitigation plan shall be prepared that details the methods and requirements for oak tree mitigation. At a minimum, the plan shall:

- Include a detailed inventory of the species and quantity of all oak trees to be removed or impacted.
- Discuss the proposed construction methods, construction schedule, and the implementation schedule of activities proposed as part of the plan.
- Quantify and describe the anticipated impacts to individual oak trees and/or oak woodland habitat, as applicable.
- Identify all appropriate methods for fulfillment of required mitigation (e.g., on-site plantings, conservation easement, or in-lieu fee).
- Describe detailed planting methods, as appropriate.
- Identify suitable areas for establishment of new oak trees and/or protection of existing oak woodland habitat, as appropriate.
- Describe short-term and long-term monitoring protocols and/or vegetative growth performance criteria for mitigation success.

The plan shall be prepared by a licensed arborist or qualified botanist and be submitted to the County for approval prior to the start of construction.

4.2.3 Measures to Address Impacts to Special-status Wildlife

Measure 5: Surveys, Avoidance, and Monitoring for Special-status Wildlife

A qualified biologist shall conduct surveys prior to the start of initial project activities to ensure special-status wildlife species are not present within proposed work areas. If special-status wildlife species are found, they shall be allowed to leave the area on their own volition or be relocated (as permitted) to suitable habitat areas outside the work area(s). If necessary, resource agencies will be contacted for further guidance. Pre-activity surveys and/or monitoring shall be conducted as follows:

Measure 5a: Pre-construction Survey and Avoidance Measures for American Badger

A qualified biologist shall conduct a pre-construction survey within 30 days prior to the start of initial project activities to ensure American badger are not present within proposed work areas or within 200 feet of 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 during the non-reproductive season (July 1 to January 31), a no-entry exclusion buffer shall be established within 50 feet of the den. If active dens are found during the reproductive season (February 1 to June 30), no activity shall occur within 200 feet of the den. Exclusion buffers shall be prominently flagged and encircle the den. Exclusion zones shall be maintained until all project-related disturbances have been terminated, or it has been determined by a qualified biologist that the den is no longer in use. If an exclusion buffer is not feasible, the applicant will contact the County for further guidance. 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 5b: Pre-construction Survey and Avoidance Measures for Pallid Bat

All suitable roosting habitat for pallid bats (e.g., mature trees and buildings) within 100 feet of work areas shall be surveyed by a qualified biologist within 30 days prior to the start of initial project activities to determine if bats are roosting in these areas. If bat roosting is observed, work activities will be avoided within 100 feet of active roosts until bats have left the roosts. No trees or structures with active bat roosts may be removed until they have left the roosts or have been excluded from roosts. If bats are detected and impacts are deemed unavoidable, a bat exclusion plan shall be developed and submitted to CDFW for approval prior to implementing any exclusion methods. If no bats are detected, no further action is required.

Measure 5c: Pre-construction Survey and Avoidance Measures for Monterey Dusky-footed Woodrat

Prior to the start of work within 50 feet of suitable woodrat habitat, a survey shall be conducted by a qualified biologist to identify and flag woodrat middens for avoidance. A minimum 10-foot buffer area shall be clearly delineated around any woodrat middens that are discovered during the survey. Due to the likelihood of woodrats fleeing the

midden as a result of nearby construction activity, a biologist shall monitor initial vegetation clearing and ground disturbance within 25 feet of woodrat middens. If woodrats are observed fleeing middens, work shall be temporarily halted until woodrats are outside the area of impact.

Woodrat middens that are deemed unavoidable shall be carefully dismantled mechanically (e.g., excavator with thumb) or with hand tools from the top down, allowing woodrats to escape unharmed. A biological monitor shall be present for dismantling.

Measure 5d: Pre-construction Surveys and Monitoring for Northern California Legless Lizard and Coast Horned Lizard

A qualified biologist shall conduct a pre-activity survey immediately prior to the start of initial ground disturbance within 50 feet of suitable habitat for Northern California legless lizard and coast horned lizard. Surveys for legless lizard will be conducted by gently disturbing scrub understory and upper layers of duff. Construction monitoring shall also be conducted by a qualified biologist during all initial ground disturbing and vegetation removal activities (e.g., grading, grubbing, vegetation trimming, and vegetation removal, including tree removal) within suitable habitat. If either species is discovered during surveys or monitoring, the species will be allowed to leave the area on their own volition, or be hand captured and relocated to suitable habitat outside the area of impact.

Measure 5e: Pre-construction Survey for Sensitive and Nesting Birds/Raptors

If work is planned to occur between February 1 and August 31, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for all raptor species. All activity will remain outside of the buffer until a qualified biologist has determined that the nest is no longer active (e.g., young have fledged, or the nest failed) 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

As currently designed, the project has potential for direct and indirect impacts to oak trees, special-status wildlife species, and nesting birds. The survey area is highly disturbed as a result of current and historical agricultural practices and provides only marginal habitat for special-status species. No blue line drainages are expected to be impacted by the project. Habitat connectivity is not expected to be significantly degraded. No special-status species were observed directly within the project area; however, it was determined that there is potential for five special-status wildlife species, as well as nesting birds, to be present within the project site. Implementation of the recommended avoidance, minimization, and mitigation measures will avoid and/or reduce impacts to sensitive resources to a less than significant level.

6.0 REFERENCES

Baldwin, Bruce G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken. *The Jepson Manual: Vascular Plants of California,* Second Edition. University of California Press. Berkeley, California. 2012.

Bassett, J. E. 1984. Litter size and postnatal growth rate in the pallid bat, *Antrozous pallidus*. Journal of Mammalogy 65:317-319.

California Department of Fish and Wildlife. 2022. California Natural Diversity Database: RareFind 5. Accessible online with subscription at: http://www.dfg.ca.gov/biogeodata/cnddb/mapsanddata.asp. Accessed June 2022.

California Native Plant Society, Rare Plant Program. 2022a. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Available Online at: http://www.rareplants.cnps.org. Accessed June 2022.

----------2022b. A Manual of California Vegetation, Online Edition. Available at: http://www.cnps.org/vegetation. Accessed June 2022. CNPS, Sacramento, California.

Consortium of California Herbaria. 2022. Regents of the University of California. Available online at: http://ucjeps.berkeley.edu/consortium/. Accessed June 2022.

Cornell Lab of Ornithology. 2022. All about Birds. Available online at: https://www.allaboutbirds.org/. Accessed June 2022.

Google Earth Pro V 7.3.3.7786. 1994 – 2022. San Luis Obispo County, California. 35.665730°, ---120.768716°. DigitalGlobe. Accessed June 2022.

Jepson Flora Project, Regents of the University of California. 2022. Jepson eFlora. Available online at: http://ucjeps.berkeley.edu/eflora/. Accessed June 2022.

Nafis, G. 2022. California Herps - A Guide to the Amphibians and Reptiles of California. Available at: http://www.californiaherps.com. Accessed June 2022.

Natural Resources Conservation Service, U.S. Department of Agriculture. 2022. Available Online at: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed June 2022.

Sawyer, John O., T. Keeler-Wolf, and J. M. Evens. 2009. *A Manual of California Vegetation, Second Edition.* California Native Plant Society Press: Sacramento, California.

United States Geological Survey. 2022. The National Map. San Luis Obispo County, 35.642, -120.640. Available online at: https://viewer.nationalmap.gov/advanced-viewer/. Accessed June 2022.

United States Fish and Wildlife Service. 2022a. USFWS Threatened and Endangered Species Active Critical Habitat Report. Available online at: http://crithab.fws.gov/ecp/report/table/critical-habitat.html. Accessed June 2022.

----------2022b. National Wetland Inventory, Wetlands Mapper. Available online at: https://www.fws.gov/wetlands/Data/Mapper.html. Accessed June 2022.

----------2022c. ECOS: Environmental Conservation Online System. Available at: https://ecos.fws.gov/ecp/. Accessed June 2022.

Vaughan, T. A., T. J. O'Shea. 1976. Roosting ecology of the pallid bat, *Antrozous pallidus*. Journal of Mammalogy 57:19—42.

Verts, B. J., L. N. Carraway. 1998. Land Mammals of Oregon. University of California Press, Berkeley and Los Angeles, California. 668 pp.

Zeiner, D.C., W.F. Laudenslayer, Jr., K.E. Mayer, and M. White, eds. 1988 – 1990a. *Life History Account for American Badger*. California's Wildlife. Vol. I – III. California Department of Fish and Game, Sacramento, California.

----------1988 – 1990b. *Life History Account for Monterey Dusky-footed Woodrat*. California's Wildlife. Vol. I – III. California Department of Fish and Game, Sacramento, California.

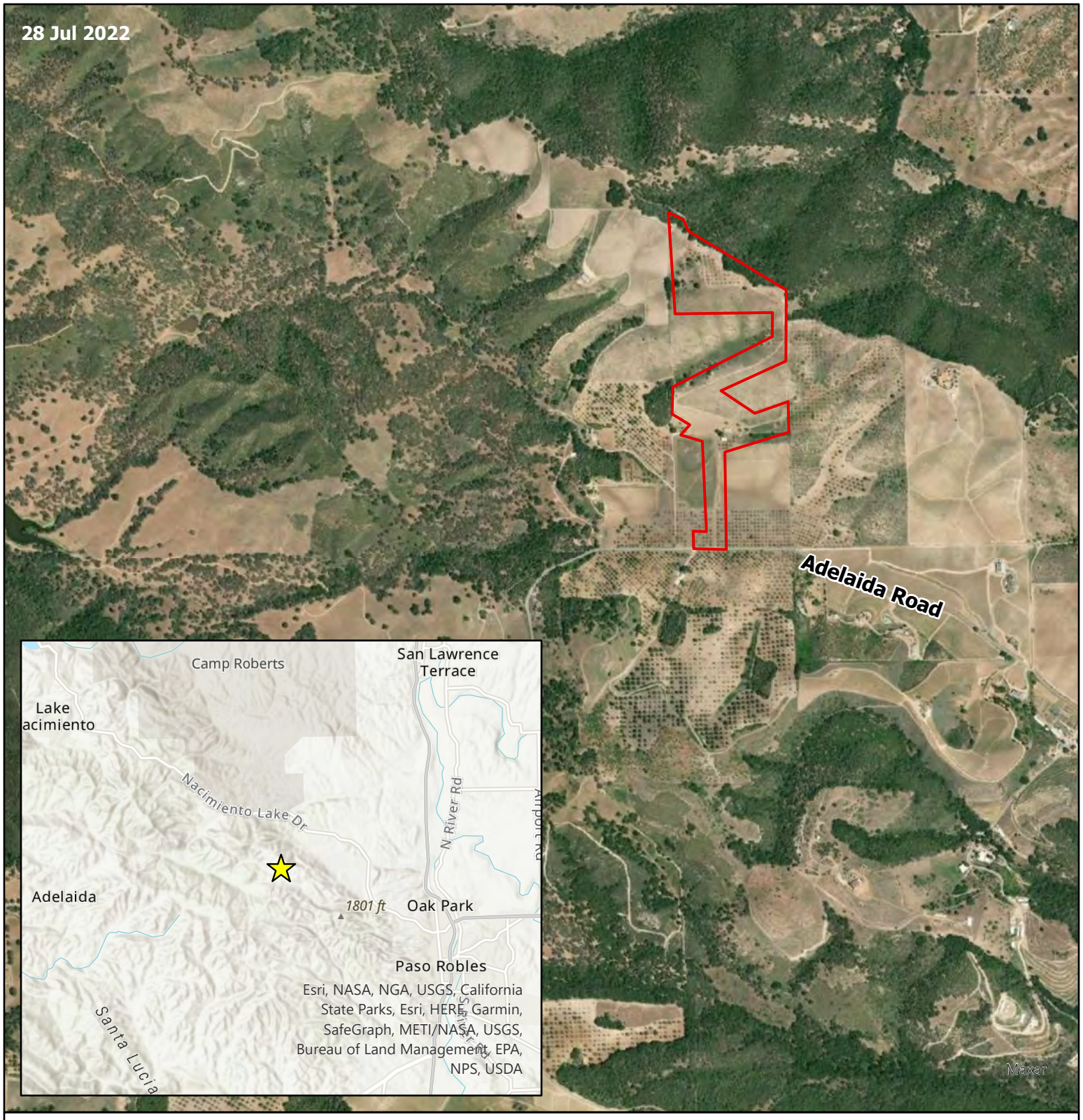
----------1988 – 1990c. *Life History Account for Coast Horned Lizard*. California's Wildlife. Vol. I – III. California Department of Fish and Game, Sacramento, California.

----------1988 – 1990d. *Life History Account for California Legless Lizard*. California's Wildlife. Vol. I – III. California Department of Fish and Game, Sacramento, California.

This page intentionally left blank.

APPENDIX A – FIGURES

This page intentionally left blank.



Patrimony Winery
Biological Resources Assessment
Figure 1. Project Vicinity

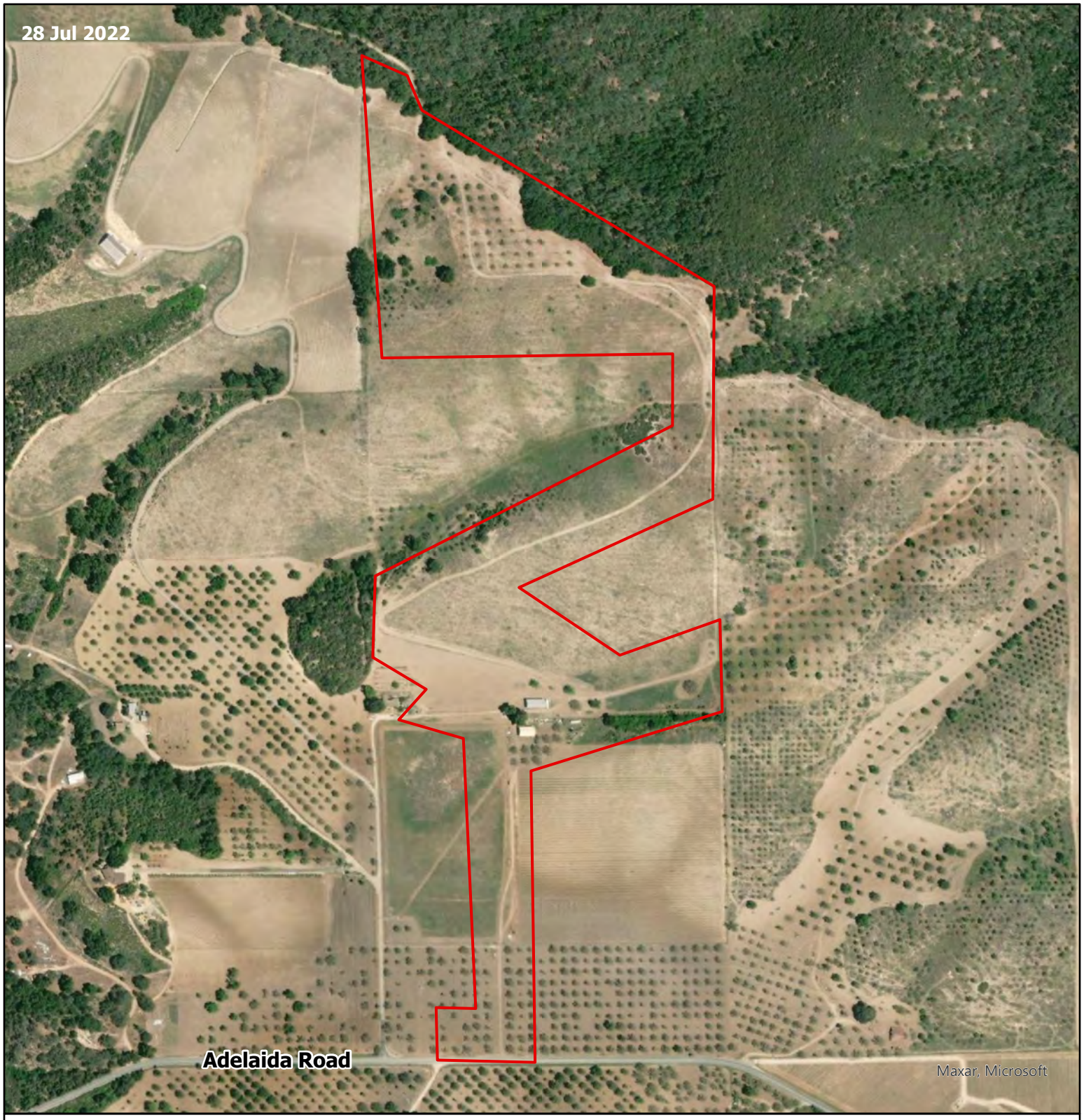
Project Location

Survey Area

0 1,000 2,000 4,000 Feet

N

TERRA • VERDE



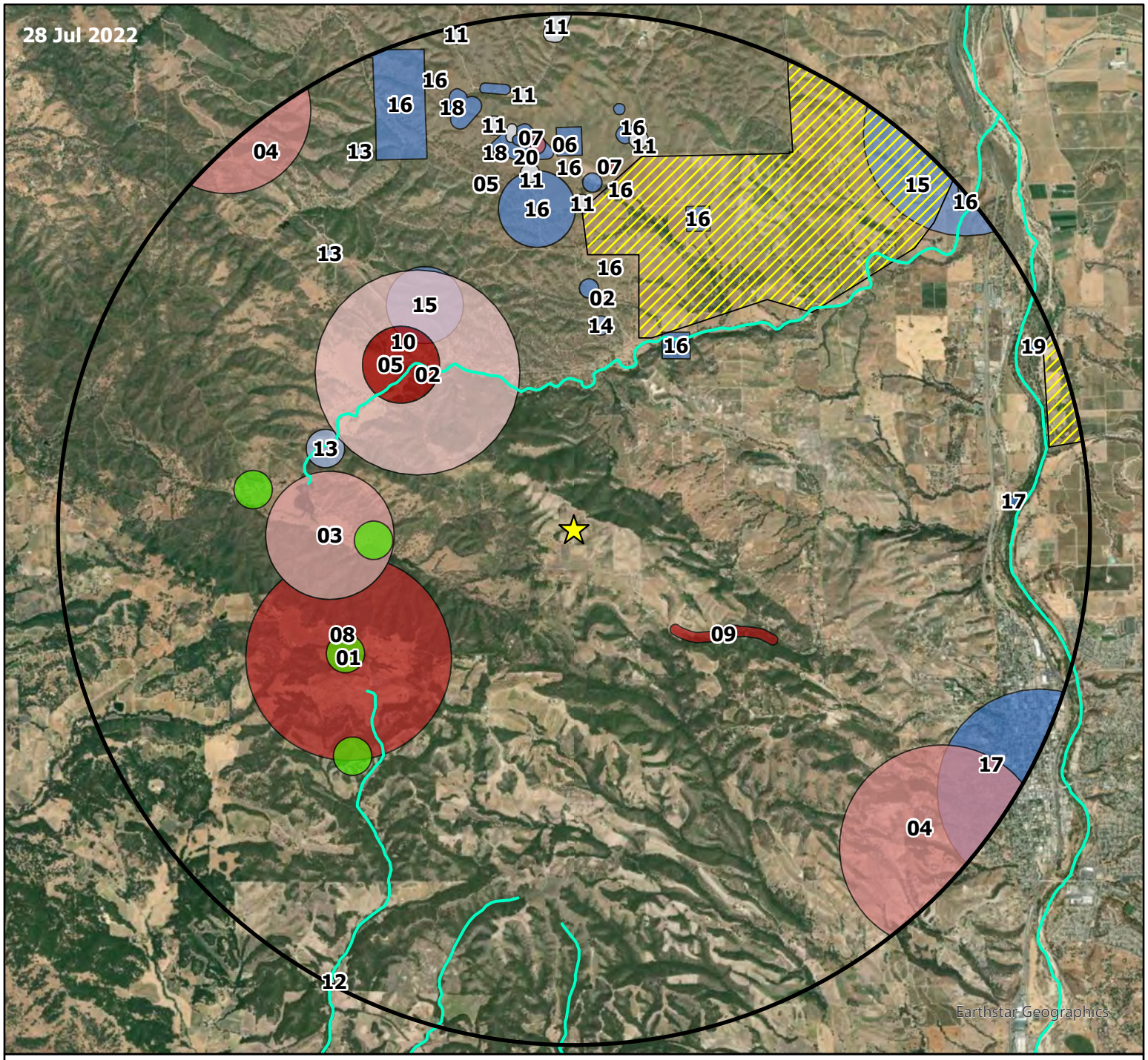
Patrimony Winery
Biological Resources Assessment
Figure 2. Survey Area

Survey Area

0 250 500 1,000
Feet

N

TERRA • VERDE



Patrimony Winery
Biological Resources Assessment
Figure 3. 5-mile CNDDB Occurrences and Critical Habitat

- Project Location
- Vernal Pool Fairy Shrimp Critical Habitat
- Steelhead - South-central California Coast DPS

Botanical Occurrences

- Valley Oak Woodland
- 01 - Bristlecone Fir
- 02 - Dwarf Calycadenia
- 03 - Hoover's Bent Grass
- 04 - Lemmon's Jewelflower
- 05 - San Luis Obispo Owl's-clover
- 06 - Santa Lucia Dwarf Rush
- 07 - Shining Navarretia
- 08 - Umbrella Larkspur
- 09 - Woodland Woollythreads
- 10 - Yellow-flowered Eriastrum

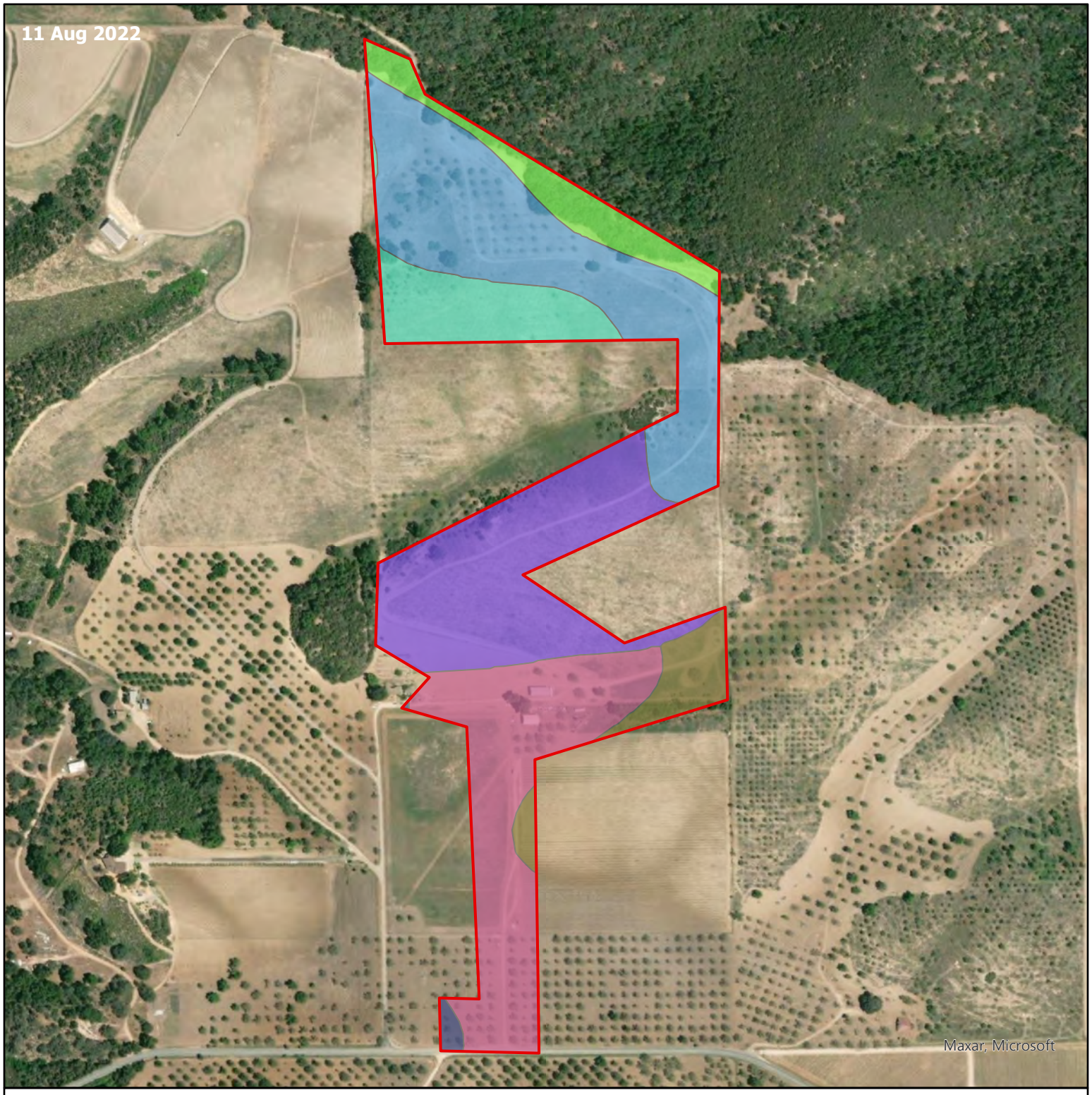
Wildlife Occurrences

- 11 - American Badger
- 12 - Coast Range Newt
- 13 - Monterey Dusky-footed Woodrat
- 14 - Northern California Legless Lizard
- 15 - Salinas Pocket Mouse
- 16 - San Joaquin Kit Fox
- 17 - Least Bell's Vireo
- 18 - Vernal Pool Fairy Shrimp
- 19 - Western Pond Turtle
- 20 - Western Spadefoot

0 1.25 2.5 5 Miles

N

TERRA • VERDE



Patrimony Winery
Biological Resources Assessment
Figure 4. Soils

Survey Area

Soil Unit

Balcom-Nacimiento Association, Moderately Steep

Balcom-Nacimiento Association, Steep

Cropley Clay, 2-9% Slopes

Linne-Calodo Complex, 50-75% Slopes

Linne-Calodo Complex, 9-30% Slopes

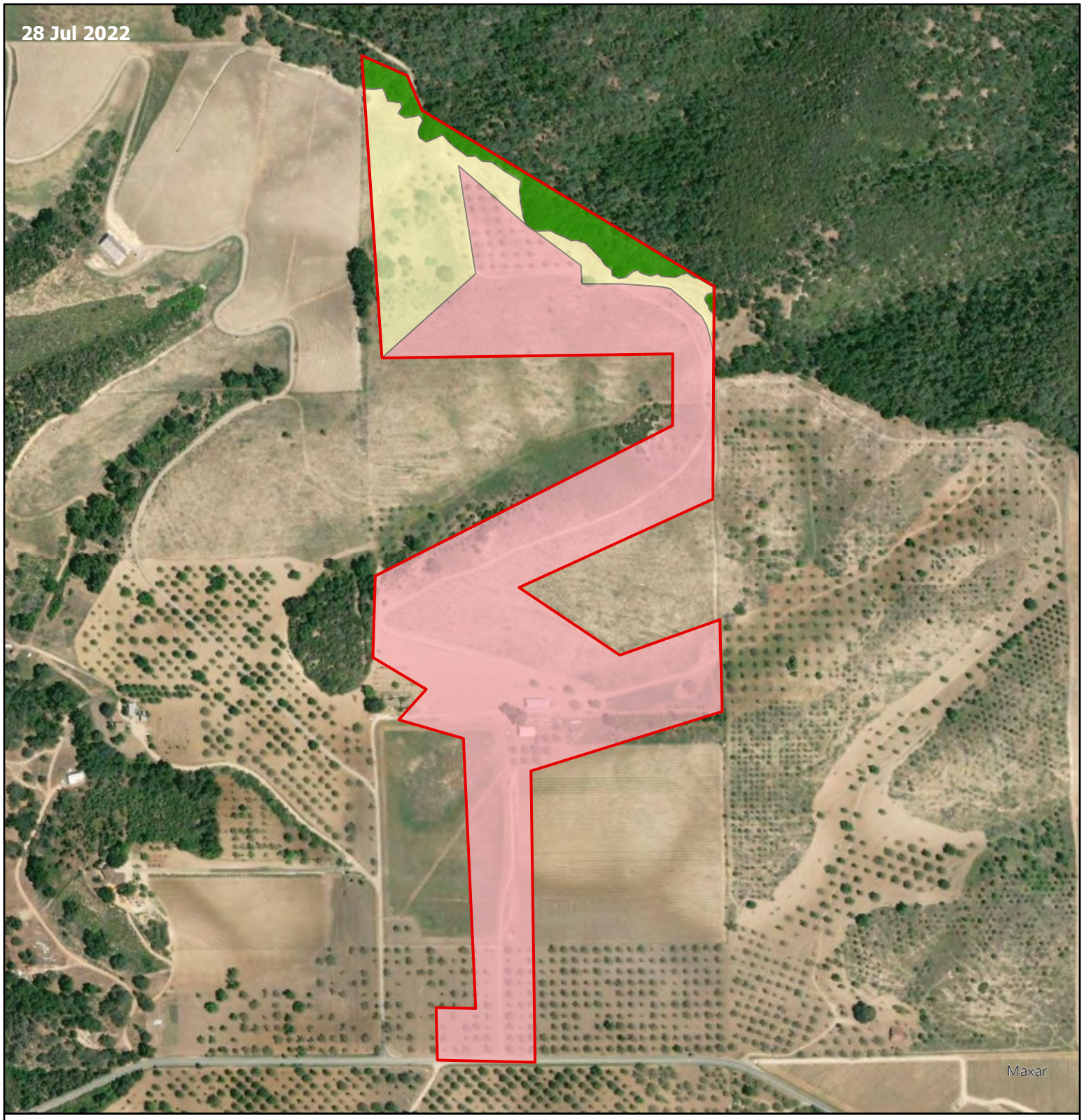
Nacimiento Silty Clay Loam, 9-30% Slopes

Rincon Clay Loam, 2-9% Slopes

0 250 500 1,000 Feet

N

TERRA • VERDE



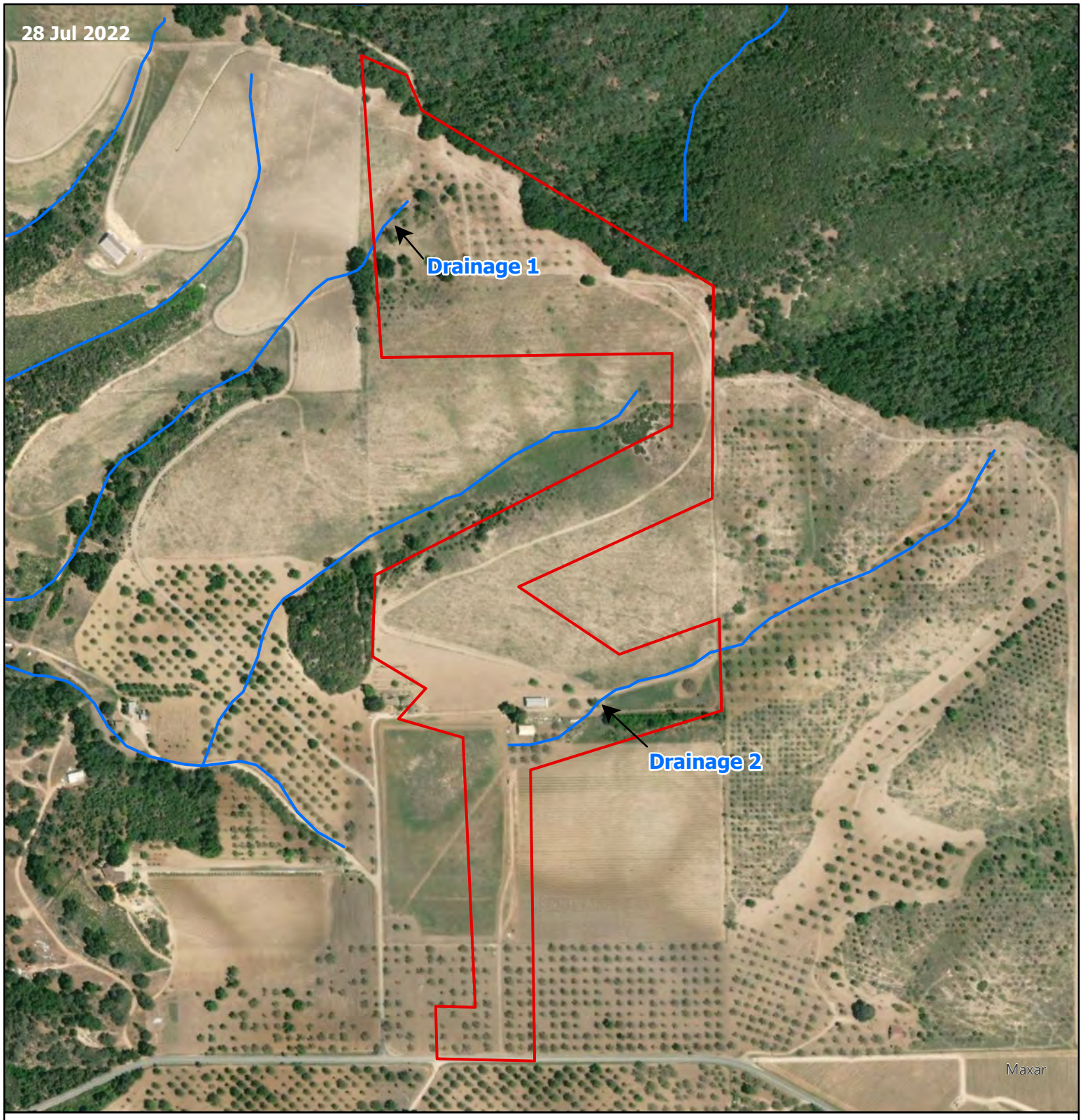
Patrimony Winery
Biological Resources Assessment
Figure 5. Vegetation Communities

- Survey Area
- Wild Oats and Brome Grassland
- Coast Live Oak Woodland and Forest
- Agriculture / Disturbed

0 250 500 1,000 Feet

N

TERRA • VERDE



Patrimony Winery
Biological Resources Assessment
Figure 6. Hydrologic Resources

Survey Area
Blue Line Drainage

0 250 500 1,000
Feet

N

TERRA • VERDE

APPENDIX B – PRELIMINARY SITE PLANS (Dated March 2022)

This page intentionally left blank.

COUNTY SITE GENERAL NOTES

1. Project improvements shall be designed and constructed in accordance with the County of San Luis Obispo's standards and specifications and with all applicable County ordinances. The decision of the County engineer shall be final regarding the specific standards that shall apply.
2. It is the owner's responsibility to verify lot lines. Prior to foundation inspection, the lot corners shall be staked and setbacks marked by a licensed professional. Owner shall provide verification of the property corners to the satisfaction of the building inspector at the time of foundation inspection.
3. Addresses shall be plainly visible and legible from the street or road fronting the property. Address numbers shall be 4" high, 1/2"min. stroke width and of contrasting color to their background. Where an address cannot be viewed from public way, a monument or pole shall be used.
4. Driveway shall be located and constructed per the County of San Luis Obispo's requirements.
5. Paving, masonary, and concrete subcontractors are to coordinate with the electrician, drainline subcontractor and irrigation subcontractor for sleeving, piping and/or conduit installation under or through hardscape elements.
6. Revisions required by unforeseen site conditions shall be approved by the architect prior to execution.

GRADING NOTES

1. Lot grading shall meet the requirements of the latest CBC edition.
2. Any existing survey monuments shall be protected in place or shall be tied out by a licensed land surveyor prior to disturbance and then replaced prior to occupancy.
3. Prior to constructing any swales verify grade elevations as indicated on plans.
4. Finish grading shall have a min. of 5% slope for a min. of 10ft. away from foundation of new structures. Where lot lines, walls, or other physical barriers prohibit a 5% slope for a min. of 10ft., swales or drains shall be constructed to ensure drainage away from the structure.
5. All surface and subsurface drainage systems designed at less than 2% shall have final gradients certified by a licensed surveyor or engineer prior to final inspection approvals.
6. Drainage shall be carried to the street or other improved drainage device via a non-erosive drainage device.
7. No grading or drainage improvements which alter existing drainage courses or concentrate drainage to adjacent properties shall be allowed without prior approval from the city engineer.

UTILITY NOTES

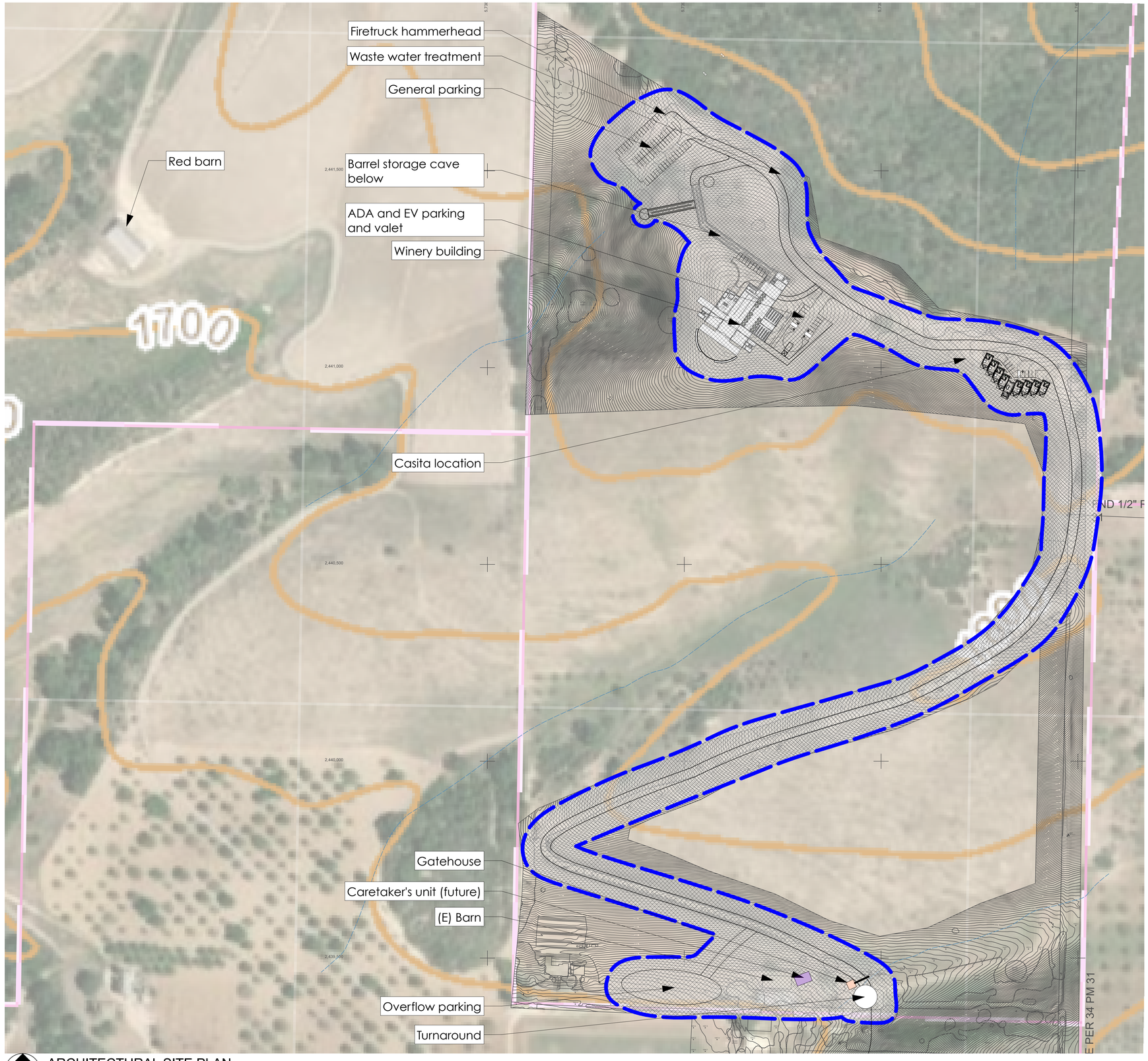
1. Coordinate site utiltiy work with all local governing agencies and local utility companies.
2. It is the contractor's responsibility to locate all existing utilities whether shown or not and to protect them from damage. The contractor shall bear all expense of repair or replacement in conjunction with the execution of this work. Architectural Plan is schematic and indicates intent only — verify with Civil Utility Plan. All utilities shall be field verified.
3. Water service piping and water meter shall be sized in accordance with the approved fire sprinkler plan.
4. Provide an accessible sewer lateral cleanout at the building.
5. Slope sewer lateral a minimum of 1/4" per 1'-0" from plumbing fixtures to point of disposal at septic system.
6. Provide a backwater valve on the sewer lateral.
7. Provide dual plumbing system so that fixtures not needing backwater protection will by-pass the valve in accordance with the uniform plumbing code and/or building division policies.
8. Provide an approved backflow prevention device at all new hose bibs.
9. Regulate site water pressure to 80psi max as required.
10. Any new wire services shall be placed underground in accordance with the building codes as amended locally. Any exceptions to under grounding of utilities shall be approved by the building official.

EROSION CONTROL NOTES

1. Permanent erosion control measures shall be fully established to the satisfaction of the engineer prior to final construction.
2. Erosion control measures shall be fully installed at all times.
3. All site accesses shall be protected against erosion at all times even when work is not being performed on the site, including evenings, weekends, and holidays. Such protection may be removed to provide access to the site during work hours, if and when it is not required due to weather conditions.
4. All stockpiles shall be protected against wind and water erosion immediately upon placement. Such protection shall remain in place until use or removal of stockpile, regardless of the time of the year. Refer to the Erosion And Sediment Control Field Manual for standard details.
5. In all cases where silt laden runoff may escape the site, the first downstream storm water drain inlet shall be protected. Refer to the Erosion And Sediment Control Field Manual for standard details.
6. Erosion control plans represent the minimum acceptable protection. Further measures will be required, to the satisfaction of the engineer in the event of inadequacy or failure.
7. In the event of off site erosion, the property owner and/or his representative(s) shall be responsible for cleanup and all associated costs or damages.

PUBLIC INFRASTRUCTURE NOTES

1. City streets are to remain open to through traffic at all times. no temporary or long term parking or storage of construction equipment or materials shall occur without prior issuance of an encroachment permit.
2. A separate encroachment permit is required for any work in the public right-of-way, mainline extensions, or work in a public easement. Work requiring an encroachment permit includes, but is not limited to, utility connections to a public main, street paving, or construction staging in the right-of-way.
3. A traffic control plan is required for any detours or rerouting of traffic. During construction, it shall be the responsibility of the contractor to provide for safe traffic control in and around the site. This may include but shall not be limited to signs, flashing lights, barricades and flag persons as directed by the building official or the city engineer.
4. Excavation within the streets shall be covered with traffic rated steel plates or backfilled and paved, to the satisfaction of the city engineer, prior to the end of work each day.
5. Owner and or owner's contractor shall protect public infrastructure from damage during the course of construction. Note: The existing street sections may be substandard and the contractor shall protect the public infrastructure from damage by heavy loading/equipment during the course of construction. The contractor shall repair, at owner's expense, any/all damage to public infrastructure incurred during and/or due to construction, to the satisfaction of the Public Works Director.
6. Waste materials shall not be washed into the storm drain system. This includes but is not limited to soil, paint, stucco, grout, color coat, concrete dust, saw residues, grindings, oil, etc.
7. Where determined necessary by the city engineer, damaged portions of the existing curb, gutter and sidewalk along the property frontage shall be replaced to the satisfaction of the city engineer prior to final approval.



ARCHITECTURAL SITE PLAN
Scale: 1" = 120'-0"

studio 2G Architects, LLP
811 Palm Street
San Luis Obispo, CA 93401
www.studio-2G.com
P 805.594.0771
F 805.594.5137

ARCHITECT STAMP

LICENSED ARCHITECT — PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION — 08-31-21 — STATE OF CALIFORNIA

CONSULTANT STAMP

OWNER INFO

PROJECT DATA

APN:

SUBMITTALS & REVISIONS

DATE	ISSUE

JOB NUMBER

AGENCY APPROVAL

SHEET TITLE

CODE ANALYSIS AND OVERALL SITE PLAN

G-101

This page intentionally left blank.

APPENDIX C – REGIONALLY OCCURRING SPECIAL-STATUS SPECIES

This page intentionally left blank.

Regionally occurring special-status species list for the Adelaida and surrounding 7.5-minute quadrangles: Bradley, San Miguel, Paso Robles, Templeton, York Mountain, Cypress Mountain, Lime Mountain, Tierra Redonda Mountain.

SENSITIVE VEGETATION COMMUNITIES AND HABITATS			
Community/ Habitat[1]	**Description[2]**	**Observed on Site?**	**Comments / Potential for Occurrence**
California Natural Diversity Database (CNDDB)-designated Sensitive Natural Communities			
Valley Oak Woodland	Contains at least 50% relative cover in the tree canopy, or at least 30% relative cover when other tree species such as coast live oak (*Quercus agrifolia*) or arroyo willow (*S. lasiolepis*) are present. Tree density tends to decrease as one moves from lowlands to uplands. The understory shrub layer can be dense along drainages and sparse in uplands. Trees are generally less than 30 meters tall, and the canopy is open to continuous. Shrubs are common to occasional, and the herbaceous layer may be grassy. This community is found in valley bottoms with seasonally saturated soils that may intermittently flood lower slopes and summit valleys at elevations from 0 – 775 meters.	No	Scattered and isolated valley oak trees present at low cover as a component of coast live oak woodland; however, valley oak-dominated woodland is not present on site.

[1]List of sensitive vegetation communities and habitats obtained from CNDDB (CDFW 2022).

[2]Community and habitat descriptions acquired from CNDDB and *Manual of California Vegetation* (CDFW 2022, Sawyer et al. 2009, CNPS 2022b); critical habitat information was acquired from the USFWS Critical Habitat Portal (USFWS 2022a).

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/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 meters (m).	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Agrostis hooveri Hoover's bent grass	CRPR 1B.2	April – August	Dry, usually sandy soils in open chaparral, oak woodland, and grassland. Elevation: < 600 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Amsinckia douglasiana Douglas' fiddleneck	CRPR 4.2	March – June	Unstable shaly sedimentary slopes. Elevation: 100 – 1,600 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Antirrhinum ovatum Oval-leaved snapdragon	CRPR 4.2	May – July	Heavy, adobe clay soils on gentle, open slopes, also disturbed areas. Elevation: 200 – 1,400 m.	No / No	No suitable habitat on site; not detected during appropriately timed 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 detected during appropriately timed surveys.
Arctostaphylos luciana Santa Lucia manzanita	CRPR 1B.2	January – March	Shale outcrops, slopes, upland chaparral near coast. Elevation: 100 – 800 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Arctostaphylos obispoensis Bishop manzanita	CRPR 4.3	February – March	Rocky, generally serpentine soils in chaparral, woodland, and forest near the coast. Elevation: 60 – 950 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Aristocapsa insignis Indian Valley spineflower	CRPR 1B.2	May – September	Cismontane woodland with sandy soils. Elevation: 300 – 600 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Aspidotis carlotta-halliae Carlotta Hall's lace fern	CRPR 4.2	January – December	Serpentine slopes, crevices, outcrops. Elevation: 100 – 1,400 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Astragalus macrodon Salinas milkvetch	CRPR 4.3	April – June	Eroded pale shales or sandstone, serpentine alluvium. Elevation: 200 – 1,500 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
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 detected during appropriately timed surveys.
Calycadenia villosa Dwarf calycadenia	CRPR 1B.1	May – September	Dry, rocky hills, ridges, grassland, openings in foothill woodland. Elevation: 250 – 850 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Camissoniopsis hardhamiae Hardham's evening-primrose	CRPR 1B.2	March – May	Sandy soil, limestone, disturbed oak woodland. Elevation: 240 – 600 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Castilleja densiflora subsp. *obispoensis* San Luis Obispo owl's-clover	CRPR 1B.2	March – June	Coastal grassland. Elevation: < 400 m.	No / Yes	Marginally suitable habitat on site; not detected during appropriately timed surveys.
Caulanthus lemmonii Lemmon's jewelflower	CRPR 1B.2	March – May	Grassland, chaparral, and scrub. Elevation: 80 – 1,100 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Ceanothus cuneatus var. *fascicularis* Lompoc ceanothus	CRPR 4.2	February – May	Sandy substrates, coastal chaparral. Elevation: < 275 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Chlorogalum purpureum var. *purpureum* Santa Lucia purple amole	Fed: Threatened CRPR 1B.1	May - June	Open woodland. Elevation: ± 300 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Chorizanthe douglasii Douglas' spineflower	CRPR 4.3	April – July	Sand or gravel associated with chaparral, scrub, woodland, grassland, and forest habitats. Elevation: 300 – 1,600 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Chorizanthe palmeri Palmer's spineflower	CRPR 4.2	May – August	Serpentine soil associated with chaparral, scrub, grassland, and woodland habitats. Elevation: 60 – 700 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Chorizanthe rectispina Straight-awned spineflower	CRPR 1B.3	May – July	Sand or gravel associated with scrub, chaparral, and woodland habitats. Elevation: 200 – 600 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Delphinium parryi subsp. *eastwoodiae* Eastwood's larkspur	CRPR 1B.2	March – May	Coastal chaparral and grassland on serpentine. Elevation: 100 – 500 m.	No / No	No suitable habitat on site; not detected 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 detected during appropriately timed surveys.
Eriastrum luteum Yellow-flowered eriastrum	CRPR 1B.2	May – June	Drying slopes, in sandy or gravelly soil associated with chaparral or woodland. Elevation: < 1,000 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Eriogonum elegans Elegant wild buckwheat	CRPR 4.3	May - November	Sand or gravel. Elevation: 200 – 1,200 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Eriogonum nudum var. *indictum* Protruding buckwheat	CRPR 4.2	May – October	Clay. Elevation: 100 – 1,100 m.	No / No	No suitable habitat on site; not detected 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 detected during appropriately timed surveys. Outside species typical geographic range.
Erythranthe hardhamiae Santa Lucia monkeyflower	CRPR 1B.1	March - May	Open, sandy chaparral. Elevation: 300 – 730 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Eschscholzia hypecoides San Benito poppy	CRPR 4.3	March - June	Grassy areas in woodland, chaparral. Often on serpentine soils. Elevation: 200 – 1,600 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Fritillaria ojaiensis Ojai fritillary	CRPR 1B.2	February – May	Rocky slopes, river basins. Elevation: 300 – 500 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Galium hardhamiae Hardham's bedstraw	CRPR 1B.3	May - September	Serpentine soil with Sargent cypress. Elevation: 400 – 950 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
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 detected 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 detected during appropriately timed surveys.
Hesperevax caulescens Hogwallow starfish	CRPR 4.2	March – June	Drying shrink-swell clay of vernal flats, steep slopes (sometimes serpentine). Elevation: < 500 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Horkelia cuneata var. *puberula* Mesa horkelia	CRPR 1B.1	February – September	Dry, sandy coastal chaparral, scrub, and woodland. Elevation: 70 – 870 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Horkelia cuneata var. *sericea* Kellogg's horkelia	CRPR 1B.1	April – September	Old dunes, coastal sandhills in woodland, scrub, and chaparral openings. Elevation: < 200 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Horkelia yadonii Santa Lucia horkelia	CRPR 4.2	April – July	Sandy meadow edges, seasonal streambeds in chaparral or pine woodland. Elevation: 350 – 1,900 m.	No / No	No suitable habitat on site; not detected 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 detected during appropriately timed surveys.
Lasthenia leptalea Salinas Valley goldfields	CRPR 4.3	February – May	Openings in woodland. Elevation: < 500 m.	No / Yes	Marginally suitable habitat on site; not detected during appropriately timed surveys.
Layia heterotricha Pale-yellow layia	CRPR 1B.1	April - June	Open clayey or sandy soil, sometimes ± alkaline. Elevation: 200 – 1,800 m.	No / Yes	Marginally suitable habitat on site; not detected during appropriately timed surveys.
Lepidium jaredii subsp. *jaredii* Jared's peppergrass	CRPR 1B.2	March – April	Alkali bottoms, slopes, washes, dry hillsides in vertic clay, acidic, and gypsiferous soils. Elevation: 500 – 700 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Lessingia tenuis Spring lessingia	CRPR 4.3	May – July	Openings in chaparral, woodland. Elevation: 50 – 2,200 m.	No / Yes	Marginally suitable habitat on site; not detected during appropriately timed surveys.
Malacothamnus davidsonii Davidson's bush mallow	CRPR 1B.2	May - July	Slopes, washes. Elevation: 500 – 700 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
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 detected during appropriately timed surveys.
Malacothamnus palmeri var. *palmeri* Santa Lucia bush-mallow	CRPR 1B.2	May – July	Interior valleys, foothills. Elevation: 30 – 800 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Meconella oregana Oregon meconella	CRPR 1B.1	March – April	Shaded canyons along the coast. Elevation: < 1,000.	No / No	No suitable habitat on site; not detected 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 detected 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 detected 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 detected during appropriately timed surveys.
Nemacladus secundiflorus var. *robbinsii* Robbins' nemacladus	CRPR 1B.2	April - May	Dry, gravelly slopes. Elevation: 350 – 1,700 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Piperia leptopetala Narrow-petaled rein orchid	CRPR 4.3	May – July	Dry sites in scrub and woodland. Elevation: <2,200 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Plagiobothrys uncinatus Hooked popcornflower	CRPR 1B.2	April – May	Chaparral, canyon sides, rocky outcrops; ± fire follower. Elevation: 300 – 600 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.

SPECIAL-STATUS BOTANICAL SPECIES					
Scientific/Common Name[1]	**Listing Status[2]**	**Blooming Period[3]**	**Habitat Type[3]**	**Observed/ Habitat Present?[4]**	**Comments**
Senecio aphanactis Chaparral ragwort	CRPR 2B.2	January – May	Alkaline flats, dry open rocky areas. Elevation: 10 – 550 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Senecio astephanus San Gabriel ragwort	CRPR 4.3	April – June	Steep, rocky slopes in chaparral, coastal sage scrub, and oak woodland. Elevation: 400 – 1,500 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Stebbinsoseris decipiens Santa Cruz microseris	CRPR 1B.2	April - May	Open, sandy, shaly, or serpentine sites, coastal. Elevation: 10 – 500 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Stylocline masonii Mason's neststraw	CRPR 1B.1	March - June	Open loose sand of washes and flats. Elevation: 100 – 1,200 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.
Triteleia ixioides subsp. *cookii* Cook's triteleia	CRPR 1B.3	May – June	Streamsides, wet ravines on serpentine, often near cypresses. Elevation: < 700 m.	No / No	No suitable habitat on site; not detected during appropriately timed surveys.

CRPR=California Rare Plant Rank

[1]List of regionally occurring special–status species acquired from CNDDB (CDFW 2022), 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. This list does not include listed non-vascular cryptograms.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific/Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Agelaius tricolor Tricolored blackbird	State: SSC	February – August	Needs nest sites near open, fresh water, protected habitat (such as cattails or tall rushes), and suitable feeding areas (e.g., pastures, rice fields, or grassland).	No / No	No suitable habitat on site; not expected to occur.
Anniella pulchra Northern California legless lizard	State: SSC	March – November	Sandy or loose loamy soils under coastal scrub or oak trees. Soil moisture essential.	No / Yes	Suitable habitat in the loose soils associated with oak trees in the survey area.
Antrozous pallidus Pallid bat	State: SSC	October – February	Deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. May roost in hollow trees and old buildings.	No / Yes	May roost in hollow oak trees and agricultural buildings and forage throughout the survey area.
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 on site; not expected to occur.
Athene cunicularia Burrowing owl	State: SSC	March – July	Open, dry grasslands and deserts. Will use the burrows of other terrestrial animals. Also found in cleared residential areas such as vacant lots and golf courses.	No / No	No suitable habitat on site; not expected to occur.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific/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: SSC	Lay eggs: Fall – Winter	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	Survey area outside species range.
Branchinecta lynchi Vernal pool fairy shrimp	Federal: Threatened	Winter – Spring	Vernal pools and depressions in grasslands.	No / No	No suitable habitat on site; not expected to occur.
Buteo regalis Ferruginous hawk	State: Watch list	September – April	Typically found in open grasslands, sagebrush flats, desert scrub, low foothills surrounding valleys, and fringes of pinyon–juniper habitats. This species hunts its prey from high mound perches or from flying low over grassland habitat. Roosting habitat includes open areas usually in solitary trees or utility poles.	No / No	No suitable nesting habitat on site; not expected to occur.
Corynorhinus townsendii Townsend's big-eared bat	State: SSC	November – May	Mines, tunnels, buildings, and human made structures. May use different day and night roosts. Prefers mesic habitats. Extremely sensitive to human disturbance.	No / No	No suitable habitat in the survey area; not observed during surveys and not expected to occur.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific/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: SSC	April – May	Ponds, lakes, rivers, creeks, marshes and irrigation ditches with abundant vegetation and rocky or muddy bottoms. Require rocks, logs or exposed banks for basking. Nest along water margins usually in full sunlight.	No / No	No suitable aquatic habitat on site; not expected to occur.
Eremophila alpestris actia California horned lark	State: Watch List	March - August	Open fields, short grass areas, fields, rangelands.	No/No	No suitable nesting habitat on site; not expected to occur.
Falco mexicanus Prairie falcon	State: Watch List	February – July	Primarily inhabits dry grasslands, woodlands, savannahs, cultivated fields, lake shores, and rangelands. Primarily nests on cliffs, canyons, and rock outcrops.	No / No	No suitable nesting habitat on site; not expected to occur.
Haliaeetus leucocephalus Bald eagle	State: Endangered Fully Protected	January – September	Forests adjacent to large bodies of water. Tolerant of human activity and are commonly spotted around dumps and fish processing plants.	No / No	No suitable nesting habitat on site; not expected to occur.
Lavinia exilicauda harengus Monterey hitch	State: SSC	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 habitat on site; not expected to occur.
Masticophis flagellum ruddocki San Joaquin coachwhip	State: SSC	Late Spring – Summer	Open dry, treeless areas such as grasslands or saltbush scrub. Uses refugia in rodent burrows, under shaded vegetation or surface objects.	No/No	No suitable habitat on site; not expected to occur.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific/Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Neotoma macrotis luciana Monterey dusky-footed woodrat	State: SSC	February – November	Dense chaparral; hardwood, conifer, and mixed forests; and riparian woodlands. Typically, nests are constructed in inaccessible areas, such as thorny thickets and poison oak patches.	No / Yes	Suitable habitat is present in oak woodland on site.
Oncorhynchus mykiss Steelhead – south-central California coast DPS	Federal: Threatened	February – April	Runs in coastal basins from Pajaro River south to, but not including, the Santa Maria River.	No / No	No suitable habitat on site; not expected to occur.
Perognathus inornatus psammophilus Salinas pocket mouse	State: SSC	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	No suitable habitat on site; not expected to occur.
Phrynosoma blainvillii Coast horned lizard	State: SSC	May – September	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	No / Yes	Marginally suitable habitat in grasslands on site.
Rana boylii Foothill yellow-legged frog	State: Endangered, SSC	April – July	Rocky streams and rivers with rocky substrate. Found in woodlands, chaparral and forests with open sunny banks.	No / No	No suitable habitat on site; Not expected to occur.
Rana draytonii California red-legged frog	Federal: Threatened State: SSC	January – March	Lowlands and foothills in or near sources of deep water with dense, shrubby or emergent riparian vegetation.	No / No	No suitable habitat on site; Not expected to occur.

SPECIAL-STATUS WILDLIFE SPECIES					
Scientific/Common Name[1]	**Listing Status[1]**	**Nesting/ Breeding Period[2]**	**Habitat Type[2]**	**Observed/ Habitat Present?[3]**	**Comments / Potential for Occurrence**
Setophaga petechia Yellow Warbler	State: SSC	May – September	Nests near riparian moist habits as well as shrubland, farmland and forest edge. May nest in orchards or parks.	No / No	No suitable habitat on site; Not expected to occur.
Spea hammondii Western spadefoot toad	State: SSC	January – August	Seasonal/vernal pools in coastal scrub, grassland, chaparral, woodland habitat, and open areas with sandy or gravelly soils.	No / No	No suitable habitat on site; Not expected to occur.
Taricha torosa Coast Range newt	State: SSC	Fall – Spring	Coastal drainages from Mendocino County to San Diego County. Occurs primarily in grassland habitats but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	No / No	No suitable habitat on site; Not expected to occur.
Taxidea taxus American badger	State: SSC	Late Summer – Early Fall	Dry, open fields with friable soil for tunneling and foraging.	No / Yes	Suitable habitat in grassland on 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 habitat on site; Not expected to occur.
Vulpes macrotis mutica San Joaquin kit fox	Federal: Endangered State: Threatened	December – July	Open, annual grasslands with loose, sandy soil.	No / No	No suitable habitat on site; Not expected to occur.

SSC=California Species of Special Concern

[1]List of regionally occurring special–status species and listing status acquired from CNDDB (CDFW 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 determined to have suitable habitat on the site, even marginally suitable, indicated with gray highlight. Species highlighted gray are discussed further in the report.

APPENDIX D – BOTANICAL AND WILDLIFE SPECIES OBSERVED

This page intentionally left blank.

Patrimony Winery Project
List of Botanical Species Observed on May 6, 2022

Family	Scientific Name	Common Name	Origin
Anacardiaceae, Sumac Family	*Toxicodendron diversilobum*	Western poison oak	Native
Agavaceae, Agave Family	*Chlorogalum pomeridianum*	Common soap plant	Native
Apocynaceae, Dogbane Family	*Asclepias fascicularis*	Narrow-leaf milkweed	Native
Asteraceae, Sunflower Family	*Baccharis pilularis*	Coyote brush	Native
	Carduus pycnocephalus	Italian thistle	Naturalized
	Centaurea melitensis	Tocalote	Naturalized
	Centaurea solstitialis	Yellow star-thistle	Naturalized
	Matricaria discoidea	Pineapple weed	Native
	Silybum marianum	Milk thistle	Naturalized
Boraginaceae, Borage Family	*Amsinckia intermedia*	Common fiddleneck	Native
	Plagiobothrys nothofulvus	Rusty popcornflower	Native
Brassicaceae, Mustard Family	*Brassica nigra*	Black mustard	Naturalized
	Capsella bursa-pastoris	Shepard's purse	Naturalized
	Sisymbrium irio	London rocket	Naturalized
Caryophyllaceae, Pink Family	*Herniaria hirsuta*	Herniaria	Naturalized
Cucurbitaceae, Gourd Family	*Marah fabacea*	California man-root	Native
Euphorbiaceae, Spurge Family	*Croton setiger*	Doveweed	Native
Fabaceae, Legume Family	*Acmispon glaber*	Deerweed	Native
	Lamium amplexicaule	Henbit	Naturalized
	Lupinus bicolor	Miniature lupine	Native
	Lupinus microcarpus	Chick lupine	Native
	Medicago polymorpha	California burclover	Naturalized
	Trifolium sp.	Clover	Native
	Vicia villosa	Hairy vetch	Naturalized
Fagaceae, Oak Family	*Quercus agrifolia*	Coast live oak	Native
	Quercus douglasii	Blue oak	Native
	Quercus lobata	Valley oak	Native
Geraniaceae, Geranium Family	*Erodium cicutarium*	Redstem filaree	Naturalized

Family	Scientific Name	Common Name	Origin
Lamiaceae, Mint Family	*Marrubium vulgare*	Horehound	Naturalized
	Salvia spathacea	California hummingbird sage	Native
Montiaceae, Miner's Lettuce Family	*Claytonia parviflora*	Miner's lettuce	Native
Onagraceae, Evening-primrose Family	*Clarkia affinis*	Chaparral clarkia	Native
Papaveraceae, Poppy Family	*Eschscholzia californica*	California poppy	Native
Poaceae, Grass Family	*Bromus diandrus*	Ripgut brome	Naturalized
	Bromus hordeaceus	Soft chess	Naturalized
	Bromus rubens	Red brome	Naturalized
	Hordeum murinum	Wall barley	Naturalized

TERRA • VERDE
Environmental Consulting

Patrimony Winery Project

List of Wildlife Species Observed on May 6, 2022

Taxa	Scientific Name	Common Name
Birds	*Aphelocoma californica*	California scrub-jay
	Buteo jamaicensis	red-tailed hawk
	Calypte anna	Anna's hummingbird
	Cathartes aura	turkey vulture
	Chondestes grammacus	lark sparrow
	Corvus brachyrhynchos	American crow
	Haemorhous mexicanus	house finch
	Melozone crissalis	California towhee
	Mimus polyglottos	northern mockingbird
	Myiarchus cinerascens	ash-throated flycatcher
	Setophaga coronata	yellow-rumped warbler
	Sialia mexicana	western bluebird
	Sitta carolinensis	white-breasted nuthatch
	Spinus psaltria	lesser goldfinch
	Sturnus vulgaris	European starling
	Zenaida macroura	mourning dove
Mammals	*Otospermophilus beecheyi*	California ground squirrel
	Thomomys bottae	Botta's pocket gopher (burrows)
Reptiles	*Sceloporus occidentalis*	western fence lizard

This page intentionally left blank.

APPENDIX E – REPRESENTATIVE SITE PHOTOGRAPHS

This page intentionally left blank.

Photo 1. View looking west towards proposed general parking area adjacent to the winery building (05-06-22).

Photo 2. View of the upper limits of Drainage 1. Note the lack of a well-defined bed and bank and other hydrologic indicators (05-06-22).

Photo 3. View of oak woodland habitat in the northern portion of the survey area (05-06-22).

Photo 4. View of typical disutrbed grassland habitat and agricultural access roads near proposed casita location (05-06-22).

Photo 5. View south of proposed primary access road with fallow agricultural fields on each side (05-06-22).

Photo 6. View northeast of the centerline of Drainage 2. Note the well established road and lack of hydrologic indicators (05-06-22).

Photo 7. View west towards existing barn and proposed overflow parking (05-06-22).

Photo 8. View south of existing agricultrual road from Adelaida Road that will be upgraded (05-06-22).