



May 01, 2018



Karen Wilkins
Studio 2G Architects, LLP
1540 Marsh Street, Suite 230
San Luis Obispo, California 93401

**RE: Focused Spring Botanical Survey Summary Memorandum for 3063 Rockview Place,
San Luis Obispo, California**

Dear Ms. Wilkins,

Per your request, Terra Verde Environmental Consulting, LLC (Terra Verde) conducted a focused botanical survey and general habitat assessment in support of a proposed residential development at 3063 Rockview Place in San Luis Obispo, California. The purpose of the survey was to identify sensitive environmental and biological resources that occur or have potential to occur within the proposed project area, focusing on special-status botanical species. The proposed development includes the demolition of several existing residential structures and construction of new residential units. The new development will be constructed within the existing area of development, as well as the lower approximately 50 feet of annual grassland that currently exists in the western half of the property. Due to the proximity of the property to numerous special-status plant populations, a focused spring botanical survey was completed on April 30, 2018, which included the entire proposed development area and an immediate buffer. However, the western approximately 180 feet of the property was not surveyed, since development is not permitted or planned in that area (see Attachment A – Survey Area Map).

The methods and results of the survey are described below. This memorandum may be used to support any necessary permitting for the proposed development.

Methodology

The survey was completed by Terra Verde botanist Kristen Nelson on April 30, 2018. The proposed development area and an immediate buffer were surveyed on foot to ensure complete visual coverage of the survey area. The survey included an inventory of all botanical species observed and an assessment of the type and quality of habitat present. Prior to



completing the survey, a list of regionally-occurring special-status botanical species was compiled, focusing on those known to occur in the immediately adjacent South Hills Open Space area. In particular, the following species were determined to have potential to occur on the subject property:

- Miles' milkvetch (*Astragalus didymocarpus* var. *milesianus*), California Rare Plant Rank (CRPR) 1B.2
- Club-haired mariposa lily (*Calochortus clavatus* var. *clavatus*), CRPR 4.3
- San Luis mariposa lily (*Calochortus obispoensis*), CRPR 1B.2
- La Panza mariposa lily (*Calochortus simulans*), CRPR 1B.3
- Cambria morning-glory (*Calystegia subacaulis* subsp. *episcopalis*), CRPR 4.2
- San Luis Obispo Owl's Clover (*Castilleja densiflora* subsp. *obispoensis*), CRPR 1B.2
- Brewer's spineflower (*Chorizanthe breweri*), CRPR 1B.3
- Palmer's spineflower (*Chorizanthe palmeri*), CRPR 4.2
- Mouse-gray dudleya (*Dudleya abramsii* subsp. *murina*), CRPR 1B.3
- Blochman's dudleya (*Dudleya blochmaniae* subsp. *blochmaniae*), CRPR 1B.1
- Jones' Layia (*Layia jonesii*), CRPR 1B.2
- Adobe sanicle (*Sanicula maritima*), CRPR 1B.1 / California Rare

The survey was timed to coincide with the typical blooming and/or fruiting period of most regionally-occurring, special-status species determined to have potential to occur on site, when plants are most readily identifiable. In addition, Terra Verde botanists have recently visited reference populations for all of these regionally-occurring species and determined that they are currently identifiable. For those species that typically bloom later in the spring and/or summer (i.e., *Calochortus* spp., *Chorizanthe* spp.), it was determined that vegetative parts that would allow for identification to the genus level are currently visible at reference populations. Botanical species identifications and taxonomic nomenclature followed *The Jepson Manual: Vascular Plants of California*, 2nd edition (Baldwin et al., 2012) as well as taxonomic updates provided in the Jepson eFlora (Jepson Flora Project, 2018). A complete list of botanical species observed is included as Attachment B and representative site photographs are included in Attachment C.

Results

No special-status species were identified within the survey area and no unknown or unidentifiable plants were observed on site. Most of the survey area consists of hardscape (i.e., existing structures, asphalt driveway) and ornamental landscaping. The area of proposed development beyond the current limits of development consist on non-native annual grassland



dominated by ripgut grass (*Bromus diandrus*) and rye grass (*Festuca perennis*) with California bur-clover (*Medicago polymorpha*) present at moderate cover. Native species documented on site were extremely limited and included ornamental plantings of coast live oak (*Quercus agrifolia*) and California poppy (*Eschscholzia californica*), as well as limited occurrences of western blue-eyed grass (*Sisyrinchium bellum*) and woodrush tarweed (*Hemizonia congesta* subsp. *luzulifolia*).

Conclusion

No special-status botanical species were documented on site during an appropriately-timed spring survey. As such, it is assumed that no special-status botanical species currently exist on site, and no impacts to special-status plant populations will occur as a result of the proposed development.

If you should have any questions or require additional information, please contact me at (702) 596-5038 or knelson@terraverdeweb.com.

Sincerely,

A handwritten signature in black ink that reads "Kristen Nelson". The signature is written in a cursive, flowing style.

Kristen Nelson
Botanist

Attachments:

- A – Survey Area Map
- B – Botanical Species Observed
- C – Representative Site Photographs



References

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

Jepson eFlora. 2018. Regents of the University of California. Available online at: <http://ucjeps.berkeley.edu/eflora/>. Accessed April 2018.



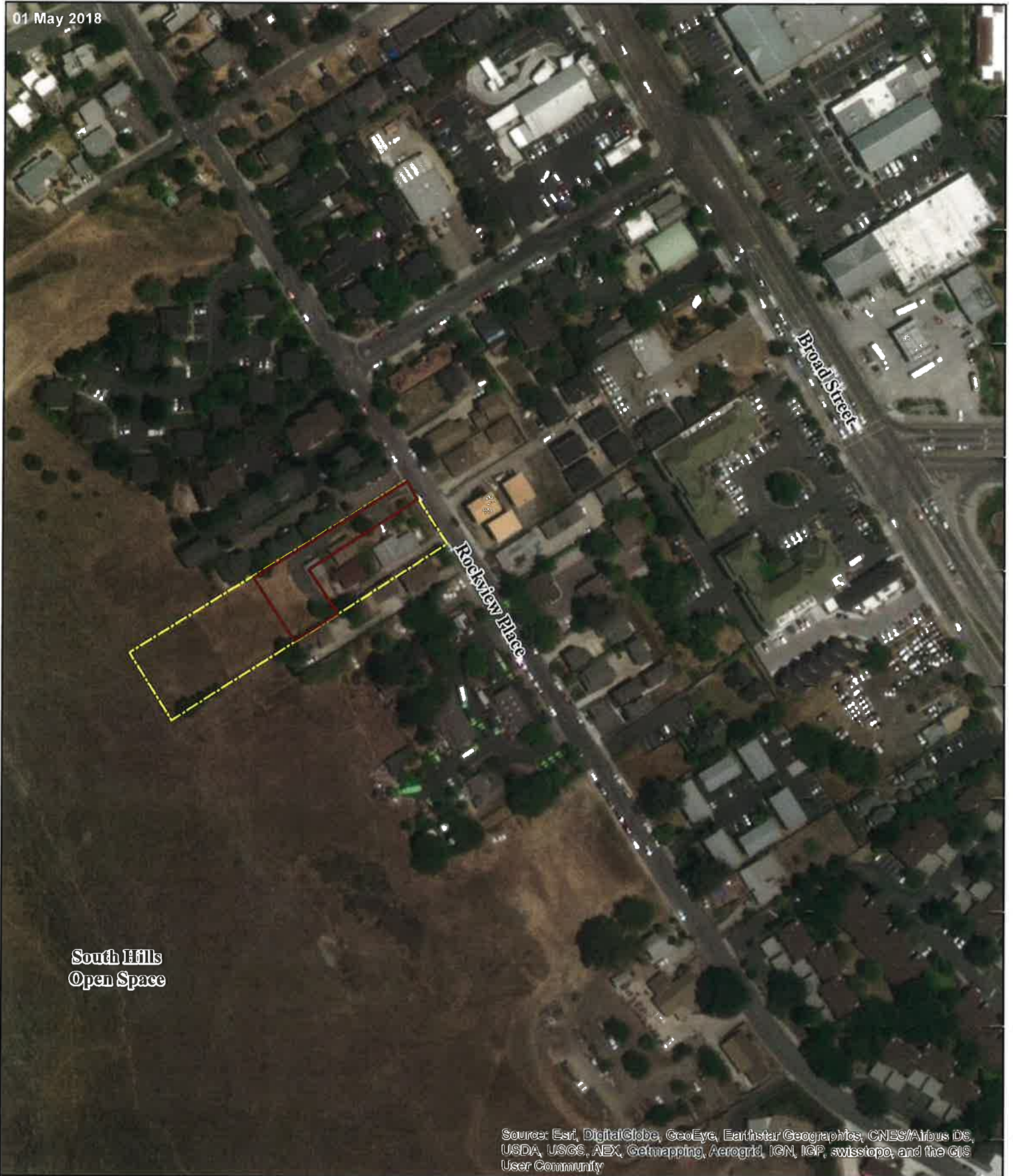
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ATTACHMENT A – Survey Area Map





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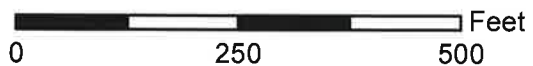
01 May 2018



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

3063 Rockview Place Focused Botanical Survey Survey Area Map

-  Survey Area
-  Approximate Property Line





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ATTACHMENT B – Botanical Species Observed

3063 Rockview Place
List of Botanical Species Observed on April 30, 2018

Family	Scientific Name	Common Name	Origin
Anacardiaceae, Sumac Family	<i>Schinus molle</i>	Pepper tree	Naturalized
Asteraceae, Sunflower Family	<i>Hemizonia congesta</i> subsp. <i>luzulifolia</i>	Woodrush tarweed	Native
	<i>Lactuca serriola</i>	Prickly lettuce	Naturalized
	<i>Pseudognaphalium luteoalbum</i>	Jersey cudweed	Naturalized
	<i>Sonchus asper</i> subsp. <i>asper</i>	Prickly sow thistle	Naturalized
	<i>Sonchus oleraceus</i>	Common sow thistle	Naturalized
Brassicaceae, Mustard Family	<i>Hirschfeldia incana</i>	Mediterranean hoary mustard	Naturalized
Caryophyllaceae, Pink Family	<i>Polycarpon tetraphyllum</i> var. <i>tetraphyllum</i>	Four-leaved allseed	Naturalized
Euphorbiaceae, Spurge Family	<i>Euphorbia peplus</i>	Petty spurge	Naturalized
Fabaceae, Legume Family	<i>Medicago polymorpha</i>	California burclover	Naturalized
Fagaceae, Oak Family	<i>Quercus agrifolia</i>	Coast live oak	Native
Geraniaceae, Geranium Family	<i>Erodium cicutarium</i>	Redstem filaree	Naturalized
Iridaceae, Iris Family	<i>Sisyrinchium bellum</i>	Western blue-eyed grass	Native
Malvaceae, Mallow Family	<i>Malva parviflora</i>	Cheeseweed	Naturalized
Myrsinaceae, Myrsine Family	<i>Lysimachia arvensis</i>	Scarlet pimpernel	Naturalized
Oxalidaceae, Oxalis Family	<i>Oxalis pes-caprae</i>	Bermuda buttercup	Naturalized
Onagraceae, Evening-primrose Family	<i>Epilobium brachycarpum</i>	Willow herb	Native



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Family	Scientific Name	Common Name	Origin
Poaceae, Grass Family	<i>Avena barbata</i>	Slender wild oat	Naturalized
	<i>Avena fatua</i>	Wild oat	Naturalized
	<i>Bromus diandrus</i>	Ripgut grass	Naturalized
	<i>Bromus hordeaceus</i>	Soft chess	Naturalized
	<i>Festuca perennis</i>	Rye grass	Naturalized
	<i>Hordeum murinum</i>	Wall barley	Naturalized
Papaveraceae, Poppy Family	<i>Eschscholzia californica</i>	California poppy	Native



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ATTACHMENT C - Representative Site Photographs



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Photo 1. View east across the area of proposed development within annual grassland habitat (04-30-18).



Photo 2. View west across the area of proposed development within annual grassland habitat (04-30-18).



Photo 3. View northeast of the currently developed portion of the property (04-30-18).



Photo 4. View southwest of the currently developed portion of the property (04-30-18).