

BIOLOGICAL RESOURCES ANALYSIS REPORT

FOR THE

MANNING PROPERTY

SAN JUAN BAUTISTA, SAN BENITO COUNTY, CALIFORNIA



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This report should be cited as: Olberding Environmental, Inc. February, 2015. *Biological Resources Analysis Report for the Manning Property, San Juan Bautista, San Benito County, California*. Prepared for Edenbridge Inc., Cupertino, California.

SUMMARY

On January 30, 2015 Olberding Environmental, Inc. conducted a field reconnaissance survey of the Manning Property (Property) for the purpose of identifying sensitive plant and wildlife species, sensitive habitats, and biological constraints potentially occurring on the Property. The Property surveyed is comprised of approximately 13 acres located within the City of San Juan Bautista, San Benito County, California.

Results of this initial reconnaissance survey indicate that the Property does not appear to contain any wetlands or waters that may be potentially considered jurisdictional by the U.S. Army Corps of Engineers (Corps). A comprehensive review of the site resulted in a negative finding for wetland soils, hydrology, and vegetation. There are no drainages or creek channels on the Property.

A query of the California Natural Diversity Database (CNDDDB) showed that no special-status plant species have a potential to occur on the Property. This is due to the lack of suitable habitats, ongoing disturbance of the site, and lack of suitable soils within the survey area. A plant's potential to occur within the survey area was based on the presence of suitable habitats, soil types, and CNDDDB occurrences.

A total of 14 special-status bird species were identified as having a potential to occur on the Property due to appropriate habitat types and regional occurrences. Of the 14 species, nine of these have a potential to occur in a foraging capacity only, including; Cooper's hawk (*Accipiter cooperii*), great horned owl (*Bubo virginianus*), sharp-shinned hawk (*Accipiter striatus*), red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), northern harrier (*Circus cyaneus*), snowy egret (*Egretta thula*), American kestrel (*Falco sparverius*), and golden eagle (*Aquila chrysaetos*). The remaining five bird species have a potential to occur on the Property in a foraging and nesting capacity. These bird species include white-tailed kite (*Elanus leucurus*), yellow-breasted chat (*Icteria virens*), barn owl (*Tyto alba*), yellow warbler (*Setophaga petechial*), and loggerhead shrike (*Lanius ludovicianus*). These five bird species have a potential to nest within the willow and cottonwood dominated area located within the eastern portion of the Property, within the scattered coyote brush, or within the barn structure on the western side of the property.

Lastly, there are occurrences of both California tiger salamander (CTS) and California red-legged frog (CRLF) within the vicinity of the Property; the closest CTS occurrence being roughly 1 mile to the northwest and the closest CRLF occurrence approximately 2 miles to the southeast. Neither CTS nor CRLF are considered likely to occur within the survey area due to the lack of breeding habitat in the vicinity, lack of suitable upland habitat, presence of an actively disked agricultural field, and dispersal barriers including Highway 156 and the surrounding development.

1.0 INTRODUCTION

Olberding Environmental has conducted a biological resources analysis of the Manning Property, located within the City of San Juan Bautista, San Benito County, California. This biological

resources analysis includes a review of pertinent literature on relevant background information and habitat characteristics of the site including the California Natural Diversity Database (CNDDDB 2015) and the California Native Plant Society's (CNPS) *Inventory of Rare and Endangered Vascular Plants of California*, and a review of information related to species of plants and animals that could potentially utilize the described habitats. A field reconnaissance investigation of the Property was conducted on January 30, 2015. This report documents the methods, results, and conclusions for the reconnaissance-level survey associated with the biological resources analysis for the Property.

2.0 LOCATION

The Property is located approximately 0.6 miles southeast of downtown San Juan Bautista in San Benito County. The survey area for this study is situated just east of the intersection of The Alameda and Highway 156. Attachment 1, Figure 1 depicts the regional location of the Property in San Benito County, while Attachment 1, Figure 2 illustrates the vicinity of the Property in relationship to the City of San Juan Bautista. Attachment 1, Figure 3 identifies the location of the Property on the USGS 7.5-minute Quadrangle Map for San Juan Bautista. An aerial photograph of the Property is included as Attachment 1, Figure 4.

Access to the Property is provided from U.S. Route 101. From San Jose heading south, take Exit 347 for California State Route 129 south towards Watsonville. Upon exiting, turn left onto CA-129 East/Chittenden Road toward San Juan Bautista. After travelling approximately 3 miles turn right on Monterey Street, go two blocks and turn left onto 3rd Street. Follow 3rd Street to The Alameda and travel approximately 0.3 miles to turn left onto Old San Juan Hollister Road. The Property will be located on the left hand side. The Property can be accessed via a long paved driveway interfacing with San Juan Highway at 176 Old San Juan Hollister Road.

3.0 PROPERTY DESCRIPTION

The survey area consists generally of a ruderal property with an active city well located in the center. Roughly 94 percent of the survey area contains ruderal non-native grassland/herbaceous habitat associated with a historically disturbed site which had been utilized for agricultural purposes (refer to Attachment 1, Figure 4). The site is relatively flat and oblong in shape with a small extension on the western boundary to accommodate a barn structure.

A single residence occurs in the southwest corner of the Property with a barn and several associated structures occurring just outside of the survey area on the western end of the Property. Elevations range from 220 feet along the southwest corner to 199 feet at the northeast corner favoring a drainage pattern to the northeast. There is a stand of willow and cottonwood trees situated on the eastern portion of the Property (refer to Attachment 3, Photo 5). Dominant annual grasses and herbaceous vegetation observed throughout the Property includes black mustard (*Brassica nigra*), bull thistle (*Cirsium vulgare*), yellow star thistle (*Centaurea solstitialis*), coyote brush (*Baccharis pilularis*), Filaree (*Erodium spp*), wild oat (*Avena fatua*), and Fuller's teasel (*Dipsacus fullonum*). The eastern edge of the Property is flanked by planted pine (*Pinus sp.*) and redwood (*Sequoia sempervirens*) trees. Several blue gum eucalyptus (*Eucalyptus globulus*) trees occur along the Property boundary shared with Highway 156. The residence in

the southwest corner of the Property is surrounded by California pepper (*Schinus molle*) and several other ornamental fruit trees.

The Property is bound by Highway 156 to the north and Old San Juan Hollister Road to the south. The San Juan Inn Hotel abuts the Property to the west, and the Mission Farm Campground is immediately to the east. A mix of residential development and agricultural land occurs across Highway 156 to the north while irrigated crop land is located to the south. Just beyond the immediate vicinity of the Property, U.S. Route 101 occurs 1.75 miles to the west, the San Benito River occurs 1.7 miles to the north, and the Gabilan Mountain Range extends over ten miles to the south.

4.0 REGULATORY SETTING

4.1 Federal Regulatory Setting

4.1.1 Plants and Wildlife

The federal Endangered Species Act of 1973 (16 USC 1531 et seq., as amended) prohibits federal agencies from authorizing, permitting, or funding any action that would result in biological jeopardy to a plant or animal species listed as Threatened or Endangered under the Act. Listed species are taxa for which proposed and final rules have been published in the Federal Register (U.S. Fish and Wildlife Service [USFWS] 2013a). If a proposed project may jeopardize listed species, Section 7 of the ESA requires consideration of those species through formal consultations with the USFWS. Federal Proposed species (USFWS, 2013b) are species for which a proposed listing as Threatened or Endangered under ESA has been published in the Federal Register. If a proposed project may jeopardize proposed species, Section 7 of the ESA affords consideration of those species through informal conferences with USFWS. The USFWS defines federal Candidate species as “those taxa for which we have on file sufficient information on biological vulnerability and threats to support issuance of a proposed rule to list, but issuance of the proposed rule is precluded by other higher priority listing actions” (USFWS, 2013b). Federal Candidate species are not afforded formal protection, although USFWS encourages other federal agencies to give consideration to Candidate species in environmental planning.

4.1.2 Wetlands/Waters

The federal government, acting through the U.S. Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA), has jurisdiction over all “waters of the United States” as authorized by §404 of the Clean Water Act (CWA) and §10 of the Rivers and Harbors Act of 1899 (33 CFR Parts 320-330). Properties that cause the discharge of dredged or fill material into waters of the United States require permitting by the Corps. Actions affecting small areas of jurisdictional waters of the United States may qualify for a Nationwide Permit (NWP), provided conditions of the permit are met, such as avoiding impacts to threatened or endangered species or to important cultural sites. Properties that affect larger areas or which do not meet the conditions of an NWP require an Individual Permit. The process for obtaining an Individual Permit requires a detailed alternatives analysis and development of a comprehensive mitigation/monitoring plan.

Waters of the United States are classified as wetlands, navigable waters, or other waters. Wetlands are transitional habitats between upland terrestrial areas and deeper aquatic habitats such as rivers and lakes. Under federal regulation, wetlands are defined as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR Part 328.3[b]). Swamps, marshes, bogs, fens, and estuaries are all defined as wetlands, as are seasonally saturated or inundated areas such as vernal pools, alkali wetlands, seeps, and springs. In addition, portions of the riparian habitat along a river or stream may be a wetland where the riparian vegetation is at or below the ordinary high water mark and thus also meets the wetland hydrology and hydric soil criteria.

Navigable waters include all waters subject to the ebb and flow of the tides, including the open ocean, tidal bays, and tidal sloughs. Navigable waters also include some large, non-tidal rivers and lakes, which are important for transportation in commerce. The jurisdictional limit over navigable waters extends laterally to the entire water surface and bed of the waterbody landward to the limits of the mean high tide line. For non-tidal rivers or lakes, which have been designated (by the Corps) to be navigable waters, the limit of jurisdiction along the shoreline is defined by the ordinary high water mark. “Other waters” refer to waters of the United States other than wetlands or navigable waters. Other waters include streams and ponds, which are generally open water bodies and are not vegetated. Other waters can be perennial or intermittent water bodies and waterways. The Corps regulates other waters to the outward limit of the ordinary high water mark. Streams should exhibit a defined channel, bed, and banks to be delineated as other waters.

The Corps does not generally consider “non-tidal drainage and irrigation ditches excavated on dry land” to be jurisdictional waters of the United States (and such ditches would therefore not be regulated by the Corps (33 CFR Parts 320-330, November 13, 1986). Other areas generally not considered jurisdictional waters include: 1) artificially irrigated areas that would revert to upland habitat if the irrigation ceased; 2) artificial lakes and ponds created by excavating and/or diking of dry land to collect and retain water, used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing; 3) waste treatment ponds; 4) ponds formed by construction activities including borrow pits until abandoned; and 5) ponds created for aesthetic reasons such as reflecting or ornamental ponds (33 CFR Part 328.3). However, the preamble also states that “the Corps reserves the right on a case-by-case basis to determine that a particular water body within these categories” can be regulated as jurisdictional water. The EPA also has authority to determine jurisdictional waters of the U.S. on a case-by-case basis. Riparian habitat that is above the ordinary high water mark and does not meet the three-parameter criteria for a wetland would not be regulated as jurisdictional waters of the United States.

4.1.3 Migratory Bird Treaty Act

Raptors are migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR, Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Sections 3503, 3503.5, and 3800 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs. Implementation of the take

provisions requires that Property-related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (generally February 1 – September 1, annually). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) or the loss of habitat upon which the birds depend, is considered “taking” and is potentially punishable by fines and/or imprisonment. Such taking would also violate federal law protecting migratory birds (e.g., MBTA).

4.1.4 Federal Bald and Golden Eagle Protection Act

In addition to protection under the MBTA, both the bald eagle and the golden eagle are also protected by the Bald and Golden Eagle Protection Act of 1940 (16 U.S.C. 668-668c). The Bald and Golden Eagle Protection Act, and amended several times since being enacted in 1940, prohibits anyone, without a permit issued by the Secretary of the Interior, from “taking” bald or golden eagles, including their parts, nests, or eggs (USFWS 2013). The Act provides criminal penalties for persons who “take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof.” The Act defines “take” as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb” (USFWS 2013).

For purposes of these guidelines, “disturb” means: “to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior” (USFWS 2013).

In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle’s return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment (USFWS 2013).

4.2 State Regulatory Setting

4.2.1 Plants and Wildlife

Property permitting and approval requires compliance with California Environmental Quality Act (CEQA), the 1984 California Endangered Species Act (CESA), and the 1977 Native Plant Protection Act (NPPA). The CESA and NPPA authorize the California Fish and Wildlife Commission to designate Endangered, Threatened and Rare species and to regulate the taking of these species (§§2050-2098, Fish & Wildlife Code). The California Code of Regulations (Title 14, §670.5) lists animal species considered Endangered or Threatened by the State.

The Natural Heritage Division of the CDFW administers the state rare species program. The CDFW maintains lists of designated Endangered, Threatened, and Rare plant and animal species (CDFW 2013b and 2013c). Listed species either were designated under the NPPA or designated by the Fish and Game Commission. In addition to recognizing three levels of endangerment, the

CDFW can afford interim protection to candidate species while they are being reviewed by the Fish and Game Commission.

The CDFW also maintains a list of animal species of special concern (CDFW 2013b), most of which are species whose breeding populations in California may face extirpation. Although these species have no legal status, the CDFW recommends considering them during analysis of proposed property impacts to protect declining populations and avoid the need to list them as endangered in the future.

Under provisions of §15380(d) of the CEQA Guidelines, the CEQA lead agency and CDFW, in making a determination of significance, must treat non-listed plant and animal species as equivalent to listed species if such species satisfy the minimum biological criteria for listing. In general, the CDFW considers plant species on List 1A (Plants Presumed Extinct in California), List 1B (Plants Rare, Threatened, or Endangered in California and elsewhere), or List 2 (Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere) of the CNPS *Inventory of Rare and Endangered Vascular Plants of California* (Skinner and Pavlik 1994) as qualifying for legal protection under §15380(d). Species on CNPS Lists 3 or 4 may, but generally do not, qualify for protection under this provision.

Sensitive habitats include riparian corridors, wetlands, habitats for legally protected species and CDFW Species of Special Concern, areas of high biological diversity, areas providing important wildlife habitat, and unusual or regionally restricted habitat types. Habitat types considered sensitive include those listed on the CNDDDB working list of “high priority” habitats (i.e., those habitats that are rare or endangered within the borders of California) (Holland 1986).

4.2.2 Wetlands/Waters

The RWQCB regulates activities in wetlands and other waters through §401 of the Clean Water Act. Section 401 requires a state water quality certification for properties subject to 404 regulations. Requirements of the certification include mitigation for loss of wetland habitat. In the San Francisco Bay region, the RWQCB may identify additional wetland mitigation beyond the mitigation required by the Corps. California Fish and Game Code §§1600-1607 require the CDFW be notified of any activity that could affect the bank or bed of any stream that has value to fish and wildlife. Upon notification, the CDFW has the discretion to execute a Streambed Alteration Agreement. The CDFW defines streams as follows:

“... a body of water that flows at least periodically...through a bed or channel having banks and supporting fish and other aquatic life. This includes watercourses having a subsurface flow that supports or has supported riparian vegetation.”

(Streambed Alteration Program, California Department of Fish and Wildlife).

In practice, CDFW authority is extended to any “blue line” stream shown on a USGS topographic map, as well as unmapped channels with a definable bank and bed. Wetlands, as defined by the Corps, need not be present for CDFW to exert authority.

4.2.3 California Environmental Quality Act

According to Appendix G of the California Environmental Quality Act (CEQA 2005) Guidelines, a proposed project would have a significant impact on biological resources if it would:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

5.0 METHODS OF ANALYSIS FOR GENERAL BIOLOGICAL RESOURCES

A special-status plant and wildlife species database search and review was conducted using the CNDDDB and other sources. An additional search was conducted for special-status plants using CNPS *Inventory* on-line. Special-status species reports were accessed by searching the CNDDDB database for the Chittenden, Hollister, Prunedale, San Felipe, San Juan Batista, and Watsonville East USGS 7.5-minute quadrangles which surround the Property, and by examining those species that have been identified in the vicinity of the Property. The database report identified special-status species known to occur in the region or those that have the potential to occur in the vicinity of the Property. The CNDDDB report was used to focus special-status species analysis of the site prior to the reconnaissance surveys.

An Olberding Environmental biologist conducted a reconnaissance-level survey of the Property on January 30, 2015. The survey consisted of walking throughout the Property and evaluating the site and adjacent lands for potential biological resources. Existing conditions, observed plants and wildlife, adjacent land use, soils and potential biological resource constraints were recorded

during the visit. Plant and wildlife species observed within and adjacent to the Property during the reconnaissance survey are included in Attachment 2, Table 1.

The objectives of the field survey was to determine the potential presence or absence of special-status species habitat listed in the CNDDDB database report and to identify any wetland areas that could be potentially regulated by the Corps, RWQCB, and/or CDFW (CNDDDB 2015). In addition, the Olberding Environmental biologist looked for other potential sensitive species or habitats which may not have been obvious from background database reports or research. Surveys conducted after the growing season or conducted outside of the specific flowering period for a special-status plant cannot conclusively determine the presence or absence of such plant species; therefore, site conditions and habitat type were used to determine potential for occurrence. When suitable habitat was observed to support a special-status plant or animal species it was noted in the discussion for that particular species. Regulatory agencies evaluate the possibility of occurrence based on habitats observed on-site and the degree of connectivity with other special-status animal habitats in the vicinity of the Property. These factors are discussed in each special-status plant or animal section. Potential for occurrence of each special-status or protected plant and animal species was evaluated using the following criteria.

- **Present:** The species has been recorded by CNDDDB or other literature as occurring on the Property and/or was observed on the Property during the reconnaissance survey or protocol surveys.
- **May Occur:** The species has been recorded by CNDDDB or other literature as occurring within of the Property, and/or was observed within five miles of the Property, and/or suitable habitat for the species is present on the Property or its immediate vicinity.
- **Not Likely to Occur:** The species has historically occurred on or within five miles of the Property, but has no current records. The species occurs within five miles of the Property but only marginally suitable habitat conditions are present. The Property is likely to be used only as incidental foraging habitat or as an occasional migratory corridor.
- **Presumed Absent:** The species will not occur on the Property due to the absence of suitable habitat conditions, and/or the lack of current occurrences. Alternatively, if directed or protocol-level surveys were done during the proper occurrence period and the species was not found, it is presumed absent.

Sources consulted for agency status information include USFWS (2015) for federally listed species and CDFW (2015) for State of California listed species. Based on information from the above sources, Olberding Environmental developed a target list of special-status plants and animals with the potential to occur within or in the vicinity of the Property (Attachment 2, Table 2).

5.1 Soils Evaluation

The soils present on a property may determine if habitat on the site is suitable for certain special-status plants and animals. The host plants of some special-status invertebrates may also require specific soil conditions. In the absence of suitable soil conditions, special-status plants or animals

requiring those conditions would be presumed absent. Information regarding soil characteristics for the Property was obtained by viewing the Natural Resources Conservation Service (NRCS) Web Soil Survey report for the Property (NRCS 2015).

5.2 Plant Survey Methods

The purposes of the botanical surveys were (1) to characterize the habitat types (plant communities) of the study area; (2) to determine whether any suitable habitat for any special-status plant species occurs within the study area; and (3) to determine whether any sensitive habitat types (wetlands) occur within the study area. Site conditions and plant habitat surveys are important tools in determining the potential occurrence of plants not recorded during surveys (e.g., special-status plants) because presence cannot conclusively be determined if field surveys are conducted after the growing season or conducted outside a specific flowering period.

5.2.1 Review of Literature and Data Sources

The biologist conducted focused surveys of literature and special-status species databases in order to identify special-status plant species and sensitive habitat types with potential to occur in the study area. Sources reviewed included the CNDDDB occurrence records (CNDDDB 2015) and CNPS *Inventory* (Skinner and Pavlik 1994) for the Chittenden, Hollister, Prunedale, San Felipe, San Juan Batista, and Watsonville East USGS 7.5-minute quadrangles; and standard flora (Hickman 1993). From the above sources, a list of special-status plant species with potential to occur in the Property vicinity was developed (Attachment 2, Table 2).

5.2.2 Field Surveys

A biologist from Olberding Environmental conducted a reconnaissance-level survey to determine habitat types and the potential for special-status plants based on the observed habitat types. All vascular plant species that were identifiable at the time of the survey were recorded and identified using keys and descriptions in Hickman (1993).

The habitat types occurring on the Property were characterized according to pre-established categories. In classifying the habitat types on the site, the generalized plant community classification schemes of *A Manual of California Vegetation* (Sawyer, Keeler-Wolf, and Evens 2009) were consulted. The final classification and characterization of the habitat types of the study area were based on field observations.

5.3 Wildlife Survey Methods

The purposes of the wildlife survey were to identify special-status wildlife species and/or potential special-status wildlife habitats within the study area.

5.3.1 Review of Literature and Data Sources

A focused review of literature and data sources was conducted in order to determine which special-status wildlife species had potential to occur in the vicinity of the Property. Current

agency status information was obtained from USFWS (2015) for species listed as Threatened or Endangered, as well as Proposed and Candidate species for listing, under the federal ESA; and from CDFW (2015b, 2015c) for species listed as Threatened or Endangered by the state of California under the CESA, or listed as “species of special concern” by CDFW. From the above sources, a list of special-status wildlife species with potential to occur in the Property vicinity was developed (Attachment 2, Table 2).

5.3.2 Field Surveys

General Wildlife Survey – An Olberding Environmental biologist conducted a survey of species habitat within the entire study area, including visible portions of the adjacent properties on January 30, 2015. The purpose of the habitat survey was to evaluate wildlife habitats and the potential for any protected species to occur on or adjacent to the Property.

Reconnaissance-Level Raptor Survey – A reconnaissance-level raptor survey was conducted in the Property on January 30, 2015. Observation points were established on the periphery of the site to view raptor activity over a fifteen- to thirty-minute time period. This survey was conducted with the use of binoculars and notes were taken for each species occurrence. Additionally, utility poles and perch sites in the vicinity of the Property were observed. All raptor activity within and adjacent to the Property was recorded during the reconnaissance-level observation period.

Reconnaissance-Level Burrowing Owl (*Athene cunicularia*) Survey – A reconnaissance-level burrowing owl (*Athene cunicularia*) survey was also conducted in the Property on January 30, 2015, to identify potential burrow sites or burrowing owl use of on-site habitat. The general presence and density of suitable burrow sites (e.g., rodent burrows) was evaluated for the Property. Rodent burrows encountered during the site visit were investigated for presence of potential burrowing owl residence. Each potential burrow observed was evaluated for the presence of castings, whitewash, bones, feathers, or other signs of burrowing owl habitation. Observations were recorded. Utility poles, fence posts, and any other potential perching sites were investigated for signs of castings at the base of the posts.

6.0 RESULTS FOR GENERAL BIOLOGICAL RESOURCES

The search and review of the CNDDDB database reports revealed the occurrence of special-status plant and wildlife species that occur in the habitats found within the Property boundaries (CNDDDB 2015). The CNDDDB database and background data were reviewed for the Chittenden, Hollister, Prunedale, San Felipe, San Juan Bautista, and Watsonville East 7.5-minute quadrangles (Attachment 2, Table 2). Those animals listed in Attachment 2, Table 2 were reviewed for their potential to occur on the Property based on general habitat types. Most of the plant and several of the animal species identified by the CNDDDB require specific habitat microclimates that were not found to occur within the Property. Two plant species and 18 wildlife species were identified by the CNDDDB and onsite assessment as having the potential to occur.

6.1 Soil Evaluation Results

The NRCS (2014) reports three soil types within the Property. A detailed map of this soil type can be found in Attachment 1, Figure 8. The soils mapped included the following types:

- **HaA: Hanford coarse sandy loam, 0 to 2 percent slopes (13.9%)** – The Hanford series can be found at elevations between 150 and 3,500 feet with 0 to 15 percent slopes. The Hanford series consists of very deep, well drained soils that formed in moderately coarse textured alluvium dominantly from granite. Hanford soils are on stream bottoms, floodplains and alluvial fans. Hanford soils exhibit moderately rapid permeability and negligible to low runoff (if assumed concave runoff is always negligible). These soils are used for growing a wide range of fruits, vegetables, and general farm crops. They are also used for urban development and dairies. Vegetation in uncultivated areas is mainly annual grasses and associated herbaceous plants.
- **Pc: Pacheco loam (0.5%)** – The Pacheco series consists of very deep, poorly or somewhat poorly drained soils that formed in alluvium derived mostly from sedimentary rocks. Pacheco soils are on flood plains and have slopes of 0 to 2 percent.

Pacheco soils are on nearly level flood plains at elevations of 10 to 400 feet. They formed in medium textured alluvium derived mostly from sedimentary rocks. The climate is subhumid mesothermal with hot dry summers and cool moist winters. Mean annual precipitation is 12 to 20 inches. Poorly or somewhat poorly drained with slow runoff; permeability is moderate or moderately slow, depending upon the texture and nature of stratification. This series is used for growing alfalfa, fruit, and nut orchards, vegetables, small grain field crops, and pasture vegetation is mainly annual grasses and forbes with willows, oak, and cottonwood along drainageways.

- **SaA: Salinas clay loam, 0 to 2 percent slopes (85.6%)** – The Salinas series consists of deep, well drained soils that formed in alluvium weathered from sandstone and shale. Salinas soils re on alluvial plains, fans, and terraces and have slopes of 0 to 9 percent.

Salinas soils are on alluvial plains, fans, and terraces not subject to current accretions. Slopes are 0 to 9 percent. The soils formed in mixed alluvium mostly from sandstone and shale. They are at elevations of 50 to 2,000 feet. The climate is dry subhumid mesothermal with cool to warm rainless summers with some fog and cool moist winters. Mean annual precipitation is 12 to 20 inches. They are well drained with slow to medium runoff and moderately slow permeability. This series is used mainly for growing irrigated truck, field, and forage crops. Some small valleys are used for dry farmed small grain. Noncultivated areas have annual grass and forbs with scattered oak and sycamore in places.

6.2 Plant Survey Results

6.2.1 Floristic Inventory and Habitat Characterization

The Property supports two habitat types consisting of ruderal non-native annual grassland and willow dominated thicket. In classifying the habitat types on the Property, generalized plant community classification schemes were used (Sawyer, Keeler-Wolf, and Evens 2009). The final classification and characterization of the habitat type of the Property was based on field observations.

These habitat types are described below. A description of the plant species present within these habitat types are provided below. Dominant plant species are noted. A complete list of plant species observed on the Property can be found within Attachment 2, Table 1.

Willow Dominated Thicket

This habitat type occurred within the eastern portion of the survey area occurring adjacent to the City operated well. This portion of the Property is dominated by yellow willow (*Salix lasiandra*) and Fremont cottonwood (*Populus fremontii*). Dominant understory vegetation consisted of but not limited to wild oat (*Avena fatua*), yellow starthistle (*Centaurea solstitialis*) and Italian thistle (*Carduus pycnocephalus*).

Ruderal

The majority of the property consists of actively disked agricultural land containing vegetative assemblages of plants adapted to periodic disturbance. Plants commonly associated with this type of ruderal (i.e., disturbance) habitat are largely non-native annual and biennial grasses and broad-leaved plants; perennial plants are largely absent. Native annual and biennial plants may be present, but are usually lower in overall percentage of absolute cover. Dominant vegetation observed within this habitat type includes but not limited to ripgut brome (*Bromus diandrus*), wild oat (*Avena fatua*), bur clover (*Medicago polymorpha*), common filaree (*Erodium cicutarium*), and barley (*Hordeum murinum*). Infrequently observed non-native grasses included wild oat (*Avena* spp.), barleys (*Hordeum* spp.), and Harding grass (*Phalaris aquatica*); frequently observed non-native broad-leaved plants included bird's-rape mustard (*Brassica rapa*), red-stem filaree (*Erodium cicutarium*), field bindweed (*Convolvulus arvensis*), henbit nettle (*Lamium amplexicaule*), and cheeseweed (*Malva parviflora*).

Ruderal plant assemblages along the edges of fields, roadways, and drainage ditches included wild oat, barleys, Harding grass, tall wheat grass (*Elymus ponticus*), rip-gut brome (*Bromus diandrus*), bitter dock (*Rumex obtusifolius*), stinkweed (*Dittrichia graveolens*), bristly ox-tongue (*Helminthotheca echioides*), prickly lettuce (*Lactuca serriola*), Italian thistle (*Carduus pycnocephalus*), wild radish (*Raphanus sativus*), and annual fireweed (*Epilobium brachycarpum*).

Trees and shrubs were largely absent from within these areas although occasional, widely scattered shrubs of coyote brush (*Baccharis pilularis*) were observed.

6.2.2 Special-Status Plant Species

Special-status plant species include species listed as Rare, Threatened, or Endangered by the USFWS (2013a) or by the State of California (CDFW 2013c). Federal Proposed and Candidate species (USFWS, 2009b) are also special-status species. Special-status species also include species listed on List 1A, List 1B, or List 2 of the CNPS Inventory (Skinner and Pavlik, 1994; CNPS 2014). All species in the above categories fall under state regulatory authority under the provisions of CEQA, and may also fall under federal regulatory authority. Considered special-status species are species included on List 3 (Plants About Which We Need More Information—A Review List) or List 4 (Plants of Limited Distribution—A Watch List) of the CNPS *Inventory*. These species are considered to be of lower sensitivity and generally do not fall under specific state or federal regulatory authority. Specific mitigation considerations are not generally required for List 3 and List 4 species.

Attachment 2, Table 2 includes a list of special-status plants with the potential to occur within or in the immediate vicinity of the Property based on a review of the USGS 7.5-minute quadrangles for Chittenden, San Felipe, Hollister, San Juan Batista, Natividad, Mt. Harlan, Prunedale, Salinas, and Watsonville East. The special-status plant species identified by the CNDDDB as potentially occurring on the Property are known to grow only from specific habitat types. The specific habitats or “micro-climate” necessary for many of the plant species to occur are not found within the boundaries of the Property. The habitats necessary for the CNDDDB reported plant species consist of valley and foothill grassland, cismontane woodlands, chaparral, playas, chenopod scrub, adobe clay soils, alkaline soils, serpentine soils, sandy soils, gravelly soils, coastal prairie, coastal scrub, coastal dunes, coastal bluff scrub, coastal salt marsh, vernal pools, seeps, meadows and sinks, marshes or swamps, riparian woodlands, on slopes near drainages, closed cone coniferous forest, north coast coniferous forest, redwood forest, lower montane coniferous forest, and broadleaf upland forest.

Occurrences of special-status plants within a five-mile radius of the point roughly representing the center of the Property are described in detail. Occurrence distance from the Property is estimated from this center point (Attachment 1, Figure 6).

Based on the results of the CNDDDB search and observed habitat conditions on January 30, 2015, Olberding Environmental identified two special-status plant species as potentially occurring in the vicinity (refer to Attachment 2, Table 2). None of the plant species listed in Attachment 2, Table 2 are expected to occur due to historic and ongoing agricultural disturbance on the site, lack of on-site suitable habitat, and consequent lack of suitable native substrates (e.g., sandy and serpentine soils, vernal pools).

6.3 Wildlife Survey Results

6.3.1 General Wildlife Species and Habitats

A complete list of wildlife species observed within the Property can be found in Attachment 2, Table 1. Wildlife species commonly occurring within habitat types present on the Property are discussed below:

Willow Dominated Thicket

This habitat type occurred within the eastern portion of the survey area adjacent to the City operated well. This portion of the Property, being moderately wooded, can provide plentiful refugia habitat for an assortment of wildlife species also offering many foraging opportunities. This habitat type can also provide many nesting opportunities for avian species. Botta's pocket gopher (*Thomomys bottae*) was observed within this habitat type. Avian species expected to occur include chestnut-backed chickadee (*Poecile rufescens*), western scrub jay (*Aphelocoma californica*), house finch (*Haemorhous mexicanus*), and Nuttall's woodpecker (*Picoides nuttalli*). Other mammal species with the potential to occur within this habitat type include but not limited to black-tailed deer (*Odocoileus hemionus*), raccoon (*Procyon lotor*), bobcat (*Lynx rufus*), and Virginia opossum (*Didelphis virginiana*).

Ruderal

This habitat type dominates the Property. Due to the ongoing disturbance of these areas not many wildlife species are expected to occur. Expected wildlife within this habitat type includes Botta's pocket gopher and broad-footed mole (*Scapanus latimanus*). Bird species expected within this habitat type include mourning dove (*Zenaidura macroura*), black phoebe (*Sayornis nigricans*), savanna sparrow (*Passerculus sandwichensis*), Eurasian collard-dove (*Streptopelia decaocto*), and brewer's blackbird (*Euphagus cyanocephalus*). Though no reptiles were observed during the January 2015 survey, the alligator lizard (*Elgaria multicarinata multicarinata*), pacific gopher snake (*Pituophis catenifer catenifer*), and western fence lizard (*Sceloporus occidentalis*) can be expected to occur.

6.3.2 Special-Status Wildlife Species

Attachment 2, Table 2 includes a list of special-status wildlife species with potential to occur on the Property. Special-status wildlife species include species listed as Rare, Threatened, or Endangered by the USFWS (2015), as well as those species covered by the MBTA, or those species given special protection by the State of California (CDFW 2015b).

The search and review of the CNDDDB database reports, revealed the occurrence of special-status species that could potentially occur within the habitat(s) present on the Property. Attachment 2, Table 2 provides a summary of the species, their status, and habitat requirements. Table 2 also provides a list of special status bird species (including potentially occurring raptors) that also have a potential to occur on the Property.

Based on the results of the CNDDDB search and observed habitat conditions on the surveyed portion of the Property on January 30, 2015, Olberding Environmental Inc. identified 17 special-status wildlife species as potentially occurring. The ruderal non-native annual grassland habitat present on the Property provide marginal foraging opportunities for Cooper's hawk, great-horned owl, sharp-shinned hawk, red-tailed hawk, red-shouldered hawk, American kestrel, northern harrier, snowy egret, and golden eagle. These above listed species can occur in a foraging capacity only due the ongoing agricultural disturbance and lack of suitable nesting habitat. The willow dominated-thicket woodland habitat present within the eastern portion of survey area provides marginally suitable habitat to support nesting of the white-tailed kite, yellow-breasted

chat, yellow warbler, and loggerhead shrike. These four avian species also have a potential to forage within the Property. Lastly, the onsite barn structure provides suitable habitat to support barn owl and/or bat species. Because of their federal listing status and known occurrence in the site vicinity, CTS and CRLF, are further discussed below. Burrowing owls are also discussed.

BIRDS

Burrowing Owl (*Athene cunicularia*). Federal Species of Special Concern, California Species of Special Concern.

The U.S. Fish and Wildlife Service has identified the burrowing owl as a “candidate” species. Candidate species are animals and plants that may warrant official listing as threatened or endangered, but there is no conclusive data to give them this protection at the present time. As a candidate species, burrowing owls receive no legal protection under the Endangered Species Act (ESA). However, this species does receive some legal protection from the U.S. through the Migratory Bird Treaty Act, which forbids the destruction of the birds and active nests. In California, the burrowing owl is considered a “species of special concern.”

Burrowing owls are ground dwelling members of the owl family and are small brown to tan colored birds with bold spots and barring. Burrowing owls generally require open annual grassland habitats in which to nest, but can be found on abandoned lots, roads, airports, and other urban areas. Burrowing owls generally use abandoned California ground squirrel holes for their nesting burrow, but are also known to use pipes or other debris for nesting purposes. Burrowing owls prefer annual grassland habitats with low vegetative cover. The breeding season for burrowing owls occurs from February through August. Burrowing owls often nest in loose colonies about 100 yards apart. They lay three to twelve eggs from mid-May to early June. The female incubates the clutch for about 28 days, while the male provides her with food. The young owls begin appearing at the burrow’s entrance two weeks after hatching and leave the nest to hunt for insects on their own after about 45 days. The chicks can fly well at six weeks old.

CNDDDB has listed a single burrowing owl occurrence within five miles of the survey area in the past 10 years with the occurrence (Occurrence # 1030) occurring roughly 4 miles to the southeast of the survey area. This occurrence occurred within large parcels of open grassland habitat where one adult owl was observed using a ground squirrel burrow adjacent to the golf course fairway.

The majority of the survey area consisted of inactive agricultural lands which showed evidence of regular disturbance reducing the potential of burrowing owls to occur within the survey area. In addition, the ruderal grassland habitat present on the Property was several feet tall at the time of the survey which precludes burrowing owl from being able to visually detect predators making the area unsuitable for nesting. This habitat also lacked an abundance of ground squirrel burrows suitable to host burrowing owl nest locations. Ground squirrel burrows were concentrated mainly along Highway 156 though were still low in density and sparsely scattered.

The ruderal habitat on the Property may provide potential foraging habitat for burrowing owls but the lack of ground squirrel burrows or other structures suitable for nesting and the height of the vegetation greatly reduces its overall habitat value. The adjacent agricultural fields to the south appear to be actively managed to discourage ground squirrel colonization. In addition,

there are no known records of this species within the surrounding lands. In summary, burrowing owls are not likely to occur on the site due to the lack of burrows and presence of tall vegetation occupying the Property. No burrowing owls were observed during the January survey.

Great Horned Owl (*Bubo virginianus*). State Protected.

The great horned owl is a large owl native to North and South America. Individuals range in length from 18 to 27 inches and have a wingspan of 40 to 60.5 inches, with an average weight of three pounds. Females are larger than males. Adults have large ear tufts, a reddish, brown or gray face and a white patch on the throat. The iris is yellow. The underparts are light with brown barring; the upper parts are mottled brown. Within their habitat, they can take up residence in trees that include deciduous, coniferous, and mixed forests, tropical rainforests, prairie, mountainous areas, rocky coasts, mangrove swamps, and some urban areas. They also prefer areas where open habitats, which they often hunt in, and woods, where they tend to roost and nest, are juxtaposed and thus lightly populated regions can be ideal. Great horned owls are also fairly common in wooded parks, suburban area, and even cities.

They breed in late January or early February through May, often taking over a nest used by some other large bird, such as an old crow, raven, or red-tailed hawk nest, however; they may also use cavities in trees, cliffs, deserted buildings, and artificial platforms. All adult great horned owls are permanent residents of their territories. Prey is quite variable, but is predominantly small to medium-sized mammals. Birds comprise the other large portion of their prey, with birds ranging in size from kinglets to great blue herons being taken. Reptiles, amphibians, fish, crustaceans and even insects are also occasional prey.

CNDDDB has not listed this species as occurring within the vicinity of the Property however it is state protected and was observed during the January 2014 survey. The great horned owl is a generalist and can occur in a wide variety of habitats. Though no suitable nesting trees occur on the Property, suitable nesting trees occur within the vicinity of the Property. If an active nest is identified during the recognized bird breeding season, exclusion buffers may encroach upon the Property. The Property offers marginal foraging habitat due to recent disking limiting fossorial mammal burrowing activity, however; small mammals are known to recolonize areas relatively quickly. Suitable foraging habitat does occur to the south. Given the information above, the Great Horned Owl has a moderate potential to occur within the Property in a foraging capacity only. This species has a moderate potential to nest within close proximity to the Property allowing for potential exclusion buffers to encroach upon the Property.

Cooper's Hawk (*Accipiter cooperii*). California Species of Special Concern, State Protected.

Cooper's hawks are a medium to large-size raptor, reaching an average of 25" to 36" wingspan. They are distinctive for the black and white horizontal banding on the elongated tail and are morphologically similar to the sharp-shinned hawk described below. Cooper's hawks hunt in woodlands, riparian areas, and can even be observed hunting in densely vegetated urban areas for small birds, rodents, and reptiles. Specialists at hunting avian prey, Cooper's hawks often hunt along the edges of woodlands, shorelines, and riparian habitats where migrating passerines typically occur. Cooper's hawks typically nests within the vegetation of tall trees near riparian

habitat and nesting habitat for these raptors consists of woodlands, coniferous forest, and dense oak woodland.

Cooper's hawks are not often reported to CNDDDB despite being state protected. Though the Property appears to be regularly disked, reducing the number of small mammals, this species specializes in hunting avian prey. During the January 2014 survey, an abundance of avian prey was observed within and adjacent to the Property providing foraging opportunities. Minimal nesting opportunities occur on the Property though suitable nesting trees occur within the Mission Farm Campground immediately to the east. If an active nest is identified in the trees adjacent to the Property during the recognized bird breeding season, exclusion buffers may encroach upon the site. The Cooper's hawk may occur on the Property in a foraging capacity only. This species was not observed during the January 2014 survey.

Golden Eagle (*Aquila chrysaetos*). California Species of Special Concern, State Protected.

The golden eagle is typically found in open grasslands, pastures, and oak woodland, often near lakes and rivers. Their plumage is dark brown overall, with some white at the base of the tail, and golden-to-blond feathers on the nape of the neck. The bill and talons are black and the cere (soft membrane that covers the nostrils) and feet are yellow. Immature birds have a broad, white tail band with a black edge and large white patches on the undersides of the wings at the base of the primary feathers. Adult males weigh nine pounds with adult females weighing 12.5 pounds. Masters of soaring, golden eagle can reach speeds up to 200 mph with their 6.5 to 7.5 foot wingspans.

Eggs are laid between January and May, usually with two to four eggs per nest. Golden eagles build large stick nests in tall trees, isolated ledges, or cliff walls where they have plenty of room to maneuver. The nest may become huge, as much as eight to ten feet across and three to four feet deep. The Altamont Wind Pass Area in Alameda and southeastern Contra Costa County supports the highest known density of nesting territories in the world (Golden Gate Audubon Society 2010). Threats include human disturbance, loss of habitat, shooting, lead poisoning, and electrocution from power lines.

Although protected by the Migratory Bird Treaty Act, the golden eagle is also protected by the 1940 Bald and Golden Eagle Protection Act which prohibits the taking or possession of, and commerce in, bald and golden eagles with limited exception. Under the Bald and Golden Eagle Protection Act, it is a violation to "...take, possess, sell, purchase, or barter, offer to sell, transport, export or import, at any time or in any manner, any bald eagle commonly known as the American eagle, golden eagle, alive or dead, or any part, nest, or egg thereof..." Take is defined to include pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest, and disturb.

No golden eagles have been reported within the five mile radius of the Property in the past ten years; however, they are regularly reported to ebird in the nearby Coyote Hills regional Park. Due to the fact that the site has been recently disked the foraging potential has been lowered. The lack of large trees on site reduces the possibility of nesting within the Property. As a result of the lack of tall trees and lowered foraging potential, this species has a low potential to be on the Property.

Red-Tailed Hawk (*Buteo jamaicensis*). State Protected.

The red-tailed hawk is a large *Buteo* that is distinct due to the red color of its tail feathers in contrast to the brown color of its body. Not all red-tailed hawks exhibit the distinct coloration on their tail and gradations may occur especially in young birds. Red-tailed hawks hunt rodents by soaring over grassland habitat. Nest trees for red-tailed hawks are usually tall trees with a well-developed canopy that includes a strong branching structure on which to build a nest.

The CNDDDB has not listed this species as occurring within the vicinity of the Property; however, it is state protected and was observed during the January 2014 survey. The red-tailed hawk is a generalist and can occur in a wide variety of habitats. Though no suitable nesting trees occur on the Property, suitable nesting trees occur within the near vicinity of the Property. If an active nest is identified during the recognized bird breeding season, exclusion buffers may encroach upon the Property. The Property offers marginal foraging habitat due to recent disking limiting small mammal burrowing activity. However, small mammals are known to recolonize areas relatively quickly. Suitable foraging habitat does occur to the south. Given the information above, the red-tailed Hawk has a high potential to occur within the Property in a foraging capacity only. This species has a high potential to nest within close proximity to the Property allowing for potential exclusion buffers to encroach upon the Property.

White-tailed Kite (*Elanus leucurus*). Federal Species of Concern, CDFW: Fully Protected.

The white-tailed kite is falcon-shaped with a long white tail. This raptor has black patches on the shoulders that are highly visible while the bird is flying or perching. White-tailed kites forage in annual grasslands, farmlands, orchards, chaparral, and at the edges of marshes and meadows. They are found nesting in trees and shrubs such as willows (*Salix* sp.), California sycamore (*Platanus racemosa*), and coast live oak (*Quercus agrifolia*) often near marshes, lakes, rivers, or ponds. This raptor often hovers while inspecting the ground below for prey. The white-tailed kite eats mainly small mammals, as well as some birds, lizards, and insects. Annual grasslands are considered good foraging habitat for white-tailed kites, which will forage in human-impacted areas.

CNDDDB did not list the white-tailed kite as occurring within the vicinity of the Property however the species is state protected. The Property has been recently disked limiting foraging potential due to the lack of observed small mammal burrowing activity, however small mammals have the ability to recolonize an area relatively quickly allowing for foraging potential on the Property. While there are not suitable nesting trees on the Property, the trees in the adjacent areas offer suitable nesting habitat. If nesting does occur in the adjacent land, it is possible that the surrounding buffers may impact the Property. Given the above information, the white-tailed kite has a high potential to occur on the Property in a foraging capacity only, though if an active nest is identified during the recognized bird breeding season adjacent to the Property exclusion buffers may encroach upon this area.

American Kestrel (*Falco sparverius*). State Protected.

The American kestrel is the smallest of raptor species and is distinct due to the black barring on its face. The female kestrel is slightly larger than the male bird and is differentiated by its brown

and red coloration. The male kestrel is slightly smaller than the female and has gray wing patches near the top of the wing. Kestrels favor open areas with short ground vegetation and sparse trees. They can be found in meadows, grasslands, deserts, parks, farm fields, cities, and suburbs. Kestrels utilize cavities in trees for nesting and hunt small rodents and birds.

CNNDB has not listed this species as occurring within the vicinity of the Property but is state protected. No tree cavities were observed on the Property, serving as potential nesting habitat for this species however tree cavities may be present within adjacent areas. Though there is no potential for nesting of this species within the Property, if an active nest is identified during the recognized bird breeding season in the surrounding area, exclusion buffers may encroach upon the Property. The Property offers suitable foraging habitat in the form of small rodents and birds and this species was observed in the January 2014 survey. Given the information above, this species is present on the Property in a foraging capacity only, though exclusion buffers around nests may affect the area.

Barn Owl (*Tyto alba*). State Protected.

The barn owl is a light-colored owl with light grey upperparts and buffy wings and back. The undersides are white, occasionally with black spots. The face has a heart-shaped appearance. Foraging habitat for the barn owl is open grasslands. Nesting occurs in holes in trees, cliff edges and crevices, caves, burrows in river banks, and many kinds of human structures, including barn lofts, church steeples, houses, nest boxes, and haystacks. They are often encountered while roosting in old barns during daylight hours.

CNNDB has not listed this species as occurring within the vicinity of the Property but is state protected. The barn owl is a generalist and can occur in a wide variety of habitats. Though no suitable nesting trees occur on the Property or within the 100-foot buffer, suitable nesting in the barn located on the Property is possible. If an active nest is identified during the recognized bird breeding season in trees adjacent to the Property or within the on-site barn, exclusion buffers may encroach upon the Property. The Property offers marginal foraging habitat due to recent disking limiting small mammal burrowing activity. However, small mammals are known to recolonize areas relatively quickly. Suitable foraging habitat does occur to the south. Given the information above, the barn-owl has a high potential to occur within the Property in a foraging and/or nesting capacity. This species has a high potential to nest within or in close proximity to the Property allowing for potential exclusion buffers to encroach upon the Property.

MAMMALS

Special-status Bats

Bats (Order - *Chiroptera*) are the only mammals capable of “true” flight. They are nocturnal feeders and locate their prey, which consists of small to medium sized insects, by echolocation. Bats consume vast amounts of insects making them very effective pest control agents. They may eat as much as their weight of insects per day. Maternity roosts comprised of only females, may be found in buildings or mine shafts with temperatures up to 40 degrees Celsius and a high percentage of humidity to ensure rapid growth in the young. Female bats give birth to only one

or two young annually and roost in small or large numbers. Males may live singly or in small groups, but scientists are still unsure of the whereabouts of most males in summer.

Special-status bats with the potential to occur on the Property are listed below. There are tree cavities and the barn structure which could serve as potential roosting habitat on the Property and in the surrounding buffer.

- Pallid bat (*Antrozous pallidus*), California Special Concern species

CNNDDDB has one listing of the pallid bat approximately 3.9 miles from the Property from 1949 and they are presumed extant. Due to the high mobility of bats, difficulty in surveying for them, and presence of suitable habitat it was determined that the above listed species have a moderate possibility of occurring on the Property. Tree hollows and the barn structure may serve as day roosting sites, and foraging may occur over the site.

AMPHIBIANS

California Tiger Salamander (*Ambystoma californiense*). Federally Threatened, State Threatened.

Adult California tiger salamanders (CTS) inhabit rolling grassland and oak savannah. Adults spend most of the year in subterranean retreats such as rodent burrows, but may be found on the surface during dispersal to and from breeding sites. The preferred breeding sites are vernal pools and other temporary ponds. However, CTS may use permanent manmade ponds as breeding habitat. CTS adults begin migrating to ponds after the first heavy rains of fall and can be found in or around the breeding ponds during and after winter rainstorm events. In extremely dry years, CTS may not reproduce.

After mating, females lay several small clusters of eggs, which contain from one to over 100 eggs. The eggs are deposited on both emergent and submerged vegetation, as well as submerged detritus. A minimum of ten weeks is required to complete larval development through metamorphosis, at which time the larvae will normally weigh about ten grams. Larvae remaining in pools for a longer time period can grow too much larger sizes. Upon metamorphosis, juvenile CTS migrate in large masses at night from the drying breeding sites to refuge sites. Prior to this migration, the juveniles spend anywhere from a few hours to a few days near the pond margin. Adult CTS are largely opportunistic feeders, preying upon arthropod and annelid species that occur in burrow systems, as well as aquatic invertebrates found within seasonal pools. The larvae feed on aquatic invertebrates and insects, showing a distinct preference for larvae of the Pacific tree frog.

On August 4, 2004, the U.S. Fish and Wildlife Service (USFWS) announced the listing of the CTS as threatened throughout its range with the exception of the Sonoma and Santa Barbara County populations which are listed as endangered (USFWS 2006). On March 3, 2010, the California Fish and Game Commission designated CTS as threatened under the California Endangered Species Act. On August 23, 2005, the Service designated 199,109 acres of critical habitat in 19 counties for the central California population of the CTS. On August 2, 2005, they proposed 74,223 acres of critical habitat for CTS in Sonoma County, California. This habitat is

located in the Santa Rosa Plain in central Sonoma and includes lands bordered on the west by Laguna de Santa Rosa, to the south by Skillman Road, northwest of Petaluma, to the east by foothills, and to the north by Windsor Creek. On December 14, 2005, in a final decision, USFWS designated and excluded 17,418 acres of critical habitat for CTS, so that no critical habitat is being designated for the Sonoma County population.

CNDDDB has listed a total of 12 occurrences of CTS within five miles of the survey area. Of the 12 occurrence, 2 occurrences occurred within two miles of the Property, and ten occurrences within two to five miles of the Property. The closest occurrence (Occurrence #258) occurred in May of 1991 located roughly 1.28 miles to the west of the survey area within a stock pond adjacent to a ranch style home. The most recent occurrence (Occurrence # 1120) occurred in May of 2013 located roughly 1.84 miles to the northwest of the survey area occurring within a stock pond. At this occurrence location about 350 eggs were observed within this pond in January of 2013 with 30 larvae caught in the same pond in May of 2013. The project site is not located within any critical habitat units.

CTS are unlikely to occur on the site due to the lack of breeding habitat in the vicinity, lack of suitable upland habitat, presence of an actively disked agricultural field, and dispersal barriers including Highway 156 and the surrounding development.

California Red-Legged Frog (*Rana draytonii*). Federally Threatened, California Species of Special Concern.

California red-legged frog (CRLF) was listed as a Federal threatened species on May 31, 1996 (61 FR 25813) and is considered threatened throughout its range. If a proposed Property may jeopardize listed species, Section 7 of the ESA requires consideration of those species through formal consultations with the USFWS. Federal Proposed species (USFWS 2006c) are species for which a proposed listing as Threatened or Endangered under the ESA has been published in the Federal Register. If a proposed Property may jeopardize proposed species, Section 7 of the ESA affords consideration of those species through informal conferences with USFWS. On April 13, 2006, USFWS designated critical habitat for the CRLF under the ESA. In total, approximately 450,288 acres fell within the boundaries of critical habitat designation. A new ruling by the USFWS on March 17, 2010, revised the designation of critical habitat for CRLF (75 FR 12815 12959). In total, approximately 1,636,609 acres of critical habitat in 27 California counties fall within the boundaries of the final revised critical habitat designation. This rule became effective on April 16, 2010.

The CRLF is a rather large frog, measuring one and a half to five inches in length. They are reddish-brown to gray in color, with many poorly defined dark specks and blotches. Dorsolateral folds are present. The underside of the CRLF is washed with red on the lower abdomen and hind legs. The CRLF has a dark mask bordered by a light stripe on the jaw, smooth eardrums, and not fully webbed toes. The male has enlarged forearms and swollen thumbs. Its vocals consist of a series of weak throaty notes, rather harsh, and lasting two to three seconds. Breeding occurs from December to March with egg masses laid in permanent bodies of water.

The CRLF is found in lowlands, foothill woodland, and grasslands, near marshes, lakes, ponds or other water sources. These amphibians require dense shrubby or emergent vegetation closely

associated with deep, still, or slow moving water. Generally these frogs favor intermittent streams with water at least two and a half feet deep and where the shoreline has relatively intact emergent or shoreline vegetation. CRLF is known from streams with relatively low gradients and those waters where introduced fish and bullfrogs are absent. CRLF are known to take refuge upland in small mammal burrows during periods of high water flow. CRLF occurs west of the Sierra Nevada-Cascade and in the Coast Ranges along the entire length of the state. Historically, they occurred throughout the Central Valley and Sierra Nevada foothills south to northern Baja California. Now they are found from Sonoma and Butte Counties south to Riverside, but mainly in Monterey, San Luis Obispo, and Santa Barbara Counties.

CNDDDB has listed a total of 9 occurrences of CRLF within five miles of the survey area within the past 20 years. Out of the 9 occurrences, one occurrence was within two to three miles of the Property, three occurrences within three to four miles, and the remaining four occurrences occurring within four to five miles of the Property. The closest occurrence (Occurrence #433) occurred in March of 2001 located roughly 2.24 miles to the southeast of the Property observed within a perennial sag pond with bulrush around the pond edges. At this location two adults and three juveniles were observed. The most recent occurrence (Occurrence #1009) occurred in May of 2008 located roughly 4.13 miles to the west of the Property. At this occurrence location three adults and 11 larvae were observed within a perennial stock pond within a grassland swale.

Potential CRLF habitat on the site is non-existent. The ongoing agricultural disturbance greatly reduces the potential for CRLF to migrate onto the site, there are no water features for the frogs to breed or take refuge, and the barriers to dispersal, including the highway would prevent CRLF from entering the site from adjacent properties. No CRLF were observed during the March survey.

7.0 CONCLUSIONS

7.1 Wetlands

Results of the biological resource analysis survey conducted by Olberding Environmental on January 30, 2015, did not identify wetland/waters on the Property that may be potentially considered jurisdictional by the Corps. A comprehensive review of the site resulted in a negative finding for wetland soils, hydrology, and vegetation. There are no drainages or creek channels on the Property.

7.2 Special-status Plants

Due to the lack of suitable habitats, ongoing agricultural disturbance of the site, and lack of suitable soils within the survey area, there is no potential for any special-status plant species to occur. A plant's potential to occur within the survey area was based on the presence of suitable habitats, soil types, and CNDDDB occurrences. None of the special-status plants identified in the CNDDDB were observed during the February survey.

7.3 Special-status Wildlife

Foraging or Nesting Raptor/Passerine Species – A total of 14 bird species were identified as having a potential to occur on the Property with nine of the of these species having a potential to occur in a foraging capacity only. These bird species include Cooper’s hawk, sharp-shinned hawk, snowy egret, red-tailed hawk, red-shouldered hawk, northern harrier, golden eagle, American kestrel, and great horned owl. The remaining five bird species have a potential to occur on the Property in a foraging and nesting capacity. These bird species include white-tailed kite, yellow-breasted chat, yellow warbler, barn owl, and loggerhead shrike. These bird species have a potential to nest within the willow dominated riparian area located within the southern portion of the Property and the on-site barn structure.

The project site currently appears to be unsuitable to support burrowing owl due to the lack of small mammal burrows, tall vegetation heights, and ongoing agricultural disturbance.

Special-status Amphibian Species – CTS and CRLF are considered unlikely to occur within the survey area. Breeding habitat does not exist for CTS or CRLF on the Property or in close proximity to the site. Annual disking of the site and presence of intensively planted agricultural crops to the south would preclude the presence of suitable upland habitat. Development occurs to the east and west reducing the suitability of the surrounding landscape. Barriers to dispersal north of the site include Highway 156 and the town of San Juan Batista.

8.0 RECOMMENDATIONS

- **Pre-Construction Bird Survey** – If project construction-related activities would take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds within the project site, and the surrounding area of influence of the project site, should be conducted by a competent biologist prior to the commencement of the tree removal or site grading activities. Nesting bird surveys shall be conducted no more than 30 days prior to any vegetation removal. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone should be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds, and a minimum of 200 feet for raptors (birds-of-prey). The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site.
- **Pre-construction Bat Survey** – To avoid “take” of special-status bats, the following mitigation measures shall be implemented prior to the removal of any existing trees or structures on the project site:

- a) A bat habitat assessment shall be conducted by a qualified bat biologist during seasonal periods of bat activity (mid–February through mid–October – ca. Feb. 15 – Apr. 15, and Aug. 15 – October 30), to determine suitability of each existing structure as bat roost habitat.
- b) Structures found to have no suitable openings can be considered clear for project activities as long as they are maintained so that new openings do not occur.
- c) Structures found to provide suitable roosting habitat, but without evidence of use by bats, may be sealed until project activities occur, as recommended by the bat biologist. Structures with openings and exhibiting evidence of use by bats shall be scheduled for humane bat exclusion and eviction, conducted during appropriate seasons, and under supervision of a qualified bat biologist.
- d) Bat exclusion and eviction shall only occur between February 15 and April 15, and from August 15 through October 30, in order to avoid take of non–volant (non–flying or inactive, either young, or seasonally torpid) individuals.

OR

A qualified wildlife biologist experienced in surveying for and identifying bat species should survey the portion of the Project where tree removal is proposed to determine if any special–status bats reside in the trees. Any special–status bats identified should be removed without harm. Bat houses sufficient to shelter the number of bats removed should be erected in open space areas that would not be disturbed by project development.

9.0 LITERATURE CITED

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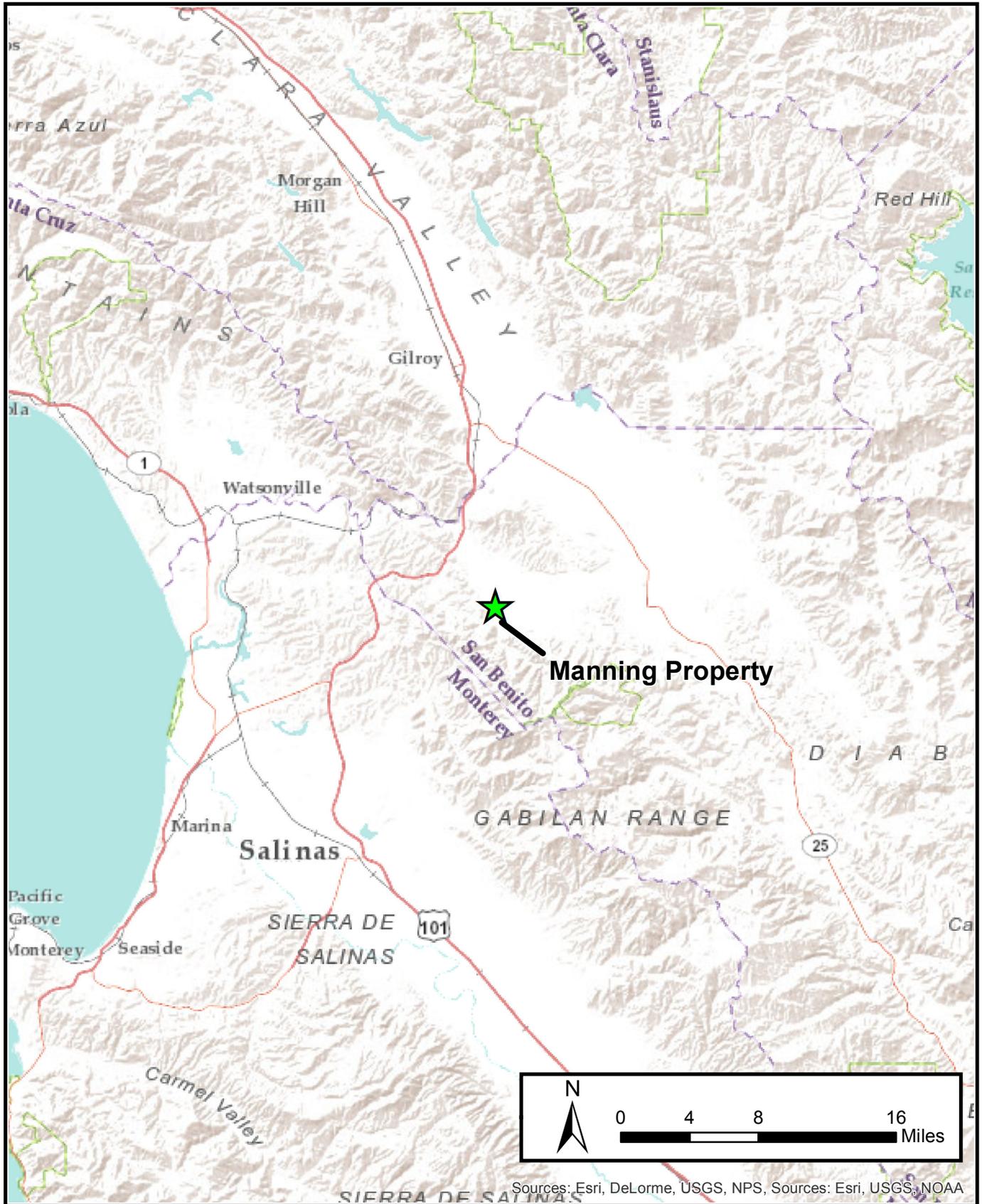
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ATTACHMENT 1
FIGURES



Sources: Esri, DeLorme, USGS, NPS, Sources: Esri, USGS, NOAA

**Figure 1: Regional Map
Manning Property
San Benito County, California**

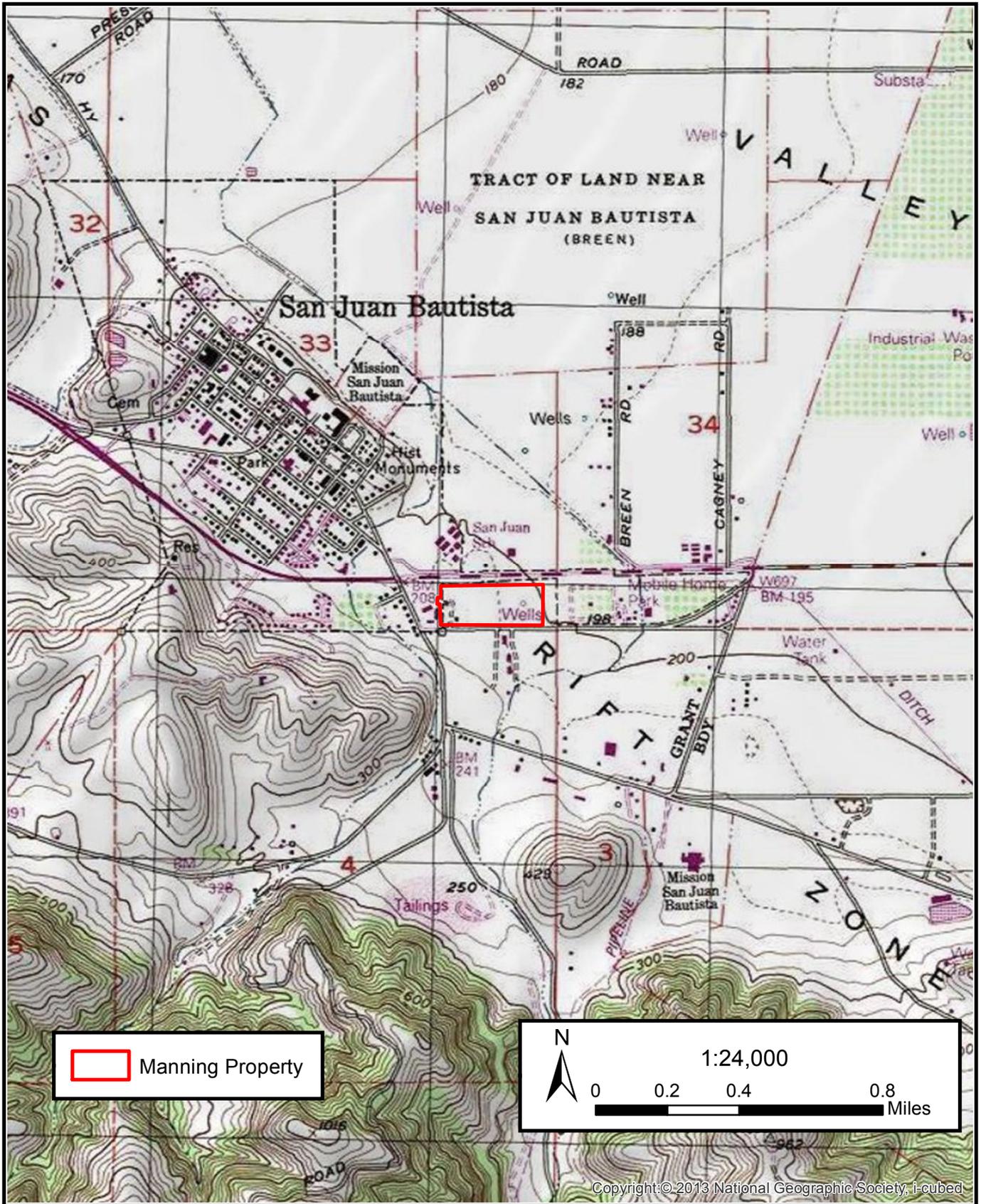


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Figure 2: Vicinity Map
Manning Property
San Benito County, California
 Aerial Imagery and Source: Microsoft, May 8, 2010



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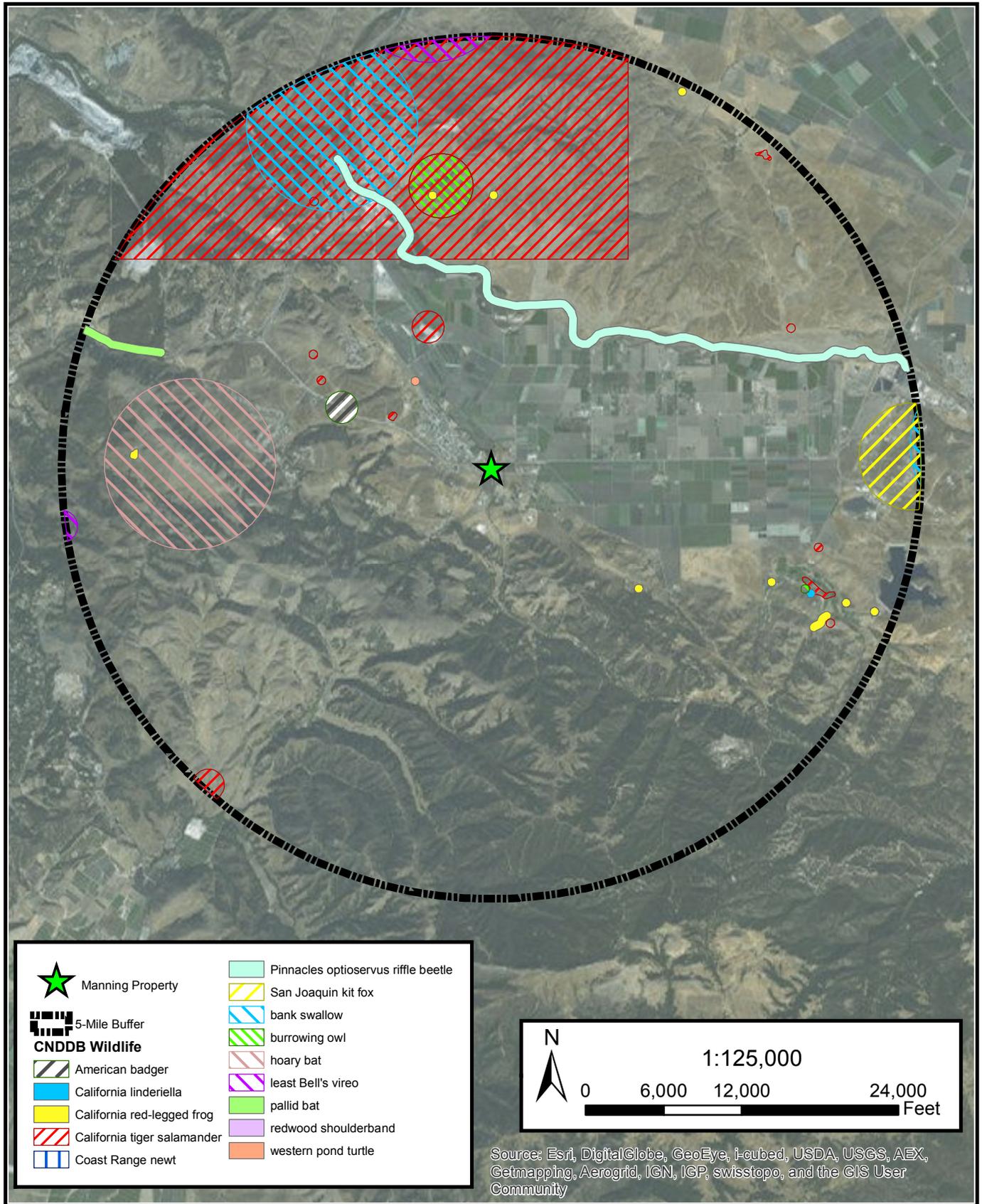
**Figure 3: USGS Topographic Map
 San Juan Bautista Quadrangle
 Manning Property
 San Benito County, California**



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**Figure 4: Aerial Map
Manning Property
San Benito County, California**

Aerial Imagery and Source: Microsoft, May 8, 2010

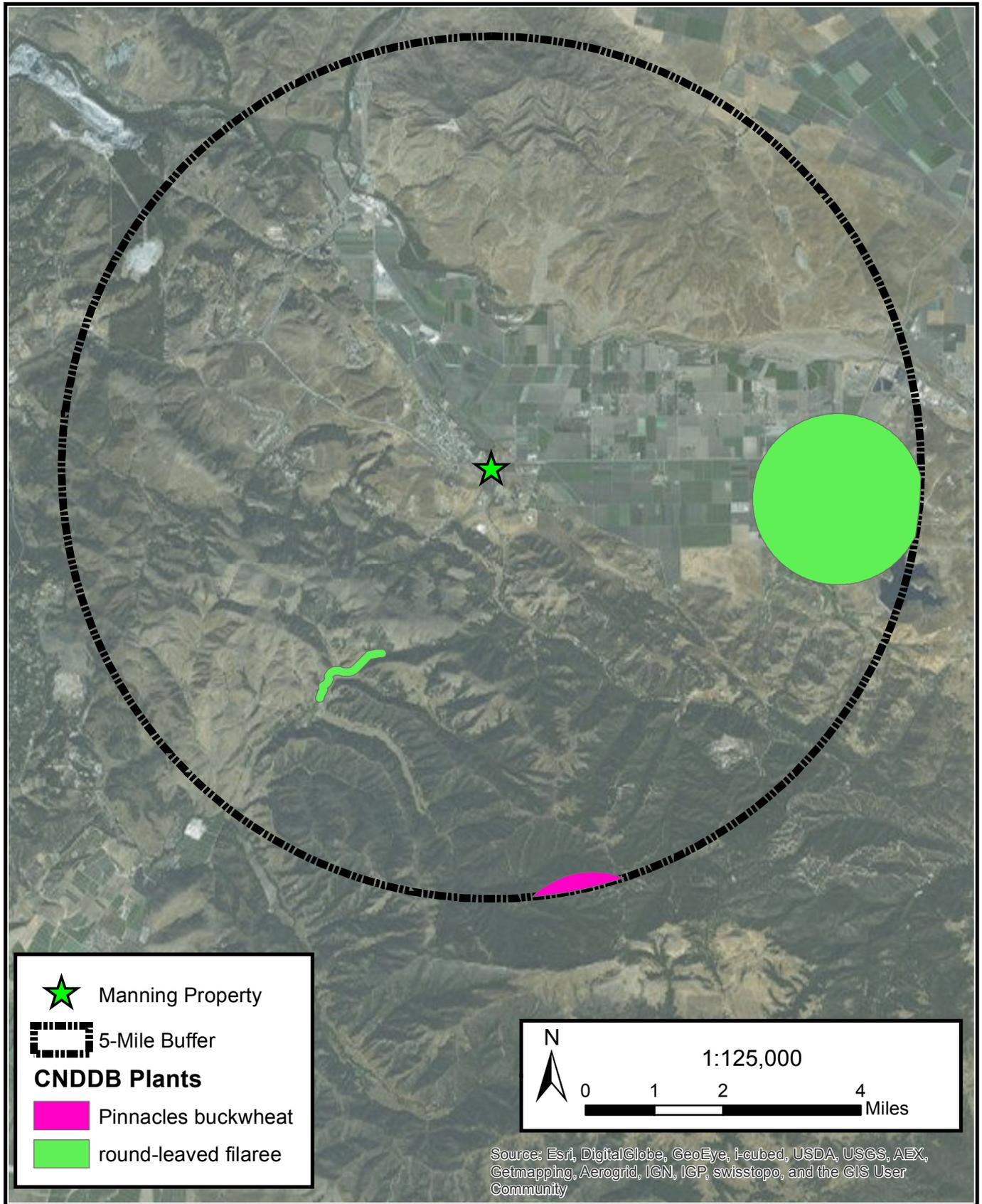


**Figure 5: CNDDB Wildlife Occurances
Within 5-Mile Buffer
Manning Property
San Benito County, California**

Aerial Imagery and Source: Microsoft, May 8, 2010



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 Manning Property
 5-Mile Buffer
CNDDDB Plants
 Pinnacles buckwheat
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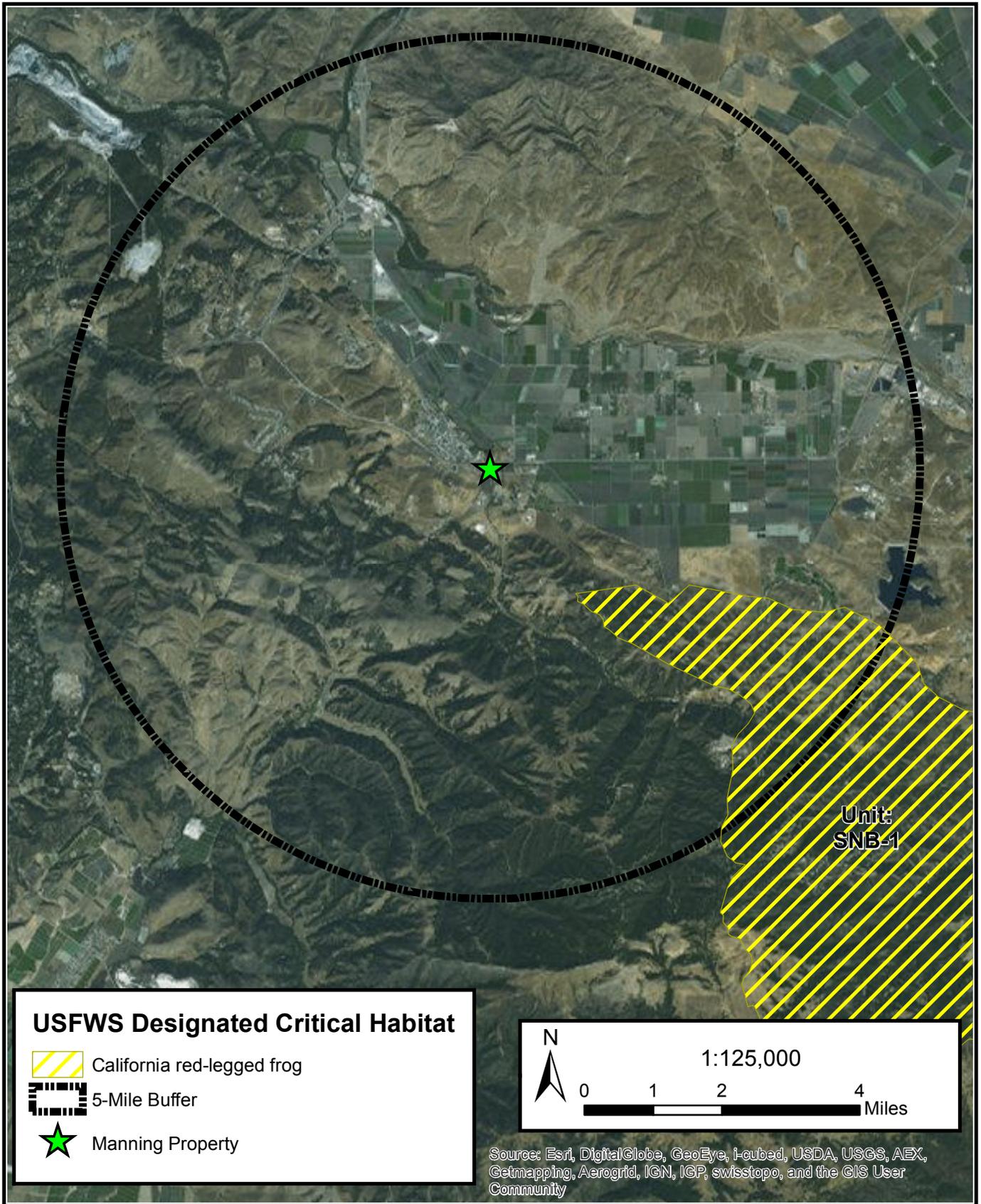
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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**Figure 6: CNDDDB Plant Occurances
 Within 5-Mile Buffer
 Manning Property
 San Benito County, California**

Aerial Imagery and Source: Microsoft, May 8, 2010



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**Figure 7: USFWS Designated Critical Habitat
 Manning Property
 San Benito County, California**
 Aerial Imagery and Source: Microsoft, May 8, 2010



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**Figure 8: Soils Map
 Manning Property
 San Benito County, California**

Aerial Imagery and Source: Microsoft, May 8, 2010



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Figure 9: Photo Map
Manning Property
San Benito County, California

Aerial Imagery and Source: Microsoft, May 8, 2010



	Manning Property
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Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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**Figure 10: Habitat Map
 Manning Property
 San Benito County, California**
 Aerial Imagery and Source: Microsoft, May 8, 2010

ATTACHMENT 2
TABLES

Table 1
Plant and Wildlife Species Observed
Within/Adjacent to the Survey Area

Table 1**Wildlife Species Observed Within/Adjacent to the Survey Area**

Scientific Name	Common Name
Plant Species Observed	
<i>Schinus molle</i>	California pepper
<i>Avena fatua</i>	Wild oat
<i>Baccharis pilularis</i>	Coyote brush
<i>Brassica nigra</i>	Black mustard
<i>Centaurea solstitialis</i>	Yellow star thistle
<i>Sequoia sempervirens</i>	Coastal redwood
<i>Festuca perennis</i>	Italian rye grass
<i>Salix lutea</i>	Yellow willow
<i>Rumex crispus</i>	Curly dock
<i>Salsola tragus</i>	Russian thistle
Animal Species Observed	
Birds	
<i>Aphelocoma californica</i>	Western scrub jay
<i>Buteo jamaicensis</i>	Red-tailed hawk
<i>Calypte anna</i>	Anna's hummingbird
<i>Cathartes aura</i>	Turkey vulture
<i>Cyanocitta stelleri</i>	Stellar's Jay
<i>Junco hyemalis</i>	Dark-eyed junco
<i>Meleagris gallopavo</i>	Wild turkey
<i>Poecile rufescens</i>	Chestnut-backed chickadee
Mammals	
<i>Sciurus niger</i>	Fox squirrel
<i>Spermophilus beecheyi</i>	California ground squirrel
Reptiles	
<i>Sceloporus occidentalis</i>	Western fence lizard

Table 2

**Special-Status Species for the Chittenden, San Felipe,
Hollister, San Juan Bautista, Natividad, Mt. Harlan,
Prunedale, Salinas, Watsonville East 7.5 Minute
Quadrangle Maps¹**

Table 2

Special-Status Species for the Chittenden, San Felipe, Hollister, San Juan Bautista, Natividad, Mt. Harlan, Prunedale, Salinas, Watsonville East 7.5 Minute Quadrangle Maps¹

Common Name/ Scientific Name	Status (Fed/State/ CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
PLANTS					
Santa Cruz tarplant <i>(Holocarpha macradentia)</i>	T/E/1B.1	June – October	Coastal prairie, valley grassland.	Low No suitable habitat present	Presumed absent
Contra Costa goldfields <i>(Lasthenia conjugens)</i>	E/-/1B.1	March - June	Valley grassland, freshwater wetlands, wetland- riparian	Low No suitable habitat present	Presumed absent
San Francisco popcorn flower <i>(Plagiobothrys diffusus)</i>	-E/1B.1	March – June	Coastal prairie, valley grassland.	Low No suitable habitat present	Presumed absent
Yadon’s rein orchid <i>(Piperia yadonii)</i>	E/-/1B.1	May – August	Chaparral, northern coastal scrub closed-cone pine forest.	Low No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Chittenden, San Felipe, Hollister, San Juan Bautista, Natividad, Mt. Harlan, Prunedale, Salinas, Watsonville East 7.5 Minute Quadrangle Maps¹

Common Name/ Scientific Name	Status (Fed/State/ CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Seaside bird's beak <i>(Cordylanthus rigidus ssp. littoralis)</i>	-E/1B.1	April – October	Coastal strand, northern coastal scrub, coastal sage scrub, closed-cone pine forest, southern oak woodland, foothill chaparral.	Low No suitable habitat present	Presumed absent
Monterey gilia <i>(Gilia tenuiflora ssp. arenaria)</i>	E/T/1B.2	April - June	Coastal strand, chaparral, northern coastal scrub.	Low No suitable habitat present	Presumed absent
Monterey spineflower <i>(Chorizanthe pungens var. pungens)</i>	T/-/1B.2	April – July	Coastal strand, northern coastal scrub, coastal sage scrub, closed-cone pine forest, yellow pine forest, foothill woodland, chaparral.	Low No suitable habitat present	Presumed absent
BIRDS					
Cooper's Hawk <i>(Accipiter cooperii)</i>	-/CP/-	February – August	Oak woodlands, coniferous forests, riparian corridors. Often hunts on edges between habitats.	Moderate Suitable habitat present	May occur

Table 2

Special-Status Species for the Chittenden, San Felipe, Hollister, San Juan Bautista, Natividad, Mt. Harlan, Prunedale, Salinas, Watsonville East 7.5 Minute Quadrangle Maps¹

Common Name/ Scientific Name	Status (Fed/State/ CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Tricolored Blackbird <i>(Agelaius tricolor)</i>	SOC/-/SSC	February – August	Nesting within seasonal wetland marshes, blackberry brambles or other protected substrates. Forages in annual grassland and wetland habitats.	Low No suitable habitat present	Not likely to occur
Northern Harrier <i>(Circus cyaneus)</i>	SOC/-/SSC	February – August	Nesting within seasonal wetland marshes, using cattails alders and willows. Forages in annual grassland and wetland habitats.	Low No suitable habitat present	Not likely to occur
Golden Eagle <i>(Aquila chrysaetos)</i>	-/CP/SC	February – August	Nests in cliff-walled canyons and tall trees in open areas. (Nesting and wintering) Rolling foothills mountain areas, sage-juniper flats, and desert.	Low Close to dense residential area	Not Likely to Occur
Burrowing Owl <i>(Athene cucicularia)</i>	SOC/-/SC	February – August	Dry open annual or perennial grassland, desert and scrubland. Uses abandoned mammal burrows for nesting.	Low No suitable habitat present	Not likely to occur
Red-tailed Hawk <i>(Buteo jamaicensis)</i>	-/CP/-	February – August	Various grassland habitats, urban land, oak woodlands with grassland for foraging.	High Suitable habitat present	Present

Table 2**Special-Status Species for the Chittenden, San Felipe, Hollister, San Juan Bautista, Natividad, Mt. Harlan, Prunedale, Salinas, Watsonville East 7.5 Minute Quadrangle Maps¹**

Common Name/ Scientific Name	Status (Fed/State/ CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Red-shouldered Hawk <i>(Buteo lineatus)</i>	-/CP/-	February – August	Forages in variety of semi-developed habitats including orchards. Forages in woodlands and riparian areas. Nests in riparian habitat but also eucalyptus groves.	High Suitable habitat present	May occur
White-tailed Kite <i>(Elanus leucurus)</i>	SOC/CP/FP	February – August	Various grassland habitats, urban land, oak woodlands with grassland for foraging.	Moderate Suitable habitat present	May occur
Sharp-shinned Hawk <i>(Accipiter striatus)</i>	SOC/-/SSC	February – August	Favor conifer trees (pine, spruce, or fir) as nesting sites, but may also use aspens and hardwood trees. The nest is always placed under dense forest cover, usually toward the top of a tall tree, but well under the canopy.	Low No suitable habitat present	Not likely to occur
California Horned Lark <i>(Eremophila alpestris actia)</i>	-/-/SSC	February – August	Short-grass prairie, bald hills, mountain meadows, open coastal plains, fallow grain fields, and alkali flats. Prefer open terrain where they construct nests on the ground, often in sparsely vegetated areas.	Low No suitable habitat present	Not likely to occur
Merlin <i>(Falco columbarius)</i>	-/-/R	February – August	Frequents open habitats at low elevation near water and tree stands. Favors coastlines, lakeshores, and wetlands.	Low No suitable habitat present	Not likely to occur

Table 2

Special-Status Species for the Chittenden, San Felipe, Hollister, San Juan Bautista, Natividad, Mt. Harlan, Prunedale, Salinas, Watsonville East 7.5 Minute Quadrangle Maps¹

Common Name/ Scientific Name	Status (Fed/State/ CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Prairie Falcon <i>(Falco mexicanus)</i>	-/CP/-	February – August	Nests on cliffs in dry open terrain. Forages in marshlands and ocean shores.	Low No suitable habitat present	Not likely to occur
American Kestrel <i>(Falco sparverius)</i>	-/CP/-	February – August	American Kestrels nest in cavities, although they lack the ability to excavate their own. They rely on old woodpecker holes, natural tree hollows, rock crevices, and nooks in buildings and other human-built structures.	Moderate Suitable habitat present	May occur
Bank Swallow <i>(Riparia riparia)</i>	SOC/T/-	February – August	Nests in colonies in riparian or other lowland habitats. Nest is constructed in vertical bank or cliff with fine sandy soils near streams, rivers, lakes or ocean.	Low No suitable habitat present	Presumed absent
Yellow-breasted chat <i>(Icteria virens)</i>	-/-/SSC	February – August	Frequents dense, brushy thickets and tangles near water, and thick understory in riparian woodland.	Moderate Suitable habitat present	May occur
Yellow warbler <i>(Setophaga petechia)</i>	-/-/SSC	February – August	Frequents open to medium-density woodlands and forests with a heavy brush understory in breeding season. In migration, found in a variety of sparse to dense woodland and forest habitats.	Moderate Suitable habitat present	May occur

Table 2

Special-Status Species for the Chittenden, San Felipe, Hollister, San Juan Bautista, Natividad, Mt. Harlan, Prunedale, Salinas, Watsonville East 7.5 Minute Quadrangle Maps¹

Common Name/ Scientific Name	Status (Fed/State/ CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
California brown pelican <i>(Pelecanus occidentalis californicus)</i>	D/D/FP	February – August	Needs islands adjacent to good marine fishing areas.	Low No suitable habitat present	Presumed absent
California clapper rail <i>(Rallus longirostris obsoletus)</i>	E/E/FP	February – August	Requires emergent wetlands and tidal sloughs. Occasionally uses ecotone between wetlands and adjacent upland vegetation.	Low No suitable habitat present	Presumed absent
Snowy Egret <i>(Egretta thula)</i>	E/E/FP	February – August	Nest in colonies on thick vegetation in isolated places—such as barrier islands, dredge-spoil islands, salt marsh islands, swamps, and marshes.	Moderate Suitable habitat present	May Occur
long billed curlew <i>(Numenius americanus)</i>	-/-/WL	February – August	Upland shortgrass prairies and wet meadows are used for nesting; coastal estuaries, open grasslands, and croplands are used in winter.	Moderate Foraging only	May occur
least Bell's vireo <i>(Vireo bellii pusillus)</i>	E/E/-	February – August	Inhabits low, dense riparian growth along water or along dry parts of intermittent streams. Typically associated with willow, cottonwood, Baccharis, wild blackberry, or mesquite in desert localities.	Low No suitable habitat present	Not likely to occur

Table 2

Special-Status Species for the Chittenden, San Felipe, Hollister, San Juan Bautista, Natividad, Mt. Harlan, Prunedale, Salinas, Watsonville East 7.5 Minute Quadrangle Maps¹

Common Name/ Scientific Name	Status (Fed/State/ CNPS) ²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
AMPHIBIAN					
California Tiger Salamander <i>(Ambystoma californiense)</i>	T/T/SSC	Aquatic Surveys - Once each in March, April, and May with at least 10 days between surveys. Upland Surveys - 20 nights of surveying under proper conditions beginning October 15 and ending March 15.	Vernal pools, swales and depressions for breeding, needs underground refugia.	Low No suitable habitat present	Not likely to occur
California Red-Legged Frog <i>(Rana draytonii)</i>	T/-/SC	May 1 – November 1	Lowlands and foothills in or near permanent deep water with dense, shrubby or emergent riparian habitat. Requires 11-20 weeks of permanent water for breeding and larval development. Must have access to aestivation habitat.	Low No suitable habitat present	Not likely to occur

Table 2

Special-Status Species for the Chittenden, San Felipe, Hollister, San Juan Bautista, Natividad, Mt. Harlan, Prunedale, Salinas, Watsonville East 7.5 Minute Quadrangle Maps¹

Common Name/ Scientific Name	Status (Fed/State/ CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Santa Cruz long-toed salamander <i>(Ambystoma macrodactylum croceum)</i>	E/E/FP	May 1 – November 1	Wide variety of habitats. Found primarily in yellow pine, mixed conifer, and red fir forests associated with mountain meadows. A.m. croceum is found in oak woodlands and riparian habitats.	Low No suitable habitat present	Presumed absent
northern red-legged frog <i>(Rana aurora)</i>	-/-/SSC	May 1 – November 1	Lowlands and foothills in or near permanent deep water with dense, shrubby or emergent riparian habitat. Requires 11-20 weeks of permanent water for breeding and larval development. Must have access to aestivation habitat.	Low No suitable habitat present	Presumed absent
Coast Range newt <i>(Taricha torosa)</i>	-/-/SSC	May 1 – November 1	Optimum habitats are in or near streams in valley-foothill hardwood and hardwood conifer habitats.	Low No suitable habitat present	Presumed absent
Western spadefoot <i>(Spea hammondi)</i>	-/-/SSC	Year-round resident	Grasslands with shallow temporary pools are optimal habitats for the western spadefoot.	Low No suitable habitat present	Presumed absent

Table 2

Special-Status Species for the Chittenden, San Felipe, Hollister, San Juan Bautista, Natividad, Mt. Harlan, Prunedale, Salinas, Watsonville East 7.5 Minute Quadrangle Maps¹

Common Name/ Scientific Name	Status (Fed/State/ CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
REPTILES					
Western Pond Turtle <i>(Emys marmorata)</i>	-/-/SC	March – October	Aquatic turtle needs permanent water in ponds, streams, irrigation ditches. Nests on sandy banks or grassy fields.	Low	Not likely to occur
San Juaquin Whipsnake <i>(Masticophis flagellum ruddocki)</i>	-/-/SSC	May - August	Occurs in open, dry, treeless areas, including grasslands and saltbush scrub.	Low	Not likely to occur
Black legless lizard <i>(Anniella pulchra nigra)</i>	-/-/SSC	March - July	Occurs in loose, sandy soils or leaf litter, typically in sand dunes along the coast.	Low	Not likely to occur
Silvery legless lizard <i>(Masticophis flagellum ruddocki)</i>	-/-/SSC	March - July	Occurs in moist, warm, loose soil with plant cover. Moisture is essential. Occurs in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks.	Low	Not likely to occur

Table 2

Special-Status Species for the Chittenden, San Felipe, Hollister, San Juan Bautista, Natividad, Mt. Harlan, Prunedale, Salinas, Watsonville East 7.5 Minute Quadrangle Maps¹

Common Name/ Scientific Name	Status (Fed/State/ CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Coast horned lizard <i>(Phrynosoma blainvillii)</i>	-/-/SSC	May - September	Inhabits open areas of sandy soil and low vegetation in valleys, foothills, and semi-arid mountains. Found in grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose soil.	Low	Not likely to occur
MAMMALS					
San Joaquin kit fox <i>(Vulpes macrotis mutica)</i>	E/T/-	Year-round	Native or non-native grasslands and associated scrub; oak savannah adjacent to grasslands; agricultural lands on the San Joaquin Valley floor within 3-miles of foothill grasslands.	Low	Not likely to occur
Pallid Bat <i>(Antrozous pallidus)</i>	-/SC/-	N/A	Forages in grasslands, shrublands, deserts, forests, and woodlands. Most common in open, dry habitats. Roosts in rock crevices, caves, tree hollows, and buildings. Roosts must protect bats from high temperatures; very sensitive to disturbance of roosting sites.	Low Close to dense residential area	Not Likely to Occur

Table 2

Special-Status Species for the Chittenden, San Felipe, Hollister, San Juan Bautista, Natividad, Mt. Harlan, Prunedale, Salinas, Watsonville East 7.5 Minute Quadrangle Maps¹

Common Name/ Scientific Name	Status (Fed/State/ CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Townsend's Big-Eared Bat <i>(Corynorhinus townsendii)</i>	-/SSC/-	Resident	Throughout California in a wide variety of habitats; roosts in the open, hanging from walls and ceilings. Needs sites free from human disturbance. Most common in mesic sites.	Moderate Suitable habitat present	May occur
Western mastiff bat <i>(Eumops perotis californicus)</i>	-/-/SSC	Resident	Prefers open habitats or habitat mosaics with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees near water. Feeds mainly on moths.	Moderate Suitable habitat present	May occur
Western red bat <i>(Lasiurus blossevillii)</i>	-/-/SSC	Resident	Prefers edges or habitat mosaics that have trees for roosting and open areas for foraging. Roost sites often are in edge habitats adjacent to streams, fields, or urban areas.	Moderate Suitable habitat present	May occur
San Francisco Dusky-Footed Woodrat (<i>Neotoma fuscipes annectens</i>)	-/SC/-	Resident	Forest habitats of moderate canopy and moderate to dense understory, may prefer chaparral and redwood habitats. Nests constructed of grass, leaves, sticks, feathers, etc. Population may be limited by availability of nest materials.	Low No suitable habitat present	Not likely to occur

Table 2

Special-Status Species for the Chittenden, San Felipe, Hollister, San Juan Bautista, Natividad, Mt. Harlan, Prunedale, Salinas, Watsonville East 7.5 Minute Quadrangle Maps¹

Common Name/ Scientific Name	Status (Fed/State/ CNPS)²	Blooming or Survey Period	Habitats of Occurrence	Potential on Site	Status on Site**
Salinas ornate shrew (<i>Sorex ornatus salaricus</i>)	-/-/SSC	Resident	Prefers coastal salt marshes and adjacent sandhill areas. It occupies riparian, wetland and upland terrestrial communities in the vicinity of the Salinas River mouth.	Low No suitable habitat present	Not likely to occur
American Badger (<i>Taxidea taxus</i>)	-/-/SSC	Resident	Shrub, forest, and herbaceous habitats with friable soils to dig burrows. Need open, uncultivated ground. Prey on fossorial mammals.	Moderate Suitable habitat present	Not likely to occur

1. Special-status plants and animals as reported by the California Natural Diversity Data Base, California Native Plant Society, and other background research August 2014.

2. Order of Codes for Plants - Fed/State/CNPS

Order of Codes for Animals - Fed/State/CDFW

Codes:

SOC - Federal Species of Concern

SC - California Species of Special Concern

E - Federally/State Listed as an Endangered Species

T - Federally/State Listed as a Threatened Species

C - Species listed as a Candidate for Federal Threatened or Endangered Status

R - Rare

D - Delisted

CP - California protected

FP - State Fully Protected

DFG: SC California Special Concern species

1B - California Native Plant Society considers the plant Rare, Threatened, or Endangered in California and elsewhere.

1A - CNPS Plants presumed extinct in California.

2 - CNPS Plants Rare, Threatened or Endangered in California, but more common elsewhere.

3 - CNPS Plants on a review list to find more information about a particular species.

4 - CNPS Plants of limited distribution - a watch list.

ATTACHMENT 3
SITE PHOTOGRAPHS



Photo 1: Roadside ditch between Manning Property and Highway 156.



Photo 2: Ruderal non-native grassland dominates the Property.





Photo 3: Willow and cottonwood thicket on the east side of the Property. The municipal operated well is inside the structure visible on the left.



Photo 4: Eastern boundary of the Property is flanked by tall coniferous evergreens including coastal redwoods and pine. These trees are within the adjacent campground.





Photo 5: Willow thicket on the Property.



Photo 6: Residence and associated structures on the western side of the Property.





Photo 7: Photo facing east towards willow / cottonwood thicket and adjacent evergreen stand at the campground.

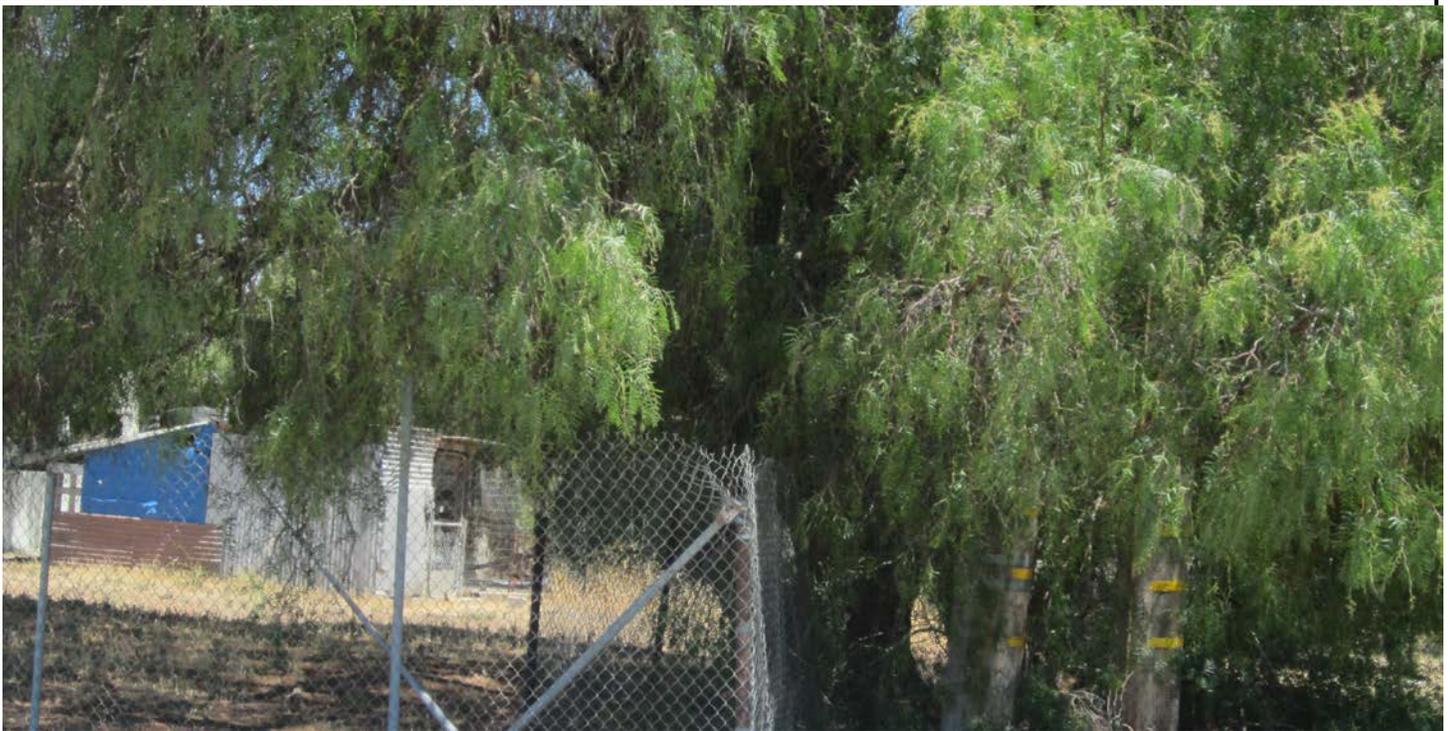


Photo 8: Ornamental California pepper tree at the residence on the Property.

