

County of Santa Clara

Department of Planning and Development
Planning Office

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STAFF REPORT
Zoning Administration
June 7, 2018
Item #5

Staff Contact: Mark Connolly
(408) 299-5786, mark.connolly@pln.sccgov.org

File: 11181-17B-17G-17DR
Building Site Approval, Grading Approval and Design Review
Approval for a new single-family residence

Summary: BUILDING SITE APPROVAL, GRADING APPROVAL AND DESIGN REVIEW APPROVAL, to construct a new 6,144 s.f. (2-story) single-family residence with attached four-car garage, and a 1,000 sq. ft. secondary living unit. Grading quantities consist of approximately 4,305 cubic yards cut, 318 cubic yards fill, and a vertical depth of 7 feet.

Owner: Annie Hsu
Applicant: Ninh Le
Lot Size: 6.9 acres

APN: 351-22-002
Supervisory District: 5

Gen. Plan Designation: Hillside
Zoning: HS-d1-sr
Address: 13119 Montebello Road,
Cupertino CA
Present Land Use: Vacant
HCP: N/A

RECOMMENDED ACTIONS

- A. Approve the determination that the proposed project qualifies for a Categorical Exemption, under Section 15303 (Class 3(a) – One Single-Family residence in an urbanized area) of the CEQA Guidelines, Attachment A.

- B. Grant Building Site Approval, Grading Approval and Design Review, subject to conditions outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – Proposed CEQA Determination
Attachment B – Proposed Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans

PROJECT DESCRIPTION

The proposed project is to construct a new 6,144 s.f. (2-story) single-family residence with attached four-car garage and 1,000 s.f. secondary living unit. Grading quantities consist of approximately 4,305 cubic yards cut, 318 cubic yards fill and a vertical depth of 7 feet. The property is served by an onsite well and septic system. One (1) 24-inch Oak tree would be removed due to severe decline. All other ordinance size protected trees are proposed for protection per County tree protection measures and Arborist recommendations.

Setting/Location Information

The subject parcel is approximately 6.9 acres in size and is currently vacant. Access to the subject property is via a public maintained road, Montebello Road. The property is located in the unincorporated Cupertino Hills area, above Steven Creek Quarry.

The subject property has an existing dirt road that leads to the building pad, which is flat. The property is a gently sloping parcel with a mixture of trees and shrubs. The slope of the subject lot is approximately 20%. Parcels surrounding the subject property are also larger rural lots and developed with a mixture of one (1) to two (2) story single-family residences.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3a) for one single-family residence, or a second dwelling unit in an urbanized residential zone.

B. Project/Proposal

1. **General Plan:** The project is a single-family residence within the HS-d1-sr combined zoning district with no jurisdictional Urban Service Area. The General Plan land use designation for the subject parcel Hillside, which is intended to allow low density single-family residential use
2. **Building Site Approval:** Per County Ordinance Section C12-307 and C12.309.2, Building Site Approval is required for new single-family or two-family dwellings, including any HS zoning district. An application for Building Site Approval was applied on December 14, 2017 and will be considered simultaneously with Design Review and Grading.
3. **Zoning Standards.** The proposed project satisfies the required development standards as summarized below:

Front Setback:	30 feet
Side Setbacks:	30 feet
Rear Setback:	30 feet
Height:	35 feet
Stories:	3 stories

C. Design Review Findings:

All Design Review applications are subject to the scope of review as listed in §5.50.040 of the County Zoning Ordinance. The overall purpose of design review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review criteria is in **bold**, and an explanation of how the project meets the required standard is in plain text below.

1. Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;

Existing mature Oak trees along the frontage of the property facing the valley floor will adequately screen the proposed residence from view. Retention of these oaks is required and will help the project blend into the natural environment. The project avoids tall retaining walls by incorporating contour grading instead of retaining walls, which can be hydroseeded to blend back into the natural environment. The proposed residence is a two-story design that includes natural colors and materials with a Light Reflectivity Value (LRV) of 45 or less. The project has been designed and sited with a modest footprint located away from the front slope of the property to help minimize views from the immediate valley floor below. As such, Staff recommends that this finding can be made.

2. Compatibility with the natural environment;

The proposed residence is located on the most suitable building pad on the site, with minimal grading and tree removal to accommodate onsite improvements. Thus, the proposed residence is designed to be compatible with the natural environment, and this finding can be made.

3. Conformance with the “Design Review Guidelines,” adopted by the Board of Supervisors;

The proposed project conforms to the Design Review Guidelines as the siting of the proposed residence utilizes the existing flat area and its related improvements are designed to follow the natural contours and to minimize excessive grading. The bulk and mass of the building has been designed to minimize long and tall wall planes and is broken up by incorporating varied roof planes. As a condition of approval, exterior colors for the house façade, trim and roof materials are to have a Light Reflectivity Value less than or equal to 45. As conditioned, Staff recommends this finding can be made.

4. Compatibility with the neighborhood and adjacent development;

The proposed residence is in keeping with the characteristics of the surrounding neighborhood. The neighboring parcels are developed with low density single-family

development and surrounded by dense trees to minimize impacts on privacy and view of neighboring properties, which the subject project is also consistent with. The architectural styles are predominantly Mediterranean for the newer developments or ranch style for the older homes. The proposed residence is a two-story design. The project will not be obtrusive or stand out compared to the other developed parcels in the immediate vicinity and is compatible with the immediate neighborhood.

5. Compliance with applicable zoning district regulations; and

Residential use is an allowed use in HS Hillside zoning district, and the project complies with the HS zoning regulations. The proposed residence exceeds all required setbacks (30-feet from all property lines) and is below the maximum allowed building height at 33 feet tall (maximum of 35-feet). The proposed design is also in keeping with the –d1 design standards, building massing standards, and natural exterior colors and materials. Furthermore, the project is located outside of the scenic road setback area. As such, Staff recommends that this finding can be made.

6. Conformance with the general plan, any applicable specific plan, or any other applicable guidelines.

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy #3, to *Ensure Environmentally Safe and Aesthetic Hillside Development*. To address policies intended to minimize or avoid unnecessary grading and for development of lots which propose hilltop or ridgeline development, the applicant has designed the project with a modest building footprint and has located the residence away from the front slope of the property.

The subject parcel is not located on or near a ridgeline. The current design limits visibility toward the portion of the lower hillsides below the parcel. Its elevation and location, as viewed from the valley floor immediately below, would not be perceived as projecting above the natural topography.

As such, as conditioned, the project would be in conformance with the General Plan and this finding can be made.

D. Grading Findings:

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

1. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

The project includes 4,305 cubic yards cut and 318 cubic yards fill to accommodate the new residence and associated site improvements. The majority of the proposed

grading is necessary to establish the onsite driveway and fire-truck turn-around for the residence and secondary living unit. The amount, design, location and the nature of proposed grading is necessary and appropriate to establish the single-family residential use, which is a permissible use in the HS zoning district and this finding can be made.

- 2. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.**

The Applicant proposes to contour grade slopes along the driveway and behind the residence, which result in less steep and more stable graded slopes, as opposed to steep cuts and retaining walls near the proposed residence and right-of-way. The grading is mostly contour cuts and blended slopes to avoid unnecessary fills. The driveway is proposed along an existing dirt driveway and the footprint of the structures are proposed on the flattest portions of the site. All remaining export will be deposited at an approved disposal site. Standard conditions of approval and requirements of final grading plans will ensure that grading around the building pad and driveway will not result in slope instability, or erosion.

- 3. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**

The proposed grading has been designed to contour to the natural topography to the maximum extent possible, with the residence sited on the most suitable building pad location. The majority of the proposed grading is for onsite improvements, such as the driveway and retaining walls for yard space. The grading will not impose any impacts to the natural landscape, biological, or aquatic resources. Furthermore, maximum cuts for the proposed grading will generally not exceed 5 feet in height in most areas and are consistent with design guidelines for retaining walls located in the -d1 zoning district.

- 4. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.**

The majority of the proposed grading is related to the onsite driveways and improvements to serve the new residence and create yardspace. The grading is designed to follow the natural contours to the maximum extent possible. No on-site alternative location would minimize grading amounts. All other alternatives downslope of the proposed location would greatly exacerbate grading amounts and would be found unnecessary and excessive, as well as aesthetically inferior.

5. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.

The proposed grading is designed to conform with natural terrain and existing topography and will not create any significant visual scar, because the grading is designed using contour grading as opposed to retaining walls, which would create more of a visual scar.

6. Grading conforms with any applicable general plan or specific plan policies; and

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading and to reduce visual impacts from hillside development in keeping with General Plan policies R-GD 22- 33.

7. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.

The proposed grading is in conformance with the adopted "Guidelines for Grading and Hillside Development," in particular, the specific guidelines for siting, road design, building form and design, and landform grading. The proposed residence will be located in areas with more gentler slopes, away from the ridgeline, which minimizes the need for grading for longer driveways. The driveway is designed in keeping with Guidelines 5, 7, 8 and 9 that require the proposed driveway design is curved to follow the existing contours, an existing dirt road in this case. The project must meet the minimum emergency access standards for width and slope of driveway and turnarounds.

BACKGROUND

In September of 1999 and March of 2006, Building Site Approval, Grading Approval and Design Review applications were granted for the construction of approximately 5,000 and 8,600 square – foot residences, respectively, and associated improvements. The driveway locations off Montebello Road have remained consistent. Although previous approval was granted, the Applicants did not obtain building permits, and the planning entitlements expired. The applicant submitted application for a new project on December 14, 2017. While the new project is similar in design to the previously approved project, there are some modifications to the footprint to improve visual quality and includes a new secondary living unit located close to the main residence, along with other associated site improvements. The application was deemed complete in April of 2018. A public notice was mailed to all property owners within a 300-foot radius on May 23,2018 and was also published in the Post Record Newspaper on May 23,2018.

STAFF REPORT REVIEW

Prepared by: Mark J. Connolly, Senior Planner / Deputy Zoning Administrator
Reviewed by: Leza Mikhail, Principal Planner / Zoning Administrator



ATTACHMENT A

Notice of Exemption from CEQA

To: County Clerk-Recorder
County of Santa Clara

Office of Planning & Research
PO Box 3044, Room 222
Sacramento, CA 95812-3044

Project Title	File Number (if applicable)
HSU Building Site, Grading and Design Review	File 11181-17B-17G-17DR

Project Location
13119 Montebello Road, Cupertino CA

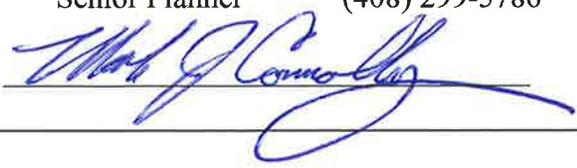
Public Agency Approving Project	Person or Agency Carrying Out Project
County of Santa Clara	Mark J Connolly, Senior Planner

Project Description (including purpose and beneficiaries of project)
Building Site Approval, Grading Approval and Design Review Approval for the construction of a new 6,144 s.f. (2-story) single-family residence with attached four-car garage and 1,000 s.f. secondary living unit. Grading quantities consist of approximately 4,305 cubic yards cut, 318 cubic yards fill and a vertical depth of 7 feet.

Exempt Status check one/indicate type of State CEQA Guidelines section number:

Categorical Exemption [CEQA Guidelines 15301-15333]:
 Statutory Exemption [CEQA Guidelines 15260-15285]:
 Declared Emergency [15269(a)]:
 Emergency Project [15269(b)(c)]:
 General Rule [CEQA Guidelines 15061(b)(3)]:

Reasons the project is exempt:
Class 15303 (a)
One single-family residence, or a second dwelling unit in an urbanized residential zone.

County Contact Person	Title	Telephone Number
Mark J. Connolly	Senior Planner	(408) 299-5786
Date: <u>5/30/18</u>	Signature: 	

ATTACHMENT B

Preliminary Conditions of Approval

11181-17B-17G-17DR

BUILDING SITE APPROVAL, DESIGN REVIEW AND GRADING APPROVAL CONDITIONS OF APPROVAL

Owner/Applicant: Annie HSU
File Number: 11181-17B-17G-17DR
Location: 13119 Montebello Road, Cupertino
Project Description: Building Site Approval, Grading and Design Review Approval for modification to construct a new 6,144 s.f. (2-story) single-family residence with attached four-car garage and 1,000 s.f. secondary living unit. Grading quantities consist of approximately 4,305 cubic yards cut, 318 cubic yards fill and a vertical depth of 7 feet.

Items marked with one asterisk (*) must be completed prior to building permit issuance.

Items marked with two asterisks (**) must be completed prior to occupancy or final inspection permit issuance.

Items marked with three asterisks (***) must be completed prior to issuance of grading permit.

Items marked with four asterisks (****) must be completed prior to completion of grading and release of bonds.

PLANNING

Contact Mark Connolly (408-299-5786/ mark.connolly@pln.sccgov.org) regarding the following conditions:

1. Development must take place in accordance with the approved plans, prepared by Ronald Cruz, Designer and Ninh Le Engineering, electronically date stamped May 24, 2018.

Light Reflectivity Value (LRV)

- 2.* Submit final color samples for the house façade, trim and roof materials indicating the Light Reflectivity Value is less than or equal to 45, pursuant to Section 3.20.040.B of the County Zoning Ordinance.

Landscaping

3.*/*** The requirements of Division B33 of the County Ordinance Code (Water Conservation in Landscaping) shall apply. At a minimum, a landscape water efficiency checklist shall be completed. Depending on the extent and composition of the proposed landscaping, additional plans, permits and supporting documentation may be required. No tree planting or other landscaping for visual mitigation purposes is required as a condition of approval. Elective landscaping must comply with the aforementioned County Ordinance Code provisions for water use efficiency.

The landscape ordinance and supporting information can be found on the following web page: www.sccplanning.org > Plans & Ordinances > Landscape Ordinance.

4*/*** The following tree removal/protection requirements shall apply:

- a. If any Ordinance protected trees are proposed to be removed beyond the 18-inch in diameter oak tree, after the approval, further review by the Planning Office may be required to assess the visual and / or biologic impact of the tree removal to the project and surrounding area.
- b. Final plans shall show the size and species of all trees over 12 inches in diameter (at 4.5 feet above grade) within the proposed work area for the project and clearly label all trees proposed for removal. This shall include all trees where construction will occur within the dripline of the tree.

Cultural Resources

5.*** A cultural Resource evaluation was prepared by Archaeological Resource management dated February 7, 2018 and determined that the project will have no significant impact on cultural resources. However, according to the report, the property is located within a highly sensitive area. Therefore, the following conditions are recommended:

In the event that previously unidentified historic or prehistoric archaeological resources are discovered during construction, the contractor shall cease work in the immediate area and the County Planning Office and Campus Archaeologist shall be contacted. An independent qualified archaeologist retained by the County at the expense of Stanford shall assess the significance of the find and make mitigation recommendations.

If archeological resources are discovered as described above, construction monitoring shall be conducted at any time ground-disturbing activities (greater than 12 inches in depth) are taking place in the immediate vicinity of the identified resources. If monitoring does not produce evidence of significant cultural resources within the project area, further mitigation shall be limited to construction monitoring, unless additional testing or other specific mitigation measures are determined by a qualified archaeologist to be necessary to ensure avoidance of damage to significant archaeological resources. A technical report of findings describing the results of all monitoring shall be prepared in accordance with professional standards. The archaeological monitoring program shall be implemented by an individual meeting

the Secretary of Interior Professional Qualifications Standards in Archaeology (36 CFR 61); individual field monitors shall be qualified in the recognition of cultural resources and possess sufficient academic and field training as required to conduct the work effectively and without undue delay.

In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

In the event that fossilized shell or bone is uncovered during any earth-disturbing operation, contractors shall stop work in the immediate area of the find and notify the Campus Archaeologist and the County Building Inspector assigned to the project. The Campus Archaeologist shall visit the site and make recommendations for treatment of the find (including but not limited to consultation with a paleontologist and excavation, if warranted), which would be sent to the County Building Inspection Office and the County Planning Office. If a fossil find is confirmed, it will be recorded with the United States Geological Survey and curated in an appropriate repository.

Nesting Raptors

- 6.*** Preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified ornithologist to identify active nests that may be disturbed during project implementation. Between January 1 and April 30, preconstruction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree removal. Between May 1 and August 31, preconstruction surveys no more than 30 days prior to the initiation of these activities. Stanford University shall conduct an additional preconstruction survey within 24 hours of initiation of construction activities, by the Campus Biologist, to verify no new nesting has occurred. If an active nest is found near, or in close proximity to, the construction area where the nest could be disturbed by these activities, the ornithologist or Campus Biologist, shall, in consultation with the California Department of Fish and Game, designate a construction free buffer zone (typically 250 feet) around the nest.

Ongoing Compliance

- 7.* Pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware

that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to building permit issuance.

- 8.** Prior to final inspection, contact Mark J. Connolly, at least a week in advance to schedule a site visit to verify the approved exterior colors have been installed as approved.

DEPARTMENT OF ENVIRONMENTAL HEALTH:

Contact Darrin Lee (408-299-5748 / Darrin.lee@pln.sccgov.org) regarding the following conditions:

- 9.* Sewage disposal conditions have been determined at 102 plus 102 lineal feet of subsurface drainline (8 square feet per lineal feet of infiltrative space). The two drainline systems must be connected through a positive diversion valve. A 2000 gallon septic tank will be required. This septic system is adequate to serve a five bedroom single family dwelling and a two bedroom secondary dwelling.
10. * At the time of application for a building permit, submit four (4) revised plot plans to scale (1" = 20') on a grading and drainage plan showing the house, driveway, accessory structures, septic tank and required drainlines to contour, in order to obtain a septic system permit. Maintain all setbacks as outlined within Santa Clara County Onsite Systems Manual. The original plans must be submitted to the Department of Environmental Health (DEH) for sign-off prior to the issuance of the septic system permit, and submitted as the final grading plan to Land Development Engineering when a grading permit is required. Contact Darius Haghghi at 408-918-3468 for signoff.
- Be advised that any modification to the stamped approved septic system design which requires a subsequent review and approval by DEH will require the applicant to return all previously approved septic design plans to the district specialist prior to obtaining current design approval.
11. * Submit a complete set of floor plans to DEH for review prior to septic system sign-off.
12. * Call Nicole Jorgensen at 408-918-3492 for water system clearance. Additional fees may be required. A well log showing a 50-foot sanitary seal, pump test & water testing are required.

LAND DEVELOPMENT ENGINEERING:

Contact Ed Duazo (408-299-5733 / ed.duazo@pln.sccgov.org) regarding the following conditions:

Plan Review and Process:

- 13.* Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits can be applied for concurrently). The process for obtaining a Grading Permit and the forms that are required can be found at the following web page;

www.sccplanning.org > I Want to.. > Apply for a Permit > Grading Permit

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, the application for the permit will be submitted to the Land Development Engineering Office with the grading/drainage permit. For your convenience, the grading and encroachment permits are processed concurrently under one set of improvement (grading) plans.

Expect four to six weeks for plan review and plan check comments. Please contact LDE at (299-5734) for additional information and timelines.

- 14.*** Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.

Improvement Plans:

- 15.*** Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances, including, but not limited to: (a) engineered slopes that conform to County Standard Detail SD6 and Article 8 (Design Standard) of the County Drainage Ordinance, and (b) inboard driveway cross-slopes in conformance with County private driveway standards. The following standards are available on-line:

- March 1981 Standards and Policies Manual, Volume 1 (Land Development)
www.sccplanning.org > Plans & Ordinances > Land Development Standards and Policies
- 2007 Santa Clara County Drainage Manual

- 16.*** Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
- 17.*** Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
- 18.*** The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.
- 19.*** All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

Drainage:

- 20.*** Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.
21. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

Utilities

- 22.**** All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Storm Water Treatment - SF Bay watershed

- 23.*** Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website:

www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook (June 2016)

Soils and Geology:

- 24.*** Submit one copy of the signed and stamped of the geotechnical report for the project.
- 25.*** Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

Notice of Intent

- 26.*** Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at:

www.waterboards.ca.gov > Water Issues > Programs > Stormwater

Other Conditions:

- 27.**** Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

FIRE MARSHAL'S OFFICE:

Contact Alex Goff at (408) 299-5763 / alex.goff@fmo.sccgov.org for information regarding the following conditions:

- 28.* Fire protection water supply, hydrants, driveways and roads shall be installed before combustibles are brought to the job site.
- 29. **** A residential fire sprinkler plan is to be a separate submittal than the building permit submittal. This is to be noted as a Deferred Submittal on the building permit plans.

GEOLOGY

Contact Jim Baker (408-299-5774 / jim.baker@pln.sccgov.org) regarding the following conditions:

- 30.* Prior to building permit issuance, submit a Plan Review Letter that demonstrates the plans conform with the intent of the recommendations as indicated in the report prepared by Murray Engineers' "Engineering Geologic & Geotechnical Investigation" (dated 5-27-2016).

ROADS AND AIRPORTS:

Contact Gavin Finley at (408) 573-2482 / gavin.finley@pln.sccgov.org for information regarding the following conditions

- 31. *** ROAD DEDICATION: Prior to issuance of the Grading Permit, dedicate the following curvilinear rights-of-ways: 30-foot half street for Montebello Road. All dedications shall include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County.
- 32. * ENCROACHMENT PERMIT: Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit prior to any work performed in the County Road Right of Way (R/W) and prior to Building Permit issuance. The Encroachment Permit application shall contain all the elements indicated in "IMPROVEMENT PLANS" below and in Roads and Airports' "ENCROACHMENT PERMIT APPLICATION PROCESS & INFORMATION" handout. The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Services > Apply for Permits > Encroachment Permit.
- 33.*** IMPROVEMENT PLANS: Preliminary plans and sight distance exhibit prepared by LC Engineering and received on March 12, 2018, and May 3 and 24, 2018, respectively, by the Santa Clara County Planning Office have been reviewed. Submit final improvement plans prepared by a licensed civil engineer for review and approval prior to Building Permit issuance. Include plan, profile, typical sections, contour grading and drainage for all construction improvements located within the R/W.
Design shall be consistent with County Ordinance, Roads and Airports Standard Details Manual, and the Santa Clara County Drainage Manual. Final Improvement Plans shall include the following:

- A. Design the driveway approach to County Standard B/4.
- B. Reestablish the flowline along the property's frontage to provide positive flow.
- C. Show all existing and proposed features located within the R/W, including, but not limited to, edge of pavement, R/W line, above and below ground utility lines, easements, drainage facilities, trees, landscaping, and other structures and features. All utility relocations, replacements, abandonments, temporary facilities, and new facilities shall be shown.
- D. Provide for the uninterrupted flow of water in swales and natural courses within the R/W. No fill or crossing of any drainage facilities is allowed unless shown on the approved plans.
- E. Provide drainage plans and hydraulic calculations prepared by a licensed civil engineer in accordance with the County's 2007 Drainage Manual that demonstrate the post-development maximum flow rate onto the County Road R/W is equal-to or less-than the pre-development corresponding storm event flow rate. If this cannot be demonstrated, a detention/retention system shall be located outside the County Road R/W.
- F. Provide an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period within the R/W in accordance with the Municipal Regional Permit.
- G. Provide a Site Specific Traffic Control Plan or "Typical Application" from Part 6 Temporary Traffic Control of the 2012 Edition Manual Uniform Traffic Control Devices to demonstrate traffic handling during construction as appropriate.

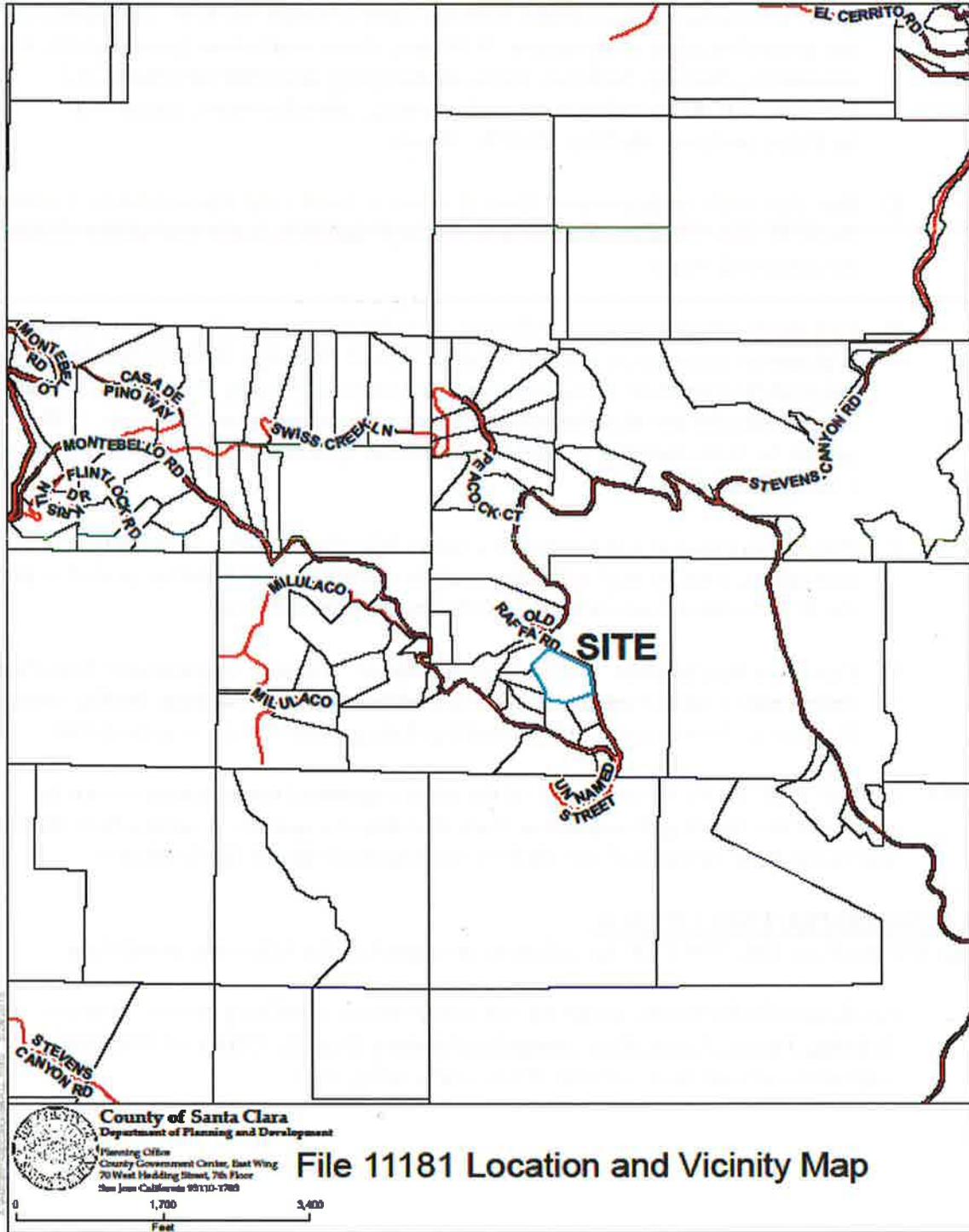
34. **** CONSTRUCTION: Construct all of the aforementioned improvements prior to release of the Grading Bond and/or final Building occupancy. Construction staking within the R/W is required and shall be the responsibility of the developer.

BUILDING INSPECTION OFFICE:

Contact BIO staff at (408) 299-5700 for information regarding the following conditions.

35.* For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbbuilding.org).

ATTACHMENT C
Location and Vicinity Map





APPLICANT : HSU

ROAD NAME : MONTEBELLO ROAD

COUNTY FILE NO. : 11181-15-61-17B-17G-17DR

DRAWING NO. **GRADING AND DRAINAGE PLAN**
LANDS OF HSU
13119 MONTEBELLO ROAD
APN 351-22-002

SHEET NO. **3** OF **4**

Cupertino California

FILE NO. CONTRACT NO. PROJECT NO.

LE ENGINEERING

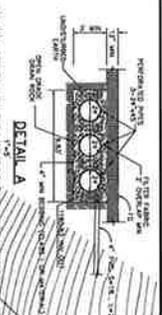
598 E Santa Clara St #270
 San Jose, CA 95128
 Phone: (408) 806-7187
 Fax: (408) 583-4008

DESIGNED	DATE				
DRAWN	DATE				
CHECKED	DATE				
BY	DATE	APP'D	REVISIONS		NO.



PLAN VIEW

NO.	DATE	DESCRIPTION
001	08/08/03	ISSUED FOR PERMITS
002	08/08/03	ISSUED FOR PERMITS
003	08/08/03	ISSUED FOR PERMITS
004	08/08/03	ISSUED FOR PERMITS
005	08/08/03	ISSUED FOR PERMITS
006	08/08/03	ISSUED FOR PERMITS
007	08/08/03	ISSUED FOR PERMITS
008	08/08/03	ISSUED FOR PERMITS
009	08/08/03	ISSUED FOR PERMITS
010	08/08/03	ISSUED FOR PERMITS



<p>GRADING AND DRAINAGE PLAN LANDS OF HSU 1319 MONTEBELLO ROAD APN 351-22-002</p>		<p>LE ENGINEERING 598 E Santa Clara St #270 San Jose, CA 95112 Phone: (408) 806-7187 Fax: (408) 583-4006</p>		<p>DATE: 08/08/03 BY: [Signature] CHECKED: [Signature]</p>								
<p>PROJECT NO. _____</p>	<p>CONTRACT NO. _____</p>	<p>PROJECT NO. _____</p>	<p>PROJECT NO. _____</p>	<p>PROJECT NO. _____</p>	<p>PROJECT NO. _____</p>	<p>PROJECT NO. _____</p>	<p>PROJECT NO. _____</p>	<p>PROJECT NO. _____</p>	<p>PROJECT NO. _____</p>	<p>PROJECT NO. _____</p>	<p>PROJECT NO. _____</p>	<p>PROJECT NO. _____</p>

APPLICANT : HSU
ROAD NAME : MONTEBELLO ROAD
COUNTY FILE NO. : 11181-15-61-17B-17C-170R

GreenPoint Rated Checklist:

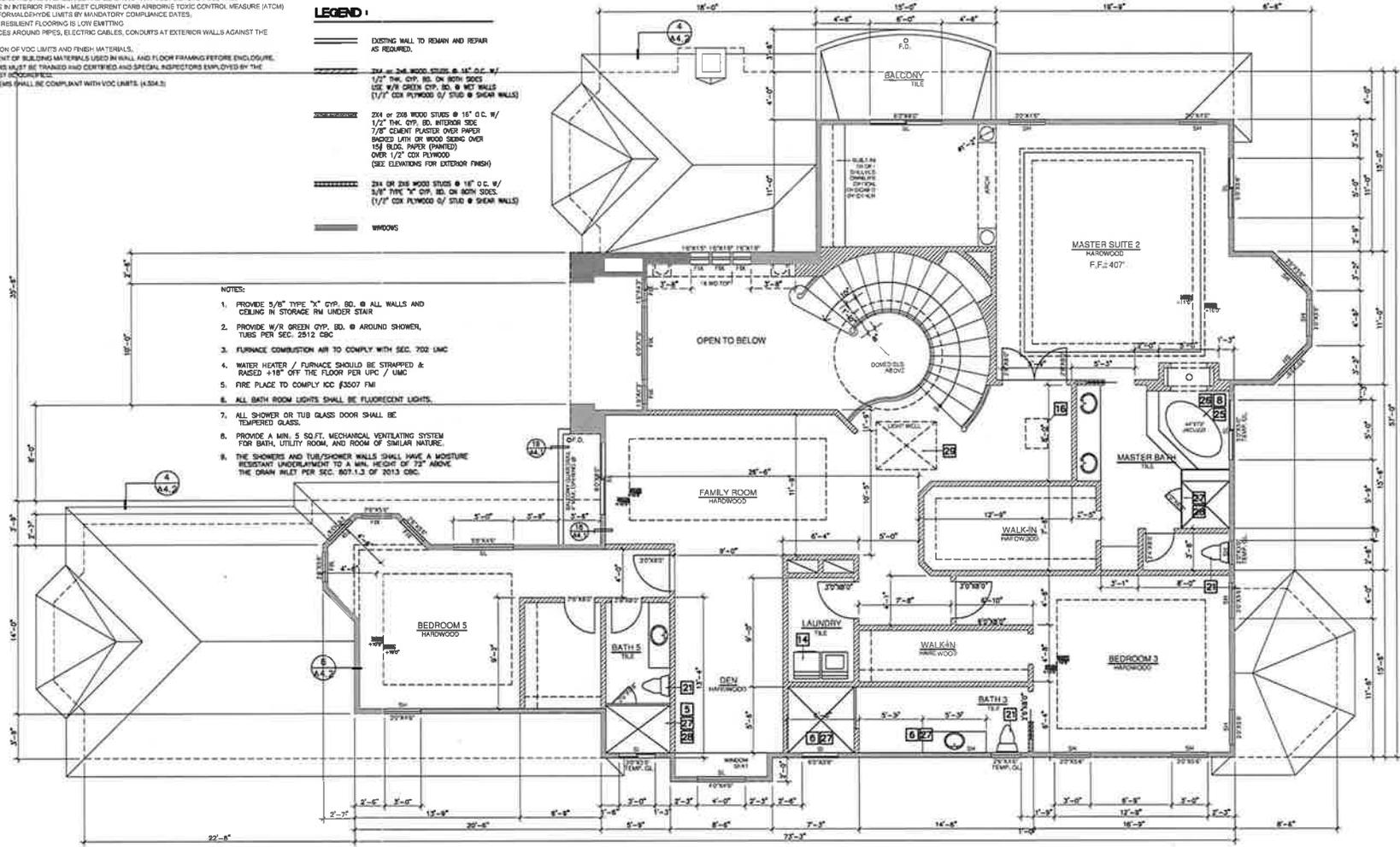
- * LOW-VOC INTERIOR WALL/CILING PAINTS, ≤50 GPL VOCs REGARDLESS OF SHEEN
- * USE LOW-VOC COATINGS THAT MEET SCQMD RULE 11.13.
- * USE LOW-VOC GULTERS, CONSTRUCTION ADHESIVES AND SEALANTS THAT MEET SCQMD RULE 11.88.
- * REDUCE FORMALDEHYDE IN INTERIOR FINISH - MEET CURRENT CARB AIRBORNE TOXIC CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD FORMALDEHYDE LIMITS BY MANDATORY COMPLIANCE DATES.
- * ALL CABINET AND JOIN OF RESILIENT FLOORING IS LOW EMITTING
- * PROTECT ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.
- * PROTECT DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS.
- * CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.
- * HVAC SYSTEM INSTALLATION MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST SUCCEEDFULLY.
- * CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.8.3.3)

LEGEND:

- DARNING WALL TO REPAIR AND REPAIR AS REQUIRED.
- ===== 2x4 OR 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" TYPE "X" GYP. BD. ON BOTH SIDES USE W/8 GREEN GYP. BD. @ MET WALLS (1/2" CDX PLYWOOD 5/8" STUD @ SHEAR WALLS)
- ===== 2x4 OR 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" TYPE "X" GYP. BD. INTERIOR SEE 7/8" SQUARE PLASTER OVER PAPER BACKED LATH OR WOOD SIDING OVER 1/4" BLDG. PAPER (PAINTED) OVER 1/2" CDX PLYWOOD (SEE ELEVATIONS FOR EXTERIOR FINISH)
- ===== 2x4 OR 2x6 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. ON BOTH SIDES (1/2" CDX PLYWOOD 5/8" @ SHEAR WALLS)
- ===== WINDOWS

NOTES:

1. PROVIDE 5/8" TYPE "X" GYP. BD. @ ALL WALLS AND CEILING IN STORAGE RM UNDER STAIR
2. PROVIDE W/8 GREEN GYP. BD. @ AROUND SHOWER, TUBS PER SEC. 2512 CBC
3. FURNACE COMBUSTION AIR TO COMPLY WITH SEC. 702 UMC
4. WATER HEATER / FURNACE SHOULD BE STRAPPED & RAISED +18" OFF THE FLOOR PER UPC / UMC
5. FIRE PLACE TO COMPLY ICC #3507 FMI
6. ALL BATH ROOM LIGHTS SHALL BE FLUORESCENT LIGHTS.
7. ALL SHOWER OR TUB GLASS DOOR SHALL BE TEMPERED GLASS.
8. PROVIDE A MIN. 5 SQ.FT. MECHANICAL VENTILATING SYSTEM FOR BATH, UTILITY ROOM, AND ROOM OF SIMILAR NATURE.
9. THE SHOWERS AND TUB/SHOWER WALLS SHALL HAVE A MOISTURE RESISTANT UNDERLAMENT TO A MIN. HEIGHT OF 72" ABOVE THE DRAIN INLET PER SEC. 907.1.3 OF 2013 CBC.



2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

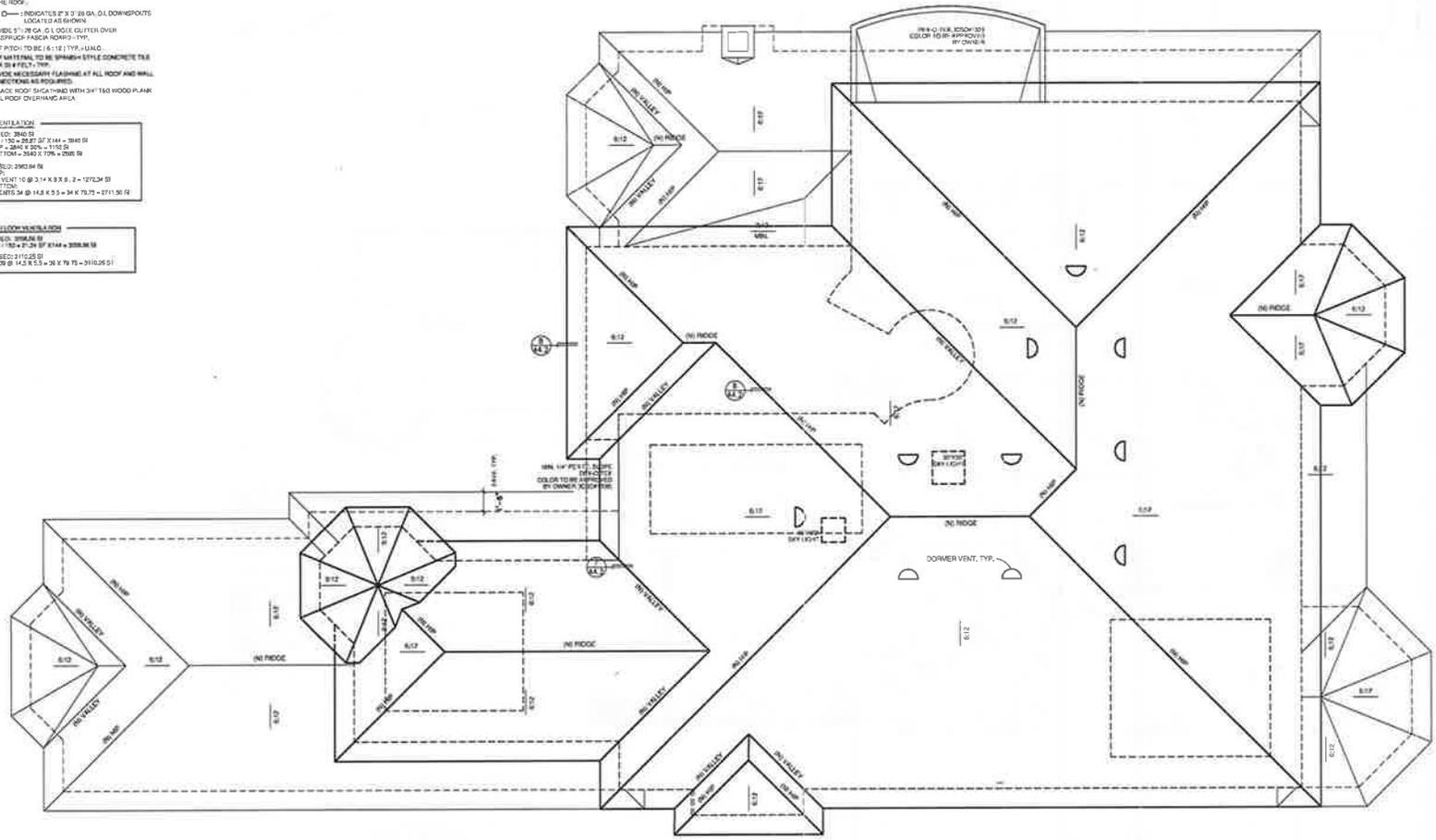
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General Notes																						
No.	Revision/Issue	Date																				
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Project Date Drawn by	Sheet <div style="font-size: 2em; font-weight: bold; text-align: center;">A2.2</div>																					

NOTE

1. PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS FROM ALL PARTS OF THE ROOF.
2. D.S. (D) - INDICATES 2" X 2" OR 3" GA. G.L. DOWNSPOUTS LOCATED AS SHOWN.
3. PROVIDE 1/2" R/GA. G.I. GUTTER OVER 7/8" SFRUGH FABRIC ROOF - TYP.
4. ROOF PITCH TO BE 6:12 TYP. UNLESS NOTED OTHERWISE.
5. ROOF MATERIAL TO BE SPANISH TILE CONCRETE TILE OVER 2" FELT - TYP.
6. PROVIDE NECESSARY FLASHING AT ALL ROOF AND WALL CONNECTIONS AS REQUIRED.
7. REPLACE ROOF SICA TRIM WITH 3/4" T&G WOOD PLANK @ ALL ROOF OVERHANG AREA.

AREA CALCULATION
 RECEIVED: 2940 SF
 ADD: 27' X 132' = 2927 SF X 144' = 3940 SF
 2796 TOP = 2940 X 220' = 1110 SF
 79% BOTTOM = 3540 X 79% = 2806 SF
 PROPOSED: 2940 SF
 20% TOP
 COVER: 47' X 110' = 5170 SF X 3.5' = 18100 SF
 79% BOTTOM
 LAND: 10000 SF @ 14.5 X 5.5 = 34 X 79.75 = 2711.50 SF

AREA CALCULATION
 RECEIVED: 2940 SF
 2796 TOP = 2940 X 220' = 1110 SF
 PROPOSED: 2112 SF
 20% TOP
 10000 SF @ 14.5 X 5.5 = 26 X 79.75 = 2093.50 SF



ROOF PLAN
 SCALE: 1/4"=1'-0"

General Notes		Proj. Name and Address	Project Name and Address		Sheet
No.	Rev./Date/Issue		13119 MONTEBELLO ROAD CUPERTINO, CA 95014		A2.3
			Date	Sheet No.	

LEGEND

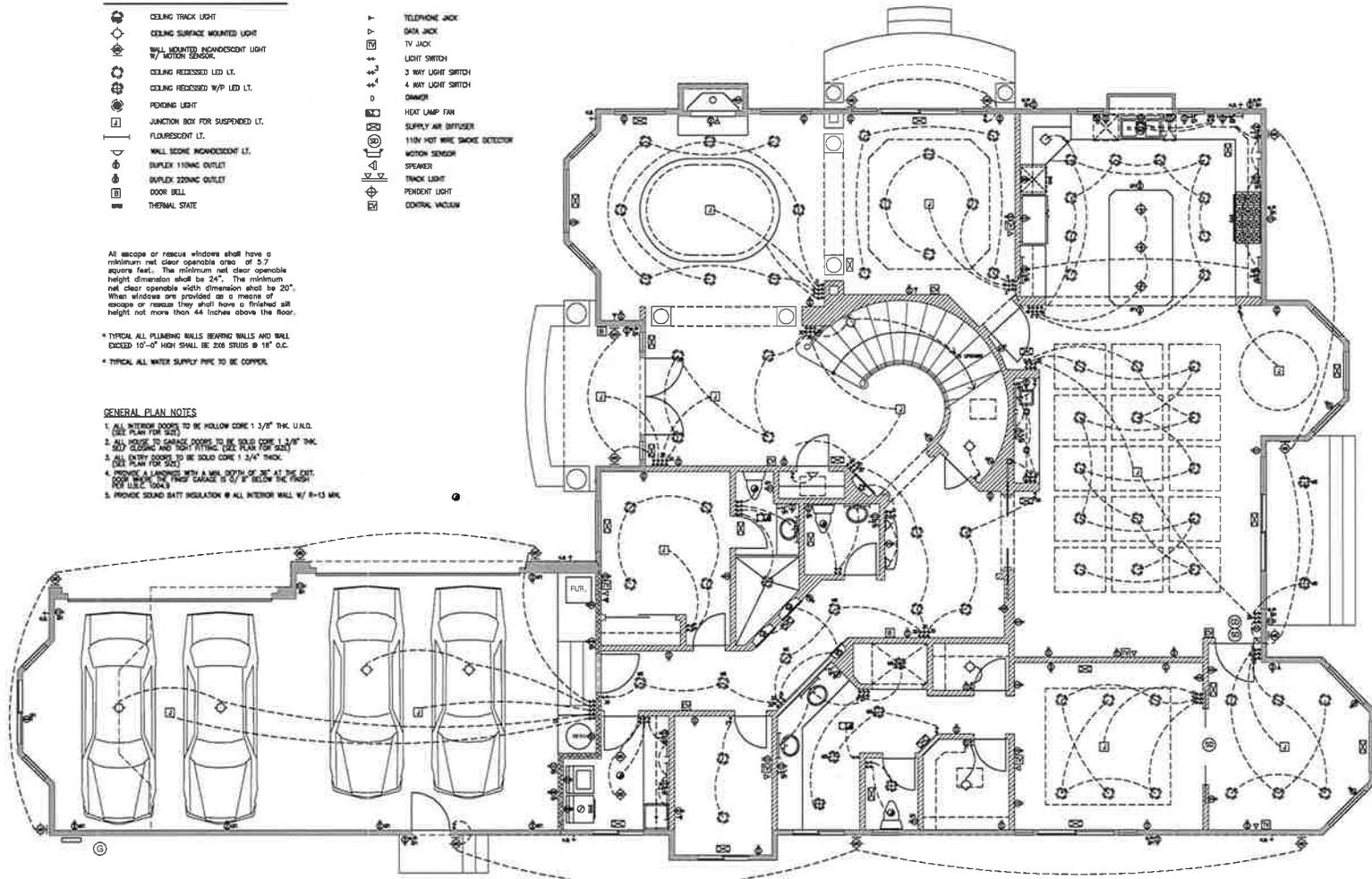
- CEILING TRACK LIGHT
- CEILING SURFACE MOUNTED LIGHT
- WALL MOUNTED INDEPENDENT LIGHT W/ MOTION SENSOR
- CEILING RECESSED LED LT.
- CEILING RECESSED W/P LED LT.
- PENDING LIGHT
- JUNCTION BOX FOR SUSPENDED LT.
- FLUORESCENT LT.
- WALL SCONCE INDEPENDENT LT.
- DUPLEX 115VAC OUTLET
- DUPLEX 220VAC OUTLET
- DOOR BELL
- THERMAL STATE
- TELEPHONE JACK
- DATA JACK
- TV JACK
- LIGHT SWITCH
- 3 WAY LIGHT SWITCH
- 4 WAY LIGHT SWITCH
- DIMMER
- HEAT LAMP FAN
- SUPPLY AIR DIFFUSER
- 110V HOT WIRE SMOKE DETECTOR
- MOTION SENSOR
- SPEAKER
- TRACK LIGHT
- PENDENT LIGHT
- CONTROL VACUUM

All escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24". The minimum net clear openable width dimension shall be 20". When windows are provided as a means of escape or rescue they shall have a finished sill height not more than 44 inches above the floor.

* TYPICAL ALL PLUMBING WALLS BEARING WALLS AND WALL EXCEED 10'-0" HIGH SHALL BE 2X8 STUDS @ 16" O.C.
 * TYPICAL ALL WATER SUPPLY PIPES TO BE COPPER.

GENERAL PLAN NOTES

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THK. U.S.G. (PLAN 101-202)
2. ALL DOORS TO GARAGE POORS TO BE SOLID CORE 1 3/4" THK. U.S.G. AND SHALL FIT TO 1/2" CLEARANCE (FOR GATE)
3. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THK. (SEE PLAN FOR SIZES)
4. PROVIDE A LANDING WITH A MIN. WIDTH OF 36" AT THE EXIT FROM EACH OF THESE GARAGES TO 0' 8" BELOW THE FLOOR (SEE U.S.G. 104-3)
5. PROVIDE SOUND BATT INSULATION @ ALL INTERIOR WALL W/ 8-13 MH.



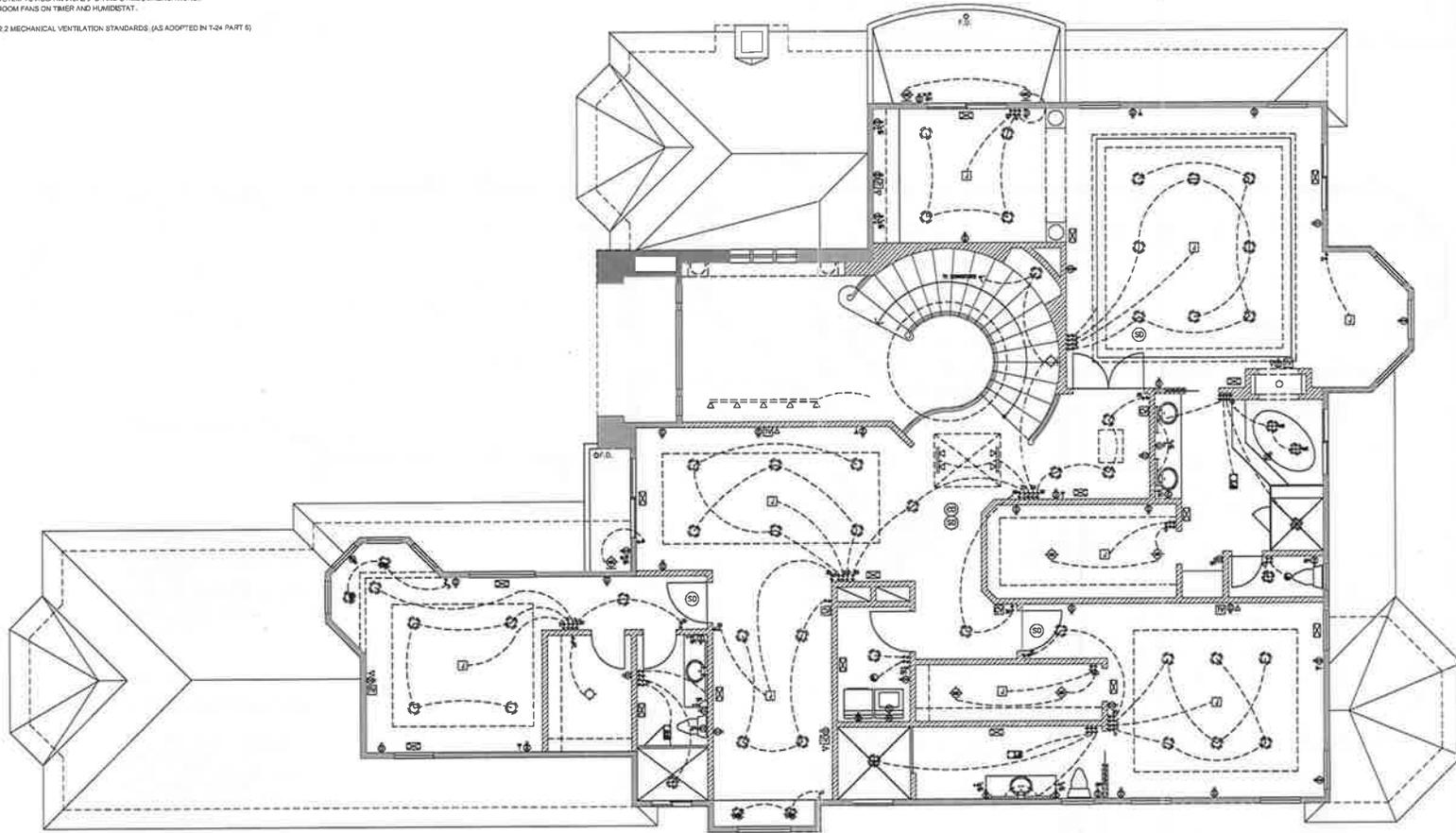
1ST FLOOR PLAN
 SCALE: 1/4"=1'-0"



General Notes			Firm Name and Address		Project Name and Address		Project	Sheet
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No.	Revision/Issue	Date					Drawn By	

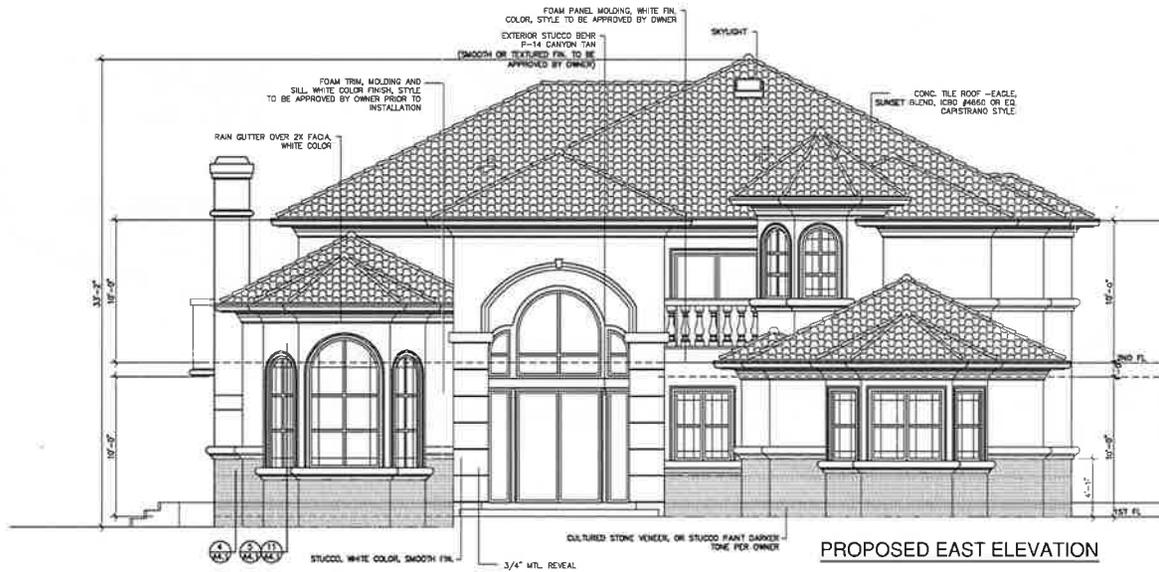
GreenPoint Rated Checklist:

- * HIGH EFFICIENCY SHOWERHEADS ≤ 2.0 GPM AT 80 PSI (MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAX. FLOW RATES)
- * HIGH EFFICIENCY BATHROOM FAUCETS ≤ 1.5 GPM AT 80 PSI
- * HIGH EFFICIENCY KITCHEN AND UTILITY FAUCETS ≤ 1.8 GPM
- * INSTALL ONLY HIGH EFFICIENCY TOILETS (DUAL-FLUSH OR ≤ 1.28 GPF) PER CPC 402.2.2.
- * DESIGN AND INSTALL HVAC SYSTEM TO ACCOMMODATE MANUAL, J, D, AND S RECOMMENDATIONS.
- * INSTALL ENERGY STAR BATHROOM FANS ON TIMER AND HUMIDISTAT.
- * INSTALL WHOLE HOUSE FAN.
- * COMPLIANCE WITH ASHRAE 62.2 MECHANICAL VENTILATION STANDARDS (AS ADOPTED IN T-24 PART 6)



2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

General Notes			Title Name and Address		Project Name and Address		Project	Sheet
					13119 MONTEBELLO ROAD CUPERTINO, CA 95014			A2.5
No.	Revision/Issue	Date					Date	Drawn By



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

General Notes		
No.	Revision/Issue	Date
Plan Name and Address 		
Project Name and Address 13119 MONTEBELLO ROAD CUPERTINO, CA 95014		
Project	Sheet	A3.1
Date		
Drawn by		



PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

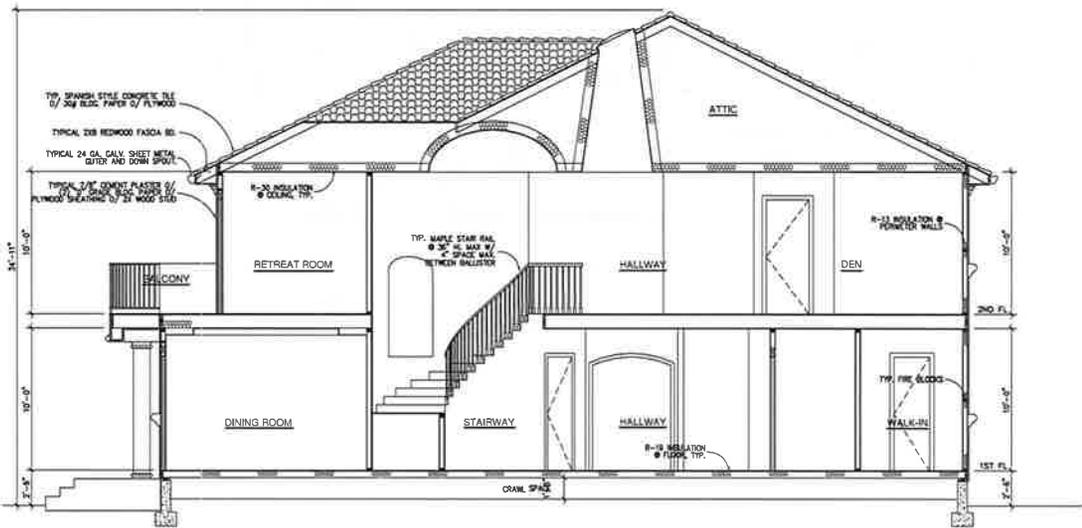


PROPOSED SOUTH ELEVATION

General Notes		
No.	Revision/Issue	Date
Title Name and Address		
Project Name and Address		
13119 MONTEBELLO ROAD CUPERTINO, CA 95014		
Project	Sheet	A3.2
Title		
Drawn by		

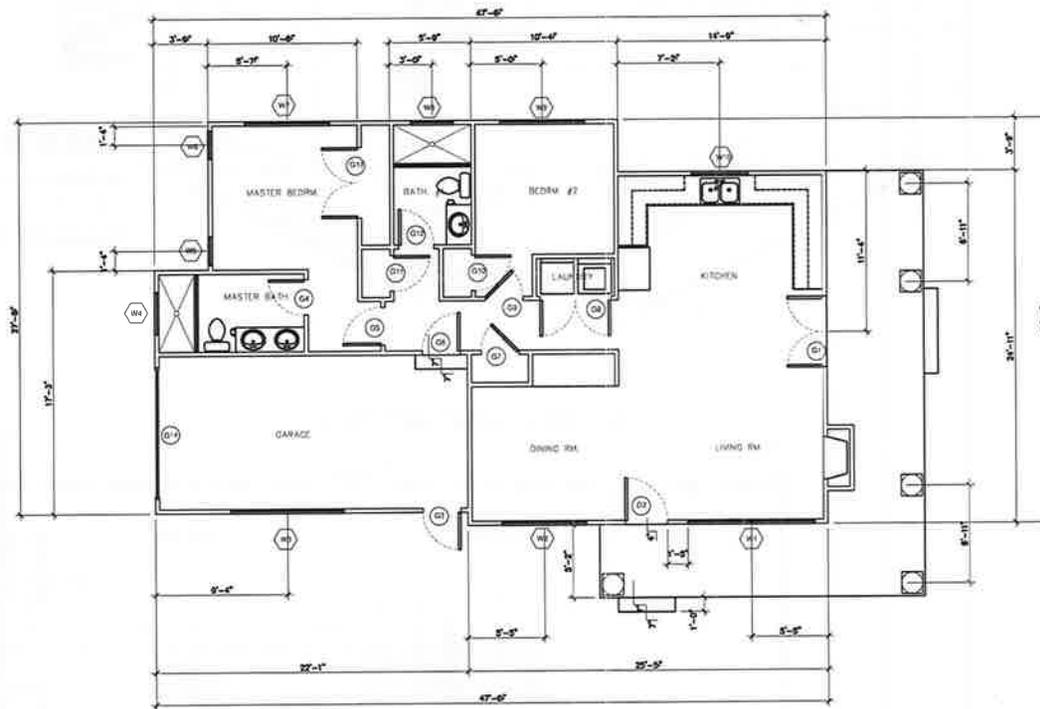


A. BUILDING LATITUDE SECTION



B. BUILDING LATITUDE SECTION

General Notes		
No.	Revision/Issue	Date
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13119 MONTEBELLO ROAD CLIPPERTINO, CA 95014		
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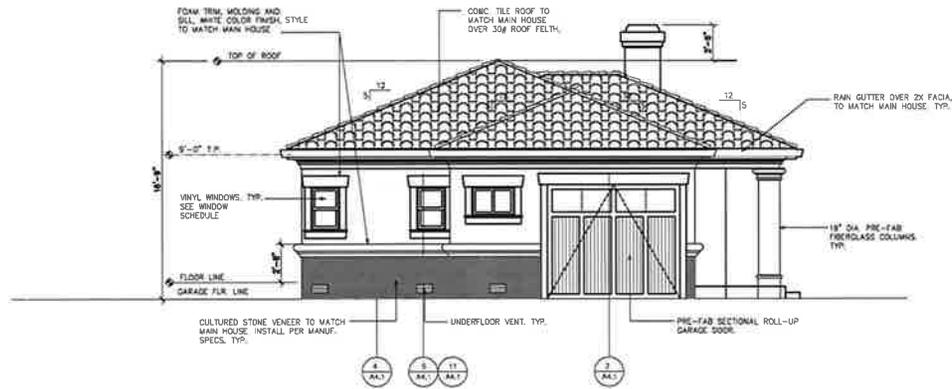


FLOOR PLAN

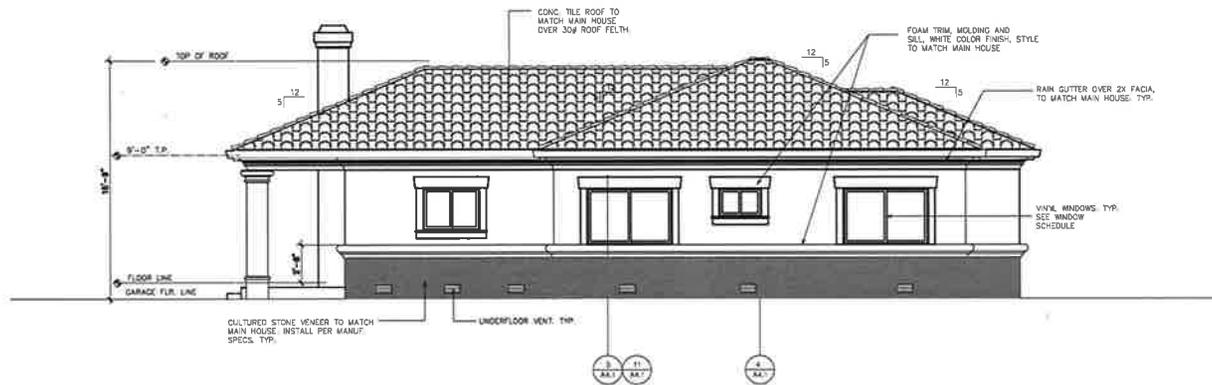
SCALE: 1/8"=1'-0"



General Notes		
No.	Revision/Issue	Date
Project Name and Address		
13119 MONTEBELLO ROAD CUPERTINO, CA 95014		
Project	User	
Date	GA1	
Drawn by		



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTHT ELEVATION
SCALE: 1/4"=1'-0"

General Notes		
No.	Revision/Issue	Date
Firm Name and Address		
Project Name and Address		
13119 MONTEBELLO ROAD CUPERTINO, CA 95014		
Project	Drawn	
Scale	GA2	
Drawn by		

NOTE

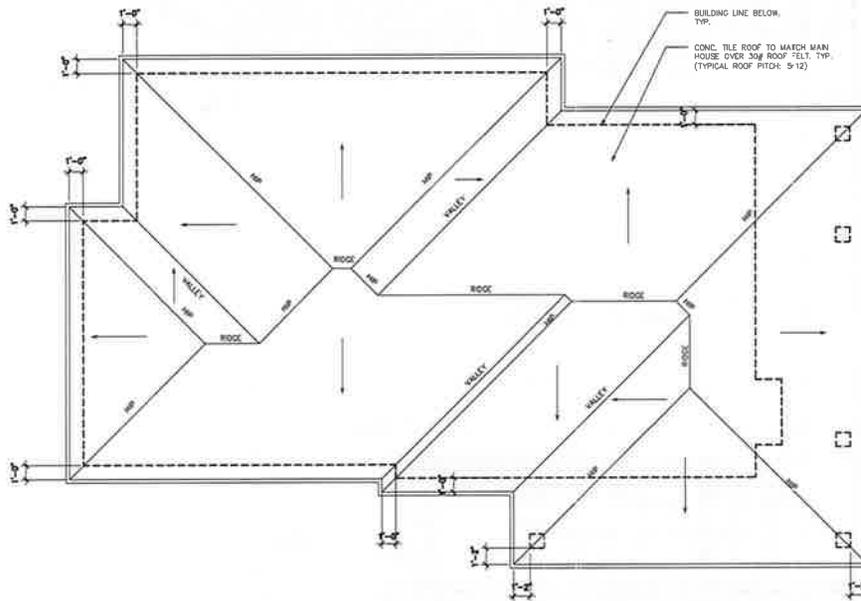
1. PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS FROM ALL PARTS OF THE ROOF.
2. D.S.  INDICATES 1" X 2" RA. GLL DOWNSPOUTS LOCATED AS SHOWN.
3. PROVIDE 8" x 26 GA. G.I. GUTTER OVER 2" x 4 BRUCE WEAVER BOARD-TYP.
4. ROOF PITCH TO BE (4 : 12) TYP. - U.A.O.
5. ROOF MATERIAL TO BE SPANISH STYLE CONCRETE TILE OVER 3/4" FELT-TYP.
6. PROVIDE NECESSARY FLASHINGS AT ALL ROOF AND WALL CONNECTIONS AS REQUIRED.
7. REPLACE ROOF SHEATHING WITH 5/4" x 12" WOOD PLANK @ ALL ROOF OVERHANG AREA.

ATRIC VENTILATION

REQUIRED: 1,000 CF
 1.00 SF TOP = 10 SF @ 14" = 1,400 CF
 30% TOP = 1,440 X 20% = 432 CF
 70% BOTTOM = 3,480 X 20% = 706 CF
 PROPOSED: 1,647 CF
 20% TOP
 80% BOTTOM @ 8" x 8" @ 8" = 637.34 CF
 70% BOTTOM
 80% VENTS @ 14.3 X 5.5 = 34 X 76.75 = 1,261.30 CF

ROOF FLOOR FINISH AREA

REQUIRED: 405.36 SF
 FINISH: 1.00 = 17.34 SF X 24.4 = 423.06 SF
 PROPOSED: 511.0 SF
 VENTS @ 14.3 X 5.5 = 34 X 76.75 = 1,110.25 SF

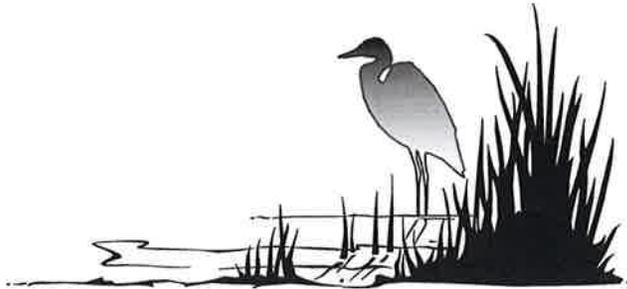


ROOF PLAN
 SCALE: 1/4"=1'-0"



General Notes		
No.	Rev's/Iss/Issue	Date
Title Name and Address		
Project Name and Address		
13115 MONTEBELLO ROAD CUPERTINO, CA 95014		
Project	Sheet	GA4
Date	Drawn by	

**BIOLOGICAL RESOURCE ASSESSMENT
FOR THE
LANDS OF MIAU, 13119 MONTEBELLO ROAD
SANTA CLARA COUNTY, CALIFORNIA**



February 5, 2018

RECEIVED
MAR 12 2018

BUILDING INSPECTION DIV.

Prepared for:

LC Engineering

Attn: Mr. Ninh Le

598 East Santa Clara St., Suite 270

San Jose, CA 95112

(408) 806-7187

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Walnut Creek, CA 94595

(925) 899-1282

mike@wood-biological.com

11181-17B (R1) - 176 (R1) - 17 DR (R1)

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LC Engineering and its client*

*No other person or entity shall be entitled to rely on the services, opinions,
recommendations, plans or specifications provided herein, without the express written
consent of Wood Biological Consulting*

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
SUMMARY	II
LIST OF ACRONYMS.....	IV
LIST OF PLANT NAMES.....	V
LIST OF ANIMAL NAMES.....	VI
1.0 INTRODUCTION.....	1
1.1 PROJECT BACKGROUND AND DESCRIPTION	1
2.0 METHODS AND LIMITATIONS	1
2.1 DEFINITIONS	1
2.2 DATA SOURCES.....	5
2.3 SPECIAL-STATUS BIOLOGICAL RESOURCES.....	5
2.4 LIMITATIONS THAT MAY INFLUENCE RESULTS	6
3.0 SETTING.....	7
3.1 PLANT COMMUNITIES AND HABITATS	7
3.2 ANIMAL MOVEMENT CORRIDORS.....	15
4.0 SPECIAL-STATUS BIOLOGICAL RESOURCES.....	16
4.1 SPECIAL-STATUS NATURAL COMMUNITIES AND LANDSCAPE FEATURES	16
4.2 SPECIAL-STATUS PLANT SPECIES.....	18
4.3 SPECIAL-STATUS ANIMAL SPECIES.....	22
5.0 DISCUSSION	32
5.1 SPECIAL-STATUS NATURAL COMMUNITIES AND LANDSCAPE FEATURES	32
5.2 SPECIAL-STATUS PLANT SPECIES.....	33
5.3 SPECIAL-STATUS ANIMAL SPECIES.....	33
6.0 LITERATURE CITED.....	38

APPENDIX A. SITE PHOTOGRAPHS

APPENDIX B. SPECIAL-STATUS PLANT SPECIES

APPENDIX C. SPECIAL-STATUS ANIMAL SPECIES

APPENDIX D. RARITY STATUS CODES

LIST OF FIGURES

<u>FIGURE</u>	<u>PAGE</u>
Figure 1. Project Location	2
Figure 2. Aerial View of the Project Vicinity.....	3
Figure 3. Grading and Drainage Plan	4
Figure 4. Habitats within the Biological Study Area	8
Figure 5: Rare Plant Locations in the Project Vicinity	21
Figure 6. Rare Animal Occurrences in the Project Vicinity.....	24

SUMMARY

This Biological Resource Assessment (BRA) presents the results of an assessment of existing or potentially occurring biological constraints to the construction of a single-family home on an unimproved lot in unincorporated Santa Clara County. The BRA is intended to assist the County in the completion of an analysis of potential environmental effects pursuant to the California Environmental Quality Act (CEQA). The report provides background and site-specific information pertaining to special-status plant and wildlife species and other regulated biological resources (e.g., wetlands, streams, natural communities, and protected trees) which may represent constraints to the proposed activity.

The proposed project calls for construction of a new single-family home. The proposed project includes grading a new access drive from Montebello, installation of paved driveways, construction of a primary residence and in-law unit, swimming pool, landscaping, water tanks, and leach fields.

Plant communities and habitats occurring within the biological study area (BSA) are characterized as arroyo willow thicket, California sagebrush scrub, coast live oak woodland, coyote brush scrub, and non-native annual grassland.

One special-status natural community, Arroyo Willow Thicket, occurs within the BSA. Although project implementation would not directly impact this plant community, accidental or indirect impacts could result. To ensure no impacts occur, the avoidance measures outlined in this report should be incorporated into the project design.

No wetlands or surface drainages are present within the project footprint and none would be adversely impacted by project implementation.

Construction would not require the removal of any Protected or Heritage Trees. However, the proposed project would require soil work in the vicinity of regulated such trees. To ensure conformance to County requirements and to provide for the protection of trees on site, the avoidance measures outlined in this report should be incorporated into the project design.

A total of 79 special-status plant species have been recorded from the project region. The potential for occurrence of 70 of the target species can be ruled out due to a lack of suitable habitat, lack of suitable soils, geographic location of the BSA relative to known occurrences, or that the fact that they would have been detectable during the present survey. The presence of seven of the target species is not expected due to the presence of only marginally suitable habitat, the high level of disturbance on site, and/or the site's relative isolation from more likely occupied sites. Suitable habitat for the two remaining target species, coast iris and Santa Clara red ribbons is present on

site. Although these two species could occur on site, both have been assigned a California rare plant ranking of 4 and neither is considered to be locally significant; as such, potential impacts to these species would not be considered significant pursuant to the guidelines and statutes of CEQA. Therefore, no impact avoidance, minimization or mitigation measures are warranted. No further surveys are needed regarding plant species.

A total of 76 special-status animal species have been recorded in the project region. The occurrence of 58 of the target species can be ruled out entirely based on absence of suitable habitat, the site's location outside of the species known range, or absence of regional species occurrences. Although marginally suitable habitat is present within the BSA for another nine target species, their occurrence is not expected due to the site's level of disturbance, habitat alteration, or geographic location relative to known occurrences. No special-status animal species are known to occur on site. However, based on the presence of suitable habitat, a total of nine target special-status animals are considered to have a potential to occur on site. These include seven birds (Allen's hummingbird, California thrasher, Cooper's hawk, Lewis' woodpecker, Nuttall's woodpecker, oak titmouse, and white-tailed kite), and two mammals (hoary bat and San Francisco dusky-footed woodrat), as well as numerous species of migratory birds. To ensure no impacts occur, the avoidance measures outlined in this report should be incorporated into the project design.

Project implementation has the potential to impact special-status biological resources including riparian habitat, trees and special-status animal species. Impacts to these resources would be considered significant pursuant to the statutes and guidelines of CEQA. However, with the incorporation of the impact avoidance, minimization and/or mitigation measures outlined in this report impacts may be reduced to a less-than significant level.

List of Acronyms

EXPLANATION OF ABBREVIATED TERMS USED IN THIS DOCUMENT

explanation	acronym	explanation
acres	FESA	Federal Endangered Species Act
animal exclusion fencing	ft/ft ² /ft ³	feet/square feet/cubic feet
American Ornithologist's Union	ha	hectares
assessor's parcel number	in	inches
American Society of Mammologists	ISA	International Society of Arboriculture
birds of conservation concern	km/km ²	kilometers/square kilometers
Bald/Golden Eagle Protection Act	LSAP	Lake and Streambed Alteration Program
Bureau of Land Management	m/m ² /m ³	meters/square meters/cubic meters
Biological Resource Assessment	MBTA	Migratory Bird Treaty Act
biological study area	MBTRA	Migratory Bird Treaty Reform Act
California	mi/mi ²	miles/square miles
CA Code of Regulations	msl	mean sea level
CA Dept. of Fish and Game	OHWM	ordinary high water mark
CA Dept. of Fish and Wildlife	PCWQCA	Porter-Cologne Water Quality Control Act
CA Environmental Quality Act	RWQCB	Regional Water Quality Control Board
CA Endangered Species Act	SFDW	San Francisco dusky-footed woodrat
CA Fish and Game Code	USACE	U.S. Army Corps of Engineers
Code of Federal Regulations	USC	United States Code
centimeters	USDA	U.S. Dept. of Agriculture
CA Natural Diversity Database	USEPA	U.S. Environmental Protection Agency
CA Native Plant Protection Act	USFWS	U.S. Fish and Wildlife Service
CA Native Plant Society	USGS	U.S. Geological Survey
Clean Water Act	WBWG	Western Bat Working Group

List of Plant Names

SCIENTIFIC NAMES OF THE PLANT SPECIES CITED IN THIS DOCUMENT

Common Name	Scientific Name	Common Name	Scientific Name
arroyo willow	<i>Salix lasiolepis</i>	hawksbeard*	<i>Crepis vesicaria</i>
big-leaf maple	<i>Acer macrophyllum</i>	Italian thistle**	<i>Carduus pycnocephalus</i>
black oak	<i>Quercus kelloggii</i>	ladies' tobacco	<i>Pseudognaphalium californicum</i>
black walnut	<i>Juglans californica</i>	madrone	<i>Arbutus menziesii</i>
blue elderberry	<i>Sambucus nigra</i> spp. <i>caerulea</i>	miner's lettuce	<i>Claytonia perfoliata</i>
blue oak	<i>Quercus douglasii</i>	Pacific sanicle	<i>Sanicula crassicaulis</i>
blue wildrye	<i>Elymus glaucus</i>	perennial ryegrass**	<i>Festuca perennis</i>
bur clover**	<i>Medicago polymorpha</i>	poison hemlock**	<i>Conium maculatum</i>
CA bay	<i>Umbellularia californica</i>	poison oak	<i>Toxicodendron diversilobum</i>
CA blackberry	<i>Rubus ursinus</i>	purple sanicle	<i>Sanicula crassicaulis</i>
CA buckeye	<i>Aesculus californica</i>	rattail fescue**	<i>Festuca myuros</i>
CA sagebrush	<i>Artemisia californica</i>	redberry buckthorn	<i>Rhamnus crocea</i>
CA sycamore	<i>Platanus racemosa</i>	rippgut brome**	<i>Bromus diandrus</i>
coast iris	<i>Iris longipetala</i>	rose clover**	<i>Trifolium hirtum</i>
coast live oak	<i>Quercus agrifolia</i>	Santa Clara red ribbons	<i>Clarkia concinna</i> ssp. <i>automixa</i>
Coast Range mule ears	<i>Wyethia glabra</i>	soft chess**	<i>Bromus hordeaceus</i>
Coulter pine	<i>Pinus coulteri</i>	spring vetch*	<i>Vicia sativa</i>
coyote brush	<i>Baccharis pilularis</i>	sticky monkeyflower	<i>Mimulus aurantiacus</i>
cutleaf geranium**	<i>Geranium dissectum</i>	summer mustard**	<i>Hirschfeldia incana</i>
Douglas fir	<i>Pseudotsuga menziesii</i>	toyon	<i>Heteromeles arbutifolia</i>
Douglas' mugwort	<i>Artemisia douglasiana</i>	valley oak	<i>Quercus lobata</i>
Engelmann oak	<i>Quercus engelmannii</i>	wild oats**	<i>Avena fatua</i>
English plantain*	<i>Plantago lanceolata</i>	yarrow	<i>Achillea millefolium</i>
field hedge parsley**	<i>Torilis arvensis</i>	yellow starthistle**	<i>Centaurea solstitialis</i>
goldback fern	<i>Pentagramma triangularis</i>	yerba buena	<i>Clinopodium douglasii</i>
hairy vetch*	<i>Vicia villosa</i>		

* indicates non-native species

** indicates target invasive species

Special-status species appear in BOLD

List of Animal Names

SCIENTIFIC NAMES OF THE ANIMAL SPECIES CITED IN THIS DOCUMENT

Common Name	Scientific Name	Common Name	Scientific Name
acorn woodpecker	<i>Melanerpes formicivorus</i>	loggerhead shrike	<i>Lanius ludovicianus</i>
Allen's hummingbird	<i>Selasphorus sasin</i>	long-eared myotis	<i>Myotis evotis</i>
alligator lizard	<i>Elgaria</i> spp.	long-legged myotis	<i>Myotis volans</i>
American badger	<i>Taxidea taxus</i>	long-tailed weasel	<i>Mustela frenata</i>
Anna's hummingbird	<i>Calypte anna</i>	mountain lion	<i>Felis concolor</i>
arboreal salamander	<i>Aneides lugubris</i>	mourning dove	<i>Zenaida macroura</i>
bald eagle	<i>Haliaeetus leucocephalus</i>	mule deer	<i>Odocoileus hemionus</i>
barn owl	<i>Tyto alba</i>	North American porcupine	<i>Erethizon dorsatum</i>
barn swallow	<i>Hirundo rustica</i>	northern Pacific rattlesnake	<i>Crotalus oreganus</i>
Bewick's wren	<i>Thryomanes bewickii</i>	Nuttall's woodpecker	<i>Picoides nuttallii</i>
black phoebe	<i>Sayornis nigricans</i>	oak titmouse	<i>Baeopholus inornatus</i>
black-crowned night heron	<i>Nycticorax nycticorax</i>	obscure bumble bee	<i>Bombus caliginosus</i>
black-headed grosbeak	<i>Pheucticus melanocephalus</i>	Pacific (western) pond turtle	<i>Emys marmorata</i>
black-tailed jackrabbit	<i>Lepus californicus</i>	Pacific slender salamander	<i>Batrachoseps attenuatus</i>
bobcat	<i>Lynx rufus</i>	Pacific treefrog	<i>Pseudacris regilla</i>
Botta's pocket gopher	<i>Thomomys bottae</i>	pallid bat	<i>Antrozous pallidus</i>
brown creeper	<i>Certhia americana</i>	raccoon	<i>Procyon lotor</i>
brush rabbit	<i>Sylvilagus bachmani</i>	red fox	<i>Vulpes vulpes</i>
bush tit	<i>Psaltriparus minimus</i>	red-bellied newt	<i>Taricha rivularis</i>
CA ground squirrel	<i>Otospermophilus beecheyi</i>	red-shouldered hawk	<i>Buteo lineatus</i>
CA newt	<i>Taricha torosa</i>	red-tailed hawk	<i>Buteo jamaicensis</i>
CA pocket mouse	<i>Chaetodipus californicus</i>	ring-necked snake	<i>Diadophis punctatus</i>
CA quail	<i>Callipepla californica</i>	rufous hummingbird	<i>Selasphorus rufus</i>
CA scrub-jay	<i>Aphelocoma californica</i>	San Francisco dusky-footed woodrat	<i>Neotoma fuscipes annectens</i>
CA slender salamander	<i>Batrachoseps attenuatus</i>	sharp-shinned hawk	<i>Accipiter striatus</i>
CA thrasher	<i>Toxostoma redivivum</i>	snowy egret	<i>Egretta thula</i>
CA towhee	<i>Melospiza crissalis</i>	song sparrow	<i>Melospiza melodia</i>
CA vole	<i>Microtus californicus</i>	spotted skunk	<i>Spilogale gracilis</i>

List of Animal Names (continued)

Common Name	Scientific Name	Common Name	Scientific Name
chestnut-backed chickadee	<i>Poecile rufescens</i>	spotted towhee	<i>Pipilo maculatus</i>
common kingsnake	<i>Lampropeltis getula</i>	Steller's jay	<i>Cyanocitta stelleri</i>
common yellowthroat	<i>Geothlypis trichas</i>	striped skunk	<i>Mephitis mephitis</i>
Cooper's hawk	<i>Accipiter cooperi</i>	Swainson's thrush	<i>Catharus ustulatus</i>
Costa's hummingbird	<i>Calypte costae</i>	terrestrial garter snake	<i>Thamnophis elegans</i>
coyote	<i>Canis latrans</i>	tree swallow	<i>Tachycineta bicolor</i>
dark-eyed junco	<i>Junco hyemalis</i>	turkey vulture	<i>Cathartes aura</i>
deer mouse	<i>Peromyscus maniculatus</i>	Virginia opossum	<i>Didelphis virginiana</i>
dusky flycatcher	<i>Empidonax oberholseri</i>	warbling vireo	<i>Vireo gilvus</i>
dusky-footed woodrat	<i>Neotoma fuscipes</i>	western bluebird	<i>Sialia mexicana</i>
eastern fox squirrel	<i>Sciurus niger</i>	western bumble bee	<i>Bombus occidentalis</i>
fox sparrow	<i>Passerella iliaca</i>	western fence lizard	<i>Sceloporus occidentalis</i>
garter snake	<i>Thamnophis</i> spp.	western gray squirrel	<i>Sciurus griseus</i>
golden eagle	<i>Aquila chrysaetos</i>	western meadowlark	<i>Sturnella neglecta</i>
golden-crowned sparrow	<i>Zonotrichia atricapilla</i>	western skink	<i>Eumeces skiltonianus</i>
gopher snake	<i>Pituophis catenifer</i>	western toad	<i>Bufo boreas</i>
gray fox	<i>Urocyon cinereoargenteus</i>	white-breasted nuthatch	<i>Sitta carolinensis</i>
great blue heron	<i>Ardea herodias</i>	white-crowned sparrow	<i>Zonotrichia leucophrys</i>
great egret	<i>Ardea alba</i>	white-tailed kite	<i>Elanus leucurus</i>
great horned owl	<i>Bubo virginianus</i>	Wilson's warbler	<i>Cardellina pusilla</i>
green heron	<i>Butorides virescens</i>	wrentit	<i>Chamaea fasciata</i>
hermit thrush	<i>Catharus guttatus</i>	yellow-billed magpie	<i>Pica nuttalli</i>
hoary bat	<i>Lasiurus cinereus</i>	yellow-rumped warbler	<i>Dendroica coronata</i>
lesser goldfinch	<i>Spinus psaltria</i>	Yuma myotis	<i>Myotis yumanensis</i>
Lewis' woodpecker	<i>Melanerpes lewis</i>		

Special-status species appear in **BOLD**

1.0 INTRODUCTION

This Biological Resource Assessment (BRA) presents the results of an assessment of existing or potentially occurring biological constraints to the construction of a single-family home on an unimproved lot in unincorporated Santa Clara County. The BRA is intended to assist the County in the completion of an analysis of potential environmental effects pursuant to the California Environmental Quality Act (CEQA). The report provides background and site-specific information pertaining to special-status plant and wildlife species and other regulated biological resources (e.g., wetlands, streams, natural communities, and protected trees) which may represent constraints to the proposed activity.

1.1 Project Background and Description

The subject parcel is located at 13119 Montebello Road, Santa Clara County (Figures 1 and 2). The parcel (APN 351-22-002) has a combined gross area of 2.94 ha (7.27 ac). It is bounded by Montebello Road to the north and east, and by privately owned residential parcels to the south and west. The only improvements to the parcel include a road cut and driveway access from Montebello Road.

The proposed project calls for construction of a new single-family home. The proposed project includes grading a new access drive from Montebello, installation of paved driveways, construction of a primary residence and in-law unit, swimming pool, landscaping, water tanks, and leach fields. The preliminary grading and drainage plan is included as Figure 3.

Construction would not require the removal of any trees with a trunk diameter equal to or greater than 30.5 cm (12 in).

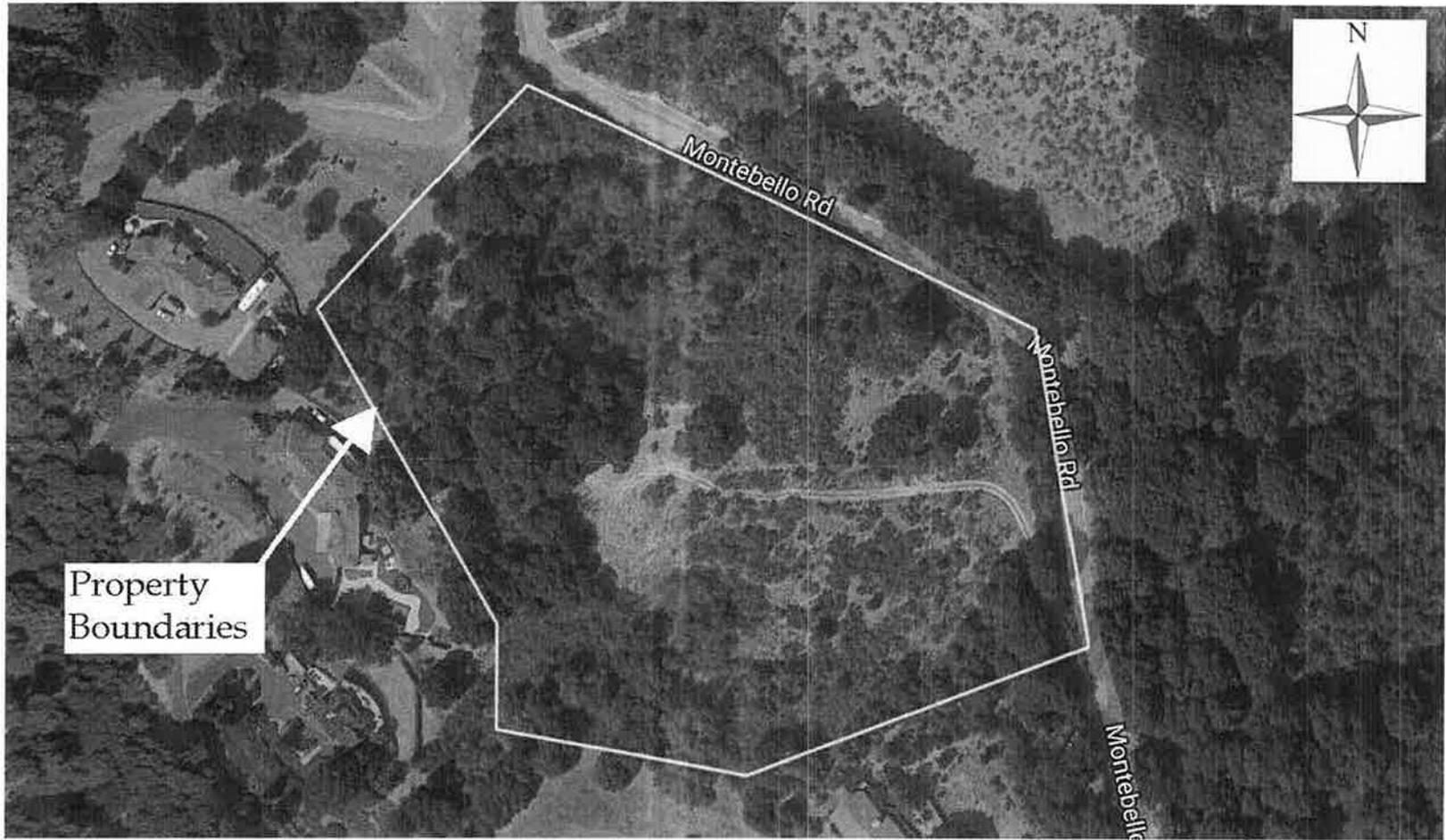
2.0 METHODS AND LIMITATIONS

2.1 Definitions

The following terms are used to evaluate habitat suitability and on-site biological resources.

Biological Study Area For purposes of this analysis, the biological study area (BSA) encompasses the limits of the parcel boundaries (see Figure 4).

Project Footprint The project footprint encompasses the limits of all grading and surface disturbances, and is illustrated in Figure 3.



Source: Santa Clara Valley Habitat Agency Geobrowser

Figure 2. Project Location



FIGURE 3. GRADING AND DRAINAGE PLAN

APPLICANT : MIAU

ROAD NAME : MONTEBELLO ROAD

COUNTY FILE NO. : 7309-16-61-068 R1, 066 R1, 06EA

DRAWING NO.		GRADING AND DRAINAGE PLAN				508 E Santa Clara St #270 San Jose, CA 95112 Phone: (408) 808-7877 Fax: (408) 563-4006		REVISIONS NO. DATE BY DATE APP'D REVISIONS	
SHEET NO. 2 OF 3		LANDS OF MIAU 13119 MONTEBELLO ROAD APN 351-22-002		Cupertino		California		CHECKED: _____ DATE: _____	
FILE NO.		CONTRACT NO.		PROJECT NO.				BY DATE APP'D REVISIONS	

2.2 Data Sources

Lists of potentially occurring special-status plant and animal species were compiled based on a review of databases maintained by the California Natural Diversity Database (CNDDDB, 2018), the U.S. Fish and Wildlife Service (USFWS, 2018), and the California Native Plant Society (CNPS, 2018). Botanical nomenclature conforms to the Jepson Online Interchange (Jepson Herbarium, no date). Common names of plant species¹ are derived from Calflora (2018). Plant habitat affinities and local distribution information are consistent with Baldwin et al. (2012), ICF International (2012), Corelli (2011), Corelli and Chandik (1995), Thomas (1961). Nomenclature for special-status plant species conforms to the California Department of Fish and Wildlife (CDFW²; CDFW 2018a,b).

Nomenclature for common wildlife species conforms to the (CDFW, 2016), with taxonomic nomenclature updates conforming to the American Ornithologist's Union and supplements (AOU, 2016) for birds, Jennings (2004) for amphibians and reptiles, and the American Society of Mammalogists (ASM, 2016) for mammals. Nomenclature for freshwater and terrestrial invertebrates conforms to the CDFG (2016) and (Moyle and Davis, 2000) for freshwater, anadromous, and euryhaline fishes. Local information on breeding bird species is based on Bousman (2007). Nomenclature for special-status animal species conforms to the CDFW (2017a,b).

The classification of vegetation types described herein conforms to Sawyer et al. (2009) and, where applicable, Holland (1986) and Cowardin et al. (1979). Special-status plant community designations conform to the CDFW (CNDDDB, 2018 and CDFG, 2010). Information regarding soils was obtained from the web-based database Web Soil Survey³, operated by the Natural Resources Conservation Service (USDA, 2018).

2.3 Special-Status Biological Resources

A literature review was conducted to investigate the potential presence of special-status biological resources within the BSA. Occurrence summaries were obtained from the following sources:

1. Database queries for the Cupertino, Castle Rock Ridge, Big Basin, Milpitas, San Jose West, Los Gatos, Mountain View, Palo Alto, and Mindego Hill 7.5-minute USGS quadrangles from the available databases (CNDDDB, 2018; CNPS, 2018; USFWS, 2018).
2. An assessment of habitat types and surrounding land uses completed by reviewing recent aerial photographs.

¹ For purposes of this discussion, the term "species" implies all recognized taxa at the level of species, subspecies or variety.

² On January 1, 2013, the CA Dept. of Fish and Game (CDFG) changed its name to the CA Dept. of Fish and Wildlife (CDFW); publications are referenced by the name in effect at the time of publication.

³ Available at <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

3. Reconnaissance-level surveys by a qualified biologist.

The presence or potential for occurrence of special-status biological resources within the BSA is based on direct observation or an evaluation of the suitability of existing habitats occurring within the BSA. Suitability is based on familiarity with the specific habitat requirements (i.e., elevation, geology, soil chemistry and type, vegetation communities, microhabitats), geographic distribution, local occurrence records, and the degree of habitat disturbance or alteration. The criteria for assessing the potential for occurrence of special-status species are summarized below.

None	Applied to <u>plant or animal species</u> for which suitable habitat is lacking, which are not known to occur locally, or which are thought to be locally extirpated.
Absent	Applied to <u>plant or animal species</u> for which suitable habitat is present but which would have been detectable at the time surveys were conducted.
Not Expected	Applied to <u>plant and animal species</u> for which suitable habitat or key habitat elements may be present but which are considered to be of poor quality or are spatially isolated from either known occurrences or areas of suitable habitat. When the existing habitats within the BSA do not coincide with a species' life history or ecological requirements, its occurrence is not expected.
Possible	Applied to <u>plant and animal species</u> for which suitable habitat or key habitat elements are present within the BSA. These species are considered to potentially occur within the BSA, or, at the least, their presence cannot be ruled out.
Present	Applied to <u>plant and animal species</u> that were either observed directly or, in the case of animal species, whose presence can be presumed based on detection of diagnostic sign (i.e. tracks, scat, burrows, carcasses, castings, prey remains, etc.).

The conclusions presented in this document are based on a reconnaissance-level survey performed by biologist Michael Wood on January 27, 2018. All plant and wildlife observations were recorded, and habitats characterized and mapped.

2.4 Limitations That May Influence Results

Based on the timing of surveys performed as part of this assessment, the presence or absence of some of the target special-status plant or animal species cannot be established. Not all plant species, for example, occurring within the BSA may have been detectable due to flowering phenology and life forms (e.g., bulbs, biennials, and annuals). In addition, some annual plant species present in the seed bank may not germinate in some years due to

drought, temperature, or fire regime. Negative findings during site assessments or focused surveys do not necessarily indicate absence unless field surveys conform to agency approved protocols.

A multi-season floristic survey was not performed as part of this assessment and not all target special-status plant species would have been identifiable at the time the single survey was performed. However, the survey was performed by a qualified botanist and an assessment of the potential for occurrence of all target plant species was completed.

3.0 SETTING

The BSA is situated in a rural area of unincorporated Santa Clara County, near the limits of the City of Cupertino (see Figures 1 and 2). It lies in the northern half of the southwest quarter of section 26, township 7 south, range 2 west, of the Cupertino 7.5-minute USGS quadrangle⁴. It is situated on the eastern slopes of Monte Bello Ridge, 0.8 km (0.5 mi) due west of Stevens Creek Reservoir. The subject parcel has an overall northeastern aspect. No surface drainages or other hydrologic features cross the project footprint. Surface runoff from the subject parcel drains toward Stevens Creek Reservoir. Elevations in the BSA range from 337-378 m (1105-1240 ft) above mean sea level (msl). Based on review of a 1948 black and white aerial photograph⁵, the BSA appears to have supported predominantly grassland with scrub and oaks occurring solely in the lower elevations of the property. Adjacent lands supported orchards.

A majority of the BSA is mapped as supporting soils classified as Katykat-Sanikara complex, 8-30 percent slopes (USDA, 2018). This soil unit is not considered a hydric soil type (USDA, 2017).

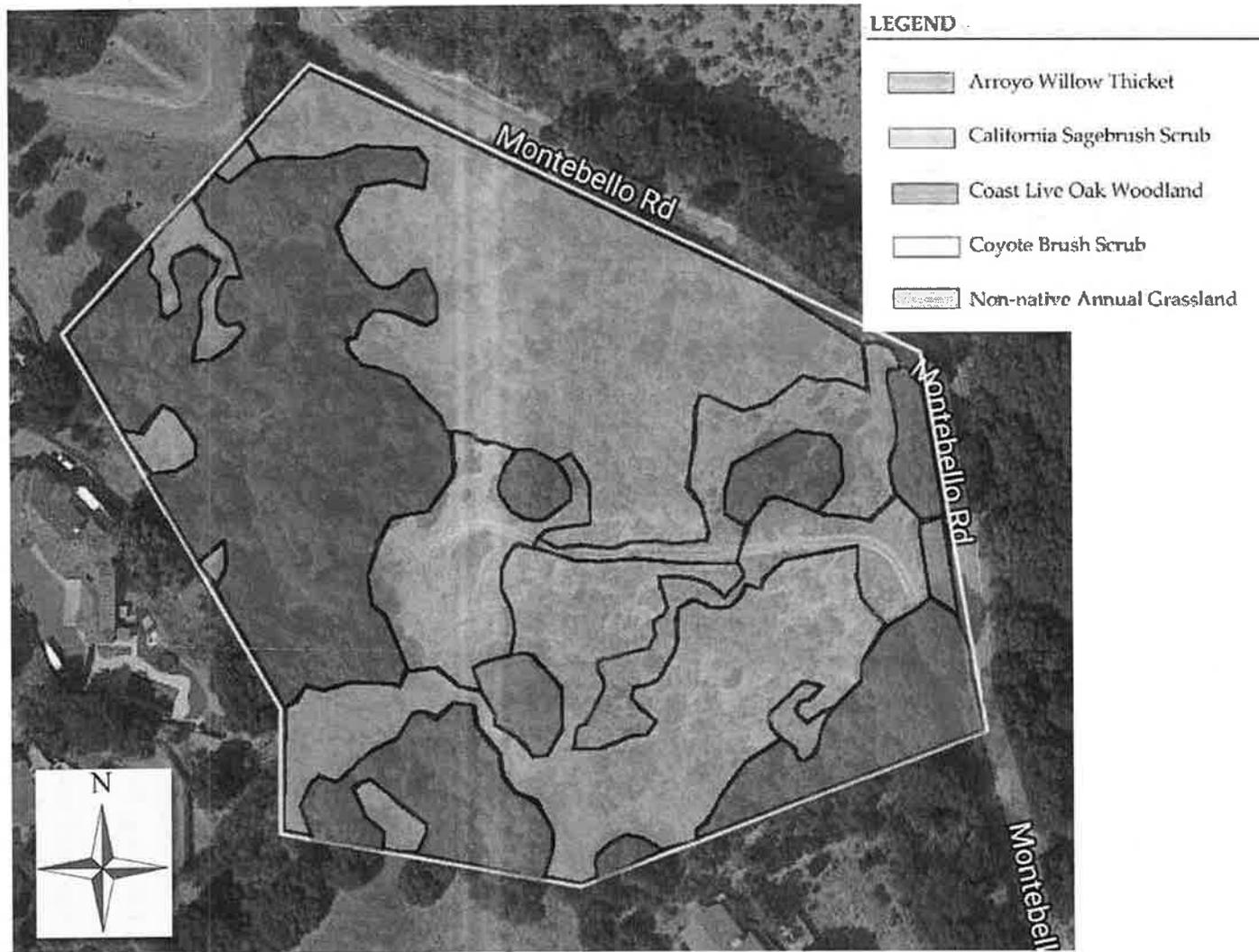
The limits of the BSA are illustrated in Figure 4. Photographs of the BSA and project footprint are presented in Appendix A.

3.1 Plant Communities and Habitats

Plant communities and habitats occurring within the BSA are characterized as arroyo willow thicket, California sagebrush scrub, coast live oak woodland, coyote brush scrub, and non-native annual grassland; each is described below. The location and extent of each of these habitats are illustrated in Figure 4.

⁴ The project's coordinates are latitude 37.289305° and longitude -122.090111°

⁵ GoogleEarth historic aerial



Source: Santa Clara Valley Habitat Agency Geobrowser

Figure 4. Habitat Map

Arroyo Willow Thicket Alliance

The Arroyo Willow Thicket Alliance (*Salix lasiolepis* Shrubland Alliance) consists of scrubby streamside, open to impenetrable stands with arroyo willow as the dominant or co-dominant species in the shrub or tree canopy. This plant community (CA Vegetation code 61.201.00) occurs along stream banks, benches and stringers along drainages, on sites that are seasonally or intermittently flooded, on fine-grained sand and gravel bars with a high water table. Outside of stream channels, arroyo willow thickets are also commonly found in isolated stands associated with seeps and springs on slopes and as stringers along ephemeral or intermittent channels. As a shrubland, emergent trees may be present at low cover. Plants are 10 m (33 ft) tall and the canopy is open to continuous. The herbaceous layer is variable.

As a plant community, arroyo willow thickets are distributed throughout California along the entire length of the state on the coast, Coast Ranges, Interior Ranges, Great Valley, Klamath Mountains, southern Cascades, Modoc Plateau, Transverse Ranges, Mojave Desert, Sierra Nevada foothills and mountains, and into the Great Basin. They may be found from sea level to 2170 m (7100 ft) in elevation.

Membership in this alliance requires that arroyo willow comprises over 50 percent relative cover or ≥ 25 percent absolute cover in the shrub or tree canopy. The Arroyo Willow Thicket Alliance been assigned a global and State rarity ranking of G4/S4⁶, indicating that this alliance may or may not be endemic to California and is presumed to be secure statewide (Sawyer, et al., 2009). However, some associations within this alliance are deemed rare and less secure statewide.

Within the study area, arroyo willow thicket habitat occurs as a single cluster of mature arroyo willow trees at the base of a north-facing slope. In the understory are California blackberry and poison hemlock. On the down-slope and up-slope sides, the stand abuts non-native annual grassland dominated by poison hemlock.

Within the study area, the stand of arroyo willows most closely conforms to the Central Coast riparian scrub (CA Vegetation code 61.201.00), also described in Holland (1986; Holland code 63200). Arroyo willow thickets are classified as a palustrine shrub-scrub wetland following Cowardin, et al. (1979). Arroyo willow is listed as a "facultative wet" (FACW) wetland indicator species (Lichvar et al., 2016). Impacts to this plant community may be regulated under federal, State or local laws and policies. In conformance to the federal guidelines for delineating wetlands, no field indicators of wetland hydrology are present; the willow stand on site does not fall under the jurisdiction of the USACE pursuant to the CWA.

⁶ For an explanation of global and State rarity rankings, see Appendix C.

Because willows are typically associated with water sources which naturally attract wildlife. Willow canopies also provide temperature modulation and shelter which attract a wide variety of bird species that utilize this habitat for forage, protection and breeding. A variety of passerine species can be expected to occur and nest in this habitat such as black-headed grosbeak, black phoebe, common yellowthroat, song sparrow, spotted towhee, Swainson's thrush, tree swallow, warbling vireo, white-crowned sparrow, Wilson's warbler, and yellow-rumped warbler, among many others. Herons and egrets such as black-crowned night heron, great blue heron, great egret, green heron, and snowy egret may perch in willows near open water. Amphibians and reptiles that may be expected to occur in willow riparian habitats include arboreal salamander, garter snake, Pacific pond turtle, Pacific slender salamander, and Pacific treefrog, among others. Mammals common in this habitat are California vole along the wetland edges and raccoon that may forage on eggs and invertebrates. Gray fox and striped skunk may also forage in this habitat. Willows also provide roosting and foraging opportunities for a variety of bat species.

No animal species were observed utilizing this habitat during the present survey.

California Sagebrush Scrub

California sagebrush scrub consists of a dense cover of low shrubs up to 2 m (6.6 ft) high with a well-developed herbaceous or low woody understory. It is frequently interspersed with coastal terrace prairie grassland. California sagebrush scrub is found on steep slopes and on protected north-facing hillsides throughout the central and southern California Coast Ranges and from sea level to 1200 m (4,000 ft) in elevation.

Membership in this alliance requires that California sagebrush comprise greater than 60 percent relative cover in the shrub layer, or greater than three times the cover of coyote brush and other shrub species.

On site, this plant community is present on the cut-slope above Montebello Road, consists of a narrow, remnant patch of dominated by California sagebrush. Other characteristic native species present include goldback fern, miner's lettuce, redberry buckthorn, sticky monkeyflower, and toyon, among others.

Within the study area, this habitat most closely corresponds to the California sagebrush scrub described by Sawyer, et al. (2009, CA vegetation code 32.010.01) and Central (Lucian) Coastal Scrub as described in Holland (1986; Holland code 32200). It would be classified as an upland following Cowardin, et al. (1979). This alliance has been assigned a global and State rarity ranking of G5/S5 (CDFG, 2010), indicating that it demonstrably secure because of its worldwide/statewide abundance.

A wide array of animal species utilizes California sagebrush scrub habitat. Common animal species associated with these low, woody shrubs include bobcat, Botta's pocket gopher, brush rabbit, California ground squirrel, California pocket mouse, coyote, gopher snake,

mule deer, western fence lizard, western rattlesnake, and western spotted skunk. Common bird species include Anna's hummingbird, Bewick's wren, California quail, California scrub-jay, California towhee, dark-eyed junco, fox sparrow, hermit thrush, lesser goldfinch, mourning dove, and white-crowned sparrow, among others.

Animal species or their sign⁷ detected in this habitat during the present survey include golden-crowned sparrow.

Coast Live Oak Woodland

Coast live oak woodland is typically found on north-facing slopes and shaded ravines in the southern and inland portions of the State and on more exposed, mesic sites in the north. This community is dominated by coast live oak, a drought-resistant evergreen tree growing to 25 m (82 ft) tall. It produces both deep taproots and extensive surface roots. The species frequently occurs in pure, dense stands with a closed canopy. Coast live oak woodland is restricted primarily to the coast side of the State and is distributed from Sonoma County to Baja California. It occurs throughout the outer South Coast ranges and coastal slopes of the Transverse and Peninsular ranges, from sea level to about 1200 m (4000 ft) in elevation. Coast live oak woodlands can be found on alluvial terraces, canyon bottoms, stream banks, slopes, and flats, growing on deep, sandy or loamy soils with high organic matter content (Sawyer, et al., 2009).

Membership in this alliance requires that coast live oak trees comprise over 50 percent relative cover in the tree canopy, or, if California bay is present, less than 33 percent relative cover in the tree canopy. The California Fish and Game Code (CFGF) defines oak woodland as "an oak stand with a greater than ten percent canopy cover or that may have historically supported greater than ten percent canopy cover".⁸ Stands with a mixed tree layer may include as co-dominant species arroyo willow, big-leaf maple, black oak, black walnut, blue oak, California bay, California buckeye, California sycamore, Coulter pine, Engelmann oak, madrone, and valley oak (Sawyer, et al., 2009). Coast live oak woodland has been assigned a rarity ranking of G5/S4, which is considered secure statewide and is does not have a high priority for inventory in the CNDDDB (CDFG, 2010).

Within the BSA, coast live oak woodland consists of very large, mature coast live oak trees and numerous smaller trees and saplings. A single large Douglas fir and numerous saplings are also present on site. The understory consists of non-native annual grasses and forbs.

On site, coast live oak woodland conforms to the *Quercus agrifolia* Woodland Alliance as described by Sawyer, et al. (2009; CA vegetation code 71.060.02 and Holland code 71160). This plant association is classified as an upland habitat following Cowardin, et al. (1979).

⁷ Animal signs include tracks, vocalization, scat, white-wash, feathers, fur, shed skin, nests, burrows, prey remains, and dead individuals.

⁸ CFGF § 1361(h)

Unless protected under local policies or ordinances or found to support special-status plant or animal species, impacts to coast live oak woodland in upland or non-riparian settings would not typically be regarded as significant under CEQA guidelines (see discussion in Section 4.1).

In general, oak and bay woodlands are considered essential for the conservation of many bird and mammal species (USDA, 1999; Block et al., 1990). Over 300 vertebrate species are known to use oak trees. Important components of oak habitats to wildlife include acorns, snags, trunk cavities, and downed wood/litter. As a seasonal food, acorns play an important role in the survival of many animal species (Tietje, 1990). Mature oak trees frequently bear snag limbs and trunk cavities, which are provide opportunities for nesting, roosting, foraging, caching and wintering by a wide variety of birds and bats. Acorns constitute a significant portion of the diet of numerous birds and mammals. Numerous species of raptors (birds-of-prey) are associated with coast live oak woodland.

Coast live oak woodland provides foraging, nesting, cover, and movement habitat for a variety of other animal species. California newt and California slender salamander can be found underneath surface litter, such as downed wood, leaf litter and bark. Pacific treefrog and western toad also might occur in oak woodland if suitable spawning pools are nearby. Reptiles often found in oak woodland include alligator lizard, common kingsnake, gopher snake, terrestrial garter snake, western fence lizard, and western skink.

Avian insect eaters, such as bushtit, chestnut-backed chickadee, dark-eyed junco, and oak titmouse feed off of the foliage of oaks. Bark gleaner species, such as brown creeper, Nuttall's woodpecker, and white-breasted nuthatch. Other species such as acorn woodpecker, California scrub-jay, and Steller's jay feed on insects as well as acorns. California quail and California towhee are ground foliage gleaners. Great horned owl, red-shouldered hawk, red-tailed hawk may forage on small mammals in adjacent grasslands from the protection of the canopy of oak woodlands while Cooper's hawk and sharp-shinned hawk may hunt small birds among the tree canopy.

Mammals associated with coast live oak woodland include the native western gray squirrel and the ubiquitous non-native eastern fox squirrel, which forage and nest in the canopy. The long-tailed weasel hunts for shrews and California vole on the ground. Bobcat, dusky-footed woodrat, gray fox, mountain lion, mule deer, raccoon, and Virginia opossum are also likely to utilize the understory of this community (e.g., poison oak, blackberry bushes) for shelter, hunting and for browse. Mature oaks and snags are important habitat features because they provide nesting and roosting areas for a variety of special-status species of bats that occur in this region, including long-eared myotis, long-legged myotis, pallid bat, and Yuma myotis (Whitaker, 1997).

Animal species or their sign detected in this habitat during the present survey include acorn woodpecker, California scrub-jay, coyote, and mule deer.

Coyote Brush Scrub

Coyote brush scrub is a common and widespread scrub community found along the length of California along the coast, Coast Ranges and the foothills of the Sierra Nevada. It is comprised of shrubs up to 3 m (9.8 ft) tall, characteristically dominated by coyote brush. The understory is highly variable consisting of a dense cover of herbaceous grass and perennial forbs near the coast to only scattered herbs in drier interior locations. Stands can occur as transitory habitats to forest and woodland habitats or as persistent, relatively stable communities. This alliance can be found at river mouths, stream sides, terraces, stabilized dunes, spits along coastlines, coastal bluffs, open slopes and ridge, at elevations between 0-1500 m (5000 ft).

Membership in this alliance requires that coyote brush comprise greater than 50 percent absolute cover in the shrub layer, or greater than 15 percent cover over a grassy understory.

Within the study area coyote brush scrub is the dominant habitat type, comprising dense to moderately dense stands of coyote brush 1.2-2.1 m (4-7 ft) tall. The vegetation supports a fairly diverse mix of native scrub and grassland species. Characteristic native species occurring within this plant community on site include blue elderberry, California blackberry, Douglas' mugwort, goldback fern, ladies' tobacco, poison oak, purple sanicle, and yerba buena, among others.

Within the study area, the coyote brush scrub conforms to the Coyote Brush Scrub Alliance as described by Sawyer, et al. (2009; CA vegetation code 32.060.00) and Northern (Franciscan) Coastal Scrub as described in Holland (1986; Holland code 32100). The specific alliance occurring on site, northern coyote brush scrub, has been assigned a global and State rarity ranking of G4/S4 (CDFG, 2010), indicating that it is secure statewide. It would be classified as an upland following Cowardin, et al. (1979). Unless found to support special-status plant or animal species, impacts to this plant community in upland settings would not be regarded as significant pursuant to the statutes and guidelines of CEQA (see discussion in Section 4.1).

Like other scrub-type habitats, provides foraging and nesting habitat for species that are attracted to dense, contiguous vegetation in a slightly mesic (moist) environment. Locally, scrub habitat provides foraging and nesting habitat for bird species that are attracted to edges of communities, including California quail, California thrasher, California towhee golden-crowned sparrow and white-crowned sparrow, among others. These species forages among the leaf litter for invertebrates. Avian species that use the canopy of scrub for catching insects include dusky flycatcher and wrenit, and for nesting by species such as the loggerhead shrike. Unlike flowering scrub vegetation, coyote brush does not provide a source of nectar for bird species such as Anna's hummingbird. Reptiles likely to occur in scrub habitat include common kingsnake, gopher snake, northern Pacific rattlesnake, western fence lizard, and western skink, among others. Mammals such as bobcat, striped skunk and the special-status species San Francisco dusky-footed woodrat, use this habitat

for protection and foraging grounds, feeding off new shoots of plants. Mule deer often feed in scrub but this habitat supports a lower density of deer than oak savanna or grassland. Small mammals that are expected to occur within the scrub include Botta's pocket gopher, brush rabbit, and deer mice. Small mammals attract predators such as gray fox, red fox, and raptors.

Animal species or their sign detected in this habitat during the present survey include California scrub-jay, California towhee, dark-eyed junco, and golden-crowned sparrow.

Non-native Annual Grassland

Non-native grasslands are generally found in open areas in valleys and foothills throughout coastal and interior California (Holland, 1986). They typically occur on soils consisting of fine-textured loams or clays that are somewhat poorly drained. This vegetation type is dominated by non-native annual grasses and weedy annual and perennial forbs, primarily of Mediterranean origin, that have replaced native perennial grasslands, scrub and woodland habitats as a result of human disturbance. Scattered native wildflowers and grasses, representing remnants of the original vegetation may also be common.

Within the BSA, non-native annual grassland occurs in openings, beneath mature coast live oak trees, and scattered between coyote brush shrubs. Characteristic non-native grass species that dominate this plant association on site include the grass species perennial ryegrass, rattail fescue, ripgut brome, soft chess, and wild oats. Commonly encountered non-native annual forbs present include bur clover, cutleaf geranium, English plantain, field hedge parsley, hairy vetch, hawksbeard, Italian thistle, poison hemlock, rose clover, spring vetch, summer mustard, and yellow starthistle, among others. Scattered native grasses and forbs present include blue wildrye, Coast Range mule ears, Pacific sanicle and yarrow.

On site, areas of non-native annual grassland most closely conform to Annual Brome Grasslands (*Bromus [diandrus, hordeaceus]-Brachypodium distachyon* Semi-Natural Herbaceous Stands), as described in Sawyer, et al. (2009). It has been described as Non-native Grassland by Holland (1986; Holland code 42200) and the CDFW (CA vegetation code 42.026.00). Non-native annual grasslands would be classified as an upland following Cowardin, et al. (1979). As a common, widespread and non-natural plant association, non-native annual grassland has no global or State rarity ranking (Sawyer, et al., 2009; CDFG, 2010). Unless found to harbor special-status species, impacts to non-native annual grassland would not typically meet the significance criteria pursuant to CEQA guidelines (see discussion in Section 4.1). Grasslands may support a variety of reptiles and amphibians including alligator lizard, common kingsnake, gopher snake, northern Pacific rattlesnake, ring-necked snake, and western fence lizard, among others. This habitat also attracts avian seed-eating and insect-eating species of birds and mammals. California quail, mourning dove, and western meadowlark are a few seed-eaters that nest and forage in grasslands. Insect-eaters such as barn swallow, California scrub-jay, and western bluebird commonly forage in grasslands. In

the project region, burrowing owl may nest and forage in grasslands where the vegetation is kept low by grazing or regular mowing.

Grasslands are important foraging grounds for aerial and ground foraging insect-eating bat species in the genus *Myotis*. A large number of other mammal species such as black-tailed jackrabbit, Botta's pocket gopher, brush rabbit, California ground squirrel, California vole, and deer mouse also reside or forage within grasslands. Small rodents attract raptors (birds of prey) such as barn owls and great horned owls that hunt at night, as well as day-hunting raptors such as golden eagle and red-tailed hawk. Mule deer use grassland for grazing and, if the grass is tall enough, for bedding down at night. American badger, coyote, gray fox, and red fox will dig dens in grasslands for the rearing of young and daytime refuge, and, along with bobcats, will hunt in grasslands.

Animal species or their sign detected in this habitat during the present survey include coyote, golden-crowned sparrow, pocket gopher, mule deer, and turkey vulture.

3.2 Animal Movement Corridors

Under CEQA, impacts to animal movement corridors are considered significant if a project would interfere substantially with the movement of native resident or migratory fish or animal species or with established native resident or migratory animal corridors, or impede the use of native animal nursery sites. Animal movement corridors are defined as linear habitats that naturally connect and provide passage between two or more large habitats or habitat fragments; they are important for the persistence of animal species overtime. For populations to be viable, animal species must have access to adequate resources. Corridors are used to find suitable forage, nesting and resting sites, mates and for the establishment of new home ranges by dispersing juveniles. In addition, corridors for dispersal within breeding populations will decrease the likelihood that extirpations will occur in subpopulations. Even where patches of pristine habitat are fragmented, as commonly occurs with riparian vegetation, the movement of animals between populations is facilitated through habitat linkages, migration corridors and movement corridors.

Animal movements includes migration (i.e., usually one direction per season), inter-population movement (i.e., long-term genetic exchange) and small travel pathways (i.e., daily movement within an animal's home range). Daily movement patterns define an animal's home range where activities such as foraging, resting and conspecific (individuals of the same species) interactions occur. Generally, longer movements, usually by dispersing individuals connect breeding populations, permit gene flow between subpopulations. Corridors generally provide adequate habitat for animals to disperse until reaching an area large enough to establish home ranges. Corridors are different depending on the type of organism; a corridor for a butterfly or bird may be a series of "stepping stones" of suitable habitat, while a terrestrial vertebrate may require a continuous band of suitable habitat for successful movement. Habitat loss, fragmentation, and degradation resulting from a change in land use or habitat conversion can alter the use and viability of corridors.

The BSA is situated in a rural, sparsely developed lands on the eastern slopes of Montebello Ridge. Swiss Creek to the north and Stevens Creek to the south drain into Stevens Creek Reservoir. The property is unfenced, permitting overland movement of wildlife. However, private parcels in the vicinity are fenced, which inhibits the movements of larger mammals. The subject property is not associated with any drainage courses or other natural movement corridors. Furthermore, the property supports habitats common over the slopes of Montebello Ridge and does not serve to connect two separate habitat areas.

For these reasons, the property is not considered to function as a significant animal movement corridor.

4.0 SPECIAL-STATUS BIOLOGICAL RESOURCES

Certain natural plant communities, wildlife habitats and landscape features are considered to have special-status due to their restricted occurrence in the State, their tendency to support special-status plant or animal species, or because impacts are restricted or otherwise regulated under federal, State, or local laws or ordinances. These are discussed below.

4.1 Special-Status Natural Communities and Landscape Features

Special-Status Natural Communities

Special-status natural communities are those that are considered rare in the region, support special-status plant or animal species, or receive regulatory protection under the Clean Water Act (CWA), Lake and Streambed Alteration Program (LSAP), and/or the Porter-Cologne Water Quality Control Act (PCWQCA). A number of communities have been designated as rare and these communities are given the highest inventory priority (CNDDDB, 2017; CDFG, 2010). Vegetation alliances given a rarity ranking of G1/S1, G2/S2 or G3/S3 are considered to be of high inventory priority by the CNDDDB; impacts would be considered significant pursuant to CEQA. Alliances ranked as G4/S4 or G5/S5 are generally considered common enough to not be of concern; impacts would not normally be considered as significant pursuant to CEQA (for a definition of rarity rankings, see Appendix D).

Wetland and riparian habitats are considered by federal and State regulatory agencies to represent a sensitive and declining resource. Wetland and riparian habitats can serve significant biological functions by providing nesting, breeding, foraging, and spawning habitat for a wide variety of resident and migratory animal species.

Special-status natural communities recorded from the project region include North Central Coast California Roach/Stickleback/Steelhead Stream, North Central Coast Drainage Sacramento Sucker/Roach River, North Central Coast Steelhead/Sculpin Stream, Northern Coastal Salt Marsh, Northern Interior Cypress Forest, Serpentine Bunchgrass Grassland, and

Valley Needlegrass Grassland (CNDDDB, 2018). None of these special-status natural communities is present within the BSA.⁹

The native tree canopy of arroyo willows is regarded as riparian, and is therefore considered to be of special-status at the State level. Impacts to riparian habitat would be considered significant pursuant to the guidelines of CEQA; impacts should be addressed in environmental review documents. Based on a review of the grading plans, project implementation would not result in the loss of riparian habitat. Nonetheless, impact avoidance measures are warranted, as outlined in Section 5.1, below.

Special-Status Landscape Features

In addition to wetlands and riparian habitats, discussed above, non-vegetated channels, drainages, swales, ponds and lakes, and other bodies of water also receive regulatory protection under federal, State or local laws or policies.

The U.S. Army Corps of Engineers (USACE) and U.S. Environmental Protection Agency (USEPA) assert jurisdiction over “non-navigable tributaries of traditional navigable waters (TNW) that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally (e.g., typically three months)” and “wetlands that abut such tributaries” (USEPA/USACE, 2008). Such areas are referred to collectively as “Waters of the U.S.”¹⁰ The extent of USACE jurisdiction corresponds to the Ordinary High Water Mark (OHWM).¹¹ As such, the placement of fill below the OHWM would be regulated pursuant to the CWA¹² and would fall under the jurisdiction of the USACE and the San Francisco Regional Water Quality Control Board (RWQCB).

⁹ A discussion of special-status wildlife species is provided in Section 4.3, below.

¹⁰ As defined in 40 CFR 230.3(s), Waters of the U.S. include:

- All waters that are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters that are subject to the ebb and flow of tide;
- All interstate waters, including interstate wetlands;
- All other waters, such as interstate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, vernal pools, wet meadows, playa lakes, or natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce;
- Tributaries of the above;
- Territorial seas; and
- Wetlands adjacent to waters defined above.

Although isolated wetlands no longer fall under USACE jurisdiction, impacts to isolated wetlands continue to be regulated under State law (see below).

¹¹ The OHWM is the line on the shores established by the fluctuations of water and indicated by physical characteristics such as: a clear natural line impressed on the bank; shelving; changes in the character of the soil; destruction of terrestrial vegetation; the presence of litter and debris; or other appropriate means that consider the characteristics of the surrounding areas (USACE, 2006).

¹² CWA § 404 and CWA § 401

The CDFW also asserts jurisdiction over water courses and water bodies. Pursuant to the LSAP¹³, entities must notify the CDFW prior to commencing any of the following activities:

- Substantially divert or obstruct the natural flow of any river, stream or lake¹⁴;
- Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
- Deposit debris, waste or other materials that could pass into any river, stream or lake.

The extent of CDFW jurisdiction extends to the top of bank or beyond if an overhanging riparian canopy is present.

There are no surface drainages courses within the BSA.

Protected Trees

The County of Santa Clara prohibits the removal of any Protected Tree or heritage tree from private or public property without first obtaining an administrative permit/encroachment for tree removal. Protected trees are defined as any tree having a trunk diameter of 30.5 cm (12 in) or more at 1.4 m (4.5 ft) above the ground. A Heritage Tree includes any tree which, because of its history, girth, height, species or other unique quality, has been found by the Board of Supervisors to have special significance to the community and is included in the heritage resource inventory.

Based on the current grading plan, no Protected or Heritage Trees would be impacted. However, as stated in the arborist report (Arborist OnSite, 2008), one Protected Tree (coast live oak #799 with a trunk diameter of 64 cm [25 in]) is recommended for removal due to severe decline. Furthermore, construction-related activities and future landscaping could result in indirect impacts to Protected or Heritage Trees. Such impacts would be deemed a significant adverse impact pursuant to the guidelines of CEQA; impacts should be addressed in environmental review documents. Impact avoidance measures are warranted, as outlined in Section 5.1, below.

4.2 Special-Status Plant Species

Special-status plant species include all plant species that meet one or more of the following criteria:¹⁵

¹³ CFGC §§ 1600, et seq.

¹⁴ These include those that are episodic (they are dry for periods of time) as well as those that are perennial (they flow year round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

¹⁵ This definition is provided in CDFG (2009).

- Listed or proposed for listing as Threatened or Endangered under the federal Endangered Species Act (FESA) or candidates for possible future listing as Threatened or Endangered under the FESA.¹⁶
- Listed¹⁷ or candidates for listing by the State of California as Threatened or Endangered under the California Endangered Species Act (CESA).¹⁸ A species, subspecies, or variety of plant is **endangered** when the prospects of its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease, or other factors.¹⁹ A plant is **threatened** when it is likely to become endangered in the foreseeable future in the absence of special protection and management measures.²⁰
- Listed as Rare under the California Native Plant Protection Act (CNPPA).²¹ A plant is **Rare** when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.²²
- Meet the definition of Rare or Endangered under CEQA.²³ Species that may meet the definition of Rare or Endangered include the following:
 - Species considered by the CNPS to be “rare, threatened or endangered in California” (Lists 1A, 1B and 2);
 - Species that may warrant consideration on the basis of local significance or recent biological information;
 - Some species included on the California Natural Diversity Database’s (CNDDB) *Special Plants, Bryophytes, and Lichens List*.
- **Locally significant species**, that is, a species that is not rare from a statewide perspective but is rare or uncommon in a local context such as within a county or region²⁴ or is so designated in local or regional plans, policies, or ordinances (CEQA Guidelines²⁵). Examples include a species at the outer limits of its known range or a species occurring on an uncommon soil type.

In addition, plant species have been assigned global and State rarity rankings (for a definition of these rankings, see Appendix D). Species ranked as S1, S2, or S3 are considered

¹⁶ 50 CFR §17.12

¹⁷ Refer to current online published lists available at: <http://www.dfg.ca.gov/biogeodata>.

¹⁸ CFGC § 2050 et seq.

¹⁹ CFGC § 2062

²⁰ CFGC § 2067

²¹ CFGC § 1900, et seq.

²² CFGC § 1901

²³ CEQA § 15380[b] and [d]

²⁴ CEQA § 15125 (c)

²⁵ Appendix G

to be critically imperiled, imperiled or vulnerable to extinction within the boundaries of the State (CDFW, 2018a). As such, these species may be considered to meet the criteria for listing as endangered, threatened or rare under CESA.²⁶ Species ranked as S4 or S5 are generally considered common enough to be secure and not at risk of extinction. Impacts on special-status plants species, as thusly defined, may be regarded as significant by the lead agency pursuant to the statutes and guidelines of CEQA²⁷ and should be addressed in environmental review documents.²⁸

A total of 79 special-status plant species have been recorded from the nine 7.5-minute USGS quadrangles including and surrounding the BSA (CNPS, 2018; CNDDDB, 2018; USFWS, 2018). A total of five special-status plant species have been recorded from within a 4.8 km (3 mi) radius of the BSA; of these, three have been recorded from within 1.6 km (1 mi) of the BSA (Figure 5).

The potential for occurrence of 70 of the target species can be ruled out due to a lack of suitable habitat, lack of suitable soils, geographic location of the BSA relative to known occurrences, or that the fact that they would have been detectable during the present survey. The presence of seven of the target species is not expected due to the presence of only marginally suitable habitat, the high level of disturbance on site, and/or the site's relative isolation from more likely occupied sites. Suitable habitat for the two remaining target species, coast iris and Santa Clara red ribbons is present on site. An unidentified iris was detected within or near the proposed limits of grading. Because these species would not have been identifiable during the present survey, their presence cannot be ruled out.

Although two target plant species could occur on site, both have been assigned a rare plant ranking of 4 and neither is considered to be locally significant. As discussed above, potential impacts to such species would not be considered significant pursuant to the guidelines and statutes of CEQA. Therefore, no impact avoidance, minimization or mitigation measures are warranted. No further surveys are needed.

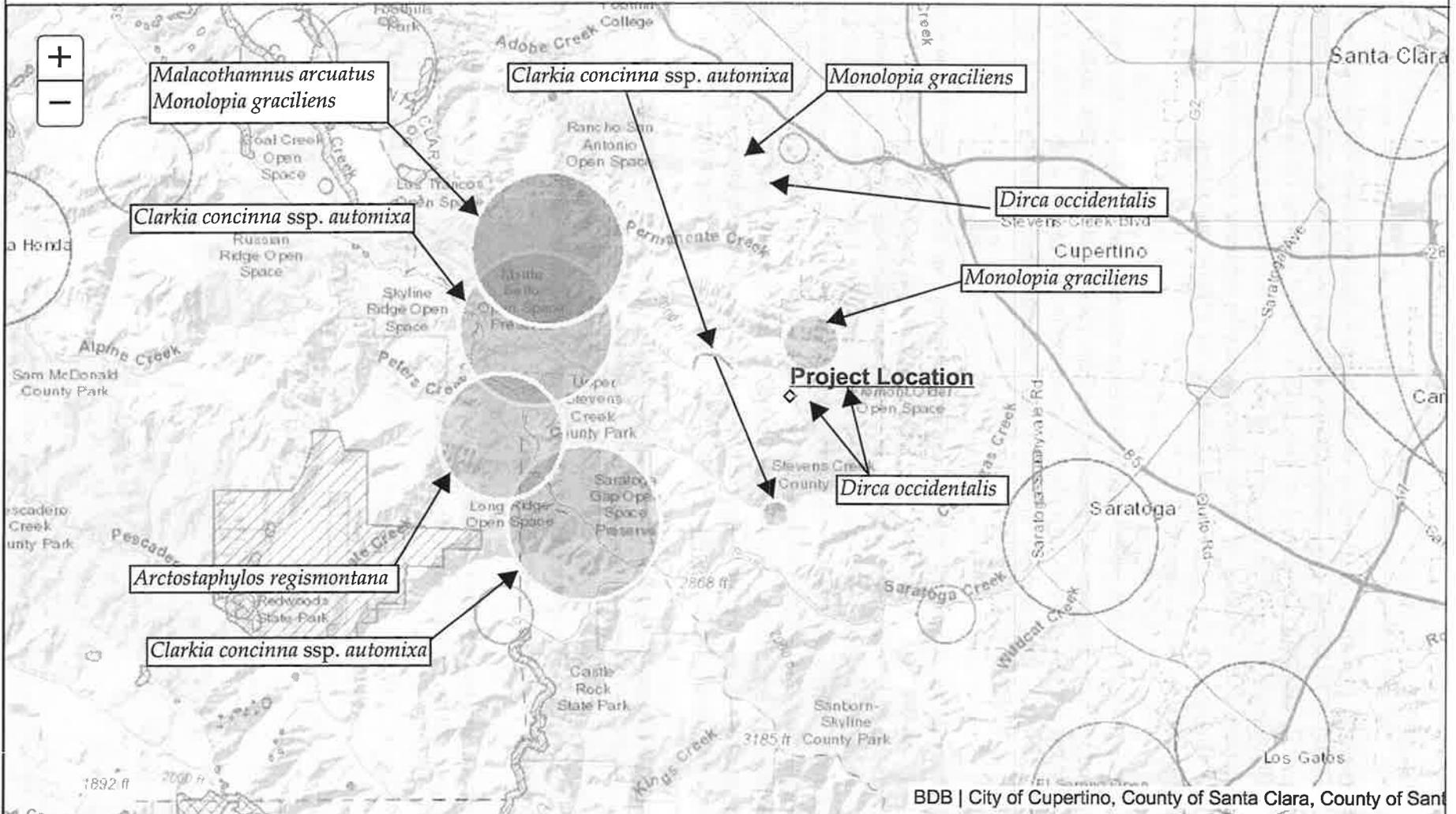
A list of all special-status species evaluated as part of this analysis can be found in Appendix B. An explanation of all rarity status codes is provided in Appendix D.

²⁶ CEQA § 15380(d)

²⁷ CEQA § 15065

²⁸ CEQA § 15125

Records from within a 3-mile radius



Source: CNDDDB (2018)

Figure 5. Special-Status Plant Records from the Project Vicinity

4.3 Special-Status Animal Species

Special-status animal species include listed as Endangered, Threatened, Rare, or as Candidates for listing under the FESA (USFWS, 2018) or CESA (CDFW, 2017a). Other species regarded as having special-status include special animals, as listed by the CDFW (2017b). Additional bird species receive protection under the Bald and Golden Eagle Protection Act (BGEPA)²⁹, the Migratory Bird Treaty Act (MBTA)³⁰ and the Migratory Bird Treaty Reform Act (MBTRA)³¹. The USFWS maintains a list of bird species of conservation concern (BCC) which includes species of migratory nongame birds that could become candidates for listing under FESA (USFWS, 2008). The CFGC provides specific language protecting birds and raptors³², “fully protected birds”³³, “fully protected mammals”³⁴, “fully protected reptiles and amphibians”³⁵ and “fully protected fish”.³⁶ The California Code of Regulations (CCR) prohibits the take³⁷ of fully protected fish³⁸, certain fur-bearing mammals,³⁹ and restricts the taking of amphibians⁴⁰ and reptiles⁴¹. Additional definitions are given in CEQA.⁴² Impacts on special-status animal species, as thusly defined, may qualify as significant pursuant to the guidelines of the CEQA.

In addition, animal species have been assigned global and State rarity rankings (for a definition of these rankings, see Appendix D). Species ranked as S1, S2, or S3 are considered to be critically imperiled, imperiled or vulnerable to extinction within the boundaries of the State (CDFW, 2017a). As such, these species may be considered to meet the criteria for listing as endangered, threatened or rare under CESA.⁴³ Species ranked as S4 or S5 are generally considered common enough to be secure and not at risk of extinction. Impacts on special-status animal species, as thusly defined, may be regarded as significant by the lead agency pursuant to the statutes and guidelines of CEQA⁴⁴ and should be addressed in environmental review documents.⁴⁵

²⁹ 16 USC 668

³⁰ 16 USC 703-711

³¹ 70 FR 12710

³² §§ 3503 and 3503.5

³³ CFGC § 3511

³⁴ CFGC § 4700

³⁵ CFGC § 5050

³⁶ CFGC § 5515

³⁷ Pursuant to CFGC § 86, “take” means hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.

³⁸ 14 CCR § 5.93

³⁹ 14 CCR § 460

⁴⁰ 14 CCR § 5.05

⁴¹ 14 CCR § 5.60

⁴² § 15380(d)

⁴³ CEQA § 15380(d)

⁴⁴ CEQA § 15065

⁴⁵ CEQA § 15125

A total of 76 special-status animal species have been recorded in the nine 7.5-minute USGS quadrangles including and surrounding the BSA (CNDDDB, 2018; USFWS, 2018). A total of 11 special-status animal species have been recorded from within a 4.8 km (3 mi) radius of the BSA; of these, only two have been recorded from within a 1.6 km (1 mi) radius of the BSA (Figure 6).

Based on the existing habitats on site and its geographic location, the occurrence of 58 of the target species can be ruled out entirely based on absence of suitable habitat, the site's location outside of the species known range, or absence of regional species occurrences. Although marginally suitable habitat is present within the BSA for another nine target species (Costa's hummingbird, North American porcupine, obscure bumble bee, pallid bat, red-bellied newt, rufous hummingbird, western bumble bee, yellow-billed magpie, and Yuma myotis), their occurrence on site is not expected due to the site's level of disturbance, habitat alteration, or geographic location relative to known occurrences.

No special-status animal species are known to occur on site. However, based on the presence of suitable habitat, a total of nine target special-status animals are considered to have a potential to occur on site. These include seven birds (Allen's hummingbird, California thrasher, Cooper's hawk, Lewis' woodpecker, Nuttall's woodpecker, oak titmouse, and white-tailed kite), and two mammals (hoary bat and San Francisco dusky-footed woodrat), as well as numerous species of migratory birds.

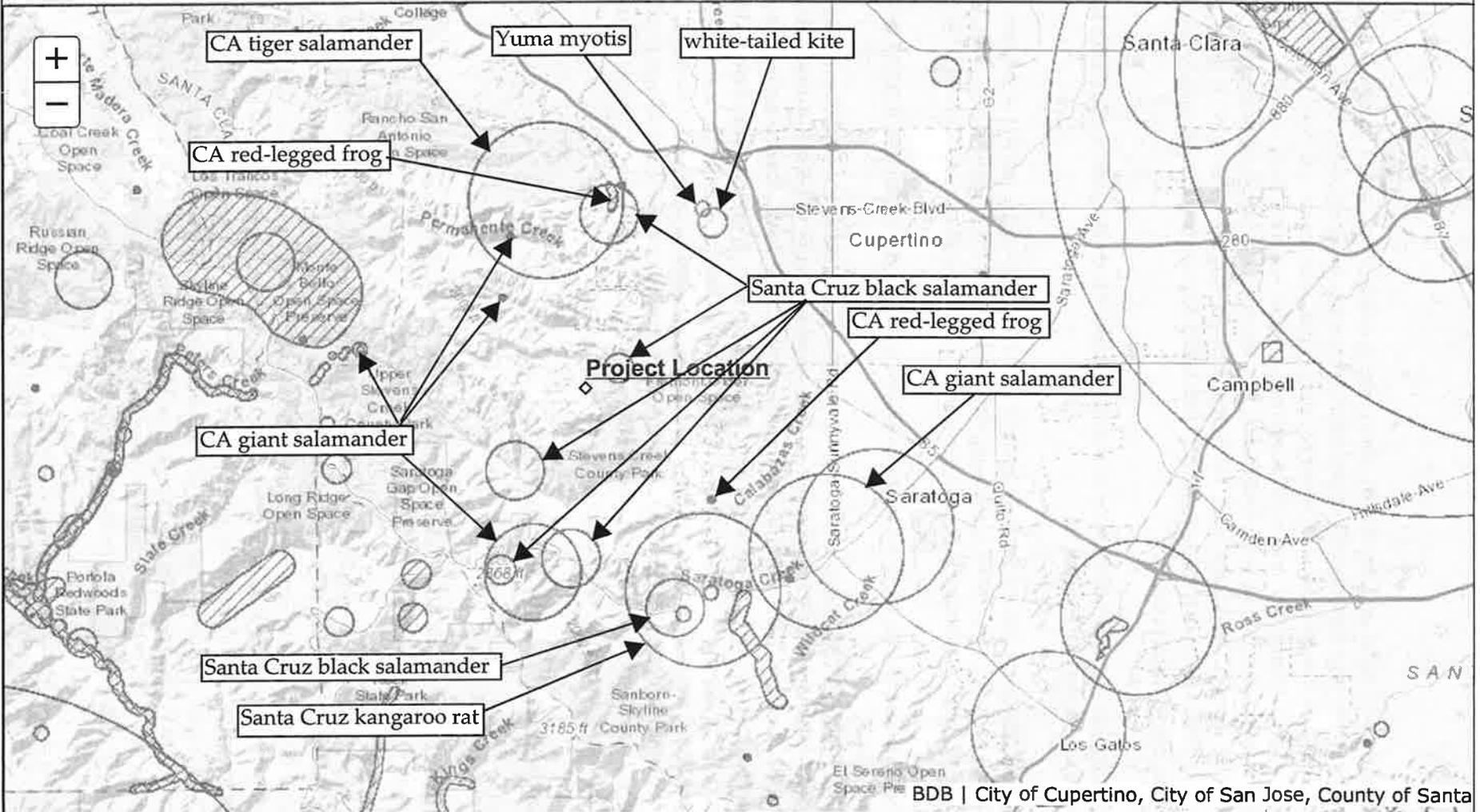
These species, along with other high-profile species known from the region, are described in detail below. A list of all special-status animal species evaluated as part of this analysis can be found in Appendix C. An explanation of rarity status codes is provided in Appendix D.

Federal/State-Listed, Proposed, Candidate, or Fully Protected Fish and Animal Species

White-Tailed Kite

Regulatory Status: FESA: none; CESA: none; CDFW: Fully Protected (nesting); BLM: Sensitive; Global/State Ranking: G5/S3S4.

Description: In the United States the white-tailed kite (*Elanus leucurus*) occurs in California, Texas and Florida and has expanded its range into Washington and Oregon (Dunk, 1995). Generally, white-tailed kites are observed in low elevation grasslands, agricultural, wetland, oak-woodland or savannah habitats. The majority of their diet is made up of small mammals. This species nests in a wide variety of trees up to 50 m (164 ft) high, and, in some



Source: CNDDDB (2018)

Figure 6. Special-Status Animal Records from the Project Vicinity

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cases, shrubs as little as 3 m (9.8 ft) above the ground. White-tailed kites are typically associated with edge habitats and urban-influenced areas, foraging along roads, drainages, and urban land borders. Most commonly, white-tailed kite nests are built in areas with abundant prey availability and near a perennial water source. Nests usually consist of platforms of small sticks, leaves, weed stalks, and similar materials lined with grass, hay or leaves. White-tailed kites nest from February through August, with a peak in breeding occurring from late March through July. White-tailed kite is a confirmed breeder in Santa Clara County (Bousman, 2007).

Critical Habitat: The white-tailed kite is not listed under FESA; as such, Critical Habitat has not been designated for the species.

Habitat Suitability and Occurrence Data: Suitable nesting and foraging habitat is present in the BSA. Although no white-tailed kites were observed during the present survey, due to the presence of suitable habitat, the potential exists for the species to occur within the BSA.

White-tailed kite nesting has been recorded within 4.8 km (3 mi) of the BSA (CNDDDB, 2018).

Potential Project-Related Effects: As currently proposed, the project would not require the removal or significant pruning of any trees and therefore would not result in direct impacts on white-tailed kite. However, project implementation could have adverse indirect impacts on breeding white-tailed kite, if present, by causing nest abandonment, harassment of individuals, or disruption of breeding activities. If active nesting is underway at the time of construction, direct or indirect impacts to breeding behavior or success could result. Such effects would be deemed a significant adverse impact pursuant to the guidelines of CEQA; impacts should be addressed in environmental review documents. Impact avoidance measures are warranted, as outlined in Section 5.3, below.

Other Special-Status or Locally Rare Animal Species

Allen's Hummingbird

Regulatory Status: FESA: none; CESA: none; CDFW: Special Animal (nesting); USFWS: Bird of Conservation Concern; Global/State Ranking: G5/S4.

Description: Allen's hummingbird (*Selasphorus sasin*) is a spring and summer resident found along the coastline from Curry County in southern Oregon to Santa Barbara and the Channel Islands in southern California (Mitchell, 2000). Migration begins early and may depart their wintering grounds in Central Mexico as early as December or January (Mitchell, 2000). Breeding habitat varies in the Bay Area from moist coastal scrub, mixed evergreen forests, riparian corridors, and eucalyptus groves to oak woodlands, chaparral and scrub, where it builds small nests on the branches of trees and shrubs (Mitchell, 2000; Baicich and Harrison, 2005). This species is highly territorial and will aggressively defend its nesting and foraging grounds. Breeding typically begins in February and is commonly double-brooded

due to the extended breeding season (Baicich and Harrison, 2005). Allen's hummingbird is a confirmed breeder in Santa Clara County (Bousman, 2007).

Critical Habitat: Allen's hummingbird is not listed under FESA; as such, Critical Habitat has not been designated for the species.

Habitat Suitability and Occurrence Data: Within the BSA, coast live oak woodland provides suitable nesting and foraging habitat for Allen's hummingbird. Although no Allen's hummingbirds were observed during the present survey, due to the presence of suitable habitat, the potential exists for the species to occur within the BSA.

Although Allen's hummingbird nesting is not tracked by CNDDDB, it is a Bird of Conservation Concern listed by the USFWS (2018) as occurring in the project region.

Potential Project-Related Effects: If active nesting is underway at the time of construction, direct or indirect impacts to breeding behavior or success could result. Such effects would be deemed a significant adverse impact pursuant to the guidelines of CEQA; impacts should be addressed in environmental review documents. Impact avoidance measures are warranted, as outlined in Section 5.3, below.

California Thrasher

Regulatory Status: FESA: none; CESA: none; CDFW: none; USFWS: Bird of Conservation Concern; Global/State rarity ranking: none.

Description: The California thrasher (*Toxostoma redivivum*) is a relatively common resident of foothills and lowlands occupies moderate to dense chaparral habitat and, less commonly, extensive riparian thickets, especially with blackberry patches. It nests close to the ground and feeds on invertebrates, acorns, and forb seeds. California thrasher occurs across the length of California. Along the coastal fog belt north of San Francisco, it is restricted to drier sites. California thrasher is a fairly common breeder in Santa Clara County (Bousman, 2007).

Critical Habitat: The California thrasher is not listed under FESA; as such, Critical Habitat has not been designated for the species.

Habitat Suitability and Occurrence Data: Suitable nesting habitat is present within the BSA consisting of shrubby thickets and coast live oak stands. Although no California thrashers were observed during the present survey, due to the presence of suitable habitat, the potential exists for the species to occur within the BSA.

Although California thrasher nesting is not tracked by CNDDDB, it is a Bird of Conservation Concern listed by the USFWS (2018) as occurring in the project region.

Potential Project-Related Effects: If active nesting is underway at the time of construction, direct or indirect impacts to breeding behavior or success could result. Such effects would be deemed a significant adverse impact pursuant to the guidelines of CEQA; impacts should be addressed in environmental review documents. Impact avoidance measures are warranted, as outlined in Section 5.3, below.

Cooper's Hawk

Regulatory Status: FESA: none; CESA: none; CDFW: Watch List; Global/State Ranking: G5/S4.

Description: The Cooper's hawk (*Accipiter cooperi*) is a small raptor with a range that extends across the contiguous United States extending into southern Canada and Mexico; it occurs throughout most of California (Curtis et al., 2006). Cooper's hawks inhabit dense stands of oak woodlands, riparian deciduous forests, or other forest habitats often near water and suburban areas (Baicich and Harrison, 2005). This woodland raptor hunts in broken woodlands, along forest edges and suburban areas for medium-sized birds and mammals (Curtis et al., 2006). Cooper's hawk is a confirmed breeder in Santa Clara County (Bousman, 2007).

Typical nest site selection is characterized by mature trees with significant canopy cover; although, species will nest in suburban areas in a variety of trees (Curtis et al., 2006). Breeding begins in April and are single-brooded; nesting sites are vigorously defended (Baicich and Harrison, 2005). The Cooper's hawk is an agile flier and will pursue small birds and mammals through thickets and woodlands. Cooper's hawk is a confirmed breeder in Santa Clara County (Bousman, 2007).

Critical Habitat: Cooper's hawk is not listed under FESA; as such, Critical Habitat has not been designated for the species.

Habitat Suitability and Occurrence Data: Coast live oak woodland within the BSA provides suitable nesting and foraging habitat for the Cooper's hawk. Although no Cooper's hawks were observed during the site reconnaissance, due to the presence of suitable habitat, the potential exists for the species to occur within the BSA.

There are no reported nesting occurrences of Cooper's hawk within 4.8 km (3 mi) of the BSA. Nonetheless, due to the presence of suitable habitat, the potential exists for the species to occur within the BSA.

Potential Project-Related Effects: If active nesting is underway at the time of construction, direct or indirect impacts to breeding behavior or success could result. Such effects would be deemed a significant adverse impact pursuant to the guidelines of CEQA; impacts should be addressed in environmental review documents. Impact avoidance measures are warranted, as outlined in Section 5.3, below.

Hoary Bat

Regulatory Status: FESA: none; CESA: none; CDFW: Special Animal; WBWG: Medium Priority; Global/State Ranking: G5/S4.

Description: Hoary bats are ubiquitous throughout California and roost alone in the foliage of evergreens and secondarily in deciduous trees, particularly in edge habitat (Bolster, 2005). They forage in small to large groups on large prey such as moths, beetles, flies, grasshoppers, termites, dragonflies and wasps (Western Bat Working Group [WBWG], undated). Predators include snakes, scrub-jays, and raptors such as kestrels, hawks and owls.

Critical Habitat: The hoary bat is not listed under FESA; as such, Critical Habitat has not been designated for the species.

Habitat Suitability and Occurrence Data: Suitable roosting habitat is present within the BSA, consisting of large oak trees. Although no hoary bats or their sign were observed during the site reconnaissance, due to the presence of suitable habitat, the potential exists for the species to occur within the BSA.

There are no records for hoary bat within 4.8 km (3 mi) of the BSA (CNDDDB, 2018).

Potential Project-Related Effects: If active roosting is underway at the time of construction, direct or indirect impacts to breeding behavior or success could result. Such effects would be deemed a significant adverse impact pursuant to the guidelines of CEQA; impacts should be addressed in environmental review documents. Impact avoidance measures are warranted, as outlined in Section 5.3, below.

Lewis' Woodpecker

Regulatory Status: FESA: none; CESA: none; CDFW: Special Animal; USFWS: Bird of Conservation Concern; Global/State rarity ranking: G4/S4.

Description: Lewis' woodpecker (*Melanerpes lewis*) breeds very locally from southern British Columbia and Alberta southward over much of western United States. In California, the species breeds from the northeastern part of the state along the western Sierra Nevada and eastern Coast Ranges from Tehama County to San Luis Obispo County (Bousman, 2007). The species breeds primarily in oak savanna and open oak woodland, as well as in Ponderosa pine forests, riparian woodlands, and orchards.

Lewis' woodpeckers feed on acorns, pine and other seeds, and fruit. They do not drill holes like other woodpeckers, instead caching acorns and seeds into cracks and crevices. It is an uncommon breeder in Santa Clara County (Bouseman, 2007).

Critical Habitat: Lewis' woodpecker is not listed under FESA; as such, Critical Habitat has not been designated for the species.

Habitat Suitability and Occurrence Data: Suitable nesting habitat is present within the BSA consisting of shrubby thickets and coast live oak stands. Although no Lewis' woodpeckers were observed during the present survey, due to the presence of suitable habitat, the potential exists for the species to occur within the BSA.

Although Lewis' woodpecker nesting is not tracked by CNDDDB, it is a Bird of Conservation Concern listed by the USFWS (2018) as occurring in the project region

Potential Project-Related Effects: If active nesting is underway at the time of construction, direct or indirect impacts to breeding behavior or success could result. Such effects would be deemed a significant adverse impact pursuant to the guidelines of CEQA; impacts should be addressed in environmental review documents. Impact avoidance measures are warranted, as outlined in Section 5.3, below.

Nuttall's Woodpecker

Regulatory Status: FESA: none; CESA: none; CDFW: Special Animal (nesting); USFWS: Bird of Conservation Concern; Global/State Ranking: G4G5/S4S5.

Description: The Nuttall's woodpecker (*Picoides nuttallii*) inhabits riparian woodlands and oak woodlands in canyons and shaded areas, characterized especially by (Lowther, 2000). It is a cavity nester, building nests in trunks and snags of coast live oak, valley oak, willows, California sycamore, and even fence posts (Lowther 2000). Breeding begins in March and is single-brooded (Baich and Harrison, 2005). Nuttall's woodpecker is a confirmed breeder in Santa Clara County (Bousman, 2007).

Critical Habitat: Nuttall's woodpecker is not listed under FESA; as such, Critical Habitat has not been designated for the species.

Habitat Suitability and Occurrence Data: Suitable nesting habitat is present within the BSA consisting of shrubby thickets and coast live oak stands. Although no Nuttall's woodpeckers were observed during the present survey, due to the presence of suitable habitat, the potential exists for the species to occur within the BSA.

Although Nuttall's woodpecker nesting is not tracked by CNDDDB, it is a Bird of Conservation Concern listed by the USFWS (2018) as occurring in the project region.

Potential Project-Related Effects: If active nesting is underway at the time of construction, direct or indirect impacts to breeding behavior or success could result. Such effects would be deemed a significant adverse impact pursuant to the guidelines of CEQA; impacts should

be addressed in environmental review documents. Impact avoidance measures are warranted, as outlined in Section 5.3, below.

Oak Titmouse

Regulatory Status: FESA: none; CESA: none; CDFW: Special Animal (nesting); USFWS: Bird of Conservation Concern; Global/State Ranking: G4/S4.

Description: The oak titmouse (*Baeolophus inornatus*) is considered an oak obligate species, inhabiting oak woodlands, oak savannahs, piñon and juniper woodlands and occasionally suburban areas with oaks (Cicero, 2000; Baicich and Harrison, 2005). It is a year-round resident throughout much of California. Nests are situated in natural or excavated cavities in trunks, primary and secondary branches, and stumps (Cicero, 2000). Breeding begins in March and is single-brooded (Baicich and Harrison, 2005). The oak titmouse is a confirmed breeder in Santa Clara County (Bousman, 2007).

Critical Habitat: The oak titmouse is not listed under FESA; as such, Critical Habitat has not been designated for the species.

Habitat Suitability and Occurrence Data: Suitable nesting habitat is present within the BSA consisting of shrubby thickets and coast live oak stands. Although no oak titmice were observed during the present survey, due to the presence of suitable habitat, the potential exists for the species to occur within the BSA.

Although oak titmouse nesting is not tracked by CNDDDB, it is a Bird of Conservation Concern listed by the USFWS (2018) as occurring in the project region.

Potential Project-Related Effects: If active nesting is underway at the time of construction, direct or indirect impacts to breeding behavior or success could result. Such effects would be deemed a significant adverse impact pursuant to the guidelines of CEQA; impacts should be addressed in environmental review documents. Impact avoidance measures are warranted, as outlined in Section 5.3, below.

San Francisco Dusky-Footed Woodrat

Regulatory Status: FESA: none; CESA: none; CDFW: Species of Special Concern; Global/State rarity ranking: G5T2T3/S2S3.

Description: The San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*; hereafter SFDW) is one of eleven recognized woodrat subspecies occurring in California (Matocq, 2002). It inhabits oak and riparian woodlands with a well-developed understory and is distributed through the Santa Cruz Mountains and Diablo Range from the Pajaro River north to the San Francisco Bay (Hall, 1981). It is most common in riparian, oak woodland and scrub habitats, but is able to persist in semi-rural areas in proximity to houses, if patches

of native habitat are present. A study of a similar subspecies *N. f. luciana* on Camp Roberts found that densities increased significantly if dense under-story was present; densities reached 46.7 animals per ha (18.9 per ac) in plots of dense vegetation (Tietje, 1995).

The SFDW is a medium-sized native rodent with large ears and a long, scantily haired tail. They build mounded stick nests that may range in size from 1-2.5 m (3-8 ft) across at the base and up to 1.8m (6 ft) tall. Less typically, they may den in tree cavities, rock crevices and ground holes that are well-hidden and easily overlooked. Woodrats they tend to live in colonies of three to 15 nests or more. Nests may contain multiple chambers used for sleeping and food storage. Each nest is usually occupied by single adults or females with their litters for a few months until the young disperse to nearby nests. Adult female woodrats live in the same nest until they die, when the nest is taken over by one of the female offspring. In this manner nests may be occupied and maintained by the same family for decades. They exhibit high site fidelity and build stick nests that may last for 20 years or more. They are also highly arboreal and sometimes construct aerial nests, utilizing evergreen or live oaks and other trees and shrubs with thick leaves (Kelly, 1990; Williams et al., 1992). Woodrat nests are also used by a wide variety of native amphibians, small mammals, reptiles and insects (Carraway and Verts, 1991).

Woodrats are generalist herbivores, consuming a variety of nuts, fruits, fungi, foliage and some forbs (Jameson and Peeters, 1988). They are mostly nocturnal in habit and active throughout the year. The SFDW breeds from February through September and may produce up to five litters per year, with litters containing one to four young (Zeiner, et al. 1988).

Critical Habitat: The SFDW is not listed under FESA; as such, Critical Habitat has not been designated for the species.

Habitat Suitability and Occurrence Data: No evidence of the presence of SFDW, such as stick nests, was detected within the BSA. However, due to the presence of suitable habitat, the potential exists for the species to occur within the BSA.

The BSA site is located within the geographic range of SFDW. There are no records of SFDW within 8 km (5 mi) of the BSA (CNDDDB, 2018). Despite the lack of nearby records, this wide-ranging, relatively common subspecies is underreported in the CNDDDB. Due to the presence of suitable habitat, the potential exists for the species to occur within the BSA.

Potential Project-Related Effects: Construction-related activities would result in the direct loss woodrat nests and could result in direct mortalities of individuals. Such impacts would be considered a significant adverse effect pursuant to the statutes and guidelines of CEQA. Impact avoidance measures are warranted, as outlined in Section 5.3, below.

5.0 DISCUSSION

As described in Section 3.0, the BSA is situated in a rural area eastern slopes of Monte Bello Ridge. No surface drainages or other hydrologic features are present and none would be adversely affected by project implementation. Project impacts would primarily affect California sagesbrush scrub, coyote brush scrub and non-native annual grassland habitats. Impacts to coast live oak woodland and arroyo willow thicket would be avoided.

Although no special-status plant or animal species are known to occur on site, project implementation could result in significant impacts to biological resources without the incorporation of impact avoidance measures. The resources and recommended avoidance measures are discussed below.

5.1 Special-Status Natural Communities and Landscape Features

As described in Section 4.1 above, project implementation would not result in direct impacts on riparian habitat or Protected or Heritage Trees. To ensure no accidental impacts result during construction, protective measures are warranted, as outlined below.

5.1.a Implications for Proposed Project: Riparian Habitat

The proposed project would require soil work in the vicinity of regulated riparian habitat. To ensure the protection of this resource, the following measures should be incorporated into the project design.

1. The outer edge (i.e., dripline) of the existing willow canopy should be clearly indicated on project plans and designated as an Environmentally Sensitive Area (ESA).
2. Prior to site clearing or grading, high visibility fencing should be installed between the ESA and any areas scheduled for grading, clearing or construction activities. Signs should be installed identifying the areas as an ESA and prohibiting access without prior approval of the Project Biologist.
3. No grading or clearing within the ESA should be permitted without review and approval of the Project Biologist.
4. Minor trimming of willow branches up to 10 cm (4 in) in diameter is permitted, after approval is granted by the Project Biologist.
5. Under no circumstances may any willow trees be uprooted or cut down.

With the incorporation of these measures, potential impacts would be reduced to a less-than-significant level pursuant to the statutes and guidelines of CEQA.

5.1.b Implications for Proposed Project: Protected Trees

As outlined in section 4.1, above, it is prohibited to remove or significantly prune any Protected or Heritage Tree without first obtaining an administrative permit/encroachment for tree removal. Construction would not require the removal of any Protected or Heritage Trees. However, the proposed project would require soil work in the vicinity of such trees. To ensure conformance to County requirements and to provide for the protection of trees on site, the following measures should be incorporated into the project design.

1. Prior to the removal, pruning, or encroachment of any Protected Tree, the project proponent should complete an application for tree removal permit.⁴⁶
2. All tree protection measures outlined in the arborist report (Arborist OnSite, 2008) should be followed.
3. Additional protection measures related to trees and stipulated in County permits should be fully adhered to.

With the incorporation of these measures, potential impacts to Protected Trees would be reduced to a less-than-significant level pursuant to the statute and guidelines of CEQA.

5.2 Special-Status Plant Species

Project implementation would not result in significant direct, indirect and/or cumulative impacts to special-status plant species pursuant to the statutes and guidelines of CEQA. No impact avoidance, minimization or mitigation measures are warranted.

5.3 Special-Status Animal Species

Based on the presence of suitable or marginally suitable habitat, a total of nine target special-status animals are considered to have a potential to occur in the BSA. These include seven birds (Allen's hummingbird, California thrasher, Cooper's hawk, Lewis' woodpecker, Nuttall's woodpecker, oak titmouse, and white-tailed kite) and two mammals (hoary bat and San Francisco dusky-footed woodrat), as well as numerous species of migratory birds. If present at the time of construction, project implementation could therefore result in direct, indirect and/or cumulative impacts to these species. Such impacts may be considered a significant pursuant to the statutes and guidelines of CEQA. A discussion of the implications and appropriate impact avoidance measures is presented below.

5.3.a Implications of the Proposed Project: Special-Status and Migratory Birds

Within the study area, grasslands, shrubs, and trees provide nesting habitat for **special-status bird species, as well as many other migratory bird species**. Site clearing activities (e.g., grubbing, grading, trenching, and tree removal or pruning) could result in direct or indirect impacts to nesting birds by causing the destruction or abandonment of occupied

⁴⁶ Available online at <https://www.sccgov.org/sites/dpd/DocsForms/Documents/TreeRemovalPermitApplication.pdf>

nests. To ensure compliance with the MBTA/MBTRA and the CFGC the following avoidance measures should be incorporated into the project design.

1. Raptor Nests. Prior to the removal or significant pruning of any trees, they should be inspected by a qualified biologist for the presence of raptor nests. This is required regardless of season. If a suspected raptor nest is discovered, the CDFW should be notified. Pursuant to the CFGC⁴⁷, raptor nests, whether or not they are occupied, may not be removed until approval is granted by the CDFW.
2. Site Clearing – Non-Breeding Season. If clearing, grubbing or tree removal/pruning are to be conducted outside of the breeding season (i.e., September 1 through January 31), no preconstruction surveys for nesting migratory birds is necessary.
3. Site Clearing – Breeding Season. If clearing and grubbing and tree removal or pruning are to be conducted during the breeding season (i.e., February 1 through August 31), a preconstruction nesting bird survey should be conducted. The survey should be performed by a qualified biologist no more than two weeks prior to the initiation of work. If no nesting or breeding activity is observed, work may proceed without restrictions. To the extent allowed by access, all active nests identified within 76 m (250 ft) for raptors and 15 m (50 ft) for passerines should be mapped.
4. Active Nesting. For any active nests found near the construction limits (76 m [250 ft] for raptors and 15 m [50 ft] for passerines) a qualified biologist should make a determination as to whether or not construction activities are likely to disrupt reproductive behavior. If it is determined that construction is unlikely to disrupt breeding behavior, construction may proceed. If it is determined that construction may disrupt breeding, a no-construction buffer zone should be designated on the grading plans. Avoidance of impacts on nesting migratory birds is the only acceptable mitigation; take of nesting birds is a violation of State and federal law. The ultimate size of the no-construction buffer zone may be adjusted by a qualified biologist based on the species involved, topography, lines of site between the work area and the nest, physical barriers, and the ambient level of human activity. Site evaluations and buffer adjustments should be made in consultation with the CDFW and/or the USFWS Division of Migratory Bird Management, as appropriate.

If it is determined that construction activities are likely to disrupt raptor breeding, Construction activities within the no-construction buffer zone may not proceed until the qualified biologist determines that the nest is long longer occupied.

5. Nest Monitoring. If maintenance of a no-construction buffer zone is not feasible, the Project Biologist should monitor the nest(s) to document breeding and rearing behavior of the adult birds. If it is determined that construction activities are likely to cause nest abandonment, work should cease immediately and the CDFW and/or the USFWS Division of Migratory Bird Management should be contacted for guidance.

⁴⁷ § 3503.5

With the incorporation of these measures, potential impacts to special-status and other migratory bird species would be reduced to a less-than-significant level pursuant to the statutes and guidelines of CEQA.

5.3.b Implications for Future Development: Impacts on Special-Status Bats

Removal or pruning of large trees and construction activities in the vicinity of occupied roosts could result in the destruction of roosts or disruption of breeding of special-status bats such as the hoary bat. In addition, disturbance during the maternity roosting season could result in potential roost abandonment and mortality of young. Although the need to remove or prune any trees is not currently expected, it could become necessary if the remediation design changes. In such an event, prior to the removal or pruning of mature trees, or the commencement of construction activities within 33 m (100 ft) of mature trees, the following avoidance measures should be incorporated into the project design.

1. **Bat Habitat Assessment.** If work is to take place during the bat breeding season (April 1 through August 31), a qualified biologist should conduct a survey of the project footprint and vicinity to determine if active maternity or day roosts are present. This survey should be conducted no more than 14 days prior to the initiation of work.
2. **Maternal Roosts.** If any trees or structures are determined to support or potentially support maternal bat roosts, work may not proceed if it would destroy or disrupt breeding. Maternal bat roosts may only be removed or demolished after coordination with the CDFW and/or the USFWS. Passive exclusion of roosting bats would be required and this may only be performed during the non-breeding season (i.e., between October 1 and March 30).
3. **Preconstruction Survey.** If suitable roosting habitat is present within 33 m (100 ft) of the limits of work, based on the Bat Habitat Assessment (see measure #1, above), a pre-construction survey should be performed no more than 48 hours prior to the initiation of work.
4. **Protocol for Observations of Live Bats.** If live bats are detected in the work area, work may not proceed until CDFW has been consulted. Contractor or others may not attempt to disturb (e.g., shake, prod) roosting features to coax bats to leave. Such actions would constitute "harassment" under the CCR.⁴⁸
5. **Day or Night Roosts.** Any trees determined to provide suitable day or night roosting sites for bats should be identified and marked on site plans. Such roosting sites include snags, rotten stumps, rock outcroppings, and decadent trees with broken limbs, exfoliating bark, cavities, and openings leading to interior portions of any structures. If no suitable roost sites or evidence of bat roosting are identified, impact minimization

⁴⁸ 14 CCR § 251.1 states: Except as otherwise authorized in these regulations or in the Fish and Game Code, no person shall harass, herd or drive any game or nongame bird or mammal or furbearing mammal. For the purposes of this section, harass is defined as an intentional act which disrupts an animal's normal behavior patterns, which includes, but is not limited to, breeding, feeding or sheltering.

measures are not warranted. If suitable roosting sites or evidence of bat roosting are identified, the following measures should be conducted in coordination with CDFW:

- a. A qualified biologist should survey suitable roost sites immediately prior to the removal or significant pruning of any of the larger trees, or demolition or significant renovation of any structures.
- b. If the project biologist identifies suitable day or night roost sites or evidence of bat occupation, the following steps should be followed to discourage use of the sites by bats and to ensure that any bats present are able to safely relocate.

For trees:

- Tree limbs smaller than 7.6 cm (3 in) in diameter should be removed and any loose bark should be peeled away.
- Any competing limbs that provide shelter around the potential roost site should be removed to create as open of an area as possible.
- The tree should then be alone to allow any bats using the tree/snag to find another roost during their nocturnal activity period.
- Trees should be re-surveyed 48 hours after trimming.
- If no bats are present, work may proceed.
- If bats remain on site, additional measures would be prescribed by the biologist.

With the incorporation of the measures outlined above, potential impacts to special-status bats would be reduced to a less-than-significant level pursuant to the statutes and guidelines of CEQA.

5.3.c Implications for Future Development: Impacts on San Francisco Dusky-Footed Woodrat

Although no nests of the SFDW were detected within the project footprint and individual animals were not observed during site surveys, there is potential for SFDW to occur within the BSA. To avoid direct mortalities and adverse effects on SFDW, the following avoidance measures should be incorporated into the project design.

1. **Preconstruction Surveys.** During the performance of a pre-construction survey for nesting birds (see avoidance measure 5.3a, above), the project biologist should survey for SFDW nests within and adjacent to the limits of grading.
2. **Nest Detection.** If no SFDW nests are detected, no further action is warranted. If active or inactive nests are detected, they should be mapped and flagged in the field.
3. **Nest Protection.** To the extent feasible, SFDW nests should be avoided during construction. If any existing nests can be avoided, they should be isolated from the work zone by installation of animal exclusion fencing, as described below.

4. Animal Exclusion Fencing. Prior to the start of construction, animal exclusion fencing (AEF)⁴⁹ should be installed to isolate the work area from any habitats potentially supporting special-status animals or areas through which such species may move. The actual placement of AEF should be based on site conditions and the best judgment of the project biologist. The project plans should indicate the location of AEF and how it is to be installed. Special provisions should be added to the bid solicitation package to provide instructions to the contractor about acceptable fencing material. The fencing should remain throughout the duration of the work activities, and be regularly inspected and properly maintained by the contractor. Fencing and stakes shall be completely removed following project completion.
5. Nest Removal – Non-Breeding Season. If a woodrat nest is detected in the work zone and it cannot be avoided, site clearing should be performed during the non-breeding season (i.e., September 1 through November 30). During the non-breeding season, the nest should be disassembled by hand and the nest materials (e.g., sticks) removed and disposed of off-site. Any adult animals present should be permitted to disperse into adjacent habitat. This work may only be performed by a qualified biologist in coordination with the CDFW.
6. Nest Removal – Breeding Season. If site clearing must proceed during the breeding season (i.e., December 1 through August 31), it will be necessary to determine whether or not the nest is occupied. This may be done by direct observation over the course of at least two evenings no more than 48 hours prior to nest disassembly. Direct observation may consist of installation of camera traps at the nest or by a biologist on the ground. If no animals are observed, the nest may be disassembled by hand. If, during the process of disassembling the nest, live animals are encountered, nest materials should be replaced on top of the nest and the effort abandoned. Nest may not be disassembled if young woodrats are present. Construction must then be postponed until the end of the breeding season when juveniles are able to survive on their own.

With the incorporation of these measures, impacts to the SFDW would be reduced to less-than-significant level pursuant to the statutes and guidelines of CEQA.

⁴⁹ AEF should provide a barrier for terrestrial wildlife gaining access to the project work areas. The fencing may vary to meet the needs of a particular species, but should be buried and/or backfilled to prevent animals passing under the fence and should be high enough to deter reptiles, amphibians or small mammals from climbing or jumping over the fence. Acceptable fencing materials include Animex® animal exclusion fencing, ERTEC E-Fence®, plywood, corrugated metal, silt fencing or other suitable materials.

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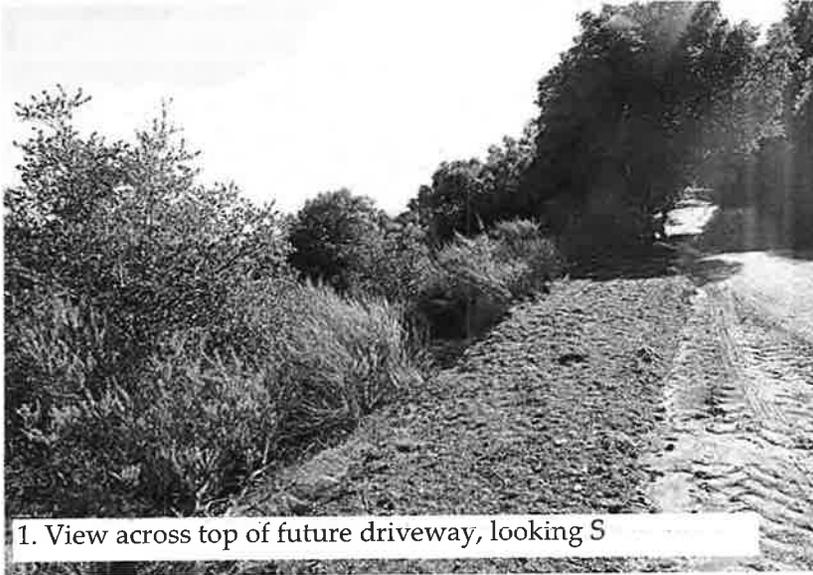
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APPENDIX A. SITE PHOTOGRAPHS

Photographs taken January 27, 2018

APPENDIX A

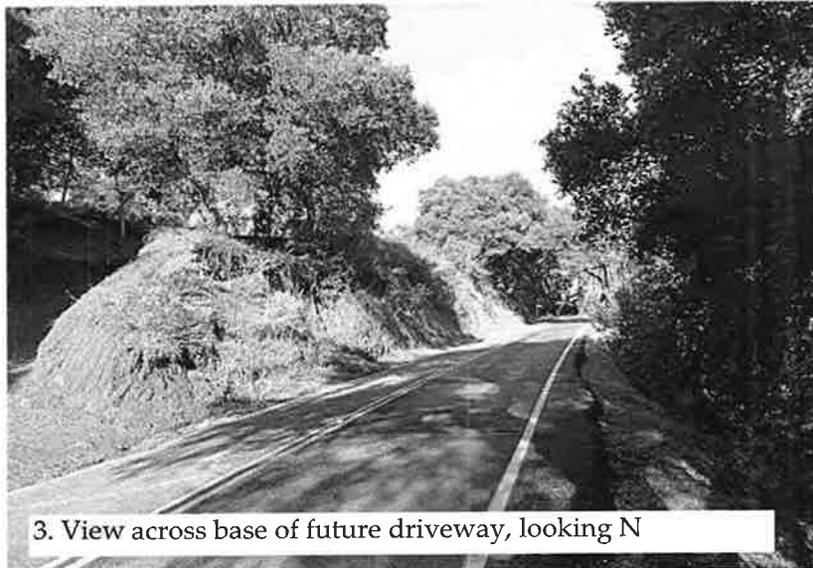
Photos taken January 27, 2018



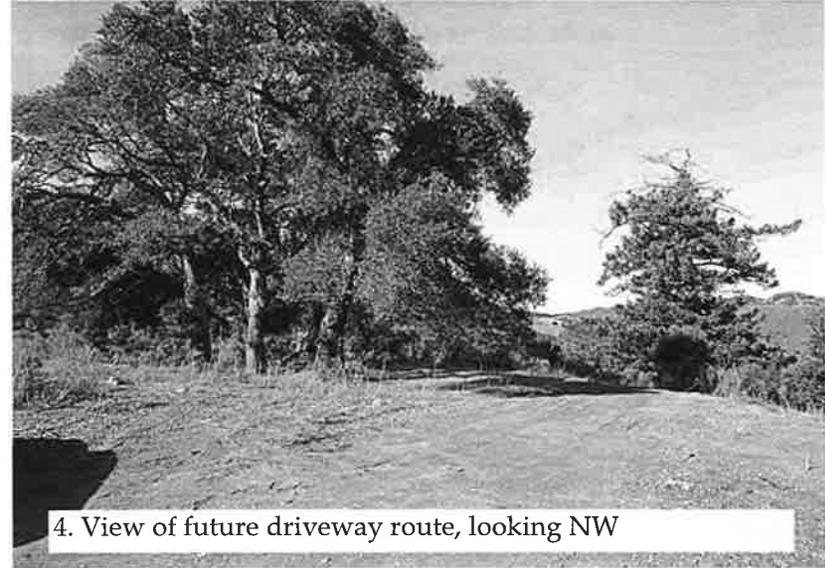
1. View across top of future driveway, looking S



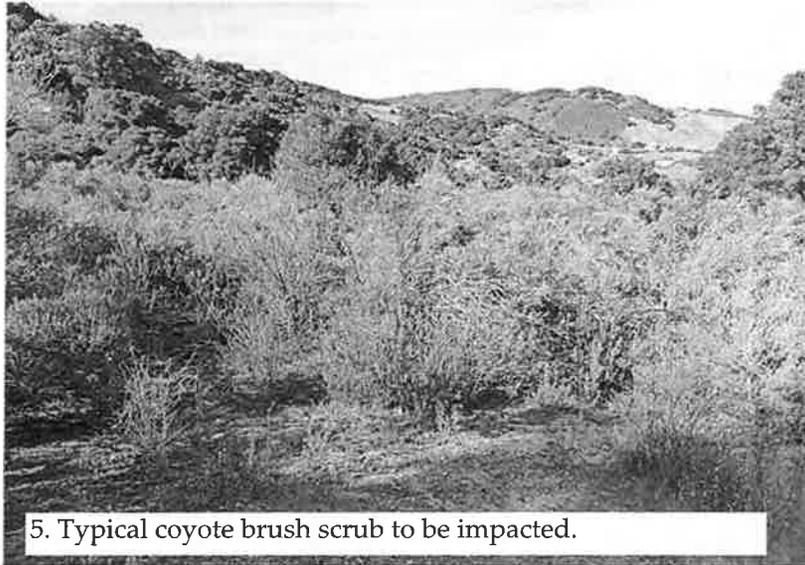
2. View across top of future driveway, looking SE



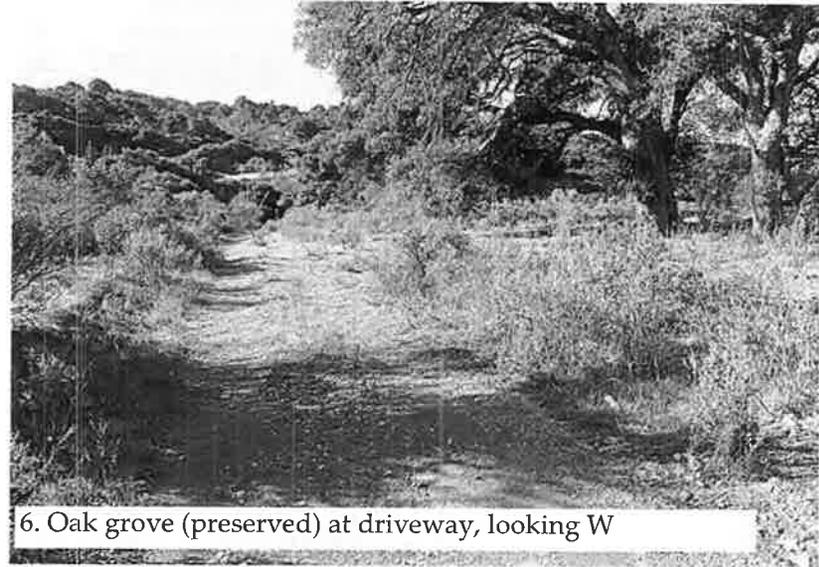
3. View across base of future driveway, looking N



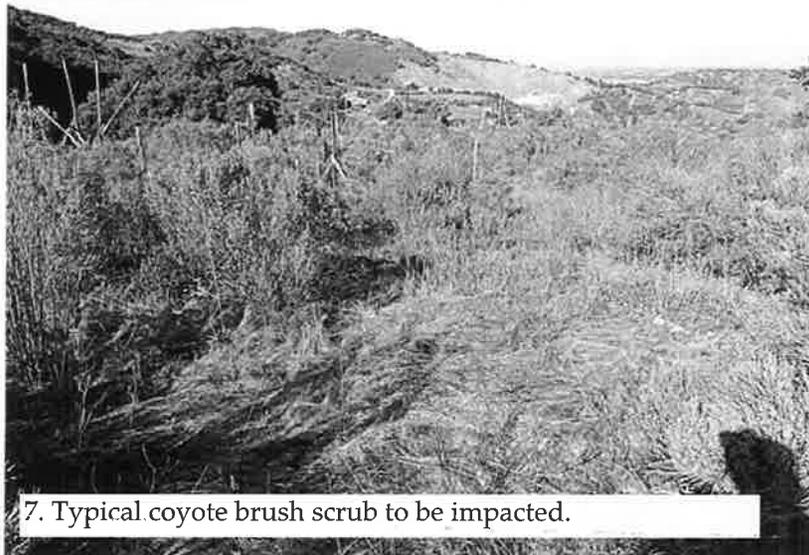
4. View of future driveway route, looking NW



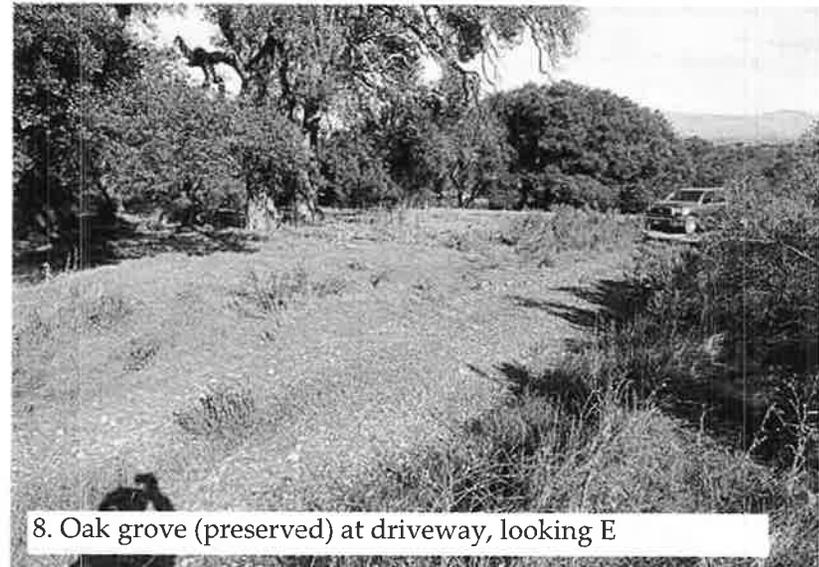
5. Typical coyote brush scrub to be impacted.



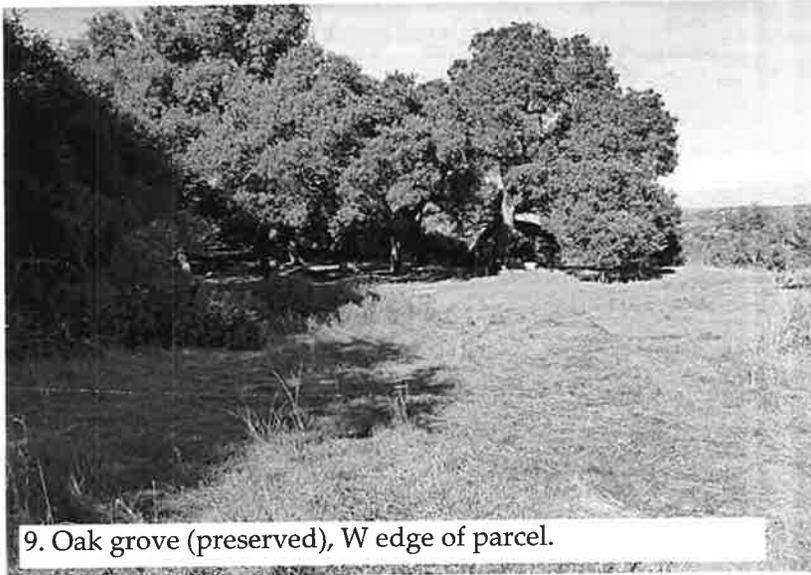
6. Oak grove (preserved) at driveway, looking W



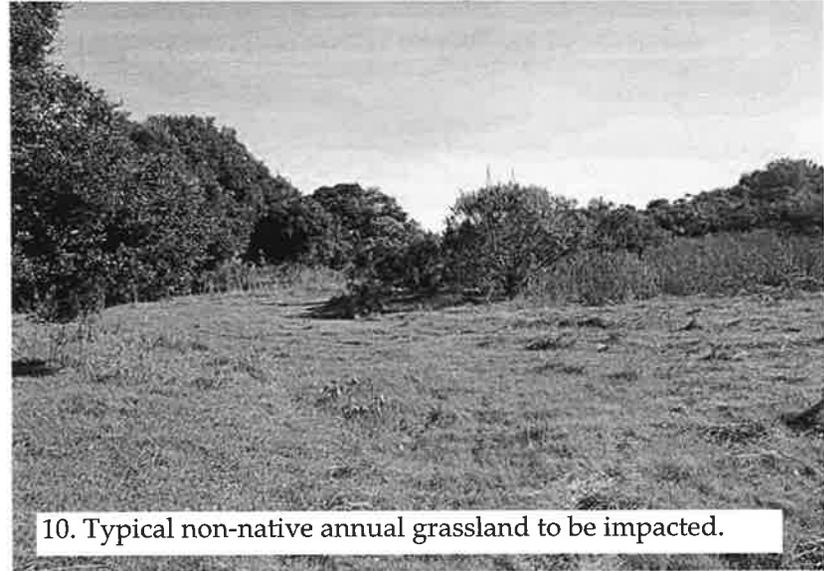
7. Typical coyote brush scrub to be impacted.



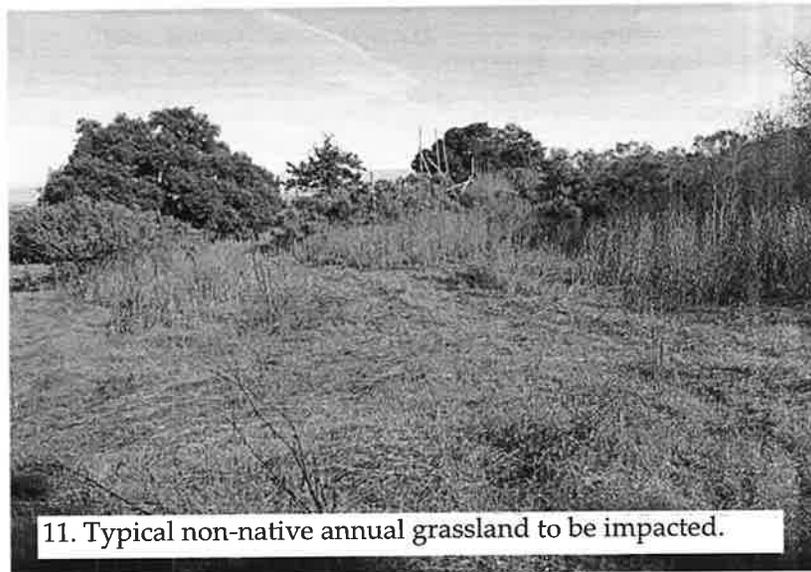
8. Oak grove (preserved) at driveway, looking E



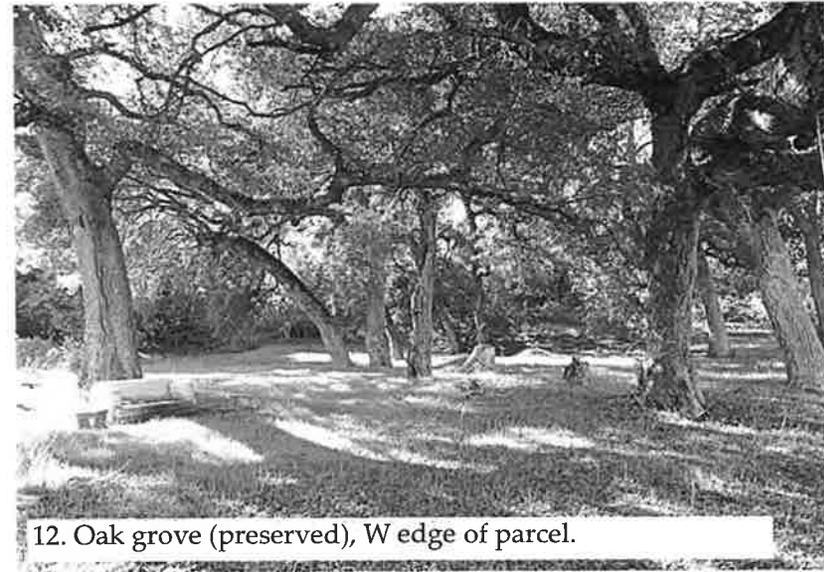
9. Oak grove (preserved), W edge of parcel.



10. Typical non-native annual grassland to be impacted.



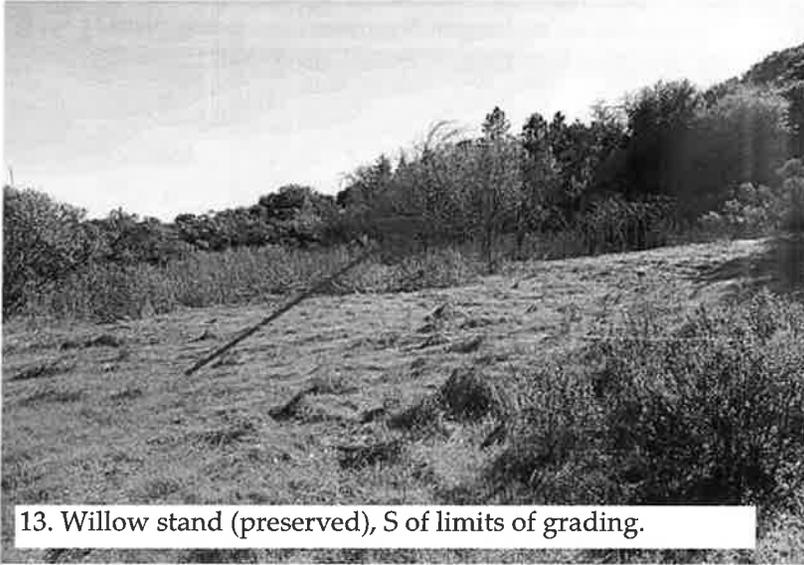
11. Typical non-native annual grassland to be impacted.



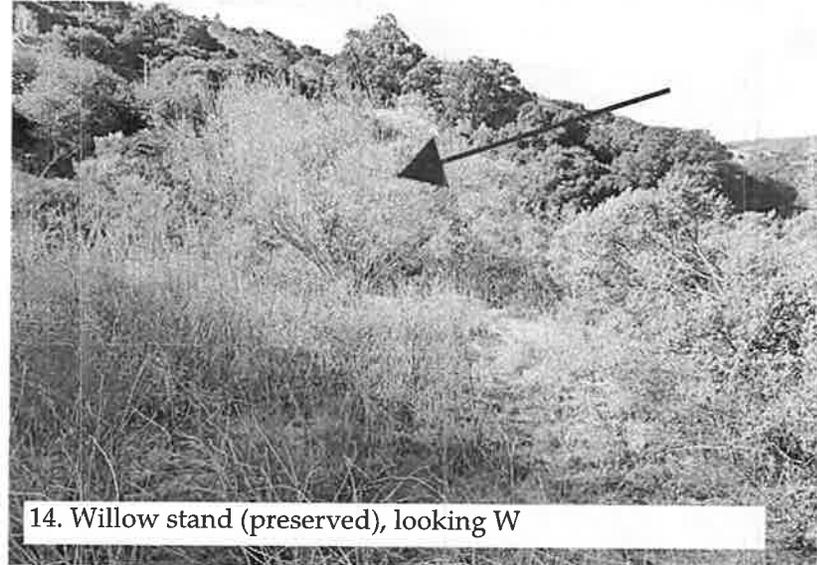
12. Oak grove (preserved), W edge of parcel.

APPENDIX A

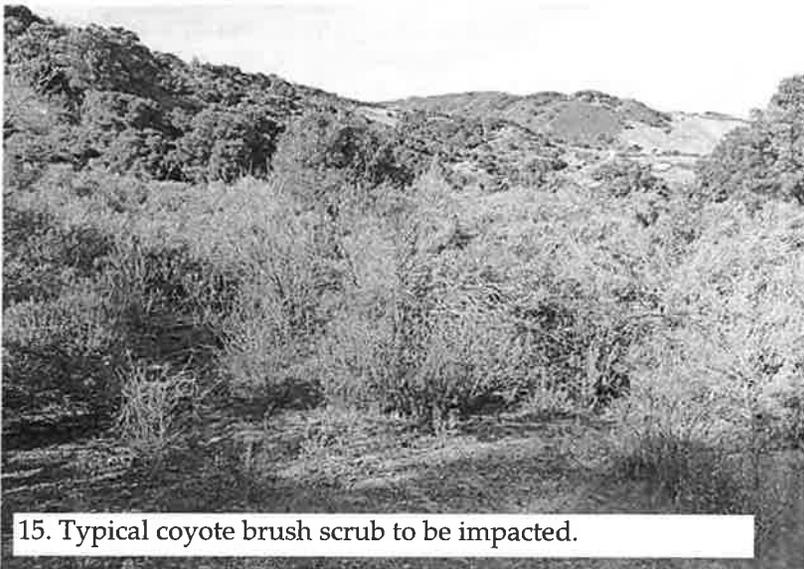
Photos taken January 27, 2018



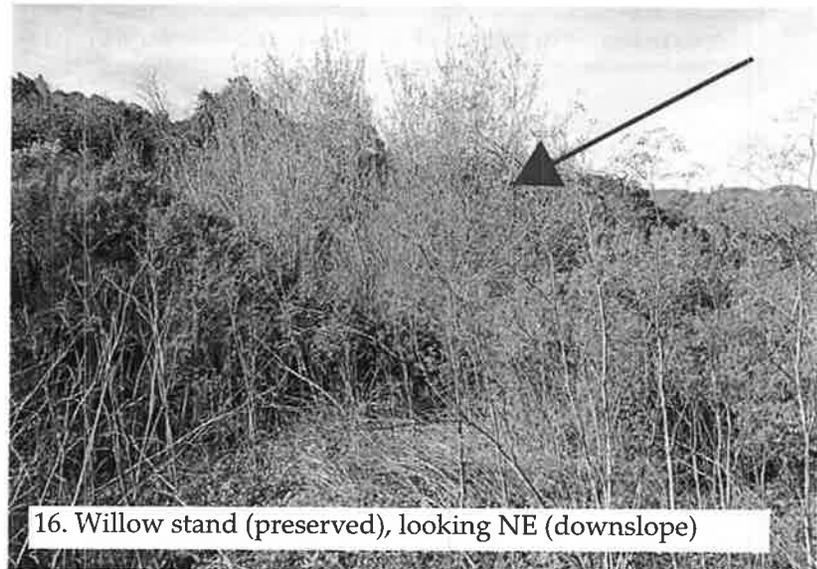
13. Willow stand (preserved), S of limits of grading.



14. Willow stand (preserved), looking W



15. Typical coyote brush scrub to be impacted.



16. Willow stand (preserved), looking NE (downslope)

APPENDIX B. SPECIAL-STATUS PLANT SPECIES



Special-status Plant Species Evaluated For The Lands Of Miau, 13119 Montebello Rd

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Alliaceae - Onion Family				
<i>Allium peninsulare</i> var. <i>franciscanum</i> Franciscan onion	Federal: none State: none CNPS: 1B.2 CNDDDB: G5T1/S1 Other: DFG: SP	Occurs in cismontane woodland, valley and foothill grassland. Substrate: clay, often serpentinite. Recorded from San Mateo, Santa Clara, Sonoma.	May-Jun Perennial Herb (bulbiferous)	Not Expected: only marginally suitable habitat present. Not recorded from within 5 miles of project site.
Apiaceae - Carrot Family				
<i>Eryngium aristulatum</i> var. <i>hooveri</i> Hoover's button-celery	Federal: none State: none CNPS: 1B.1 CNDDDB: G5T1/S1 Other: DFG: SP	Occurs in vernal pools Moisture: vernal-flooded. Recorded from Alameda, San Benito, San Luis Obispo, Santa Clara.	July Annual/perennial Herb	None: no suitable habitat present.
<i>Eryngium jepsonii</i> Jepson's coyote thistle	Federal: none State: none CNPS: 1B.2 CNDDDB: G2?/S2? Other: DFG: SP	Occurs in valley and foothill grassland, vernal pools Moisture: vernal-flooded. Recorded from Alameda, Contra Costa, Napa, San Mateo, Solano, Yolo.	Apr-Aug Perennial Herb	None: no suitable habitat present.
Asteraceae - Sunflower Family				
<i>Centromadia parryi</i> ssp. <i>congdonii</i> Congdon's tarplant	Federal: none State: none CNPS: 1B.1 CNDDDB: G3T2/S2 Other: DFG: SP	Occurs in valley and foothill grassland. Substrate: alkaline. Recorded from Alameda, Contra Costa, Monterey, San Luis Obispo, San Mateo, Santa Clara, Santa Cruz, Solano. Additional distribution: presumed extirpated in Santa Cruz and Solano counties.	May-Nov Annual Herb	None: no suitable habitat present.

Special-status Plant Species Evaluated For The Lands Of Miao, 13119 Montebello Rd



FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Cirsium fontinale</i> var. <i>campylon</i> Mt. Hamilton thistle	Federal: none State: none CNPS: 1B.2 CNDDDB: G2T2/S2 Other: DFG: SP	Occurs in chaparral, cismontane woodland, foothill woodland, valley and foothill grassland Substrate: serpentine. Recorded from Alameda, Santa Clara, Stanislaus.	Feb-Oct Perennial Herb	None: no suitable habitat present. Would have been detectable during present survey.
<i>Cirsium fontinale</i> var. <i>fontinale</i> Crystal Springs fountain thistle	Federal: FE State: SE CNPS: 1B.1 CNDDDB: G2T1/S1 Other: DFG: SP	Occurs in chaparral, valley and foothill grassland, cismontane woodland. Substrate: serpentinite, Habitats Note: seeps. Recorded from San Mateo.	May-Oct Perennial Herb	None: no suitable habitat present. Would have been detectable during present survey.
<i>Cirsium praeteriens</i> lost thistle	Federal: none State: none CNPS: 1A CNDDDB: GX/SX Other: DFG: SP	Habitat affinities unknown. Recorded from Santa Clara.	Jun-Jul Perennial Herb	None: no suitable habitat present. Would have been detectable during present survey.
<i>Eriophyllum latilobum</i> San Mateo woolly sunflower	Federal: FE State: SE CNPS: 1B.1 CNDDDB: G1/S1 Other: DFG: SP	Occurs in cismontane woodland. Substrate: often on serpentine, roadcuts. Recorded from San Mateo.	May-Jun Perennial Herb	None: marginally suitable habitat present. Would have been detectable during present survey.
<i>Hesperexax sparsiflora</i> var. <i>brevifolia</i> short-leaved evax	Federal: none State: none CNPS: 1B.2 CNDDDB: G4T3/S2 Other: DFG: SP	Occurs in coastal bluff scrub, coastal dunes, coastal strand, northern coastal scrub. Recorded from Humboldt, Marin, Mendocino, San Francisco, Santa Cruz, Sonoma. Also recorded from Oregon.	Mar-Jun Annual Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 29, 2018

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Lasthenia conjugens</i> Contra Costa goldfields	Federal: FE State: none CNPS: 1B.1 CNDDB: G1/S1 Other: DFG: SP	Occurs in cismontane woodland, playas (alkaline), valley and foothill grassland, vernal pools Moisture: mesic. Recorded from Alameda, Contra Costa, Marin, Mendocino, Monterey, Napa, Santa Barbara, Santa Clara, Solano, Sonoma. Additional distribution: presumed extirpated in Mendocino, Santa Barbara and Santa Clara counties.	Mar-Jun Annual Herb	None: no suitable habitat present.
<i>Lessingia hololeuca</i> woolly-headed lessingia	Federal: none State: none CNPS: 3 CNDDB: G3?/S3? Other: DFG: SP	Occurs in broadleaved upland forest, coastal scrub, lower montane coniferous forest, valley and foothill grassland Substrate: serpentinite, clay. Recorded from Alameda, Marin, Monterey, Napa, San Mateo, Santa Clara, Solano, Sonoma, Yolo.	Jun-Oct Annual Herb	Not Expected: marginally suitable habitat present. Not recorded from within 5 miles of project site.
<i>Lessingia micradenia</i> var. <i>glabrata</i> smooth lessingia	Federal: none State: none CNPS: 1B.2 CNDDB: G2T2/S2 Other: DFG: SP	Occurs in chaparral, cismontane woodland Substrate: serpentine. Recorded from Santa Clara.	Jul-Nov Annual Herb	None: no suitable habitat present.
<i>Micropus amphibolus</i> Mt. Diablo cottonweed	Federal: none State: none CNPS: 3.2 CNDDB: G3G4/S3S4 Other: DFG: SP	Occurs in broadleaved upland forest, chaparral, cismontane woodland, valley and foothill grassland Substrate: rocky. Recorded from Alameda, Colusa, Contra Costa, Lake, Marin, Monterey, Napa, San Joaquin, San Luis Obispo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma.	Mar-May Annual Herb	None: no suitable habitat present.
<i>Monolopia gracilens</i> woodland woollythreads	Federal: none State: none CNPS: 1B.2 CNDDB: G3/S3 Other:	Occurs in broadleaved upland forest (openings), chaparral (openings), cismontane woodland, North Coast coniferous forest (openings), valley and foothill grassland. Substrate: serpentinite. Recorded from Alameda, Contra Costa, Monterey, San Luis Obispo, San Mateo, Santa Clara, Santa Cruz.	Feb-Jul Annual Herb	None: no suitable habitat present.

Special-status Plant Species Evaluated For The Lands Of Miau, 13119 Montebello Rd



FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Pentachaeta bellidiflora</i> white-rayed pentachaeta	Federal: FE State: SE CNPS: 1B.1 CNDDDB: G1/S1 Other: DFG: SP	Occurs in valley and foothill grassland, cismontane woodland Substrate: often on serpentinite. Recorded from Marin, San Mateo, Santa Cruz. Additional distribution: known from fewer than 20 occurrences, presumed extirpated from Marin Co.	Mar-May Annual Herb	None: no suitable habitat present.
<i>Senecio aphanactis</i> rayless ragwort	Federal: none State: none CNPS: 2B.2 CNDDDB: G3/S2 Other: DFG: SP	Occurs in chaparral, cismontane woodland, coastal scrub. Substrate: sometimes alkaline. Recorded from Alameda, Contra Costa, Fresno, Los Angeles, Merced, Monterey, Orange, Riverside, San Diego, San Luis Obispo, Santa Barbara, Santa Clara, Solano, Ventura. Santa Catalina Island, Santa Cruz Island, Santa Rosa Island. Also recorded from Baja California.	Jan-Apr Annual Herb	Not Expected: marginally suitable habitat present. Not recorded from within 5 miles of project site.
<i>Stebbinsoseris decipiens</i> Santa Cruz microseris	Federal: none State: none CNPS: 1B.2 CNDDDB: G2/S2 Other: DFG: SP	Occurs in broadleaved upland forest, chaparral, closed-cone coniferous forest, coastal prairie, coastal scrub, valley and foothill grassland Substrate: serpentinite. Recorded from Marin, Monterey, San Francisco, San Luis Obispo, San Mateo, Santa Cruz. Additional distribution: known from fewer than 20 occurrences.	Apr-May Annual Herb	None: no suitable habitat present.
Boraginaceae - Borage Family				
<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i> Choris's popcorn-flower	Federal: none State: none CNPS: 1B.2 CNDDDB: G3T2Q/S2 Other: DFG: SP	Occurs in chaparral, coastal prairie, coastal scrub, northern coastal scrub Moisture: moist. Recorded from Alameda, San Francisco, San Mateo, Santa Cruz.	Mar-Jun Annual Herb	None: no suitable habitat present.
<i>Plagiobothrys chorisianus</i> var. <i>hickmanii</i> Hickman's popcorn-flower	Federal: none State: none CNPS: 4.2 CNDDDB: G3T3Q/S3 Other: DFG: SP	Occurs in chaparral, closed-cone coniferous forest, coastal scrub, marshes and swamps, vernal pools. Recorded from Monterey, San Benito, San Luis Obispo, San Mateo, Santa Clara, Santa Cruz.	Apr-Jun Annual Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The Lands Of Miau, 13119 Montebello Rd

Jan 29, 2018

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Plagiobothrys glaber</i> hairless popcorn-flower	Federal: none State: none CNPS: 1A CNDDDB: GH/SH Other: DFG: SP	Occurs in meadows, seeps (alkaline), marshes and swamps (coastal salt). Substrate: alkaline. Recorded from Alameda, Marin, San Benito, Santa Clara. Additional distribution: presumed extinct.	Mar-May Annual Herb	None: no suitable habitat present.
Brassicaceae - Mustard Family				
<i>Arabis blepharophylla</i> coast rock cress	Federal: none State: none CNPS: 4.3 CNDDDB: G4/S4 Other: DFG: SP	Occurs in broadleaved upland forest, coastal bluff scrub, coastal prairie, coastal scrub, mixed evergreen forest, northern coastal scrub. Recorded from Contra Costa, Marin, Monterey, San Francisco, San Mateo, Santa Cruz, Sonoma.	Feb-May Perennial Herb	None: no suitable habitat present.
<i>Streptanthus albidus</i> ssp. <i>albidus</i> Metcalf Canyon jewel-flower	Federal: FE State: none CNPS: 1B.1 CNDDDB: G2T1/S1 Other: DFG: SP	Occurs in valley and foothill grassland Substrate: serpentinite. Recorded from Santa Clara.	Apr-Jul Annual Herb	None: no suitable habitat present.
<i>Streptanthus albidus</i> ssp. <i>peramoenus</i> most beautiful jewel-flower	Federal: none State: none CNPS: 1B.2 CNDDDB: G2T2/S2 Other: DFG: SP	Occurs in chaparral, cismontane woodland, valley and foothill grassland. Substrate: serpentinite. Recorded from Alameda, Contra Costa, Monterey, Santa Clara, San Luis Obispo.	Mar-Oct Annual Herb	None: no suitable habitat present.
<i>Tropidocarpum capparideum</i> caper-fruited tropidocarpum	Federal: none State: none CNPS: 1B.1 CNDDDB: G1/S1 Other: DFG: SP	Occurs in valley and foothill grassland (alkaline hills). Substrate: alkaline. Recorded from Alameda, Contra Costa, Glenn, Monterey, San Joaquin, San Luis Obispo, Santa Clara. Additional distribution: Rediscovered in 2000 on Ft. Hunter Liggett. Presumed extirpated in Alameda, Contra Costa, Glenn, Santa Clara and San Joaquin counties.	Mar-Apr Annual Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Bryaceae				
<i>Anomobryum julaceum</i> slender silver-moss	Federal: none State: none CNPS: 4.2 CNDDDB: G5?/S2 Other: DFG: SP	Occurs in broadleaved upland forest, lower montane coniferous forest, North Coast coniferous forest. Moisture: damp soil and rock on outcrops, Habitats Note: usually on roadcuts. Recorded from Butte, Contra Costa, Humboldt, Los Angeles, Mariposa, Santa Barbara, Santa Cruz, Shasta, Sonoma. Also recorded from Oregon.	n/a Moss	None: no suitable habitat present.
Campanulaceae - Bellflower Family				
<i>Legenere limosa</i> legenere	Federal: none State: none CNPS: 1B.1 CNDDDB: G2/S2 Other: DFG: SP	Occurs in vernal pools Moisture: vernal-flooded. Recorded from Lake, Napa, Placer, Sacramento, San Mateo, Shasta, Solano, Sonoma, Stanislaus, Tehama, Yuba.	Apr-Jun Annual Herb	None: no suitable habitat present.
Caryophyllaceae - Pink Family				
<i>Silene verecunda</i> ssp. <i>verecunda</i> San Francisco campion	Federal: none State: none CNPS: 1B.2 CNDDDB: G5T1/S1 Other: DFG: SP	Occurs in chaparral, coastal bluff scrub, coastal prairie, coastal scrub, northern coastal scrub, valley and foothill grassland. Recorded from San Francisco, San Mateo, Santa Cruz.	Mar-Aug Perennial Herb	None: no suitable habitat present. Would have been detectable during present survey.
Chenopodiaceae - Goosefoot Family				
<i>Atriplex depressa</i> brittlescale	Federal: none State: none CNPS: 1B.2 CNDDDB: G2/S2 Other: DFG: SP	Occurs in chenopod scrub, meadows, seeps, playas, valley and foothill grassland, vernal pools. Substrate: clay, alkaline. Recorded from Alameda, Colusa, Contra Costa, Fresno, Glenn, Kern, Merced, Solano, Stanislaus, Tulare, Yolo.	Apr-Oct Annual Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Atriplex minuscula</i> lesser saltscare	Federal: none State: none CNPS: 1B.1 CNDDDB: G2/S2 Other: DFG: SP	Occurs in alkali sink, chenopod scrub, playas, shadscale scrub, valley and foothill grassland Substrate: alkaline, Habitats Note: sandy alkaline. Recorded from Alameda, Butte, Fresno, Kern, Madera, Merced, Stanislaus, Tulare. Additional distribution: Presumed extirpated from Stanislaus Co.	May-Oct Annual Herb	None: no suitable habitat present.
<i>Extriplex joaquiniana</i> San Joaquin spearscale	Federal: none State: none CNPS: 1B.2 CNDDDB: G2/S2 Other: DFG: SP	Occurs in chenopod scrub, meadows, playas, seeps, valley and foothill grassland Substrate: alkaline. Recorded from Alameda, Colusa, Contra Costa, Fresno, Glenn, Merced, Monterey, Napa, San Benito, San Joaquin, San Luis Obispo, Santa Clara, Solano, Tulare, Yolo. Additional distribution: presumed extirpated in Santa Clara, San Joaquin, and Tulare counties; questionable in San Luis Obispo County.	Apr-Oct Annual Herb	None: no suitable habitat present.
<i>Suaeda californica</i> California seablite	Federal: FE State: none CNPS: 1B.1 CNDDDB: G1/S1 Other: DFG: SP	Occurs in marshes and swamps (coastal salt). Recorded from Alameda, Contra Costa, San Francisco, San Luis Obispo, Santa Clara. Additional distribution: presumed extirpated in Alameda, Contra Costa and Santa Clara counties - reintroduced to San Francisco County.	Jul-Oct Shrub (evergreen)	None: no suitable habitat present.
Crassulaceae - Stonecrop Family				
<i>Dudleya abramsii</i> ssp. <i>setchellii</i> Santa Clara Valley dudleya	Federal: FE State: none CNPS: 1B.1 CNDDDB: G4T2/S2 Other: DFG: SP	Occurs in cismontane woodland, valley and foothill grassland. Substrate: serpentinite, rocky. Recorded from Santa Clara.	Apr-Jun Perennial Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Cupressaceae - Cypress Family				
<i>Hesperocypris abramsiana</i> var. <i>abramsiana</i> Santa Cruz cypress	Federal: FT State: SE CNPS: 1B.2 CNDDDB: G1T1/S1 Other: DFG: SP	Occurs in chaparral, closed-cone coniferous forest, closed-cone pine forest, lower montane coniferous forest Substrate: granitic sedimentary sandstone. Recorded from San Mateo, Santa Cruz.	n/a Tree (evergreen)	None: no suitable habitat present. Would have been detectable during present survey.
<i>Hesperocypris abramsiana</i> var. <i>butanoensis</i> Butano Ridge cypress	Federal: FT State: SE CNPS: 1B.2 CNDDDB: G1T1/S1 Other: DFG: SP	Occurs in closed-cone coniferous forest, chaparral, lower montane coniferous forest Substrate: sandstone. Recorded from San Mateo.	n/a Tree (evergreen)	None: no suitable habitat present. Would have been detectable during present survey.
Ericaceae - Heath Family				
<i>Arctostaphylos andersonii</i> Anderson's manzanita	Federal: none State: none CNPS: 1B.2 CNDDDB: G2/S2 Other: DFG: SP	Occurs in broadleaved upland forest, chaparral, mixed evergreen forest, North Coast coniferous forest, redwood forest. Recorded from San Mateo, Santa Clara, Santa Cruz.	Nov-Apr Shrub (evergreen)	None: no suitable habitat present. Would have been detectable during present survey.
<i>Arctostaphylos glutinosa</i> Schreiber's manzanita	Federal: none State: none CNPS: 1B.2 CNDDDB: G1/S1 Other: DFG: SP	Occurs in chaparral, closed-cone coniferous forest, closed-cone pine forest Substrate: sedimentary shale. Recorded from Santa Cruz.	Nov-Apr Shrub (evergreen)	None: no suitable habitat present. Would have been detectable during present survey.



Special-status Plant Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Arctostaphylos ohloneana</i> Ohlone manzanita	Federal: none State: none CNPS: 1B.1 CNDDDB: G1/S1 Other:	Occurs in closed-cone coniferous forest, coastal scrub. Substrate: siliceous shale. Recorded from Santa Cruz.	Feb-Mar Shrub (evergreen)	None: no suitable habitat present. Would have been detectable during present survey.
<i>Arctostaphylos regismontana</i> Kings Mountain manzanita	Federal: none State: none CNPS: 1B.2 CNDDDB: G2/S2 Other: DFG: SP	Occurs in broadleaved upland forest, chaparral, mixed evergreen forest, North Coast coniferous forest. Substrate: granitic sedimentary sandstone. Recorded from San Mateo, Santa Clara, Santa Cruz.	Jan-Apr Shrub (evergreen)	None: no suitable habitat present. Would have been detectable during present survey.
<i>Arctostaphylos silvicola</i> Bonny Doon manzanita	Federal: none State: none CNPS: 1B.2 CNDDDB: G1/S1 Other: DFG: SP	Occurs in chaparral, closed-cone coniferous forest, closed-cone pine forest, lower montane coniferous forest, yellow pine forest Habitats Note: sandy. Recorded from Santa Cruz.	Feb-Mar Shrub (evergreen)	None: no suitable habitat present. Would have been detectable during present survey.
Fabaceae - Legume Family				
<i>Astragalus tener</i> var. <i>tener</i> alkali milk-vetch	Federal: none State: none CNPS: 1B.2 CNDDDB: G2T2/S2 Other: DFG: SP	Occurs in playas, valley and foothill grassland (adobe clay), vernal pools Substrate: adobe clay, alkaline. Recorded from Alameda, Contra Costa, Merced, Monterey, Napa, San Benito, San Francisco, San Joaquin, Santa Clara, Solano, Sonoma, Stanislaus, Yolo. Additional distribution: presumed extirpated in Contra Costa, Monterey, San Benito, Santa Clara, San Francisco, San Joaquin, Sonoma, and Stanislaus counties.	Mar-Jun Annual Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Hoita strobilina</i> Loma Prieta hoita	Federal: none State: none CNPS: 1B.1 CNDDDB: G2/S2 Other: DFG: SP	Occurs in chaparral, cismontane woodland, riparian woodland Moisture: mesic, Substrate: usually serpentinite, Recorded from Contra Costa, Santa Clara, Santa Cruz, Alameda. Additional distribution: presumed extirpated from Alameda County.	May-Oct Perennial Herb	None: no suitable habitat present.
<i>Trifolium amoenum</i> two-fork clover	Federal: FE State: none CNPS: 1B.1 CNDDDB: G1/S1 Other: DFG: SP	Occurs in coastal bluff scrub, valley and foothill grassland Substrate: sometimes serpentinite. Recorded from Marin, Napa, San Mateo, Santa Clara, Solano, Sonoma; presumed extirpated from Napa, Santa Clara and Solano counties.	Apr-Jun Annual Herb	None: no suitable habitat present.
<i>Trifolium buckwestiorum</i> Santa Cruz clover	Federal: none State: none CNPS: 1B.1 CNDDDB: G2/S2 Other: DFG: SP	Occurs in broadleafed upland forest, cismontane woodland, coastal prairie, mixed evergreen forest. Recorded from Monterey, Santa Cruz, Sonoma.	Apr-Oct Annual Herb	Not Expected: marginally suitable habitat present. Not recorded from within 5 miles of project site.
<i>Trifolium hydrophilum</i> saline clover	Federal: none State: none CNPS: 1B.2 CNDDDB: G2/S2 Other: DFG: SP	Occurs in marshes and swamps, valley and foothill grassland (mesic, alkaline), vernal pools. Recorded from Alameda, Colusa, Monterey, Napa, San Benito, San Luis Obispo, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma. Additional distribution: questionable in Colusa County.	Apr-Jun Annual Herb	None: no suitable habitat present.
Fissidentaceae				
<i>Fissidens pauperculus</i> minute pocket-moss	Federal: none State: none CNPS: 1B.2 CNDDDB: G3/S2 Other: DFG: SP	Occurs in North Coast coniferous forest. Moisture: damp, Substrate: soils, Recorded from Butte, Humboldt, Marin, Mendocino, Santa Cruz.	n/a Moss	None: no suitable habitat present.



Special-status Plant Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 29, 2018

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Grimmiaceae				
<i>Grimmia torenii</i> Toren's grimmia	Federal: none State: none CNPS: 1B.3 CNDDDB: G2/S2 Other:	Occurs in chaparral, cismontane woodland, lower montane coniferous forest. Substrate: rocky, boulders, rock walls, carbonate and volcanic., Habitats Note: openings. Recorded from Contra Costa, Colusa, Lake, Mendocino, Monterey, Santa Cruz, San Mateo.	Moss	None: no suitable habitat present.
<i>Grimmia vaginulata</i> vaginulate grimmia	Federal: none State: none CNPS: 1B.1 CNDDDB: G2G3/S1 Other:	Occurs in chaparral. Substrate: rocky, boulders, rock walls, carbonate., Habitats Note: openings. Recorded from Contra Costa, Colusa, Lake, Mendocino, Monterey, Santa Cruz, San Mateo.	Moss	None: no suitable habitat present.
Iridaceae - Iris Family				
<i>Iris longipetala</i> coast iris	Federal: none State: none CNPS: 4.2 CNDDDB: G3/S3 Other:	Occurs in coastal prairie, lower montane coniferous forest, meadows, seeps Moisture: mesic. Recorded from Alameda, Contra Costa, Humboldt, Marin, Mendocino, Monterey, Napa, San Benito, San Francisco, San Mateo, Santa Clara, Solano, Sonoma.	Mar-May Perennial Herb (rhizomatous)	Possible: member of genus detected on site. See report for discussion.
Lamiaceae - Mint Family				
<i>Acanthomintha duttonii</i> San Mateo thorn-mint	Federal: FE State: SE CNPS: 1B.1 CNDDDB: G1/S1 Other: DFG: SP	Occurs in valley and foothill grassland, chaparral. Substrate: serpentinite. Recorded from San Mateo.	Apr-Jun Annual Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Liliaceae - Lily Family				
<i>Fritillaria liliacea</i> fragrant fritillary	Federal: none State: none CNPS: 1B.2 CNDDDB: G2/S2 Other: DFG: SP	Occurs in cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland Substrate: often serpentinite. Recorded from Alameda, Contra Costa, Marin, Monterey, San Benito, San Francisco, San Mateo, Santa Clara, Solano, Sonoma.	Feb-Apr Perennial Herb (bulbiferous)	None: no suitable habitat present.
Linaceae - Flax Family				
<i>Hesperolinon congestum</i> Marin western flax	Federal: FT State: ST CNPS: 1B.1 CNDDDB: G1/S1 Other: DFG: SP	Occurs in chaparral, valley and foothill grassland. Substrate: serpentinite. Recorded from Marin, San Francisco, San Mateo.	Apr-Jul Annual Herb	None: no suitable habitat present.
Malvaceae - Mallow Family				
<i>Malacothamnus arcuatus</i> arcuate bush-mallow	Federal: none State: none CNPS: 1B.2 CNDDDB: G2Q/S2 Other: DFG: SP	Occurs in chaparral. Recorded from San Mateo, Santa Clara, Santa Cruz.	Apr-Sep Shrub (evergreen)	None: no suitable habitat present. Would have been detectable during present survey.
<i>Malacothamnus davidsonii</i> Davidson's bush-mallow	Federal: none State: none CNPS: 1B.2 CNDDDB: G2/S2 Other: DFG: SP	Occurs in chaparral, cismontane woodland, coastal sage scrub, coastal scrub, northern coastal scrub, riparian woodland. Recorded from Los Angeles, Monterey, San Luis Obispo, San Mateo, Santa Clara.	Jun-Jan Shrub (deciduous)	None: suitable habitat present. Would have been detectable during present survey.



Special-status Plant Species Evaluated For The Lands Of Miau, 13119 Montebello Rd

Jan 29, 2018

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Malacothamnus hallii</i> Hall's bush-mallow	Federal: none State: none CNPS: 1B.2 CNDDDB: G2/S2 Other: DFG: SP	Occurs in chaparral, coastal scrub. Recorded from Contra Costa, Mendocino, Merced, San Mateo, Santa Clara, Stanislaus, Lake.	May-Oct Shrub (evergreen)	None: suitable habitat present. Would have been detectable during present survey.
Montiaceae - Montia Family				
<i>Calandrinia breweri</i> Brewer's calandrinia	Federal: none State: none CNPS: 4.2 CNDDDB: G4/S4 Other: DFG: SP	Occurs in chaparral, coastal scrub Substrate: sandy or loamy, Habitats Note: disturbed sites and burns. Recorded from Contra Costa, Los Angeles, Marin, Mariposa, Mendocino, Monterey, Napa, San Bernardino, San Diego, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Sonoma, Ventura. Santa Cruz Island, Santa Rosa Island. Also recorded from Baja California.	Mar-Jun Annual Herb	Not Expected: marginally suitable habitat present. Not recorded from within 5 miles of project site.
Onagraceae - Evening Primrose Family				
<i>Clarkia breweri</i> Brewer's clarkia	Federal: none State: none CNPS: 4.2 CNDDDB: G4/S4 Other: DFG: SP	Occurs in chaparral, cismontane woodland, coastal scrub, foothill woodland, northern coastal scrub Substrate: serpentine. Recorded from Alameda, Fresno, Merced, Monterey, San Benito, Santa Clara, Stanislaus.	Apr-May Annual Herb	None: no suitable habitat present.
<i>Clarkia concinna</i> ssp. <i>automixa</i> Santa Clara red ribbons	Federal: none State: none CNPS: 4.3 CNDDDB: G5?T3/S3 Other: DFG: SP	Occurs in chaparral, cismontane woodland. Recorded from Alameda, Santa Clara. Recorded from project vicinity.	Apr-Jul Annual Herb	Possible: suitable habitat present. See report for discussion.



Special-status Plant Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 29, 2018

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Clarkia lewisii</i> Lewis's clarkia	Federal: none State: none CNPS: 4.3 CNDDDB: G4/S4 Other: DFG: SP	Occurs in broadleaved upland forest, chaparral, cismontane woodland, closed-cone coniferous forest, coastal scrub, foothill woodland, northern coastal scrub. Recorded from Monterey, San Benito.	May-Jul Annual Herb	Not Expected: marginally suitable habitat present. Not recorded from within 5 miles of project site.
Orchidaceae - Orchid Family				
<i>Cypripedium fasciculatum</i> clustered lady's-slipper	Federal: none State: none CNPS: 4.2 CNDDDB: G4/S4 Other: DFG: SP	Occurs in Douglas-fir forest, lower montane coniferous forest, North Coast coniferous forest, redwood forest, yellow pine forest. Substrate: serpentine. Recorded from Butte, Del Norte, Humboldt, Nevada, Plumas, San Mateo, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Tehama, Trinity, Yuba. Also recorded from Idaho, Oregon, Utah, Washington, Wyoming.	Mar-Jul Perennial Herb (rhizomatous)	None: no suitable habitat present.
<i>Piperia candida</i> white-flowered rein orchid	Federal: none State: none CNPS: 1B.2 CNDDDB: G3/S3 Other: DFG: SP	Occurs in broadleaved upland forest, lower montane coniferous forest, North Coast coniferous forest, yellow pine forest. Substrate: serpentine. Recorded from Del Norte, Humboldt, Mendocino, San Mateo, Santa Cruz, Siskiyou, Sonoma, Trinity. Also recorded from Oregon, Washington.	May-Sep Perennial Herb	None: no suitable habitat present.
Orobanchaceae - Broomrape Family				
<i>Chloropyron maritimum</i> ssp. <i>palustre</i> Point Reyes bird's-beak	Federal: none State: none CNPS: 1B.2 CNDDDB: G4?T2/S2 Other: DFG: SP	Occurs in marshes and swamps Habitats Note: coastal salt marsh. Recorded from Alameda, Humboldt, Marin, San Francisco, San Mateo, Santa Clara, Sonoma. Additional distribution: presumed extirpated in Alameda, Santa Clara, and San Mateo counties. Also recorded from Oregon.	Jun-Oct Annual Herb, Hemiparasitic	None: no suitable habitat present.



Special-status Plant Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Pedicularis dudleyi</i> Dudley's lousewort	Federal: none State: SR CNPS: 1B.2 CNDDDB: G2/S2 Other: DFG: SP	Occurs in chaparral (maritime), cismontane woodland, North Coast coniferous forest, valley and foothill grassland. Recorded from Monterey, San Luis Obispo, San Mateo, Santa Cruz. Additional distribution: presumed extirpated in Santa Cruz Co.	Apr-Jun Perennial Herb	None: suitable habitat present. Would have been detectable during present survey.
Orthotrichaceae				
<i>Orthotrichum kellmanii</i> Kellman's bristle-moss	Federal: none State: none CNPS: 1B.2 CNDDDB: G2/S2 Other:	Occurs in chaparral, cismontane woodland. Substrate: sandstone and carbonate. Recorded from Monterey, San Mateo, Santa Cruz.	n/a Moss	None: no suitable habitat present.
Parmeliaceae				
<i>Usnea longissima</i> long-beard lichen	Federal: none State: none CNPS: 4.2 CNDDDB: G4/S4 Other:	Occurs in north coastal coniferous forest, broadleafed upland forest. Recorded from Humboldt, San Mateo, Santa Cruz. Additional distribution: Grows in the "redwood zone" on a variety of trees including big leaf maple, Douglas fir, oaks, ash and bay.	n/a Lichen	None: no suitable habitat present.
Plantaginaceae - Plantain Family				
<i>Collinsia corymbosa</i> round-headed Chinese houses	Federal: none State: none CNPS: 1B.2 CNDDDB: G1/S1 Other: DFG: SP	Occurs in coastal dunes. Recorded from Humboldt, Marin, Mendocino, San Francisco, Sonoma.	Apr-Jun Annual Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Collinsia multicolor</i> San Francisco collinsia	Federal: none State: none CNPS: 1B.2 CNDDDB: G2/S2 Other: DFG: SP	Occurs in closed-cone coniferous forest, coastal scrub Substrate: sometimes serpentinite. Recorded from Marin, Monterey, San Francisco, San Mateo, Santa Clara, Santa Cruz.	Mar-May Annual Herb	Not Expected: marginally suitable habitat present. Not recorded from within 5 miles of project site.
<i>Penstemon rattanii</i> var. <i>kleei</i> Santa Cruz Mountains beardtongue	Federal: none State: none CNPS: 1B.2 CNDDDB: G4T2/S2 Other: DFG: SP	Occurs in chaparral, lower montane coniferous forest, North Coast coniferous forest, yellow pine forest. Recorded from Santa Clara, Santa Cruz.	May-Jun Perennial Herb	None: no suitable habitat present.
Poaceae - Grass Family				
<i>Puccinellia simplex</i> California alkali grass	Federal: none State: none CNPS: 1B.2 CNDDDB: G3/S2 Other:	Occurs in chenopod scrub, meadows, seeps, valley and foothill grassland, vernal pools. Sinks, flats, and lake margins. Moisture: vernal mesic. Habitats Note: alkaline. Recorded from Alameda, Butte, Colusa, Contra Costa, Fresno, Glenn, Kern, Lake, Los Angeles, Madera, Merced, Napa, San Bernardino, San Luis Obispo, Santa Clara, Santa Cruz, Solano, Stanislaus, Tulare, Yolo. Additional distribution: Presumed extirpated in Kings County.	Mar-May Annual Herb	None: no suitable habitat present.
Polemoniaceae - Phlox Family				
<i>Leptosiphon ambiguus</i> serpentine linanthus	Federal: none State: none CNPS: 4.2 CNDDDB: G4/S4 Other: DFG: SP	Occurs in cismontane woodland, coastal scrub, foothill woodland, northern coastal scrub, valley and foothill grassland. Substrate: usually serpentinite. Recorded from Alameda, Contra Costa, Merced, San Benito, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Stanislaus.	Mar-Jun Annual Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The Lands Of Miau, 13119 Montebello Rd

Jan 29, 2018

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Navarretia prostrata</i> prostrate navarretia	Federal: none State: none CNPS: 1B.1 CNDDDB: G2/S2 Other: DFG: SP	Occurs in coastal sage scrub, coastal scrub, valley and foothill grassland, vernal pools. Recorded from Alameda, Fresno, Los Angeles, Merced, Monterey, Orange, Riverside, San Bernardino, San Diego, San Luis Obispo, Santa Clara.	Apr-Jul Annual Herb	None: no suitable habitat present.
Polygonaceae - Buckwheat Family				
<i>Chorizanthe pungens</i> var. <i>hartwegiana</i> Ben Lomond spineflower	Federal: FE State: none CNPS: 1B.1 CNDDDB: G2T1/S1 Other: DFG: SP	Occurs in lower montane coniferous forest, yellow pine forest Habitats Note: sandy. Recorded from Santa Cruz.	Apr-Jul Annual Herb	None: no suitable habitat present.
<i>Chorizanthe robusta</i> var. <i>robusta</i> robust spineflower	Federal: FE State: none CNPS: 1B.1 CNDDDB: G2T1/S1 Other: DFG: SP	Occurs in chaparral (maritime), cismontane woodland (openings), coastal dunes, coastal scrub Substrate: sandy, gravelly. Recorded from Alameda, Marin, Monterey, San Francisco, San Mateo, Santa Clara, Santa Cruz. Additional distribution: presumed extirpated in Alameda, Santa Clara and San Mateo counties; questionable in Marin..	Apr-Sep Annual Herb	None: no suitable habitat present.
<i>Eriogonum nudum</i> var. <i>decurrens</i> Ben Lomond buckwheat	Federal: none State: none CNPS: 1B.1 CNDDDB: G5T1/S1 Other: DFG: SP	Occurs in chaparral, cismontane woodland, foothill woodland, lower montane coniferous forest, yellow pine forest Habitats Note: sandy. Recorded from Alameda, Santa Cruz.	Jun-Oct Perennial Herb	None: no suitable habitat present. Would have been detectable during present survey.



Special-status Plant Species Evaluated For The Lands Of Miau, 13119 Montebello Rd

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Portulacaceae - Purslane Family				
<i>Calyptidium parryi</i> var. <i>hesseae</i> Santa Cruz Mountains pussypaws	Federal: none State: none CNPS: 1B.1 CNDDDB: G3G4T2/S2 Other: DFG: SP	Occurs in chaparral, cismontane woodland, foothill woodland. Substrate: sandy or gravelly, Habitats Note: openings. Recorded from Monterey, San Luis Obispo, Santa Clara, Santa Cruz, Stanislaus.	May-Aug Annual Herb	None: no suitable habitat present.
Potamogetonaceae - Pondweed Family				
<i>Stuckenia filiformis</i> ssp. <i>alpina</i> slender-leaved pondweed	Federal: none State: none CNPS: 2B.2 CNDDDB: G5T5/S3 Other: DFG: SP	Occurs in marshes and swamps. Moisture: shallow, freshwater. Recorded from Alameda, Butte, Contra Costa, El Dorado, Lassen, Mariposa, Merced, Modoc, Mono, Placer, San Mateo, Santa Clara, Shasta, Sierra, Solano, Sonoma. Additional distribution: presumed extirpated from Santa Clara County. Also recorded from Arizona, Nevada, Oregon, Washington.	May-Jul Perennial Herb (rhizomatous), Aquatic	None: no suitable habitat present.
Primulaceae - Primrose Family				
<i>Androsace elongata</i> ssp. <i>acuta</i> California androsace	Federal: none State: none CNPS: 4.2 CNDDDB: G5?T3T4/S3S4 Other: DFG: SP	Occurs in chaparral, cismontane woodland, coastal scrub, meadows, seeps, pinyon and juniper woodland, valley and foothill grassland Moisture: dry. Recorded from Alameda, Colusa, Contra Costa, Fresno, Glenn, Kern, Los Angeles, Merced, Riverside, San Benito, San Bernardino, San Diego, San Joaquin, San Luis Obispo, San Mateo, Santa Clara, Siskiyou, Stanislaus, Tehama. Also recorded from Oregon, Baja California.	Mar-Jun Annual Herb	None: no suitable habitat present.
Ranunculaceae - Buttercup Family				
<i>Ranunculus lobbii</i> Lobb's aquatic buttercup	Federal: none State: none CNPS: 4.2 CNDDDB: G4/S3 Other: DFG: SP	Occurs in cismontane woodland, North Coast coniferous forest, valley and foothill grassland, vernal pools Moisture: mesic. Recorded from Alameda, Contra Costa, Marin, Mendocino, Napa, Solano, Sonoma, Santa Cruz, San Mateo. Also recorded from Oregon.	Feb-May Annual Herb, Aquatic	None: no suitable habitat present.



Special-status Plant Species Evaluated For The Lands Of Miau, 13119 Montebello Rd

Jan 29, 2018

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Rubiaceae - Madder Family				
<i>Galium andrewsii</i> ssp. <i>gatense</i> serpentine bedstraw	Federal: none State: none CNPS: 4.2 CNDDDB: G5T3/S3 Other: DFG: SP	Occurs in chaparral, cismontane woodland, foothill woodland, lower montane coniferous forest, yellow pine forest Substrate: serpentine. Recorded from Alameda, Contra Costa, Fresno, Monterey, San Benito, San Luis Obispo, Santa Clara.	Apr-Jul Perennial Herb	None: no suitable habitat present.
Thymelaeaceae - Mezereum Family				
<i>Dirca occidentalis</i> western leatherwood	Federal: none State: none CNPS: 1B.2 CNDDDB: G2/S2 Other: DFG: SP	Occurs in broadleaved upland forest, closed-cone coniferous forest, chaparral, cismontane woodland, North Coast coniferous forest, riparian forest, riparian woodland Moisture: mesic. Recorded from Alameda, Contra Costa, Marin, San Mateo, Santa Clara, Sonoma. Recorded from project vicinity.	Jan-Apr Shrub (deciduous)	None: suitable habitat present. Would have been detectable during present survey.

APPENDIX C. SPECIAL-STATUS ANIMAL SPECIES



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
Branchiopoda - Branchiopods			
<i>Lepidurus packardii</i> vernal pool tadpole shrimp	Federal FE State none Other DFW: SA Global/State Rank: G4/S3S4	Inhabits vernal pools and grassy swales of unplowed grasslands. Tolerant of mud-bottoms and highly turbid conditions. Recorded from Alameda, Butte, Colusa, Fresno, Kings, Merced, Placer, Sacramento, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Yolo, Yuba counties.	None: no suitable habitat present.
Gastropoda - Snails And Slugs			
<i>Tryonia imitator</i> mimic tryonia	Federal none State none Other DFW: SA Global/State Rank: G2/S2	Inhabits coastal lagoons, estuaries and salt marshes. Found only in permanently submerged areas in a variety of sediment types. Tolerant of a wide range of salinities. Recorded from Alameda, Los Angeles, Monterey, Orange, San Diego, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Sonoma, Ventura counties. Additional distribution: occurs from Sonoma County south to San Diego County.	None: no suitable habitat present.
Malacostraca			
<i>Calasellus californicus</i> no common name	Federal none State none Other DFW: SA Global/State Rank: G2/S2	A blind freshwater isopod measuring up to 6.2mm, with 5 setae on the inner lobe of the maxilla. Occurs in freshwater habits including wells and springs. Recorded from Lake, Napa, Santa Clara counties. Additional distribution: known from only a single collection in each county.	None: no suitable habitat present.
Insecta - Insects			
<i>Bombus caliginosus</i> obscure bumble bee	Federal none State none Other DFW: SA Global/State Rank: G4?/S1S2	Coastal areas, on Baccharis, Cirsium, Lupinus, Lotus, Grindelia and Phacelia. Distributed in coastal areas from northern Washington to southern California. Recorded from Del Norte, Humboldt, Marin, Mendocino, Monterey, San Luis Obispo, San Mateo, Santa Barbara, Sonoma counties. Also from Oregon, Washington. Recorded from 3-5 miles of project site..	Not expected: marginally suitable habitat present. Forage species present but not in a coastal prairie or meadow setting.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Bombus crotchii</i> Crotch bumble bee	Federal none State none Other DFW: SA Global/State Rank: G3G4/S1S2	Inhabits open grassland and scrub habitats. Food plants include Antirrhinum, Clarkia, Dendromecon, Eschscholzia, Eriogonum, and Phacelia. Nests are often located underground in abandoned rodent nests, or above ground in tufts of grass, old bird nests, rock piles, or cavities in dead trees. Exclusive to coastal California east towards the Sierra-Cascade Crest and into western Nevada. Recorded from Alameda, Calaveras, Colusa, Contra Costa, Fresno, Glenn, Inyo, Kern, Los Angeles, Madera, Mariposa, Mendocino, Merced, Modoc, Monterey, San Benito, San Bernardino, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Siskiyou, Sonoma, Stanislaus, Tehama, Tulare, Tuolumne, Ventura, Yolo counties. Also from SW Nevada.	None: no suitable habitat present.
<i>Bombus occidentalis</i> western bumble bee	Federal none State none Other DFW: SA FS: S Global/State Rank: G2G3/S1 Xerces: I	Once very common in the western United States and western Canada, but populations from southern British Columbia to Central California have nearly disappeared. Still found in the northern and eastern portions of its historic range. It is an important pollinators of wild flowering plants and crops (e.g., Centaurea, Chrysothamnus, Cirsium, Eriogonum, Melilotus, and Trifolium). Recorded from Alameda, Alpine, Butte, Calaveras, Contra Costa, Del Norte, El Dorado, Fresno, Humboldt, Imperial, Lake, Lassen, Marin, Mariposa, Mendocino, Modoc, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Bernardino, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Sonoma, Tehama, Trinity, Tulare, Tuolumne, Yolo counties.	Not expected: marginally suitable habitat present.
<i>Callophrys mossii bayensis</i> San Bruno elfin butterfly	Federal FE State none Other DFW: SA Global/State Rank: G4T1/S1 Xerces: C	Inhabits coastal, mountainous areas with grassy ground cover. Colonies are located on steep, north-facing slopes within the fog belt. Larval host plant is Sedum spathulifolium. Recorded from San Mateo, Marin counties. Additional distribution: primary populations are located in the vicinity of San Bruno Mountain.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Euphydryas editha bayensis</i> bay checkerspot butterfly	Federal FT State none Other DFW: SA Global/State Rank: G5T1/S1 Xerces: C	Inhabits native grasslands on outcrops of serpentine soil. The primary host plant is <i>Plantago erecta</i> . Secondary host plants include <i>Orthocarpus densiflorus</i> and <i>O. purpurascens</i> . Recorded from Alameda, San Francisco, San Mateo, Santa Clara counties. Additional distribution: occurs in the vicinity of the San Francisco Bay.	None: no suitable habitat present.
<i>Speyeria adiastrum adiastrum</i> unsilvered fritillary butterfly	Federal none State none Other AFS: Endangered DFW: SA Global/State Rank: G1G2T1/S1	Inhabits xeric openings in conifer and redwood forests, as well as oak woodlands, chaparral, and grassy slopes. Caterpillar host plants are violets, including <i>Viola quercetorum</i> . Restricted to the higher elevations of the Santa Cruz Mountains. Recorded from San Mateo, Santa Clara, Santa Cruz counties.	None: no suitable habitat present.
<i>Trimerotropis infantilis</i> Zayante band-winged grasshopper	Federal FE State none Other DFW: SA Global/State Rank: G1/S1	Restricted to sand parkland habitat found on ridges and hills within the Zayante San Hills ecosystem. Recorded from Santa Cruz County.	None: no suitable habitat present. Site is outside of the species' range.
Actinopterygii - Ray-finned Fishes			
<i>Oncorhynchus kisutch</i> coho salmon - Central Cal. coast ESU	Federal FE State SE Other AFS: E DFW: SA Global/State Rank: G4/S2?	Anadromous. Inhabits Bay Area and coastal rivers and streams with fish access from/to ocean, cover and acceptable water quality. Requires beds of loose, silt-free, coarse gravel for spawning. Also requires cover, cool water and sufficient dissolved oxygen. Federal Listing covers populations between Punta Gorda and San Lorenzo River. State listing covers populations south of San Francisco Bay only. Recorded from Humboldt, Marin, Mendocino, Santa Cruz, Sonoma counties.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Oncorhynchus mykiss irideus</i> steelhead - central Calif. coast DPS	Federal FT State none Other AFS: T DFW: SA Global/State Rank: G5T2T3Q/S2 S3	The Distinct Population Segment includes steelhead inhabiting streams and tributaries from the Russian River south to Soquel Creek and to, but not including the Pajarro River. Also occurs in the San Francisco and San Pablo basins. Recorded from Alameda, Marin, Napa, San Mateo, Santa Cruz, Sonoma counties.	None: no suitable habitat present.
<i>Spirinchus thaleichthys</i> longfin smelt-San Francisco bay-delta DPS	Federal FC State ST Other DFW: SSC Global/State Rank: G5/S1	Found mostly close to shore, in bays and estuaries, ascending coastal streams to spawn. Anadromous. Occurs in fresh and brackish water, and marine environments.	None: no suitable habitat present.
Amphibia - Amphibians			
<i>Ambystoma californiense</i> California tiger salamander - Central Calif. DPS	Federal FT State ST Other DFW: WL Global/State Rank: G2G3/S2S3	Needs underground refuges, especially ground squirrel burrows and vernal pools or other seasonal water sources for breeding. Recorded from Alameda, Amador, Butte, Calaveras, Contra Costa, Fresno, Kern, Kings, Madera, Mariposa, Merced, Monterey, Riverside, Sacramento, San Benito, San Joaquin, San Luis Obispo, San Mateo, Santa Clara, Santa Cruz, Solano, Stanislaus, Sutter, Tulare, Yolo counties.	None: no suitable habitat present.
<i>Aneides niger</i> Santa Cruz black salamander	Federal none State none Other DFW: SSC Global/State Rank: G3/S3	Mixed deciduous and coniferous woodlands and coastal grasslands. Adults found under rocks, talus, and damp woody debris. Recorded from Santa Clara, Santa Cruz, Santa Cruz counties. Recorded from project vicinity at Steven's Creek..	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Dicamptodon ensatus</i> California giant salamander	Federal none State none Other DFW: SSC Global/State Rank: G3/S2S3	Occurs up to 2,160 m (6,500 ft) primarily in humid coastal forests, especially in Douglas-fir, redwood, red fir, and montane and valley-foothill riparian habitats (Stebbins 1972). They live in or near streams in damp forests. Aquatic adults and larvae are found in cool, rocky streams and occasionally in lakes and ponds (Nussbaum and Clothier 1973). Year-round residents of north-central California, from southern Santa Cruz County to extreme southern Mendocino and Lake counties. Recorded from project vicinity at Steven's Creek Reservoir.	None: no suitable habitat present.
<i>Rana boylei</i> foothill yellow-legged frog	Federal none State SCT Other BLM: S DFW: SSC FS: S Global/State Rank: G3/S3	Inhabits partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying. Requires at least 15 weeks to complete metamorphosis. Recorded from Butte, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Lake, Madera, Marin, Mariposa, Mendocino, Merced, Monterey, Napa, Nevada, Placer, Plumas, San Benito, San Joaquin, San Luis Obispo, San Mateo, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Tehama, Trinity, Tulare, Tuolumne, Yolo counties.	None: no suitable habitat present.
<i>Rana draytonii</i> California red-legged frog	Federal FT State none Other DFW: SSC Global/State Rank: G2G3/S2S3	Inhabits lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat. Recorded from Alameda, Butte, Butte, Calaveras, Contra Costa, El Dorado, Fresno, Glenn, Lake, Los Angeles, Marin, Mariposa, Mendocino, Merced, Monterey, Napa, Nevada, Placer, Plumas, Riverside, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Solano, Sonoma, Stanislaus, Tehama, Tuolumne, Ventura, Yuba counties.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Taricha rivularis</i> red-bellied newt	Federal none State none Other DFW: SSC Global/State Rank: G4/S2	Inhabits primarily redwood forest, but also found within mixed conifer, valley-foothill woodland, montane hardwood and hardwood-conifer habitats. Recorded from Humboldt, Lake, Mendocino, Sonoma counties.	Not expected: marginally suitable habitat present. Not recorded from within three miles of the project site.
Reptilia - Reptiles			
<i>Anniella pulchra</i> Northern California legless lizard	Federal State Other DFW: SSC FS: S Global/State Rank: G3/S3	Occurs in chaparral, coastal dunes and coastal scrub. Inhabits sandy or loose loamy soils under sparse vegetation. Prefers soils with a high moisture content. Recorded from Alameda, Contra Costa, Fresno, Kern, Los Angeles, Madera, Merced, Merced, Monterey, San Benito, San Joaquin, San Luis Obispo, Santa Barbara, Santa Cruz, Tulare counties.	None: no suitable habitat present.
<i>Emys marmorata</i> Pacific pond turtle	Federal none State none Other BLM: S DFW: SSC FS: S Global/State Rank: G3G4/S3	A thoroughly aquatic turtle inhabiting ponds, marshes, rivers, streams and irrigation ditches with aquatic vegetation. Needs basking sites and sandy banks or grassy open fields in upland areas for egg-laying. Recorded from Alameda, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Kern, Kings, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba counties.	None: no suitable habitat present.
<i>Thamnophis sirtalis tetrataenia</i> San Francisco garter snake	Federal FE State SE Other DFW: FP Global/State Rank: G5T2Q/S2	Occurs in the vicinity of freshwater marshes, ponds and slow moving streams. Prefers dense cover and water depths of at least one foot. Upland areas near water are also very important. Recorded from San Mateo, Santa Cruz counties.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miau, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
Aves - Birds			
<i>Accipiter cooperii</i> Cooper's hawk	Federal none State none Other DFW: WL FWS: MBTA Global/State Rank: G5/S4	Inhabits primarily open, interrupted or marginal woodlands. Nests mainly in riparian groves of deciduous trees in canyon bottoms on river flood-plains. Also nests in coast live oak. DFW listing covers nesting individuals only.	Possible: suitable habitat present. See report for discussion.
<i>Aechmophorus clarkii</i> western grebe	Federal none State none Other FWS: BCC, MBTA Global/State Rank: n/a	Uncommon to fairly common on large lakes near coast and inland at low elevations, and rare in Great Basin, on Modoc Plateau and south locally to Inyo Co. Also nest locally elsewhere, including Sacramento National Wildlife Refuge, Lake Havasu, Salton Sea, and Sweetwater Reservoir (San Diego Co.)	None: no suitable habitat present.
<i>Agelaius tricolor</i> tricolored blackbird	Federal none State SCE Other ABC: WL BLM: S DFW: SSC FWS: BCC; MBTA Global/State Rank: G2G3/S1S2	Highly colonial species. Requires open water, protected nesting substrate, and foraging areas with insect prey within a few km of the colony. Greatest concentrations are in the Central Valley and vicinity. Largely endemic to California. DFG listing covers nesting colonies only.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miau, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Aquila chrysaetos</i> golden eagle	Federal none State none Other CDF: S DFW: FP, WL FWS: BCC, BEPA, MBTA Global/State Rank: G5/S3	Nests and winters in rolling foothills and mountain areas in sage-juniper flats and deserts. Nests on cliff-walled canyons and large trees in open areas. DFW listing covers nesting and wintering birds only.	None: no suitable nesting habitat present. Not recorded from within five miles of the project site.
<i>Ardea herodias</i> great blue heron	Federal none State none Other CDF: S DFW: SA FWS: MBTA Global/State Rank: G5/S4	Nests colonially in tall trees, cliffsides, and sequestered spots on marshes. Rookery sites are usually in close proximity to foraging areas such as marshes, lake margins, tide-flats, rivers and streams, wet meadows. DFG listing covers nesting colonies only. Recorded from Alameda, Butte, Del Norte, Humboldt, Imperial, Lake, Lassen, Marin, Merced, Monterey, Placer, Riverside, Sacramento, San Joaquin, San Mateo, Santa Clara, Shasta, Siskiyou, Solano, Sonoma, Stanislaus, Tehama, Tulare, Yolo counties.	None: no suitable habitat present.
<i>Arenaria melanocephala</i> black turnstone	Federal none State none Other FWS: BCC; MBTA Global/State Rank: n/a	Common to abundant on rocky shores of marine habitats along the entire California coast (and on offshore islands) from late July to early May. Not as abundant in winter as in fall and spring seasons (Page et al. 1979). Small numbers of nonbreeders remain through the summer. Partial to rugged, rocky, intertidal coasts, but also occurs on outer coast sandy beaches and on estuarine mudflats. Often the most common of wintering, rocky intertidal shorebirds. A few inland records exist, mostly from the Salton Sea.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miau, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Asio otus</i> long-eared owl	Federal none State none Other DFW: SSC FWS: MBTA Global/State Rank: G5/S3?	Inhabits riparian bottomlands grown to tall willows and cottonwoods. Also occurs in belts of live oak paralleling stream courses. Requires adjacent open land with abundant mice. Utilizes old nests of crows, hawks, or magpies for breeding. DFW listing covers nesting birds only. Recorded from Inyo, Kern, Lassen, Modoc, Mono, Nevada, Orange, Riverside, San Bernardino, Santa Clara counties.	None: no suitable habitat present.
<i>Athene cunicularia</i> burrowing owl	Federal none State none Other BLM: S DFW: SSC FWS: BCC; MBTA Global/State Rank: G4/S3	Inhabits open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. Nests underground in mammal burrows, especially those of California ground squirrel. DFW listing covers burrow sites and some wintering sites only.	None: no suitable habitat present.
<i>Baeolophus inornatus</i> oak titmouse	Federal none State none Other ABC: WL DFW: SA FWS: BCC, MBTA Global/State Rank: G4/S4	Common species primarily associated with oaks. Occurs in montane hardwood-conifer, montane hardwood, blue, valley, and coastal oak woodlands, and montane and valley foothill riparian habitats. Range encircles San Joaquin Valley, extending east from the coast through Kern Co. onto the western slope of the Sierra Nevada north to Shasta Co. DFW listing covers nesting individuals only.	Possible: suitable habitat present. See report for discussion.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Brachyramphus marmoratus</i> marbled murrelet	Federal FT State SE Other ABC: WL CDF: S DFW: SA FWS: MBTA Global/State Rank: G3G4/S1	Nests in old-growth redwood-dominated forests, up to six miles inland, often in Douglas fir trees. Forages near-shore. Nests inland along the northern California coast. Listings cover nesting sites.	None: no suitable habitat present. Not recorded from within five miles of the project site.
<i>Buteo swainsoni</i> Swainson's hawk	Federal none State ST Other ABC: WL BCC AUD: WL DFW: SA FS: S FWS: BCC; MBTA Global/State Rank: G5/S3	Breeds in stands with few trees in juniper-sage flats, riparian areas and in oak savannah. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations. DFW listing covers nesting birds. Recorded from Butte, Colusa, Contra Costa, Fresno, Glenn, Inyo, Kern, Kings, Lassen, Los Angeles, Madera, Merced, Modoc, Mono, Placer, Sacramento, San Bernardino, San Joaquin, Siskiyou, Solano, Stanislaus, Sutter, Tehama, Tulare, Yolo counties.	None: no suitable habitat present. Not recorded from within five miles of the project site.
<i>Calypte costae</i> Costa's hummingbird	Federal none State none Other AUD: WL DFW: SA FWS: BCC, MBTA Global/State Rank: G5/S4 USBC: Watch List	Primary habitats are desert wash, edges of desert riparian and valley foothill riparian, coastal scrub, desert scrub, desert succulent shrub, lower-elevation chaparral, and palm oasis. Most common and widespread in southern California, but also breeds locally along the western edge of the San Joaquin Valley and the eastern edge of the Sierra Nevada north through Inyo Co. Occurs regularly in spring and summer in Siskiyou Co. DFW listed covers nesting individuals only.	Not expected: no suitable nesting habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Catoptrophorus semipalmata</i> willet	Federal none State none Other FWS: BCC; MBTA Global/State Rank: n/a	Abundant in nonbreeding season (July through April) in estuarine habitats, saline emergent wetlands, and salt ponds along the entire California coast. Intertidal mudflats are a very important winter feeding habitat, where the willet is among the most common of the large shorebirds. It is less common in this season on sandy marine shores, at the Salton Sea, parts of the Central Valley, and other inland habitats (Cogswell 1977). Uncommon to locally common breeder from April to August on wet meadows in Modoc, Lassen, and Plumas cos. Has bred as far south as Lake Tahoe, and may do so south through Mono Co. Small numbers remain on the coast in the breeding season, but do not nest.	None: no suitable habitat present.
<i>Chamaea fasciata</i> wrentit	Federal none State none Other FWS: BCC; MBTA Global/State Rank: n/a	A common, characteristic resident of California chaparral habitat. Also frequents shrub understory of coniferous habitats from the coast to lower regions of mountains throughout cismontane California (Grinnell and Miller 1944). Absent east of the Cascade-Sierra Nevada crest in Great Basin and southeastern deserts, except extends east in small numbers into southwestern Modoc Co. and into eastern Plumas Co. Absent from Channel Islands.	None: no suitable habitat present.
<i>Charadrius alexandrinus nivosus</i> western snowy plover	Federal FT State none Other ABC: WL DFW: SSC FWS: BCC, MBTA Global/State Rank: G3T3/S2S3	Inhabits sandy beaches, salt pond levees and shores of large alkali lakes. Requires sandy, gravelly or friable soils for nesting. Federal listing applies only to the Pacific coastal population. Listings cover nesting sites only. AUD listing covers full species.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Circus cyaneus</i> northern harrier	Federal none State none Other DFW: SSC FWS: MBTA Global/State Rank: G5/S3	Inhabits both freshwater and saltwater marshes and adjacent upland grasslands. Nests on the ground in tall grasses in grasslands and meadows. Breeding begins in March; single-brooded. DFW listing covers nesting individuals only.	None: no suitable habitat present.
<i>Coccyzus americanus occidentalis</i> western yellow-billed cuckoo	Federal FT State SE Other DFW: SA FS: S FWS: BCC FWS: MBTA Global/State Rank: G5T2T3/S1	Nests in riparian forests along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, with understory of blackberry, nettles, or wild grape. DFW listing covers nesting birds only; FWS listing covers full species. Recorded from Butte, Colusa, Fresno, Glenn, Imperial, Inyo, Kern, Lake, Los Angeles, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Joaquin, San Luis Obispo, Siskiyou, Sonoma, Sutter, Tehama, Ventura counties.	None: no suitable habitat present.
<i>Coturnicops noveboracensis</i> yellow rail	Federal none State none Other ABC: WLBCC AUD: WL DFW: SSC FWS: BCC; MBTA Global/State Rank: G4/S1S2	The yellow rail is a small, secretive marshbird that runs under vegetation in freshwater marshlands. Breeds in north-central California and Oregon. Summer resident in the eastern Sierra Nevada. Winters in the San Francisco Bay Area. Recorded from Mono County.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Cypseloides niger</i> black swift	Federal none State none Other ABC: WL AUD: WL-Y DFW: SSC FWS: BCC; MBTA Global/State Rank: G4/S2	Inhabits the coastal belt of the Central Coast, central and southern Sierra Nevada, and San Bernardino and San Jacinto mountains. Breeds in small colonies on cliffs behind or adj to waterfalls in deep canyons and sea-bluffs above surf. Forages widely. DFW listing covers nesting individuals only.	None: no suitable habitat present.
<i>Egretta thula</i> snowy egret	Federal none State none Other DFW: SA FWS: MBTA Global/State Rank: G5/S4	Nests colonially, with nest sites situated in protected beds of dense tules. Rookery sites are usually situated close to foraging areas consisting of marshes, tidal-flats, streams, wet meadows, and borders of lakes. DFG listing covers rookeries only. Recorded from Contra Costa, Del Norte, Humboldt, Kern, Marin, Riverside, Sacramento, Stanislaus counties.	None: no suitable habitat present.
<i>Elanus leucurus</i> white-tailed kite	Federal none State none Other DFW: FP FWS: MNB, MBTA Global/State Rank: G5/S3S4	Inhabits rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodlands. Utilizes open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching. DFW listing covers nesting individuals only. Nesting has been recorded within 3 miles of the site..	Possible: marginally suitable nesting habitat present. See report for discussion.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Falco peregrinus anatum</i> American peregrine falcon	Federal Delisted State Delisted Other CDF: S DFW: FP FWS: BCC, MBTA Global/State Rank: G4T4/S3S4	Nests near wetlands, lakes, rivers, or other water bodies, on cliffs, banks, dunes, mounds, and human-made structures. Nests consist of a scrape on a depression or ledge in an open site. DFW listing covers nesting individuals only.	None: no suitable nesting habitat present.
<i>Geothlypis trichas sinuosa</i> saltmarsh common yellowthroat	Federal none State none Other DFW: SSC FWS: BCC, MBTA Global/State Rank: G5T3/S3	Inhabits freshwater and salt marshes. Requires thick, continuous cover down to water surface for foraging. Nests in tall grasses, tule patches and willows. Resident of the San Francisco Bay region. Recorded from Alameda, Marin, Napa, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma counties.	None: no suitable habitat present.
<i>Haematopus bachmani</i> black oystercatcher	Federal none State none Other AUD: WL FWS: BCC; MBTA Global/State Rank: n/a USBC: Watch List	A permanent resident on rocky shores of marine habitats along almost the entire California coast, and on adjacent islands. Uncommon to locally fairly common in northern and central California and on Channel Islands. Rare on mainland coast south of Pt. Conception (Santa Barbara Co.). DFW listing covers nesting birds.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Haliaeetus leucocephalus</i> bald eagle	Federal Delisted State SE Other BLM: S CDF: S DFW: FP FWS: BCC, MBTA Global/State Rank: G5/S3 USFS: S	Found on ocean shores, lake margins, and rivers. Mostly nests within 1 mile of water. Nests in large, old-growth, or dominant live trees with open branches, especially ponderosa pine. Roosts communally in winter. Occasional visitor to San Francisco Bay habitats, primarily in migration and winter. Delisted in 2007 and no longer covered under FESA. DFW listing covers nesting and wintering birds only. Recorded from Alameda, Butte, Calaveras, Colusa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Inyo, Lake, Lassen, Los Angeles, Madera, Mendocino, Modoc, Mono, Monterey, Napa, Nevada, Plumas, Riverside, San Bernardino, San Luis Obispo, Santa Barbara, Shasta, Sierra, Siskiyou, Tehama, Trinity, Tuolumne, Yuba counties.	None: no suitable nesting habitat present. Not recorded from within five miles of the project site.
<i>Laterallus jamaicensis coturniculus</i> California black rail	Federal none State ST Other ABC: WL DFW: FP FWS: BCC, MBTA Global/State Rank: G3G4T1/S1	Inhabits freshwater marshes, wet meadows and shallow margins bordering large bays. Also found in freshwater and brackish marshes, near sea level. AUD, FWS & ABC listings cover full species. Recorded from Alameda, Butte, Contra Costa, Imperial, Los Angeles, Marin, Napa, Nevada, Orange, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Cruz, Solano, Sonoma, Yuba counties.	None: no suitable habitat present.
<i>Limnodromus griseus</i> short-billed dowitcher	Federal none State none Other FWS: BCC, MBTA Global/State Rank: n/a	Common in saltwater habitats. Common to abundant during spring (late March to mid-May) and fall (mid-July to October) migration along the entire coast of California, where it typically occurs on intertidal mudflats of estuarine habitats.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

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Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Limosa fedoa</i> marbled godwit	Federal none State none Other FWS: BCC, MBTA Global/State Rank: n/a	Most common on estuarine mudflats, but also occurs on sandy beaches, open shores, saline emergent wetlands, and adjacent wet upland fields. A common to abundant migrant and winter visitant from mid-August to early May in estuarine habitats the length of the state. A fairly common migrant and winter visitant at the Salton Sea, but generally rare elsewhere in the interior of the state.	None: no suitable habitat present.
<i>Melanerpes lewis</i> Lewis' woodpecker	Federal none State none Other AUD: WL BLM: S DFW: SA FWS: BCC; MBTA Global/State Rank: G4/S4	Requires open habitats with scattered trees and snags with cavities. Cover provided by cavities and foliage of trees and shrubs. An uncommon, local winter resident occurring in open oak savannahs, broken deciduous, and coniferous habitats. Found along eastern slopes of the Coast Ranges south to San Luis Obispo Co. Also winters in the Central Valley, Modoc Plateau, and the Transverse and other Ranges in southern California. Breeds locally along eastern slopes of the Coast Ranges, and in the Sierra Nevada, Warner Mts., Klamath Mts., and in the Cascade Range. DFW listing covers nesting individuals only.	Possible: suitable nesting habitat present. See report for discussion.
<i>Melospiza melodia pusillula</i> Alameda song sparrow	Federal none State none Other DFW: SSC FWS: BCC; MBTA Global/State Rank: G5T2/S2S3	Inhabits pickleweed marshes. Nests low in <i>Grindelia</i> bushes (high enough to escape high tides) and in pickleweed. Resident of salt marshes bordering the southern arm of San Francisco Bay.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miau, 13119 Montebello Rd

Jan 31, 2018

SORTED BY CLASS

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Numenius americanus</i> long-billed curlew	Federal: none State: none Other: DFW: WL FWS: BCC; MBTA Global/State Rank: G5/S2	Breeds in upland shortgrass prairies and wet meadows in northeastern California. Inhabits gravelly soils and gently rolling terrain are favored over others. DFW listing covers nesting birds only.	None: no suitable habitat present.
<i>Numenius phaeopus</i> whimbrel	Federal: none State: none Other: FWS: BCC, MBTA Global/State Rank: n/a	On the coast, forages on rocky intertidal and sandy beach marine habitats, on the intertidal mudflats of estuarine habitats, and on wet meadow and pasture habitats adjacent to the immediate coast. Occasionally forages on lawns or golf courses. Inland, prefers flooded fields, wet meadows, croplands and the margins of riverine and lacustrine habitats. Fairly common to abundant as a spring migrant from mid-March to late May. Less common, but still numerous, in fall migration from early August to mid-October. In winter, rare to very uncommon in coastal central California, but fairly common along the southern California coast. Absent, or very rare, in winter on the northern California coast and in the interior part of the state.	None: no suitable habitat present.
<i>Pandion haliaetus</i> osprey	Federal: none State: none Other: CDF: S DFW: WL FWS: MBTA Global/State Rank: G5/S4	Nests along ocean shores, bays, freshwater lakes, and larger streams. Constructs large nests in tree-tops within 15 miles of good fish-producing body of water. DFW listing covers nesting individuals only.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

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Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Pica nuttalli</i> yellow-billed magpie	Federal none State none Other DFW: SA FWS: BCC, MBTA Global/State Rank: G3G4/S3S4	Inhabits valley foothill hardwood, valley foothill hardwood-conifer, valley foothill riparian, orchard vineyard, cropland, pasture, and urban habitats. A common, yearlong resident of the Central Valley, and coastal mountain ranges south from San Francisco Bay to Santa Barbara Co. Also breeds locally on the coast in Monterey Co., and is casual in winter on the coast north to Sonoma Co. Rare visitor in Shasta Valley, Siskiyou Co. DFW listing covers nesting and communal roost sites.	Not expected: marginally suitable habitat present. Uncommon breeder in county.
<i>Picoides nuttallii</i> Nuttall's woodpecker	Federal none State none Other ABC: WL FWS: BCC, MBTA Global/State Rank: n/a	Inhabits oak woodland and mixed riparian woodlands. Forage along bark of trees for insects; also feeds on acorns. Cavity nester. Breeding begins in March; single-brooded.	Possible: suitable nesting habitat present. See report for discussion.
<i>Progne subis</i> purple martin	Federal none State none Other DFW: SSC Global/State Rank: G5/S3	Nests in tall, old trees near a body of water in open forests, woodlands, & riparian habitats. Forages in valley foothills, meadows, grasslands, montane hardwood, riparian habitats, closed-cone pine-cypress, ponderosa pine, Douglas fir, & redwood forests. Breeds from May to mid-August; primarily single-brooded. DFW listing covers nesting individuals only.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

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Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Rallus longirostris obsoletus</i> California Ridgway's rail	Federal FE State SE Other ABC: WL DFW: FP FWS: MBTA Global/State Rank: G5T1/S1	Inhabits salt-water and brackish marshes traversed by tidal sloughs in the vicinity of San Francisco Bay. Associated with abundant growths of pickleweed, but feeds away from cover on invertebrates from mud-bottomed sloughs.	None: no suitable habitat present.
<i>Rynchops niger</i> black skimmer	Federal none State none Other DFW: SSC FWS: BCC; MBTA Global/State Rank: G5/S2 USBC: Watch List	Nests on gravel bars, low islets, and sandy beaches, in unvegetated sites. Nesting colonies usually less than 200 pairs. Nests along the north and south ends of the Salton Sea and on salt pond dikes of south San Diego Bay. DFW listing covers nesting colonies only. Recorded from Alameda, Imperial, Orange, Riverside, San Diego counties.	None: no suitable habitat present.
<i>Selasphorus rufus</i> rufous hummingbird	Federal none State none Other DFW: SA FWS: BCC; MBTA Global/State Rank: G5/S1S2	A migrant to California and rare breeder, species inhabits oak woodlands with scattered pines and junipers. Breeds in forested and brushy habitats in north coastal California. Breeding begins in April; single to double-brooded. DFW listing covers nesting individuals only.	Not expected: marginally suitable habitat present. Rare in county.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

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Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Selasphorus sasin</i> Allen's hummingbird	Federal none State none Other FWS: BCC, MBTA Global/State Rank: n/a	Inhabits a variety of woodland and scrub habitats. Breeds in a variety of habitats including moist coastal areas, scrub, chaparral and woodlands. Breeding begins in February; double-brooded.	Possible: suitable habitat present. See report for discussion.
<i>Spinus lawrencei</i> Lawrence's goldfinch	Federal none State none Other ABC: WL DFW: SA FWS: BCC; MBTA Global/State Rank: G3G4/S3S4	syn: <i>Carduelis lawrencei</i> Inhabits arid oak/pine woodlands, foothills and chaparral from northern California west of the Sierra Nevada south to Baja California, Mexico. Breeding begins in March; double-brooded. DFW listing covers nesting individuals only.	None: no suitable habitat present. Site is outside of the species' range.
<i>Spizella atrogularis</i> black-chinned sparrow	Federal none State none Other ABC: WL FWS: BCC; MBTA Global/State Rank: n/a	Inhabits open chaparral, sagebrush and dense rocky/scrub habitats. Breeds throughout the arid regions of California.	None: no suitable habitat present.
<i>Stemula antillarum browni</i> California least tern	Federal FE State SE Other ABC: WL DFW: FP FWS: MBTA Global/State Rank: G4T2T3Q/S2	Breeds in colonies on bare or sparsely vegetated, flat substrates consisting of sand beaches, alkali flats, land fills, or paved areas. Nests along the coast from San Francisco Bay south to northern Baja California. Listing covers nesting colonies.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

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Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Toxostoma redivivum</i> California thrasher	Federal none State none Other ABC: WLBCCAUD: WL-Y FWS: BCC; MBTAGlobal/State Rank: n/a	A common resident of foothills and lowlands in cismontane California. Occupies moderate to dense chaparral habitats and, less commonly, extensive thickets in young or open valley foothill riparian habitat. In southern California, occurs in montane chaparral up to 1500-2000 m (5000-6600 ft). Avoids dense tree canopy. General distribution: Occurs from the Mexican border north to Shasta, Trinity, and southern Humboldt counties., and into the Shasta Valley of Siskiyou County.	Possible: suitable habitat present. See report for discussion.
Mammalia - Mammals			
<i>Antrozous pallidus</i> pallid bat	Federal none State none Other BLM: S DFW: SSC FS: S Global/State Rank: G5/S3 WBWG: H	Inhabits rocky terrain in open areas in lowlands, foothills and mountainous areas near water throughout California below 2,000 meters. Roosts in caves, rock crevices, mines, hollow trees, buildings and bridges in arid regions in low numbers (<200). Active from March-November; migrates in some areas, but may hibernate locally. Recorded from Calaveras, Imperial, Inyo, Kern, Lake, Marin, Mariposa, Mono, Napa, Orange, Riverside, San Bernardino, San Diego, San Joaquin, San Luis Obispo, Santa Barbara, Siskiyou, Sonoma, Tuolumne counties. Also from Arizona, Nevada, New Mexico, Oregon, Washington.	Not expected: marginally suitable habitat present. See report for discussion.
<i>Corynorhinus townsendii townsendii</i> Townsend's big-eared bat	Federal none State SCT Other BLM: S DFW: SSC FS: S Global/State Rank: G3G4/S2 WBWG: H	Inhabits humid coastal regions of northern and central California. Roosts in limestone caves, lava tubes, mines, buildings etc. Will only roost in the open, hanging from walls and ceilings. Roosting sites are limiting. Extremely sensitive to disturbance. BLM, DFW and FS listings cover full species. Recorded from Alameda, Colusa, Humboldt, Lake, Marin, Mendocino, Napa, San Joaquin, Santa Cruz, Yolo counties. Recorded from project vicinity in a barn at the Picchetti Winery.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

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Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Dipodomys venustus venustus</i> Santa Cruz kangaroo rat	Federal none State none Other DFW: SA Global/State Rank: G4T1/S1	Inhabits silverleaf manzanita mixed chaparral in the Zayante Hills ecosystem of the Santa Cruz mountains. Needs soft, well-drained sand. Recorded from San Mateo, Santa Clara, Santa Cruz counties.	None: no suitable habitat present.
<i>Erethizon dorsatum</i> North American porcupine	Federal none State none Other DFW: SA Global/State Rank: G5/S3	Most common in montane conifer, Douglas-fir, alpine dwarf-shrub, and wet meadow habitats. Less common in hardwood, hardwood-conifer, montane and valley-foothill riparian, aspen, pinyon-juniper, low sage, sagebrush, and bitterbrush. Found throughout the Sierra Nevada and Cascades from Kern Co. north to the Oregon border, south in the Coast Ranges to Sonoma Co., and from San Mateo Co. south to Los Angeles Co. Scattered populations occur in wooded habitats throughout the Central Valley, as well as Los Angeles and San Bernardino counties.	Not expected: marginally suitable habitat present. Could occur as a dispersing individuals.
<i>Lasiurus cinereus</i> hoary bat	Federal none State none Other DFW: SA Global/State Rank: G5/S4 WBWG: M	Ubiquitous throughout California. A solitary foliage rooster that prefers evergreens, but will use deciduous trees in forested habitats, particularly in edge habitat (Bolster 2005). May forage in small to large groups. Feeds primarily on moths, but will eat a variety of other insects. Migrates great distances.	Possible: suitable habitat present. See report for discussion.
<i>Myotis yumanensis</i> Yuma myotis	Federal none State none Other BLM: S DFW: SA Global/State Rank: G5/S4 WBWG: LM	Inhabits open forests and woodlands with sources of water over which to feed. Species is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices. General distribution: occurs throughout California. Recorded from Steven's Creek..	Not expected: marginally suitable habitat present. See report for discussion.



Special-status Animal Species Evaluated For The Lands Of Miao, 13119 Montebello Rd

Jan 31, 2018

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Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Neotoma fuscipes annectens</i> San Francisco dusky-footed woodrat	Federal none State none Other DFW: SSC Global/State Rank: G5T2T3/S2S3	One of eleven recognized subspecies. Inhabits oak and riparian woodlands with a well-developed understory in the SF Bay Area. They exhibit high site fidelity and may live in the same nest community for generations. Nest structures are key indicator of their presence and are easily identified by their conical appearance. Recorded from Alameda, Contra Costa, San Francisco, San Mateo, Santa Clara counties.	Possible: suitable habitat present. See report for discussion.
<i>Reithrodontomys raviventris</i> salt-marsh harvest mouse	Federal FE State SE Other DFW: FP Global/State Rank: G1G2/S1S2	Pickleweed (<i>Salicornia</i>) is the primary habitat. Builds loosely organized nests and does not burrow into the ground. Requires higher areas to escape flooding. Restricted to saline emergent wetlands. Recorded from Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, Sonoma counties. Additional distribution: San Francisco Bay and its tributaries.	None: no suitable habitat present.
<i>Sorex vagrans halicoetes</i> salt-marsh wandering shrew	Federal none State none Other DFW: SSC Global/State Rank: G5T1/S1	Inhabits salt marshes. Occurs in medium-high marsh 6-8 ft above sea level where abundant driftwood is scattered among pickleweed. Recorded from Alameda, Contra Costa, San Mateo, Santa Clara counties. Additional distribution: southern arm of the San Francisco Bay.	None: no suitable habitat present.
<i>Taxidea taxus</i> American badger	Federal none State none Other DFW: SSC Global/State Rank: G5/S3	Most abundant in dry, open stages of most shrub, forest, and herbaceous habitats. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Excavates its own burrows. General distribution: recorded from every California county except Del Norte.	None: no suitable habitat present. No burrows present on site.

APPENDIX D. RARITY STATUS CODES

EXPLANATION OF RARITY STATUS CODES

ENDANGERED SPECIES ACT (ESA) LISTING CODES

- FE = federally listed as Endangered
FT = federally listed as Threatened
FPE = proposed for listing Endangered
FPT = proposed for listing Threatened
FC = federal candidate; former Category 1 candidates
FD/FPD = delisted/proposed for delisting
BCC = Bird Species of Conservation Concern
SC = species of concern; established by NMFS, effective April 15, 2004.

CALIFORNIA ENDANGERED SPECIES ACT (CESA) LISTING CODES

- SE = state-listed as Endangered
ST = state-listed as Threatened
SR = state-listed as Rare
SCE = state candidate for listing as Endangered
SCT = state candidate for listing as Threatened
SD/SCD = delisted/State candidate for delisting

GLOBAL (G) AND STATE (S) RARITY RANKINGS

- G1/S1 = Critically imperiled: at high risk of extinction, extremely rare.
G2/S2 = Imperiled: at high risk of extinction, restricted range, very few populations.
G3/S3 = Vulnerable: moderate risk of extinction, restricted range, few populations.
G4/S4 = Apparently secure: uncommon, not rare, possible long-term declines.
G5/S5 = Secure: common, widespread, abundant.
H = All records are historical
Q = Very rare, but taxonomy is questionable
T = Rank assigned to a sub-specific taxon.
X = All records are extirpated (extinct in the wild)

CALIFORNIA RARE PLANT RANKINGS (CNPS LISTS)

- List 1A: Plants presumed extinct in CA, rare or extinct elsewhere.
List 1B: Plants rare, threatened, or endangered in CA and elsewhere.
List 2A: Plants presumed extirpated in CA but common elsewhere.
List 2B: Plants rare, threatened or endangered in CA but common elsewhere.
List 3: Plants for which more information is needed – a review list.
List 4: Plants of limited distribution – a watch list.
.1 - Seriously endangered in CA
.2 – Fairly endangered in CA
.3 – Not very endangered in CA

OTHER CODES

- ABC: WL** - American Bird Conservancy Watch List of Birds of Conservation Concern.
AFS - American Fisheries Society categories of risk for marine, estuarine and diadromous fish stocks. Codes: **E**=endangered; **T**=threatened; **V**=vulnerable
AUD: WL - Audubon: Watch List 2007. Bird species facing population decline and/or threats such as loss of breeding and wintering grounds, or species with limited geographic ranges.
R – Red List, global conservation concern; **Y** – Yellow List, national conservation concern.
BLM: S - Bureau of Land Mgt: Sensitive. Includes species under review by USFWS or NMFS, species whose numbers are declining so rapidly that federal listing may become necessary, species with small and widely dispersed populations, or species inhabiting refugia or other unique habitats.
CDF: S – CA Dept. of Forestry and Fire Protection: Sensitive. Includes species that warrant special protection during timber operations.
DFW: FP - CDFW: Fully Protected. Species protected under §§3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fish) of the California Fish and Game Code.
DFW: SA - CDFW: Special Animal. Species included on the CDFW's lists of special animals.
DFW: SP - CDFW: Special Plant. Species included on the CDFW's lists of special plants.
DFW: SSC - CDFW: California Species of Special Concern.
DFW: WL - CDFW: (Watch List): taxa that don't meet SSC criteria but about which there is concern and additional information is needed to clarify status.
FS: S - USDA Forest Service: Sensitive. Species whose population viability is a concern, as evidenced by significant current or predicted downward trends in numbers or density, or in habitat capability that would reduce a species' existing distribution.
FWS: BCC - U.S. Fish and Wildlife Service: Birds of Conservation Concern. Migratory and non-migratory bird species that represent the USFWS's highest conservation priorities.
FWS: BEPA - U.S. Fish and Wildlife Service: Bald Eagle Protection Act.
FWS: MBTA - U.S. Fish and Wildlife Service: International Migratory Bird Treaty Act.
FWS: MNB - U.S. Fish and Wildlife Service: Migratory Nongame Birds of Management Concern. Species of concern in the U.S. due to documented or apparent population declines, small or restricted populations, or dependence on restricted or vulnerable habitats.
MMPA – Marin Mammal Protection Act
NMFS: SC - National Marine Fisheries Service: Species of Concern.
WBWG - Western Bat Working Group. Priority for funding, planning or conservation actions.
Priority Codes: **H**=high; **MH**=medium-high; **M**=medium; **LM**=low-medium
Xerces - Xerces Society Red List.
Codes: **C**=critically imperiled; **I**=imperiled; **V**=vulnerable; **D**=data deficient

County of Santa Clara

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STAFF MEMORANDUM
Zoning Administration
July 12, 2018
Item #2

Staff Contact: Mark J. Connolly – Senior Planner
(408) 299-5786, mark.connolly@pln.sccgov.org

File: 11181-17B-17G-17DR
Building Site Approval, Grading Approval and Design Review
Approval for a new single-family residence
Address: 13119 Montebello Road

DISCUSSION

On June 7, 2018, a public hearing was opened for File No. 11181-17B-17G-17DR. At the meeting, Staff described the merits of the project and informed the hearing officer that the required story pole structure was not properly constructed pursuant to County of Santa Clara Guidelines, and were not erected a minimum of seven (7) days prior to the June 7, 2018 public hearing. As such, the public hearing was continued to the July 12, 2018 Zoning Administration hearing with direction for the applicant to reconstruct the story poles to meet County standards.

On June 28, 2018, the applicant informed Staff the story poles were reconstructed. Subsequently, on June 29, 2018, Staff visited the project site and verified that the story poles continued to not be constructed in accordance with County standards. As such, Staff is recommending that the application be continued to the August 2, 2018 public hearing.

ADDITIONAL INFORMATION

Permit Streamlining Act

The subject application was deemed complete for processing on May 22, 2018, with a Permit Streamlining Act deadline of August 20, 2018.

County of Santa Clara

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REVIEWED BY

Prepared by: Mark J. Connolly, Senior Planner 

Reviewed by: Leza Mikhail, Principal Planner / Zoning Administrator 

Attachment: June 7th, 2018 Staff report