SLO CULTIVATION - CARPINTERIA

3861 FOOTHILL ROAD, CARPINTERIA, CA APN: 005-310-024

REVISED BIOLOGICAL RESOURCES ASSESSMENT

Prepared for:

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1.0 INTRODUCTION AND PURPOSE

SLO Cultivation, Inc. (Applicant), dba as Cresco California, requests approval of a Coastal Development Permit- With Hearing (CDH), Minor Conditional Use Permit, and a Revision to an existing Development Plan (10DVP-00000-00010) to authorize the development and operation of a cannabis cultivation facility (project) in an unincorporated portion of Santa Barbara County near the city of Carpinteria, California. The subject property (Project Site) is located at 3861 Foothill Road (APN: 005-310-024). This revised BRA has been prepared in response to the County's peer review comment letter dated July 20, 2020.

The purpose of this Biological Resources Assessment (BRA) is to document existing conditions of the Project Site to evaluate the potential for any direct or indirect significant impacts on biological resources, or adverse effects on any rare, threatened, or endangered plant or wildlife species (special-status species) from implementation of the proposed project. This report is intended to document satisfactory compliance with the *Santa Barbara County Article II Coastal Zoning Ordinance* land use permit process, and environmental review factors detailed in the *Cannabis Land Use Ordinance and Licensing Program, Final Environmental Impact Report (PEIR)*, Section 3.4 Biological Resources.

1.1 PROJECT LOCATION AND EXISTING CONDITIONS

The Project Site is located at 3861 Foothill Road (APN 005-310-024) in an unincorporated region of Santa Barbara County (County) approximately one (1) mile west of the City of Carpinteria and approximately seven (7) miles east of the City of Santa Barbara. The Project Site is located within the Agricultural I (AG-I-10) zone district within the First Supervisorial District. The Project Site is approximately 13.66 acres in size and is primarily accessed via a private driveway from Foothill Road. The Project Site is primarily level land (elevations ranging from approximately 55 to 75 feet above mean sea level). Surrounding land uses are predominantly agricultural operations including greenhouses, hoop houses, orchards, and annually cultivated fields. Low density residential development is interspersed mostly north of Foothill Road in this predominately agricultural area.

Arroyo Paredon Creek crosses the northern fringe of the parcel from east to west. The National Hydrography Dataset designates Arroyo Paredon Creek as a perennial stream less than 0.75 miles upstream of the site, and in the project area it is designated as intermittent. Based on field observations in July 2020, the reach of Arroyo Paredon Creek within the study area likely maintains minimal perennial flow in most years through the dry season. In dry / drought years, it is possible that flows would dissipate in the dry season. Assuming the native vegetation surrounding Arroyo Paredon Creek meet the definition of Environmentally Sensitive Habitat (ESH), then a 100-foot ESH buffer extends into the existing avocado orchard on the northern portion of the Project Site. With exception of some overhanging oak branches, the limits of the actual ESH are bound on the south side by an existing, paved access road used to travel to a parcel west of the Project Site. Use of this paved access road is for the benefit of the adjacent parcel owner and is not a component of this Project.

The Project Site and associated greenhouses have been historically used to cultivate non-cannabis products such as cut flowers (gerbera daisies) and avocados. Since on or about October 2015 the Project Site has been used to cultivate cannabis. As allowed by the conditions of 10DVP-00000-00010, the Project Site utilizes some common facilities and infrastructure with the adjacent parcel to the east, APN 005-310-026, for shared resources such as an irrigation water supply well, electrical supply, domestic septic system for employee use, and employee parking areas. Primary access to the Project Site is provided via a shared access agreement with the adjacent property known as APN 005-310-021. The

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private access road is approximately 400 linear feet in length, 20 feet wide, and paved with asphalt. Secondary access to the southern side of the Project Site from Via Real (via private roads) is also allowed via a shared access agreement with the adjacent property owners.

The Project Site is composed of approximately 10.79 acres of developed uses including four (4) existing greenhouse structures and twelve (12) prefabricated) supporting structures (containers used for agricultural storage and other supporting uses. The existing greenhouse structural development and associated agricultural uses were approved by the County via 10DVP-00000-00010 and 11CDP-00000-00009. The remainder of the Project Site is occupied by approximately 1.16 acres of fallow avocado orchard and agricultural materials stockpile; approximately 1.13 acres of this area lies inside the Environmentally Sensitive Habitat (ESH) 100 foot buffer. Outside the fenced Project Site but within the parcel is a private road and security fence that separates approximately 0.48 acres of riparian canopy and channel associated with Arroyo Paredon Creek from the rest of the developed site.

The updated BRA Figure 5 (Habitat Map) includes detailed mapping of all native trees south of the centerline of Arroyo Paredon Creek. Native trees within this area included coast live oak (*Quercus agrifolia*), California walnut (*Juglands hindsii*), and Western sycamore (*Platanus racemosa*). One (1) native coast live oak tree is rooted south of the existing access road that separates the existing riparian corridor from proposed project activities. Native oaks within or in close proximity to construction activity will be protected in-place as further detailed in the project's Tree Protection Plan (TPP).

A series of existing linear-shaped stormwater detention basins are located along the southeast and western property boundaries (See figure 5). These basins are vegetated primarily by non-native weedy herbaceous forbs and grasses but do support some widely scattered mulefat and willow. Based on July 2020 field observations and discussions with onsite operations staff, these basins were designed for prior agricultural uses and do not ever support ponding. As the current project includes modifying the existing basins along the west property line, these areas have been added to the revised impact assessment below.

1.2 PROJECT DESCRIPTION

The proposed project includes the use of the existing greenhouse structures, access roads, and other improvements for mixed-light cannabis cultivation and subordinate supporting uses, removal of twelve (12) existing non-conforming pre-fabricated containers, minor ancillary improvements including installation of security cameras and lighting, installation and use of irrigation recycling equipment, placement of cannabis waste storage containers, and expansion of the existing stormwater detention basin system. This Biological Resources Assessment is primarily focused on the proposed physical expansion of the site's existing storm water detention system and proposed landscape plan as well as the application of road base (decomposed granite) to an existing parking area (Appendix C). Approximately 660 sq. ft. of existing GH1 overlaps into the 100' ESH buffer but no modifications are proposed to that structure. In order to provide superior visual screening of the Project Site the existing avocado trees will be removed and the northern fence line will be planted with appropriate native riparian and transitional upland vegetation (refer to Appendix C for details). All other proposed project elements consist of using existing structures or installing mechanical equipment in previously developed areas, thus no biological impacts are anticipated. Existing detention basins on the western and southern edge of the parcel will be expanded to provide additional holding volume. It is important to note that the expansion of the storm water detention basins is needed to complete ministerial permitting of the



existing greenhouse 1 (GH1) irrespective of the proposed cannabis uses. In the event cannabis use is not approved for the site, the storm water improvements are still required to continue use of the GH1 structure for cut flowers or other agricultural products.

Clearing the existing avocado orchard is proposed for a window between September 1st to February 1st that is outside the nesting season for birds. No work is proposed beyond the existing fence line and access road on the northern edge of the parcel. No disturbance or project related activities will occur in the Arroyo Paredon Creek riparian corridor (core ESH area) and removal or pruning of native trees will not be required. Proposed maintenance within the basin area will be minimal and is anticipated to occur every 5 to 10 years, depending on annual rainfall and surface runoff amounts. These maintenance activities will include minor / as-needed sediment removal and vegetation trimming to ensure proper function of the basin.

Pesticide and chemical storage will occur within the southern portion of Greenhouse 1, approximately 700 feet south of the ESH buffer and other sensitive biological resources.

2.0 METHODS

SII conducted a review of available background information including the proposed Project information, local soils survey, multiple years of aerial photographs, and a search and review of the current California Department of Fish and Wildlife (CDFW) California Natural Diversity Data Base (CNDDB) within a 10-mile radius of the proposed Project Site. The CNDDB provided a list and mapped locations of special-status plant and wildlife species, and natural communities of special concern, that have been recorded in the region of the Project Site. The CNDDB records help to focus the field survey efforts and evaluation of potential Project effects on specific species or habitats. It is noted that the CNDDB does not necessarily include all potential special-status species potentially occurring onsite, but rather only those that have been recorded by the CNDDB (Appendix A, Figures 1 and 2). Other species may occur as determined by field surveys of the Project Site. In addition, U.S. Fish and Wildlife Service (USFWS) critical habitat data was reviewed (Figures 1 through 3).

Santa Barbara County Article II Coastal Zoning Ordinance Section 35-144U (C.)(8) and the Cannabis Land Use Ordinance and Licensing Program, Final Environmental Impact Report were also used for the evaluation of potential effects of the proposed project.

SII Principal Biologist Jason Kirschenstein conducted a field reconnaissance walking survey of the proposed Project Site on April 24, 2020. The overall purpose and objectives of the field survey was to document existing conditions in terms of habitat for plants and wildlife species, and to evaluate the potential for the site to support suitable habitat for special-status species. Plant and wildlife species observed in the field were recorded. The onsite habitat types were described by the aggregation of plants and wildlife based on the composition and structure of the dominant vegetation observed at the time field reconnaissance was conducted. Mr. Kirschenstein is the primary author and principal in charge of this study and report preparation. The survey data collected on plant and wildlife species and conclusions presented in this biological assessment are based on the methods and field reconnaissance conducted for the Project Site as described above.

All native trees south of the centerline of Arroyo Paredon creek with a minimum diameter at breast height (DBH) of 4-inches were mapped in the field using ESRI Collector GPS field data collection software. One native coast live oak tree is rooted south of the existing access road that separates the



existing riparian corridor from proposed project activities. Tree height ranged from approximately 10 to 70 feet.

3.0 ENVIRONMENTAL SETTING

3.1 SOILS TYPES

The USDA Natural Resources Conservation Service (NRCS; Soil Conservation Service) has mapped two soil mapping units within the Project Site (Figure 4). The following briefly describes the soil series and/or mapping units within the biological study area. The surface layer and formation descriptions of soil types can help in predicting suitability for certain plants, plant communities, and wildlife use. The Project Site itself is mapped as Elder sandy loam that was confirmed by observations of surface soils during SII field surveys.

Elder sandy loam, 0 to 2 percent slopes, MLRA 14 – The Elder series consists of very deep, well drained soils that formed in alluvium derived from mixed rock sources. The Elder series representative profile is a dark gray loam surface layer to about eight inches, a dark gray loam about four inches thick, a dark gray sandy loam about 10 inches thick, a grayish brown loamy sand about four inches thick, a grayish brown sandy loam about nine inches thick, and a dark gray loam to a depth of about 46 inches. This component is on flood plains, alluvial fans, alluvial plains where parent material consists of mixed alluvium.

Riverwash – Riverwash is derived from sandy, gravelly, stony and bouldery alluvium. This map unit is limited to the active Arroyo Paredon Creek flood plain. The Santa Barbara County, California, South Coastal Part Soil Survey identifies Riverwash as a hydric soil.

3.2 PLANT COMMUNITIES AND VEGETATION

Plant communities are generally described by the assemblages of plant species that occur together in the same area forming habitat types. Native plant community alliance and alliance codes used in this report follow *A Manual of California Vegetation, Second Edition* (online). Plant names used in this report follow *The Jepson Manual, Vascular Plants of California, Second Edition Thoroughly Revised and Expanded* (Baldwin et al. 2012). Plant communities within the study area consist of Orchard/Ruderal/Disturbed, and California Sycamore Woodland riparian habitat, and Developed Land (existing greenhouses). Figure 5 provides a plant community map of the study area. Figure 6 provides a set of representative photographs of the study area plant communities. The following provides a description of the plant community composition observed with in the study area.

ORCHARD / RUDERAL / DISTURBED habitat within the study area include the 1.16 acres of fallow/senescent avocado orchard that is currently being utilized for temporary agriculture supply storage and the associated access road(s). This area includes approximately 43 remnant mature avocado trees (*Persea americana*) that are no longer being managed for agricultural production purposes. Ruderal non-native annual grasses and herbaceous broadleaf plant species dominate the understory. This area was observed to be relatively low in species diversity and dominated by non-native weedy species that are typical of ruderal/disturbed areas. Dominant plant species observed in the understory included rip gut brome (*Bromus diandrus*) and filarees (*Erodium botrys* and *E. cicutarium*), soft chess (*Bromus hordeaceus*), wild oats (*Avena barbata*), telegraph weed (*Heterotheca grandiflora*), and cheeseweed (*Malva parviflora*).



DEVELOPED LAND within the Project Site includes the 10.79 acres of the existing four greenhouses and appurtenant facilities and roads lacking any sensitive biological resource values.

PLATANUS RACEMOSA WOODLAND ALLIANCE (CALIFORNIA SYCAMORE WOODLANDS; CNPS 61.310.00) along the Arroyo Paredon riparian corridor includes California sycamore (*Platanus racemose*) as the dominant or co-dominant species in the tree canopy with California walnut (*Juglans californica*), coast live oak (*Quercus agrifolia*), red willow (*Salix laevigata*), and arroyo willow (*Salix lasiolepis*). Trees are generally less than 30 meters tall and the canopy is open to intermittent. The shrub layer is mostly lacking with an open understory of patchy willow thickets and dominated by mats of non-native Cape ivy (*Delairea odorata*), Nasturtium (*Tropaeolum* sp.), English ivy (*Hedera helix*), and castor bean (*Ricinus communis*). Native understory species observed include, California blackberry (*Rubus ursinus*), California sunflower (*Helianthus californicus*), poison oak (*Toxicodendron diversilobum*), California mugwort (*Artemisia douglasiana*), stinging nettle (*Urtica* sp.), and blue elderberry (*Sambucus nigra*). The riparian habitat within the study area is in a somewhat degraded condition restricted to a narrow corridor due to its proximity to historic agricultural uses, residential development, and the highly travelled Foothill Road State Highway 192. Approximately 0.48 acres of riparian habitat are mapped within the Project Site parcel.

3.3 WILDLIFE

The Orchard/Ruderal/Disturbed habitat type within the Project Site provides only limited habitat values for resident and migratory wildlife species typical in the predominantly agricultural land uses in the region such as raccoon (*Procyon lotor*) and Virginia opossum (*Didelphis virginiana*). The ruderal / disturbed habitat onsite supports limited habitat for native and non-native wildlife species. Common reptiles such as western fence lizard and alligator lizard are expected to frequent this area. Due to the relatively "fallow" nature of the orchard, limited habitat is available for nesting birds, including ground nesting species. This is also likely is used by common mammal species such as Botta's pocket gopher, racoon, and opossum. Inspection of the Project Site and surrounding trees during April 2020 surveys did not reveal any raptor nesting on or around the Project Site.

Riparian habitats can provide high quality habitat for a large variety of wildlife species. They also contribute woody debris to the duff in the woodland understory which provides foraging areas for small mammals and microclimates suitable for amphibians and reptiles. Acorns are a valuable food source for many animal species, including acorn woodpecker (*Melanerpes formicivorus*), western bluebird (*Sialia mexicana*) western scrub jay (*Aphelocoma corulescens*), yellow-billed magpie (*Pica nuttalli*), American crow (*Corvus brachyrhynchos*), great horned owl (*Bubo virginianus*), western gray squirrel (*Scirus griseus*), big-eared woodrat (*Neotoma macrotis macrotis*), racoon (*Procyon lotor*), and black-tailed deer (*Odocoieus emionus*). Riparian habitat provides nesting habitat for numerous passerine birds as well as for raptors. Common passerines observed in riparian habitats include pacific slope flycatcher, Bewick's wren (*Thryomanes bewickii*), hummingbirds (*Calypte* spp.), and song sparrows. Raptors, such as red-tailed hawk (*Buteo jamaicensis*), barn owl (*Tyto alba*), American kestrel (*Falco sparverius*) and red-shouldered hawk (*Buteo lineatus*), may use open riparian areas for foraging and nesting purposes.

Riparian habitats can be expected to support mammals such as raccoon (*Procyon lotor*) and Virginia opossum (*Didelphis virginiana*). Lizards such as western fence lizard (*Sceloporus occidentalis*) and alligator lizard (*Elgaria multicarinata*) are expected to occur in the study area where suitable soils and food resources occur. Other reptiles such as western skink (*Plestiodon skiltonianus*), northern pacific



rattlesnake (*Crotalus oreganus*), gopher snake (*Pituophis catenifer*), and common garter snake (*Thamnophis sirtalis*) are expected to occur in this habitat type within the study area.

Direct observations (or evidence) of the following wildlife species were observed within the riparian corridor during field reconnaissance: California ground squirrel (*Otospermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), pacific slope flycatcher (*Empidonax difficilis*), song sparrow (*Melospiza melodia*), brewers blackbird (*Euphagus cyanocephalus*), wrentit (*Chamaea fasciata*), Western scrubjay (*Aphelocoma californica*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), black phoebe (*Sayornis nigricans*), mourning dove (*Zenaida macroura*), spotted towhee (*Pipilo maculatus*), California towhee (*Melozone crissalis*), and house finch (*Haemorhous mexicanus*).

3.4 WATERS OF THE U.S., WATERS OF THE STATE & WETLANDS

There are no waters of the U.S./State within the proposed project footprint. Although Arroyo Paredon Creek is considered a jurisdictional waters of the U.S./State as a tributary to a navigable water, no project work or impacts are proposed in the riparian corridor that would trigger regulatory compliance or permitting from the Army Corps of Engineers (Corps), California Department of Fish and Wildlife (CDFW), or Regional Water Quality Control Board (RWQCB). As depicted in Figure 5, the jurisdictional limits of Arroyo Paredon Creek extend to the outside edge of the riparian canopy overhanging the private paved road.

3.5 SPECIAL-STATUS SPECIES AND NATURAL COMMUNITIES OF SPECIAL CONCERN

Special-status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS) under the federal Endangered Species Act (FESA); those considered "species of concern" by the USFWS; those listed or proposed for listing as rare, threatened, or endangered by the CDFW under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern" by the CDFW; and plants occurring on lists 1B, 2, and 4 of the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Vascular Plants of California*. Natural Communities of Special Concern are habitat types considered rare and worthy of tracking in the CNDDB by the CDFW because of their limited distribution or historic loss over time.

The search and review of the CNDDB revealed 18 special-status plant species, 35 special-status wildlife species, and one natural community of special concern with recorded occurrences within the 10-mile search radius of the study area. Figure 1 provides a map of the CNDDB plant and wildlife special-status species recorded occurrences respectively within 10 miles of the study area. None of the CNDDB occurrences fall within the study area. The following briefly describes or summarizes the special-status species issues and potential for occurrence within the study area. Table B-1 in Appendix B includes scientific and common names, listing status, habitat requirements, and likelihood for occurrence within the study area for the special-status species discussed below.

3.5.1 Special-Status Botanical Resources

The CNDDB 10-mile radius search revealed observations or the recorded occurrences of 18 specialstatus plant species and one natural communities of special concern within a 10-mile radius of the study area. The special-status plant species occurrences recorded in the CNDDB are commonly associated with natural habitats, a specific soil type, habitat, and/or elevation range that dictates the range or



microhabitat of the species. SII observations of plant growth in April 2020 suggest the habitat is low in species diversity and is typical southern California disturbed riparian and ruderal habitats.

There is no southern coastal salt marsh habitat within the study area and there were no observations of perennial woody special-status plants like the Nuttall's scrub oak (*Quercus dumosa*) or Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*). Further there were no observations of mesa horkelia (*Horkelia cuneata* ssp. *puberula*) or black-flowered figwort (*Scrophularia atrata*) that would have been observable during the April 2020 site visit.

There is no suitable habitat within the study area for specialized wetland/marsh species such as the Santa Barbara morning-glory (*Calystegia sepium* ssp. *binghamiae*), salt marsh bird's-beak (*Chloropyron maritimum* ssp. *maritimum*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Gambel's water cress (*Nasturtium gambelii*), or Sonoran maiden fern (*Thelypteris puberula* var. *sonorensis*). As such, these species are not expected to occur onsite lacking wetland habitat and will not be impacted by project activities.

Miles' milk vetch (*Astragalus didymocarpus* var. *milesianus*), Coulter's saltbush (*Atriplex coulteri*), lateflowered mariposa-lily (*Calochortus fimbriatus*), Palmer's mariposa-lily (*Calochortus palmeri* var. *palmeri*), umbrella larkspur (*Delphinium umbraculorum*), Ojai fritillary (*Fritillaria ojaiensis*), white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*), chaparral nolina (*Nolina cismontana*), and southern jewelflower (*Streptanthus campestris*) are associated with native habitats and specialized soils in predominantly scrub, chaparral, and lower montane woodlands that are absent from the site. As such, these species are also not expected to occur onsite or be impacted by project activities.

Although not reported by the CNDDB, riparian habitat associated with Arroyo Paredon Creek is considered to be a Natural Community of Special Concern by CDFW and is mapped as Environmentally Sensitive Habitat Overlay (ESH) for Santa Barbara county.

The SII field observations and desktop review stand as definitive negative findings for potential specialstatus plant species potentially occurring within the proposed project area, and no additional surveys are recommended.

3.5.2 Special-Status Wildlife

The CNDDB search revealed the recorded occurrences of 35 special-status wildlife species within the 10mile search radius of the Project Site. None of the CNDDB mapped recorded occurrences are within the study area/Project Site. Special-status wildlife species known from the region evaluated for this study are discussed by groups or based upon habitat preferences, specific habitat use requirements (i.e. terrestrial or aquatic), mobility, and seasonal migratory patterns. In summary, no special-status wildlife species were observed in the study area, and the project area developed, orchard/ruderal/disturbed habitats lack any suitability for special-status wildlife. No project activities will occur in the Arroyo Paredon Creek riparian habitat.

Invertebrates – The CNDDB has recorded occurrences for the monarch butterfly within the 10-mile search range. No monarch butterflies were observed during SII field surveys of the study area and no suitable winter roosting habitat is present. No habitat for the vernal pool fairy shrimp occurs within the study area. The Crotch bumble bee requires grassland and flowering plants with occurrences recorded by the CNDDB are historic (circa 1972) and are located over nine miles from the site to the west. Typical grassland habitat and suitable host plants do not occur onsite for this species. The sandy beach tiger beetle (*Cicindela hirticollis gravida*), globose dune beetle (*Coelus globosus*), and wandering (=saltmarsh)



skipper (*Panoquina errans*) all required highly specialized soil and vegetation conditions such as dry light-colored sand, dune vegetation, and salt marsh that do not occur on the Project Site. The SII field observations and desktop review stand as definitive negative findings for potential special-status invertebrates potentially occurring within the proposed project area, and no additional surveys are recommended.

Aquatic Species – The CNDDB has recorded occurrence in different watersheds for the arroyo toad (*Anaxyrus californicus*) that requires large river floodplains that is not present in Arroyo Paredon Creek. The foothill yellow-legged frog (*Rana boylii*) occurrences are historic records and not from the watershed of the Project Site. The coast range newt (*Taricha torosa*) needs native woodland uplands for most of its lifecyle that are absent from the areas surrounding the creek and is not expected to occur. All these species are closely associated with permanent and seasonal aquatic habitats of streams, ponds, and seasonal pools. These species require perennial or seasonal aquatic habitats for reproduction but may also move overland between areas of suitable aquatic habitat and for foraging / sheltering purposes. However, the surrounding developed and agricultural uses precludes overland movement.

The CNDDB has a 2008 recorded occurrence of one juvenile California red-legged frog (*Rana draytonii*; CRLF) in Arroyo Paredon Creek 0.5 mile upstream of Hwy 192 crossing. While upstream and downstream movement through the creek riparian corridor is possible, there are no other creeks or suitable aquatic habitat in the immediate project vicinity to prompt upland dispersal. Santa Monica Creek also supports a recorded 2005 CRLF occurrence approximately 1.5 miles northeast of the site at the outer limits of potential CRLF upland movement, and is separated by significant geographical, agricultural, and urban barriers making migration between the two creeks highly constrained. In addition, the existing developed and long-standing historic intensive agricultural uses surrounding the site are likely to constrain CRLF movements to available "undeveloped" areas along the creek corridor.

The two-striped gartersnake (*Thamnophis hammondii*) is highly aquatic, found in or near permanent fresh water often along streams with rocky beds and riparian growth. The western pond turtle (*Emys marmorata*) is a thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6,000 ft elevation. This species requires basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying. No suitable upland habitat occurs for either species within the Project Site or surrounding developed and agricultural land uses.

The tidewater goby (*Eucyclogobius newberryi*) occurs in brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels. The CNDDB occurrence is at the confluence of Arroyo Paredon Creek and the Pacific Ocean and does not near the project parcel creek and riparian area.

The steelhead (*Oncorhynchus mykiss irideus*); southern California distinct population segment refers to populations from Santa Maria River to the southern extent of range (San Mateo Creek in San Diego County). Southern California steelhead likely have greater physiological tolerances to warmer water and more variable conditions than other DPS. Arroyo Paredon Creek is designated as critical habitat for the species but there are no CNDDB recorded occurrences in this creek. The designation of critical habitat affects only Federal agency actions and does not increase or decrease the current restrictions on private property concerning take of steelhead. Based on the April SII field survey, it appears that the project parcel reach of Arroyo Paredon Creek would serve only as a freshwater migration corridor during



periods of sufficient flows. There are only a few exposed shallow pools (12"to <36" deep) with little to no undercut banks or other areas for escaping predation further reducing suitability for steelhead along the project reach.

Reptiles – The coast patch-nosed snake (*Salvadora hexalepis virgultea*) typically inhabits brushy or shrubby vegetation in coastal Southern California where it utilizes small mammal burrows for refuge and overwintering sites. The northern California (silvery) legless lizard (*Anniella pulchra*), California legless lizard (*Anniella spp.*), and coast horned lizard (*Phrynosoma blainvillii*) are mostly associated with sandy soils in grassland, coastal sage scrub or chaparral habitats. None of these reptiles were observed during SII field surveys of the Project Site does not support suitable habitat for these species.

Birds – The CNDDB includes the wide-ranging Cooper's hawk and other raptors such as sharp-shinned hawk, red-shouldered hawk, red-tailed hawk, and short-eared owl that could utilize mature trees within Arroyo Paredon Creek riparian corridor for nesting purposes although habitat quality and foraging opportunities are severely reduced due to the narrow riparian corrido restricted by the ongoing urban and agricultural operations surrounding the site.

The California condor (*Gymnogyps californianus*) requires vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude. Deep canyons containing clefts in the rocky walls provide nesting sites. No suitable nesting or foraging habitat is available for this species within the study area.

The CNDDB includes the following bird species that require highly specialized coastal and/or marshland habitats that are lacking from the study area: western snowy plover (*Charadrius alexandrinus nivosus*), yellow rail (*Coturnicops noveboracensis*), California black rail (*Laterallus jamaicensis coturniculus*), black-crowned night heron (*Nycticorax nycticorax*), Belding's savannah sparrow (*Passerculus sandwichensis beldingi*), California brown pelican (*Pelecanus occidentalis californicus*), light-footed Ridgway's rail (*Rallus obsoletus levipes*), and California least tern (*Sternula antillarum browni*). The snowy egret (*Egretta thula*) is mostly a coastal and estuary species and colonial nesting near suitable foraging areas not observed in the project parcel.

The bank swallow (*Riparia riparia*) is colonial nester; nests primarily in riparian and other lowland habitats west of the desert. It requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig a nesting hole. Suitable habitat for this species is not located within the project parcel riparian area. No CNDDB recorded occurrences are in the Arroyo Paredon Creek watershed.

The southwestern willow flycatcher (*Empidonax traillii extimus*), yellow warbler (*Setophaga petechia*), and least Bell's vireo (*Vireo bellii pusillus*) are breeding season migrants that typically nest in well-developed riparian areas with dense understory vegetation with perennial or semi-perennial water sources. Due to its degraded condition, lack of developed dense native understory, and narrow corridor restricted by agricultural and urban development, these species are not expected to occur in the project parcel riparian area. No CNDDB recorded occurrences are in the Arroyo Paredon Creek watershed.

Mammals – The CNDDB has two species of bats recorded from the region. The Townsend's big-eared bat (*Corynorhinus townsendii*) is typically associated with caves, crevices, and buildings for roosting. The Big free-tailed bat (*Nyctinomops macrotis*) needs high cliffs or rocky outcrops for roosting sites and



feeds principally on large moths. No suitable habitat is present within the project parcel for these bat species.

San Diego desert woodrat (*Neotoma lepida intermedia*) inhabits Coastal scrub of Southern California from San Diego County to San Luis Obispo County. This species requires moderate to dense canopies and they are particularly abundant in rock outcrops, rocky cliffs, and south-facing slopes. No suitable habitat is present for this species within the project parcel.

4.0 IMPACT ANALYSIS

4.1 THRESHOLDS OF SIGNIFICANCE

According to the Santa Barbara County Environmental Thresholds and Guidelines Manual, Biological Resources Section (6.)(C.)(3.)(a.), disturbance to habitats or species may be significant, based on substantial evidence in the record (not public controversy or speculation), if they substantially impact significant resources in the following ways:

- (1) Substantially reduce or eliminate species diversity or abundance.
- (2) Substantially reduce or eliminate quantity or quality of nesting areas.
- (3) Substantially limit reproductive capacity through losses of individuals or habitat.
- (4) Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources.
- (5) Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes).
- (6) Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.

According to the Santa Barbara County Environmental Thresholds and Guidelines Manual, Biological Resources Section (6.)(C.)(3.) (b.), there are many areas in the County where there is little or no importance to a given habitat and it is presumed that disruption would not create a significant impact. Examples of areas where impacts to habitat are presumed to be insignificant include:

- (1) Small acreages of non-native grassland if wildlife values are low.
- (2) Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies.
- (3) Areas of historical disturbance such as intensive agriculture.
- (4) Small pockets of habitats already significantly fragmented or isolated, and degraded or disturbed.
- (5) Areas of primarily ruderal species resulting from pre-existing man-made disturbance.

According to the Santa Barbara County Environmental Thresholds and Guidelines Manual, Biological Resources Section (6.)(C.)(3.)(c.), Impact Assessment Factors, the following questions and factors are used in assessing the significance of Project impacts on biological resources.

(1) Size. How much of the resource in question both on and off the Project Site would be impacted? (Percentage of the whole area and square footage and/or acreage are both useful to know) How does the area or species that would be impacted relate to the



remaining populations off the Project Site? (Percentage of total area or species population, either quantitatively or qualitatively.)

- (2) Type of Impact. Would it adversely indirectly affect wildlife (light, noise, barriers to movement, etc.)? Would it remove the resource or cause an animal to abandon the area or a critical activity (e.g., nesting) in that area? Would it fragment the area's resource?
- (3) Timing. Would the impact occur at a critical time in the life cycle of an important plant or animal (e.g., breeding, nesting, or flowering periods)? Is the impact temporary or permanent? If it is temporary, how long would the resource take to recover? Would the impact be periodic, of short duration, but recur again and again?

Additionally, Santa Barbara County Environmental Thresholds and Guidelines Manual, Biological Resources Section (6.)(D.) provides the following habitat-specific impact assessment guidelines pertinent to this proposed Project analysis.

Section (6)(D.)(2.) Riparian Habitats Impact Assessment Guidelines:

- a. Description. Riparian habitat is the terrestrial or upland area adjacent to freshwater bodies, such as the banks of creeks and streams, the shores of lakes and ponds, and aquifers which emerge at the surface such as springs and seeps. A rich assemblage of wildlife series, including birds, mammals and amphibians are found in riparian habitats. In Santa Barbara County, riparian habitat occurs in and along the County's four major rivers (Santa Ynez, Santa Maria, Cuyama and Sisquoc) and in and along the County's many creeks and streams. This habitat can also occur along arroyos and barrancas, and other types of drainages throughout the County.
- *b. Riparian Impact Assessment Guidelines: The following types of project-related impacts may be considered significant:*
 - (1) Direct removal of riparian vegetation.
 - (2) Disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation.
 - (3) Intrusion within the upland edge of the riparian canopy (generally within 50 feet in urban areas, within 100 feet in rural areas, and within 200 feet of major rivers listed in the previous section), leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion.
 - (4) Disruption of a substantial amount of adjacent upland vegetation where such vegetation plays a critical role in supporting riparian-dependent wildlife species (e. g., amphibians), or where such vegetation aids in stabilizing steep slopes adjacent to the riparian corridor, which reduces erosion and sedimentation potential.
 - (5) Construction activity which disrupts critical time periods (nesting, breeding) for fish and other wildlife species.

The PEIR Cannabis Land Use Ordinance and Licensing Program articulates the following four potential impacts resulting from cannabis cultivation activities:

 Impact BIO-1. Cannabis activities could potentially have adverse effects on unique, rare, threatened, or endangered plant or wildlife species.



- Impact BIO-2. Cannabis activities could have adverse effects on habitats or sensitive natural communities.
- Impact BIO-3. Cannabis activities could have adverse effects on the movement or patterns of any native resident or migratory species.
- Impact BIO-4. Cannabis activities may conflict with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.

Article II Coastal Zoning Ordinance Section 35-144U (C.)(8) requires a Tree Protection, Habitat Protection, and Wildlife Movement Plans for projects that result in impacts listed above from the PEIR and/or removal of native trees. In addition, projects should be sited and designed to avoid environmentally sensitive habitats (ESH) and minimize impacts within ESH buffers (100 feet from edge of riparian canopy in rural areas).

Finally, Chapter 15B of the County Code, *Development Along Watercourses*, prohibits development (e.g., structures, dredging, filling, grading, paving, excavation, drilling) within 50 feet of the top of the bank of any watercourse.

4.2 PROJECT-SPECIFIC BIOLOGICAL RESOURCES IMPACT ANALYSIS

The proposed project is within the fence line of existing developed facilities with any vegetation removal and ground disturbance limited to the existing fallow orchard/ruderal/disturbed habitat areas of the Project Site. No native trees will be impacted or removed. No wetlands, riparian, or aquatic habitats occur within the proposed project footprint so no impacts on any wetland/aquatic reliant species would occur from project implementation. The Project Site is currently fenced along the existing private access road separating the project area from Arroyo Paredon Creek. As such, under existing conditions, the Project Site does not represent a movement corridor for resident or migratory wildlife. The upland developed/disturbed areas on the Project Site, as well as the agricultural/urban land uses in the surrounding vicinity does not support habitat that plays a critical role in supporting riparian dependent wildlife.

Implementation of the proposed Project would result in the conversion of up to 1.16 acres of fallow/ruderal/disturbed avocado orchard (43 senescent avocado trees) to the oaks and ground cover vegetation; approximately 1.13 acres of this area lies inside the Environmentally Sensitive Habitat (ESH) 100 foot buffer. The applicant proposes to conduct the clearing, grubbing, and excavation of the parking area between September 1st and February 1st outside the nesting season for birds. As such, the proposed project would avoid any potential impacts on nesting/breeding of resident or migratory birds, both common and special-status species.

Proposed construction and long-term operational activities have the potential to injure or kill terrestrial wildlife as a result of vehicle strikes, excavation/grading, and maintenance of the facilities. Potential indirect impacts could result from noise, vibration, lighting, or from unintended hazardous waste runoff into Arroyo Paredon Creek / trash from construction and operational uses (including vehicles and equipment). However, all these potential impacts are currently, and have historically occurred onsite as part of the existing agricultural operations. Post-project conditions would include significantly enhanced stormwater runoff protection and filtration for Arroyo Paredon Creek. No increase in noise, lighting, or



vibration towards Arroyo Paredon Creek would result from proposed activities, and as such, potential indirect impacts to the creek and wildlife utilizing the creek would not increase as a result of the project. Furthermore, the proposed native restoration have been designed to enhance the ESH buffer along the creek with the intent to further separate agricultural activities from the creek corridor.

Based on the current project design, no native trees identified in Figure 5 will require pruning or removal. Any native tree canopy that hangs over the existing fence line will be avoided during native plant installation activities. The proposed project is not proposing any long-term maintenance (including pruning) to any trees associated with Arroyo Paredon Creek. Recommended avoidance and minimization measures are provided below to ensure impacts are avoided to native trees during construction. Per county Standards, an applicant for a land use entitlement for a commercial cannabis activity that would involve pruning, damage, or removal of a native tree, shall prepare and submit to the Department a Tree Protection Plan prepared by a Department-approved arborist designed to determine whether avoidance, minimization, or compensatory measures are necessary.

As indicated in the county's comments, "Rainbow trout averaging 4-6 inches" were documented downstream from the Highway 192 bridge in 2000, based on a Stoecker et al. 2002 study. As indicated above and based on site-specific observations, the project parcel reach of Arroyo Paredon Creek would serve only as a freshwater migration corridor during periods of sufficient flows and is not expected to support rearing or spawning habitat based on lack of deep / protected pool habitat. It is also noted that per the final rule for steelhead critical habitat, this reach of Arroyo Paredon Creek is identified as not supporting spawning habitat; but does support "fair migration habitat" and "poor quality rearing habitat".

Although unlikely to occur based on the highly disturbed and historically maintained nature of the site, specialstatus amphibians or reptiles could be present in upland areas adjacent to the creek during the winter months. As such, avoidance and minimization measures have been provided to ensure direct impacts to special-status reptiles and amphibians are avoided during the construction phase.

As currently proposed, the existing avocado trees will be removed and revegetated with a carefully selected suite of native species. Project activities will result in a net biological and water quality benefit to the area as it removes agricultural disturbance and restores it to natural vegetation consistent with Arroyo Paredon Creek to the north.

Proposed maintenance activities within the basin have the potential to result in similar potential direct and indirect impacts as those described for the orchard removal. As such, recommendations have been provided in Section 5.0 below to ensure compliance with this potential County requirement.

According to Santa Barbara County Thresholds of Significance, the proposed project impacts are at an insignificant level as it is a small Project Site, impacts only avocado trees and ruderal species in a historical agricultural setting from pre-existing man-made disturbance, and project timing avoids impacts on nesting/breeding behaviors of resident and migratory birds. No impacts on Arroyo Paredon Creek riparian corridor would result from the proposed project. Therefore, all project impacts would be at a less than significant level. Further, Table 1 below summarizes the project impacts as articulated in the PEIR.



TABLE 1 – PEIR IMPACT AND MITIGATION ANALYSIS SUMMARY						
PEIR POTENTIAL IMPACTS	PROJECT IMPACTS	MITIGATION REQUIREMENT				
Impact BIO-1. Cannabis activities could potentially have adverse effects on unique, rare, threatened, or endangered plant or wildlife species.	Project implementation timing outside the nesting season for birds, and disturbance to fallow orchard, ruderal, and disturbed habitat are not anticipated to impact or have adverse effects on unique, rare, threatened, or endangered plant or wildlife species.	Construction timing and monitoring requirements as described in detail below.				
Impact BIO-2. Cannabis activities could have adverse effects on habitats or sensitive natural communities.	No native habitat(s) or sensitive natural communities will be impacted or adversely effected by the project.	No mitigation required. Project will result in NET benefit to natural communities.				
Impact BIO-3. Cannabis activities could have adverse effects on the movement or patterns of any native resident or migratory species.	The existing conditions of the Project Site being fenced fallow orchard ruderal habitat and developed uses support limited movement patterns of resident or migratory species. Post- project conditions will result in a NET benefit to potential movement patterns.	No mitigation required.				
Impact BIO-4. Cannabis activities may conflict with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.	All project activities are greater than 50 feet from the top of bank of Arroyo Paredon Creek. Although activities will encroach into the 100' ESH buffer, the project will result in a NET benefit to the ESH via replacing existing fallow avocado with native riparian and upland transition plant species.	No mitigation requires.				

5.0 **RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES**

- 1) Tailgate Education Training: To ensure all onsite workers are aware of potential specialstatus species associated with Arroyo Paredon Creek, a County-approved biologist shall provide a tailgate education training session for all onsite workers. The purpose of this training shall be to familiarize all workers with the potential biological resources occurring onsite and required avoidance and minimization measures. Penalties and procedures for non-compliance will also be reviewed. All training recipients will be required to sign-in documenting they have attended the training, and a copy of the sigh-in sheet will be provided to the County.
- 2) **Construction Monitoring:** All ground disturbance and vegetation clearing activities shall be conducted under the direct supervision of the County-approved biologist. The monitoring biologist will work with construction crews to slowly remove any debris piles or potential upland refuge habitat (by hand or gentle excavation) for special-status wildlife species.
- Post-construction Monitoring Report: A post-construction monitoring report will be provided to the County detailing any unintended impacts to native trees or other biological resources during construction and any additional mitigation measures implemented at the direction of the authorized biologist.



- 4) **Special-status Wildlife Pre-construction Surveys:** Within 48 hours of initial disturbance activities, the authorized biologist shall conduct a pre-construction survey in all upland areas of the site and within Arroyo Paredon Creek for the purposes of identifying any CRLF, two-striped garter snake, steelhead, or other special-status species that may be present within or adjacent to project activities. Special focus shall be taken in potential upland refuges such as debris piles. The County-approved monitoring biologist shall move out of harm's way any non-listed wildlife species encountered during initial ground disturbing activities to the extent feasible.
- 5) Detention Basin Maintenance: The timing of detention basin maintenance shall be limited to between September 1st to February 1st to ensure activities occur outside the nesting season for birds. If deemed to be required by the County, the applicant shall submit a Habitat Protection Plan for county review and approval at a minimum of 60 days prior to initiating any maintenance activity.

6.0 CONCLUSIONS

In conclusion, based on the findings described above establishing the existing conditions of biological resources within the project parcel and applicant proposed vegetation removal, the proposed project would not result in any substantial adverse effects on biological, botanical, wetland, or riparian habitat resources. As such, direct and indirect project impacts on biological resources would be at a less than significant level as follows:

- The small Project Site of 1.16-acres of fallow orchard habitat only impacts avocado trees and ruderal species in an historical agricultural setting from pre-existing man-made disturbance.
- Avoidance and minimization measures have been proposed to ensure no direct impacts occur to special-status species or natural communities of special concern.
- Project timing avoids impacts on nesting/breeding behaviors of resident and migratory birds.
- A NET benefit to the Arroyo Paredon Creek riparian corridor and 100-ft. ESH buffer would result from the proposed project (refer to Appendix D for details).
- The project's existing structures, proposed detention basin expansion, and new parking area are located outside of the core ESH area (i.e. the limits of the riparian canopy) associated with Arroyo Paredon Creek. All native vegetation within the ESH area will remain undisturbed.



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APPENDIX A

FIGURES

- Figure 1: Regional Location and CNDDB Occurrences Map Figure 2: USGS QUAD Map and CNDDB Occurrences Map Figure 3: Aerial Overview Figure 4: Soils Map Figure 5: Revised Habitat Map (July 2020) Figure 6: Popresentative Photographs
- Figure 6: Representative Photographs













FIGURE 6: EXISTING CONDITIONS REPRESENTATIVE PHOTOGRAPHS



FIGURE 6: EXISTING CONDITIONS REPRESENTATIVE PHOTOGRAPHS





TABLE B-1: CNDDB SPECIAL-STATUS SPECIES

Table B-1 CNDDB Recorded Occurrences (10-mile Search Radius)

Scientific Name	Common Name	Federal Status	State Status	SRank	CNPS Rank	General Habitat Requirements	Micro Habitat Requirements	Potential to Occur w/in Study Area
Birds								
								Yes (creek only;
							Nest sites mainly in riparian growths of deciduous trees, as in	outside project
Accipiter cooperii	Cooper's hawk	None	None	S4		Woodland, chiefly of open, interrupted or marginal type.	canyon bottoms on river flood-plains; also, live oaks.	footprint)
· ·		1				Sandy beaches, salt pond levees & shores of large alkali		
Charadrius alexandrinus nivosus	western snowy plover	Threatened	None, SSC	S2S3		lakes.	Needs sandy, gravelly or friable soils for nesting.	No
Coturnicops noveboracensis	yellow rail	None	None, SSC	S1S2		Summer resident in eastern Sierra Nevada in Mono County.	Freshwater marshlands.	No
						Colonial nester, with nest sites situated in protected beds of	Rookery sites situated close to foraging areas: marshes, tidal-	
Egretta thula	snowy egret	None	None	S4		dense tules.	flats, streams, wet meadows, and borders of lakes.	No
	southwestern willow						Nesting typically associated with perennial water sources	
Empidonax traillii extimus	flycatcher	Endangered	Endangered	\$1		Riparian woodlands in Southern California.	with abundance of insect prey base.	No
						Require vast expanses of open savannah, grasslands, and	Deep canyons containing clefts in the rocky walls provide	
Gymnogyps californianus	California condor	Endangered	Endangered, FP	\$1		foothill chaparral in mountain ranges of moderate altitude.	nesting sites. Forages up to 100 miles from roost/nest.	No
Laterallus jamaicensis						Inhabits freshwater marshes, wet meadows and shallow	Needs water depths of about 1 inch that do not fluctuate	
coturniculus	California black rail	None	Threatened, FP	S1		margins of saltwater marshes bordering larger bays.	during the year and dense vegetation for nesting habitat.	No
							Rookery sites located adjacent to foraging areas: lake	
Nycticorax nycticorax	black-crowned night heron	None	None	S4		Colonial nester, usually in trees, occasionally in tule patches.	margins, mud-bordered bays, marshy spots.	No
Passerculus sandwichensis						Inhabits coastal salt marshes, from Santa Barbara south		
beldingi	Belding's savannah sparrow	None	Endangered	S3		through San Diego County.	Nests in Salicornia on and about margins of tidal flats.	No
							Nests on coastal islands of small to moderate size which	
Pelecanus occidentalis							afford immunity from attack by ground-dwelling predators.	
californicus	California brown pelican	Delisted	Delisted, FP	S3		Colonial nester on coastal islands just outside the surf line.	Roosts communally.	No
						Found in salt marshes traversed by tidal sloughs, where	Requires dense growth of either pickleweed or cordgrass for	
Rallus obsoletus levipes	light-footed Ridgway's rail	Endangered	Endangered, FP	\$1		cordgrass and pickleweed are the dominant vegetation.	nesting or escape cover; feeds on molluscs and crustaceans.	No
						Colonial nester; nests primarily in riparian and other lowland	Requires vertical banks/cliffs with fine-textured/sandy soils	
Riparia riparia	bank swallow	None	Threatened	S2		habitats west of the desert.	near streams, rivers, lakes, ocean to dig nesting hole.	No
						Riparian plant associations in close proximity to water. Also	Frequently found nesting and foraging in willow shrubs and	Yes (creek only;
						nests in montane shrubbery in open conifer forests in	thickets, and in other riparian plants including cottonwoods,	outside project
Setophaga petechia	yellow warbler	None	SSC	S3S4		Cascades and Sierra Nevada.	sycamores, ash, and alders.	footprint)
							Colonial breeder on bare or sparsely vegetated, flat	
						Nests along the coast from San Francisco Bay south to	substrates: sand beaches, alkali flats, land fills, or paved	
Sternula antillarum browni	California least tern	Endangered	Endangered, FP	S2		northern Baja California.	areas.	No
						Summer resident of Southern California in low riparian in	Nests placed along margins of bushes or on twigs projecting	
Vireo bellii pusillus	least Bell's vireo	Endangered	Endangered	S2		vicinity of water or in dry river bottoms; below 2000 ft.	into pathways, usually willow, Baccharis, mesquite.	No
Amphibians						-		
							Rivers with sandy banks, willows, cottonwoods, and	
						Semi-arid regions near washes or intermittent streams,	sycamores; loose, gravelly areas of streams in drier parts of	
Anaxyrus californicus	arroyo toad	Endangered	SSC	S2S3		including valley-foothill and desert riparian, desert wash, etc.	range.	No
								Yes (creek only;
						Lowlands and foothills in or near permanent sources of deep	Requires 11-20 weeks of permanent water for larval	outside project
Rana draytonii	California red-legged frog	Threatened	SSC	S2S3		water with dense, shrubby or emergent riparian vegetation.	development. Must have access to estivation habitat.	footprint)
								Yes (creek only;
						Coastal drainages from Mendocino County to San Diego	Lives in terrestrial habitats & will migrate over 1 km to breed	outside project
Taricha torosa	Coast Range newt	None	SSC	S4		County.	in ponds, reservoirs & slow moving streams.	footprint)
Reptiles								
	northern California legless						Soil moisture is essential. They prefer soils with a high	
Anniella pulchra	lizard	None	SSC	S3		Sandy or loose loamy soils under sparse vegetation.	moisture content.	No
						Contra Costa County south to San Diego, within a variety of		
						open habitats. This element represents California records of	1	
						Anniella not yet assigned to new species within the Anniella	Variety of habitats; generally in moist, loose soil. They prefer	
Anniella spp.	California legless lizard	None	SSC	S3S4		pulchra complex.	soils with a high moisture content.	No

Table B-1 CNDDB Recorded Occurrences (10-mile Search Radius)

						A thoroughly aquatic turtle of ponds, marshes, rivers,		Yes (creek only;
						streams and irrigation ditches, usually with aquatic	Needs basking sites and suitable (sandy banks or grassy open	outside project
Emys marmorata	western pond turtle	None	SSC	S3		vegetation, below 6000 ft elevation.	fields) upland habitat up to 0.5 km from water for egg-laying.	footprint)
						Frequents a wide variety of habitats, most common in	Open areas for sunning, bushes for cover, patches of loose	
Phrynosoma blainvillii	coast horned lizard	None	SSC	S3S4		lowlands along sandy washes with scattered low bushes.	soil for burial, and abundant supply of ants and other insects.	No
							Require small mammal burrows for refuge and overwintering	
Salvadora hexalepis viraultea	coast patch-nosed snake	None	SSC	S2S3		Brushy or shrubby vegetation in coastal Southern California.	sites.	No
						Coastal California from vicinity of Salinas to porthwest Baia	Highly aquatic found in or near permanent fresh water	
Thampophis hammondii	two-striped garterspake	None	ssc	5354		California. From sea to about 7,000 ft elevation	Often along streams with rocky beds and riparian growth	No
Fich	two-striped gartershake	None	550	3334		camornia. From sea to about 7,000 it elevation.	often along streams with focky beds and fipanal growth.	NU
FISH	1	1	1	1	1			1
						Brackish water habitats along the California coast from Agua	Found in shallow lagoons and lower stream reaches, they	
						Hedionda Lagoon, San Diego County to the mouth of the	need fairly still but not stagnant water and high oxygen	
Eucyclogobius newberryi	tidewater goby	Endangered	SSC	S3		Smith River.	levels.	No
						Federal listing refers to populations from Santa Maria River		Yes (migration only
Oncorhynchus mykiss irideus pop.	steelhead - southern					south to southern extent of range (San Mateo Creek in San	Southern steelhead likely have greater physiological	/ not within
10	California DPS	Endangered	None	S1		Diego County).	tolerances to warmer water and more variable conditions.	project footprint)
Mammals	··· · · ·		<u> </u>		•			1 9 9 9 9 9 9
	1	1	1	1	1			1
						Throughout Colifornia in a wide variaty of hebitate. Most	Departs in the energy hanging from wells and exilings. Departing	
						infoughout california in a wide variety of habitats. Most	Roosts in the open, hanging from wais and cenings. Roosting	
Corynorninus townsendii	Townsend's big-eared bat	None	SSC	52		common in mesic sites.	sites limiting. Extremely sensitive to human disturbance.	NO
						Coastal scrub of Southern California from San Diego County	Moderate to dense canopies preferred. They are particularly	
Neotoma lepida intermedia	San Diego desert woodrat	None	SSC	S3S4		to San Luis Obispo County.	abundant in rock outcrops, rocky cliffs, and slopes.	No
							Need high cliffs or rocky outcrops for roosting sites. Feeds	
Nyctinomops macrotis	big free-tailed bat	None	SSC	S3		Low-lying arid areas in Southern California.	principally on large moths.	No
Invertebrates								
		[Candidate		1	Coastal California east to the Sierra-Cascade crest and south	Food plant genera include Antirrhinum, Phacelia, Clarkia,	[
Bomhus crotchii	Crotch bumble bee	None	Endangered	\$1\$2		into Mexico	Dendromecon Eschscholzia and Eriogonum	No
Bornada crocerni		i tone	Endangered	0102		Inhohits areas adjacent to non-brackish water along the	Clean dry light-colored sand in the upper zone	
						coast of California from San Francisco Bay to porthorn	Subterranean lance profer moist cand not affected by wave	
Cisindala hirtigallis arguida	condu hoosh tigor hootlo	Nana	Nene	62		Maying	sation	No
Cicinaela ninticollis graviaa	sandy beach tiger beetle	None	None	52		Mexico.		INU
						Innabitant of coastal sand dune habitat; erratically	Inhabits foredunes and sand hummocks; it burrows beneath	
						distributed from Ten Mile Creek in Mendocino County south	the sand surface and is most common beneath dune	
Coelus globosus	globose dune beetle	None	None	S1S2		to Ensenada, Mexico.	vegetation.	No
							Roosts located in wind-protected tree groves (eucalyptus,	
	monarch - California					Winter roost sites extend along the coast from northern	Monterey pine, cypress), with nectar and water sources	
Danaus plexippus pop. 1	overwintering population	None	None	S2S3		Mendocino to Baja California, Mexico.	nearby.	No
	wandering (=saltmarsh)							
Panoauina errans	skipper	None	None	S2		Southern California coastal salt marshes.	Requires moist saltgrass for larval development.	No
Plants								
Astragalus didumocarnus var	[1	1		1			
milosianus	Milos' milk votch	Nono	Nono	52	10.2	Coastal cerub	Clay soils E0.385 m	No
	WINES HINK-VELCH	None	None	32	10.2	Coastal bluff couch acostal dunce acostal couch wellow and	Ciay Suid. 50-505 III.	INU
						Coastal bluff scrub, coastal dunes, coastal scrub, valley and	Ocean blums, ridgetops, as well as alkaline low places.	
Atriplex coulteri	Coulter's saltbush	None	None	\$1\$2	1B.2	foothill grassland.	Alkaline or clay soils. 2-460 m.	No
							Dry, open coastal woodland, chaparral; on serpentine. 270-	
Calochortus fimbriatus	late-flowered mariposa-lily	None	None	S3	1B.3	Chaparral, cismontane woodland, riparian woodland.	1645 m.	No
						Meadows and seeps, chaparral, lower montane coniferous	Vernally moist places in yellow-pine forest, chaparral. 195-	
Calochortus palmeri var. palmeri	Palmer's mariposa-lily	None	None	S2	1B.2	forest.	2530 m.	No
Calystegia sepium ssp.								
binahamiae	Santa Barbara morning-glory	None	None	SX	1A	Marshes and swamps (coastal).	0-30 m.	No
Chloropyron maritimum ssp				1	1	· · · · · · · · · · · · · · · · · · ·	1	
maritimum	salt marsh hird's-beak	Endangered	Endangered	C1	1B 2	Marshes and swamps, coastal dunes	Limited to the higher zones of salt marsh habitat 0.10 m	No
Dolphinium umbrasularum	umbrolla larksour	Nono	Nono	51	10.2	Cismontano woodland, chanarrai	Morie sites 215 2075 m	No
		None	NOTE	33	10.3	Dreadloafed upland favort (marin) -horonal laway	Deeleveites, Camptimes on correction constitutes	UVI
					10.0	broauleareu upland forest (mesic), chaparrai, lower montane	RUCKY SILES. SUMETIMES ON SEPTENTINE; SOMETIMES along	
Fritiilaria ojaiensis	Ujai fritillary	None	None	53	1B.2	coniterous forest, cismontane woodland.	roadsides. 95-1140 m.	NO
Horkelia cuneata var. puberula	mesa horkelia	None	None	S1	1B.1	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.	No
							Usually found on alkaline soils in playas, sinks, and	
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	None	None	S2	1B.1	Coastal salt marshes, playas, vernal pools.	grasslands. 1-1375 m.	No

Table B-1 CNDDB Recorded Occurrences (10-mile Search Radius)

Lonicera subspicata var.								
subspicata	Santa Barbara honeysuckle	None	None	S2?	1B.2	Chaparral, cismontane woodland, coastal scrub.	5-825 m.	No
Monardella hypoleuca ssp.								
hypoleuca	white-veined monardella	None	None	S3	1B.3	Chaparral, cismontane woodland.	Dry slopes. 50-1280 m.	No
							Freshwater and brackish marshes at the margins of lakes and	1
Nasturtium gambelii	Gambel's water cress	Endangered	Threatened	S1	1B.1	Marshes and swamps.	along streams, in or just above the water level. 5-305 m.	No
							Primarily on sandstone and shale substrates; also known	
Nolina cismontana	chaparral nolina	None	None	S3	1B.2	Chaparral, coastal scrub.	from gabbro. 140-1100 m.	No
							Generally on sandy soils near the coast; sometimes on clay	
Quercus dumosa	Nuttall's scrub oak	None	None	S3	1B.1	Closed-cone coniferous forest, chaparral, coastal scrub.	loam. 15-640 m.	No
						Closed-cone coniferous forest, chaparral, coastal dunes,	Sand, diatomaceous shales, and soils derived from other	No (not observed
Scrophularia atrata	black-flowered figwort	None	None	S2?	1B.2	coastal scrub, riparian scrub.	parent material; around swales and in sand dunes. 10-445 m.	. in April 2020)
						Chaparral, lower montane coniferous forest, pinyon and		
Streptanthus campestris	southern jewelflower	None	None	S3	1B.3	juniper woodland.	Open, rocky areas. 605-2590 m.	No
Thelypteris puberula var.								
sonorensis	Sonoran maiden fern	None	None	S2	2B.2	Meadows and seeps.	Along streams, seepage areas. 60-930 m.	No
Natural Communities of Cond	:ern							
Southern Coastal Salt Marsh	Southern Coastal Salt Marsh	None	None	S2.1				No

Appendix B





REVISED DESIGN DRAWINGS / LANDSCAPE PLAN



- - TREE ROOTS.

- AS MUCH AS POSSIBLE.



TREE INVENTORY PLAN

I ree #	Species
1	Persea Americana
2	Persea Americana
3	Persea Americana
4	Persea Americana
5	Persea Americana
6	Persea Americana
7	Persea Americana
8	Persea Americana
9	Persea Americana
10	Persea Americana
11	Persea Americana
12	Persea Americana
13	Persea Americana
14	Persea Americana
15	Persea Americana
16	Persea Americana
17	Persea Americana
18	Persea Americana
19	Persea Americana
20	Persea Americana
21	Persea Americana
22	Persea Americana
23	Persea Americana
24	Persea Americana
25	Persea Americana
26	Persea Americana
27	Persea Americana
28	Persea Americana
29	Persea Americana
30	Persea Americana
31	Persea Americana
32	Persea Americana
33	Quercus agrifolia
34	Persea Americana
35	Persea Americana
36	Persea Americana
37	Persea Americana
38	Persea Americana
39	Persea Americana
40	Persea Americana
41	Persea Americana
42	Persea Americana
43	Persea Americana
44	Persea Americana
45	Persea Americana
46	Persea Americana
47	Persea Americana
48	Persea Americana
49	Persea Americana
50	Persea Americana
51	Persea Americana
52	Persea Americana
53	Persea Americana
54	Persea Americana
55	Persea Americana
56	Persea Americana
57	Persea Americana
58	Persea Americana

TREE SURVEY

Client: SLO Cultivation

TREE PROTECTION NOTES

PRIOR TO PRE-CONSTRUCTION MEETING, BEGINNING OF GRADING, AND DURING ALL GROUND DISTURBANCE AND CONSTRUCTION ACTIVITIES, TEMPORARY ORANGE PLASTIC FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES IN ORDER TO CONTROL ACCESS AND DELINEATE AREAS OF NON-DISTURBANCE. FINAL LOCATION OF FENCING TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT.

2. ANY NECESSARY PRUNING SHALL BE IN ACCORDANCE TO THE MOST CURRENT INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING STANDARDS UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

PRIOR TO BEGINNING WORK OR ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT (800) 442-4133.

REMOVAL OF WEEDS WITHIN THE DRIP LINE OF THE TREES SHALL BE DONE BY HAND OR BY USE OF A CONTACT HERBICIDE ONLY.

NO CONSTRUCTION, STORAGE OF MATERIALS, AND/OR PARKING OF VEHICLES SHALL BE PERMITTED WITHIN THE DRIP LINE OF EXISTING TREES. NO GRADING SHALL OCCUR WITHIN THE DRIP LINE OF EXISTING TREES EXCEPT AS REQUIRED WITHIN DESIGNATED AREA OF ENCROACHMENT AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST

7. IF UTILITY INSTALLATION MUST OCCUR WITHIN THE DRIP LINE OF ANY OF EXISTING TREES, THEN THE FOLLOWING PRECAUTIONS MUST BE OBSERVE AND PERFORMED UNDER THE SUPERVISION OF THE PROJECT ARBORIST:

A. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND

B. EXCAVATION IN THESE AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND.

C. ALL ROOTS LESS THAN TWO (2) INCHES IN DIAMETER, DIRECTLY IN THE PATH OF THE PIPE OR CONDUIT, SHALL BE CLEANLY CUT UNDER THE DIRECTION OF AN APPROVED ARBORIST.

D. ALL ROOTS TWO (2) INCHES AND LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE OR CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.

E. ROOTS ONE (1) INCH AND LARGER IN DIAMETER REQUIRING CUTTING SHALL BE PAINTED WITH TWO COATS OF TREE SEAL OR EQUAL. F. WHERE A DITCHING MACHINE IS RUN CLOSE TO TREES HAVING ROOTS SMALLER THAN TWO (2) INCHES IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO TREES SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH.

G. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY FOUR (24) HOURS AND WHERE NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREES SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

8. ANY DISCREPANCIES AND/ OR QUESTIONS THAT MAY ARISE ON SITE REGARDING EXISTING TREES SHALL BE REFEREED TO THE PROJECT ARBORIST.

9. ALL EXISTING SHRUBBERY AND GROUNDCOVER SHALL BE REMOVED WHERE NECESSARY FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE NOTED TO REMAIN. 10. ALL DOWNED WOOD AND UPROOTED STUMPS SHALL BE REMOVED AS PART OF THE SITE CLEAN UP. CONTRACTOR SHALL LEAVE EXISTING LEAF MULCH IN PLACE

11. TREES SHALL BE PROTECTED IN PLACE TO THE GREATEST EXTENT POSSIBLE. ALL TREES LOCATED WITHIN TWENTY FIVE (25) FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.

12. ANY PRUNING TO BE SUPERVISED BY PROJECT ARBORIST.

Date:	15-Aug-19
Rev. Date 1:	21-Apr-20
Rev Date 2	14- Jan-21



		R	ev. Date 2: 14-Jan-21_
Common Name	Canopy	Disposition	Notes
Avocado Tree	Grid	2	Remove for new detention basin
Avocado Tree	Grid	2	Remove for new detention basin
Avocado Tree	Grid	2	Remove for new detention basin
Avocado Tree	Grid	2	Remove for new detention basin
Avocado Tree	Grid	2	Remove for new detention basin
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Avocado Tree	Grid	2	Remove for new detention basin
Avocado Tree	Grid	2	Remove for new detention basin
Avocado Tree	Grid	2	Remove for new detention basin
Avocado Tree	Grid	2	Remove for new detention basin
Avocado Tree	Grid	2	Remove for new detention basin
Coast Live Oak	25' Dia.	1	DBH = 6.5"
Avocado Tree	Grid	2	Remove for new detention basin
Avocado Tree	Grid	2	Remove for new detention basin
	Grid	2	Remove for new detention basin
	Grid	2	Remove for new detention basin
	Grid	2	Remove for new detention basin
	Gria	2	Remove for new detention basin
	Gild	2	Remove for new detention basin
	Grid		
	Gild	4	
	Grid		
	Grid	1	
	Grid	1	
	Grid	1	In adjacent parcel
	Grid	1	
Avocado Tree	Grid	1	In adjacent parcel
Avocado Tree	Grid	1	In adjacent parcel
Avocado Tree	Grid	1	In adjacent parcel
Avocado Tree	Grid	1	In adjacent parcel
Avocado Tree	Grid	1	In adjacent parcel
Avocado Tree	Grid	1	In adjacent parcel
Avocado Tree	Grid	1	In adjacent parcel
Avocado Tree	Grid	1	In adjacent parcel
Avocado Tree	Grid	1	In adjacent parcel
Avocado Tree	Grid	1	In adjacent parcel

TREE INVENTORY LEGEND



NAME EXISTING TREE CANOPY

EXISTING TREE CANOPY TO BE REMOVED

TREE TRUNK

NOTE:

GRADING AND SITE DISTURBANCE SHALL REMAIN AT LEAST 6 FEET OUTSIDE OF THE EXISTING OAK'S DRIPLINE WHENEVER FEASIBLE. IF GRADING MUST ENCROACH WITHIN THAT PROTECTED AREA, ALL SUCH WORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT/ARBORIST



DESIGN C 3203 Lightning St., Ste. 201 // 3 805.349.9695 // www.p	AND FEATURES OF THE DRAWINGS ARE THE J. SMALL LANDSCAPE E REUSED, REPRODUCED, OTHER PURPOSE WITHOUT OF KEVIN J. SMALL;
SLO CULTIVATION	3889 FOOTHILI ROAD // CARPINTERIA, CALIFORNIA 93013
SHEET TITLE TREE INVENTOR PLAN OWNER Carpinteria, DATE SHEET NO.	Cresco California P.O. Box 183 California 93014 2021.10.12 21839





SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
\bigcirc	QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL A	48'' BOX	V. LOW	15
\bigcirc	T2 MAGNOLIA GRANDIFLORA 'ST. MARY' ST. MARY MAGNOLIA	PLANT PER DETAIL A	24'' BOX	MED	5
	T3 LOPHOSTEMON CONFERTUS BRISBANE BOX	PLANT PER DETAIL A	36'' BOX	MED	7
\bigodot	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	PLANT PER DETAIL A	36'' BOX	MED	3
	T5 PLATANUS RACEMOSA WESTERN SYCAMORE	PLANT PER DETAIL A REFER TO PLANT LEGEND NOTE #9	36" BOX	MED	6

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
(S1)	SI ELYMUS TRITICOIDES CREEPING WILD RYE	PLANT PER DETAIL B	1 GAL.	LOW	38
S2	S2 BACCHARIS SALICIFOLIA MULEFAT	PLANT PER DETAIL B	1 GAL.	LOW	15
S3	S3 FRANGULA CALIFORNICA COFFEE BERRY	PLANT PER DETAIL B	5 GAL.	V. LOW	26
<u>S4</u>	S4 HETEROMELES ARBUTIFOLIA TOYON	PLANT PER DETAIL B	5 GAL.	V. LOW	14
<u>(\$5)</u>	S5 MUHLENBERGIA RIGENS DEER GRASS	PLANT PER DETAIL B	5 GAL.	LOW	46
<u>S6</u>	S6 ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA	PLANT PER DETAIL B	5 GAL.	LOW	23
S7	S7 ROSA CALIFORNICA CALIFORNIA WILDROSE	PLANT PER DETAIL B REFER TO PLANT LEGEND NOTE #9	5 GAL.	LOW	23
S8	S8 SAMBUCUS NIGRA SSP. CAERULEA BLUE ELDERBERRY	PLANT PER DETAIL B REFER TO PLANT LEGEND NOTE #9	5 GAL.	LOW	13

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
 	GI CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	PLANT PER DETAIL B 36'' O.C.	4" POTS	LOW	19
	G2 CEANOTHUS GLORIOSUS 'ANCHOR BAY' ANCHOR BAY CEANOTHUS	PLANT PER DETAIL B 72'' O.C.	5 GAL.	LOW	92
	G3 ACHILLEA MILLEFOLIUM COMMON YARROW	PLANT PER DETAIL B 24'' O.C.	1 GAL.	LOW	43
	G4 NOIYO GRAVEL GRAVEL BORDER	2 FOOT WIDE BORDER SURROUNDING THE BUILDING	2"-4"	N/A	423 SQ. FT.



U S SHEET TITLE LANDSCAPE SCREENING PLAN

	L-1.2
SHEET NO	D.
	21839
DATE	2021.10.12
	Carpinteria, California 93014
	P.O. Box 183
OWNER	Cresco California



DESIGN GROUP

3203 Lightning St., Ste. 201 // Santa Maria, CA 93455 805.349.9695 // www.pleinairedg.com

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