SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/28/2015

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00134 VANDERHORST – Proposed conditional use permit to convert an existing 3,319 sf show barn into an eight-unit bed & breakfast; establish an outdoor area as a temporary event venue including incidental dry camping; and increase agriculture with irrigated pasture and vineyards. Site location is 4501 Orcutt Rd, San Luis Obispo. APN: 044-042-010

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ❑ YES (Please go on to PART II.)
- ❑ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ❑ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ❑ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____

_____

Date	Name	Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2014-00134 VANDERHORST R

CONDITIONAL USE PERMIT/

CONVERT EXISTING 3,319 SF SHOW BARN INTO 8-UNIT BED & BREAKFAST. ESTABLISH

SLOSLO/ SLOSLO

AG AR

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☐ Minor Use Permit
- ☒ Conditional Use Permit/Development Plan ☐ Plot Plan
- ☐ Curb, Gutter & Sidewalk Waiver ☐ Other ☐ Site Plan
- ☐ Surface Mining/Reclamation Plan ☐ Zoning Clearance
- ☐ Amendment to approved land use permit ☐ Variance

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Rebecca Ann Vander Horst 2012 Irrevocable Trust Daytime Phone 650-333-1142
Mailing Address 1771 La Lomita Way San Luis Obispo, CA Zip Code 93401
Email Address: tom@harmony.town

☐ Applicant Name Alan and Rebecca Vander Horst Daytime Phone 650-333-1142
Mailing Address 1771 La Lomita Way San Luis Obispo, CA Zip Code 93401
Email Address: tom@harmony.town

☒ Agent Name Oasis Associates, Inc. Daytime Phone 805-541-4509
Mailing Address 3427 Miguelito Court, San Luis Obispo, CA Zip Code 93401
Email Address: cmf@oasisassoc.com

PROPERTY INFORMATION

Total Size of Site: 161.13 acres Assessor Parcel Number(s): 044-042-010
Legal Description: portion of Lot P of Hollister Tract, Rancho de Piedra, & portion of Parcel 1, COAL97-0215, Bk 53 pg 9
Address of the project (if known): 4501 Orcutt Road, San Luis Obispo, CA
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Driveway is on westside of Orcutt Road south of Tank Farm Road

Describe current uses, existing structures, and other improvements and vegetation on the property:
Single family residence, horse barns and ag accessory structures, non-irrigated grazing, and open space

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): convert existing 3,319 SF show barn into 8-unit bed & breakfast.
Establish outdoor areas as temporary event venue including incidental dry camping. Increase ag with irrigated pasture and vineyards.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____ Date 24 April 2015

FOR STAFF USE ONLY

PRE2014-00031

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: ☐ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☒ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): n/a

Describe existing and future access to the proposed project site: one (1) existing driveway on Orcutt Road. Proposed one (1) secondary/emergency access on Orcutt Road, south of primary access

Surrounding parcel ownership: Do you own adjacent property? ☒ Yes ☐ No
If yes, what is the acreage of all property you own that surrounds the project site? 67 acres

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Open Space (in SLO City)/ Vacant South: Agriculture/ Vineyard
East: Agriculture/ Grazing, dry farming, or vacant West: Agriculture/ Vineyard

For all projects, answer the following: All existing structure to remain.
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____% Other (specify) _____
Total area of all paving and structures: _____ ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: 14 for B&B Height of tallest structure: _____
Number of trees to be removed: 23 Type: canary pine, eucalyptus f.p.
Setbacks: Front +/- 500 ft Right + 1600 ft Left + 1600 ft Back + 1600 ft

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____
☐ Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal Fire, San Luis Obispo County

For commercial/industrial projects answer the following: for Bed & Breakfast use
Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: 3,319 sq. feet

For residential projects, answer the following: n/a
Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 90 acres
   Moderate slopes of 10-30%: 38 acres
   Steep slopes over 30%: 33 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
   If yes, please describe: man-made agricultural reservoir. Drainage swale.
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
   If yes, please explain: agricultural grading only
6. Has a grading plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒* No
9. Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
   If yes, please list: _____

*Railroad is directly adjacent to subject property but over 1,600 feet from active project site.

Water Supply Information

1. What type of water supply is proposed?
   ☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
   ☐ Residential ☒ Agricultural - Explain irrigated pasture and vineyard
   ☒ Commercial/Office - Explain Bed and Breakfast/Lodging
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 760 gallons per day
4. How many service connections will be required? n/a
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: two (2) existing private wells
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
   Bacteriological? ☐ Yes ☐ No
   Chemical? ☐ Yes ☐ No
   Physical ☐ Yes ☐ No
   Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☒ Water Quality Analysis ☐ OK or ☐ Problems
   ☐ Will Serve Letter ☒ Pump Test 4 Hours 18 G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used: septic system is existing

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? +850 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☒ No
4. Has a piezometer test been completed?
   ☐ Yes ☒ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☒ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used: n/a

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
   Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: San Luis Garbage Company
3. Where is the waste disposal storage in relation to buildings? next to buildings
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: San Luis Coastal Unified School District (SLCUSD)
2. Location of nearest police station: California Highway Patrol (CHP), 4115 Broad Street, San Luis Obispo, CA 93401
3. Location of nearest fire station: Cal Fire Station 21 (at SLO Regional Airport), 4671 Broad Street, San Luis Obispo, CA 93401
4. Location of nearest public transit stop: Tank Farm at Wavertree
5. Are services (grocery/other shopping) within walking distance of the project? ☐ Yes ☒ No
   If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   Spanish Arabian horse ranch; non-irrigated grazing.
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
   If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
   If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information N/A

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☐ Yes ☐ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
   If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☐ No
    If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
    ☐ Yes ☐ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____
   Half of Islay Hill in on subject property; steep slopes and poor soil

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? ☐ Yes ☒ No
   If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
   If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: To be included with building permit application.

   *The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   Additional water storage for fire protection.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☐ Yes ☒ No
   If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Business License and possilbe County Health Department permit for Bed & Breakfast operations.

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

LEGEND

- IRRIGATED PASTURE (+/- 23 ACRES)
- VINEYARDS (+/- 20 ACRES)
- DRY CAMPING (+/- 2 ACRES)
- PROPOSED SECONDARY / EMERGENCY ACCESS
- PROPERTY LINE

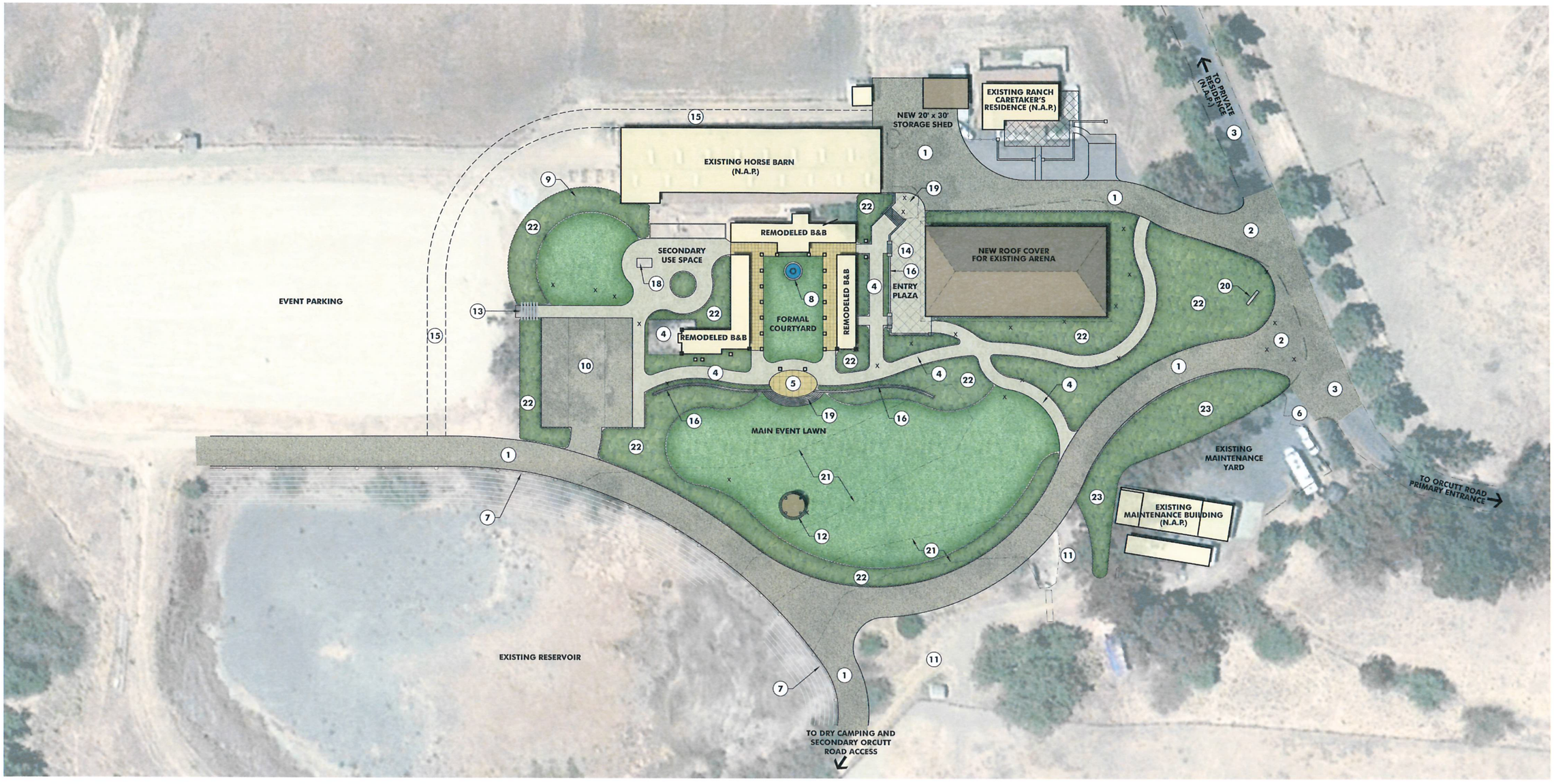
NOT TO SCALE

La Lomita Ranch ORCUTT ROAD, SAN LUIS OBISPO, CA

OVERALL MASTER PLAN

L-1
4/24/15

OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING / STRUCTURE

KEYNOTE LEGEND

1 20' WIDE ACCESS DRIVE
2 REALIGNED (E) DRIVE ENTRY
3 (E) ROAD TO REMAIN
4 CONCRETE OR D.G. PATH
5 STAGE AREA
6 MOTORIZED SWING GATE AND SECURITY FENCING
7 SAFETY FENCING ALONG (E) RESERVOIR
8 FOUNTAIN / WATER FEATURE
9 (E) ROUND PEN TO BE RELOCATED
10 B&B PARKING: (14) NEW PARKING SPACES INCLUDING 2 ACCESSIBLE SPACES
11 (E) MAINTENANCE TRAIL TO REMAIN
12 PAVILION OR GAZEBO
13 WOODEN ARBOR
14 (E) WOODEN PERGOLA TO REMAIN
15 12' WIDE ALL-WEATHER ROAD FOR TRAILER ACCESS
16 RETAINING WALL
17 X = TREE TO BE REMOVED
18 SANTA MARIA STYLE BBQ PIT
19 CONCRETE STAIRS
20 DIRECTIONAL SIGN
21 APPROX. EXTENT OF FILL AREA
22 NEW / REMODELED PLANTING AREA
23 LANDSCAPE SCREENING AREA

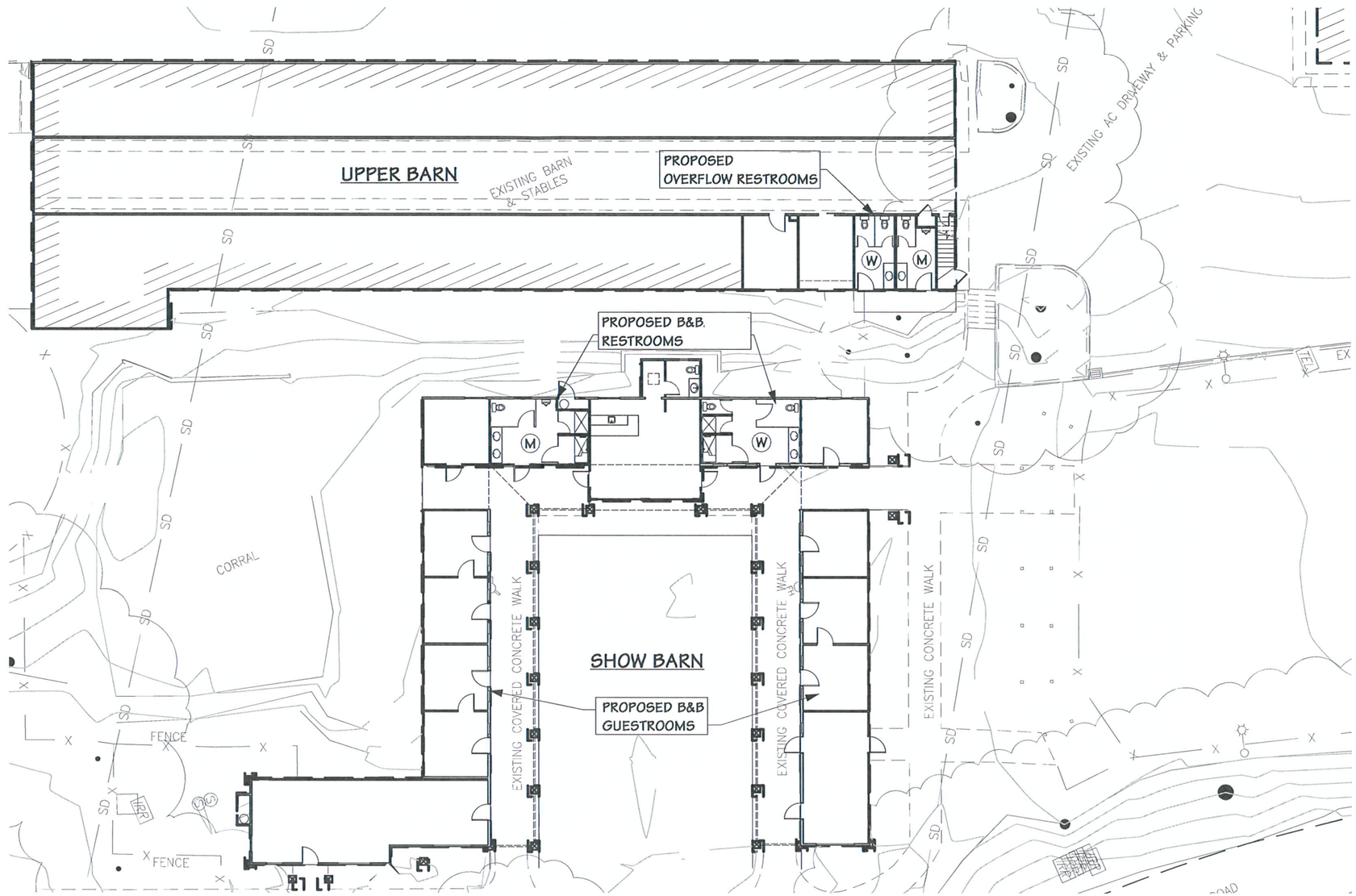
0 15' 30' 45' 60' 90'
SCALE: 1"=30'

La Lomita Ranch ORCUTT ROAD, SAN LUIS OBISPO, CA

CONCEPTUAL MASTERPLAN

L-2
4/24/15

OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING



PROPOSED BARN PLANS

LA LOMITA RANCH

2/4/15

0 20 40

STUDIO DESIGN GROUP ARCHITECTS, INC

Date: 2/4/15
File name: La Lomita 11.vwx

BARN USES

- GUEST AREAS: 1,964 S.F.
- RESTROOMS: 549 S.F.
- KITCHEN: 158 S.F.
- (E) CARETAKER: 646 S.F.

PROPOSED FLOOR PLAN - SHOW BARN BED & BREAKFAST

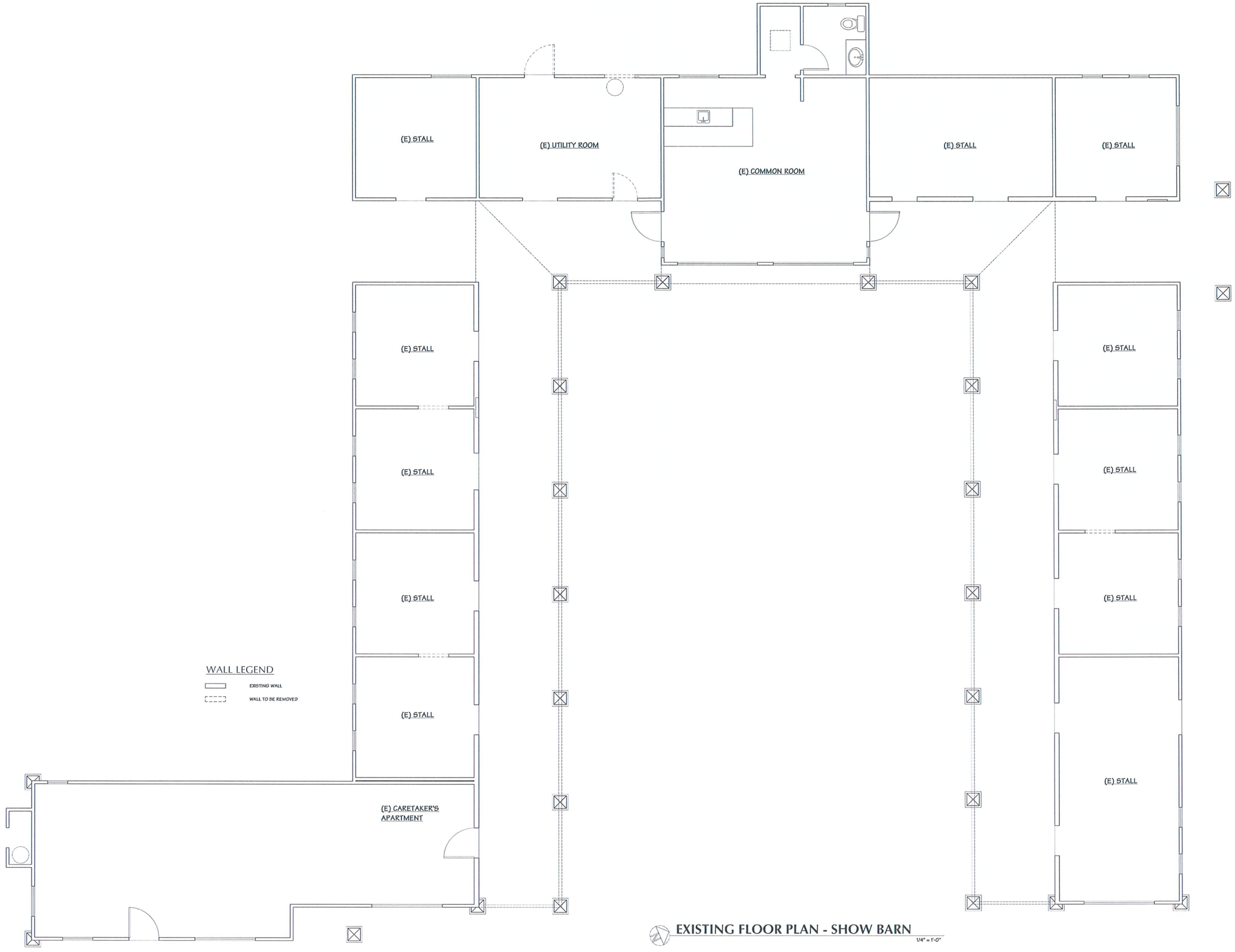
LA LOMITA RANCH

2/4/15

0 10 20

STUDIO DESIGN GROUP ARCHITECTS, INC

Date: 2/4/15
File name: La Lomita 1.1.vwx



EXISTING FLOOR PLAN - SHOW BARN

1/4" = 1'-0"

Date: 2/4/15
Time: 8:36:27 AM
File name: La Lomita 1.1.vwx

STUDIO DESIGN GROUP
ARCHITECTS, INC
762 Higuera Street, Suite 212
San Luis Obispo, CA 93401
805-541-3848
Fax: 805-541-9260
sdg@sdgarchitects.com

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La Lomita Ranch

4501 Orcutt Rd
San Luis Obispo, CA 93401

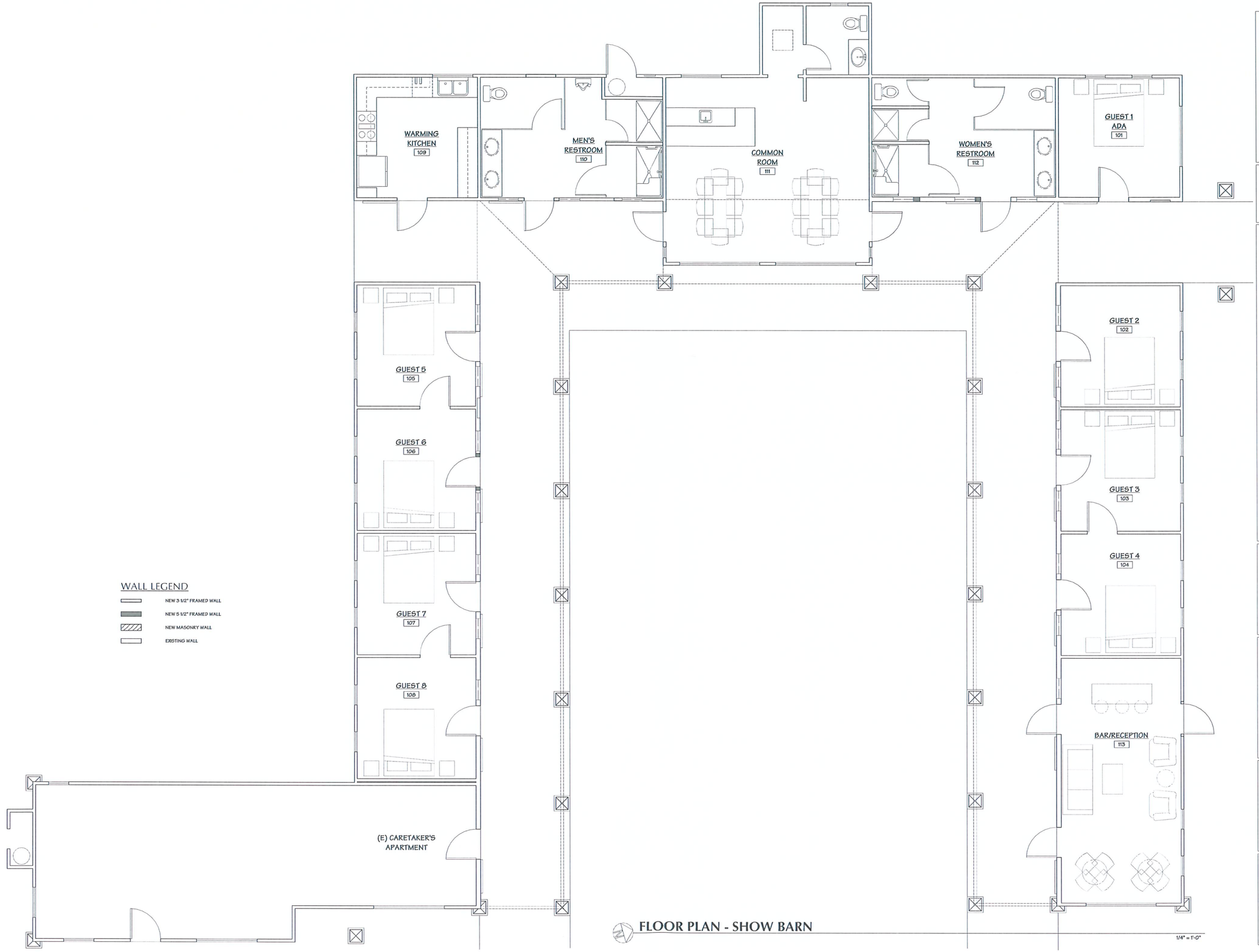
Job Number: 1475
Drawn By: AMM
Date: 10/16/2014

Sheet Contents:

EXISTING FLOOR PLAN SHOW BARN

Sheet Number:

A2.0



FLOOR PLAN - SHOW BARN

1/4" = 1'-0"

Date: 2/4/15
Time: 8:26:07 AM
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STUDIO DESIGN GROUP ARCHITECTS, INC
762 Higuera Street, Suite 212
San Luis Obispo, CA 93401
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La Lomita Ranch

4501 Orcutt Rd
San Luis Obispo, CA 93401

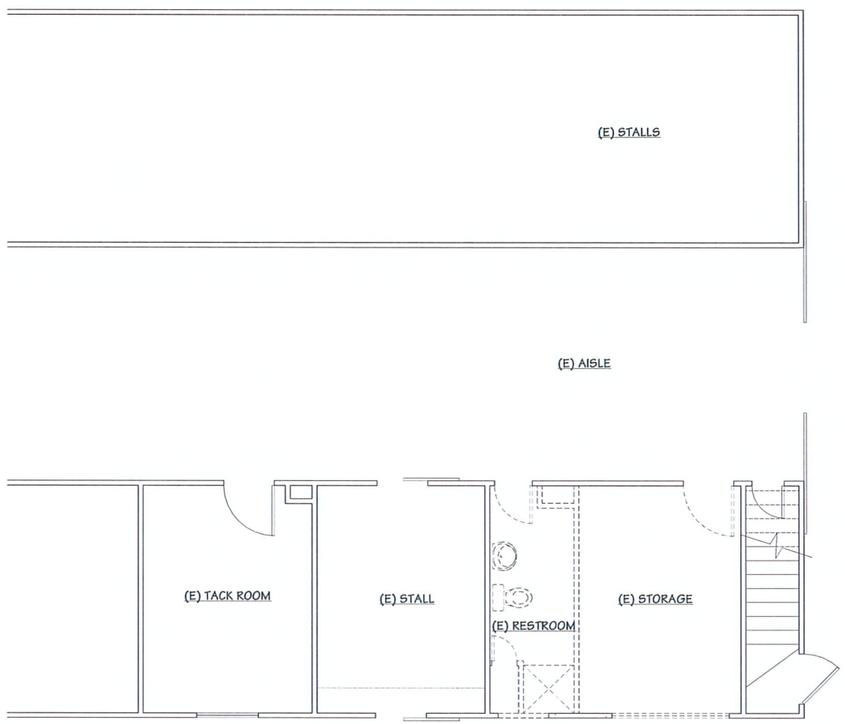
Job Number: 1475
Drawn By: AMM
Date: 10/16/2014

Sheet Contents:

FLOOR PLAN
SHOW BARN

Sheet Number:

A2.1

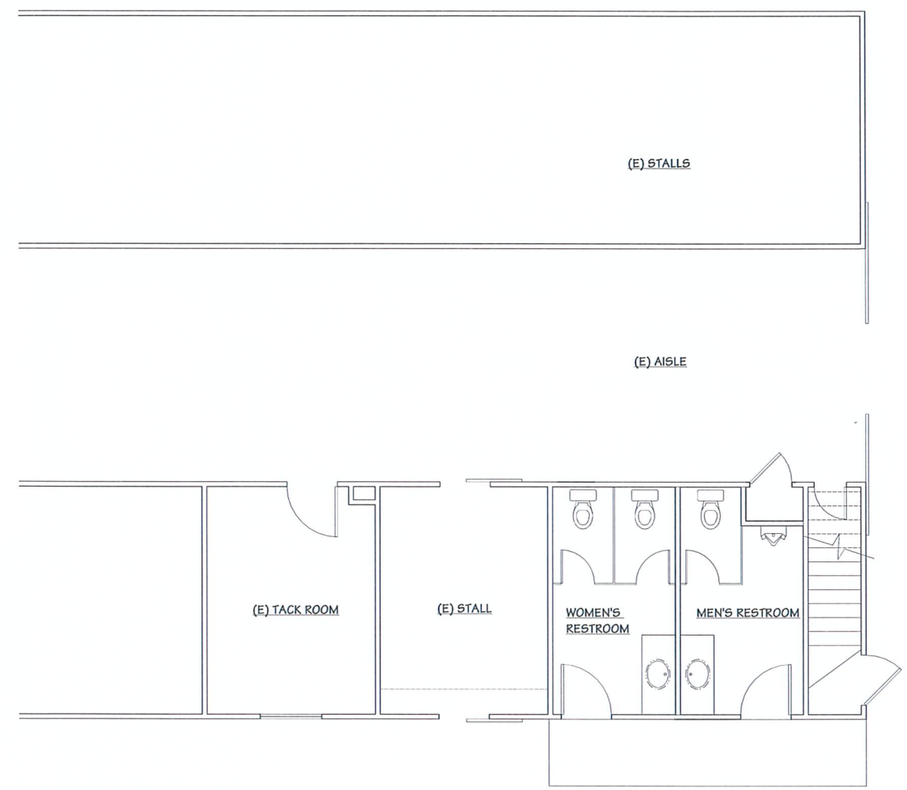


EXISTING FLOOR PLAN - UPPER BARN

1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL
- WALL TO BE REMOVED



FLOOR PLAN - UPPER BARN

1/4" = 1'-0"

WALL LEGEND

- NEW 3 1/2" FRAMED WALL
- NEW 5 1/2" FRAMED WALL
- NEW MASONRY WALL
- EXISTING WALL

Date: 2/4/15
Time: 8:58:27 AM
File name: La Lomita 1.1.vwx

STUDIO DESIGN GROUP
ARCHITECTS, INC

762 Higuera Street, Suite 212
San Luis Obispo, CA 93401

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sdg@sdgarchitects.com

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La Lomita Ranch

4501 Orcutt Rd
San Luis Obispo, CA 93401

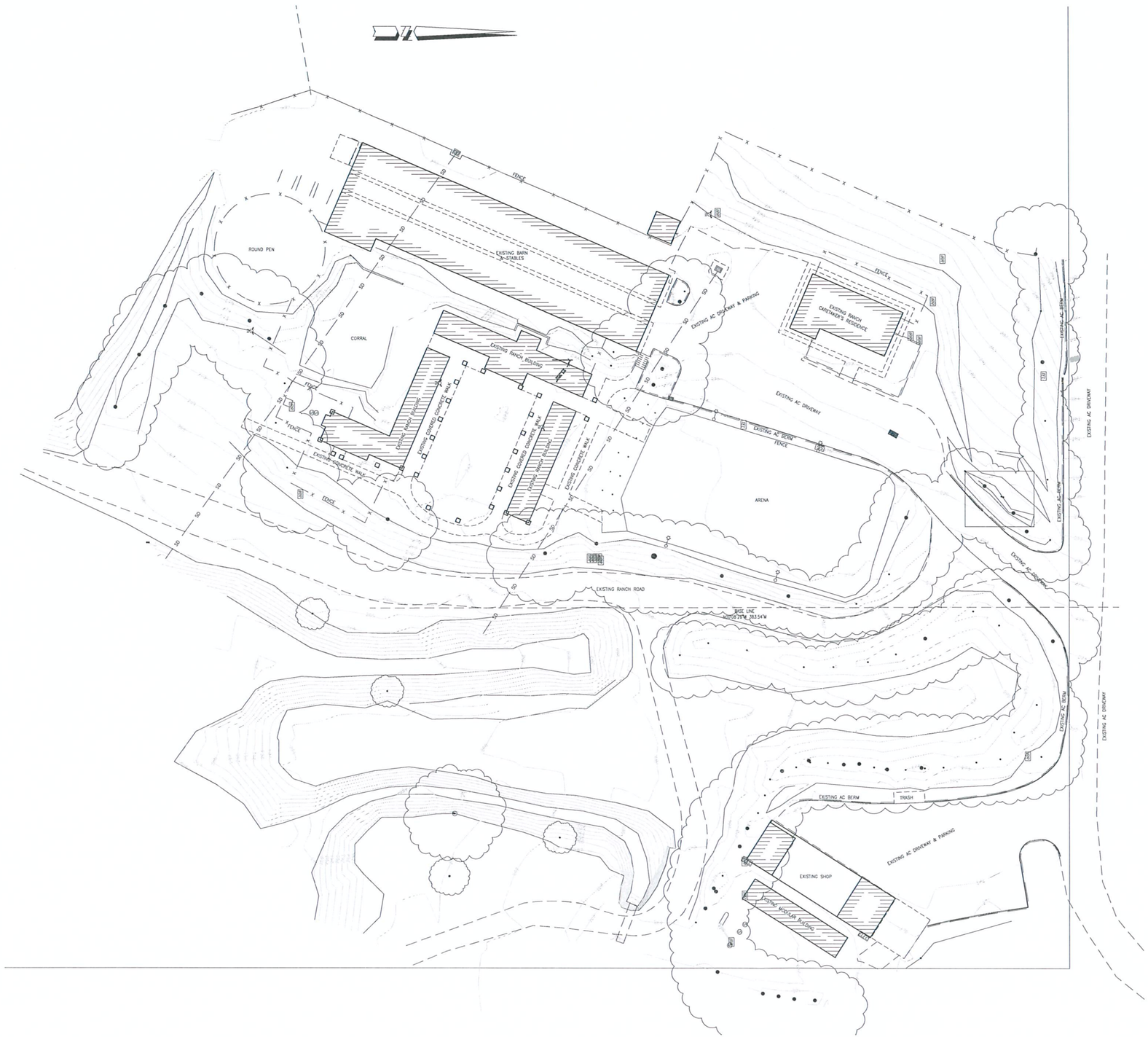
Job Number: 1475
Drawn By: AMM
Date: 10/16/2014

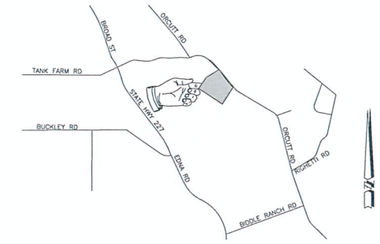
Sheet Contents:

FLOOR PLAN
UPPER BARN

Sheet Number:

A2.2





VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND:

- x —— FENCE LINE
- SS —— SEWER MAIN
- W —— WATER MAIN
- G —— GAS MAIN
- ETC —— ELEC/TELEPHONE/CABLE
- OHE —— OVERHEAD ELECTRIC
- DROP INLET AT CURB
- DROP INLET
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- RETAINING WALL
- PG&E BOX
- GAS METER
- TELEPHONE BOX
- SIGNAL BOX
- CABLE T.V. BOX
- ELECTRIC BOX
- TELEPHONE MANHOLE
- STREET LIGHT
- JP JOINT POLE
- PP POWER POLE
- GUY WIRE

ABREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	CB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FOW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON OCTOBER 6, 2014.

LICENSED LAND SURVEYOR MICHAEL B. STANTON LIC. NO. 5702 STATE OF CALIFORNIA

MICHAEL B. STANTON, PLS 5702 DATE

SURVEYOR'S NOTES:

1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.

2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTIES AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.

4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.

5. THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (I.E. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DESIGNED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL. OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

BENCH MARK:

THE BENCH MARK FOR THIS PROJECT IS A FOUND CITY OF SAN LUIS OBISPO BENCH MARK NO. 400, BEING A LEAD & TACK AT THE EOR OF THE SOUTHEASTERLY CURB OF TANK FARM RD. AND MINCETTRE ST.

ELEVATION=255.11' (NAVD88)

SITE DATA:

ADDRESS: 4501 CROUTT ROAD, SAN LUIS OBISPO

ASSESSOR'S PARCEL NO. APN 044-041-009

TOPOGRAPHIC MAP

LA LOMITA RANCH

A PORTION LOT P OF THE HOLISTER TRACT AS SHOWN ON MAP FILED IN BOOK A AT PAGE 65, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF OASIS ASSOCIATES, INC.

OCTOBER 2014 SCALE:1"=20'

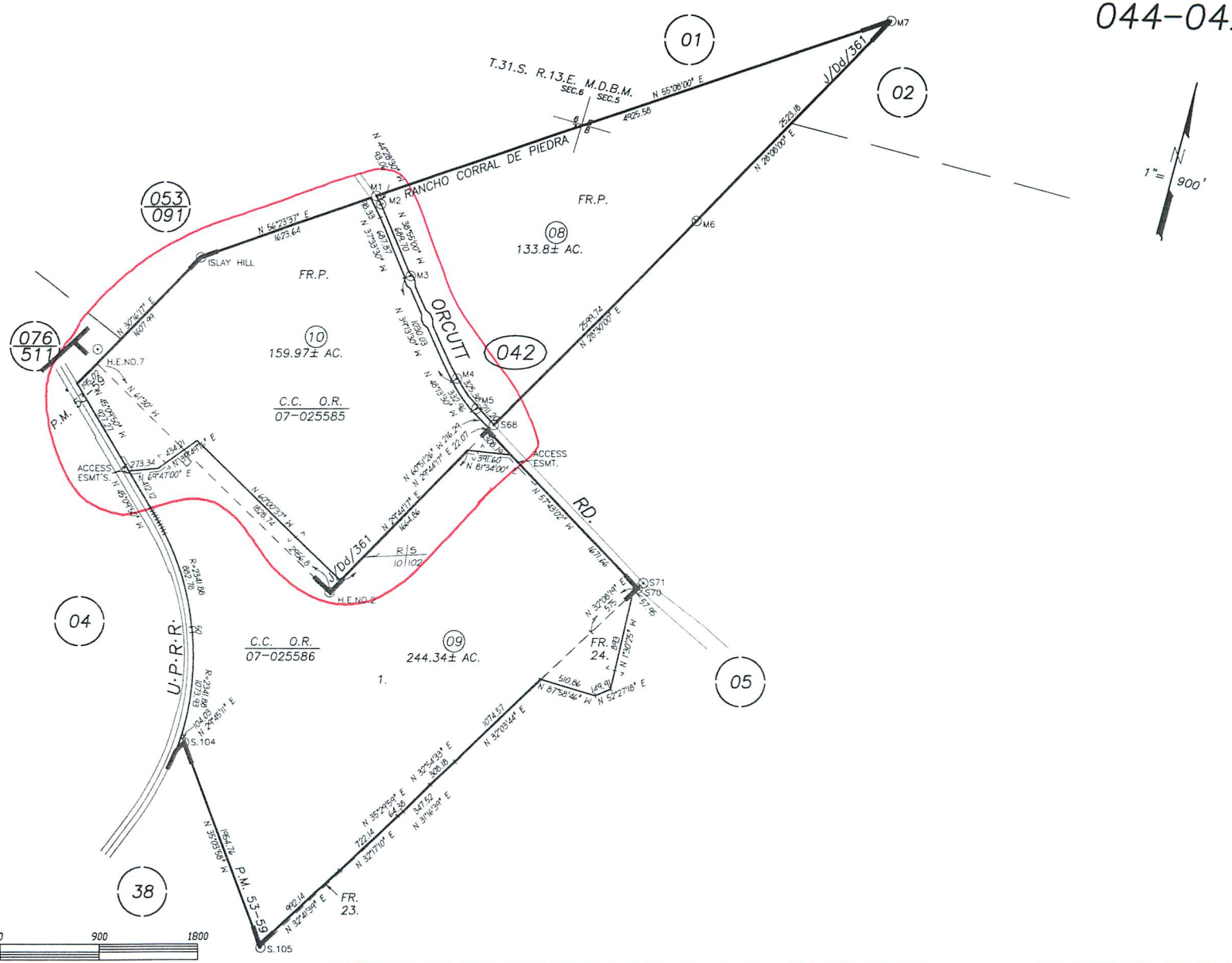
MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960

JOB No. 14-221

DATE	REVISION
-	-

044-042

044-04
044-051



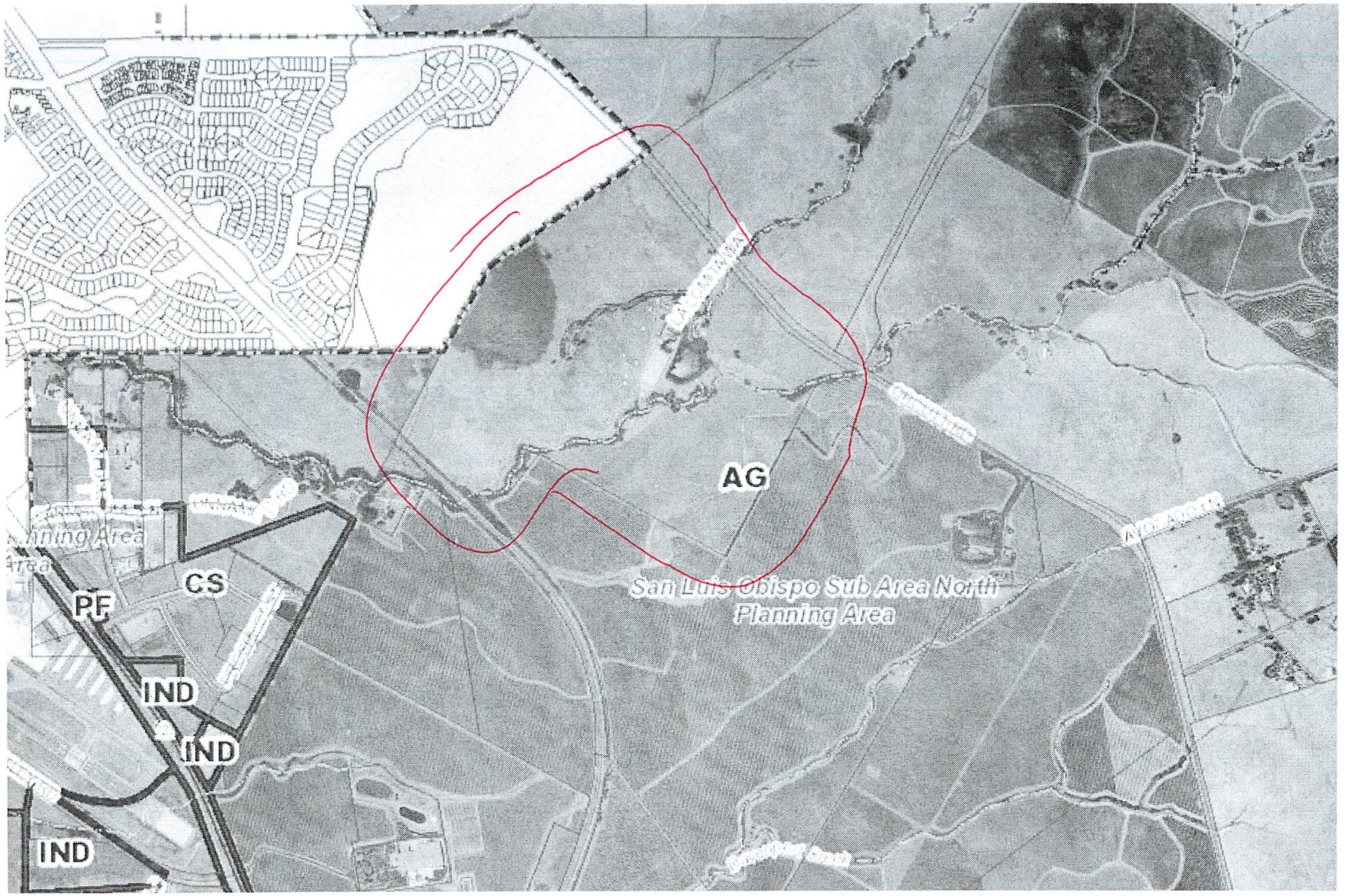
REVISIONS	
I.S.	DATE
09-117	07-23-08
NA	07-23-09
10-053	03-30-10
11-163	02-25-11

450 0 900 1800

LZ 07-23-08 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PARTITION OF THE HOLLISTER TRACT, Bk. J, Pg. 361 OF DEEDS.
RANCHO CORRAL DE PIEDRA, R.M. Bk. A , Pg. 65.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 044 PAGE 042


AG
CS
PF
IND
IND
IND
San Luis Obispo Sub Area North
Planning Area

Parcel Summary Report For Parcel # 044-042-010

4/24/2015
3:19:28PM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role	Name and Address
OWN	VANDERHORST REBECCA A 1771 LA LOMITA WY SLO CA 93401-8715
OWN	VANDERHORST REBECCA
OWN	VANDERHORST REBECCA A 2012 IRREVOCA

Address Information

Status	Address
P	04501 ORCUTT RD SLOSLO
P	01995 LA LOMITA WY SLOSLO
P	01771 LA LOMITA WY SLOSLO

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
COAL05-	089	0001	SLO Planning A	San Luis Obis	AG	AR		Y		

Parcel Information

Status	Description
Active	RHO COR DE P PTN HOLSTR T R & PM 53/59 PTN PAR 1

Notes

EMAIL REQUEST FROM RUSSELL HODIN (HODIN_INK@SBCGLOBAL.NET) TO BE NOTIFIED OF ANY APPLICATIONS FOR PROPOSED PROJECTS ON THIS PARCEL - DJH 2/27/2015.

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 04

Parcel Summary Report For Parcel # 044-042-010

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

AREA NO. 21

Case Information

Case Number:	Case Status:	
99046	FNL	Primary Parcel

Description:
SFD ADD/ALT, ADD BATH, REMODEL KIT,BATHROOMS

A9671	FNL	Primary Parcel

Description:
ADD/ALT SINGLE FAMILY DWELLING

C0858	FNL	Primary Parcel

Description:
RAISED OBSERVATION DECK - FREESTANDING

C2338	FNL	Primary Parcel

Description:
ENGINEERED GRADING FOR HORSE ARENA MICHAEL R. RATTY, RCE (ACCESS ROAD IS EXISTING)

C3133	FNL	Primary Parcel

Description:
ADD 1774 SF TO EXIST'G RES/GEO SOLUTION-J.OTTO,RCE ADD PORCH 190 SF & 520 SF TRELLIS/F.RATTY,RCE

C4228	FNL	Primary Parcel

Description:
FIRESPRINKLERS FOR ADDITION ONLY PER CDF PIPING CPVC SPRINKLERS STAR S240 & RELIABLE FF1/RES3/F2

C5112	FNL	Primary Parcel

Description:
SWIMMING POOL

COD2012-00306	CLD	Primary Parcel

Description:
CONST W/O PERMIT

DRC2014-00134	REC	Primary Parcel

Description:
CONVERT EXISTING 3,319 SF SHOW BARN INTO 8-UNIT BED & BREAKFAST. ESTABLISH OUTDOOR AREA AS TEMPORARY EVENT VENUE INCLUDING INCIDENTAL DRY CAMPING. INCREASE AG WITH IRRIGATED PASTURE AND VINEYARDS

P020828P	WIT	Primary Parcel

Description:
LANDSCAPING SERVICE

Parcel Summary Report For Parcel # 044-042-010

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

PMT2002-10373 REC Primary Parcel
Description:
ROOM ADDITION TO SFD

PMT2012-01753 FNL Primary Parcel
Description:
GRID TIED, GROUND MOUNTED PV SYSTEM.

PMT2013-00293 FNL Primary Parcel
Description:
AS BUILT REROOF SFD ***REAL TIME BILLING** - PERMIT INCLUDES STRUCTURAL UPGRADES.

PMT2014-00436 ISS Primary Parcel
Description:
SWIMMING POOL IN GROUND GUNITE 810 SF - W/HEATER/ VANISHING EDGE/ WITH PORTABLE SPA 220 OUTLET/ FIRE PIT/ OUTDOOR FIREPLACE/ RETAINING WALLS AT 3' MAX NO SURCHARGE

PMT2014-02672 ISS Primary Parcel
Description:
RETAINING WALLS (3)

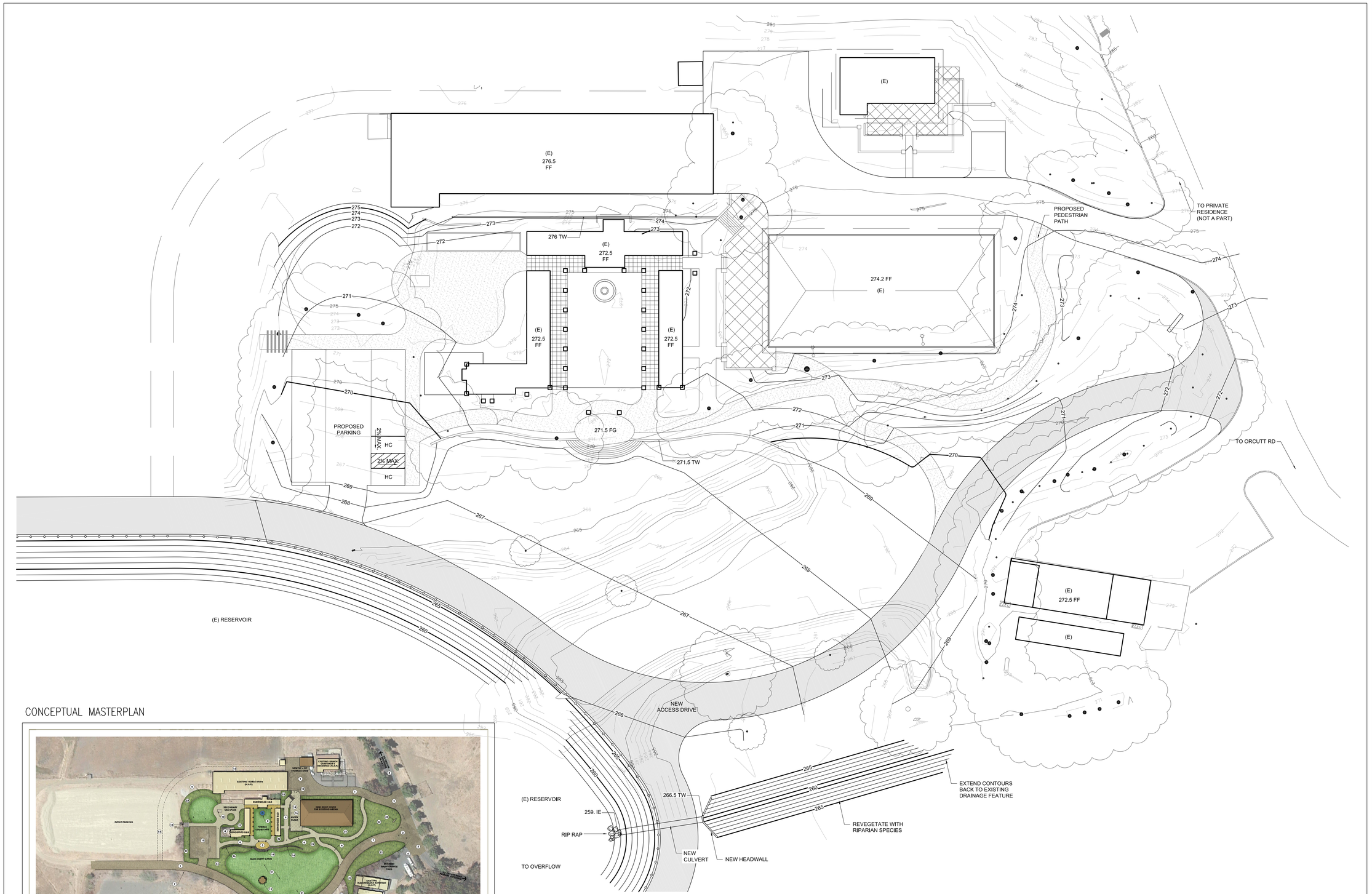
PRE2014-00031 MET Primary Parcel
Description:
REMODEL OF AN EXISTING SHOW BARN TO A BED AND BREAKFAST WITH 8 GUEST ROOMS, RELATED FACILITIED AND TEMPORARY EVENTS

SUB2003-00150 APV Primary Parcel
Description:
ROAD NAME REQUEST: LALOMITA WAY

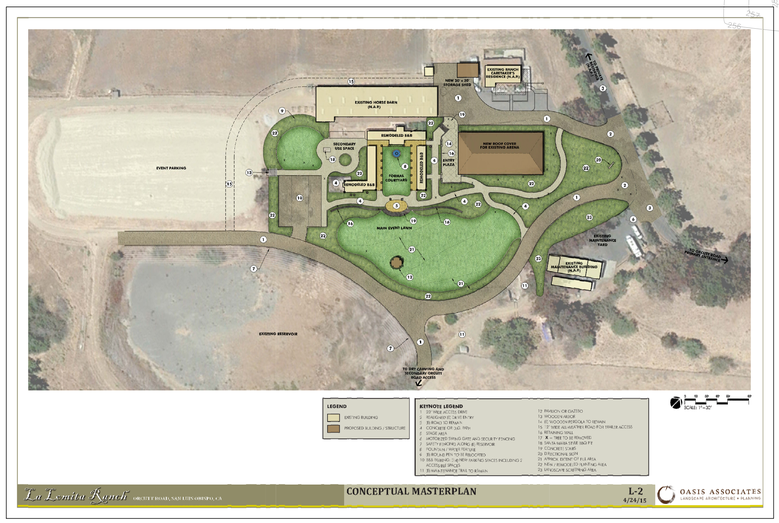
AGP2009-00017 REC Related Parcel
Description:
ALTER THE BOUNDARIES OF AN AGRICULTURAL PRESERVE, RESCIND AN EXISTING LAND CONSERVATION CONTRACT AND SIMULTANEOUSLY ENTER INTO A NEW CONTRACT TO REFLECT A LOT LINE ADJUSTMENT

G870049M WIT Related Parcel
Description:
CHANGE AG TO RURAL RESIDENTIAL

SUB2004-00295 RDD Related Parcel
Description:
LOT LINE ADJ - ADJUST LOT LINES SO THAT PARAGON VINEYARDS CAN USE CONTIGOUS LAND THIS IS ACROSS CREEK & UNUSEABLE TO CURRENT OWNER



CONCEPTUAL MASTERPLAN



GENERAL NOTES:

A. ALL EXISTING SITE AMENITIES ARE TO REMAIN UNLESS OTHERWISE NOTED. PROTECT IN PLACE.

B. THE BOUNDARY, TOPOGRAPHY, AND EXISTING UTILITY INFORMATION SHOWN ON THIS DRAWING WAS PROVIDED. ALL EXISTING CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN THE EVENT OF A CONFLICT, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY.

C. ADJUST ALL EX. UTILITY VAULTS, DRAIN INLETS, AND MANHOLES TO NEW GRADES, TYPICAL WHERE OCCURS.

D. ARCHITECT'S ESTIMATE OF GRADING CUT & FILL: 5,967 C.Y. FILL; 921 C.Y. CUT.

LEGEND:

265 / 265	EXISTING CONTOUR		NEW PEDESTRIAN PATH
265 / 265	NEW CONTOUR		NEW VEHICLE ACCESS

SCALE: 1" = 20'-0"

0' 20' 40' 60'

OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING

3427 MIGUELITO COURT
SAN LUIS OBISPO
CALIFORNIA 93401
P 805.541.4509
F 805.546-0525
RLA 2248 CLARB #907

REGISTERED LANDSCAPE ARCHITECT
Lic. No.2248
11/30/15
5/20/15
STATE OF CALIFORNIA

LANDSCAPE ARCHITECT'S SEAL

These drawings are instruments of service and are the property of Oasis Associates Inc. All designs and other information on the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of Oasis Associates, Inc.

Project:

La Lomita Ranch

ORCUTT ROAD
SAN LUIS OBISPO
CA 93401

Client:

ALAN & REBECCA VANDER HORST

SAN LUIS OBISPO, CA

Sheet Contents:

CONCEPTUAL GRADING PLAN

(PART OF THE CONDITIONAL USE PERMIT APPLICATION FOR LA LOMITA RANCH BED & BREAKFAST AND EVENT VENUE)

Date:
5/20/15

Revised:

No.	DATE	DESCRIPTION

Job No.:
13-0095

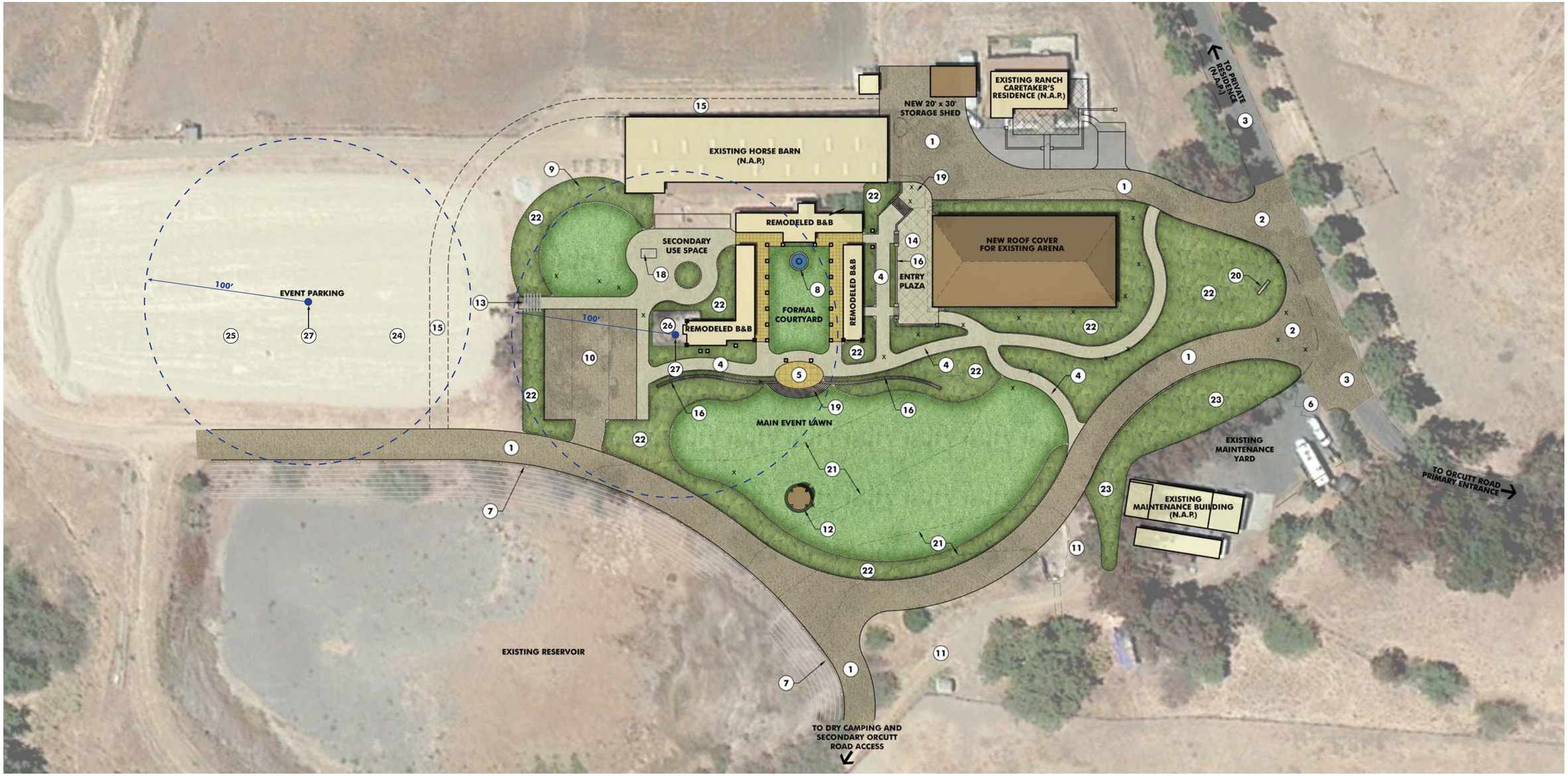
Sheet:
L-1

No. of

LEGEND

- IRRIGATED PASTURE (+/- 23 ACRES)
- VINEYARDS (+/- 20 ACRES)
- DRY CAMPING (+/- 2 ACRES)
- PROPOSED SECONDARY / EMERGENCY ACCESS
- EXISTING WATER WELL (See sheet L-2 for setback dimensions to existing/future septic system)
- PROPERTY LINE

NOT TO SCALE



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING / STRUCTURE

KEYNOTE LEGEND

1 20' WIDE ACCESS DRIVE
2 REALIGNED (E) DRIVE ENTRY
3 (E) ROAD TO REMAIN
4 CONCRETE OR D.G. PATH
5 STAGE AREA
6 MOTORIZED SWING GATE AND SECURITY FENCING
7 SAFETY FENCING ALONG (E) RESERVOIR
8 FOUNTAIN / WATER FEATURE
9 (E) ROUND PEN TO BE RELOCATED
10 B&B PARKING: (14) NEW PARKING SPACES INCLUDING 2 ACCESSIBLE SPACES
11 (E) MAINTENANCE TRAIL TO REMAIN
12 PAVILION OR GAZEBO
13 WOODEN ARBOR
14 (E) WOODEN PERGOLA TO REMAIN
15 12' WIDE ALL-WEATHER ROAD FOR TRAILER ACCESS
16 RETAINING WALL
17 **X** = TREE TO BE REMOVED
18 SANTA MARIA STYLE BBQ PIT
19 CONCRETE STAIRS
20 DIRECTIONAL SIGN
21 APPROX. EXTENT OF FILL AREA
22 NEW / REMODELED PLANTING AREA
23 LANDSCAPE SCREENING AREA
24 EXISTING LEACH FIELD
25 PROPOSED LEACH FIELD EXPANSION AREA
26 LOCATION OF EXISTINIG SEPTIC TANK
27 DISTANCE BETWEEN WELL AND WATERTIGHT SEPTIC TANK OR SUBSURFACE SEWAGE LEACHING FIELD >100 FEET.

0 15' 30' 45' 60' 90'
SCALE: 1"=30'

La Lomita Ranch ORCUTT ROAD, SAN LUIS OBISPO, CA

CONCEPTUAL MASTERPLAN

L-2
7/1/15

OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING

IMPERVIOUS AREA SUMMARY

NEW IMPERVIOUS AREA:	1,213 S.F.
EXISTING IMPERVIOUS AREA TO BE RECONSTRUCTED:	577 S.F.
TOTAL NEW AND REDEVELOPED IMPERVIOUS AREA:	1,790 S.F.

HARDSCAPE LEGEND

- EXISTING ASPHALT PAVING (577 S.F. TO BE RESCONSTRUCTED)
- PROPOSED ALL-WEATHER DRIVE (PERVIOUS) 19,360 S.F.
- EXISTING CONCRETE TO REMAIN 2,672 S.F.
- PROPOSED D.G. PATHWAYS (PERVIOUS) 10,925 S.F.
- PROPOSED CONC. PAVING (IMPERVIOUS) 1,213 S.F.

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING / STRUCTURE

KEYNOTE LEGEND

1 20' WIDE ALL-WEATHER ACCESS DRIVE (CLASS II BASE OR SIMILAR)
2 REALIGNED (E) DRIVE ENTRY
3 (E) ASPHALT ROAD TO REMAIN
4 DECOMPOSED GRANITE (D.G.) PATHWAY WITH "STABILIZER SOLUTIONS" BINDER.
5 NEW CONCRETE PAVING (STAGE AND ADA PARKING SPACES)
6 MOTORIZED SWING GATE AND SECURITY FENCING
7 SAFETY FENCING ALONG (E) RESERVOIR
8 FOUNTAIN / WATER FEATURE
9 (E) ROUND PEN TO BE RELOCATED
10 B&B PARKING: (14) NEW PARKING SPACES INCLUDING 2 ACCESSIBLE SPACES
11 (E) MAINTENANCE TRAIL TO REMAIN
12 PAVILION OR GAZEBO
13 WOODEN ARBOR
14 (E) WOODEN PERGOLA TO REMAIN
15 12' WIDE ALL-WEATHER ROAD FOR TRAILER ACCESS
16 RETAINING WALL
17 **X** = TREE TO BE REMOVED
18 SANTA MARIA STYLE BBQ PIT
19 CONCRETE STAIRS
20 DIRECTIONAL SIGN
21 APPROX. EXTENT OF FILL AREA
22 NEW / REMODELED PLANTING AREA
23 LANDSCAPE SCREENING AREA
24 EXISTING LEACH FIELD
25 PROPOSED LEACH FIELD EXPANSION AREA
26 LOCATION OF EXISTINIG SEPTIC TANK
27 DISTANCE BETWEEN WELL AND WATERTIGHT SEPTIC TANK OR SUBSURFACE SEWAGE LEACHING FIELD >100 FEET.
28 (E) CONCRETE PAVING TO REMAIN
29 NEW RECONSTRUCTED ASPHALT PAVING

0 15' 30' 45' 60' 90'
SCALE: 1"=30'

La Lomita Ranch ORCUTT ROAD, SAN LUIS OBISPO, CA

CONCEPTUAL MASTERPLAN

L-2
10/16/15

OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING

KEYNOTE LEGEND

1 EVENT LAWN- DROUGHT-RESISTANT NATIVE VARIETY OR SYNTHETIC TURF.

2 COURTYARD- DROUGHT-RESISTANT GROUND COVER LAWN SUBSTITUTE (D.G., GRAVEL, PAVERS, FLAGSTONE).

3 SECONDARY USE SPACE: DROUGHT-RESISTANT GROUND COVER LAWN SUBSTITUTE (D.G., GRAVEL, PAVERS, FLAGSTONE).

4 AREA FOR POTENTIAL ON-SITE COMPENSATORY MITIGATION FOR NON-WETLAND WATERS OF THE U.S.

5 LANDFORM BERMING WITH PLANT SCREENING.

6 ENHANCED PLANTING LAYOUT AT DIRECTIONAL SIGNAGE NODE.

PLANT LEGEND

EXISTING PINE (PINUS CANARIENSIS) TO REMAIN

EXISTING EUCALYPTUS (EUCALYPTUS SPS.) TO REMAIN

PROPOSED PEDESTRIAN-SCALE TREE (SEE LIST BELOW FOR SPECIES)

PROPOSED LARGE-SCALE TREE (SEE LIST BELOW FOR SPECIES)

PROPOSED LARGE/SCREENING SHRUB (SEE LIST BELOW FOR SPECIES)

PROPOSED MEDIUM-SIZE SHRUB (SEE LIST BELOW FOR SPECIES)

PROPOSED PEDESTRIAN-SCALE TREE (SEE LIST BELOW FOR SPECIES)

PROPOSED PEDESTRIAN-SCALE TREE (SEE LIST BELOW FOR SPECIES)

x LOCATION OF EXISTING TREE TO BE REMOVED

PROPOSED PLANT LIST

LARGE-SCALE TREES
QUERCUS AGRIFOLIA / COAST LIVE OAK
PINUS CANARIENSIS / CANARY ISLAND PINE
PLATANUS X ACERIFOLIA / LONDON PLANE
PISTACIA CHINENSIS / CHINESE PISTACHE

PEDESTRIAN-SCALE TREES
PRUNUS CERASIFERA 'THUNDERCLOUD" / PURPLE LEAF PLUM
CHITALPA TASHKENTENSIS 'PINK DAWN / CHITALPA
CERCIS OCCIDENTALIS / WESTERN REDBUD
PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE PEAR

LARGE / SCREENING SHRUBS (5-GALLON)
HETEROMELES ARBUTIFOLIA / TOYON
MYRICA CALIFORNICA / PACIFIC WAY MYRTLE
RHAMNUS ALARTERNUS / ITALIAN BUCKTHORN
CEANOTHUS SPS. / WILD LILAC
COTONEASTER LACTEUS / RED CLUSTERBERRY
DODONEA VISCOSA / PURPLE HOPSEED BUSH

MEDIUM-SIZE SHRUBS (5-GALLON)
ABELIA GRANDILORA 'EDWARD GOUCHER / SHINY ABELIA
ARBUTUS UNEDO 'COMPACTA' / STRAWBERRY TREE
ARCTOSTAPHYLOS SPS. / MANZANITA

MEDIUM-SIZE SHRUBS (5-GALLON)
CISTUS SPS. / ROCKROSE
EUONYMUS JAPONICUS 'SILVER KING' / VARIEGATED EUONYMUS
LEPTOSPERMUM SCOPARIUM / NEW ZEALAND TEA TREE
LEUCODENDRON 'SAFARI SUNSET' / SAFARI CONEBUSH
LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET
MYRICA CALIFORNICA / AFRICAN BOXWOOD
MYRTUS COMMUNIS 'COMPACTA' / TRUE MYRTLE
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE
RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / UPRIGHT ROSEMARY
SALVIA SPS. / SAGE

PERENNIALS / ACCENTS (1 OR 5-GALLON)
AGAVE SPS. / AGAVE
ANIGOZANTHOS CLTVS. / KANGAROO PAW
ACHILLEA 'MOONSHINE' / YARROW
CORDYLINE 'RED STAR' / CABBAGE PALM
EUPHORBIA CHARACIAS CLTVS. / MEDITERRANEAN SPURGE
FESTUCA 'SISKIYOPU BLUE' / BLUE FESCUE
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
MUHLENBERGIA RIGENS / DEER GRASS
PENSTEMON SPS. / PENSTEMON
PHORMIUM SPS. / NEW ZEALAND FLAX
SALVIA SPS. / SALVIA

GROUNDCOVER (1-GALLON)
BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BRUSH
COTONEASTER DAMNERI 'LOWFAST' / BEARBERRY COTONEASTER
ROSMARINUS OFFICINALIS 'PROSTRATA' / TRAILING ROSEMARY
CEANOTHUS GRISEUS 'YANKEE POINT' / CARMEL CEANOTHUS

DRAINAGE CHANNEL (1-GALLON)
CAREX SPS. / SEDGE
JUNCUS EFFUSUS / CA. GREY RUSH
LEYMUS CONDENSATUS / WILD RYE
CHONDROPETALUM TECTORUM / CAPE RUSH
RIBIES VIBURNIFOLIUM / EVERGREEN CURRANT

0 15' 30' 45' 60' 90'
SCALE: 1"=30'

PLANT LEGEND
(SEE PROPOSED PLANT LIST FOR SPECIES)

- EXISTING PINE (PINUS CANARIENSIS) TO REMAIN
- EXISTING EUCALYPTUS (EUCALYPTUS SPS.) TO REMAIN
- PROPOSED PEDESTRIAN-SCALE TREE
- PROPOSED LARGE-SCALE TREE
- PROPOSED LARGE/SCREENING SHRUB
- PROPOSED MEDIUM-SIZE SHRUB
- PROPOSED PERENNIALS / ACCENTS
- PROPOSED RIPARIAN MITIGATION PLANTS
- X LOCATION OF EXISTING TREE TO BE REMOVED

PROPOSED PLANT LIST

LARGE-SCALE TREES
QUERCUS AGRIFOLIA / COAST LIVE OAK
PINUS CANARIENSIS / CANARY ISLAND PINE
PLATANUS X ACERIFOLIA / LONDON PLANE
PISTACIA CHINENSIS / CHINESE PISTACHE

PEDESTRIAN-SCALE TREES
PRUNUS CERASIFERA 'THUNDERCLOUD' / PURPLE LEAF PLUM
CHITALPA TASHKENTENSIS 'PINK DAWN / CHITALPA
CERCIS OCCIDENTALIS / WESTERN REDBUD
PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE PEAR

LARGE / SCREENING SHRUBS (5-GALLON)
ARBUTUS UNEDO 'COMPACTA' / STRAWBERRY TREE
HETEROMELES ARBUTIFOLIA / TOYON
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE
RHAMNUS ALARTERNUS / ITALIAN BUCKTHORN
CEANOTHUS SPS. / WILD LILAC
COTONEASTER LACTEUS / RED CLUSTERBERRY
DODONEA VISCOSA / PURPLE HOPSEED BUSH

GROUNDCOVER (1-GALLON)
BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BRUSH
COTONEASTER DAMNERI 'LOWFAST' / BEARBERRY COTONEASTER
ROSMARINUS OFFICINALIS 'PROSTRATA' / TRAILING ROSEMARY

MEDIUM-SIZE SHRUBS (5-GALLON)
ABELIA GRANDILORA 'EDWARD GOUCHER / SHINY ABELIA
ARCTOSTAPHYLOS SPS. / MANZANITA
CISTUS SPS. / ROCKROSE
EUONYMUS JAPONICUS 'SILVER KING' / VARIEGATED EUONYMUS
LEPTOSPERMUM SCOPARIUM / NEW ZEALAND TEA TREE
LEUCODENDRON 'SAFARI SUNSET' / SAFARI CONEBUSH
LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET
MYRICA CALIFORNICA / AFRICAN BOXWOOD
MYRTUS COMMUNIS 'COMPACTA' / TRUE MYRTLE
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE
RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / UPRIGHT ROSEMARY

PERENNIALS / ACCENTS (1 OR 5-GALLON)
AGAVE SPS. / AGAVE
ANIGOZANTHOS CLTVS. / KANGAROO PAW
ACHILLEA 'MOONSHINE' / YARROW
CORDYLINE 'RED STAR' / CABBAGE PALM
EUPHORBIA CHARACIAS CLTVS. / MEDITERRANEAN SPURGE
FESTUCA 'SISKIYOPU BLUE' / BLUE FESCUE
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
MUHLENBERGIA RIGENS / DEER GRASS
PENSTEMON SPS. / PENSTEMON
PHORMIUM SPS. / NEW ZEALAND FLAX
SALVIA SPS. / SALVIA

4 RIPARIAN MITIGATION (5 GALLON TREES, 1-GALLON SHRUBS)
ACER MACROPHYLLUM / BIG LEAF MAPLE
ERIOGONUM FASCICULATUM / CA. BUCKWHEAT
HETEROMELES ARBUTIFOLIA / TOYON
JUGLANS CALIFORNICA / CALIFORNIA WALNUT
MUHLENBERGIA RIGENS / DEER GRASS
PLATANUS RACEMOSA / CA. SYCAMORE
QUERCUS AGRIFOLIA / COAST LIVE OAK
RHAMNUS CALIFORNICA / COFFEEBERRY
ROSA CALIFORNICA / CA. ROSE
RUBUS URSINUS / PACIFIC BLACKBERRY
SALIX LASIOLEPIS /ARROYO WILLOW
SALVIA MELLIFERA / BLACK SAGE
UMBELLULARIA CALIFORNICA / BAY LAUREL

La Lomita Ranch ORCUTT ROAD, SAN LUIS OBISPO, CA

CONCEPTUAL PLANTING PLAN

L-3
10/16/15

OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING

LA LOMITA RANCH PROJECT

BIOLOGICAL & WETLAND RESOURCES ASSESSMENT

June 30, 2015

Prepared for:

ALAN AND REBECCA VANDER HORST
LA LOMITA RANCH
&
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APN: 044-041-009

June 30, 2015

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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 as Principal-In-Charge I was present on sufficient site visits associated with this report to confirm the accuracy of data collection by Sage Institute Biologists.

June 30, 2015

Jason Kirschenstein, Principal Biologist — Date

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LA LOMITA RANCH PROJECT
BIOLOGICAL AND WETLAND RESOURCES ASSESSMENT

1.0 EXECUTIVE SUMMARY

The La Lomita Ranch Project (Project) is located south of Islay Hill and adjacent to the San Luis Obispo city limit. The proposed project includes the development of hospitality and event facilities within approximately 21 acres of the existing developed portion of the La Lomita Ranch 161 acre property. The project area includes existing ranch buildings, roads, pastures, stables, arenas, and an existing man-made reservoir. A small area of the existing jurisdictional reservoir and associated ephemeral drainage will be filled to accommodate the proposed event area and secondary access road. Special-status plant and wildlife species are not expected to occur within the project area. Potential proposed project impacts would be limited to nesting birds and fill of non-wetland waters of the U.S./State associated with the man-made reservoir. Mitigation measures are proposed to avoid and minimize impacts to biological resources, to provide for regulatory compliance for fill of non-wetland waters of the U.S./State, and to ensure impacts are fully mitigated pursuant to California Environmental Quality Act (CEQA) and other regulatory requirements.

2.0 INTRODUCTION AND PURPOSE

Sage Institute, Inc. (SII) has completed this biological and wetland resources assessment (SII BA) to describe and map the existing conditions within the approximately 21-acre La Lomita Ranch project area. The proposed project includes the existing equestrian facility and development of hospitality and event facilities within the existing ranch property and a secondary access road through an active non-native annual grassland pasture. The purpose of this biological and wetland resources assessment is to document existing conditions of the proposed project site and to evaluate the potential for any direct or indirect potentially significant impacts on biological or wetland resources or adverse effects on any rare, threatened, or endangered plant or wildlife species (special-status species). This report is intended to support the environmental review documentation process for the County of San Luis Obispo and regulatory compliance jurisdictional permitting.

2.1 PROJECT LOCATION

The proposed Project site is located on Orcutt Road in San Luis Obispo County approximately 0.7 mile southeast from the Tank Farm Road and Orcutt Road intersection just outside the San Luis Obispo city limits. Figure 1 and Figure 2 in Appendix A provide regional topographic map and aerial photograph vicinity location map respectively.

2.2 PROJECT DESCRIPTION

The 161 acre La Lomita Ranch property is located south of Islay Hill and adjacent to the San Luis Obispo city limit. The surrounding properties are in the County zoned in agriculture, both in zoning designation and active use. The property is developed with an existing residence, agricultural buildings, and existing man-made agricultural water reservoir near the existing reach compound. There are several existing

agricultural and maintenance buildings that are proposed to remain "as-is" and are not a part of the project description. Ornamental landscaping and trees (no native oaks) line the driveway and surround the existing structures.

The proposed 21-acre project area includes the development of hospitality and event facilities within the existing developed La Lomita Ranch compound. A main event area and secondary access road would require the fill of a portion of the existing reservoir and realignment of a small reach of ephemeral drainage. A secondary access road to Orcutt Road would be constructed through an existing non-native annual grassland horse pasture.

3.0 EXISTING CONDITIONS

The proposed project area includes the developed ranch complex that includes existing barns, stables, arenas, buildings, a residence, and fenced livestock paddocks and annual grassland pastures. Two ephemeral drainages enter the property from east of Orcutt Road and join together before being channeled into the existing reservoir. The reservoir has a spillway to an unnamed tributary to the East Fork San Luis Obispo Creek that supports a mature riparian tree canopy. The reservoir has not been filled with water over the past several years, and has a sparse cover of non-native annual grassland plant species.

Soils onsite are mapped by the Natural Resources Conservation Service (NRCS) as Los Osos-Diablo complex and Salinas silty clay loam as shown on the soils map included as Figure 3. Given the existing ranch development and constructed reservoir, soil conditions within the project areas likely no longer support a natural soil profile. The soil profile in the pastures within the property likely have not been altered significantly and would meet the following descriptions with the extent shown on Figure 3.

Los Osos Loam, 30-50% Slopes – This is a moderately deep and well drained soil with slow permeability on steep slopes formed from weathered sandstone or shale. Typical profile is loam surface material to 14 inches with clay loam and sandy loam below to 39 inches over fractured sandstone.

Los Osos-Diablo Complex 5-9% slopes and 9-15% slopes – The Los Osos soil is characterized by a moderately deep and well drained soil with slow permeability formed from weathered sandstone or shale. Typical profile is loam surface material to 14 inches with clay loam and sandy loam below to 39 inches over fractured sandstone. The Diablo soil is a deep and well drained soil with slow permeability formed from weathered sandstone, shale or mudstone. Typical surface layer is clay to about 58 inches.

Salinas Silty Clay Loam, 0-2% slopes – The Salinas silty clay loam soil is characterized by a very deep and well drained soil with moderately slow permeability formed from alluvium weathered from sedimentary rocks. Typical profile is a silty clay loam to 29 inches with stratified layers of fine sandy loam to 60 inches.

4.0 METHODS

SII conducted a review of available background information including the proposed project information, available aerial photographs dating back to 2002, NRCS Soils Survey information, and a search and review of the current California Natural Diversity Data Base (CNDDB, June 2015) within an approximate five-mile search radius of the proposed project site (Figures 5 and 6). The five-mile radius was used as opposed to

the typical 10-mile search radius that would have included areas well outside of the area not relevant to this study – in either the urbanized City of San Luis Obispo, or mountain and coastal areas. The CNDDB provided a list with mapped locations of special-status plant and wildlife species, as well as natural communities of special concern that have been recorded within the region of the project site. The CNDDB records helped focus the field survey efforts and evaluation of potential project effects on specific species or habitats, but are not intended to be definitive in terms of presence/absence of special-status biological resources.

SII Principal Biologist Jason Kirschenstein and Principal Ecologist David Wolff conducted field reconnaissance surveys of the proposed project site on June 19, 2015. The survey was conducted between 1000 and 1230 hours under 73^0F temperatures with clear skies and steady winds gusting upwards of 20mph. The purpose of the field surveys was to document existing conditions within the project site in terms of habitat for plants and wildlife species, and the potential to support jurisdictional wetlands, riparian habitats, and/or waters of the U.S./State. Plant and wildlife species observed in the field were recorded. The study area habitat types were described by the aggregation of plants and wildlife based on the existing land use, and the composition and structure of the dominant vegetation observed at the time the field reconnaissance was conducted.

The routine and problem areas methodology detailed in the 1987 *U.S. Army Corps of Engineers Wetland Delineation Manual* (Corps Manual) were used as the basis to delineate waters of the U.S. including wetlands on the site. The basis of determining and recording indicators for hydrophytic vegetation, hydric soils, and wetland hydrology was the 2008 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (Arid West Supplement). Both the Corps Manual (Section G – Problem Areas) and Arid West Supplement (Chapter 5 – Difficult Wetland Situations in the Arid West) were used for the determination and evaluation of normal circumstances, atypical situations, and problem area wetlands as needed. Field observations data were collected on vegetation, soils, and hydrology at the project site for recording on the Arid West Data Observation Form at four data observations points as shown on Figure JD-1 in Appendix A. Plant species wetland indicator status was based on the U.S. Army Corps of Engineers, State of California 2014 Wetland Plant List. The Ordinary High Water Mark (OHWM) and top of bank of the ephemeral drainage and reservoir "fingers" were field surveyed with hand held GPS unit and mapped as shown on Figures JD-1 in Appendix A.

SII Principal Biologist Jason Kirschenstein reviewed the available background information, conducted field surveys, and is the primary author and principal in charge of report preparation. SII Wetland Specialist David Wolff was principal in charge of the jurisdictional determination. 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 over the project site, as described above.

5.0 RESULTS

5.1 PLANT COMMUNITIES

The plant communities within the study area are generally described by the assemblages of observed plant species that occur together in the same area forming habitat types. Plant community descriptions are generally based on *A Manual of California Vegetation, 2nd Edition* (Sawyer et al. 2009). Plant names used in this report follow *The Jepson Manual, Vascular Plants of California, Second Edition Thoroughly Revised and Expanded* (Baldwin et al. 2012). The following describes the plant communities and habitat

characteristics observed within the study area. The project site supports two distinct plant communities along with developed/disturbed areas as follows: 1) disturbed non-native annual grassland; 2) sycamore/willow riparian habitat; and 3) developed ranch complex with buildings, ornamental landscaping, and rows of non-native ornamental trees. Figure 4 provides a habitat map and Figure 6 provides a set of representative photographs of the existing conditions of the study area. All plant species observed during the SII field surveys are included in the text below.

DISTURBED NON-NATIVE ANNUAL GRASSLAND – The disturbed annual grassland habitat, is dominated by non-native annual grasses and herbaceous broadleaf plant species. Disturbed non-native annual grassland habitat occurs as the dominant habitat type in the undeveloped portions of the project area including the ephemeral drainage, reservoir, and pastures. The disturbed annual grassland within the study area was observed to be very low in species diversity and included wild oats (*Avena barbata*), rip gut brome (*Bromus diandrus*), red brome (*Bromus rubens*), filaree (*Erodium sp.*), wild radish (*Raphanus sativus*), shortpod mustard (*Hirschfeldia incana*), mayweed (*Anthemis cotula*), Italian thistle (*Carduus pycnocepalus*), bristly ox-tongue (*Helminthotheca echioides*), prickly lettuce (*Lactuca serriola*), English plantain (*Plantago lanceolata*), and fennel (*Foeniculum vulgare*). The reservoir bottom had a sparse cover of non-native grassland species along with scattered patches of more moisture seeking plants including smartweed (*Polygonum* sp.), rabbits foot grass (*Polypogon monspeliensis*), and harding grass (*Phalaris aquatica*); none of which were in sufficient cover to constitute a wetland. Four small coast live oak trees and a small multi-trunk willow are scattered around the reservoir, along with one large sycamore (*Platanus racemosa*) on the south bank of the ephemeral drainage channel near the culvert that flows into the reservoir.

SYCAMORE / ARROYO WILLOW RIPARIAN WOODLAND – The unnamed tributary to the East Fork San Luis Obispo Creek supported a mature stand of sycamore and arroyo willow trees (*Salix lasiolepis*). This riparian area is not within any project area, but is downstream of the reservoir spillway.

DEVELOPED/LANDSCAPING – The developed ranch complex is mostly buildings, paved and unpaved roads and parking, with vegetation being mostly attributed to rows of non-native landscape pines and eucalyptus trees.

5.2 WILDLIFE

The mosaic of remnant patches of ruderal grassland and developed and landscaped areas on and around the project area can provide habitat for a variety of wildlife species that have become adapted to the developed environment such as raccoons, opossums, ground squirrels, gophers, and other common rodents, and reptiles. Even in developed areas, drainage corridors and trees can provide high quality habitat for a variety of wildlife species that have become adapted to the urban environment, but in particular to resident and migratory birds. Given that the site is surrounded by grassland and agriculture, other wildlife use is likely with generally low wildlife values attributed to this developed ranch complex.

5.3 WATERS OF THE U.S./STATE – JURISDICTIONAL DETERMINATION

The ephemeral drainages that enter the property from watershed to the east of Orcutt Road exhibit an Ordinary High Water Mark (OHWM), a bed, bank, and a channel that is evidence of water flow. These two drainages join together about halfway down the ranch driveway then flow to the existing reservoir. A spillway and channel on the southeast corner of the reservoir lead to the unnamed tributary of the East

Fork of San Luis Obispo Creek. Given the evidence of an OHWM and connection to downstream tributaries leading to the Pacific Ocean, the drainages and reservoir represent jurisdictional non-wetland waters of the U.S., subject to U.S. Army Corps of Engineers (Corps) Clean Water Act regulations, and would be considered waters of the State by the California Department of Fish and Wildlife (CDFW) subject to Fish and Game Code Section 1600 et. seq. (Streambed Alteration Agreements) regulations.

Four wetland determination data observation points were established within the ephemeral drainage and the reservoir within the project area. No wetland habitat meeting the three wetland parameters (vegetation, soils, and hydrology) were observed within the project area during the wetland determination field survey. Given the past several years of well below average rainfall and current ranch practices, the reservoir has not filled recently. Additionally, there was little to no evidence of recent flows from this year, such as scour marks or drift lines of debris. Even still, an OHWM estimate was made within the ephemeral drainage. The OHWM within the reservoir representing the Corps jurisdiction was predicted from the spillway elevation. Waters of the State was mapped along the top of bank of the ephemeral drainage and reservoir. Appendix B provides the wetland delineation and jurisdictional determination data forms on the ephemeral drainage and reservoir area within the proposed project area that substantiate these findings.

5.4 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 United States 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 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 California Natural Diversity Database (CNDDB) by the CNPS and CDFW because of their limited distribution or historic loss over time.

The search and review of the CNDDB revealed numerous historic and extant (presumed existing) occurrences of special-status plant and wildlife species within the five-mile search radius of the project site. A five-mile radius was selected, as a 10-mile CNDDB search radius would have captured a large area not relevant to the urbanized landscape surrounding the proposed project site. Figures 5A and 5B in Appendix A provides a map and list of the CNDDB special-status plant and wildlife species respectively with recorded occurrences falling within the five-miles of the project site. Appendix B provides a list of the CNDDB species recorded within the five-mile radius with common and scientific names, and listing status. The following briefly describes or summarizes the special-status species issues and observations or potential for occurrence on the project site.

5.4.1 Special-Status Botanical Resources

The CNDDB search revealed the recorded occurrences of 32 special-status plant species and three natural communities of special concern within a five-mile radius of the project site. While the CNDDB list is exhaustive, most of the species and natural communities are associated with undisturbed lands and specific soil types, such as serpentine or other rock outcrops, heavy clay soils, sands, or specific habitat

characteristics such as seasonal wetlands that are lacking in the project area. None of the CNDDB rare plant occurrences are on or in close proximity to the project area, and most are in varied undisturbed habitat areas of the surrounding hillsides. The ephemeral drainage did not support wetland plants or exhibit characteristics of long duration saturation or ponding for wetland dependent plant species. No maritime chaparral habitat or associated woody species, were observed within the study area. In addition, no serpentine, sandy, or heavy clay soils occur that are needed for many of the species recorded in the CNDDB. While field surveys were conducted after the 2015 spring growing season, given the ongoing ranching use of the project area and steady grazing of the grassland pasture within the proposed secondary access road alignment, the likelihood of any rare plants occurring is extremely low.

5.4.2 Special-Status Wildlife

The CNDDB search revealed the recorded occurrences of 15 special-status wildlife species within the five-mile search radius of the project site. Special-status wildlife species known from the region evaluated for this study have specific habitat use requirements (i.e., terrestrial or aquatic). Given the mostly developed/ruderal setting and active horse pasture, and the ephemeral nature of drainage and reservoir, the project site does not support suitable habitat for any special-status wildlife species. This conclusion is discussed further below.

Aquatic Species – The CNDDB has recorded occurrences of the steelhead (*Oncorhynchus mykiss*, California red-legged frog (*Rana draytonii*), foothill yellow-legged frog (*Rana boylii*), coast range newt (*Taricha torosa*), and western pond turtle (*Emys marmorata*) within the five-mile search radius. These are all highly aquatic species and suitable habitat is not represented in the reach of the ephemeral drainage. Further, the reservoir has not filled in the past several years. Vernal pool fairy shrimp (*Branchinecta lynchi*) require static seasonal pools (vernal pools) that do not occur within the project area.

Upland Species – The CNDDB includes occurrences for the ferruginous hawk - a wide ranging winter visitor and the prairie falcon forage in grassland habitat. Use of the project area would be occasional and infrequent at best for these two species. The loggerhead shrike, other resident and migratory birds, and bats may use the onsite trees for nesting, feeding, and roosting. The disturbed upland site does not support habitat for any of the other upland species listed in the CNDDB such as the American badger (no suitable burrows observed in study area), coast horned lizard (lacking sandy soils and native ants), Atascadero June beetle, or monarch butterfly (no roosts recorded onsite). In summary, aside from the active grassland pasture, the project area is developed with ruderal vegetation and does not support any undisturbed habitat suitable for special-status wildlife, except nesting birds.

6.0 IMPACT ASSESSMENT AND RECOMMENDED MITIGATION MEASURES

SII reviewed available background information and conducted multiple field surveys of the project site that included a wetland delineation/jurisdictional determination. The available data and field surveys provided sufficient information to establish existing conditions of the project site for plant and wildlife species, to evaluate potential project impacts on biological resources, and to identify any potentially significant impacts that may result from project implementation.

6.1 IMPACT ASSESSMENT

Implementation of the proposed project would result in impacts to vegetation and wildlife utilizing disturbed ruderal and pasture non-native annual grassland habitat from the development of the site. A portion of the reservoir is proposed to be filled to for an event area and secondary access road. There may be some tree removal and ground disturbance, along with disturbance to the ruderal annual grassland habitat. Activities could also impact nesting birds if conducted during the nesting season. This is considered a potentially significant impact. Fill of a small portion of the non-wetland reservoir and associated ephemeral drainage is also considered a potentially significant impact.

6.2 RECOMMENDED MITIGATION MEASURES

The following mitigation measures are recommended to avoid, minimize and compensate for potentially significant impacts on biological resources.

Nesting Birds–The proposed construction of the project elements in the disturbed/ruderal annual grassland habitat and potential for tree removal may impact ground nesting and/or tree nesting bird species if activities are conducted during the nesting season typically February 1st to August 31st. To reduce potential impacts to nesting birds to a less than significant level, the following mitigation measures are recommended:

MM BIO-1: Vegetation removal and initial site disturbance for any project elements shall be conducted between September 1st and January 31st outside of the nesting season for birds. If vegetation removal is planned for the bird nesting season (February 1st to August 31st), then preconstruction nesting bird surveys shall be required to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.

If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist. As such, avoiding disturbance or take of an active nest would reduce potential impacts on nesting birds to a less-than-significant level.

Waters of the U.S./State Impacts – Approximately 0.17 acre of non-wetland waters of the U.S., and 0.41 acre of non-wetland waters of the State within the reservoir/ephemeral drainage habitat would be impacted by project construction of the event lawn and secondary access road project elements. Mitigation is proposed (at least in part) to realign a segment of the ephemeral drainage leading into the reservoir (see Figure JD-1). This would result in fill of waters of the U.S./State that would require regulatory compliance from federal and state agencies. Impacts resulting in fill of waters of the U.S./State would be considered a potentially significant impact. To reduce potential impacts on waters of the U.S./State to a less than significant level, the following mitigation measures are recommended:

MM BIO-2: The applicant shall obtain Clean Water Act (CWA) regulatory compliance in the form of a permit from the Corps or written documentation from the Corps that no permit would be required for the proposed road crossing. Should a permit be required, the applicant shall implement all the terms and conditions of the permit to the satisfaction of the Corps. Corps permits and authorizations require applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts on aquatic resources. Compliance with Corps permitting would also include obtaining and CWA 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB). In addition, the Corps and RWQCB may require onsite compensatory mitigation for unavoidable permanent impacts on non-wetland waters of the U.S. habitat to achieve the goal of a no net loss of aquatic resources values and functions. As such, regulatory compliance would reduce potential impacts on waters of the U.S. to a less-than-significant level.

MM BIO-3: The applicant shall obtain compliance with Section 1600 of the California Fish and Game Code (Streambed Alteration Agreements) in the form of a completed Streambed Alteration Agreement or written documentation from the CDFW that no agreement would be required for the proposed fill of the ephemeral drainage and reservoir. Should an agreement be required, the property owners shall implement all the terms and conditions of the agreement to the satisfaction of the CDFG. The CDFG Streambed Alteration Agreement process encourages applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts in the stream zone. In addition, CDFG may require onsite compensatory mitigation for unavoidable impacts on non-wetland waters of the State habitat in the form of ephemeral drainage habitat restoration plan to the extent feasible. As such, regulatory compliance would reduce potential impacts on waters of the State to a less-than-significant level.

7.0 CONCLUSIONS

Based on the findings described above establishing the existing conditions of biological resources within the project site and incorporation of the recommended mitigation measures, implementation of the proposed project would not result in any substantial adverse effects on biological, botanical, wetland habitat resources. Therefore, with mitigation measures incorporated into the project, direct and indirect project impacts on biological resources would be considered to be less than significant under CEQA.

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APPENDIX A

FIGURES

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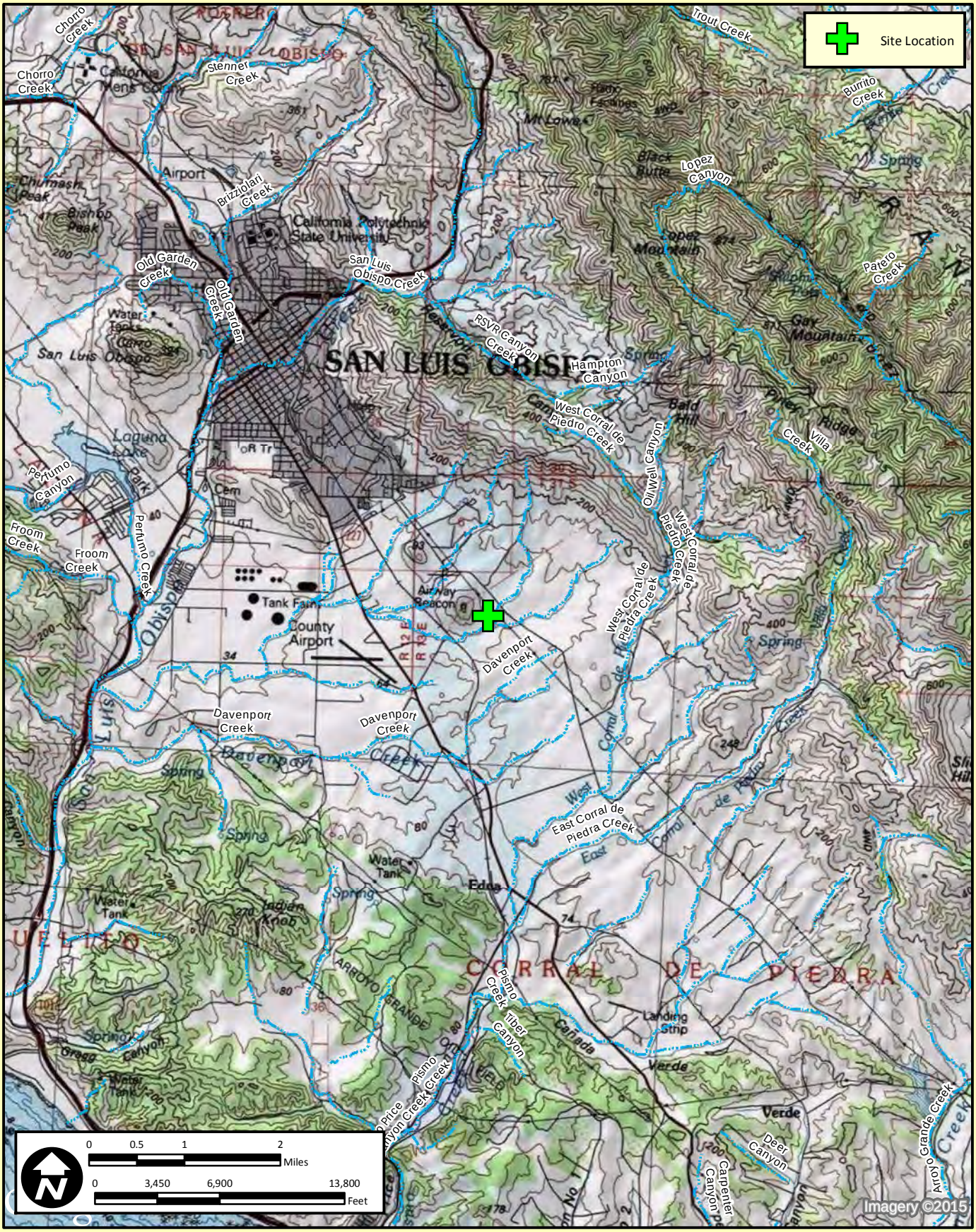
FIGURE 6: CNDDB WILDLIFE OCCURRENCES MAP (FIVE-MILE SEARCH RADIUS)
FIGURE 7: REPRESENTATIVE PHOTOGRAPHS
FIGURE JD-1: WETLAND DELINEATION MAP



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La Lomita Ranch Project
Biological & Wetland Resources Assessment

Figure 1

Regional Location

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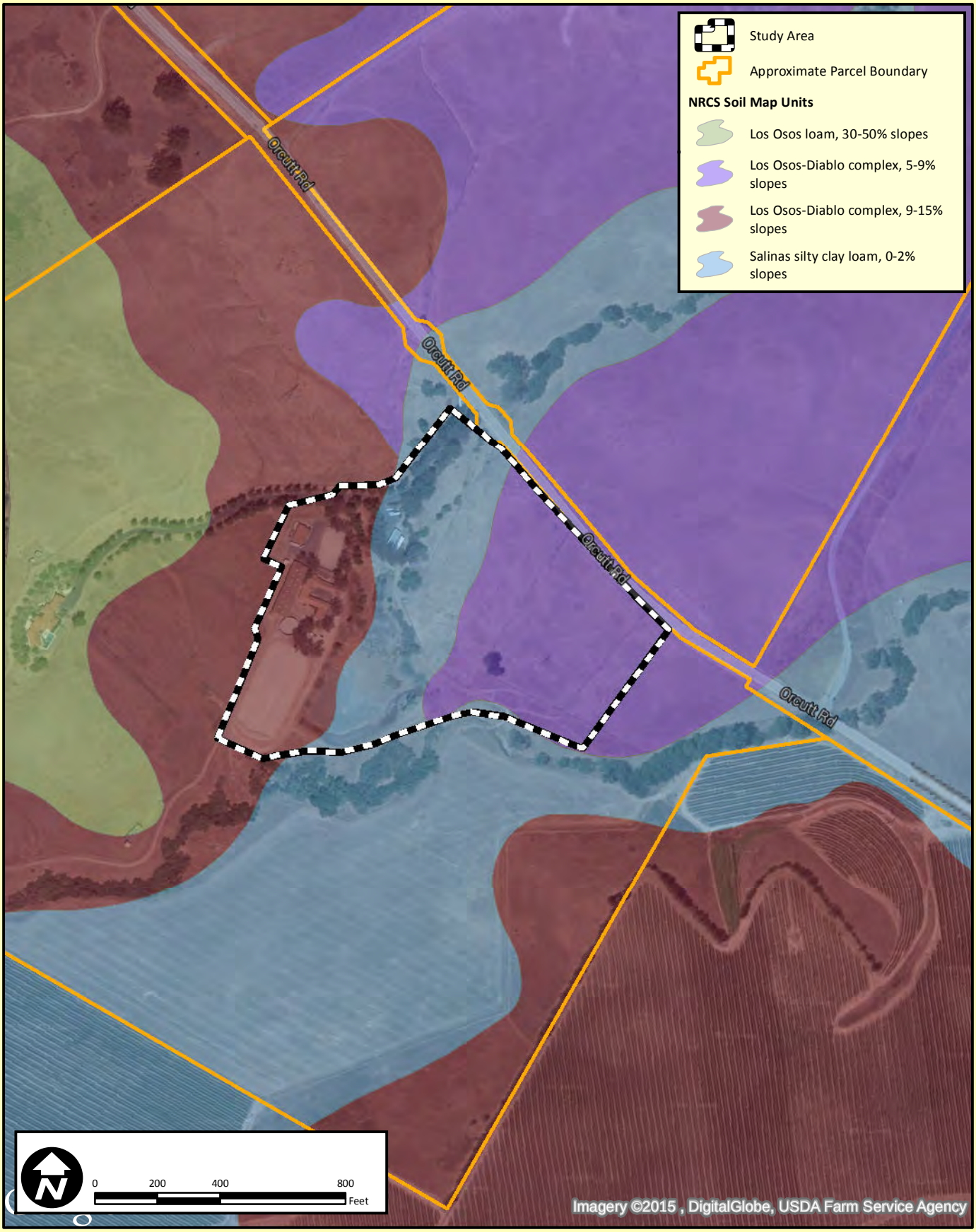
Figure 2

Aerial Vicinity



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La Lomita Ranch Project
Biological & Wetland Resources Assessment

Figure 3

Soils Map

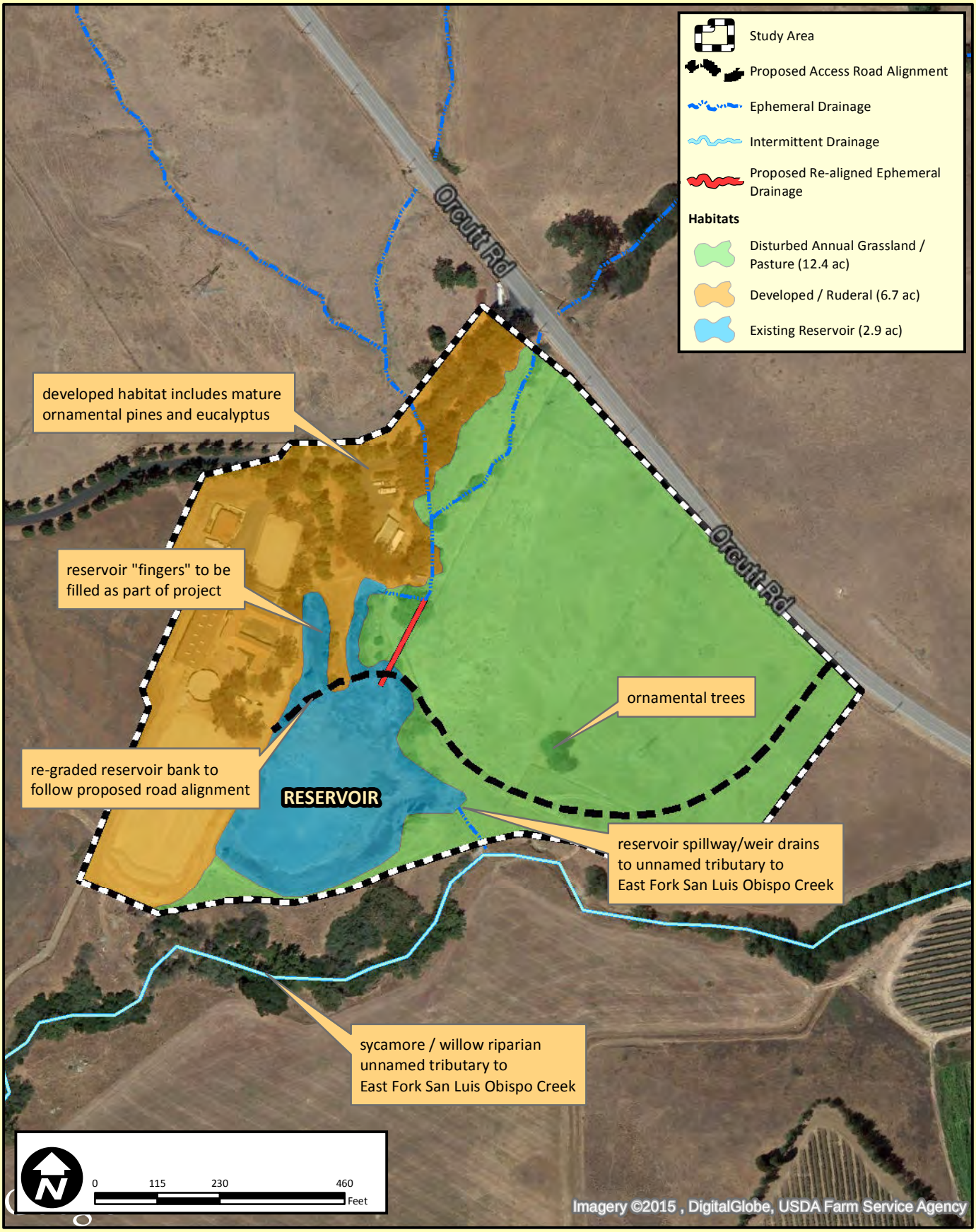

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Figure 4

Habitat Map

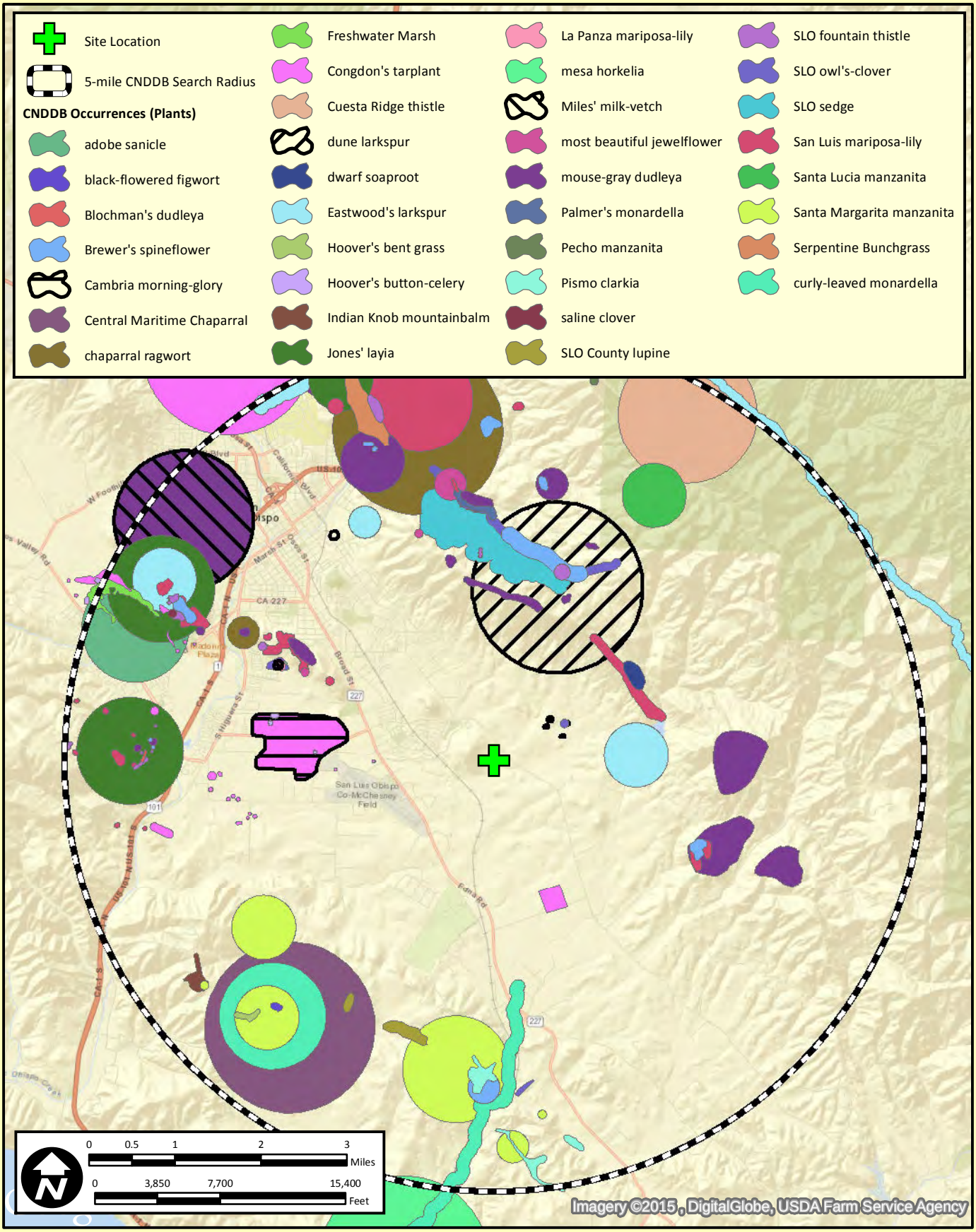

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Figure 5

CNDDB Occurrences (Plants)

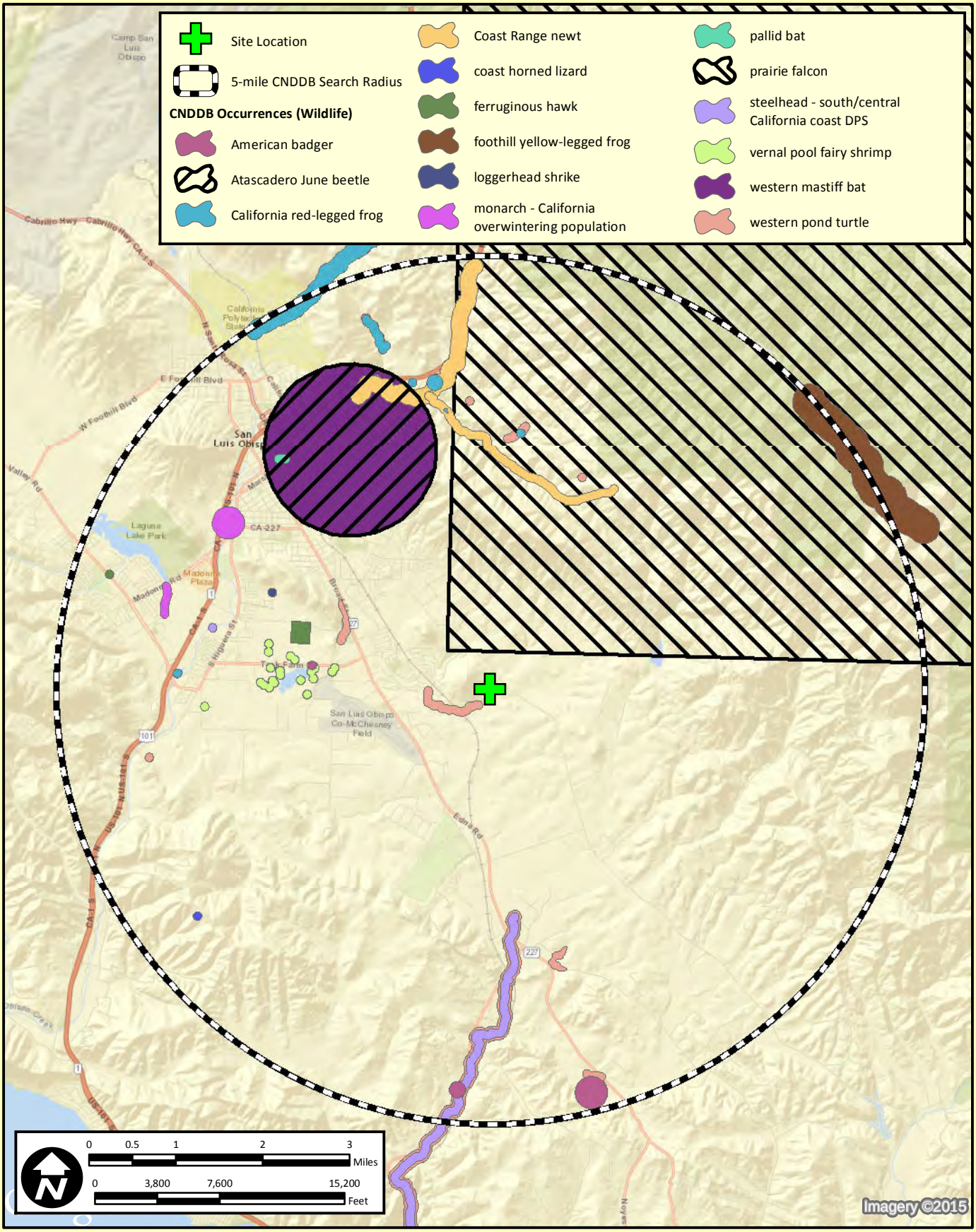

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Figure 6

CNDDB Occurrences (Wildlife)

Photo 1 – View north across dry reservoir at project area in developed ranch compound. **6/19/2015**

Photo 2 – View north across dry reservoir from spillway weir towards project area in developed ranch compound. **6/19/2015**

Photo 3 – View west of ephemeral drainage at non-wetland DP-1 (arrow) and culvert to reservior. Proposed new channel to go left of the sycamore. **6/19/2015**

Photo 4 – View upstream (north) from DP-1 at non-wetland unnamed ephemeral drainage and potential mitigation restoration area. **6/19/2015**

FIGURE 6 – REPRESENTATIVE PHOTOGRAPHS

Photo 5 – View east at culvert from ephemeral drainage to the east reservoir "finger" to be filled and replaced with new channel. **6/16/2015**

Photo 6 – View south along east reservoir "finger" to be filled and non-wetland DP-2 location (arrow). **6/16/2015**

Photo 7 – View south from west reservoir "finger" and non-wetland DP-3 (arrow). Area to be filled for proposed project. **6/19/2015**

Photo 8 – View north from west reservoir "finger" and non-wetland DP-3 (arrow). Area to be filled for proposed project. **6/19/2015**

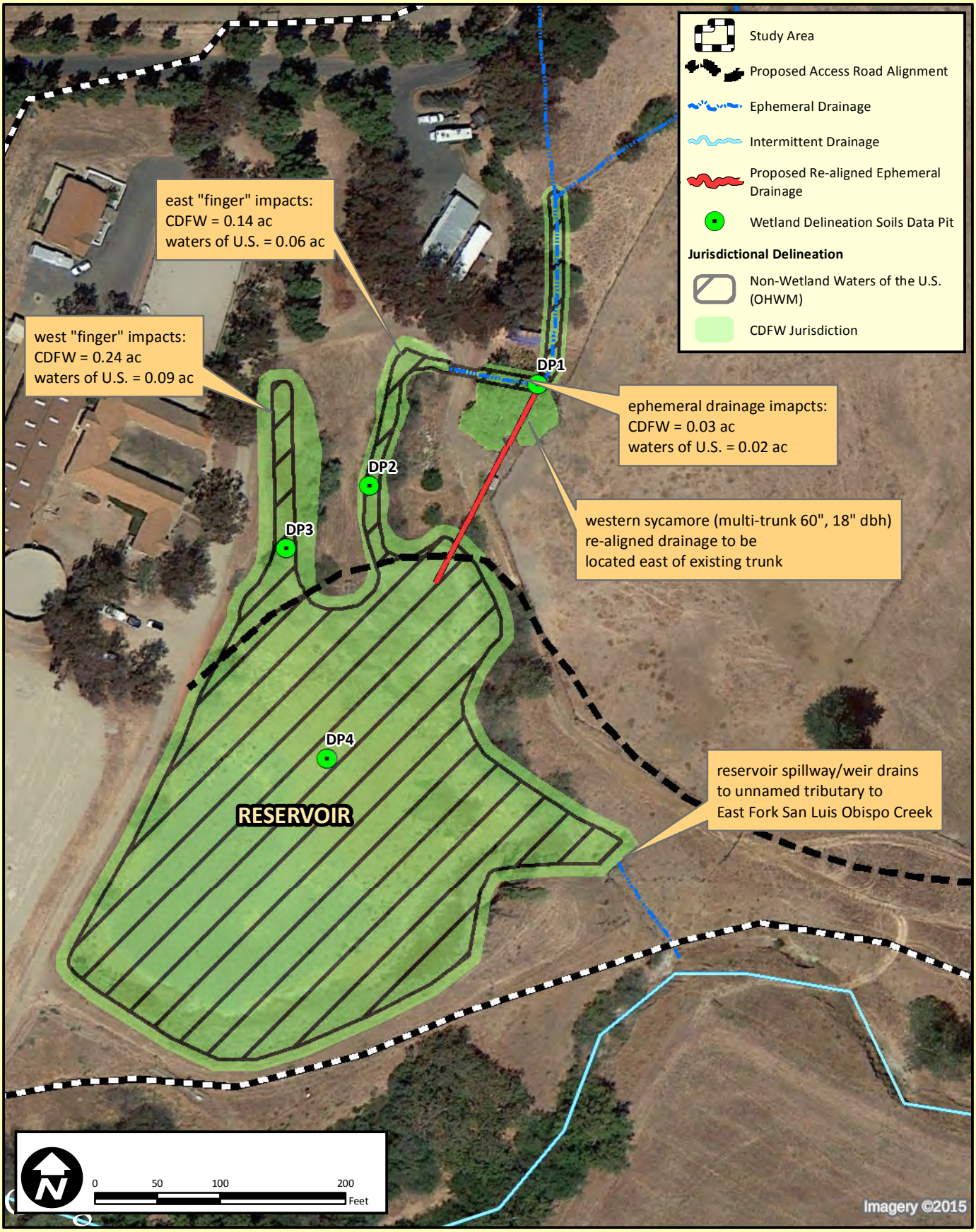
FIGURE 6 – REPRESENTATIVE PHOTOGRAPHS

Photo 9 – View east from reservoir bottom at non-wetland DP-4 (red arrow) towards the spillway weir (yellow arrow). **6/19/2015**

Photo 10 – View west from Orcutt Road at pasture where secondary access road will run from north end of reservoir project area (arrow). **6/19/2015**

Photo 11 – View west from spillway weir towards unnamed riparian tributary to East Fork San Luis Obispo Creek. **6/19/2015**

FIGURE 6 – REPRESENTATIVE PHOTOGRAPHS



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La Lomita Ranch Project
Biological & Wetland Resources Assessment

JD-1

Jurisdictional Delineation

APPENDIX B

CNDDB LIST OF SPECIAL-STATUS SPECIES

Selected Elements by Element Code

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Imported file selection

La Lomita Ranch Project
Biological & Wetland Resources Assessment
CNDDB 5-mile

Element Code	Species	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
AAAAF02032	***Taricha torosa*** Coast Range newt	None	None	G4	S4	SSC
AAABH01022	***Rana draytonii*** California red-legged frog	Threatened	None	G2G3	S2S3	SSC
AAABH01050	***Rana boylii*** foothill yellow-legged frog	None	None	G3	S3	SSC
ABNKC19120	***Buteo regalis*** ferruginous hawk	None	None	G4	S3S4	WL
ABNKD06090	***Falco mexicanus*** prairie falcon	None	None	G5	S4	WL
ABPBR01030	***Lanius ludovicianus*** loggerhead shrike	None	None	G4	S4	SSC
AFCHA0209H	***Oncorhynchus mykiss irideus*** steelhead - south/central California coast DPS	Threatened	None	G5T2Q	S2	SSC
AMACC10010	***Antrozous pallidus*** pallid bat	None	None	G5	S3	SSC
AMACD02011	***Eumops perotis californicus*** western mastiff bat	None	None	G5T4	S3S4	SSC
AMAJF04010	***Taxidea taxus*** American badger	None	None	G5	S3	SSC
ARAAD02030	***Emys marmorata*** western pond turtle	None	None	G3G4	S3	SSC
ARACF12100	***Phrynosoma blainvillii*** coast horned lizard	None	None	G3G4	S3S4	SSC
CTT37C20CA	***Central Maritime Chaparral*** Central Maritime Chaparral	None	None	G2	S2.2	
CTT42130CA	***Serpentine Bunchgrass*** Serpentine Bunchgrass	None	None	G2	S2.2	
CTT52410CA	***Coastal and Valley Freshwater Marsh*** Coastal and Valley Freshwater Marsh	None	None	G3	S2.1	
ICBRA03030	***Branchinecta lynchi*** vernal pool fairy shrimp	Threatened	None	G3	S2S3	
IICOL68040	***Polyphylla nubila*** Atascadero June beetle	None	None	G1	S1	
IILEPP2012	***Danaus plexippus pop. 1*** monarch - California overwintering population	None	None	G4T2T3	S2S3	
PDAPI0Z043	***Eryngium aristulatum var. hooveri*** Hoover's button-celery	None	None	G5T1	S1	1B.1

Element Code	Species	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
PDAPI1Z0D0	***Sanicula maritima*** adobe sanicle	None	Rare	G2	S2	1B.1
PDAST2E162	***Cirsium fontinale var. obispoense*** San Luis Obispo fountain thistle	Endangered	Endangered	G2T2	S2	1B.2
PDAST2E1Z6	***Cirsium occidentale var. lucianum*** Cuesta Ridge thistle	None	None	G3G4T2	S2	1B.2
PDAST4R0P1	***Centromadia parryi ssp. congdonii*** Congdon's tarplant	None	None	G3T2	S2	1B.1
PDAST5N090	***Layia jonesii*** Jones' layia	None	None	G2	S2	1B.2
PDAST8H060	***Senecio aphanactis*** chaparral ragwort	None	None	G3?	S2	2B.2
PDBRA2G012	***Streptanthus albidus ssp. peramoenus*** most beautiful jewelflower	None	None	G2T2	S2	1B.2
PDCON040J1	***Calystegia subacaulis ssp. episcopalis*** Cambria morning-glory	None	None	G3T3	S3	4.2
PDCRA04012	***Dudleya abramsii ssp. murina*** mouse-gray dudleya	None	None	G4T2	S2	1B.3
PDCRA04051	***Dudleya blochmaniae ssp. blochmaniae*** Blochman's dudleya	None	None	G3T2T3	S2	1B.1
PDERI040N0	***Arctostaphylos luciana*** Santa Lucia manzanita	None	None	G3	S3	1B.2
PDERI04140	***Arctostaphylos pechoensis*** Pecho manzanita	None	None	G2	S2	1B.2
PDERI04160	***Arctostaphylos pilosula*** Santa Margarita manzanita	None	None	G3	S3	1B.2
PDFAB0F2X3	***Astragalus didymocarpus var. milesianus*** Miles' milk-vetch	None	None	G5T2	S2	1B.2
PDFAB2B2G0	***Lupinus ludovicianus*** San Luis Obispo County lupine	None	None	G1	S1	1B.2
PDFAB400R5	***Trifolium hydrophilum*** saline clover	None	None	G2	S2	1B.2
PDHYD04010	***Eriodictyon altissimum*** Indian Knob mountainbalm	Endangered	Endangered	G1	S1	1B.1
PDLAM180H0	***Monardella palmeri*** Palmer's monardella	None	None	G2	S2	1B.2
PDLAM18161	***Monardella sinuata ssp. sinuata*** southern curly-leaved monardella	None	None	G3T2	S2	1B.2
PDONA05111	***Clarkia speciosa ssp. immaculata*** Pismo clarkia	Endangered	Rare	G4T1	S1	1B.1
PDPGN04050	***Chorizanthe breweri*** Brewer's spineflower	None	None	G2	S2	1B.3

Element Code	Species	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
PDRAN0B1B1	***Delphinium parryi ssp. blochmaniae*** dune larkspur	None	None	G4T2	S2	1B.2
PDRAN0B1B2	***Delphinium parryi ssp. eastwoodiae*** Eastwood's larkspur	None	None	G4T2	S2	1B.2
PDROS0W045	***Horkelia cuneata var. puberula*** mesa horkelia	None	None	G4T1	S1	1B.1
PDSCR0D453	***Castilleja densiflora var. obispoensis*** San Luis Obispo owl's-clover	None	None	G5T2	S2	1B.2
PDSCR1S010	***Scrophularia atrata*** black-flowered figwort	None	None	G2G3	S2S3	1B.2
PMCYP039J0	***Carex obispoensis*** San Luis Obispo sedge	None	None	G2G3	S2S3	1B.2
PMLIL0D110	***Calochortus obispoensis*** San Luis mariposa-lily	None	None	G2	S2	1B.2
PMLIL0D170	***Calochortus simulans*** La Panza mariposa-lily	None	None	G2	S2	1B.3
PMLIL0G042	***Chlorogalum pomeridianum var. minus*** dwarf soaproot	None	None	G5T2	S2	1B.2
PMPOA040M0	***Agrostis hooveri*** Hoover's bent grass	None	None	G2	S2	1B.2

Record Count: 50

APPENDIX C

WETLAND DELINEATION JURISDICTIONAL DETERMINATION DATA FORMS

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: La Lomita Ranch City/County: San Luis Obispo County Sampling Date: 6/19/2015

Applicant/Owner: Alan & Rebecca Vander Horst State: CA Sampling Point: DP-1

Investigator(s): David Wolff, Jason Kirschenstein Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Drainage Local relief (concave, convex, none): moslty flat Slope (%): <3%

Subregion (LRR): LRRC Lat: 35.243962 Long: -120.615955 Datum: NAD 83

Soil Map Unit Name: Salina Silty Clay Loam 0-2% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation ✓, Soil ✓, or Hydrology ✓ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:

Data point in ephemeral drainage channel bottom.
Non-wetland waters of the U.S. ephemeral drainage tributary.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. Bromus diandrus	60	Yes	UPL
2. Carduus pycnocepalus	30	Yes	UPL
3. Raphanus sativus	5	No	UPL
4. Hirschfeldia incana	5	No	UPL
5. Phalaris aquatica	5	No	FACU
6.			
7.			
8.			
	105 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** _____ **No** ✓

Remarks:

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-12"	N/A						sand	Coarse lose sand
12"-18"	10YR 3/2	80%	None				S-C-Loam	sandy clay loam
		20%					clay	small clay nodules

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✓

Remarks:

coarse sandy clay loam soil with no hydric soil indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
___ Sediment Deposits (B2) (**Riverine**)
___ Drift Deposits (B3) (**Riverine**)
✓ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Ephemeral drainage channel

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: La Lomita Ranch City/County: San Luis Obispo County Sampling Date: 6/19/2015

Applicant/Owner: Alan & Rebecca Vander Horst State: CA Sampling Point: DP-2

Investigator(s): David Wolff, Jason Kirschenstein Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Reservoir/Basin Local relief (concave, convex, none): Basin Slope (%): <3%

Subregion (LRR): LRRC Lat: 35.243652 Long: -120.616638 Datum: NAD 83

Soil Map Unit Name: Salina Silty Clay Loam 0-2% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation ✓, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation ✓, Soil ✓, or Hydrology ✓ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:

Data point in "east finger" of man-made reservoir bottom. Non-wetland waters of the U.S. reservoir with OHWM projected from top of spillway weir tributary to unnamed intermittent creek.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. Avena sativa	30	Yes	UPL
2. Bromus diandrus	30	Yes	UPL
3. Hirschfeldia incana	20	Yes	UPL
4. Polypogon monspeliensis	10	No	FACW
5. Polygonum (aviculare?)	10	No	FAC
6. Rumex crispus	5	No	FAC
7.			
8.			
	105 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** _____ **No** ✓

Remarks:

Wetland indicator species not dominant

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-6"	10YR 3/2	100%	N/A				sand loam	Coarse sandy loam
6"-10"	N/A							Compacted clay with rocks
10"-15"	2.5Y 5/6	80%	None				sand loam	sandy loam
		20%						clay chunks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✓

Remarks:

No hydric soil indicators in man-made reservoir bottom likely not a native soil profile

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
___ Surface Soil Cracks (B6)
✓ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
___ Sediment Deposits (B2) (**Riverine**)
___ Drift Deposits (B3) (**Riverine**)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Man-made reservoir has not filled in recent years. Aerial photos show reservoir full in 2012. May have been artificially filled by previous owners.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: La Lomita Ranch City/County: San Luis Obispo County Sampling Date: 6/19/2015

Applicant/Owner: Alan & Rebecca Vander Horst State: CA Sampling Point: DP-3

Investigator(s): David Wolff, Jason Kirschenstein Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Reservoir/Basin Local relief (concave, convex, none): Basin Slope (%): <3%

Subregion (LRR): LRRC Lat: 35.213585 Long: -120.616638 Datum: NAD 83

Soil Map Unit Name: Salinas silty clay loam, 0-2% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation ✓, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation ✓, Soil ✓, or Hydrology ✓ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✓
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:

Data point in "west finger" of man-made reservoir bottom. Non-wetland waters of the U.S. reservoir with OHWM projected from top of spillway weir tributary to unnamed intermittent creek.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. Helminthotheca echiodes	20	Yes	UPL
2. Hirschfeldia incana	20	Yes	UPL
3. Polypogon monspeliensis	20	Yes	FACW
4. Avena sativa	20	Yes	UPL
5. Anthemis cotula	5	No	FACU
6.			
7.			
8.			
	85 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** _____ **No** ✓

Remarks:

Wetland indicator species not dominant

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-10"	2.5Y 3/1	90%	2.5YR 3/6	10	RM	PL/M	clay	
10"-15:	2.5 Y 4/4	50%	2.5Y 6/8	50%	RM	M	sandy clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
✓ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✓ **No** ___

Remarks:

Hydric indicators uncertain in man-made reservoir bottom likely not a native soil profile

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
___ Surface Soil Cracks (B6)
✓ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
___ Sediment Deposits (B2) (**Riverine**)
___ Drift Deposits (B3) (**Riverine**)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): _____

Water Table Present? Yes ___ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): _____

Wetland Hydrology Present? **Yes** ___ **No** ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Man-made reservoir has not filled in recent years. Aerial photos show reservoir full in 2012. May have been artificially filled by previous owners.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: La Lomita Ranch City/County: San Luis Obispo County Sampling Date: 6/19/2015

Applicant/Owner: Alan & Rebecca Vander Horst State: CA Sampling Point: DP-4

Investigator(s): David Wolff, Jason Kirschenstein Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Reservoir/Basin Local relief (concave, convex, none): Basin Slope (%): <3%

Subregion (LRR): LRRC Lat: 35.242990 Long: -120.616621 Datum: NAD 83

Soil Map Unit Name: Salinas silty clay loam, 0-2% slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation ✓, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation ✓, Soil ✓, or Hydrology ✓ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** ✓
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:

Data point in middle of man-made reservoir bottom. 2 of 3 parameters met for non-wetland waters of the U.S. reservoir with OHWM projected from top of spillway weir tributary to unnamed intermittent creek.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. Polypogon monspeliensis	85	Yes	FACW
2. Lactuca serriola	10	No	FACU
3. Rumex crispus	10	No	FACU
4.			
5.			
6.			
7.			
8.			
	105 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ✓ **No** _____

Remarks:

Dominated by annual wetland indicator species in man-made reservoir bottom

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-8"	2.5Y 4/4	100	None					
8"-15"	2.5 Y 4/4	90%	27YR 4/6	10%	RM	M	sandy clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
✓ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✓ **No** ___

Remarks:

Hydric indicators uncertain in man-made reservoir bottom likely not a native soil profile

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
___ Surface Soil Cracks (B6)
✓ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
___ Sediment Deposits (B2) (**Riverine**)
___ Drift Deposits (B3) (**Riverine**)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): _____

Water Table Present? Yes ___ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): _____

Wetland Hydrology Present? **Yes** ___ **No** ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Man-made reservoir has not filled in recent years. Aerial photos show reservoir full in 2012. May have been artificially filled by previous owners.

sage institute inc

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October 16, 2015

C.M. Florence, AICP
Principal Planner, Oasis Associates, Inc.
3427 Miguelito Court
San Luis Obispo, CA 93401

SUBJECT: **Biological and Wetland Resources Assessment Addendum for the La Lomita Ranch Project, Orcutt Road, San Luis Obispo County, CA**

Dear Carol:

Sage Institute, Inc. (SII) is pleased to submit this Biological and Wetland Resources Assessment Addendum (BA Addendum) to the SII June 30, 2015 *Biological & Wetland Resources Assessment* (2015 BA) prepared for the La Lomita Ranch property project on Orcutt Road in San Luis Obispo County. This BA Addendum has been prepared to address additional information requested during our field review meeting with County staff Schani Siong and County contract biologist Brooke Langle of Terra Verde on August 11, 2015. Specifically, this BA Addendum provides additional information and analysis on:

- Special-status botanical resources.
- Special-status aquatic wildlife species.
- Conceptual compensatory mitigation plan for impacts on waters of the U.S./State

SPECIAL-STATUS BOTANICAL RESOURCES

The 2015 BA evaluated existing conditions of the project area for 32 special-status plant species with recorded occurrences in the California Natural Diversity Data Base (CNDDB) within five miles of the project site (See Appendix B in the 2015 BA). The 2015 BA concluded that the project site does not support suitable conditions for any of these special-status plant species because of soil and moisture requirements, as well as the ongoing ranching practices within the project area. No perennial special-status species were observed and those findings would remain valid as they would be observable at any time of the year. The County requested additional analysis of the onsite conditions in relationship to the specific soil/moisture requirements of special-status annual species that may not have been observable given the late growing season surveys by SII and the grazing practices. Additionally, the county contract biologist provided occurrence data for the San Luis Obispo owl's clover (*Castilleja densiflora* ssp. *obispoensis*) nearby on the Righetti Ranch just across Orcutt Road. Of particular concern was the potential for special-status plant species occurrence in the pasture area proposed for the secondary access road, and at the time a source of borrow material for the project.

SII review of the soils information and a field survey conducted on August 25, 2015 revealed that the pasture area within the proposed project supported the Los Osos loam mapping unit and not the Diablo clay mapping unit of the soil survey mapping complex combining the two soil types. The reddish surface character of the Los Osos loam pasture soils was clearly evident as there was minimal vegetation remaining from horse grazing. Visual inspection evaluation of texture of the surface soils was also aided by recently excavated test pits. There

were also outcrops of fractured sandstone that also is noted in the Los Osos Loam mapping unit description. See Photos 1 and 2 in the attached Figure A-1. No clay soils were observed that is typically evidenced by obvious deep surface cracks from the shrink/swell characteristics of clay soils. No serpentine, sands, seeps, springs, marshes, or wetlands occur within the pasture. The following further substantiates the lack of suitable habitat within the project area for any special- status annual plant species listed in the CNDDB within a five mile radius of the project site (occurrence maps and scientific names are provided in the 2015 BA). It is noted that while still on the CNDDB list, the Cambria (San Luis) morning-glory is no longer considered a special-status plant because of a much wider distribution than originally documented in determining its CNPS listing status.

Wetlands/Seeps/Marshes – Hoover's button celery, San Luis Obispo fountain thistle, saline clover, and San Luis Obispo sedge do not have suitable wetland habitat within the project area.

Serpentine Soils – Adobe sanicle, Cuesta ridge thistle, Jones' layia, most beautiful jewelflower, mouse-gray dudleya, Blochman's dudleya, Palmer's monardella, Brewer's spineflower, Eastwood's larkspur, San Luis mariposa lily, and dwarf soaproot do not have suitable serpentine soils habitat within the project area.

Serpentine Bunchgrass – The CNDDB has recorded the natural community of special concern serpentine bunchgrass within the five mile search radius. As noted above, no serpentine soils occur within the project area. However, during the August 11, 2015 field meeting, a small patch of purple needle grass (*Stipa pulchra)* was observed outside the project area on the south side of the reservoir. This patch was not of sufficient size or density to be considered a separate habitat type from the annual grassland habitat mapped in the 2015 BA.

Sandy/Dune Soils – San Luis Obispo County lupine, southern curly-leaved monardella, Pismo clarkia, dune larkspur, La Panza mariposa lily, and Hoover's bent grass do not have suitable sandy soil habitat within the project area.

Rocky Soils – chaparral ragwort is recorded from rocky areas in woodland and scrub habitats that do not occur within the project area. The small fractured rock outcrops observed in the pasture did not support any vegetation.

Clay Soils – Congdon's tarplant and Miles' milk-vetch are recorded from areas of heavy clay soils that do not occur within the project area.

San Luis Obispo Owl's Clover – My direct experience with observations of the San Luis Obispo owl's clover correlate this species with heavy clay soils. However, it is my understanding that it is not necessarily always associated with clay soils. In order to assess the project site suitability in relationship to the recorded occurrence nearby across Orcutt Road on the Righetti Ranch, I gained access from David Righetti on October 1, 2015 to that occurrence location to document the soil type where the occurrence was mapped. The soils survey mapping unit for both the project site and Righetti Ranch locations is the Los Osos-Diablo Complex where either soil type could occur within the mapping unit. As noted above, the project site pasture supported the Los Osos loam soil type. The San Luis Obispo owl's clover occurrence on the Righetti Ranch was on a small knoll of clay soil evidenced by a dark gray/brown soil with deep surface cracks that is presumably the Diablo clay soil type within the "complex" mapping unit. See Photos 3 and 4 in the attached Figure A-1. No remnants of owl's clover were observed but this species has not appeared locally for many years typically occurring in heavy rainfall years. However, there were observable plants of the San Luis morning-glory that were recorded as co-occurring at this location. Given the nearby occurrence of the San Luis Obispo owl's clover was on clay soils, it is reasonable to conclude that the Los Osos loam soils on the project site pasture are not suitable for this species. Furthermore, the pasture has been ripped and prepared for vineyard planting and won't be used as a borrow site. The secondary access road will still run through the vineyard but would be in the recently disturbed soils that are unsuitable for the San Luis Obispo owl's clover.

SPECIAL-STATUS AQUATIC SPECIES

The 2015 BA documented the ephemeral nature of the creek and that the reservoir has not been filled for several years making the site unsuitable for the highly aquatic California red-legged frog, foothill yellow-legged frog, and western pond turtle. The County biologist noted that should conditions change such that the reservoir becomes filled representing suitable aquatic habitat, that additional mitigation measures are needed to avoid and minimize potential impacts on these highly aquatic species. The following additional mitigation measure to the 2015 BA is recommended to address this issue.

MM BIO-4: All project work within the ephemeral drainage and reservoir shall be conducted when no water is present within either feature. A preconstruction survey by a qualified biologist shall be conducted within 30 days of commencement of project construction to document condition to ensure that no aquatic habitat is present. Should aquatic habitat be present, construction shall be postponed until such time that no potentially suitable habitat for the California red-legged frog, foothill yellow-legged frog, and/or western pond turtle occurs within the project disturbance footprint as confirmed by a qualified biologist.

CONCEPTUAL COMPENSATORY MITIGATION PLAN

The following conceptual compensatory mitigation plan is intended to offset potential project impacts on waters of the U.S./State in support of the County environmental review and regulatory compliance permit applications and processing for the La Lomita Ranch project. This plan has been designed in coordination with the project design team members. A formal compensatory mitigation and monitoring plan will be prepared for submittal to the County and the regulatory agencies with permit applications. The final approved plan may vary from this conceptual plan based on agency input, commercial availability of plant and seed material, and further evaluation of the plant palette mix appropriate to the mitigation area design.

Proposed Project Impacts – As documented in the 2015 BA, approximately 0.17 acre of non-wetland waters of the U.S., and 0.41 acre of non-wetland waters of the State within the reservoir/ephemeral drainage habitat would be impacted by project construction of the event lawn and secondary access road project elements. This would result in fill of waters of the U.S./State that would require regulatory compliance from federal and state agencies. To reduce potential impacts on waters of the U.S./State to a less than significant level, the following conceptual mitigation plan is proposed.

Conceptual Mitigation Plan –The proposed compensatory mitigation plan includes an approximately 160 foot reach of new channel, the enhancement of approximately 672 feet of existing ephemeral creek channel, and a total area of approximately 1.2 acres of riparian and upland buffer tree, shrub, and herbaceous ground cover habitat. A conceptual plan view and cross section are provided in the attached Sheet L-3 provided by Oasis Associates, Inc., the project landscape architect. Total compensatory mitigation includes 1.2 acre of created and enhanced riparian and upland buffer habitat that would provide a 7:1 mitigation ratio for impacts on non-wetland waters of the U.S. (based on the Ordinary High Water Mark) and a 3:1 mitigation ratio for impacts on waters of the State based on top of bank. The diverse native plant palette would provide an increase in species diversity and habitat structural complexity (trees and shrubs not currently present) that would also provide an overall enhancement of habitat values over existing conditions of the non-native annual grassland pasture.

Oasis Associates, Inc. Sheet L-3 *Conceptual Planting Plan* includes the mitigation detailed plant palette for the riparian and upland buffer trees and shrubs in support of this conceptual mitigation plan. Photos 5 through 8 in the attached Figure A-1 provide representative photographs of the compensatory mitigation areas.

ESTABLISHMENT MONITORING AND SUCCESS CRITERIA

The compensatory mitigation area will be provided supplemental irrigation for plant establishment that could be upwards of three years depending on wet season rainfall. The area will be maintained regularly for invasive weed removal and irrigation maintenance as needed. Monitoring and reporting would occur annually for a three to five year period depending on successful plant establishment and agency requirements. The compensatory mitigation would be deemed successful with at least 80 percent survival of all trees and shrubs after two years without supplemental irrigation. Alternatively for shrubs, a cover of greater than 75 percent would be deemed a success. A tolerance of no greater than five percent aerial cover of non-native invasive weedy species would also be required. Given this mitigation area would be viewed as an amenity to the proposed project, ongoing maintenance and irrigation may occur well beyond the success establishment period.

ʃʃʃʃʃ

Thank you very much for considering SII for environmental consulting services. I look forward to our continued work together on this project.

Very truly yours,

David K. Wolff
Principal Ecologist

Attachments: **Figure A-1 Representative Soil Photographs**
Sheet L-3 Conceptual Planting Plan w/Mitigation Area

Photo 1 – View south across La Lomita pasture showing reddish Los Osos loam surface soils and recently excavated trench. 8 **/25/2015**

Photo 2 – View north across La Lomita pasture showing reddish Los Osos loam surface soils and fractured rock outcrop. **8/25/2015**

Photo 3 – View of surface cracks and blocky clay gray/brown soil on the Righetti Ranch San Luis Obispo owl's clover occurrence location. **10/1/2015**

Photo 4 – Knife in deep surface cracks and Cambira morning-glory on the Righetti Ranch San Luis Obispo owl's clover occurrence location. **10/1/2015**

FIGURE A-1 – REPRESENTATIVE SOIL PHOTOGRAPHS

Photo 5 – View west along ephemeral drainage to where new channel section would begin at 90 degree bend (arrow). **6/19/2015**

Photo 6 – View east at ephemeral drainage channel and upland buffer habitat enhancement area. **6/19/2015**

Photo 7 – View west at ephemeral drainage channel and upland buffer habitat enhancement area. **8/25/2015**

Photo 8 – View east at ephemeral drainage side channel and upland buffer habitat enhancement area. **6/19/2015**

FIGURE A-1 – REPRESENTATIVE SOIL PHOTOGRAPHS