



Dr. Fred Novy
c/o J.H. Edwards Company
PO Box 6070
Los Osos, CA 93412

March 12, 2015

Subject: Botanical Inventory and Wetland Boundary Determination on the two 0.19-acre parcels located at 1325 Pasadena Drive (APN 038-732-016 & 017), Los Osos, California

Ecological Assets Management, LLC (EAM) is pleased to submit the following Scope of Work and budget to you for consideration in performing a botanical inventory and wetland boundary determination on the two 0.19-acre parcels located at 1325 Pasadena Drive (APN 038-732-016 & 017) Los Osos.

Scope of Work

The following describes EAM's scope of work:

1. Botanical Inventory

EAM will begin this work effort by conducting a database search for all sensitive plant species known to occur in the vicinity of the subject parcel. EAM will then conduct two site visits to the parcel during the blooming period for any known sensitive species to the vicinity, which will likely be in mid-March and the end of April. During the site visits EAM will identify every species observed and compile a comprehensive list of vascular plants for the subject parcel. Once the two surveys are completed, EAM will prepare a results report which will include the following: a description of the biological setting, including plant community, topography, soils, potential habitat of target species, and an evaluation of environmental conditions, such as timing or quantity of rainfall, which may influence the performance and expression of target species; a map of project location showing scale, orientation, project boundaries, parcel size, and map quadrangle name; a table of survey dates and a description of survey methodology; if a reference population is available, provide a written narrative describing the target species reference population(s) used, and date(s) when observations were made; a comprehensive list of all vascular plants occurring on the project site for each habitat type; current and historic land uses of the habitat(s) and degree of site alteration; presence of target species off-site on adjacent parcels, if known; and, an assessment of the biological significance or ecological quality of the project site in a local and regional context.

2. Wetland Boundary Determination

The proximity of Morro Bay to the project site could impose development setbacks from coastal wetland habitat boundaries per the requirements of the County of San Luis Obispo Local Coastal Plan. The wetland boundary will consist of the high tide line of Morro Bay, or any extent

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of wetland or tidally influenced vegetation extending above the high tide line. EAM biologists will delineate the wetland boundary line on the property, and will prepare a brief wetland delineation letter report and map to document methods and results of the examination, and the location of identified wetland areas. This report and map will provide the necessary information for the County to determine the required setback for the property, and will meet California Coastal Commission (CCC) requirements. Because this report is documenting tidal area boundaries for planning purposes, and no impacts are proposed, a formal wetland delineation per the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2008) will not be required to determine jurisdictional boundaries on the site.

Budget

The fixed-fee budget associated with the above tasks is: \$1,440 (botanical inventory) and \$960 (wetland boundary). The total for this work comes to \$2,400, which includes all indirect expenses associated with travel, mileage and office supplies. Invoices will be submitted monthly once work commences, but the total will not exceed \$2,400. Full payment is required prior to delivery of the final reports.

EAM is available immediately to begin these efforts. If you would like to retain EAM to provide these biological services please sign this Scope of Work below and send a \$1,200 "start work" deposit. If you have any comments or questions regarding this scope of work and/or budget please contact me at (805) 440-6137.

Sincerely,



Dwayne Oberhoff
Project and LLC Manager
Ecological Assets Management, LLC

Signature

Date of Approval

Printed Name

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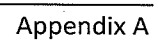
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Appendix A: Proposed Project Site Plan





1 1325 PASADENA DRIVE

SCALE: 1" = 30'-0"



Scale may not be accurate due to inserting into document.

Appendix B: Photo Pages

- **7 Photos**

Photo 1

Photo viewing southwest from Pasadena Drive with Morro Bay in the background of picture.

January 27, 2015



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Appendix B - Photo 1

Photo 2

Photo viewing
south across
subject parcel
from Pasadena
Drive.

January 27, 2015



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Appendix B - Photo 2

Photo 3

Photo viewing northeast from tidal wetlands associated with Morro Bay to eastern portion of the subject parcel.

May 26, 2015



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Appendix B - Photo 3

Photo 4

Photo viewing northeast from tidal wetlands associated with Morro Bay to western portion of the subject parcel.

May 26, 2015



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Appendix B - Photo 4

Photo 5

Photo of California seablite occurrence located adjacent to the southeastern corner of the subject parcel and associated with the tidal wetlands of Morro Bay.

June 29, 2015



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Appendix B - Photo 5

Photo 6

Photo of upper pit above the wetland boundary, which found dry, light brown sandy soil with no organic material or redoxomorphic features present.

May 26, 2015



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Appendix B - Photo 6

Photo 7

Photo of lower pit within the wetland boundary, which found dark moist sandy soil with a significant amount of organic material present in the upper horizon.

May 26, 2015



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Appendix B - Photo 7

**Botanical Resources Survey Report for 1325 Pasadena
Drive (APN 038-732-016 & -017), Los Osos, San Luis
Obispo County, California**



Prepared for:

Dr. Fred Novy

Prepared by:



September 15, 2015

Introduction

The following botanical resources survey report has been prepared by Ecological Assets Management LLC (EAM) for Dr. Fred Novy. This report presents the methods and results of four focused botanical surveys conducted on January 27th, February 8th, March 28th, and May 29th, 2015, at Dr. Novy's two adjacent 0.195-acre (0.39 acre total) undeveloped parcels located at 1325 Pasadena Drive, Los Osos, San Luis Obispo County, California (APN 038-732-016 & 017).

In summary, the survey efforts conducted in January, February, March and May 2015 to inventory the botanical resources found no special status plant species on the subject parcel, and, based on the small lot size, surrounding urban development, and corresponding lack of suitable habitat conditions, no sensitive plants have potential to be present on the subject parcel. One special status plant species was observed adjacent to the subject parcel, located below the high tide line at the southeast corner of the subject parcel. The occurrence consists of a large California seablite, growing adjacent to and partially under a coast live oak tree. The California seablite is a federally protected species that is locally common along the tidal margins of Morro Bay. The California seablite occurrence will not be impacted in any way by the proposed residential construction. Standard County building requirements including installation of erosion and sediment control measures, and temporary fencing along the setback line would be sufficient to protect the California seablite occurrence and associated coastal wetland areas.

Site Location and Proposed Project

The subject parcel is located in western San Luis Obispo County, California, within the community of Los Osos (refer to Figure 1). The parcel is located at 1325 Pasadena Drive and the closest cross street is 1st Street located approximately 0.08 mile to the east. Dr. Fred Novy is proposing to develop the 0.39 acre (17,097 square feet) parcel with a single family residence that includes an attached garage, workshop, decks, porch and paved areas that will permanently impact a total of approximately 6,100 square feet of disturbance area (refer to Appendix A) or approximately thirty-six percent (36 %) of the parcel. It is proposed that all areas of the parcel bayward of the proposed 50 foot wetland setback will be placed into a permanent open space easement in order to protect the coast live oak and California seablite and to maintain the function of the wetlands associated with Morro Bay.

Survey Methods

Prior to visiting the study area, EAM biologists reviewed the California Natural Diversity Data Base (CNDDB) (2015) within a five-mile radius of the subject parcel to

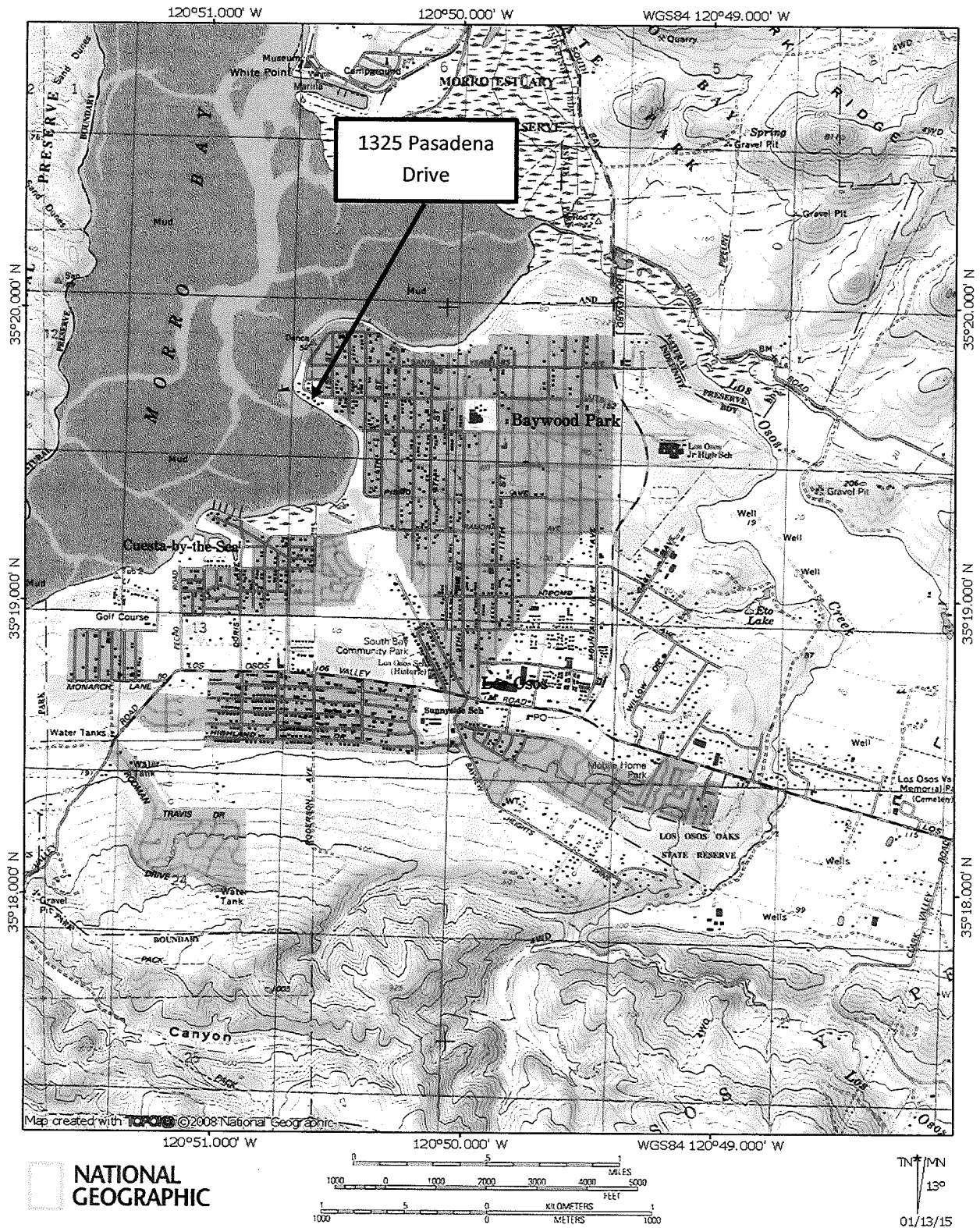


FIGURE 1. Location map of subject parcel in Los Osos, CA.

evaluate the potential for occurrence of sensitive plants and habitats within the subject parcel. This area included portions of the Morro Bay South, Morro Bay North, Cayucos, Atascadero, and San Luis Obispo U.S. Geological Survey (USGS) 24k quadrangle topographical maps. The five-mile review area was deemed appropriate based on the small subject parcel size, historic disturbance, and the subject parcel location at the edge of the Morro Bay estuary, because these features severely limit the potential number of sensitive plants and plant communities that could be present. Special-status plant species known to occur in habitat and/or soil types similar to those found on the study area were the focus of our survey efforts.

For the purpose of this study, special status plants are vascular plants listed, proposed for listing, or candidates for listing as Threatened or Endangered by the U.S. Fish and Wildlife Service (USFWS) under the federal Endangered Species Act (ESA); those listed or proposed for listing as Rare, Threatened, or Endangered by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA); and plants occurring on California Rare Plant Rank 1, 2, 3 and 4, as developed by the CDFW and the California Native Plant Society (CNPS). Sensitive natural communities are those plant communities listed as rare in the CNDDDB.

The specific Rare Plant Rank code definitions are as follows:

- *Rank 1A = Plants presumed extinct in California;*
- *Rank 1B.1 = Rare or endangered in California and elsewhere; seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat);*
- *Rank 1B.2 = Rare or endangered in California and elsewhere; fairly endangered in California (20-80% occurrences threatened);*
- *Rank 1B.3 = Rare or endangered in California and elsewhere, not very endangered in California (<20% of occurrences threatened or no current threats known);*
- *Rank 2 = Rare, threatened or endangered in California, but more common elsewhere;*
- *Rank 3 = Plants needing more information (most are species that are taxonomically unresolved; some species on this list meet the definitions of rarity under CNPS and CESA); and*
- *Rank 4.2 = Plants of limited distribution (watch list), fairly endangered in California (20-80% occurrences threatened).*
- *Rank 4.3 = Plants of limited distribution (watch list), not very endangered in California.*

EAM biologists conducted four field surveys of the subject parcel on January 27th, February 8th, March 28th and May 29th, 2015 (refer to Table 1). The field surveys

involved walking meandering transects throughout the subject parcel and identifying all plant species observed. Plants were identified to species, or sub-species, with dichotomous keys used as necessary (Hoover, 1970; Hickman, ed. 1993). The surveys were timed to cover the flowering periods of the special-status plant species with potential for occurrence on the subject parcel. The tide was low during the May 29th survey, which allowed access onto the mudflats of the Morro Bay estuary and associated marsh areas adjacent to the subject parcel. A CNDDDB species occurrence discussion table is included in Appendix B, a list of plant species observed is included in Appendix C, and subject parcel photos are included in Appendix D.

Table 1. Survey dates for Botanical Surveys at 1325 Pasadena Drive, Los Osos, CA.

Survey #	Survey Date and Time	Surveyors	Summary of Survey Results
1	1/27/2015 0800-0830 hrs	D. Oberhoff	No special status plant species were observed on the subject parcel during survey.
2	2/8/2015 1200-1225 hrs	B. Sloan and D. Oberhoff	No special status plant species were observed on the subject parcel during survey.
3	3/28/2015 1555-1610 hrs	B. Sloan and D. Oberhoff	No special status plant species were observed on the subject parcel during survey.
4	5/29/2015 1245-1345 hrs	B. Sloan and D. Oberhoff	No special status plant species were observed on the subject parcel during survey.

Existing Conditions

The 0.39-acre subject parcel is bordered by Pasadena Drive on the north, tidal wetlands associated with Morro Bay to the south and existing developed residential parcels to the east and west. The majority of the parcel is sparsely vegetated with annual grasses and is also mowed annually to meet fire abatement requirements. Numerous Monterey cypress (*Cupressus macrocarpa*) trees are planted between the subject parcel and the adjacent existing residences on the east and west perimeters (refer to Figure 2). Through the center of the parcel is a row of cut and decomposing stumps, which were likely Monterey cypress. Adjacent to Pasadena Drive in the northern portion of the subject parcel is a single pine tree (*Pinus* spp.) and in the northeast portion is a mound of wood chips. On a mound at the southeast corner of the parcel is a small shrub-like coast live oak (*Quercus agrifolia*) tree and an area of iceplant (*Carpobrotus chilensis*) in the southwest corner.



Along the southern perimeter of the subject parcel and adjacent to the tidal wetlands of Morro Bay, the upper extent of tidal action is marked by the presence of pickleweed (*Salicornia virginiana*), saltgrass (*Distichlis spicata*), alkali heath (*Frankenia grandifolia*), and fleshy jaumea (*Jaumea carnosa*), all of which are salt marsh plants. California seablite (*Suaeda californica*), a federal endangered and CNPS List 1B.1 species, was observed in salt marsh habitat adjacent to the southeast corner of the subject parcel.

Appendix D includes four site photos taken during the botanical surveys conducted on the subject parcel.

Results

The survey efforts identified a total of 22 vascular plant species within the subject parcel. A list of all species observed on-subject parcel is provided in Appendix C. Of the total species observed, 11 were native and 11 were non-native species.

The CNDDDB identified 31 special status plant species known to occur within a five-mile radius of the project. Appendix B contains a table of all special-status plant species identified by the CNDDDB as present in a five-mile radius of the subject parcel. This list covers a broad range of habitats, soil types, and elevations not found within the small, urban subject parcel that is located on Baywood fine sand at the edge of the Morro Bay estuary.

The majority of the 31 special status plant species identified in the database have highly specialized habitat requirements such as serpentine rock outcrops and soils, coastal scrub, maritime chaparral, broadleaf or coniferous forests, grasslands, or freshwater marsh, that are not present within or adjacent to the subject parcel. Species that occur on serpentine based soils such as La Panza mariposa lily (*Calochortus obispoensis*), Jones layia (*Layia jonesii*), Betty's Dudleya (*Dudleya abramsii* ssp. *bettingae*), Chorro Creek bog thistle (*Cirsium fontinale* ssp. *obispoense*), and most beautiful jewel flower (*Streptanthus albidus* ssp. *peramoenus*) are not expected to occur on the subject parcel due to the lack of suitable habitat.

Similarly, special status plants known to occur at higher elevations such as San Benito fritillary (*Fritillaria viridea*), and Cuesta Ridge thistle (*Cirsium occidentale* var. *lucianum*), or in grassland habitats such as Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*), San Luis Obispo owl's clover (*Castilleja densiflora* ssp. *obispoensis*) and Cambria (or San Luis Obispo County) morning glory (*Calystegia subacaulis* ssp. *episcopalis*), are not expected to occur onsite due to the lack of suitable soils and habitat conditions.

Perennial shrubs and herbaceous species such as Arroyo de la Cruz manzanita (*Arctostaphylos cruzensis*), Morro manzanita (*Arctostaphylos morroensis*), dacite

manzanita (*Arctostaphylos tomentosa* ssp. *daciticola*), and Indian Knob mountainbalm (*Eriodictyon altissimum*), were not observed during surveys, and would have been identifiable at the time the field surveys were conducted.

Of the 31 total species, the following nine plants are known to occur in active and stabilized coastal dunes and coastal salt marsh habitat conditions similar to those present on and adjacent to the subject parcel.

- Morro manzanita (*Arctostaphylos morroensis*)
- coastal goosefoot (*Chenopodium littoreum*)
- Salt marsh birds beak (*Chloropyron maritimum*)
- Dune larkspur (*Delphinium parryi* ssp. *blochmaniae*)
- beach spectaclepod (*Dithyrea maritima*)
- Blochman's leafy daisy (*Erigeron blochmaniae*)
- Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*)
- coast woolly-heads (*Nemacaulis denudata* var. *denudata*)
- California seablite (*Suaeda californica*)

Of these nine species, only the federally protected California seablite was observed during the surveys (refer to Appendix D, Photo 5). The California seablite occurrence was located near to, but outside the subject parcel boundaries, in a tidally influenced area.

The CNDDDB search also identified four sensitive plant communities within the five mile review area. These sensitive plant communities are:

- Central Dune Scrub
- Central Maritime Chaparral
- Coastal Brackish Marsh
- Northern Coastal Salt Marsh

Elements of Northern Coastal Salt Marsh are present along the southern subject parcel boundary line, in and adjacent to tidally influenced areas associated with Morro Bay.

Please refer to Appendix B for additional information on the CNDDDB listed species and habitats identified in this report.

Discussion

The subject parcel consists of an undeveloped residential lot, surrounded on two sides by existing residential development and paved Pasadena Drive. Proposed development of the subject parcel would occur in areas dominated by non-native veldt grass that do not contain any sensitive plant species. The occurrence of the federally protected California seablite is located off and adjacent to the subject

parcel and within the tidal area of Morro Bay would not be impacted from any proposed project due to the wetland setback limits for development along the bay. Similarly, the coast live oak tree found in the southeast corner of the subject parcel and adjacent to the California seablite is also within typical wetland setback boundaries and would not be impacted from any project on the subject parcel. Based on the results of this botanical survey effort, and the location of the sensitive plant species identified adjacent to the subject parcel, the proposed project will not impact or negatively affect the identified occurrence of California seablite or any other special-status plants.

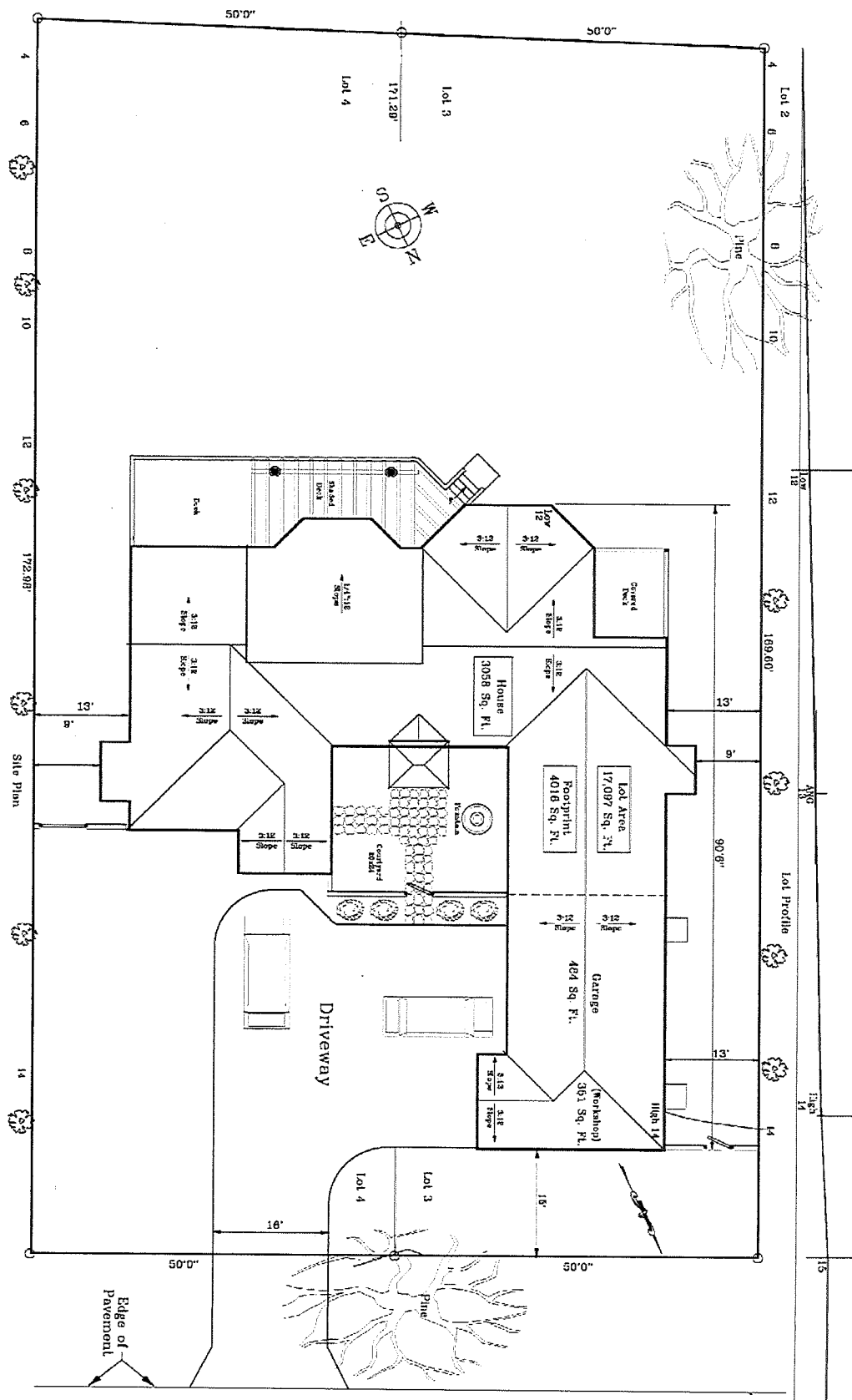
Because the identified occurrence of California seablite is off the subject parcel specific avoidance and minimization measures are not considered necessary. Standard County requirements for residential construction, including installation of appropriate erosion and sediment control measures, and limiting access to the setback area through installation of temporary fencing would be sufficient to protect the California seablite occurrence and associated coastal wetland areas during residential construction.

References

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Appendix A: Site Plans

- **Proposed Project Site Plan**



Appendix B:

- **CNDDDB List of Special-Status Plant Species Within a Five Mile Radius**

Appendix B. CNDDDB List of Special-Status Plant Species Within a Five Mile Radius of the Site

Species	Status* Fed/CA/CNPS	Habitat Requirements	Project Site Suitability/Observations
Arroyo de la Cruz manzanita <i>Arctostaphylos cruzensis</i>	—/—/1B.2	Perennial shrub; blooms from December to March; occurs between 60 and 310 meters in sandy soils; found in broadleaved upland forest, coastal bluff scrub, closed-cone coniferous forest, chaparral, coastal scrub and valley and foothill grassland. It is only known to occur in Monterey and San Luis Obispo Counties.	Perennial shrub would have been identifiable and observed during surveys if present. Site is outside the species' elevational range. Not present within the survey area.
Beach spectaclepod <i>Dithyrea maritima</i>	—/T/1B.1	Rhizomatous, perennial herb; blooms March through May; found in sandy soils, usually near shore, in coastal dunes and coastal scrub habitats; ranges from 3 to 50 meters in elevation.	Species only known to occur on active sand dunes along the coast. No sand dunes are present within or adjacent to the site. Not present within the survey area.
Betty's dudleya <i>Dudleya abramsii</i> ssp. <i>betinae</i>	—/—/1B.2	Perennial succulent; blooms May through July and is endemic to coastal San Luis Obispo County west of Cerro Romualdo; found in chaparral, coastal scrub, and valley and foothill grasslands, usually on serpentine outcrops or shallow rocky soils; ranges in elevation from 20 to 180 meters.	Suitable serpentine soils are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.
Blochman's dudleya <i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	—/—/1B.1	Perennial herb; blooms April through June; found on rocky, often clay or serpentine soils in coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland; ranges from 5 to 450 meters in elevation.	Suitable soils and habitat not present on-site. Species was not observed during field surveys. Not present within the survey area.
Blochman's leafy daisy <i>Erigeron blochmaniae</i>	—/—/1B.2	Rhizomatous perennial herb; blooms July through August; ranges from 3 to 45 meters in elevation and occurs in coastal dunes and coastal scrub.	This species is restricted to coastal dunes typically along the immediate coastline. No coastal dunes are present within the site. Not present within the survey area.
Brewer's spineflower <i>Chorizanthe breweri</i>	—/—/1B.3	Occurs in closed-cone coniferous forest, chaparral, cismontane woodland, and coastal scrub habitats on serpentine derived soils and rock outcrops, mostly in rocky and gravelly areas; ranges in elevation from 45 to 800 meters; annual herb; blooms May through August.	Suitable serpentine soils are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.
California seablithe <i>Suaeda californica</i>	E/—/1B.1	Perennial succulent shrub that grows along the margins of coastal salt marshes in a narrow elevational range from 0 to 5 meters; known to occur in the Morro Bay area.	Present at the high tide line of Morro Bay adjacent to the site.

Cambria (San Luis Obispo County) morning glory <i>Calystegia subacaulis</i> ssp. <i>episcopalis</i>	--/4.2	Rhizomatous, perennial herb; blooms from April to May; occurs in chaparral, cismontane woodland, and sparse to dense grassland covering sloped or flat areas in clay-rich soils; ranges from 60-500 meters; restricted to outer South Coast ranges in SLO and Santa Barbara Counties.	Suitable clay soils are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.
Chorro Creek bog thistle (San Luis Obispo fountain thistle) <i>Cirsium fontinale</i> var. <i>obispoense</i>	E/E/1B.2	Perennial herb; blooms February to July; ranges from 35 to 365 meters in elevation; occurs in chaparral and cismontane woodland habitats, often in serpentine seeps.	No suitable habitat present due to lack of seeps and serpentine soils. Species was not observed during field surveys. Not present within the survey area.
Coast woolly threads <i>Nemacaulis denudata</i> var. <i>denudata</i>	--/1B.2	Annual herb that grows in coastal sand dunes in open spaces of the coastal strand; known to occur in the Montana de Oro area in sandy soils.	Potentially suitable sandy soil habitat present. Species was not observed during field surveys. Not present within the survey area.
Coastal goosefoot <i>Chenopodium littoreum</i>	--/1B.2	Annual herb that grows on sandy flats in coastal dunes along wetland and salt marsh habitat. Typically found between 30 and 100 meters, and is known from the Morro Bay estuary.	Marginal habitat present onsite. Species was not observed during field surveys. Not present within the survey area.
Coulter's goldfields <i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	--/1B.1	Annual herb that grows in coastal salt marshes, playas, valley and foothill grassland, and vernal pools usually on alkaline soils from 1- 1,400 meters.	Marginal habitat present onsite. Species was not observed during field surveys. Not present within the survey area.
Cuesta Ridge thistle <i>Cirsium occidentale</i> var. <i>lucianum</i>	--/1B.2	Perennial herb known to occur along the Cuesta Ridge in openings on steep rocky serpentine slopes from 500 to 750 meters.	Suitable serpentine soils are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.
Dacite manzanita <i>Arctostaphylos tomentosa</i> ssp. <i>daciticola</i>	--/1B.1	Perennial shrub known to occur in chaparral and cismontane woodland. Only one known occurrence of this species in SLO County on the porphyry buttes (Hollister Peak) east of Morro Bay.	Suitable soils are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.
Dune larkspur <i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	--/1B.2	Perennial herb; blooms April through May; occurs in maritime chaparral and coastal dune habitats at elevations ranging from 0 to 200 meters, typically on volcanic soils and/or rocky slopes.	Marginal habitat present onsite. Species was not observed during field surveys. Not present within the survey area.
Hardham's evening-primrose <i>Camissoniopsis hardhamiae</i>	--/1B.2	Annual herb known to occur in chaparral and foothill woodland habitats; typically blooms from March to May. Only one recorded occurrence in the region from sandy openings in oak woodland in Los Osos.	Marginal habitat present onsite. Species was not observed during field surveys. Not present within the survey area..
Indian Knob mountainbalm <i>Eriodictyon altissimum</i>	E/E/1B.1	Evergreen shrub; blooms March through June; ranges in elevation from 80 to 270 meters and occurs in maritime chaparral, cismontane woodland, and coastal scrub, usually on sandstone; often found in open disturbed areas.	Suitable soils are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.

Jones' layia <i>Layia jonesii</i>	--/1B.2	Annual herb; blooms March through May; occurs on clay soils and serpentine outcrops in chaparral and valley and foothill grassland; ranges in elevation from 5 to 400 meters.	Suitable serpentine soils are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.
Marsh sandwort <i>Arenaria paludicola</i>	E/E/1B.1	Stoloniferous, perennial herb; blooms May to August; occurs in freshwater marshes and swamps, bogs and fens, and some coastal scrub, ranging from 3 to 170 meters in elevation; common associates include Typha, Juncus, and Scirpus.	Suitable freshwater marsh habitat is not present on-site. Species was not observed during field surveys. Not present within the survey area.
Miles' milk-vetch <i>Astragalus didymocarpus</i> var. <i>milesianus</i>	--/1B.2	Annual herb; blooms March to June; found in coastal scrub habitats, typically occurring on clay soils; ranges in elevation 20 to 90 meters.	Suitable clay soils are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.
Morro manzanita <i>Arctostaphylos morroensis</i>	T--/1B.1	Evergreen shrub; blooms December through March; ranges in elevation from 5 to 205 meters; typically found on sandy-loam or Baywood sands in chaparral, woodlands, coastal dunes and coastal scrub.	Marginal habitat present onsite. Species was not observed during field surveys. Not present within the survey area.
Most beautiful jewel-flower <i>Streptanthus albidus</i> ssp. <i>peramoenus</i>	--/1B.2	Annual herb; blooms April through June; occurs on serpentine soils in chaparral, valley and foothill grassland, and cismontane woodland, ranging from 120 to 1000 meters in elevation.	Suitable serpentine soils are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.
Oso manzanita <i>Arctostaphylos osoensis</i>	--/1B.2	Perennial shrub known to occur in chaparral and cismontane woodland on the porphyry buttes east of Morro Bay.	Suitable habitat conditions are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.
Palmer's monardella <i>Monardella palmeri</i>	--/1B.2	Rhizomatous, perennial herb; blooms June through August; occurs on serpentine soils in chaparral and cismontane woodland habitats at elevations ranging from 200 to 800 meters.	Suitable serpentine soils are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.
Pecho manzanita <i>Arctostaphylos pechoensis</i>	--/1B.2	Perennial shrub; blooms November to March; occurs on siliceous shale in closed-cone coniferous forest, chaparral, and coastal scrub habitats, ranging from 170 to 1100 meters in elevation.	Suitable habitat conditions are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.

Salt marsh bird's-beak <i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	E/E/1B.2	Annual herb known to occur along margins of salt marsh habitat and coastal dunes. Limited to the higher zones of the Morro Bay estuary.	Marginal habitat present onsite. Species was not observed during field surveys. Not present within the survey area.
San Benito fritillary <i>Fritillaria viridea</i>	—/—/1B.2	Bulbiferous, perennial herb; blooms March to May; ranges from 200 to 1525 meters in elevation and occurs in chaparral on serpentine soils.	Suitable serpentine soils are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.
San Joaquin spearscale <i>Atriplex joaquinana</i>	—/—/1B.2	Annual herb that grows in seasonal alkali wetlands and alkali sink scrub typically found in the San Joaquin Valley. One recorded occurrence of this species from 1899 in CNDDDB was from the vicinity of Morro Bay.	Suitable habitat conditions are not present on-site. Species was not observed during field surveys. Not present within the survey area.
San Luis Obispo mariposa-lily <i>Calochortus simulans</i>	—/—/1B.3	Bulbiferous, perennial herb; blooms April to May; occurs in sandy, often granitic, sometimes serpentine soils in chaparral, cismontane woodland, lower montane coniferous forest, and valley and foothill grassland; ranges from 395 to 1100 meters in elevation.	Suitable serpentine soils are not present on-site, and area is outside the species' elevational range. Species was not observed during field surveys. Not present within the survey area.
San Luis Obispo monardella <i>Monardella frutescens</i>	—/—/1B.2	Rhizomatous, perennial herb; blooms May through September; ranges from 10 to 200 meters and occurs on sandy soils in coastal dunes and coastal scrub.	Marginal habitat present onsite. Species was not observed during field surveys. Not present within the survey area.
San Luis Obispo owl's clover <i>Castilleja densiflora</i> ssp. <i>obispoensis</i>	—/—/1B.2	Annual herb; blooms in April; ranges from 10 to 400 meters in elevation and occurs in meadows, seeps, and valley and foothill grassland.	Suitable habitat conditions are not present on-site. Species was not observed during field surveys. Not present within the survey area.
Plant/Natural Communities			
Central Dune Scrub		Not present	
Central Maritime Chaparral		Not present	
Coastal Brackish Marsh		Not present	
Northern Coastal Salt Marsh		Present along southern property boundary.	

Appendix C:

- **List of Plant Species Observed**

Appendix A – List of Plant Species Observed on the Site

Scientific Name	Common Name
<i>Acmispon glaber</i> (<i>Lotus scoparius</i>)	Deerweed
<i>Bromus diandrus</i> *	Ripgut brome
<i>Carex praegracilis</i>	Field sedge
<i>Carpobrotus</i> spp.*	Iceplant
<i>Conicosia pugioniformis</i> *	Narrow-leaved ice plant
<i>Convolvulus arvensis</i>	Field bindweed
<i>Croton californicus</i>	California croton
<i>Cupressus macrocarpa</i>	Monterey cypress
<i>Cynodon dactylon</i> *	Bermuda grass
<i>Distichlis spicata</i>	Saltgrass
<i>Ehrharta calycina</i> *	Veldt grass
<i>Erodium cicutarium</i> *	Red-stemmed filaree
<i>Festuca perennis</i> (<i>Lolium perenne</i> var. <i>multiflorum</i>)*	Italian rye grass
<i>Jaumea carnosa</i>	Fleshy jaumea
<i>Malva nicaeensis</i> *	Cheeseweed
<i>Medicago polymorpha</i> *	Bur clover
<i>Pennisetum clandestinum</i> *	Kikuyu grass
<i>Pinus radiata</i>	Monterey pine
<i>Quercus agrifolia</i>	Coast live oak
<i>Salicornia virginiana</i>	Pickleweed
<i>Silene laciniata</i>	Indian pink
<i>Tetragonia tetragonioides</i> *	New Zealand spinach

Appendix D: Photo Pages

- **5 Photos**

Photo 1

Photo viewing southeast from Pasadena Drive with Morro Bay in the background of picture.

January 27, 2015



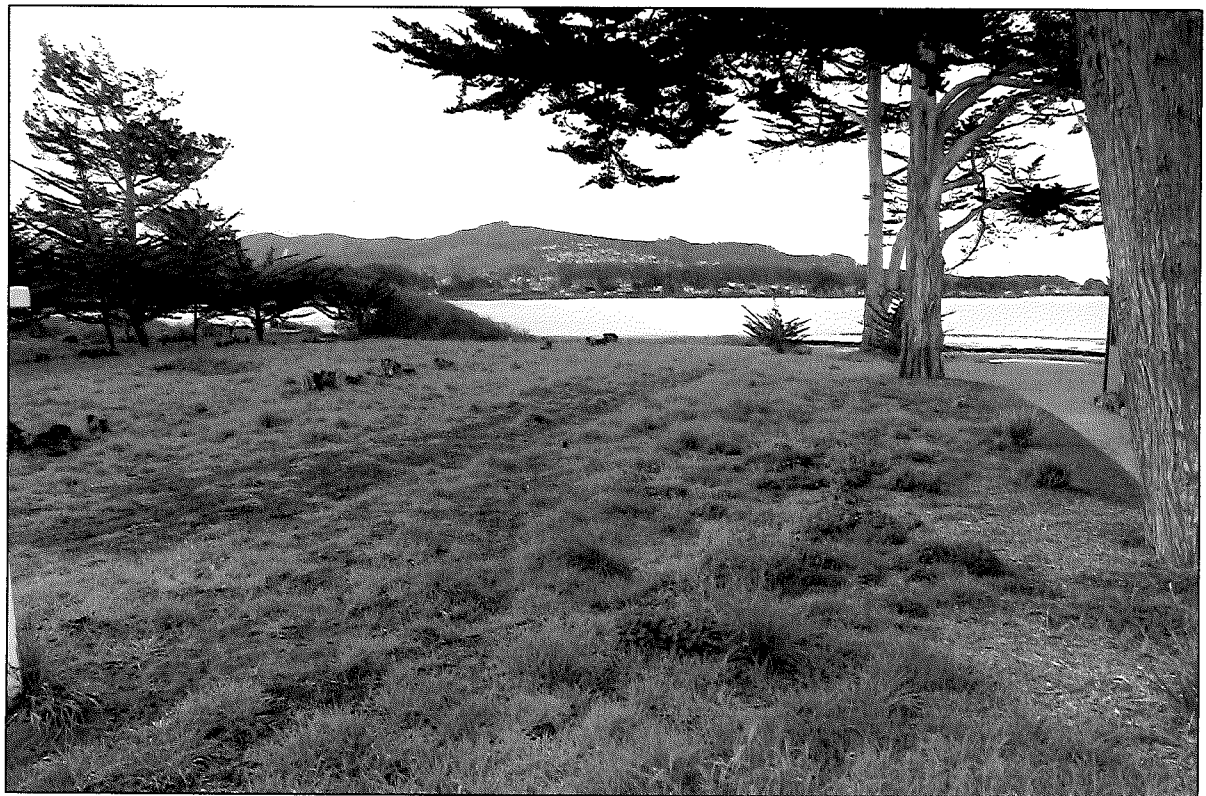
PO Box 6840, Los Osos, CA 93412 | 805.440.6137
<http://www.ecologicalmgmt.com> | dwayne@ecologicalmgmt.com

Appendix D - Photo 1

Photo 2

Photo viewing
south across
subject parcel
from Pasadena
Drive.

January 27, 2015



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Appendix D - Photo 2

Photo 3

Photo viewing
north toward
Pasadena Drive.

January 27, 2015



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Appendix D - Photo 3

Introduction

Ecological Assets Management (EAM) conducted a delineation of the extent of environmentally sensitive habitat area (ESHA) on 1325 Pasadena Drive (APN 038-732-016 & -017) in Los Osos, San Luis Obispo County, California (refer to Figures 1 and 2). The investigation was conducted to identify the limits of ESHA pursuant to the California Coastal Act, and the County of San Luis Obispo Local Coastal Plan (LCP), associated with the tidal wetlands of the Morro Bay estuary adjacent to the subject parcel.

In summary, the delineation identified a wetland boundary on the subject parcel consisting of the upper extent of dominant wetland or tidally influenced vegetation extending above the high tide line of the Morro Bay estuary. The wetland boundary extends along the length of the southern subject parcel line, and is influenced by changing topography along that boundary. The western portion exhibits a gentle slope up from tidal areas, allowing salt marsh plants to extend further into the subject parcel. The eastern corner of the subject parcel is higher in elevation, and exhibits a steeper slope along the tidal boundary. As a result, tidal influence and associated salt marsh plants are limited to a narrow zone below adjacent upland vegetation.

As shown on the attached map, the wetland boundary extends 14 feet 2 inches into the subject parcel at the widest point near the western end of the subject parcel. The proposed residence would be located approximately 50 feet 3 inches from the uppermost extent of wetland habitat and would provide a setback consistent with neighboring residences.

The following sections provide an overview and definition of ESHA per the California Coastal Act and County LCP, and the methods and results of our investigation.

Definition of ESHA

California Coastal Act

The California Coastal Act was enacted in 1976 to provide long-term protection of California's coastal resources. The Act's coastal resources management policies are based on recommendations contained in the California Coastal Plan. One such policy includes:

"Protection, enhancement and restoration of environmentally sensitive habitats, including intertidal and nearshore waters, wetlands, bays and estuaries, riparian habitat, certain wood and grasslands, streams, lakes, and habitat for rare or endangered plants or animals."

A variety of plant communities within the Coastal Zone meet the definition of ESHA (Coastal Act Section 30107.5), including riparian areas, wetlands, maritime chaparral and special status species habitat. The California Coastal Commission (CCC), with

technical assistance from the California Department of Fish and Wildlife (CDFW), is responsible for protecting ESHA within the Coastal Zone, and have required local agencies including the County to develop policies aimed at protecting and preserving these areas. For wetland habitats, the CCC and CDFW rely on the U.S. Fish and Wildlife Service (USFWS) wetland definition and classification system developed by Cowardin et al. (1979) titled, *Classification of Wetlands and Deep Water Habitats of the United States*, as the methodology for wetland determinations. The CCC requires the presence of only one wetland parameter (e.g., wetland hydrology, hydric soils, or predominance of hydrophytic vegetation) for an area to qualify as a wetland. Section 30121 of the California Coastal Act, the statute governing the CCC, broadly defines wetlands as:

"Lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, or fens."

San Luis Obispo LCP Policies for ESHA include the following:

"As a condition of permit approval, the applicant is required to demonstrate that there will be no significant impact on sensitive habitats and that proposed development or activities will be consistent with the biological continuance of the habitat."

The coastal salt marsh location identified on Figure 2 constitutes ESHA as defined by the California Coastal Act, and by the County of San Luis Obispo LCP. Any proposed development within or adjacent to this habitat must conform to Coastal Act/LCP requirements.

Methods

The delineation of potential ESHA subject to LCP requirements and CCC jurisdiction was conducted on March 28, 2015 by Dwayne Oberhoff and Bob Sloan. The delineation used the routine methodology as detailed in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and refined in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (Version 2.0; U.S. Army Corps of Engineers 2008). Potential ESHA boundaries were assessed per the CCC and LCP definitions and policies discussed above. In addition, EAM reviewed current and historic aerial photographs depicting the study area (Google Earth, 2015), and the U.S. Geological Survey (USGS) Morro Bay South, California 7.5-minute topographic quadrangle (1995).

Existing conditions and the upper limit of ESHA wetland habitat within and adjacent to the subject parcel were identified in the field, based on dominant plant composition, evidence of tidal activity, slope break, and soil conditions. The identified ESHA boundary line location was marked with pin flags, and a laser rangefinder accurate to

less than 4 inches was used to determine the distance from the edge of pavement to the boundary line. The wetland boundary line was plotted on an aerial photograph of the subject parcel, along with the proposed residential development plan (refer to Appendix A). Subject parcel photos are included in Appendix B.

Results

The examination found a defined border of northern coastal salt marsh habitat located on the southern boundary of the subject parcel, in association with the tidal zone of Morro Bay. Coastal salt marsh habitat typically occurs along sheltered inland margins of bays, lagoons, and estuaries where soils are subject to regular tidal inundation by saltwater. Plant species consist of very productive herbaceous and suffrutescent salt-tolerant hydrophytes forming moderate to dense cover up to one meter tall (Holland, 1986). Northern coastal salt marsh habitat is often indicative of waters of the U.S. regulated by USACE and the California Coastal Commission (CCC).

Northern coastal salt marsh habitat within and adjacent to the subject parcel is dominated by pickleweed (*Salicornia virginiana*), saltgrass (*Distichlis spicata*), alkali heath (*Frankenia grandifolia*), and fleshy jaumea (*Jaumea carnosa*). A large clump of California seablite (*Suaeda californica*), a federal endangered and CNPS List 1B.1 salt marsh species, is present adjacent to, but outside the subject parcel boundary, near the southeast corner of the subject parcel. As the slope increases, salt marsh species dominance decreases, and non-marsh species including field sedge (*Carex praegracilis*), veldt grass (*Ehrharta calycina*), ice plant (*Carpobrotus* spp.), New Zealand spinach (*Tetragonia tetragonioides*), and a Coast live oak tree (*Quercus agrifolia*), become dominant.

The location of the upper extent of wetland habitat was determined by dominant plant composition along the southern subject parcel line. Areas containing over 50 percent wetland plant species were considered to be wetland habitat, and this vegetative boundary was marked with pin flags. The marked wetland boundary line extended upslope past the limit of tidal influence, with no evidence of tidal debris or wrack observed at or above the line.

A pair of soil pits were dug to examine soil conditions on either side of the boundary line (refer to Appendix B, Photos 6 and 7). The pit excavated within the wetland boundary found dark moist sandy soil with a significant amount of organic material present in the upper horizon. No evidence of redoxomorphic features were observed in the soil profile, but the presence of moisture and organic material deposits are indicative of wetland conditions. The second pit was located above the wetland boundary, and found dry, light brown sandy soil with no organic material or redoxomorphic features present. The observed soil characteristics met the description of Baywood fine sand per the Natural Resources Conservation Service San Luis Obispo County Soil Survey.

Conclusion

The subject parcel at 1325 Pasadena Drive borders an ESHA as defined under the California Coastal Act and the LCP. This ESHA consists of northern coastal salt marsh habitat associated with tidally influenced portions of Morro Bay. The boundary between ESHA and non-ESHA habitat was identified and mapped per the CCC definition of wetland habitat, using current methodology established by the U.S. Army Corps of Engineers.

Based on the mapped location of ESHA within and adjacent to the subject parcel, and the proposed building envelope, the residential development would not remove or impact ESHA, or cause a significant disruption of ESHA habitat values. As shown in Appendix A, the proposed building envelope would be greater than 50 feet from the mapped location of ESHA. In addition, the proposed building envelope would be consistent with and would not extend closer to ESHA than existing adjacent residential development to the east and west (i.e. "stringline" method) that were previously permitted under LCP review.

In conclusion, the greater than 50 feet from the mapped ESHA and adherence to a "stringline" setback determination based on the bayward extent of adjacent development, would be sufficient to ensure the currently proposed residential project would not impact ESHA on and adjacent to the subject parcel.

References

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**Delineation of Environmentally Sensitive Habitat
Boundaries and Setback Evaluation for 1325
Pasadena Drive (APN 038-732-016 & -017), Los Osos,
San Luis Obispo County, California**



Prepared for:

Dr. Fred Novy

Prepared by:



September 15, 2015

Photo 4

Photo viewing
north toward
Pasadena Drive.

January 27, 2015



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Appendix D - Photo 4

Photo 5

Photo of California seablite occurrence located adjacent to the southeastern corner of the subject parcel and within the tidal wetlands of Morro Bay.

June 29, 2015



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Appendix D - Photo 5



Invoice

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Los Osos, CA 93412-6840
805-440-6137
dwayne@ecologicalmgmt.com

Date: September 17, 2015

Fish & Wildlife ?

Dr. Fred Novy
895 Shasta Ave
Morro Bay, CA 93442

SEP 21 2015

PROJECT

Final Invoice

Botanical Inventory and Wetland Boundary Determination on the
0.13-acre parcel located at 370 Mitchell Drive (APN 074-081-027),
Los Osos, California

Description	Budget
A. Botanical Inventory	\$1,440.00
B. Wetland Boundary Determination	\$960.00
	\$2,400.00
Minus Deposit	(\$1,200)
Total Invoice Amount	\$1,200.00

Dwayne Oberhoff, Ecological Assets Management, LLC Manager
Name and Title

09/17/15
Date

HERBERT M. JANKLOW, M.D., P.C.

DERMATOLOGY

CASTILLO MEDICAL BUILDING
2428 CASTILLO ST. - SUITE A
SANTA BARBARA, CALIFORNIA 93105

CARPINTERIA PROFESSIONAL CENTER
5565 CARPINTERIA AVE. - SUITE 1
CARPINTERIA, CALIFORNIA 93013

TELEPHONE (805) 687-5538

5-FLUOROURACIL TREATMENT

5-Fluorouracil (abbreviated 5-FU) has the ability to destroy sun-damaged skin cells. Applying 5-FU to the skin removes the rough spots resulting from sun damage (actinic keratoses). The skin then is smoother and more youthful-looking.

Apply 5-FU as instructed to the skin needing treatment. You may feel a stinging or burning when you put 5-FU on your skin. This is normal. Within one week after you start using 5-FU, your sun-damaged skin will start to become red and irritated. As you continue treatment, sores and crusts will appear. These raw areas result from the destruction of defective skin cells. They're a necessary part of 5-FU treatment.

You should be seen periodically during your treatment to check on your progress and to determine how long to continue using 5-FU. When treatment is stopped, your skin will heal rapidly; in two or three weeks healthy new skin will have replaced the sun-damaged skin destroyed by the 5-FU. After healing, the treated areas will be redder than normal; this redness will gradually fade in the next few months.

Directions For Use:

1. Treat the following areas with 5-FU: _____
2. _____ daily apply the medicine very thinly to the treatment area with your fingertips, and massage it in well.
3. Afterward, rinse your finger thoroughly with water.
4. Do not get 5-FU into your eyes, and do not use it on your eyelids.
5. Keep 5-FU off your lips.
6. Use 5-FU with care in the area between the nose and cheeks since the medicine may irritate the folds around your nostrils.
7. Do not sunbathe while using 5-FU. Protect the treated skin from excessive sun.
8. If you wish, you may wash the treatment area with plain water before applying 5-FU.
9. If you notice any unusual or severe reaction, stop the medicine and contact my office.
10. After you've stopped using 5-FU according to instructions, apply plain white petrolatum (Vaseline) thinly to raw and crusted areas at bedtime. This helps healing. Stop the petrolatum when the crusts and scabs have healed.
11. CAUTION: 5-Fluorouracil is a powerful, destructive medication and must be used exactly as directed. Keep it away from your eyes and mouth. Keep your 5-FU locked up so other people can't mistakenly use it to treat a rash. Use of the medication requires physician supervision.



Terms and Conditions (Remitter and Payee):

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- * The laws of a specific state will consider these funds to be "abandoned" if the Cashier's Check is not cashed by a certain time
 - Please cash/deposit this Cashier's Check as soon as possible to prevent this from occurring
 - In most cases, the funds will be considered "abandoned" before the "Void After" Date
- * Placing a Stop Payment on a Cashier's Check
 - Stop Payment can only be placed if the Cashier's Check is lost, stolen, or destroyed
 - We may not re-issue or refund the funds after the stop payment has been placed until 90 days after the original check was issued
- * Please visit a Chase branch to report a lost, stolen, or destroyed Cashier's Check or for any other information about this item

**FOR YOUR PROTECTION SAVE THIS COPY
CASHIER'S CHECK**

Customer Copy

1135208361

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Void after 7 years

Remitter: FREDERICK G NOVY

\$ 1,200.00 ****

Pay To The Order Of: DWAYNE OBERHOFF

Memo: _____

Note: For information only. Comment has no effect on bank's payment.

Drawer: **JPMORGAN CHASE BANK, N.A.**

NON NEGOTIABLE

CASHIER'S CHECK

282111107 NEW 01/08 8810004306

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



Date

09/23/2015

Void after 7 years

1221

Remitter: FREDERICK G NOVY

Pay To The Order Of: DWAYNE OBERHOFF

Pay: ONE THOUSAND TWO HUNDRED DOLLARS AND 00 CENTS

\$ 1,200.00 ****

Do not write outside this box

Memo: _____

Note: For information only. Comment has no effect on bank's payment.

Drawer: **JPMORGAN CHASE BANK, N.A.**

Benj. Dean
Senior Vice President
JPMorgan Chase Bank, N.A.
Phoenix, AZ



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