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Benjamin Moulton, Assistant Planner
Planning Services
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

January 22, 2025

RE: Biological survey for the Noorani Bozorg Property, 26141 Rinconada Drive, Carmel Valley, California 93924. APN 416-051-026.

Dear Benjamin Moulton:

I conducted my biological survey of the Noorani Bozorg Property on January 3, 2025. Owner, Jonathan Noorani, provided me with a site plan and other relevant information about the property and the development and gave me a tour of the project site.

THE PROPERTY AND PROJECT

The total size of the entire Noorani Bozorg Property is 5.74 acres. I concentrated my survey on the area where the proposed developments are planned.

The general area for development on this property is approximately 500 feet long and 100 feet wide and approximately 57,800 square feet or 1.33 acres in size. It is located on the floor of the prominent shallow drainage in the higher portion of the property. Within this area the following developments are proposed: a driveway and parking area, a single-family residence with detached garage, an auxiliary dwelling unit, a utility shed, two storage sheds, a solar panel area, a propane tank area, a garden area and a septic system leach field

The total area of land disturbance and land coverage from these developments will be approximately 21,120 square feet. Three mature coast live oak trees will be removed for this project. This is approximately 8.4 percent of the total 5.74-acre property area.

METHOD OF SURVEY

My on-site survey, existing written references, and consultations with individuals knowledgeable on the biological resources of the area were all utilized in the preparation of this report.

The on-site survey and species list for this report were conducted on January 3, 2025. All portions of the general area of development were surveyed on foot in mid-morning. Transects were walked to insure complete coverage. Inaccessible areas and nearby relevant areas on neighboring properties were observed using binoculars. All of the plants listed on the plant list were observed on my survey.

ENVIRONMENTAL OVERVIEW

Using the terminology of the California Department of Fish and Wildlife's Preliminary Description of the Terrestrial Natural Communities of California by Robert F. Holland, 1986, and A Manual of California Vegetation, Second Edition by Sawyer, Keeler-Wolf and Evans, 2009, the primary plant community present on the project site is coast live oak forest with non-native grassland understory. Other plant communities on and adjacent to the project site are central coastal scrub, and non-native grassland.

The non-native grassland community on the Noorani Bozorg Property is largely characterized by naturalized non-native annual plants but a considerable number of native plants were also observed to be present in this community (see plant list). Most grasslands throughout coastal California are non-native grasslands at this point in history and this condition is called the non-native grassland plant community. The native perennial bunch grasses that were originally dominant in our grassland communities were largely replaced by annual grasses from the Old World. These Old-World grasses have evolved for over 10,000 years to meet the demands of the overgrazed and heavily disturbed soils where they originated. They have generally out competed and replaced our native grasses under similar conditions of heavy use, especially overgrazing. Native grasses often slowly reestablish themselves after these disturbances stop, but the imported annuals usually continue to play a dominant role in most California grasslands.

The most common native plants observed on the general area of development were western bracken fern (*Pteridium aquilinum* ssp. *pubescens*), coyote brush (*Baccharis pilularis*), deerweed (*Acmispon glaber*), mugwort (*Artemisia douglasiana*), hedge nettle (*Stachys bullata*), sticky monkey flower (*Mimulus aurantiacus*) and toyon (*Heteromeles arbutifolia*).

Soils on the property range from predominately clayey (adobe) to somewhat loamy. The bedrock is mostly Monterey shale and sandstone. Average annual precipitation for the local area is, in general, around 20 inches.

SENSITIVE HABITAT

No sensitive habitats were observed to be present on the Noorani Bozorg Property on my survey conducted on January 3, 2025

No sensitive plant species are shown to be present on or immediately around the Noorani Bozorg Property from the most recent California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside and Spreckles USGS Quadrangles and surrounding areas. Occurrences of sensitive habitats shown on the most recent Natural Diversity Data Base records are for central maritime chaparral and valley needlegass grassland. In addition to those sensitive habitats, all wetland habitats are classified as sensitive habitats. They include riparian or streamside habitats as well as marshes and swamps.

The closest sensitive habitats to the Noorani Bozorg Property shown on the most recent Natural Diversity Data Base records are central maritime chaparral in Fort Ord National Monument at approximately 5.25 miles to the north northeast and valley needlegass grassland in Fort Ord National Monument at approximately 6.0 miles to the north. The closest wetland habitats are

arroyo willow riparian forest around ponds along Highway 68 at approximately 2.4 miles to the north northwest, and riparian forest along the Carmel River at approximately 6.0 miles to the south.

100 feet is the recommended setback of developments from sensitive habitats. This can be modified to a closer distance with appropriate safeguards and environmental enhancements presented in a development plan.

SENSITIVE PLANT SPECIES

No sensitive plant species were observed on the general area of development of the Noorani Bozorg Property on my survey conducted on January 3, 2025.

No sensitive plant species are shown to be present on or immediately around the general area of development from the most recent California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside and Spreckles USGS Quadrangles and surrounding areas.

There are six occurrences for sensitive plant species documented on California Department of Fish and Wildlife Natural Diversity Data Base records within a three-mile radius of the property that could potentially be found in habitats present on the Noorani Bozorg Property. They are:

- Santa Cruz microseris (*Stebbinsoseris decipiens*). Santa Cruz microseris is a dandelion-like annual herb that is endemic to multiple environments in the coastal areas of the Monterey and San Francisco Bay areas. It has a California rare plant rank of 1B.2, which is for plants moderately endangered in California. This is the closest record to the Noorani Bozorg Property at 0.4 mile to the south southwest.
- Carmel Valley Malacothrix (*Malacothrix saxatilis* var. *arachnoidea*). Carmel Valley malacothrix has a California rare plant rank of 1B.2, which is for plants moderately endangered in California. This plant prefers steeper, rockier, more sparsely vegetated slopes which are not present on the Noorani Bozorg Property. These perennial herbaceous plants are most easily observed in late summer through fall, when they have grown their largest. The closest localities for this plant are south of the property in open, rocky areas along Carmel Valley Road including road cuts on the north side of the road.
- Carmel Valley bush mallow (*Malacothamnus palmeri* var. *involucratus*). This plant is also has a California rare plant rank of 1B.2, which is for plants moderately endangered in California. This plant is usually found in chaparral and scrub habitats in this area and is not likely to be present in the predominantly coast live oak forest habitat present on the general area of development of the Noorani Bozorg Property. The closest localities for this plant are in chaparral along Carmel Valley Road south of the property.
- Eastwood's goldenbush (*Ericameria fasciculata*). This plant has a California rare plant rank of 1B.1, which is for plants very endangered in California. This Monterey County endemic shrub is known from fewer than 20 occurrences around the Monterey Bay area. This plant is usually found in closed cone pine forest, chaparral and scrub habitats in this area and is not likely to be in the general area of development of the Noorani Bozorg Property.

- Pacific Grove clover (*Trifolium polyodon*). Pacific Grove Clover is state Listed as endangered and has a California rare plant rank of 1B.1, which is for plants that are very endangered. It is only found in Monterey County in coastal prairie grasslands or in association with Monterey pine forest and is not likely to be in the habitats present on the Noorani Bozorg Property.
- Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*). Congdon's tarplant is an annual herb found primarily in valley areas west of the Sierras in central California. It is most common in grassland habitats. It is severely threatened by development. It has no state or federal listing status but has a California rare plant rank of 1B.1, which is for plants that are very endangered. It is not likely to be present in the habitats present on the Noorani Bozorg Property.

All of these sensitive plant species as well as others found in the local area were thoroughly searched for on the general area of development of the Noorani Bozorg Property and none were found.

SENSITIVE ANIMAL SPECIES

There are no records for any sensitive animal species having been found on or immediately adjacent to the Noorani Bozorg Property from California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside and Spreckles Quadrangles and surrounding areas.

Evidence for the presence of one sensitive animal species, Monterey dusky-footed woodrat (*Neotoma fuscipes luciana*), was observed in the general area of development of the Noorani Bozorg Property on my survey conducted on January 3, 2025.

Monterey dusky-footed woodrats are common in coast live oak forest and woodland habitat in Monterey County and their presence is indicated by their nests covered by mounds of small sticks. All portions of the general area of development of the property were searched for the characteristic nests of these animals. One nest was observed under a coast live oak in an area that appeared not to be directly within the footprint of a proposed development, however, this must be confirmed before development begins.

The Monterey dusky-footed woodrat is one of the most common sensitive animal species observed in Monterey County. This mammal is not a state or federally listed species; it is classified as a state species of special concern and a federal species of special concern. It is restricted to Monterey, San Benito and San Luis Obispo Counties. These rodents are most often found in oak woodland and oak forest communities.

There are two listed species of amphibians that have been found in and near wetland habitats in this part of Monterey County. There is only a small possibility that they could be present on the Noorani Bozorg Property since wetland habitat is not present on the property, but ponded water in a natural setting is present within a one-half mile radius. These species are the California red-legged frog (*Rana draytonii*), which is federally listed as threatened and is a state species of special concern, and the California tiger salamander (*Ambystoma californiense*) which is listed as threatened by both the state and federal governments.

Temporary as well as permanent water sources can serve as breeding areas for these amphibians. These amphibians may be present in upland habitats, where they spend most of their lives, up to one-and one-half miles away from their wetland breeding habitats. Suitable terrestrial upland habitats for these species usually contain burrows of rodents such as California ground squirrel (*Otospermophilus beecheyi*) and sometimes valley pocket gophers (*Thomomys bottae*). Few rodent burrows were observed on the project area of the Noorani Bozorg Property and the few observed were from valley pocket gophers or were small, shallow burrows, probably from mice or voles. They did not appear to be very suitable for upland habitat residences for these amphibians.

No evidence of these amphibians was observed on my visual search of the terrestrial habitats on the general area of development of the Noorani Bozorg Property for adults. The closest occurrence records to the property for these amphibians on California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside and Spreckles Quadrangles and surrounding areas are along the Carmel River at approximately 6.0 miles to the south.

The American badger (*Taxidea taxus*) is not a state or federally listed mammal. It is classified as a California Species of Special Concern by the California Department of Fish and Wildlife. All areas of the property were searched for the characteristic burrows of these mammals and none were observed.

California legless lizards (*Anniella pulchra pulchra*), and more rarely, California horned lizards (*Phrynosoma coronatum frontale*), are occasionally found in Monterey County. California legless lizards burrow in loose, sandy soils. They are highly secretive and difficult to find but appear to be widespread in sandy soils throughout the County. The soils on the Noorani Bozorg Property are mostly heavier than what is suitable habitat for these species. Neither of these reptiles was found on my survey, however, no digging for California legless lizards was done.

No evidence for the presence of two-striped garter snakes (*Thamnophis hammondi*), or of other sensitive species of reptiles was found on my survey. Down wood and other objects were turned over in my search for these and other animals.

There are several other sensitive animal species with ranges that include the local area that are not state or federally listed, but are classified by various agencies as species of special concern, protected or sensitive species. Some of these are candidates for listing and many are simply uncommon and/or restricted in distribution. These species include the western pond turtle (*Clemmys marmorata*), white-tailed kite (*Elanus leucurus*), burrowing owl (*Athene cunicularia*), ornate shrew (*Sorex ornatus*) and pallid bat (*Antrozous pallidus*).

The California Natural Diversity Data Base printout does not show any records for any of them on or near the Noorani Bozorg Property. No evidence of their presence was observed on my survey.

AREAS OF CONCERN - POTENTIAL IMPACTS

The placement of the proposed developments on the general area of development of the Noorani Bozorg Property is consistent with the preservation of the most significant natural values on the property. The development area has had some prior brush clearance and dirt road construction. No major native shrubs currently present and three coast live oak trees will require removal in this

approximately 57,800 square foot or 1.33-acre area. The total area of ground disturbance will be 12,567 square feet. This is approximately 8.4 percent of the total 5.74-acre property area.

It is very important that ground disturbance and topographic changes to accommodate the developments do not produce impacts to the coast live oaks on the property or to the natural plant species composition and plant community structure close to the general area of development.

The proposed location of the home site was chosen by the owner and is the best location from the point of view of aesthetics and ease of development. There are no areas of the property where potential impacts could be significantly reduced by movement of the homesite to them from its current location.

Monterey dusky-footed woodrats, a sensitive species of mammal classified as a state species of special concern and a federal species of special concern are present on the Noorani Bozorg Property. A Monterey dusky-footed woodrat nest was observed on the general area of development on my survey conducted on January 3, 2025. It must be confirmed through a preconstruction survey that none of these mammals will be impacted by the proposed development.

A pond in a natural setting is present within a one-half mile radius. This is within the dispersal radius of California red-legged frogs, which are federally listed as threatened and is a state species of special concern, and California tiger salamanders which are listed as threatened by both the state and federal governments. Although the project area of the Noorani Bozorg Property is not optimal upland habitat for these amphibians, a preconstruction survey shall search for evidence for presence.

CONDITIONS FOR APPROVAL – MITIGATION MEASURES

1. A preconstruction survey for the presence of Monterey dusky-footed woodrat nests within or adjacent to areas where development will take place shall be conducted on all portions of the project area within fourteen days of the start of construction. This survey will also search for any evidence for the presence of sensitive species of amphibians and other sensitive animal species. If construction starts between January 15 and September 15, this preconstruction survey will also include breeding birds. If there is evidence for the presence of any sensitive animal species in areas where they could be impacted by the proposed developments, appropriate mitigations for their presence will be undertaken.
2. Though unplanned and unlikely, there will be 2:1 replacement for any native perennial plants removed for this project.
3. All healthy native trees and shrubs on the property will be protected from all impacts that may occur before, during and after construction. This includes protection from direct damage to the branches and roots of the plants, protection from deposition or removal of soil around the plants and protection from compaction of soil around the plants through vehicle use. Care shall be taken to make sure that the soil levels within drip lines and especially around the trunks of native trees and shrubs are not altered and to make sure that drainage slopes away from trunks. These plants should be flagged or surrounded by

orange construction fencing, if necessary, during construction to make their locations obvious.

4. Less than one third of branches shall be removed from any native tree or shrub that may need to be trimmed. Coast live oaks should not be trimmed from February through May. Less than one third of area under the drip line of any native tree or shrub should be covered by impermeable material, and there should be no impermeable material closer than four feet from the trunks of trees.
5. Landscaping, revegetation and other plantings on and around the proposed developments on the property, with the exception of a six-foot wide zone around the exterior of the single-family residence, shall be composed of plants native to the local area, preferably of local origin. A native herbaceous plant seed mix, preferably from stock of local origin, will be used to restore impacted native ground cover as well as for erosion control.

Some suggested species available for planting from native plant nurseries mentioned below, such as Central Coast Wilds, include the following:

TREES:

coast live oak (*Quercus agrifolia*)
 California buckeye (*Aesculus californica*)
 California bay (*Umbellularia californica*)
 wax myrtle (*Myrica californica*)

SHRUBS AND PERENNIALS

blue elderberry (*Sambucus nigra* ssp. *caerulea*)
 bracken fern (*Pteridium aquilinum*)
 California coffeeberry (*Rhamnus californica*)
 California huckleberry (*Vaccinium ovatum*)
 California Mugwort (*Artemisia douglasiana*)
 California sagebrush (*Artemisia californica*)
 California wild rose (*Rosa californica*)
 black sage (*Salvia mellifera*)
 California lilac (*Ceanothus*) or hybrids of California origin
 coast silk tassel (*Garrya elliptica*)
 deerweed (*Lotus scoparius*)
 golden currant (*Ribes aureum*)
 golden yarrow (*Eriophyllum confertiflorum*)
 hazelnut (*Corylus cornuta* var. *californica*)
 hedge nettle (*Stachys bullata*)
 Hoita (*Hoita* spp.)
 manzanitas (*Arctostaphylos*) or hybrids of California origin
 ocean spray (*Holodiscus discolor*)
 Oregon grape (*Berberis aquifolium*)
 pacific ninebark (*Physocarpus capitatus*)
 pink flowering currant (*Ribes sanguineum* var. *glutinosum*)
 rush rose (*Helianthemum scoparium*)

silver bush lupine (*Lupinus albifrons*)
 snowberry (*Symphoricarpos mollis*)
 sticky monkey flower (*Mimulus aurantiacus*)
 toyon (*Heteromeles arbutifolia*)
 twinberry (*Lonicera involucrata* var. *ledebourii*)
 wood fern (*Dryopteris arguta*)
 yarrow (*Achillea millefolium*)

VINES

California blackberry (*Rubus ursinus*)
 California wild grape (*Vitis californica*)
 Clematis (*Clematis* spp.)
 pipevine (*Aristolochia californica*)
 yerba buena (*Clinopodium douglasii*)

It would be good to get input from native plant nursery personnel on a suitable native herbaceous plant seed mix to restore impacted native ground cover as well as for erosion control. A good seed mix I have used for similar habitat situations is the following:

20%. six-week fescue (*Vulpia microstachys*) a.k.a. *Festuca microstachys*
 15% red fescue (*Festuca rubra*)
 15%. California brome (*Bromus carinatus*)
 10% blue wild rye (*Elymus glaucus*)
 10%. purple needlegrass (*Stipa pulchra*)
 10% tomcat clover (*Trifolium wildenovii*)
 5% tufted hair grass (*Deschampsia cespitosa*)
 5% California poppy (*Eschscholzia californica*)
 5% sky lupine (*Lupinus nanus*)
 5% blue eyed grass (*Sisyrinchium bellum*)

For additional annual wildflower color, the erosion control mix can optionally be broadcast along with an additional mix that includes seeds of as many of the following native herbaceous plant species as possible that were observed or are likely to occur on the property. This is also available from native plant nurseries mentioned below.

Baby blue eyes (*Nemophila menziesii*)
 Birds foot (*Gilia tricolor*)
 Blue eyed Grass (*Sisyrinchium bellum*)
 California aster (*Aster chilensis*)
 California buttercup (*Ranunculus californicus*)
 California poppy (*Eschscholzia californica*)
 Checker bloom (*Sidalcea malviflora*)
 Chinese houses (*Collinsia heterophylla*)
 Fare-well to spring (*Clarkia amoena*)
 Johnny jump up (*Viola pedunculata*)
 Miniature lupine (*Lupinus bicolor*)
 Parry's larkspur (*Delphinium parryi*)

Purple owl's clover (*Castilleja exserta*)
 Sky lupine (*Lupinus nanus*)
 Sun cup (*Camissonia ovata*)

6. Invasive exotic plants will, as much as possible, be removed from the property. Invasive plants include such species as pampas grass (*Cortaderia jubata*), French broom (*Genista monspessulana*) and related plants, Hottentot fig, sea fig or "ice plant" (*Carpobrotus sp.*), certain kinds of Eucalyptus such as blue gum (*Eucalyptus globulus*), certain kinds of Acacias such as the wattles, and ground covers such as periwinkle (*Vinca sp.*) and capeweed (*Arctotheca calendula*). These plants and others like them can quickly spread through local natural habitats and seriously degrade them.

The one invasive exotic observed to be on the project area of the property on my survey is French broom.

There are a number of native plant nurseries in the central coast area that are good sources for native plants and native plant seeds and seed mixes. I know and have worked with and can recommend Rana Creek Nursery in Carmel Valley (831-659-2830, ranacreekdesign.com), Central Coast Wilds of Santa Cruz (831-459-0656, centralcoastwilds.com) and Yerba Buena Nursery in Half Moon Bay (650-851-1668, yerbabuenanursery.com). In addition, Pacific Coast Seeds in Livermore (925-373-9417, pcseed.com) can supply a wide diversity of native plant seeds and seed mixes, and Suncrest Nursery in Watsonville (800-949-5064, 831-728-2595, suncrestnurseries.com) is a wholesale nursery with an extensive selection of local native plants. Since Suncrest Nursery is wholesale only, it should only be investigated as a last resort. Please let me know if it is, indeed, your last resort after contacting others, and I will see if there could be any avenues for you to purchase from them.

These nurseries are good sources for native plants and seeds of local origin including erosion control seed mixes and plantings and for recommendations on planting and maintaining plants. Native grass and rice grass mulches, wattles and hay bales are recommended and may also be obtained from these sources.

MONITORING AND ADDITIONAL WORK

The following additional inspections will be conducted by a qualified biologist:

1. The preconstruction survey to be constructed within the 14 days prior to the start of construction to look for the presence of Monterey dusky-footed woodrat nests within or adjacent to areas where development will take place. As mentioned previously, this survey will also search for any evidence for the presence of sensitive species of amphibians and other sensitive animal species. If construction begins between January 15 and September 15, this preconstruction survey will also include breeding birds. If there is evidence for the presence of any sensitive animal species in areas where they could be impacted by the proposed developments, appropriate mitigations for their presence will be undertaken.
2. A separate spring survey of winter through spring growing annual flowering plants will be required since the biological survey of the Noorani Bozorg Property was conducted on

January 3, 2025. Overall, much of the flora and many of the rare, endangered and threatened plant species in California are winter growing annual species that can only be conclusively identified during the spring season. This can be combined with the preconstruction survey if it takes place in the spring or early summer.

RECOMMENDATIONS

With the successful implementation of the conditions for approval listed in this report, impacts to biological values on the Noorani Bozorg Property should be at a level of insignificance and in compliance with the regulations and standards of Monterey County Planning Services and state and federal agencies concerned with the maintenance of habitat quality and protection of biological resources.

Please contact me if you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read "Ed Mercurio". The signature is fluid and cursive, with a large initial "E" and "M".

Ed Mercurio, Biological Consultant

**NATIVE AND NATURALIZED VASCULAR PLANTS
OF THE NOORANI BOZORG PROPERTY****

By Ed Mercurio, Biological Consultant

From survey on January 3, 2025

* = non-native

<u>Scientific Name</u>	<u>Common Name</u>
DIVISION PTEROPHYTA	FERNS
DENNSTAEDTIACEAE	BRACKEN FAMILY
<i>Pteridium aquilinum</i> ssp. <i>pubescens</i>	Western Bracken Fern
DRYOPTERIDACEAE	WOOD FERN FAMILY
<i>Dryopteris arguta</i>	Wood Fern
PTERIDACEAE	BRAKE FAMILY
<i>Pentagramma triangularis</i>	Goldback Fern
DIVISION ANTHOPHYTA	FLOWERING PLANTS
CLASS DICOTYLEDONEAE	DICOTS (Two seed-leaved flowering plants)
ANACARDIACEAE	SUMAC FAMILY
<i>Toxicodendron diversiloba</i>	Poison Oak
APIACEAE	CARROT FAMILY
<i>Conium maculatum</i> *	Poison Hemlock
<i>Sanicula crassicaulis</i>	Gambleweed
ASTERACEAE	SUNFLOWER FAMILY
<i>Achillea millefolium</i>	Common Yarrow
<i>Agoseris</i> sp.	Agoseris
<i>Artemisia californica</i>	California Sagebrush
<i>Artemisia douglasiana</i>	California Mugwort
<i>Baccharis pilularis</i>	Coyote Brush
<i>Carduus pycnocephalus</i> *	Italian Thistle
<i>Cirsium vulgare</i> *	Bull Thistle
<i>Gnaphalium californicum</i>	California Everlasting
<i>Gnaphalium luteo-album</i> *	Weedy Cudweed
<i>Heterotheca grandiflora</i> *	Telegraph Weed
<i>Madia sativa</i>	Coast Tarweed
<i>Senecio vulgaris</i> *	Common Groundsel
<i>Silybum marianum</i> *	Milk Thistle

<i>Sonchus oleraceus*</i>	Common Sow Thistle
BORAGINACEAE	BORAGE FAMILY
<i>Amsinckia menziesii</i> var. <i>intermedia</i>	Common Fiddleneck
<i>Cynoglossum grande</i>	Grand Hound's Tongue
<i>Phacelia</i> sp.	Phacelia
BRASSICACEAE	MUSTARD FAMILY
<i>Brassica nigra*</i>	Black Mustard
<i>Raphanus sativa*</i>	Wild Radish
CAPRIFOLIACEAE	HONEYSUCKLE FAMILY
<i>Symphoricarpos albus</i>	Common Snowberry
CARYOPHYLLACEAE	PINK FAMILY
<i>Cerastium arvense*</i>	Field Chickweed
<i>Silene gallica*</i>	Windmill Pink
<i>Spergularia macrotheca</i>	Sticky Sand Spurry
CUCURBITACEAE	GOURD FAMILY
<i>Marah fabaceus</i>	Manroot
FABACEAE	PEA FAMILY
<i>Genista monspessulana*</i>	French Broom
<i>Lotus scoparius</i>	Deerweed
<i>Lupinus bicolor</i>	Lindley's Annual Lupine
<i>Lupinus nanus</i>	Sky Lupine
<i>Medicago polymorpha*</i>	Bur-Clover
<i>Melilotus officinalis*</i>	Yellow Sweet-Clover
<i>Trifolium angustifolium*</i>	Narrow-Leaved Clover
<i>Trifolium hirtum*</i>	Rose Clover
<i>Vicia sativa*</i>	Spring Vetch
FAGACEAE	BEECH FAMILY
<i>Quercus agrifolia</i>	Coast Live Oak
GERANIACEAE	GERANIUM FAMILY
<i>Erodium botrys*</i>	Long-Beaked Filaree
<i>Erodium cicutarium*</i>	Red-Stemmed Filaree
GROSSULARIACEAE	GOOSEBERRY FAMILY
<i>Ribes speciosum</i>	Fuchsia-Flowered Gooseberry

LAMIACEAE

Clinopodium douglasii
Salvia mellifera
Stachys bullata

MINT FAMILY

Yerba Buena
Black Sage
Hedge Nettle

OXALIDACEAE

*Oxalis pes-caprae**

OXALIS FAMILY

Bermuda Buttercup

PAPAVERACEAE

Eschscholzia californica

POPPY FAMILY

California Poppy

PLANTAGINACEAE

*Plantago coronopus**
*Plantago lanceolata**

PLANTAIN FAMILY

Cut-leaved Plantain
Ribwort

POLEMONIACEAE

Navarretia hamata ssp. *parviloba*

PHLOX FAMILY

Hooked Navarretia

POLYGONACEAE

*Polygonum argyrocoleon**
*Rumex acetosella**

BUCKWHEAT FAMILY

Silversheath Knotweed
Sheep Sorrel

PORTULACEAE

Claytonia perfoliata

PURSLANE FAMILY

Miner's Lettuce

PRIMULACEAE

*Anagallis arvensis**

PRIMROSE FAMILY

Scarlet Pimpernel

RHAMNACEAE

Rhamnus californica
Rhamnus ilicifolia

BUCKTHORN FAMILY

California Coffeeberry
Hollyleaf Redberry

ROSACEAE

Heteromeles arbutifolia

ROSE FAMILY

Toyon

RUBIACEAE

*Galium aparine**
Galium californicum

MADDER FAMILY

Goose Grass
California Bedstraw

SCROPHULARIACEAE

Mimulus aurantiacus

FIGWORT FAMILY

Sticky Monkey Flower

VERBENACEAE

Verbena lasiostachys ssp. *scabrida*

VERVAIN FAMILY

Robust Vervain

CLASS MONOCOTYLEDONEAE

MONOCOTS (One seed-leaved flowering plants)

CYPERACEAE

Carex brevicaulis

SEDGE FAMILY

Short-Stemmed Sedge

IRIDACEAE

Sirynchium bellum

IRIS FAMILY

Blue-Eyed Grass

LILACEAE

Chlorogalum pomeridianum

LILY FAMILY

Soap Plant

POACEAE

Agrostis pallens

*Aira caryophylla**

*Avena fatua**

Bromus carinatus

*Bromus hordaceus**

*Bromus rigidus**

Bromus madritensis ssp. *rubens**

*Cynodon dactylon**

*Cynosurus echinatus**

Elymus glaucus

Festuca microstachys

Hordeum murinum ssp. *leporinum**

Leymus condensatus

Leymus triticoides

*Lolium multiflorum**

Melica sp.

Stipa pulchra

*Vulpia bromoides**

GRASS FAMILY

Leafy Bent-Grass

Silvery Hair-Grass

Wild Oat

California Brome

Soft Chess Grass

Ripgut Grass

Foxtail Chess Grass

Bermuda Grass

Dog-tail Grass

Blue Wild-Rye

Small Fescue

Barnyard Foxtail

Giant Rye Grass

Beardless Ryegrass

Italian Ryegrass

Melic

Purple Needlegrass

Six-Week Fescue

THEMIDACEAE

Dichelostemma capitatum

BRODIAEA FAMILY

Blue Dicks

* = Naturalized species not native to the Noorani Bzorg Property.

** = Based on field survey conducted by Ed Mercurio on January 3, 2025.