Biological Resources Assessment for the 8217 Orcutt Road Project, Arroyo Grande, San Luis Obispo County, California

(APN: 044-232-064)

JANUARY 2024

PREPARED FOR

Brian & Monica Portesi

PREPARED BY

SWCA Environmental Consultants

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(APN: 044-232-064)

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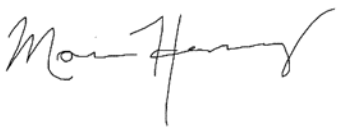
"As a County-approved biologist, I hereby certify that this Biological Resources Assessment was prepared according to the Guidelines established by the County of San Luis Obispo Department of Planning and Building and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge and belief; and I further certify that I was present throughout the site visit(s) associated with this report."



January 22, 2024

EXECUTIVE SUMMARY

This Biological Resources Assessment (BRA) was prepared by SWCA Environmental Consultants (SWCA) at the request of Brian and Monica Portesi (applicant) in support of the proposed residential development (project) located at 8217 Orcutt Road, San Luis Obispo County, California (Assessor's Parcel Number [APN] 044-232-064). The proposed project site is on a 9.8-acre property and the project includes construction of a single-family home and driveway and installation of a septic system and underground utilities.

SWCA staff conducted field surveys on May 3 and June 16, 2023. The 9.8-acre biological survey area (BSA) consisted of the proposed project site, access road, and surrounding areas within view. The survey consisted of a habitat assessment and vegetation community classification, a botanical and wildlife species inventory, a jurisdictional analysis, and an analysis of the potential for special-status botanical and wildlife species to occur on-site.

SWCA identified suitable habitat in the survey area for seven special-status botanical species. During appropriately timed spring surveys, one special-status botanical species, San Luis Obispo owl's–clover (*Castilleja densiflora* ssp. *obispoensis*; California Rare Plant Rank 1B.2), was observed in the survey area. In addition, native oak trees (*Quercus* spp.), which are protected under Senate Bill 1334/Kuehl Bill, under California Public Resources Code 21083.4, and by the County of San Luis Obispo as a sensitive resource, are present on the project site. No special-status wildlife were observed during the surveys, however, SWCA determined there is suitable habitat on and adjacent to the project site for four special-status wildlife species, as well as migratory nesting birds.

Two U.S. Geological Survey (USGS) blue line drainages are present within the BSA. An intermittent drainage runs east to west within the property and another feature borders the BSA to the southwest. Both features have discernible characteristics such as a well-defined bed and bank and riparian vegetation. As such, both features are likely considered waters of the state. Both drainages may also be considered waters of the United States based on ordinary high water mark indicators and connectivity to the Pacific Ocean via Arroyo Grande Creek.

As the project is currently designed, direct and indirect impacts to San Luis Obispo owl's-clover are anticipated to occur. Direct and indirect impacts to special-status wildlife could result from construction-related disturbances such as trampling or crushing from equipment and/or noise that may deter wildlife from the area. No direct impacts are anticipated to the drainages or oak trees within the BSA. A series of avoidance, minimization, and mitigation measures have been recommended to reduce potential impacts to a less-than-significant level.

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Appendices

1 INTRODUCTION

This Biological Resources Assessment (BRA) was prepared by SWCA Environmental Consultants (SWCA) at the request of Brian and Monica Portesi (applicant) in support of the proposed residential development (project) located at 8217 Orcutt Road, Arroyo Grande, San Luis Obispo County, California. The proposed project site is located on a 9.8-acre property (Assessor's Parcel Number [APN] 044-232-064) north of the city of Arroyo Grande. The proposed project includes development of a single-family home, driveway, and underground utilities.

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 federal, state, county, and/or local resource agencies. Recommended avoidance, minimization, and mitigation measures, which are included in Section 5.3, *Avoidance and Mitigation Measures*, will reduce potential impacts to sensitive resources to the extent feasible. As necessary, this BRA may be used to support the County of San Luis Obispo (County) environmental review process and future project permitting.

1.2 Project Location and Setting

The project site, located within the Arroyo Grande NE, U.S. Geological Survey (USGS) 7.5-minute quadrangle, is approximately 0.3 mile south of the intersection of Tiffany Ranch Road and Orcutt Road (Appendix A: Figures A-1 and A-2). Elevations within the property range from approximately 295 feet (89 meters) to 315 feet (96 meters). The topography on-site is relatively flat with the proposed project site on the top of a knoll. The property is bordered by agriculture and rural residential developments. The greater surrounding landscape includes rural residential development, agriculture (e.g., vineyards, orchards), and undeveloped woodland and scrub habitats. The property is comprised primarily of annual grasslands. According to USGS topographic maps, two USGS blue line drainage runs through biological survey area (BSA). Both features display evidence of a well-defined bed and bank and evidence of flow.

1.3 Project Description

The proposed project will include the construction of a single-family home and a new access road from an existing dirt driveway. 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 and existing structures. The new development will be located on top of a knoll in an area currently occupied by annual grassland. Underground utilities will be tied into the southeast corner of the property. The removal of herbaceous vegetation will be required to facilitate equipment access and grading. A leach field will be installed to the southwest of the proposed building footprint. Preliminary site plans are included in Appendix B.

1.4 Soils

The Natural Resources Conservation Service (NRCS) online soil report revealed the following three soil units within the BSA (Appendix A: Figure A-4. Soils Map):

- **Soil Unit 198: Salinas silty clay loam, 2 to 9 percent slopes, Major Land Resource Area (MLRA) 14:** This soil type consists primarily of Salinas and similar soils at 85%. The parent

material of this soil type is alluvium derived from sedimentary rock. The drainage class is well drained and primarily composed of silty clay loam. This soil type occurs on floodplains, terraces, and alluvial fans at elevations below 1,480 feet (451 meters). This soil type is considered prime farmland if irrigated.

- **Soil Unit 210: Still gravelly sandy clay loam, 2 to 9 percent slopes:** This soil type consists primarily of Still and similar soils at 85%. The parent material of this soil type is alluvium derived from sedimentary rock. The drainage class is well drained and primarily composed of gravelly sandy clay loam. This soil type occurs on terraces and alluvial fans at elevations from 10 to 1,000 feet (3 to 304 meters). This soil type is considered prime farmland if irrigated.
- **Soil Unit 218: Tierra loam, 15 to 30 percent slopes, MLRA 14:** This soil type consists primarily of Tierra and similar soils at 85%. The parent material of this soil type is alluvium derived from sedimentary rock. The drainage class is moderately well drained and primarily composed of loam. This soil type occurs on fan terraces and terraces at elevations below 1,430 feet (435 meters). This soil type is not considered prime farmland.

2 METHODOLOGY

2.1 Literature Review

Prior to conducting field surveys, SWCA staff completed a background review of relevant literature and resources pertaining to sensitive biological resources known to occur within the BSA (see Appendix A: Figure A-2) and in the project vicinity, which included the following:

- Aerial photographs (Google Earth Pro 1985–2023) and preliminary site plans (see Appendix B)
- USGS topographic map of the Arroyo Grande NE 7.5-minute quadrangle (USGS 2023)
- Online soil survey of San Luis Obispo County, California (NRCS 2023)
- Consortium of California Herbaria (CCH) online database of plant collections (University of California, Berkeley [UCB] 2023a)
- California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants for the Arroyo Grande NE, California USGS 7.5-minute quadrangle and the seven surrounding quadrangles (Pismo Beach, San Luis Obispo, Tar Spring Ridge, Nipomo, Santa Margarita Lake, Lopez Mtn, and Oceano) (CNPS 2023a)
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) list of federally and state-listed special-status species documented within the Arroyo Grande NE, California USGS 7.5-minute quadrangle and the seven surrounding quadrangles (CDFW 2023)
- CNDDB map of special-status species that have been documented within a 5-mile radius of the project site (CDFW 2023) (see Appendix A: Figures A-4a and A-4b)
- U.S. Fish and Wildlife Service (USFWS) Critical Habitat for Threatened and Endangered Species Report (USFWS 2023c) (see Appendix A: Figures A-4a and A-4b)
- USFWS National Wetland Inventory (NWI) Wetlands Mapper (USFWS 2023b)

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

2.2 Field Survey

Following the review of literature and scientific databases, SWCA biologists conducted two surveys of the property. On May 3, 2023, SWCA botanist Amy Golub and wildlife biologist Monica Hemenez conducted a field survey of the BSA. On June 26, 2023, A. Golub conducted an appropriately timed botanical survey targeting the blooming period for Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*; Federal Endangered [FE], State Rare [SR], California Rare Plant Rank [CRPR] 1B.1). Prior to the June 26, 2023, survey, reference populations for Pismo clarkia were visited and the species was observed to be readily identifiable in peak blooming condition. The surveys consisted of a botanical and wildlife species inventory, a jurisdictional analysis, and an analysis of the potential for special-status species to occur on-site. The BSA included the proposed project site, access road, and surrounding areas within view (see Appendix A: Figure A-2. Biological Survey Area).

The surveys were conducted on foot to ensure complete visual coverage of the BSA. 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 (Appendix D).

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 (UCB 2023b). 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 2023b).

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 BSA 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 Section 3, *Results*, and those species determined to have no potential to occur based on a lack of suitable habitat are not discussed. A complete list of regionally occurring species that were evaluated is included in Appendix C.

3 RESULTS

This section provides a summary and analysis of the results of the background research and field surveys. The discussion includes descriptions of terrestrial habitat types, hydrology, direct and indirect observations of wildlife and botanical species, wildlife corridors and habitat connectivity, as well as a discussion of the potential for special-status species to occur.

3.1 Habitat Types

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 A-5). The BSA totaled 9.8 acres. Natural vegetation communities identified in the BSA included annual grasslands, coast live oak woodland, and arroyo willow thicket. Other land cover types identified in the BSA included developed land.

A total of 55 vascular plant species were identified in the BSA, of which 27 (49%) were non-native or considered ornamentals. The natural vegetation communities are described below and illustrated in Figure A-5 (see Appendix A).

3.1.1 Wild Oats and Annual Brome Grassland

Wild oat and annual brome grassland is the dominant of the two grassland habitats that occur within the BSA. This grassland community is present within the proposed building envelope and proposed access roads and is dominated by oats (*Avena* spp.) and ripgut brome (*Bromus diandrus*) with smooth cat's ear (*Hypochaeris glabra*), silver puffs (*Uropappus lindleyi*), and tarweed (*Deinandra increscens* ssp. *increscens*) as common associates (see Appendix A: Figure A-5). A few scattered coast live oak (*Quercus agrifolia*) trees are present in this community near the existing developed area.

This community 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. One sensitive plant species, San Luis Obispo owl's clover (*Castilleja densiflora* ssp. *obispoensis*), was observed throughout this community. Further discussion regarding San Luis Obispo owl's clover is provided in Section 3.4.1, *Special-Status Plant Species*.

3.1.2 Perennial Rye Grass Fields

This grassland community occurs along the existing agricultural access road adjacent to the riparian corridor that borders the southeastern and southwestern portion of the BSA. This community is dominated by Italian rye grass (*Festuca perennis*) with toad rush (*Juncus bufonius*) and seaside barley (*Hordeum marinum*) as co-dominants (see Appendix A: Figure A-5). Based on aerial imagery (Google Earth Pro 2023), this area is tilled and utilized for agricultural purposes.

This community most closely corresponds with *Lolium perenne – Hordeum marinum – Ranunculus californicus* Herbaceous Semi-Natural Alliance and Association (perennial rye grass fields) in the MCV classification system. This community typically occurs in lowlands with periodic flooding, disked fields, and uplands including serpentine substrates at elevations below 4,430 feet (1,325 meters). This grassland community provides habitat for nesting birds, burrowing mammals and their predators, herbivores, and other wildlife.

3.1.3 Coast Live Oak Woodland

A small patch of intact coast live oak woodland is present in the southern corner of the BSA (see Appendix A: Figure A-5). This community is dominated by coast live oak at greater than 50% relative cover in the canopy with poison oak (*Toxicodendron diversilobum*) as an associate in the understory. This community intergrades closely with the riparian habitat bordering the property.

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 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.

3.1.4 Arroyo Willow Thicket

This community occurs along the southwestern border of the BSA in association with a tributary to Arroyo Grande Creek (see Appendix A: Figure A-5). This community is dominated by arroyo willow

(*Salix lasiolepis*) at greater than 50% in the tree canopy with scattered occurrences of coast live oak and an understory of herbaceous grasses and forbs.

This species composition most closely corresponds with *Salix lasiolepis* Shrubland Alliance (Arroyo willow thickets) in the MCV classification system. This community occurs on stream banks and benches, slope seeps, and stringers along drainages at elevations below 7,000 feet (2,170 meters). This community provides habitat for nesting birds, burrowing mammals and their predators, herbivores, and other wildlife.

3.1.5 Developed

This land cover type includes an existing residential structure and access road from Orcutt Road. Vegetation cover in this area is limited primarily to ornamental plantings, including trees and shrubs.

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.

3.2 Wildlife

The habitat within and adjacent to the BSA is suitable for a variety of common and special-status wildlife species. Grassland habitat on-site provides marginally suitable habitat for ground-nesting birds; transient, foraging wildlife; and burrowing mammals. The riparian corridors bordering the property and scattered native and ornamental trees provide nesting opportunities for various passerine and raptor bird species; refugia and food resources for mammals, amphibians, and reptiles; and browsing opportunities for herbivores. The drainages within the BSA provide short-term seasonal aquatic habitat.

No special-status wildlife species were observed during the field survey. However, numerous avian species, as well as other terrestrial and aquatic wildlife and their sign, were observed throughout the BSA. A comprehensive list of all wildlife species observed during the survey is included in Appendix D.

3.3 Hydrologic Features

There are two USGS blue line drainages within the BSA—Drainages 1 and 2 (see Appendix A: Figure A-6). Drainage 1 is in the northern portion of the survey area and generally flows northeast to southwest before joining the northeast fork of Arroyo Grande Creek beyond the BSA limits. Drainage 1 is intermittent in nature and sparsely vegetated with hyssop loosestrife (*Lythrum hyssopifolia*) along the margins of the channel bed and upland grass and forb species on the banks. The drainage exhibited a well-defined bed and bank and evidence of an ordinary high water mark (OHWM). The bed of the drainage is a narrow erosion channel ranging from 2 to 4 feet wide. The banks are short and abrupt, approximately 1 to 3 feet in height. The channel bed is comprised primarily of fines, with some cobble. Water was present at the time of the May surveys (Appendix E: Photo E-5).

Drainage 2 is a USGS blue line drainage that borders the property to the south. Drainage 2 flows east to west before converging with Drainage 1 approximately 850 feet west of the property and eventually joining the northeast fork of Arroyo Grande Creek beyond the BSA limits. This drainage is densely vegetated with arroyo willow and scattered coast live oak. The drainage exhibits a well-defined bed and bank and evidence of an OHWM. The channel bed is comprised primarily of cobble. Water was present at the time of the May surveys (see Appendix E: Photo E-6).

3.4 Special-Status Species

3.4.1 Special-Status Plant Species

For the purposes of this section, special-status plant species are defined as the following:

- Plants listed or proposed for listing as threatened or endangered under the federal Endangered Species Act (FESA) (50 Code of Federal Regulations [CFR] Section 17.12 for listed plants and various notices in the *Federal Register* for proposed species).
- Plants that are candidates for possible future listing as threatened or endangered under the FESA.
- Plants that meet the definitions of rare or endangered species under the California Environmental Quality Act (CEQA) (State CEQA Guidelines Section 15380).
- Plants considered by the CNPS to be "rare, threatened, or endangered" in California (CRPR 1B and 2 in CNPS 2023a).
- Plants listed by the CNPS as plants about which we need more information and plants of limited distribution (CRPR 3 and 4 in CNPS 2023a).
- Plants listed or proposed for listing by the State of California as threatened or endangered under the California Endangered Species Act (CESA) (14 California Code of Regulations [CCR] Section 670.5).
- Plants listed under the California Native Plant Protection Act (California Fish and Game Code Section 1900 et seq.).
- Plants considered sensitive by other federal agencies (i.e., U.S. Forest Service, U.S. Bureau of Land Management), state and local agencies, or jurisdictions.

Based on a CNDDB query and a review of existing literature, a total of 101 special-status plant species have been documented within the eight quadrangles surrounding the BSA. Because this list of species is considered regional, an analysis of the range and habitat preferences of those plant species was conducted to identify which sensitive plant species have potential to occur within the BSA. SWCA determined that there is suitable habitat in the BSA for seven special-status botanical species. In addition to species listed under the FESA and CESA, special-status botanical species include those that are assigned a CRPR by the CNPS (CNPS 2023a). Additionally, individual oak trees (*Quercus* spp.) are considered a sensitive resource by the State of California and the County.

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

3.4.1.1 Miles' Milkvetch (*Astragalus didymocarpus* var. *milesianus*)

Miles' milkvetch (*Astragalus didymocarpus* var. *milesianus*; CRPR 1B.2) is an annual herb that is endemic to the central and southern coast of California. Its known range is concentrated along the outer South Coast Ranges of San Luis Obispo and Santa Barbara Counties. This species typically occurs in clay soils in association with grassy areas and scrub near the coast at elevations below 1,312 feet (400 meters). The typical blooming period is from March to May (UCB 2023b). Documented threats to this species include development (CNPS 2023b).

According to CNDDB records (CDFW 2023), the nearest documented occurrence of this species is 7.5 miles northwest of the project site. Although suitable habitat for this Miles' milkvetch is present within

grassland habitats on-site, this species was not observed during appropriately timed surveys. As such, Miles' milkvetch is not expected to occur on-site.

3.4.1.2 Cambria Morning-Glory (*Calystegia subacaulis* ssp. *episcopalis*)

Cambria morning-glory (*Calystegia subacaulis* ssp. *episcopalis*; CRPR 4.2) is a perennial herb that is endemic to central California. Its known range is concentrated along the coastal ridges and foothills of the outer South Coast Ranges of San Luis Obispo County. This species typically occurs in clay soils in association with various vegetation communities, including grassland, chaparral, and woodland at elevations below 500 meters. The typical blooming period is from April to June (UCB 2023b). Documented threats to this species include development, alteration of fire regimes, and competition from non-native species (CNPS 2023a).

According to CNDDB records (CDFW 2023), the nearest occurrence of this species is approximately 4.9 miles north of the project site. Although suitable habitat for Cambria morning-glory is present within grassland habitats on-site, this species was not observed during appropriately timed surveys. As such, Cambria morning-glory is not expected to occur on-site.

3.4.1.3 San Luis Obispo Owl's-Clover (*Castilleja densiflora* ssp. *obispoensis*)

San Luis Obispo owl's-clover (*Castilleja densiflora* ssp. *obispoensis*; CRPR 1B.2) 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 occurring in the Irish Hills of west-central San Luis Obispo County. This species typically occurs in coastal grasslands at elevations below 400 meters and may be somewhat tolerant of disturbance. The typical blooming period is from March to June (UCB 2023b). Documented threats to this species include development and grazing (CNPS 2023a).

According to CNDDB records (CDFW 2023), the nearest documented occurrence of this species is approximately 2.8 miles west of the site. San Luis Obispo owl's-clover was observed within the BSA during appropriately timed botanical surveys. This species was documented in the oat and brome grassland habitat on-site, with approximately 2,500 individuals recorded (see Appendix A: Figure A-6 ; Appendix F).

3.4.1.4 Congdon's Tarplant (*Centromadia parryi* ssp. *congdonii*)

Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*; CRPR 1B.1) is an annual or perennial herb that is endemic to the central coast of California. It is known to occur in three isolated regions—around San Francisco Bay, Monterey Bay, and along the topographic corridor of the Los Osos and Edna Valleys in San Luis Obispo County. This species occurs in swales and floodplains in association with grassland habitat at elevations below 984 feet (300 meters). The typical blooming period is from June to October (UCB 2023b). Documented threats to this species include development, grazing and competition with non-native species (CNPS 2023).

According to CNDDB records (CDFW 2023), the nearest occurrence of this species is approximately 3.4 miles northwest of the project site. Although marginally suitable habitat for Congdon's tarplant is present along the drainage floodplains on-site, this species was not observed during an appropriately timed survey. As such, Congdon's tarplant is not expected to occur on-site.

3.4.1.5 Pismo Clarkia (*Clarkia speciosa* ssp. *immaculata*)

Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*; FE, SR, CRPR 1B.1) is an annual herb that is endemic to coastal areas of central San Luis Obispo County. This species occurs on sandy coastal hills, generally in openings of oak woodland, as well as disturbed roadsides, at elevations below 100 meters. The typical blooming period is from May to July (UCB 2023b). Documented threats to this species include development, road maintenance, and possibly grazing (CNPS 2023a).

According to CNDDB records (CDFW 2023), the nearest documented occurrence of this species is approximately 1.8 miles southwest of the project site. Although suitable habitat for Pismo clarkia is present within grassland habitats on-site, it was not observed during appropriately timed surveys. As such, Pismo clarkia is not expected to occur on-site.

3.4.1.6 Paniculate Tarplant (*Deinandra paniculata*)

Paniculate tarplant (*Deinandra paniculata*; CRPR 4.2) is an annual herb that is endemic to California and northern Baja California. Known populations are concentrated along the central and southern coastal ranges of California between San Luis Obispo and Baja California, with an isolated occurrence along the eastern edge of the San Francisco Bay. This species typically occurs in sandy soils in grassland, open chaparral, and woodland communities at elevations up to 1,320 meters. It is known to tolerate some disturbance. The typical blooming period is from May to November (UCB 2023b). Documented threats to this species include development, with some historical occurrences known to be extirpated by urbanization (CNPS 2023a).

According to CCH records (UCB 2023a), the nearest documented occurrence of this species is approximately 1.9 miles southeast of the project site. Although suitable habitat for paniculate tarplant is present within grassland habitats on-site, it was not observed during appropriately timed surveys. As such, paniculate tarplant is not expected to occur on-site.

3.4.1.7 Jones' Layia (*Layia jonesii*)

Jones' layia (*Layia jonesii*; CRPR 1B.2) is an annual herb that is endemic to San Luis Obispo County. This species typically occurs on open serpentine or clayey slopes at elevations below 984 feet (300 meters). The typical blooming period is from March to May (UCB 2023b). Documented threats to this species include grazing, non-native plants, military activities, feral pigs, frequent wildfires, and trampling (CNPS 2023).

According to CNDDB records (CDFW 2023), the nearest documented occurrence of this species is approximately 8.42 miles northwest of the project site. Although suitable habitat for Jones' layia is present within grassland habitats on-site, this species was not observed during appropriately timed surveys. As such, Jones' layia is not expected to occur on-site.

3.4.1.8 Native and Mature Trees

Native mature coast live oak trees were observed on-site within the BSA.

3.4.2 Special-Status Wildlife Species

For the purposes of this section, special-status animal species are defined as the following:

- Animals listed or proposed for listing as threatened or endangered under the FESA (50 CFR Section 17.11 for listed animals and various notices in the *Federal Register* for proposed species).

- Animals that are candidates for possible future listing as threatened or endangered under the FESA.
- Animals that meet the definitions of rare or endangered species under CEQA (State CEQA Guidelines Section 15380).
- Animals listed or proposed for listing by the State of California as threatened and endangered under the CESA (14 CCR Section 670.5).
- Animal Species of Special Concern (SSC) to CDFW.
- Animal species that are fully protected in California (California Fish and Game Code Sections 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]).

Based on a CNDDB query and a review of existing literature, a total of 30 sensitive wildlife species have been documented within the eight quadrangles surrounding the BSA. Because this list of species is considered regional, an analysis of the range and habitat preferences of those animal species was conducted to identify which sensitive wildlife species have the potential to occur within the BSA. SWCA determined that there is suitable habitat within the BSA for four special-status wildlife species in addition to nesting birds.

The following sections provide a description of 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 5.3, *Avoidance and Mitigation Measures*.

3.4.2.1 American Badger (*Taxidea taxus*)

The range of American Badger (*Taxidea taxus*; SSC) covers most of North America and throughout California, except the North Coast region (Del Norte, Humboldt, Mendocino, Sonoma, and Marin Counties). The species prefers open and arid habitats such as grasslands, meadows, savannahs, open-canopy desert scrub, and open chaparral. The species is a predator of fossorial rodents and adept at excavating deep burrows to access prey. As such, where badgers are present, the landscape is dotted with large soil tailings, which are normally half-moon shaped. American badger shelters in burrows it has excavated and, while known to traverse a relatively small home range (up to 2.5 acres), the species moves among burrows frequently. This species can be active at all times of day but is primarily nocturnal. American badger 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 2023), the nearest documented occurrence of this species is approximately 2 miles west of the site. The grassland within the survey area provides marginally suitable habitat for this species, including a small mammal prey base. There is potential to encounter American badger on-site.

3.4.2.2 California Red-legged Frog (*Rana draytonii*)

California red-legged frog (CRLF) (*Rana draytonii*, Federal Threatened [FT], SSC) require permanent or semi-permanent waterbodies such as lakes, streams, and ponds with plant cover for foraging and breeding. Reproduction occurs in aquatic habitats from late November to early April. Egg masses are laid in the water following breeding, often on emergent vegetation. Following metamorphosis, juvenile frogs may remain in the breeding ponds or disperse into uplands regardless of topography. CRLF have been documented dispersing over 2 miles from aquatic habitat. Dispersing frogs may seek refuge in small mammal burrows or soil fractures. This species is known to occur from Mendocino County to northern

Baja California and eastward through the northern Sacramento Valley and Sierra Nevada foothills at elevations below 5,000 feet (1,525 meters) (Zeiner et al. 1988-1990b).

According to CNDDB records (CDFW 2023), the nearest documented occurrence of this species is approximately 2.4 miles southwest of the project site. No potential breeding habitat (i.e., deep pools with emergent vegetation and overhanging cover) was identified within the BSA. However, a review of aerial imagery indicates that a potentially suitable breeding pond is located approximately 200 feet west of the project site, on an adjacent property. As such, the project site may provide suitable upland and/or dispersal habitat for this species, and there is low potential to encounter California red-legged frog on-site.

3.4.2.3 Western Spadefoot (*Spea hammondii*)

Western spadefoot toad (*Spea hammondii*; SSC) generally inhabits lowlands, sandy washes, and river floodplains but may also be found in woodlands, grasslands, and chaparral where soils are sandy and loose. This species will occupy small mammal burrows where it may remain buried until the rainy season when it emerges to breed in ephemeral or seasonal pools. Seasonal pools and other breeding locations must stay inundated for at least 30 days for larvae to survive. Threats to this species include loss, degradation, and fragmentation of breeding and upland habitats (Zeiner et al. 1988-1990c).

According to CNDDB records (CDFW 2023), the nearest documented occurrence of this species is approximately 13.1 miles south of the project site. Drainages 1 and 2 may provide sufficient breeding habitat for western spadefoot and multiple amphibian species (California toad [*Anaxyrus boreas halophilus*], Pacific treefrog [*Pseudacris regilla*]) in tadpole and adult stages were observed within Drainage 1. There is potential to encounter western spadefoot toad on-site.

3.4.2.4 Western Burrowing Owl (*Athene cunicularia*)

Western burrowing owl (*Athene cunicularia*; SSC) generally inhabits open grasslands, prairies, and fields with short-stature vegetation, but may also occupy agricultural and developed areas (Shuford and Gardali 2008). This species typically uses the burrows of ground squirrels and other small mammals for shelter, protection from predators, and rearing of chicks. Burrowing owls are active day and night and can be seen roosting outside of burrow entrances during the day. Courtship and mating may begin as early as late December in California and continue into early spring. Incubation lasts 28 to 30 days and young disperse to nearby burrows by early fall. The primary threats to burrowing owls are the elimination of burrowing mammals through control programs and habitat loss (Klute et al. 2003).

According to CNDDB records (CDFW 2023), the nearest documented occurrence of this species is approximately 6.9 miles northwest of the site. The grassland on-site may provide suitable habitat for this species and ground squirrel burrows were observed within the project area. There is potential to encounter western burrowing owl on-site.

3.4.2.5 Migratory Nesting Birds

In addition to bird species protected by the federal and state regulations, all native avian species are protected by federal and state legislation, most notably the Migratory Bird Treaty Act (MBTA) and California 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–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.

3.5 Sensitive Habitats

3.5.1 Waters and Wetlands

Due to the presence of a well-defined bed and bank and riparian/wetland vegetation, evidence of an OHWM, and connectivity to the Pacific Ocean via Arroyo Grande Creek, the two USGS blue line drainages within the BSA would likely be considered waters of the United States under jurisdiction of the U.S. Army Corps of Engineers (USACE) and waters of the State under jurisdiction of CDFW and Regional Water Quality Control Board (RWQCB).

Though the perennial rye grass field located adjacent to the riparian corridor of Drainage 2 is comprised of facultative and facultative wetland plants, the vegetation community is located in an upland area with no discernable hydrologic connectivity to Drainage 2. In addition, the area is frequently disked and disturbed, which is a typical condition for this vegetation community type. Based on a lack of hydrological connectivity with Drainage 2, no further assessment of wetland parameters was completed.

3.5.2 CNDDB Sensitive Natural Communities

No CNDDB sensitive natural communities are present within the BSA.

3.5.3 USFWS-Designated Critical Habitats

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

3.6 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 an agricultural area of San Luis Obispo County, surrounded by existing agricultural operations and rural residential and commercial developments. Existing barriers to migration to and from non-developed portions of the project site, particularly for wildlife, are influenced by the high density of agriculture in the region, which typically correlates with a high frequency of land manipulation, wildlife-exclusion fences, and pest management activities. 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 REGULATORY OVERVIEW

4.1 Federal Policies and Regulations

4.1.1 Federal Endangered Species Act of 1973

The FESA provides legislation to protect federally listed plant and animal species. Impacts to listed species resulting from the implementation of a project would require the responsible agency or individual to formally consult with the USFWS or National Oceanic and Atmospheric Administration National Marine Fisheries Service (NOAA Fisheries) to determine the extent of impact to a particular species. If the USFWS or NOAA Fisheries determines that impacts to a federally listed species would likely occur, alternatives and measures to avoid or reduce impacts must be identified. The USFWS and NOAA Fisheries also regulate activities conducted in federal critical habitat, which are geographic units designated as areas that support primary habitat constituent elements for listed species.

No FESA-listed species were observed during surveys of the BSA.

4.1.2 Migratory Bird Treaty Act of 1918

The MBTA protects all migratory birds, including their eggs, nests, and feathers. The MBTA was originally drafted to put an end to the commercial trade in bird feathers, popular in the latter part of the 1800s. The MBTA is enforced by the USFWS, and potential impacts to species protected under the MBTA are evaluated by the USFWS in consultation with other federal agencies.

No nesting migratory birds or vacant nests were observed during surveys of the BSA. However, the BSA supports suitable nesting habitat, and the proposed project must comply with the MBTA.

4.1.3 Clean Water Act of 1977

4.1.3.1 Section 404

The USACE regulates discharges of dredged or fill material into waters of the United States. These waters include wetland and non-wetland waterbodies that meet specific criteria. USACE regulatory jurisdiction, pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 United States Code [USC] Section 403), regulates almost all work in, over, and under waters listed as “navigable waters of the United States” that results in a discharge of dredged or fill material within USACE regulatory jurisdiction, pursuant to Section 404 of the Clean Water Act (CWA). Under Section 404, the USACE regulates the following waters of the United States features:

- Traditional Navigable Waters (a)(1): Large rivers and lakes that could be used in interstate or foreign commerce, as well as waterbodies affected by tides.
- Territorial Seas (a)(1): Territorial seas that extend 3 miles out to sea from the coast.
- Interstate Waters(a)(1): Includes waters like streams, lakes, or wetlands that cross or form part of state boundaries.
- Impoundments (a)(2): Impounded waterbodies created in or from “waters of the United States,” like reservoirs and beaver ponds.
- Tributaries(a)(3): Includes natural, man-altered, or man-made waterbodies that flow directly into (a)(1) waters or (a)(2) impoundments.

- Adjacent Wetlands (a)(4): These wetlands can be next to, abutting, or near other jurisdictional waters or behind certain natural or constructed features. They are most often within a few hundred feet of jurisdictional waters. Adjacent wetlands are jurisdictional if they meet either the relatively permanent standard or the significant nexus standard, or where the wetland is adjacent to a traditional navigable water, the territorial seas, or an interstate water.
- Additional Waters (a)(5): These lakes, ponds, streams, or wetlands do not fit into the above categories. They are jurisdictional if they meet either the relatively permanent standard or the significant nexus standard.

Drainages 1 and 2 may be considered waters of the United States based on OHWM indicators and connectivity to a paragraph (a)(1) water via Arroyo Grande Creek.

4.1.3.2 Section 401

Section 401 of the CWA and its provisions ensure that federally permitted activities comply with the CWA and state water quality laws. Section 401 is implemented through a review process that is conducted by the RWQCB and triggered by the Section 404 permitting process (see above). The RWQCB certifies through the Section 401 process that a proposed project complies with applicable effluent limitations, water quality standards, and other conditions of California law. Evaluating the effects of the proposed project on both water quality and quantity (runoff) falls under the jurisdiction of the RWQCB.

Drainages 1 and 2 are likely considered waters of the state based on OHWM indicators and connectivity to a paragraph (a)(1) water via Arroyo Grande Creek.

4.2 State Policies and Regulations

4.2.1 California Endangered Species Act of 1973

The CESA ensures legal protection for plants listed as rare or endangered and wildlife species formally listed as endangered or threatened. The state also maintains a list of California SSC. SSC status is assigned to species that have limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational value. Under state law, the CDFW is empowered to review projects for their potential to impact special-status species and their habitats. Under the CESA, the CDFW reserves the right to request the replacement of lost habitat that is considered important to the continued existence of CESA-protected species.

No CESA-listed species or SSC were observed within the BSA during surveys.

4.2.2 California Fish and Game Code

California Fish and Game Code Section 3511 includes provisions to protect Fully Protected species, such as: (1) prohibiting take or possession “at any time” of the species listed in the statute, with few exceptions; (2) stating that no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to “take” the species; and (3) stating that no previously issued permits or licenses for take of the species “shall have any force or effect” for authorizing take or possession. The CDFW is unable to authorize incidental take of “fully protected” species when activities are proposed in areas inhabited by those species. Sections 3503 and 3503.5 of the California Fish and Game Code state that it is unlawful to take, possess, or destroy the nest or eggs of any bird, with occasional exceptions. In addition, Section 3513 states that it is unlawful to take or possess any migratory bird as designated in the

MBTA or any part of such migratory birds except as provided by rules and regulations under provisions of the MBTA.

No nesting migratory birds or vacant nests were observed during surveys of the BSA. However, the proposed project must comply with the California Fish and Game Code.

4.2.2.1 Sections 1600 through 1602

Pursuant to Division 2, Chapter 6, Sections 1600 through 1602 of the California Fish and Game Code, the CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. The CDFW defines a "stream" (including creeks and rivers) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation." The CDFW's definition of "lake" includes "natural lakes or man-made reservoirs." CDFW jurisdiction within altered or artificial waterways is based on the value of those waterways to fish and wildlife.

If the CDFW determines that a project may adversely affect existing fish and wildlife resources, a Lake and Streambed Alteration Agreement (LSAA) is required. An LSAA lists the CDFW conditions of approval relative to the proposed project and serves as an agreement between an applicant and the CDFW for a term of not more than 5 years for the performance of activities subject to this section.

Drainages 1 and 2 are likely considered waters of the state and resources therein under the jurisdiction of CDFW.

4.2.3 State Water Resources Control Board and Regional Water Quality Control Boards

The State Water Resources Control Board (SWRCB) and nine RWQCBs regulate discharge of fill and dredged material in California, under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act (Porter-Cologne Act), through the State Water Quality Certification Program. State Water Quality Certification is necessary for all projects that require a USACE permit, or fall under other federal jurisdiction, and have the potential to impact waters of the state. Waters of the state are defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state."

In order for a Section 404 permit to be valid, Section 401 of the CWA requires a Water Quality Certification or waiver to be obtained. The Water Quality Certification (or waiver) determines that the permitted activities will not violate water quality standards individually or cumulatively over the term of the action. Water quality certification must be consistent with the requirements of the CWA, CEQA, CESA, and Porter-Cologne Act.

On April 2, 2019, the SWRCB adopted the *State Wetland Definition and Procedures for the Discharge of Dredged or Fill Material to Waters of the State*. Those activities that will result in the discharge of dredged or fill material are required to comply with the procedures unless an exclusion applies, or the discharge qualifies for coverage under a General Order.

Drainages 1 and 2 are likely considered waters of the state and resources therein under the jurisdiction of the RWQCB via Section 401 of the CWA and/or the Porter-Cologne Act.

4.3 Local Policies

Impacts to or removal of any mature trees on the project site are regulated under California Public Resources Code (PRC) Section 21083.4 and the County Inland Land Use Ordinance (Title 22, Section 22.52.100; County of San Luis Obispo 2020). 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 8 inches in diameter at 4 feet above grade and located within the coastal zone, or (2) at least 5 inches in diameter at 4.5 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.

Oak trees are not expected to be removed and/or impacted as a part of the project.

5 IMPACT ASSESSMENT AND MITIGATION

5.1 Sufficiency of Biological Data

SWCA considers the information provided within this report to be sufficient in order to definitively determine impacts to biological resources as it relates to the proposed project. Based on the current project plans, no specialized investigation or additional field surveys are needed to determine the potential impacts. The field surveys were conducted with sufficient detail by SWCA staff with relevant biological expertise to identify potentially occurring special-status botanical and wildlife species, assess habitats and site conditions for the presence of sensitive resources, and/or for the potential to support special-status species. The surveys were appropriately timed to detect all special-status plants with potential to occur and reference sites were visited to ensure detectibly as needed (i.e., Pismo clarkia). The surveys were conducted following above-average rainfall years and it is expected that if special-status species were present, they would have been detectable during survey efforts.

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 BSA. 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.

5.2 Impacts

The project has potential to impact special-status plants, special-status wildlife, and migratory nesting birds, both directly and indirectly. Direct impacts to plant species could result from grading, trampling, or crushing from equipment. Direct impacts to wildlife could result from injury or death through construction-related disturbances such as trampling or crushing from equipment or other construction activities such as grading, vegetation trimming or removal, and excavation. Indirect impacts could result from construction noise, harassment, dust emissions, or other disruptions during construction.

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

5.2.1 Project Effect on Unique or Special-Status Species or their Habitats

5.2.1.1 Plants

The timing of the surveys was appropriate for the detection of all regionally occurring special-status species for which suitable habitat was identified on-site. During the surveys, one special-status botanical species, San Luis Obispo owl's clover, was documented within the survey area. Direct impacts to this species could include removal of individual plants and intact seed banks that occur within and immediately adjacent to work areas, as well as permanent conversion of occupied habitat. Indirect impacts to special-status plants in adjacent areas may result from dust emissions during construction, altered hydrology, or the spread of non-native and invasive plant species to areas not previously impacted.

Based on current project designs, it is expected that up to 4,696 square feet (0.10 acre) of San Luis Obispo owl's clover will be directly impacted by the proposed project.

5.2.1.2 Oak Trees

The project as proposed is not expected to result in the removal of individual oak trees. Shall impacts occur, mitigation is required due to their protected status under CEQA through Senate Bill 1334 (Kuehl Bill) and PRC 21083.4.

5.2.1.3 Wildlife

5.2.1.3.1 SPECIAL-STATUS MAMMALS

American badger may be impacted directly or indirectly during construction. Construction poses several direct risks, such as vehicle strikes and destruction of resources, like 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.

5.2.1.3.2 SPECIAL-STATUS AMPHIBIANS

If western spadefoot toad or CRLF are using the drainages, BSA, and ponds in the vicinity of the project site, juveniles and adults may disperse through the upland habitat on-site, particularly during the rainy season. As such, individual western spadefoot and CRLF could be crushed or trampled by vehicles and equipment on-site during construction. In addition, there is potential for these species to use small mammal burrows and debris for refugia on-site. As such, excavation or crushing of burrows and clearing of vegetation during construction may result in direct impacts to these species.

5.2.1.3.3 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–August 31). Additionally, western burrowing owl may utilize burrows on-site in the wintering season (September 1–January 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.

5.2.1 Project Effect on Extent, Diversity, or Quality of Native or Other Important Vegetation

No CNDDB sensitive natural communities are expected to be impacted by the proposed project.

5.2.2 Project Effect on Wetland or Riparian Habitat

The project has been designed to avoid direct impacts to Drainages 1 and 2; however, indirect impacts may occur due to project activities in close vicinity to the drainages.

5.3 Avoidance and Mitigation Measures

This avoidance and mitigation measures section focuses on identifying potential biological constraints associated with construction of the proposed residence. The emphasis is on determining the effects of the project on special-status species and habitats within the BSA. Where potential impacts to sensitive resources have been identified, measures for avoiding, minimizing, or mitigating adverse effects to these resources are recommended.

5.4 Recommendations

BIO-1 **Site Maintenance and General Operations Training.** The following general measures are recommended to minimize impacts during active construction:

1. 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.
2. 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.
3. 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.
4. Secondary containment, such as drip pans, shall be used to prevent leaks and spills of potential contaminants.
5. 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.
6. 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.
7. 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.

8. The use of pesticides (including rodenticides) and herbicides on the property shall be in compliance with all federal, state, and local regulations to avoid primary and secondary poisoning of sensitive species that may be using the project 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.

BIO-2 **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 Drainage 2 riparian corridor south of the proposed project area.

BIO-3 **Avoidance and Minimization of Impacts to Special-status Plants.** The following specific recommendations are made to reduce the anticipated impacts to San Luis Obispo owl's clover to the maximum extent feasible:

1. To the maximum extent feasible, impacts to San Luis Obispo owl's clover shall be avoided and minimized. Any mapped individuals and/or populations located within 50 feet of the proposed work limits that are to be avoided and protected shall be clearly fenced or flagged prior to construction to avoid inadvertent impacts. If project activities are delayed for more than two years from original survey dates (2023), an appropriately timed survey shall be completed prior to construction to verify the limits of San Luis Obispo owl's clover for avoidance.
2. All San Luis Obispo owl's clover suitable habitat that will be impacted (i.e., grassland) shall have the top 4 to 6 inches of topsoil salvaged during initial grading and stored separately. Stored topsoil will be spread in temporary disturbance areas (e.g., road edges, utility trench lines) following the completion of construction.

To mitigate unavoidable impacts to San Luis Obispo owl's clover, a mitigation plan shall be prepared and submitted for approval to the County prior to the start of construction. The mitigation plan shall include at least 1:1 mitigation for unavoidable impacts to San Luis Obispo owl's clover as well as the following details, at a minimum:

1. Discuss the objective of the plan and who is responsible for implementation of the plan.
2. Include a description of anticipated impacts, proposed mitigation ratios, and where proposed mitigation will be implemented on-site.
3. Include a description of the proposed mitigation methods and how they will be implemented. As appropriate, the measures will include:
    a. a detailed description of topsoil salvage procedures and long-term soil stockpile storage methods;
    b. methods and timing of any proposed seed collection and storage;
    c. locations and demarcation of full-time avoidance areas during construction;
    d. locations and methods for restoration, replanting, and/or reseeding (e.g., decompaction, recontouring, scarification, mulching, hand broadcasting, hydroseeding, and weed control); and
    e. short- and/or long-term monitoring protocols and/or performance standards by which success of mitigation can be measured.
4. Include a description of long-term preservation/protection of the mitigation site (e.g., establishing an open space easement, fencing, etc.).

5. Include a requirement for photographic documentation and a post-implementation report.

BIO-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:

1. 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.
2. Impacts to the 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.
3. 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.
4. All construction activity shall remain outside delineation fencing installed for protection of oak trees.
5. A licensed arborist or qualified botanist will be hired to oversee all removal or trimming of existing roots and necessary branch trimming.
6. 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.
7. Impacts to oak trees shall be assessed by a licensed arborist or qualified botanist prior to final inspection and reported to the County.

In the event of oak tree removal or impacts during project implementation, the owner shall provide in-kind 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:

1. Include a detailed inventory of the species and quantity of all oak trees to be removed or impacted.
2. Discuss the proposed construction methods, construction schedule, and implementation schedule of activities proposed as part of the plan.
3. Quantify and describe the anticipated impacts to individual oak trees and/or oak woodland habitat, as applicable.
4. Identify all appropriate methods for fulfillment of required mitigation (e.g., on-site plantings, conservation easement, in-lieu fee).
5. Describe detailed planting methods, as appropriate.

6. Identify suitable areas for establishment of new oak trees and/or protection of existing oak woodland habitat, as appropriate.
7. Describe short- 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.

BIO-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:

1. **Preconstruction Survey and Avoidance Measures for American Badger.** A qualified biologist shall conduct a preconstruction survey within 30 days prior to the start of initial project activities to ensure American badger are not present within proposed work areas 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 3 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–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–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.
2. **Preconstruction Survey and Monitoring for Western Spadefoot Toad and California Red-Legged Frog.** A qualified biologist shall conduct a preconstruction survey immediately prior to the start of work within 50 feet of suitable habitat for western spadefoot toad and CRLF. 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, or vegetation removal) within suitable habitat. If western spadefoot toad are discovered during surveys and monitoring, they will be hand captured and relocated to suitable habitat outside the area of impact. If CRLF are detected within the drainage and out of harm's way, a biological monitor shall monitor all initial disturbance activities within 50 feet of suitable habitat. If CRLF is found within any of the areas planned for disturbance, work shall cease and the USFWS shall be contacted for guidance on how to proceed. No work shall occur until receipt of authorization to proceed from the USFWS.

   Prior to commencement of clearing, grading, construction, or improvement activities, the applicant shall make all efforts to schedule work activities when impacts to CRLF would be minimal. This includes the following:

   a. If work must occur in the rainy season (October 15–April 15), no work shall occur during or within 48 hours after rain events of 0.25 inch or greater.

b. A follow-up CRLF survey shall be conducted prior to the start of work following any rain event of 0.25 inch or greater.

c. Avoid nighttime work during all seasons. If nighttime work is deemed necessary, a qualified biologist shall be on-site until it is determined that no potential impacts to CRLF would occur based on conditions and the scope of work.

3. **Preconstruction Survey and Avoidance Measures for Western Burrowing Owl.** No more than 30 days before the start of ground-disturbing activities, a qualified biologist shall conduct focused, preconstruction, take-avoidance surveys for burrowing owls within all areas proposed for ground disturbance that contain suitable owl habitat (CDFW 2012). Preconstruction surveys shall be consistent with CDFW-recommended methods described in the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012) and be conducted on foot such that 100% of the survey area is visible and shall cover the entire limits of disturbances plus a 500-foot buffer. If no suitable burrows are found, a final take avoidance survey shall be completed within 48 hours prior to initiation of ground-disturbing activities. If suitable burrows for burrowing owls are found during preconstruction surveys on the project site, burrowing owl occupancy shall be determined through up to three additional focused surveys on potential burrows during the morning and/or evening survey windows as defined in the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012). If burrows are determined to be occupied by western burrowing owl, a qualified biologist shall establish the appropriate buffers and follow the procedures in the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012).

4. **Preconstruction 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 1 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, 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 the USFWS and/or CDFW.

6 CONCLUSION

As currently designed, the project is anticipated to result in direct impacts to 0.10 acre of San Luis Obispo owl's clover. Additionally, four special-status wildlife species were determined to have potential to occur on the property. Direct and indirect impacts to special-status wildlife species may occur if they are present on-site at the time of construction. No direct impacts to jurisdictional waters are expected as a result of the proposed project. No oak trees are proposed to be removed as a part of the project. Overall, the extent of potential impacts to sensitive biological resources as a result of proposed project implementation are expected to be minimal, and implementation of the recommended avoidance, minimization, and mitigation measures will avoid and/or reduce impacts to sensitive resources to a less-than-significant level.

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APPENDIX A

Figures

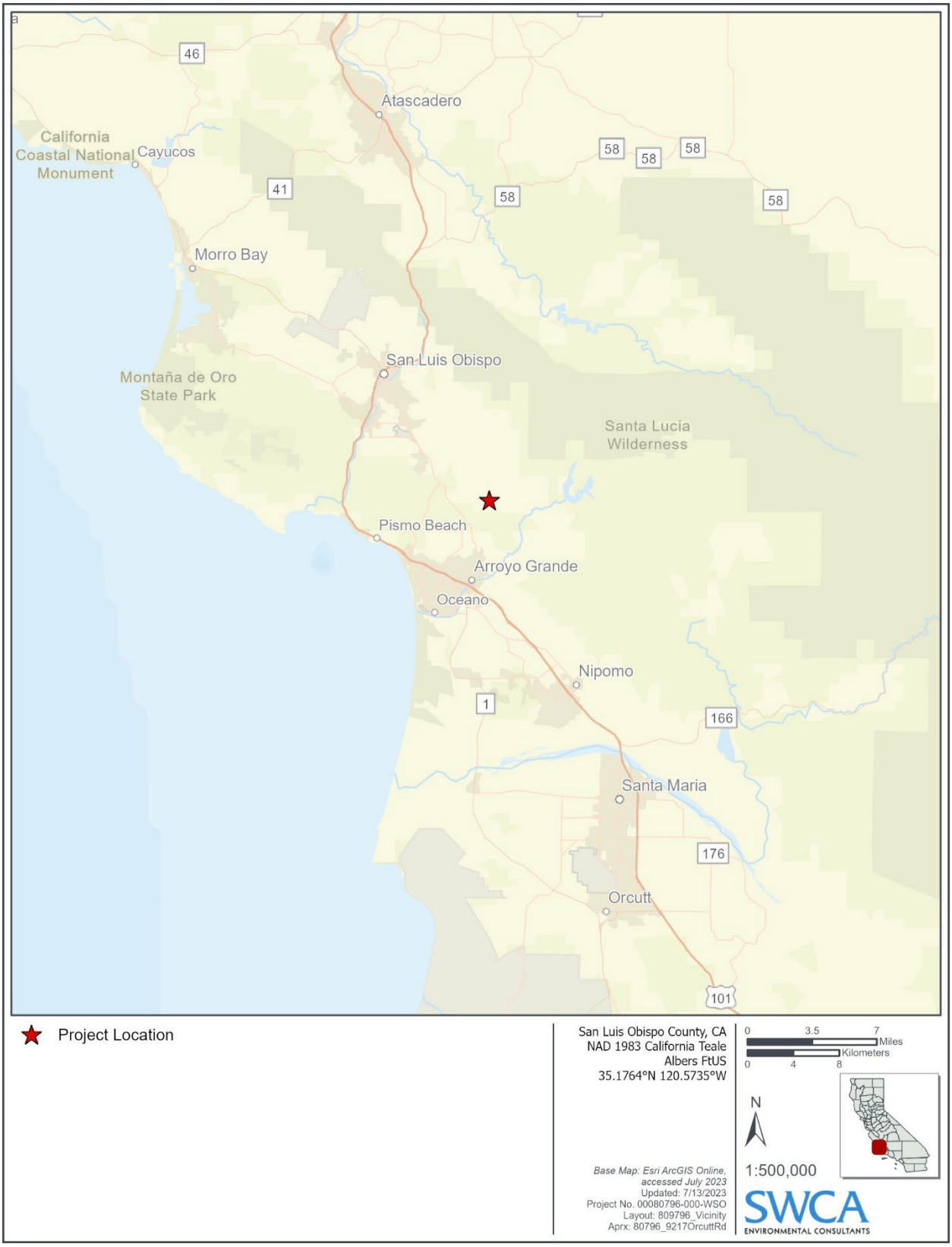

Figure A-1. Project Vicinity Map.

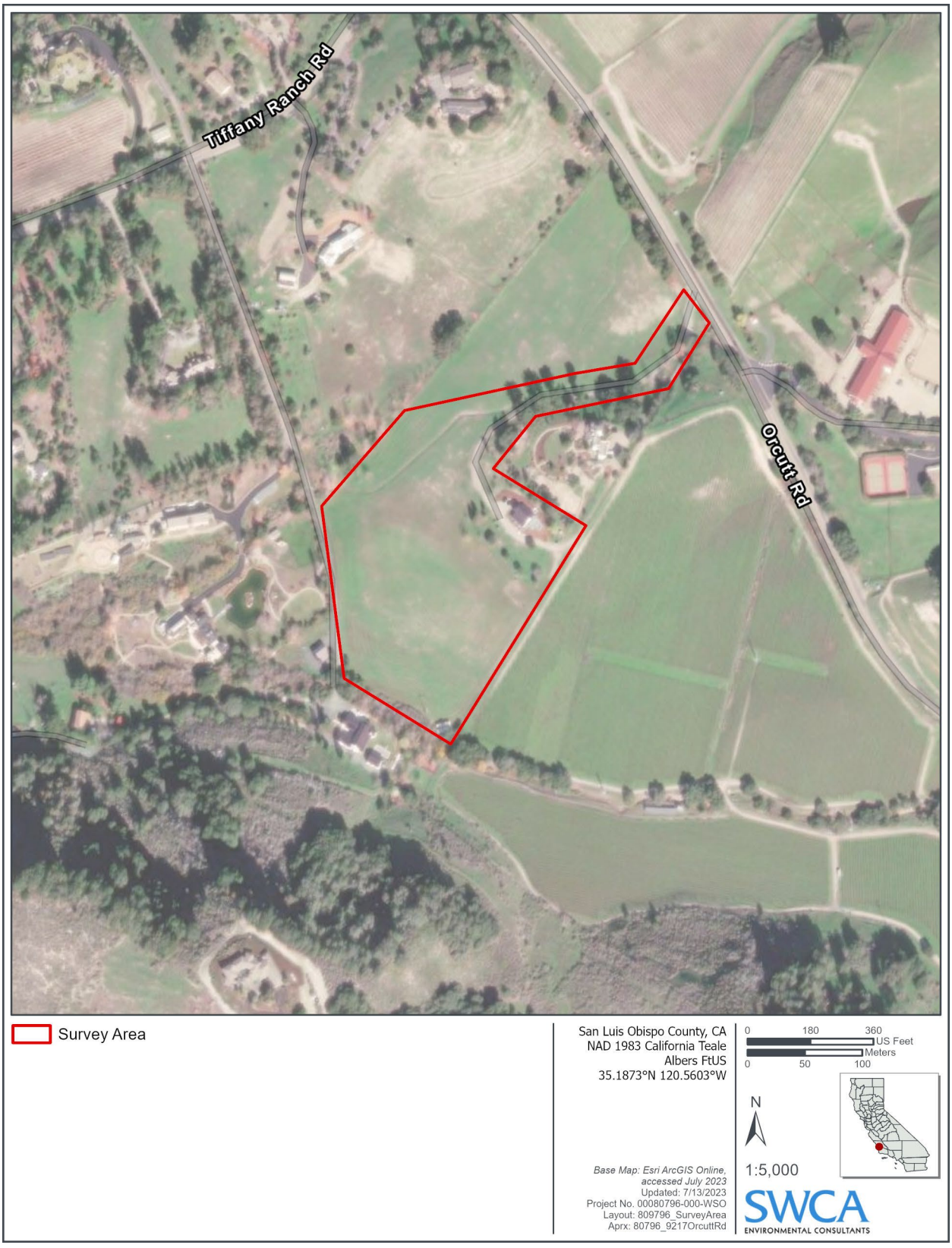

Figure A-2. Biological Survey Area Map.

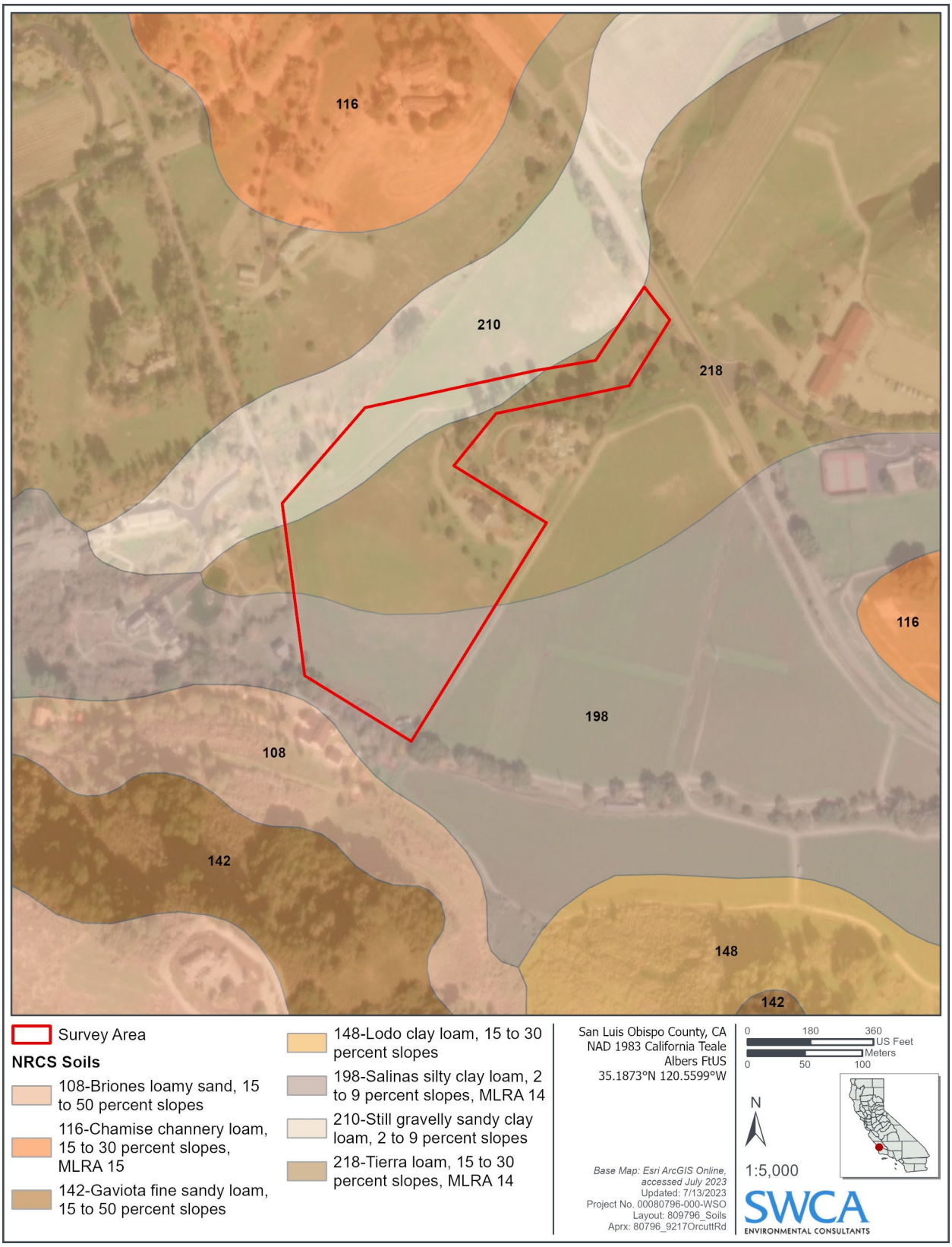

Figure A-3. Soils Map.

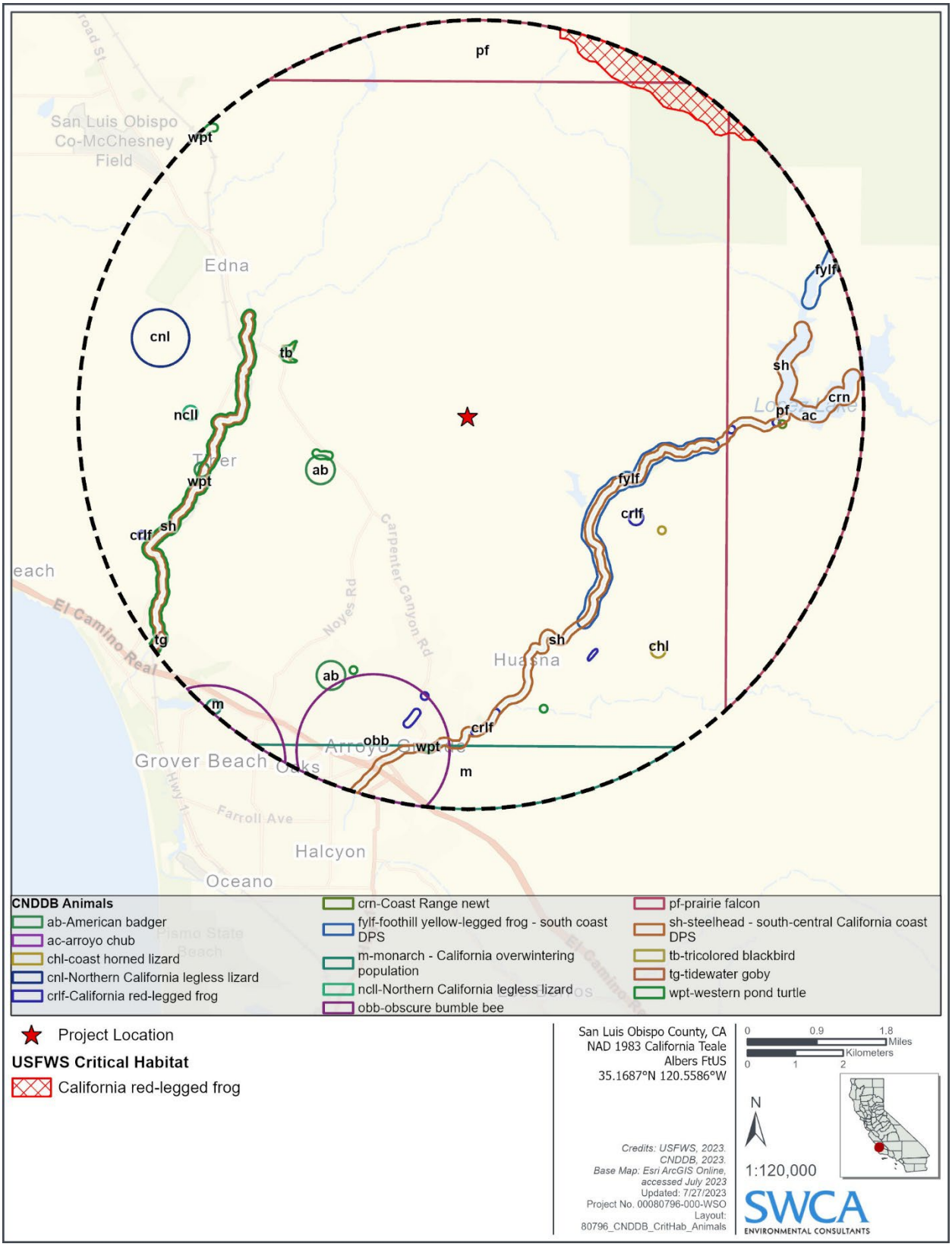

Figure A-4a. CNDDB Wildlife Occurrences and Critical Habitat within a 5-mile Radius.

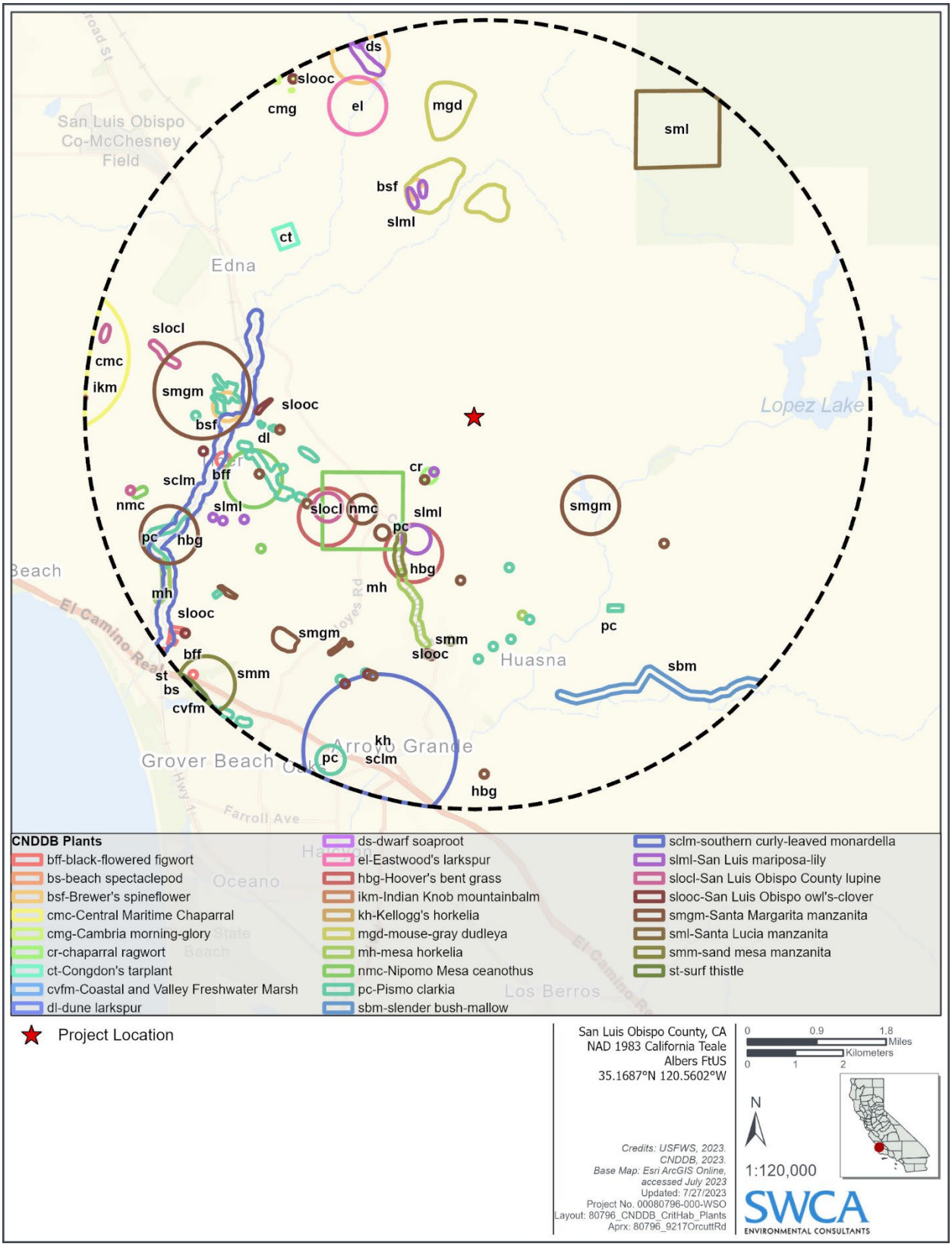

Figure A-4b. CNDDB Botanical Occurrences within a 5-mile Radius.

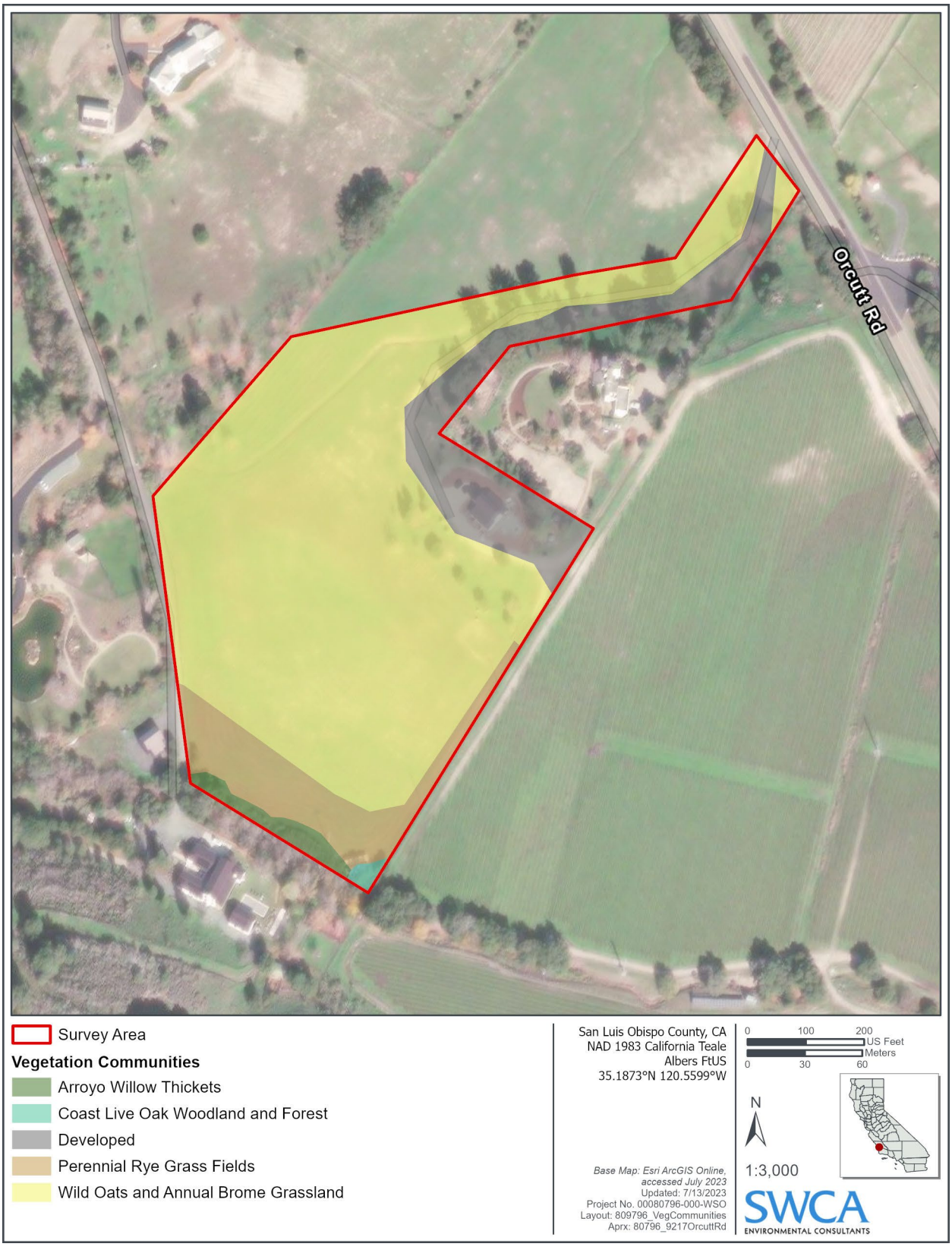

Figure A-5. Vegetation Communities Map.

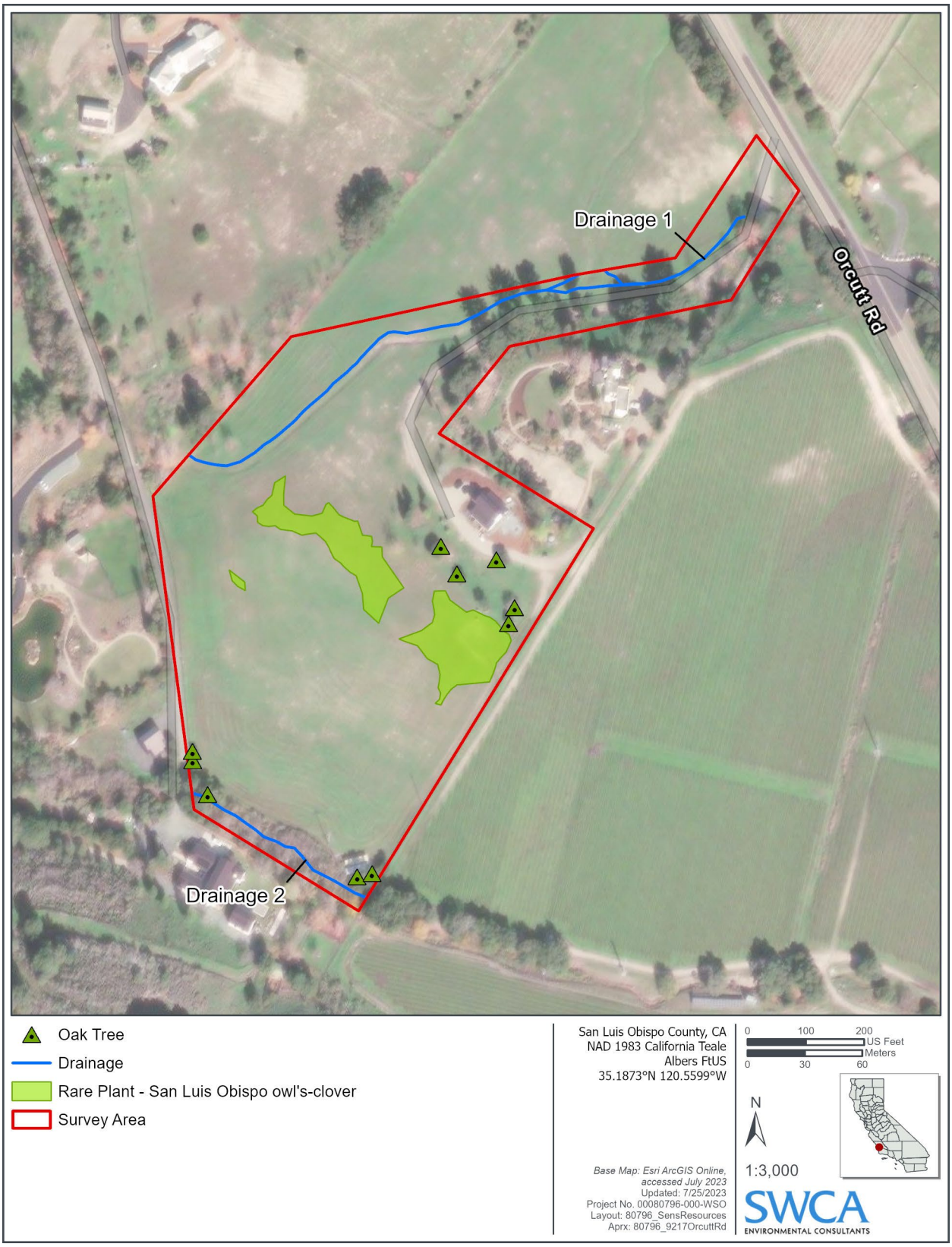

Figure A-6. Sensitive Resources Map.

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APPENDIX B

Preliminary Site Plans
(Dated December 2022)

GENERAL NOTES

1. GRADING IS TO BE PERFORMED ONLY AS REQUIRED TO CONSTRUCT THE BUILDING FOOTPRINT, DRIVEWAY, WALKWAYS, AND COURTYARD SPACES.
2. DRAINAGE - (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET DRAINAGE, SWALES AND DITCHES SHALL BE IN COMPLIANCE WITH SECTION 1803.3. GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR PROPERTY LINES 10 FEET OF HORIZONTAL DISTANCE, A 5- PERCENT SLOPE SHALL BE PROVIDED TO AN ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITH IN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. - CBC 1803.3
3. ROOF RUN-OFF IS TO BE HARD-PIPED AND DIRECTED TO THE STREET OR RAIN GARDEN PLANTED WITH LOW LYING DROUGHT-TOLERANT PLANTINGS PER CIVIL.
4. MATERIALS, PLANTS AND LANDSCAPING USED IS TO MEET THE COUNTY FIRE PREVENTION STANDARDS.
5. TRASH AND RECYCLING CURBSIDE PICKUP CONTAINERS ARE TO BE STORED IN THE GARAGE, OUT OF VIEW FROM PUBLIC STREETS (SEE SITE PLAN LABELS T & R).
6. SOLID WASTE SHALL BE HANDLED AND STORED SO AS TO PREVENT NUISANCES, HEALTH AND FIRE HAZARDS, AND TO FACILITATE RECYCLING. SUITABLE CONTAINERS SHALL BE PROVIDED TO PREVENT BLOWING OR SCATTERING OF TRASH BY ANIMALS. SUITABLE SPACE AND CONTAINERS SHALL BE PROVIDED TO ENCOURAGE ON-SITE SORTING AND COLLECTION OF RECYCLABLES.
7. 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.
8. 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 IN ACCORDANCE WITH SECTION 8771 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE.

SITE PLAN KEYNOTES

1. 30' INGRESS/EGRESS, P.U.E., AND EMERGENCY ACCESS EASEMENT (76 PM 97)
2. 20' DRAINAGE AREA EASEMENT (76 PM 97)
3. 15' WIDE EMERGENCY ACCESS EASEMENT (76 PM 97)
4. OUTLINE OF BUILDING FOOTPRINT
5. UNDERGROUND JOINT TRENCH ELECTRICAL, TELEPHONE, & COMMUNICATIONS SERVICE
6. WASTE LINE, TO SEPTIC SYSTEM, PER CIVIL
7. (N) DRIVEWAY TO TIE INTO (E) DIRT ACCESS ROAD
8. SEASONAL CREEK
9. PROPANE REGULATOR + SHUT OFF LOCATION
10. (N) WATER LINE, TO STORAGE TANKS, APPROX. 150' AWAY
11. CAL FIRE TURNAROUND, PER FP-3 MODIFIED HAMMERHEAD
12. (N) 500 GAL UNDERGROUND PROPANE TANK

SITE LEGEND

- SITE/RETAINING WALL, PER CIVIL
- STAMPED CONCRETE AREA
- ASPHALT DRIVEWAY w/ CHIP SEAL FINISH
- ASPHALT DRIVEWAY
- DECKING AREA
- LANDSCAPE AREA, SEE L1.0 FOR MORE INFO
- DECOMPRESSED GRANITE AREA

1 OVERALL SITE PLAN

SCALE: 1" = 100'

SPI
STUDIO PRIME INC

BRIAN AND MONICA PORTESI
8217 ORCUTT RD
ARROYO GRANDE, CA 93420

PORTESI RESIDENCE

8217 ORCUTT RD
ARROYO GRANDE, CA 93420

OVERALL SITE PLAN

DRAWN: EMF

SIGNATURE:

ISSUE RECORD

	DATE	TITLE
1	12/15/22	Major Grading
2	12/15/22	1st Submittal
3		
4		

A1.1

1 ENLARGED SITE PLAN

SCALE: 1" = 30'

GENERAL NOTES

1. GRADING IS TO BE PERFORMED ONLY AS REQUIRED TO CONSTRUCT THE BUILDING FOOTPRINT, DRIVEWAY, WALKWAYS, AND COURTYARD SPACES.
2. DRAINAGE - (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET DRAINAGE, SWALES AND DITCHES SHALL BE IN COMPLIANCE WITH SECTION 1803.3. GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR PROPERTY LINES 10 FEET OF HORIZONTAL DISTANCE, A 5- PERCENT SLOPE SHALL BE PROVIDED TO AN ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITH IN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. - CBC 1803.3
3. ROOF RUN-OFF IS TO BE HARD-PIPED AND DIRECTED TO THE STREET OR RAIN GARDEN PLANTED WITH LOW LYING DROUGHT-TOLERANT PLANTINGS PER CIVIL.
4. MATERIALS, PLANTS AND LANDSCAPING USED IS TO MEET THE COUNTY FIRE PREVENTION STANDARDS.
5. TRASH AND RECYCLING CURBSIDE PICKUP CONTAINERS ARE TO BE STORED IN THE GARAGE, OUT OF VIEW FROM PUBLIC STREETS (SEE SITE PLAN LABELS T & R).
6. SOLID WASTE SHALL BE HANDLED AND STORED SO AS TO PREVENT NUISANCES, HEALTH AND FIRE HAZARDS, AND TO FACILITATE RECYCLING. SUITABLE CONTAINERS SHALL BE PROVIDED TO PREVENT BLOWING OR SCATTERING OF TRASH BY ANIMALS. SUITABLE SPACE AND CONTAINERS SHALL BE PROVIDED TO ENCOURAGE ON-SITE SORTING AND COLLECTION OF RECYCLABLES.
7. 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.
8. 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 IN ACCORDANCE WITH SECTION 8771 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE.

SITE PLAN KEYNOTES

1. 30' INGRESS/EGRESS, P.U.E., AND EMERGENCY ACCESS EASEMENT (76 PM 97)
2. 20' DRAINAGE AREA EASEMENT (76 PM 97)
3. 15' WIDE EMERGENCY ACCESS EASEMENT (76 PM 97)
4. OUTLINE OF BUILDING FOOTPRINT
5. (N) SITE WALL, HEIGHT AND MATERIAL PER LOCATION, SEE L1.1
6. SEASONAL CREEK
7. (N) 200A ELECTRICAL PANEL
8. FIRE RISER LOCATION
9. TRASH BIN STORAGE AREA
10. LOCATION OF IRRIGATION CONTROLLER W/ PROGRAMMABLE TIMER
11. UNDERGROUND JOINT TRENCH ELECTRICAL, TELEPHONE, & COMMUNICATIONS SERVICE
12. WASTE LINE, TO SEPTIC SYSTEM, PER CIVIL
13. (N) GAS LINE
14. ELECTRIC HEAT PUMP CONDENSER LOCATION, PROVIDE CONC. SLAB PER MANUF. SPEC'S
15. UNCOVERED DECK, DRAIN-THROUGH
16. (N) 500 GAL UNDERGROUND PROPANE TANK
17. TWO (N) WATER STORAGE TANKS, 2,500 GAL EACH
18. (N) WATER LINE, TO STORAGE TANKS, APPROX. 150' AWAY
19. PROPANE REGULATOR + SHUT OFF LOCATION
20. C.I.P. SITE PAVERS, PER LANDSCAPE
21. CAL FIRE TURNAROUND, PER FP-3 MODIFIED HAMMERHEAD
22. WALL MOUNTED EXTERIOR LIGHT, TYP, TO BE DOWNWARD FACING / SHIELDED, TO MEET CITY LIGHTING AND NIGHT SKY PRESERVATION GUIDELINES

SITE LEGEND

- EXTERIOR WALL SCONCE LIGHTING
- EXTERIOR LOW-VOLTAGE LED STEP LIGHTING
- ROOF GUTTER DOWNSPOUT LOCATION
- SITE/RETAINING WALL, PER CIVIL
- STAMPED CONCRETE AREA
- ASPHALT DRIVEWAY w/ CHIP SEAL FINISH
- ASPHALT DRIVEWAY
- DECKING AREA
- DECOMPRESSED GRANITE AREA
- LAWN/TURF AREA

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DRAWN: EMF
SIGNATURE:

ISSUE RECORD

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3		
4		

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APPENDIX C

Regionally Occurring Special-Status Species

Table C-1. Sensitive Vegetation Communities and Habitats Investigated for Potential Occurrence

Community/ Habitat[1]	Description[2]	Observed On-Site?[3]	Comments / Potential for Occurrence
CNDDB-Designated Sensitive Natural Communities			
Central Dune Scrub	Restricted to the coast on stabilized backdune slopes, ridges, and flats. Composed of scattered shrubs, subshrubs, and herbs generally less than 1 meter tall and often developing considerable cover. Diagnostic species include *Ericameria ericoides*, *Lupinus chamissonis*, and *Artemisia pycnocephala*.	No	Diagnostic species and substrate are not present on-site; this community is not present within the survey area.
Central Foredunes	Occurs in coastal dunes and is composed of perennial grasses, suffrutescent plants, and low succulent, perennial herbs. Coverage is variable, and species are zoned depending on exposure, with *Abronia*, *Ambrosia*, and *Cakile* in the exposed sites and *Calystegia* and *Camissoniopsis* in more sheltered sites.	No	Diagnostic species and substrate are not present on-site; this community is not present within the survey area.
Central Maritime Chaparral	Occurs in well-drained, sandy substrates within the zone of summer coastal fog incursion. It is composed of variable sclerophyll scrub of moderate to high cover (50–100%) dominated by *Arctostaphylos tomentosa* plus one or more other narrowly distributed manzanita.	No	Diagnostic species and substrate are not present on-site; this community is not present within the survey area.
Coastal and Valley Freshwater Marsh	Dominated by perennial, emergent, and tall monocots that often form closed canopies. Tend to be *Typha* and/or *Schoenoplectus* dominated and permanently flooded by fresh water, which results in deep, peaty soils.	No	Diagnostic species and substrate are not present on-site; this community is not present within the survey area.
Northern Interior Cypress Forest	Dominated by *Hesperocyparis macrocarpa* and *Pinus radiata* (>50% cover) in ruderal or planted stands naturalized in coastal areas.	No	Diagnostic species and substrate are not present on-site; this community is not present within the survey area.
Serpentine Bunchgrass	*Stipa pulchra* relative cover of >10% of herbaceous layer specifically on serpentine soils	No	Diagnostic species and substrate are not present on-site; this community is not present within the survey area.

[1] List of sensitive vegetation communities and habitats obtained from CNDDB (CDFW 2023).

[2] Community and habitat descriptions acquired from CNDDB and *A Manual of California Vegetation* (CDFW 2023; Sawyer et al. 2009; CNPS 2023b); critical habitat information was acquired from the USFWS Critical Habitat Portal (USFWS 2023b).

[3] Communities observed on-site are indicated with gray highlight.

Table C-2. Special-Status Plant Species Investigated for Potential Occurrence

Scientific / Common Name[1]	Listing Status[2] Federal / State / CNPS	Blooming Period[3]	Habitat Type[3]	Observed / Habitat Present?[4]	Comments
Abronia maritima Red sand–verbena	-- / -- / CRPR 4.2	February–November	Coastal dunes. Elevation: < 100 meters (m).	No / No	No suitable habitat on-site; species not detected during surveys.
Agrostis hooveri Hoover's bent grass	-- / -- / CRPR 1B.2	April–July	Closed-cone coniferous forest, chaparral, cismontane woodland, and valley and foothill grassland. Elevation: 6–610 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Allium howellii var. howellii Howell's onion	-- / -- / CRPR 4.3	March -- April	Valley and foothill grassland. Elevation: 50–2,200 m.	No / No	No suitable habitat on-site; species not detected during surveys. BSA is outside typical geographic range of species.
Amsinckia douglasiana Douglas' fiddleneck	-- / -- / CRPR 4.2	March–May	Cismontane woodland, valley and foothill grassland. Elevation: < 1,950 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Arctostaphylos luciana Santa Lucia manzanita	-- / -- / CRPR 1B.2	January–March	Shale outcrops, slopes, and upland chaparral near coast. Elevation: 100–800 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Arctostaphylos obispoensis Bishop manzanita	-- / -- / CRPR 1B.2	February–March	Rocky, generally serpentine soils, chaparral, and open closed-cone forest near coast. Elevation: 60–950 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Arctostaphylos osoensis Oso manzanita	-- / -- / CRPR 1B.2	December–February	Dacite (volcanic) outcrops and chapparal. Elevation: 50–375 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Arctostaphylos pechoensis Pecho manzanita	-- / -- / CRPR 1B.2	November–March	Chaparral, closed-cone coniferous forest, and coastal scrub. Elevation: 125–850 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Arctostaphylos pilosula Santa Margarita manzanita	-- / -- / CRPR 1B.2	December–March	Shale outcrops, slopes, and chaparral. Elevation: 30–1,250 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Arctostaphylos rudis Sand mesa manzanita	-- / -- / CRPR 1B.1	November–February	Sandy soils, chaparral, and coastal scrub. Elevation: 25–322 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Arenaria paludicola Marsh sandwort	-- / -- / CRPR 1B.1	May–August	Freshwater or brackish marshes and swamps. Sandy soil. Elevation: 3–170 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Sapidities carlotta-halliae Carlotta Hall's lace fern	-- / -- / CRPR 4.2	January–December	Chaparral and cismontane woodland. Elevation: 100–1,400 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Astragalus didymocarpus var. *milesianus* Miles' milk–vetch	-- / -- / CRPR 1B.2	March–May	Grassy areas near the coast and clay soils in coastal scrub. Elevation: <400 m.	No / Yes	Suitable habitat on-site; species not detected during surveys.

Scientific / Common Name[1]	Listing Status[2] Federal / State / CNPS	Blooming Period[3]	Habitat Type[3]	Observed / Habitat Present?[4]	Comments
Astragalus nuttallii ssp. *nuttallii* Ocean bluff milk-vetch	-- / -- / CRPR 4.2	January–November	Coastal bluff scrub and coastal dunes. Elevation: 3–120 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Calandrinia breweri Brewer's calandrinia	-- / -- / CRPR 4.2	January–June	Chaparral, coastal scrub, sandy or loamy, disturbed sites, and burns. Elevation: 10–1220 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Calochortus clavatus var. *clavatus* Club-haired mariposa lily	-- / -- / CRPR 4.3	March–June	Generally serpentine. Elevation: 75–1,300 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Calochortus obispoensis San Luis mariposa lily	-- / -- / CRPR 1B.2	May–June	Dry serpentine and generally open chaparral. Elevation: 100–500 m.	No / No	No suitable habitat on-site; species not detected during 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; species not detected during surveys.
Calystegia subacaulis ssp. *episcopalis* Cambria morning–glory	-- / -- / CRPR 4.2	April–June	Dry, open scrub and woodland, chaparral, coastal prairie, and grassland; usually in clay soil. Elevation: <500 m.	No / Yes	Suitable habitat on-site; species not detected during surveys.
Camissoniopsis hardhaniae Hardman's evening-primrose	-- / -- / CRPR 1B.2	March -- May	Chaparral and cismontane woodland. Elevation: 140–945 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Carex obispoensis San Luis Obispo sedge	-- / -- / CRPR 1B.2	April–June	Closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, and valley and foothill grassland. Elevation: 10–820 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Castilleja densiflora* ssp. *obispoensis **San Luis Obispo owl's-clover**	-- / -- / **CRPR 1B.2**	**March–June**	**Coastal grassland. Elevation: < 400 m.**	**Yes / Yes**	**Suitable habitat on-site; species observed during surveys.**
Ceanothus cuneatus ssp. *fascicularis* Lompoc ceanothus	-- / -- / CRPR 4.2	February–May	Sandy substrates in coastal chaparral. Elevation: <275 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Ceanothus impressus var. *nipomensis* Nipomo Mesa ceanothus	-- / -- / CRPR 1B.2	February–April	Sandy substrates, flats, and canyons. Elevation: <200 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Centromadia parryi ssp. *congdonii* Congdon's tarplant	-- / -- / CRPR 1B.1	June–October	Terraces, swales, floodplains, grassland, and disturbed sites. Elevation: <300 m.	No / Yes	Suitable habitat on-site; species not detected during surveys.

Scientific / Common Name[1]	Listing Status[2] Federal / State / CNPS	Blooming Period[3]	Habitat Type[3]	Observed / Habitat Present?[4]	Comments
Cercocarpus betuloides var. *blancheae* Island mountain mahogany	-- / -- / CRPR 4.3	February–May	Chaparral, closed-cone coniferous forest. Elevation: 30–600 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Chenopodium littoreum Coastal goosefoot	-- / -- / CRPR 1B.2	June–October	Generally sandy soils and dunes. Elevation: <40 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Chorizanthe ventricosa Potbellied spineflower	-- / -- / CRPR 4.3	May–September	Cismontane woodland and valley and foothill grassland. Elevation: 65–1,235 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Cirsium fontinale var. *obispoense* Chorro Creek bog thistle	FE / SE / CRPR 1B.2	February–July (August–September)	Chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Serpentine. Elevation: 35–385 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Cirsium occidentale ssp. *lucianum* Cuesta Ridge thistle	-- / -- / CRPR 1B.2	April–June	Chaparral. Elevation: 500–700 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Cirsium rhothophilum Surf thistle	-- / -- / CRPR 1B.2	April–June	Coastal bluff scrub and coastal dunes. Elevation: <60 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Cirsium scariosum var. *loncholepis* La Graciosa thistle	FE / ST / CRPR 1B.1	April –September	Marshes and dune wetlands. Elevation: <50 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Cladium californicum California sawgrass	CRPR 2B.2	June–September	Generally alkaline marshes and swamps. Elevation: 2,150 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Clarkia speciosa ssp. *immaculata* Pismo clarkia	FE / SR / CRPR 1B.1	May–July	Sandy coastal hills. Elevation: <100 m.	No / Yes	Marginally suitable habitat on-site; species not detected during surveys.
Clinopodium mimuloides Monkey-flower savory	-- / -- / CRPR 4.2	June–October	Moist places, streambanks, chaparral, and woodland. Elevation: 400–1,800 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Deinandra paniculata Paniculate tarplant	-- / -- / CRPR 4.2	May–November	Grassland, open chaparral and woodland, and disturbed areas; often in sandy soils. Elevation: <1,320 m.	No / Yes	Suitable habitat on-site; species not detected during surveys.
Delphinium hutchinsoniae Hutchinson's larkspur	-- / -- / CRPR 1B.2	March–June	Coastal prairie, chaparral openings, and forest. Elevation: <430 m.	No / No	No suitable habitat on-site; outside typical geographic range of species; not detected during surveys.

Scientific / Common Name[1]	Listing Status[2] Federal / State / CNPS	Blooming Period[3]	Habitat Type[3]	Observed / Habitat Present?[4]	Comments
Delphinium parryi ssp. *blochmaniae* Dune larkspur	-- / -- / CRPR 1B.2	April–June	Chaparral (maritime) and coastal dunes. Elevation: <200 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Delphinium parryi ssp. *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; species not detected during 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; species not detected during surveys.
Dithyrea maritima Beach spectaclepod	-- / ST / CRPR 1B.1	March - April	Seashores and coastal sand dunes. Elevation: <50 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Dudleya abramsii ssp. *bettinae* Betty's dudleya	-- / -- / CRPR 1B.2	May–June	Chaparral, coastal scrub, and valley and foothill grassland. Elevation: 20–80 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Dudleya abramsii ssp. *murina* Mouse–gray dudleya	-- / -- / CRPR 1B.3	May–June	Serpentine outcrops. Elevation: 120–300 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Dudleya blochmaniae ssp. *blochmaniae* Blochman's dudleya	-- / -- / CRPR 1B.1	April–June	Open, rocky slopes; often serpentine or clay-dominated. Elevation: <450 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Eleocharis parvula Small spikerush	-- / -- / CRPR 4.3	April–September	Marshes and swamps. Elevation: <3,020 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Eriastrum luteum Yellow-flowered eriastrum	-- / -- / CRPR 1B.2	May–June	Broadleafed upland forest, chaparral, and cismontane woodland. Elevation: 290–1,000 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Erigeron blochmaniae Blochman's leafy daisy	-- / -- / CRPR 1B.2	July–October	Sand dunes and hills, coastal dunes, and coastal scrub. Elevation: <70 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Erigeron sanctarum Saints' daisy	-- / -- / CRPR 4.2	March–July	Chaparral, cismontane woodland, and coastal scrub. Elevation: 75–350 m.	No / No	No suitable habitat on-site; species not detected during surveys
Eriodictyon altissimum Indian Knob mountainbalm	-- / -- / CRPR 1B.1	March–June	Chaparral (maritime), cismontane woodland, and coastal scrub. Elevation: 80–270 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Eryngium aristulatum ssp. *hooveri* Hoover's button-celery	-- / -- / CRPR 1B.1	June–August	Vernal pools. Elevation: < 50 m.	No / No	No suitable habitat on-site; species not detected during surveys.

Scientific / Common Name[1]	Listing Status[2] Federal / State / CNPS	Blooming Period[3]	Habitat Type[3]	Observed / Habitat Present?[4]	Comments
Eryngium capitatum var. *lompocense* San Luis Obispo wallflower	-- / -- / CRPR 4.2	February–May	Chaparral and coastal scrub. Elevation: 60–500 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Erysimum suffrutescens Suffrutescent wallflower	-- / -- / CRPR 4.2	December –August	Stabilized coastal sand dunes and coastal scrub. Elevation: <150 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Erythranthe serpenticola Irish Hills monkeyflower	-- / -- / CRPR 1B.1	February–May	Chaparral, meadows, and seeps. Elevation: 60–300 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Eschscholzia hypecoides San Benito poppy	-- / -- / CRPR 4.3	March–June	Chaparral, cismontane woodland, and valley and foothill grassland. Elevation: 200–1500 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Fritillaria agrestis Stinkbells	-- / -- / CRPR 4.2	March–June	Chaparral, cismontane woodland, pinyon and juniper woodland, valley and foothill grassland. Elevation: <1,555 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Fritillaria ojaiensis Ojai fritillary	-- / -- / CRPR 1B.2	February–May	Broadleafed upland forest, chaparral, cismontane woodland, and lower montane coniferous forest. Elevation: 225–1,000 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Galium cliftonsmithii Santa Barbara bedstraw	-- / -- / CRPR 4.3	May–July	Cismontane woodland. Elevation: 200–1,220 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Gilia tenuiflora ssp. *amplifaucalis* Trumpet-throated gilia	-- / -- / CRPR 4.3	March–April	Cismontane woodland and valley and foothill grassland. Elevation: 400–900 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Hesperocyparis macrocarpa Monterey cypress	-- / -- / CRPR 1B.2	N/A	Closed-cone coniferous forest. Elevation: <30 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Horkelia cuneata var. *puberula* Mesa horkelia	-- / -- / CRPR 1B.1	March–July	Dry, sandy, coastal chaparral. Elevation: 70–870 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Horkelia cuneata var. *sericea* Kellogg's horkelia	-- / -- / CRPR 1B.1	April–August	Old dunes and coastal sand hills. Elevation: <200 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Juncus acutus ssp. *leopoldii* Southwestern spiny rush	-- / -- / CRPR 4.2	March–June	Coastal dunes, marshes and swamps, and meadows and seeps. Elevation: <900 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Layia jonesii Jones' layia	-- / -- / CRPR 1B.2	March–May	Chaparral and valley and foothill grassland. Elevation: 5–400 m.	No / Yes	Suitable habitat on-site; species not detected during appropriately timed surveys.

Scientific / Common Name[1]	Listing Status[2] Federal / State / CNPS	Blooming Period[3]	Habitat Type[3]	Observed / Habitat Present?[4]	Comments
Leptosiphon grandifloras Large-flowered Leptosiphon	-- / -- / CRPR 4.2	April–August	Cismontane woodland, closed-cone coniferous forest, coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub, and valley and foothill grassland. Elevation: <1,220 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Linanthus californicus ssp. *tomentosus* Fuzzy prickly-phlox	-- / -- / CRPR 4.2	March–August	Coastal dunes. Elevation: <185 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Lomatium parvifolium Small-leaved Lomatium	-- / -- / CRPR 4.2	January–June	Closed-cone coniferous forest, chaparral, coastal scrub, and riparian woodland. Elevation: 20–700 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Lupinus ludovicianus San Luis Obispo County lupine	-- / -- / CRPR 1B.2	April–July	Open, grassy areas, on limestone, and in oak woodland. Elevation: 50–500 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Lupinus nipomensis Nipomo Mesa lupine	FE / SE / CRPR 1B.1	March–May	Stable dunes. Elevation: <25 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Malacothamnus gracilis Slender bush-mallow	-- / -- / CRPR 1B.1	May–July	Open chaparral in foothill woodland. Elevation: 250–830 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Malacothamnus jonesii Jones' bush-mallow	-- / -- / CRPR 4.3	May–July	Open chaparral in foothill woodland. Elevation: 250–830 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Malacothrix incana Dunedelion	-- / -- / CRPR 4.3	All year	Dunes. Elevation: <300 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Monardella palmeri Palmer's Monardella	-- / -- / CRPR 1B.2	June–August	Chaparral and cismontane woodland. Elevation: 200–800 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Monardella sinuata ssp. *sinuata* Southern curly-leaved monardella	-- / -- / CRPR 1B.2	April –September	Sandy soils, coastal strand, dune and sagebrush scrub, coastal chaparral, and oak woodland. Elevation: <300 m.	No / No	Marginally suitable habitat on-site; not detected during surveys.
Monardella undulata ssp. *crispa* Crisp monardella	-- / -- / CRPR 1B.2	April –November	Active dunes. Elevation: <100 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Monardella undulata ssp. *undulata* San Luis Obispo monardella	-- / -- / CRPR 1B.2	April –September	Stabilized dunes, coastal scrub, and stabilized sandy soils. Elevation: <200 m.	No / No	No suitable habitat on-site; species not detected during surveys.

Scientific / Common Name[1]	Listing Status[2] Federal / State / CNPS	Blooming Period[3]	Habitat Type[3]	Observed / Habitat Present?[4]	Comments
Mucronea californica California spineflower	-- / -- / CRPR 4.2	March–August	Open sandy habitat. Elevation: <1,000 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Muhlenbergia utilis Aparejo grass	-- / -- / CRPR 2B.2	October–March	Meadows and seeps, marshes and swamps, chaparral, coastal scrub, and cismontane woodland. Elevation: 25–2,325 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Nasturtium gambelii Gambel's water cress	FE / ST / CRPR 1B.1	May–August	Marshes, streambanks, and lake margins. Elevation: <350 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Nemacaulis denudata var. *denudata* Coast woolly-heads	-- / -- / CRPR 1B.2	March–August	Beaches. Elevation: <100 m.	No / No	No suitable habitat on-site; species not detected during 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; species not detected during surveys.
Perideridia pringlei Adobe yampah	-- / -- / CRPR 4.3	April–July	Chaparral, cismontane woodland, coastal scrub, and pinyon and juniper woodland. Elevation: 300–1,800 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Piperia michaelii Michael's rein orchid	-- / -- / CRPR 4.2	April–August	Chaparral, cismontane woodland, closed-cone coniferous forest, coastal bluff scrub, coastal scrub, and lower montane coniferous forest. Elevation: <915 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Plagiobothrys uncinatus Hooked popcornflower	-- / -- / CRPR 1B.2	April–May	Chaparral, cismontane woodland, valley and foothill grassland. Elevation 300–760 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Prunus fasciculata ssp. *punctata* Sand almond	-- / -- / CRPR 4.3	March–April	Chaparral (maritime), cismontane woodland, coastal dunes, and coastal scrub. Elevation: 15–200 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Ribes sericeum Santa Lucia gooseberry	-- / -- / CRPR 4.3	February–April	Broadleafed upland forest, cismontane woodland, coastal bluff scrub, and North Coast coniferous forest. Elevation: 300–1220 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Sanicula hoffmannii Hoffmann's sanicle	-- / -- / CRPR 4.3	March–May	Broadleafed upland forest, coastal bluff scrub, chaparral, cismontane woodland, coastal scrub, and lower montane coniferous forest. Elevation: 30–300 m.	No / No	No suitable habitat on-site; species not detected during surveys.

Scientific / Common Name[1]	Listing Status[2] Federal / State / CNPS	Blooming Period[3]	Habitat Type[3]	Observed / Habitat Present?[4]	Comments
Sanicula maritima Adobe sanicle	-- / -- / CRPR 1B.1	February–May	Chaparral, closed-cone coniferous forest, coastal dunes, coastal scrub, and riparian scrub. Elevation: <500 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Scrophularia atrata Black-flowered figwort	-- / -- / CRPR 1B.2	March–July	Closed-cone coniferous forest, chaparral, coastal dunes, coastal scrub, and riparian scrub. Elevation: 10–500 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Senecio aphanactis Chaparral ragwort	-- / -- / CRPR 2B.2	February–May	Alkaline flats and dry open rocky areas. Elevation: 10–800 m.	No / No	No suitable habitat on-site; species not detected during 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; species not detected during surveys.
Senecio blochmaniae Blochman's ragwort	-- / -- / CRPR 4.2	May - November	Coastal sand dunes and sandy floodplains. Elevation: <150 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Sidalcea hickmanii ssp. *anomala* Cuesta Pass checkerbloom	-- / -- / CRPR 1B.2	May–June	Chaparral and closed-cone coniferous forest. Elevation: 600–800 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Symphyotrichum defoliatum San Bernardino aster	-- / -- / CRPR 1B.2	July–November	Grassland and disturbed places. Elevation: <2,050 m.	No / No	No suitable habitat on-site; outside typical geographic range of species; species not detected during surveys.
Trifolium hydrophilum Saline clover	-- / -- / CRPR 1B.2	April–June	Marshes and swamps, valley and foothill grassland, and vernal pools. Elevation: <300 m.	No / No	No suitable habitat on-site; species not detected during surveys.
Tropidocarpum capparideum Caper-fruited tropidocarpum	-- / -- / CRPR 1B.1	March–April	Valley and foothill grassland. Elevation: <455 m.	No / No	No suitable habitat on-site; species not detected during surveys.

Note: This list does not include listed non-vascular cryptograms.

Status Codes:
--= No status
Federal: FE= Federal Endangered**,** FT=Federal Threatened
State: SE= State Endangered, SR= State Rare
CNPS CRPR: 1B = rare, threatened, or endangered in California and elsewhere; 2B = rare, threatened, or endangered in California but common elsewhere; 4 = a watch list plants of limited distribution
Threat Codes: _.1 = Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat); _.2 = Fairly endangered in California (20-80% occurrences threatened); _.3 = Not very endangered in California (<20% of occurrences threatened or no current threats known)

[1] List of regionally occurring special-status species acquired from CNDDB (CDFW 2023), Jepson eFlora (UCB 2023b), and CNPS Rare and Endangered Plant Inventory (CNPS 2023a), 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 2023a).

[3] Blooming period and habitat type obtained from Jepson eFlora (UCB 2023b) and occasionally supplemented with information provided by the CNPS (UCB 2023b; CNPS 2023a).

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

Table C-3. Special-Status Wildlife Species Investigated for Potential Occurrence

Scientific/Common Name[1]	Listing Status[1] Federal / State / CDFW	Nesting/ Breeding Period[2]	Habitat Type[2]	Observed / Habitat Present?[3]	Comments / Potential for Occurrence
Actinemys pallida Southwestern pond turtle	-- / -- / SSC	April–August	Occurs in riparian areas such as ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches with either a rocky or muddy bottom. Prefers shallow pools with logs or rocks for basking. Can enter brackish or seawater.	No / No	An artificial pond 200 feet west of the property may provide suitable aquatic habitat for this species; however, the grassland on-site does not provide quality nesting habitat; species not expected to occur.
Agelaius tricolor Tricolored blackbird	-- / ST / SSC	Spring–Fall	Nests near water sources such as marshes, grassland, and wetlands. Requires access to substrates, usually aquatic, to build nests. Forages for insects and plant matter on agricultural sites and grasslands. Colonial.	No / No	No suitable nesting habitat on-site; species not expected to occur.
Anniella pulchra Northern California legless lizard	-- / -- / SSC	March–July; live birth September–November	Occurs in moist warm loose soil with plant cover and under leaf litter. Found in beach dunes, chaparral, foothill woodlands, desert scrub, sandy washes, and stream terraces.	No / No	No suitable habitat on-site; species not expected to occur.
Antrozous pallidus Pallid bat	-- / -- / SSC	October–February	Occurs in deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. May roost in old buildings and bridges.	No / No	No suitable roosting habitat on-site; species not expected to occur.
Athene cunicularia Western burrowing owl	-- / -- / SSC	March–July	Occurs in open, dry grasslands, often short grasses. Relies on ground burrowing animals for terrestrial habitat.	No / Yes	Suitable habitat on-site; species has low potential to occur.
Batrachoseps minor Lesser slender salamander	-- / -- / SSC	Unknown	Occurs in 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	No suitable habitat on-site; species not expected to occur.
Bombus crotchii Crotch bumble bee	-- / SC / --	February–October	Occurs in open grassland and scrub habitat. Nest primarily underground. Generalist forager. Select food plant genera include Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, Boraginaceae. Little is known about overwintering sites.	No / No	Survey area outside the known range of this species; species not expected to occur.

Scientific/Common Name[1]	Listing Status[1] Federal / State / CDFW	Nesting/ Breeding Period[2]	Habitat Type[2]	Observed / Habitat Present?[3]	Comments / Potential for Occurrence
Bombus occidentalis Western bumble bee	-- / SC / --	April–November	Occurs in meadows and grasslands with abundant floral resources in mountains and northern coast of California. Nests primarily in small mammal burrows. Select food plant genera include *Cirsium*, *Erigonum*, *Solidago*, *Asteraceae*, *Ceanothus*, *Centarurea*, *Penstemon*. Little is known about overwintering sites.	No / No	No recent occurrences in San Luis Obispo County; species not expected to occur.
Branchinecta lynchi Vernal pool fairy shrimp	FT / -- / --	Rainy season	Occurs in vernal pools and depressions in grasslands.	No / No	No suitable habitat on-site; species not expected to occur.
Charadrius alexandrinus nivosus Western snowy plover	FT / -- / SSC	March–September	Occurs in coastal beaches, sand spits, dune-backed beaches, sparsely vegetated dunes, beaches at creek mouths, and estuaries. Needs sandy, gravelly, or friable soils for nesting.	No / No	No suitable habitat on-site; species not expected to occur.
Coccyzus americanus occidentalis Western yellow-billed cuckoo	FT / SE / --	April–August	Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	No / No	No suitable nesting habitat on-site; species not expected to occur.
Corynorhinus townsendii Townsend's big-eared bat	-- / -- / SSC	November–May	Occupies diverse habitat types from 0–3,188 m. Requires caves, mines, tunnels, buildings, or other human–made structures for roosting, with roosts typically found in clusters or groups of fewer than 100 individuals. Known to be sensitive to disturbance of roosting sites, with a single visit resulting in abandonment of roosting sites	No / No	No suitable roosting habitat on-site; species not expected to occur.
Danaus plexippus Monarch butterfly	FC / -- / --	Spring	Relies on milkweed and protected stands of trees for roosting, usually blue gum eucalyptus. Found in fields, meadows, weedy areas, marshes, and along roadsides.	No / No	No suitable overwintering habitat on-site; species not expected to occur.

Scientific/Common Name[1]	Listing Status[1] Federal / State / CDFW	Nesting/ Breeding Period[2]	Habitat Type[2]	Observed / Habitat Present?[3]	Comments / Potential for Occurrence
Elanus leucurus White–tailed kite	-- / -- / FP	January–August	Resident to coastal valleys and lowlands, inhabits herbaceous and open stands of various habitats near agricultural operations. Nest sites are typically placed on the top of a tall tree near or within riparian areas, with adjacent grasslands for foraging. Typical prey items include voles and other small diurnal mammals, but will occasionally feed on birds, insects, reptiles, and amphibians.	No / No	No suitable nesting habitat on-site; species not observed during surveys.
Eucyclogobius newberryi Tidewater goby	FE / -- / SSC	Year-round (April–May)	Found in shallow water lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels. Can tolerate an array of different conditions depending on seasonal changes.	No / No	No suitable habitat on-site; species not expected to occur.
Eumops perotis californicus Western mastiff bat	-- / -- / SSC	March–July	Occurs in broad open areas, chaparral, montane meadows, rocky cliffs, canyon areas, roosts in crevices, tunnels, also in buildings.	No / No	No suitable roosting habitat on-site; species not expected to occur.
Gila orcuttii Arroyo chub	-- / -- / SSC	February–August	Inhabits sandy and muddy bottoms of flowing pools and headwaters of small to medium freshwater streams; often found in intermittent streams.	No / No	No suitable habitat on-site; species not expected to occur.
Gymnogyps californianus California condor	FE / SE / --	January–October	Nesting habitats range from scrubby chaparral to forested mountain regions. Nest in natural cavities or caves in cliffs, and occasionally trees.	No / No	No suitable nesting habitat; species not expected to occur.
Lanius ludovicianus Loggerhead shrike	-- / -- / SSC	April–July	Occurs in open country with short vegetation and well-spaced shrubs or low trees. Forages in a variety of areas including agricultural fields, pastures, orchards, riparian areas, and desert scrublands. Nests in shrubs, brushpiles, short trees, and man-made structures.	No / No	No suitable nesting habitat; species not expected to occur.
Lasiurus frantzii Western red bat	-- / -- / SSC	Late Summer–Early Fall	Roosts in broadleaf trees in the foothills and lower mountains; primarily edge habits adjacent to streams or open fields. Typically distance themselves from human activity.	No / No	No suitable roosting habitat on-site; species not expected to occur.

Scientific/Common Name[1]	Listing Status[1] Federal / State / CDFW	Nesting/ Breeding Period[2]	Habitat Type[2]	Observed / Habitat Present?[3]	Comments / Potential for Occurrence
Laterallus jamaicensis coturniculus California black rail	-- / ST / --	February–July	Occurs in tidal emergent wetlands dominated by pickleweed, brackish marshes supporting bulrushes in association with pickleweed, and freshwater marshes with bulrushes, cattails, and saltgrass.	No / No	No suitable habitat on-site; species not expected to occur.
Oncorhynchus mykiss irideus Steelhead south/central California coast Distinct Population Segment (DPS)	FT / -- / SSC	February–April	Federal listing refers to runs in coastal basins from Pajaro River south to, but not including, Santa Maria River.	No / No	No suitable habitat on-site; species not expected to occur.
Phrynosoma blainvillii Coast horned lizard	-- / -- / SSC	May–September	Inhabits open, loose, sandy soil and low vegetation in valleys, foothills, and semiarid mountains below 2,438 m. Found in grasslands, coniferous forests, woodlands, chaparral, and frequently near ant hills.	No / No	No suitable habitat on-site; species not expected to occur.
Progne subis Purple martin	-- / -- / SSC	May–June	Occurs in woodlands in close proximity to waterbodies and open fields for foraging. Tolerant of humans and very attracted to bird feeders. Cavity nesters.	No / No	No suitable nesting habitat on-site; species not expected to occur.
Rana boylii Foothill yellow-legged frog	-- / SE / SSC	April–July	Occurs in streams and rivers with rocky substrate and open, sunny banks, in forest, chaparral, and woodlands. Sometimes found in isolated pools.	No / No	No suitable habitat on-site; species not expected to occur.
Rana draytonii California red-legged frog	FT / -- / SSC	January–July	Most common in ponds of woodlands and grasslands. Found in habitats adjacent to streams or water access.	No / Yes	An artificial pond 200 feet west of the property may provide suitable aquatic habitat for this species; suitable dispersal habitat on-site; species has low potential to occur.
Spea hammondii Western spadefoot	-- / -- / SSC	Rainy Season	Persists in upland refugium (i.e., underground burrows with sandy or gravelly soils) for most of year and emerges during periods of rainfall to breed in temporary pools or pools in intermittent streams.	No / Yes	Suitable habitat on-site and drainages may provide suitable aquatic habitat; species has potential to occur.
Sternula antillarum browni California least tern	FE / SE / --	April–August	Occurs in shorelines of Pacific and Atlantic Oceans and Caribbean islands.	No / No	No suitable habitat on-site; species not expected to occur.

Scientific/Common Name[1]	Listing Status[1] Federal / State / CDFW	Nesting/ Breeding Period[2]	Habitat Type[2]	Observed / Habitat Present?[3]	Comments / Potential for Occurrence
Taricha torosa California newt	-- / -- / SSC	December–April	Occurs in slow-moving streams, ponds, and lakes with surrounding evergreen/oak forests along coast. Aquatic when breeding.	No / No	No suitable habitat on-site; species not expected to occur.
Taxidea taxus American badger	-- / -- / SSC	Late Summer–Early Fall	Inhabits dry, open fields with friable soil for tunneling and foraging.	No / Yes	Suitable habitat on-site; species has potential to occur.

Status Codes:

--= No status
Federal: FE = Federal Endangered; FT= Federal Threatened; FC=Federal Candidate
State: SE= State Endangered; ST= State Threatened; SC=State: Candidate (Endangered)
CDFW: SSC= Species of Special Concern ; FP= Fully Protected Species; WL= Watch List

[1] List of regionally occurring special–status species and listing status acquired from CNDDB (CDFW 2023) and local expert knowledge. State Special Animals and Watch List species have been omitted from this list because these taxa do not currently have a protected status. Species omitted are sharp-shinned hawk (*Accipiter striatus*), Oso Flaco robber fly (*Ablautus schlingeri*), Oso Flaco flightless moth (*Areniscythris brachypteris*), Wawona riffle beetle (*Atractelmis wawona*), obscure bumble bee (*Bombus caliginosus*), ferruginous hawk (*Buteo regalis*), Oso Flaco patch butterfly (*Chlosyne leanira elegans*), sandy beach tiger beetle (*Cicindela hirticollis gravida*), globose dune beetle (*Coelus globosus*), California horned lark (*Eremophila alpestris actia*), merlin (*Falco columbarius*), prairie falcon (*Falco mexicanus*), Morro Bay blue butterfly (*Icaricia icarioides moroensis*), white sand bear scarab beetle (*Lichnanthe albipilosa*), California linderiella (*Linderiella occidentalis*), Yuma myotis (*Myotis yumanensis*), Atascadero June beetle (*Polyphylla nubile*), San Luis Obispo pyrg (*Pyrgulopsis taylori*), and California brackishwater snail (*Tryonia imitator*).

[2] Life history information obtained from multiple sources, including Cornell Lab of Ornithology Online (Cornell 2023), CaliforniaHerps.com (Nafis 2023), and USFWS ECOS (USFWS 2023a).

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

APPENDIX D

Botanical and Wildlife Species Observed

Table D-1. Plant Species Observed

Family	Scientific Name	Common Name	Origin
Anacardiaceae, Sumac Family	*Toxicodendron diversilobum*	Poison oak	Native
Asteraceae, Sunflower Family	*Anthemis cotula*	Dog fennel	Naturalized
	Baccharis pilularis	Coyote brush	Native
	Deinandra increscens ssp. *increscens*	Tarweed	Native
	Hypochaeris glabra	Smooth cat's ear	Naturalized
	Lactuca serriola	Prickly lettuce	Naturalized
	Logfia gallica	Narrowleaf cottonrose	Naturalized
	Matricaria discoidea	Pineapple weed	Native
	Pseudognaphalium californicum	California cudweed	Native
	Uropappus lindleyi	Silver puffs	Native
Brassicaceae, Mustard Family	*Hirschfeldia incana*	Perennial mustard	Naturalized
	Raphanus sativus	Jointed charlock	Naturalized
Caryophyllaceae, Pink Family	*Silene gallica*	Common catchfly	Naturalized
	Spergularia villosa	Villous sand spurry	Naturalized
Convolvulaceae, Morning Glory Family	*Convolvulus arvensis*	Bindweed	Naturalized
Cucurbitaceae, Cucumber Family	*Marah fabacea*	California manroot	Native
Cyperaceae, Sedge Family	*Eleocharis macrostachya*	Spike rush	Native
Fabaceae, Legume Family	*Acmispon wrangelianus*	Chilean trefoil	Native
	Lathyrus vestitus	Common pacific pea	Native
	Lupinus nanus	Sky lupine	Native
	Medicago polymorpha	California burclover	Naturalized
	Trifolium albopurpureum	Indian clover	Native
	Vicia villosa	Hairy vetch	Naturalized
Fagaceae, Oak Family	*Quercus agrifolia*	Coast live oak	Native
Geraniaceae, Geranium Family	*Erodium cicutarium*	Redstem filaree	Naturalized
	Erodium moschatum	Whitestem filaree	Naturalized
	Geranium dissectum	Wild geranium	Naturalized
Heliotropiaceae Heliotrope Family	*Heli9otropium curassavicum* var. *oculatum*	Seaside heliotrope	Native
Juncaceae, Rush Family	*Juncus bufonius*	Toadrush	Native
	Juncus occidentalis	Western rush	Native
	Juncus xiphioides	Iris leaved rush	Native
Lythraceae, Loosestrife Family	*Lythrum hyssopifolia*	Hyssop loosestrife	Naturalized
Myrsinaceae, Myrsine Family	*Lysimachia arvensis*	Scarlet pimpernel	Naturalized

Family	Scientific Name	Common Name	Origin
Orobanchaceae, Broomrape Family	*Castilleja densiflora* ssp. *obispoensis*	San Luis Obispo owl's-clover	Native, **CRPR 1B.2**
Papaveraceae, Poppy Family	*Eschscholzia californica*	California poppy	Native
Pinaceae, Pine Family	*Pinus radiata*	Monterey pine	Native
Plantaginaceae, Plantain Family	*Plantago lanceolata*	Lance leaved plantain	Naturalized
Platanaceae, Sycamore Family	*Platanus racemosa*	California sycamore	Native
Poaceae, Grass Family	*Avena barbata*	Slender wild oats	Naturalized
	Avena fatua	Wild oats	Naturalized
	Bromus diandrus	Ripgut brome	Naturalized
	Bromus hordeaceus	Soft chess brome	Naturalized
	Elymus triticoides	Beardless wild rye	Native
	Festuca myuros	Rattail sixweeks grass	Naturalized
	Festuca perennis	Italian rye grass	Naturalized
	Hordeum brachyantherum	Meadow barley	Native
	Hordeum marinum	Seaside barley	Naturalized
	Hordeum murinum	Foxtail barley	Naturalized
Polygonaceae, Buckwheat Family	*Polygonum aviculare*	Prostrate knotweed	Naturalized
	Rumex acetosella	Sheepsorrel	Naturalized
	Rumex crispus	Curly dock	Naturalized
Rosaceae, Rose Family	*Heteromeles arbutifolia*	Toyon	Native
	Prunus ilicifolia ssp. *ilicifolia*	Holly leaf cherry	Native
Salicaceae, Willow Family	*Salix lasiolepis*	Arroyo willow	Native
Verbenaceae, Vervain Family	*Verbena lasiostachys*	Western vervain	Native

Table D-2. Wildlife Species Observed

Taxa	Scientific Name	Common Name
Amphibians	*Anaxyrus boreas halophilus*	California toad
	Pseudacris sierra	Sierran treefrog
Birds	*Baeolophus inornatus*	Oak titmouse
	Buteo jamaicensis	Red-tailed hawk
	Calypte anna	Anna's hummingbird
	Chondestes grammacus	Lark sparrow
	Corvus brachyrhynchos	American crow
	Haemorhous mexicanus	House finch
	Melanerpes formicivorus	Acorn woodpecker
	Melanerpes lewis	Lewis's woodpecker
	Melozone crissalis	California towhee
	Sayornis nigricans	Black phoebe
	Spinus psaltria	Lesser goldfinch
	Zenaida macroura	Mourning dove
Mammals	*Odocoileus* sp.	Deer sp. (tracks)
	Otospermophilus beecheyi	California ground squirrel
	Thomomys bottae	Botta's pocket gopher (burrows)
Reptiles	*Sceloporus occidentalis*	Western fence lizard

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APPENDIX E

Representative Site Photographs

Photo E-1. View northeast of proposed project location (May 3, 2023).

Photo E-2. View southwest of proposed project location (May 3, 2023).

Photo E-3. View south of San Luis Obispo owl's-clover within the survey area (May 3, 2023).

Photo E-4. View northwest of perennial rye grass on south boundary of survey area (May 3, 3023).

Photo E-5. View west of Drainage 1 conditions (May 3, 2023).

Photo E-6. View west of Drainage 2 conditions (May 3, 2023).

Photo E-7. View southeast of perennial rye grass fields and arroyo willow thicket bordering Drainage 2 (May 3, 2023).

Photo E-8. View south of perennial rye grass fields and coast live oak woodland bordering Drainage 2 (May 3, 2023).

APPENDIX F

CNDDB Form

CNDDB Online Field Survey Form Report

California Natural Diversity Database
Department of Fish and Wildlife
1416 9th Street, Suite 1266
Sacramento, CA 95814
Fax: 916.324.0475
cnddb@wildlife.ca.gov
www.dfg.ca.gov/biogeodata/cnddb/

This data has been reported to the CNDDB, but may not have been evaluated by the CNDDB staff

Source code GOL23F0002
Quad code 3512025
Occ. no. _____
EO index no. _____
Map index no. _____

Scientific name: *Castilleja densiflora var. obispoensis*

Common name: San Luis Obispo owl's-clover

Date of field work (mm-dd-yyyy): 05-03-2023

Comment about field work date(s):

OBSERVER INFORMATION

Observer: Amy E. Golub-Tse

Affiliation: SWCA

Address: 3765 South Higuera Street

Email: amy.golub@swca.com

Phone: (415) 533-7372

Other observers: Monica Hemenez

DETERMINATION

Keyed in: Jepson Manual of California Vegetation

Compared w/ specimen at:

Compared w/ image in:

By another person:

Other:

Identification explanation:

Identification confidence: Very confident

Species found: Yes **If not found, why not?**

Level of survey effort: Biological Resources Assessment, full botanical inventory and mapping of all sensitive plants within biological study area.

Total number of individuals: 2,500

Collection? No **Collection number:**

Museum/Herbarium:

PLANT INFORMATION

Phenology:

vegetative	flowering	fruiting
0 %	100 %	0 %

SITE INFORMATION

Habitat description: Grassland habitat dominated by wild oats, ripgut brome, smooth cat's ear, and silver puffs. Soils comprised of Tierra loam, well drained.

Slope: 2

Land owner/manager: private

Aspect: all

Site condition + population viability: Good

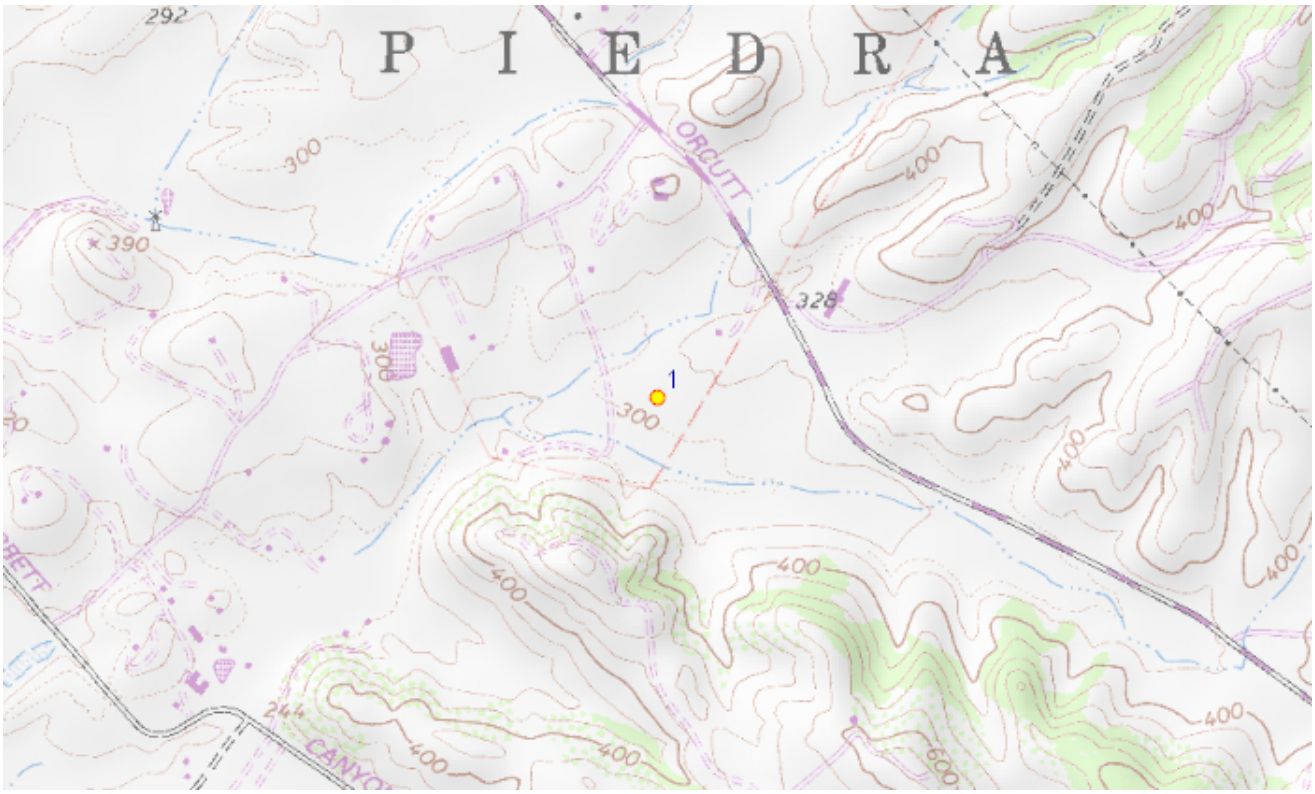
Immediate & surrounding land use: rural residential development and agriculture

Visible disturbances: none

Threats: development

General comments:

MAP INFORMATION



ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Luis Obispo	Arroyo Grande NE	317	35.18678	-120.56062	722112	3896482	10
1	**Public Land Survey**	**Feature Comment**						
	M T31S R13E 34	Three populations - total 2,500 individuals						

The mapped feature is accurate within: 5 m

Source of mapped feature: GPS

Mapping notes: GIS data included, point placed using GIS data as reference.

Location/directions comments:

Attachment(s): IMG_4622.JPEG, Photo ; Orcutt.JPG, JPEG of GIS polygons of rare plant data