

Veterans Village Project
SANTA CRUZ COUNTY, CA
APN 078-273-15 and APN 078-272-06

Biotic Report
April 2022



Biotic Resources Group

Biotic Assessments ♦ Resource Management ♦ Permitting

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Prepared for

Santa Cruz County Veterans Memorial Building Board of Trustees
c/o Chris Cottingham, Executive Director

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April 22, 2022

EXECUTIVE SUMMARY

The renovation of an existing motel/cabin-style resort to permanent housing for veterans is proposed at 8705 Highway 9. The parcels (APN 078-273-15 and 078-272-06) are located west of State Highway 9 within the Ben Lomond region of the County. The properties are located outside the Santa Cruz County coastal zone and outside the County's rural and urban service areas.

A biological assessment was conducted in spring 2022 to document plant and animal resources on the properties, with a focus given to areas proposed for residential development. The properties were found to support three primary vegetation types: coast redwood forest, coast redwood riparian forest, and residential landscaping. Bare ground occurs along existing paved and dirt roads and previously disturbed areas. An intermittent creek traverses APN 078-273-15 and the riparian corridor along this creek is considered a sensitive habitat under County Code. No rare or locally unique plant species were observed on site in April 2022 and given the lack of suitable habitats, none are expected to occur on-site. The creek may provide habitat for the black salamander, a State Special of Special Concern and the vegetation may provide habitat for nesting migratory birds.

The parcel currently supports a motel, cabins, a residence, and a pool. The proposed project includes the following: rehabilitation, and conversion of an existing motel property with 1 existing single-family home and 10 motel cabins, installation of six new, 1-bedroom modular dwelling units on the site, demolition of an existing 3-car garage/carport, and in its place, construction of a 2-story, 1,600 square foot building consisting of three new 1-bedroom units and a small leasing office.

Measures to avoid impacts to sensitive habitat and resources have been identified. These measures include avoidance and protection of the existing watercourse, pre-construction nesting bird survey, and a biologist on site to ensure no impacts to Santa Cruz black salamander and California giant salamander. Successful implementation of these measures will reduce impacts to sensitive botanical resources to a less than significant level.

Intended Use of this Report

The findings presented in this botanical report are intended for the sole use of Santa Cruz County Veterans Memorial Building Board of Trustees, and Santa Cruz County in evaluating the proposed residential project. The findings presented by the Biotic Resources Group in this report are for information purposes only; they are not intended to represent the interpretation of any State, Federal or County law or ordinance pertaining to permitting actions within sensitive habitat or endangered species. The interpretation of such laws and/or ordinances is the responsibility of the applicable governing body.

INTRODUCTION

Biotic Resources Group documented and evaluated the biotic resources of the proposed Veterans Village Project located at 8705 Highway 9 in the unincorporated Ben Lomond area of Santa Cruz County. The site, formerly known as Jaye's Timberline Resort, is proposed to be renovated and expanded to accommodate housing for veterans.

Specific tasks conducted for this study include:

- Characterize and map the major plant communities on the two parcels.
- Identify sensitive biotic resources, including habitats, plant or wildlife species of concern.
- Evaluate the potential effects of the proposed project activities on sensitive biotic resources and recommend measures to avoid or reduce such impacts.

PROPOSED PROJECT

The project is located at 8705 Highway 9, approximately xx miles north of the intersection of Highway 9 and Glen Arbor Way, in Ben Lomond, Santa Cruz County, as shown on Figure 1. At this location, Jays Timberline Resort is located west of the highway. The parcel currently supports a motel, cabins, a residence, and a pool. There are paved driveways to several cabins, as well as a dirt road that accesses the western most portion of APN 078-273-15 and southern corner of APN 078-272-06. The proposed project includes the following: rehabilitation, and conversion of an existing motel property with 1 existing single-family home and 10 motel cabins, installation of six new, 1-bedroom modular dwelling units on the site, demolition of an existing 3-car garage/carport, and in its place, construction of a 2-story, 1,600 square foot building consisting of three new 1-bedroom units and a small leasing office. The project does not propose any alteration of an unnamed intermittent creek that traverses a portion of APN 078-273-15. Construction staging will be within the existing roadways.

METHODOLOGY

The biotic resources of the project site were assessed through literature review and field observations. Site observations were made on April 6, 2022. Kathleen Lyons (plant ecologist) and Garvin Hoefler (wildlife biologist) conducted the review. To assess the potential occurrence of special status biotic resources, two electronic databases were accessed to determine recorded occurrences of sensitive plant communities and sensitive species. Information was obtained from the California Native Plant Society's (CNPS) Electronic Inventory (2022), and California Department of Fish & Wildlife (CDFW) RareFind 5 database (CDFW, 2022) for the Felton USGS quadrangle and surrounding quadrangles.

Vegetation types were documented during the field surveys, based on the classification system in California Natural Communities List (CaCode) (California Department of Fish and Game, 2020) and A Manual of California Vegetation (Sawyer and Keeler-Wolf 1995) and as amended to reflect site conditions. Modifications to the classification system's nomenclature were made, as necessary, to accurately describe the site's resources. The plant communities were mapped onto the surveyor's topographic map. All plant species observed were recorded and identified to a level sufficient to determine their rarity; a plant list is presented in Appendix A. Plant nomenclature follows The Jepson Manual (2012); the Annotated Checklist of the Vascular Plants of Santa Cruz County, California (CNPS, 2013) was also reviewed. The April 2022 field survey was conducted within the blooming/identification period for many special status plant species and the suitability of the site to support species with later blooming periods was determined

based on a review of soil conditions, the condition of existing vegetation, microhabitat, and the plant ecologist’s knowledge of the field conditions required for the species.

To document wildlife resources, the on-site structures (pool and cabins) were searched for possible areas useful to salamanders and checking nearby trees for birds. Within the surrounding redwood forest, an effort was made to scan all the trees in proximity of the proposed improvements for by eye, and at times when a suspected nest occurred, by using binoculars. For the review of potential amphibian use, suitable habitat areas were examined. As most amphibians seek moist shelter during the day, withdrawing into available “safe” areas such as holes made by burrowing mammals, rotting logs, broken branches, under rocks, in crevices within stumps, and under loose pieces of wood or logs, when any of these potential habitats were found they were examined carefully by lifting, breaking open, or moving possible covers. Most of the forest floor was covered with leaves. Simple scraping the leaves revealed two conditions: some were totally dry while many others were quite moist especially those nearer to either of the tiny active creeks. Normally salamanders do not seek shelter merely under leaves, however, it does occur sometimes. Dry ones were only casually scraped, while those with moisture were cleared a bit and then searched through the moist soils beneath with a tool.

This report summarizes the findings of the biotic evaluation for the proposed project. The potential impacts of the emergency road repair project on sensitive resources are discussed below. Measures to reduce environmental impacts are recommended, as applicable.

RESULTS

Geographic Setting

The project is located just south of the center of town of Ben Lomond, within an unincorporated portion of Santa Cruz County on the USGS Felton quadrangle (see Figure 1). Residential homes surround the site; Highlands County park is located to the southeast on Highway 9. The site is located outside the County-designated urban and rural service areas. An aerial image showing the parcels is presented in Figure 2.

The project site is located within a second growth redwood forest and within areas supporting residential landscaping. An unnamed intermittent creek occurs west and south of existing and proposed facilities. Surface water was observed in the creek during the April 2022 site visit, with flow entering a concrete culvert that travels easterly under the built portion of the existing resort. Flow is expected to ultimately reach the San Lorenzo River, which is located approximately 250 feet east of the property. Table 1 lists the plant community types on site. The distribution of vegetation types is presented on Figures 3A and 3B.

Table 1. Plant Community Types, Veterans Village Project, APN 078-273-15 and APN 078-272-06

General Plant Community Type	CDFW Alliance	Alliance Code	Sensitive?
Coast Redwood Forest	Coast Redwood/ California Bay/ Tanoak– Redwood Sorrel – Ivy - Sword Fern	86.100.20	Y (CNDDDB) N (County)
Coast Redwood Riparian Forest	Coast Redwood– sword fern – wood fern – redwood sorrel	86.100.25	Y (CNDDDB) Y (County)
Residential Landscaping	Juniper/Photinia– Iris- Ivy- Grasses	None	N (CNDDDB) N (County)

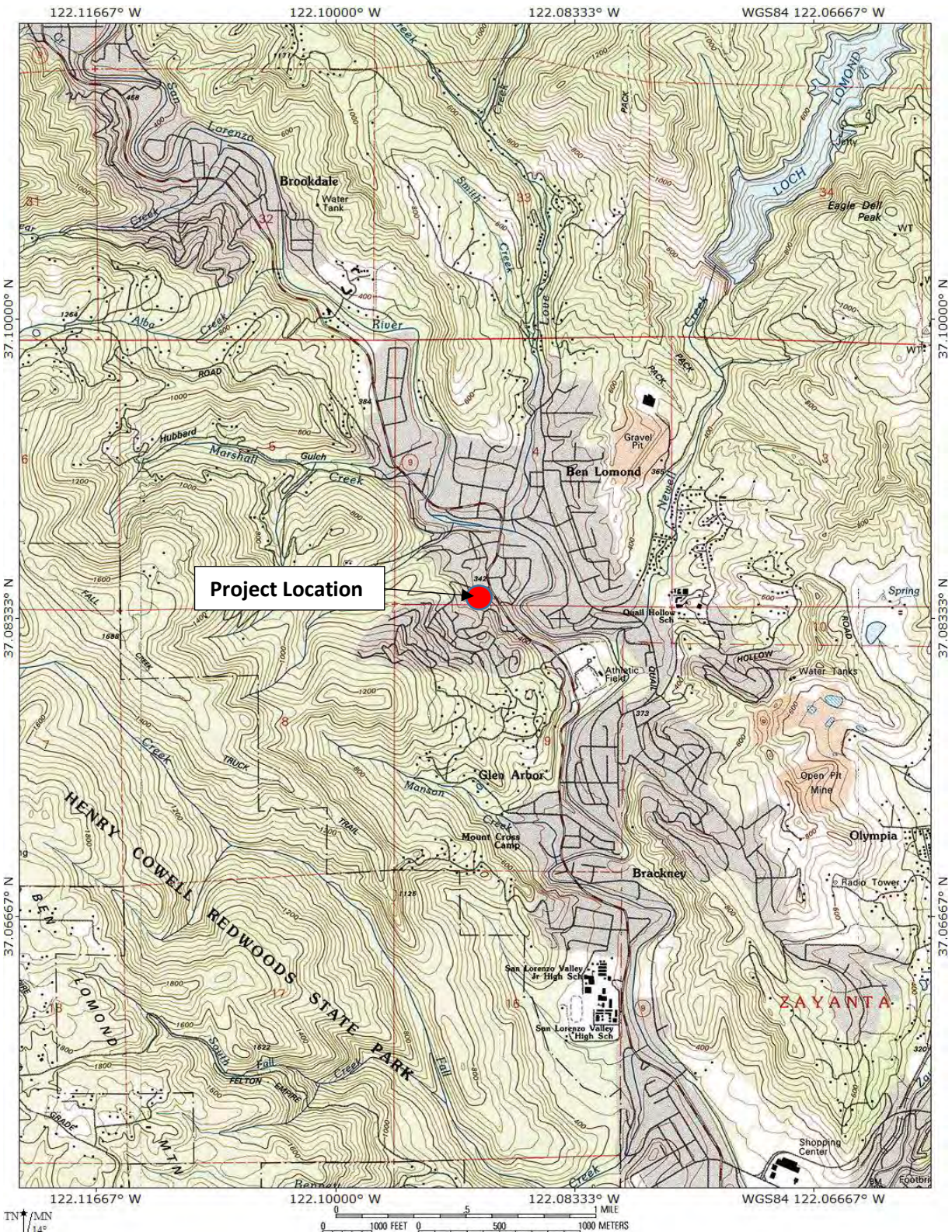


Figure 1. Location of Project Site on USGS Topographic Map (Felton)



Figure 2. Location of Parcels on Aerial (Source: Santa Cruz County GIS)



Figure 3A. Distribution of Vegetation Types on Parcels

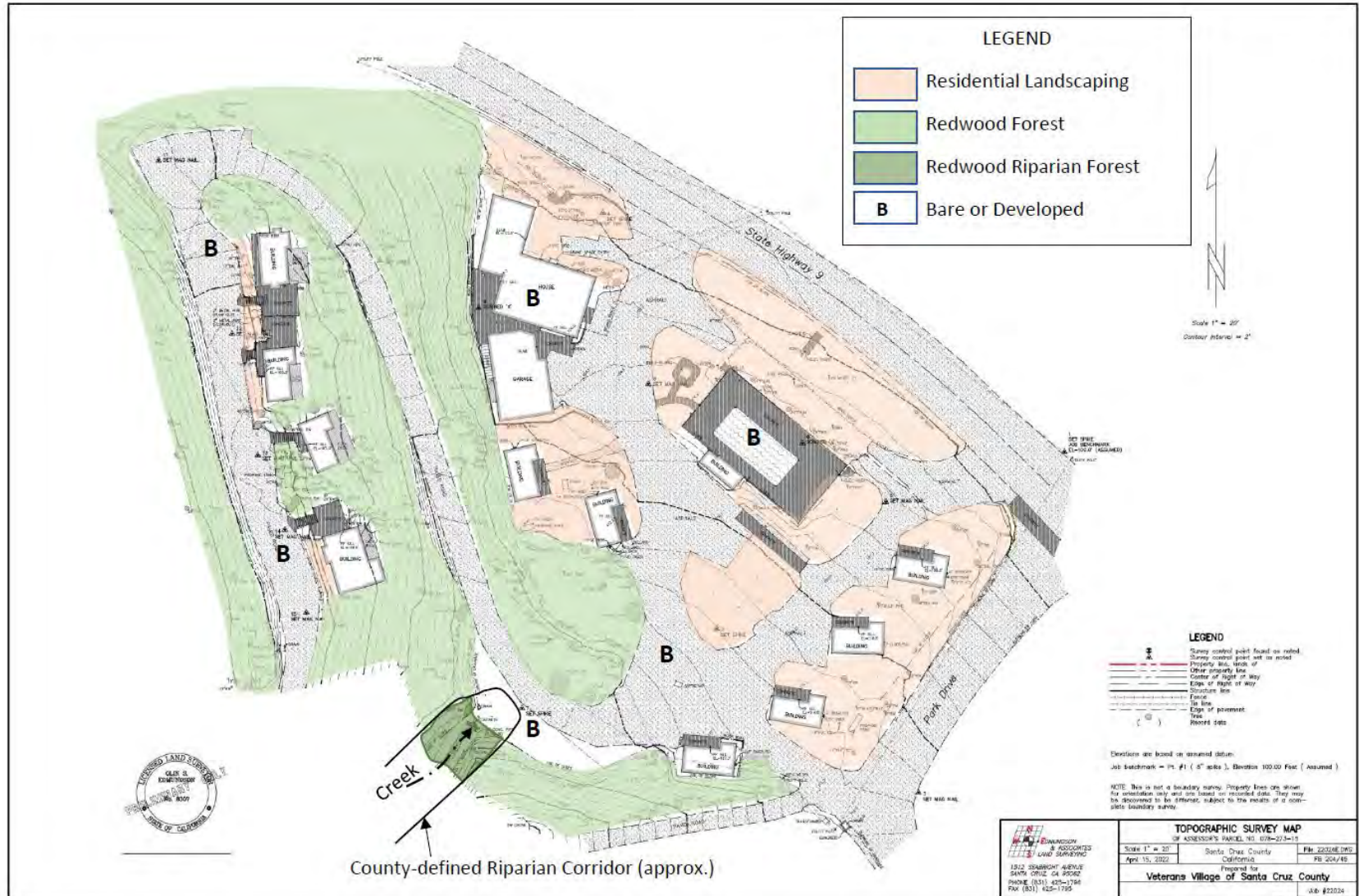


Figure 3B. Distribution of Vegetation Types in and Around Project Area

The soils on the properties are mapped as Danville loam, 2 to 9 percent slopes (125) and Nisene-Aptos complex, 50 to 75 percent slopes (158). Danville loam is the soil type along Highway 9 and the existing development. The Nisene – Aptos complex is mapped on the western side of APN 078-273-15 and on APN 078-272-06. Both soil types are well-drained. The Nisene - Aptos complex has bedrock at 74 cm. Neither soil is considered a hydric soil.

Vegetation and Wildlife Habitats

Coast redwood forest dominates the two parcels. The forest is characterized by the presence of coast redwood (*Sequoia sempervirens*) and lesser amounts of California bay (*Umbellularia californica*), tan oak (*Notholithocarpus densiflorus*), and Douglas fir (*Pseudotsuga menziesii*). Other tree species include big leaf maple (*Acer macrophyllum*). The understory supports some non-native species, such as English/Algerian ivy (*Hedera helix*) and periwinkle (*Vinca major*), but most cover is provided by native species. Commonly observed species include California blackberry (*Rubus ursinus*), sword fern (*Polystichum munitum*), redwood sorrel (*Oxalis oregona*), wake robin (*Trillium ovatum*), wood strawberry (*Fragaria vesca*), trail plant (*Adenocaulon bicolor*), and bracken fern (*Pteridium aquilinum*). Figure 4 depicts the character of the redwood forest along the dirt road on APN 078-273-15.



Figure 4. Redwood Forest on APN 078-273-15, April 2022

A redwood-dominated riparian forest is present along the unnamed intermittent creek. Here redwoods dominate the overstory, yet there are mesic-adapted plant species growing next to the creek and in other moist hillside areas. Understory plants include wood fern (*Dryopteris arguta*), dense sedge (*Carex densa*), sword fern, solomon’s seal (*Smilicina racemosa*), starflower (*Trientalis latifolia*), horsetail (*Equisetum arvense*), and spreading rush (*Juncus patens*). There are patches of elk clover (*Aralia californica*) and Himalaya berry (*Rubus armeniacus*). The creek supported surface water at the time of the April survey; however, the creek is expected to go dry in summer. At the downstream culvert, the Ordinary High Water Mark (OHWM) was observed at approximately 6 inches above the thalweg (lowest point of channel); the channel averages 2 feet in width. Figure 5 depicts the redwood forest along the creek. Figure 6 depicts the creek, looking upstream from the concrete culvert Figure 7 shows the creek at the concrete culvert.



Figure 5. View of Redwood Forest and Intermittent Creek, April 2022



Figure 6. View Upstream of Intermittent Creek from Roadway/Culvert, April 2022



Figure 7. View of Intermittent Creek and Concrete Culvert, April 2022

Residential landscaping is present around the existing buildings and other facilities. Plantings include non-native cypress (*Cupressus sp.*), juniper (*Juniperus sp.*), *Prunus*, photinia (*Photini asp.*), wisteria (*Wisteria sp.*), African iris (*Dietes sp.*), lavender (*Lavendula sp.*), agapanthus (*Agapanthus sp.*), calla lily (*Zantedeschia sp.*), iris (*Iris sp.*), rose (*Rosa sp.*), and rosemary (*Rosmarinus sp.*). Non-native grasses are also present.



Figure 8. Residential Landscaping Around Pool, April 2022



Figure 9. Residential Landscaping Around Cabins, April 2022

The redwood forest and creek provide a seasonal source of drinking water to terrestrial animals, a movement corridor, and nesting and breeding habitat for some amphibians, birds and small mammals. Although anadromous fish, such as steelhead are known to occur in the San Lorenzo River, none are expected in this project area due to the intermittent condition of the creek and the existing culvert is a likely barrier. The existing residential uses on the parcel as well as neighboring parcels and the close proximity of State Highway 9 likely moderate the value of the redwood forest for native wildlife species. Common species that can tolerate the presence of surrounding human activity are expected to occur, including acorn woodpecker (*Melanerpes formicivorus*), chestnut-backed chickadee (*Poecile rufescens*), raccoon (*Procyon lotor*) and striped skunk (*Mephitis mephitis*). Birds seen at the site include American Crow (*Corvus brachyrhynchos*), Townsend's Warbler (*Setophaga townsendii*), Steller's jay (*Cyanocitta stelleri*), and Dark-eyed Junco (*Junca hyemalis*). Mammals seen at the site include California Meadow Vole (*Microtus californica*). There were no bird nests either active or old seen anywhere on the property. Only four species of birds were seen in the area. No amphibians were found either around the present housing areas or anywhere in the surrounding forest.

SENSITIVE BIOTIC RESOURCES

Regulated Habitats

The project area is located within Santa Cruz County outside the urban and rural service lines.

The project area is located adjacent to an unnamed intermittent creek. According to County Code (Section 16.32), all lakes, wetlands, estuaries, lagoons, streams and rivers are considered sensitive habitat. According to County Code (Section 16.30) the riparian corridor along perennial channels extends 30 feet outward from the bank-full flow line or to the edge of riparian vegetation, whichever is greater. The project work area is located outside of the riparian corridor of the intermittent creek.

California Department of Fish and Wildlife (CDFW) is a trustee agency that has jurisdiction under Section 1600 et seq. of the CDFW Code. Under Sections 1600-1603 of the California Fish and Game

Code, CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel or bank of any river, stream or lake which supports fish or wildlife. CDFW also regulates alterations to ponds and impoundments. CDFW jurisdictional limits typically extend to the top of bank or to the edge of riparian habitat if such habitat extends beyond top of bank (outer drip line), whichever is greater. The proposed project is located outside CDFW's jurisdiction, as no work or modification of the creek (or its associated riparian vegetation) will occur.

Water quality in California is governed by the Porter-Cologne Water Quality Control Act and certification authority under Section 401 of the Clean Water Act, as administered by the Regional Water Quality Control Board (RWQCB). The Section 401 water quality certification program allows the State to ensure that activities requiring a Federal permit or license comply with State water quality standards. Water quality certification must be based on a finding that the proposed discharge will comply with water quality standards which are in the regional board's basin plans. The Porter-Cologne Act requires any person discharging waste or proposing to discharge waste in any region that could affect the quality of the waters of the state to file a report of waste discharge. The RWQCB issues a permit or waiver that includes implementing water quality control plans that take into account the beneficial uses to be protected. Waters of the State subject to RWQCB regulation extend beyond top of bank to the outer edge of riparian vegetation if riparian vegetation is present. RWQCB jurisdiction may extend beyond the top of bank in the absence of riparian vegetation if there are other indications of water having flowed above top of bank, such as debris deposits. RWQCB also has jurisdiction on isolated water/wetland features and saline waters. Should there be no Section 404 nexus (i.e., isolated feature not subject to USACE jurisdiction), a report of waste discharge (ROWD) is filed with the RWQCB. The RWQCB interprets waste to include fill placed into water bodies. The proposed project is located outside RWQCB's jurisdiction, as no work or modification of the creek (or its associated riparian vegetation) will occur.

The US Army Corps of Engineers (USACE) regulates activities within waters of the United States pursuant to congressional acts: Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act (1977, as amended). Section 10 of the Rivers and Harbors Act requires a permit for any work in, over, or under navigable waters of the United States. Navigable waters are defined as those waters subject to the ebb and flow of the tide to the Mean High Water mark (tidal areas) or below the Ordinary High Water mark (freshwater areas). The proposed project is located outside USACE jurisdiction, as no work or modification of the creek (or its associated riparian vegetation) will occur.

Sensitive Habitats

Sensitive habitats are defined by local, State, or Federal agencies as those habitats that support special status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types, and/or provide high biological diversity.

CDFW classifies and ranks the State's natural communities to assist in the determining the level of rarity and imperilment. Vegetation types are ranked between S1 and S5. For vegetation types with ranks of S1-S3, all associations within the type are considered to be highly imperiled. If a vegetation alliance is ranked as S4 or S5, these alliances are generally considered common enough to not be of concern; however, it does not mean that certain associations contained within them are not rare (CDFW, 2007 and 2010). The redwood forest alliance (CaCode 86.100.00) is considered highly imperiled and is ranked S3 (sensitive); however, the project-affected area is not of high quality due to the human-caused disturbances (presence of roadway) and the second-growth quality of the redwood stand. As per CDFW CaCode guidelines, projects affecting a small acreage of second growth forest where there is an absence of special

status plants or animals, would be unlikely to constitute a significant impact and modification of the stand would not be a serious threat to the existence of high-quality stands of this type (CDFW, 2010).

According to County Code, development activities shall conform to permitted uses and impacts to sensitive habitat be avoided. If development occurs within any sensitive habitat area the County requires projects mitigate significant environmental impacts and restoration of any area which is degraded sensitive habitat or has caused or is causing the degradation, with restoration commensurate with the scale of the development.

Special Status Plant Species

Plant species of concern include those listed by either the Federal or State resource agencies as well as those identified as rare by CNPS (List 1B). The search of the CNPS and CNDDDB inventories identified the special status plant species with potential to occur in the project area. A map showing records from the CNDDDB BIOS system is presented as Figure 10.

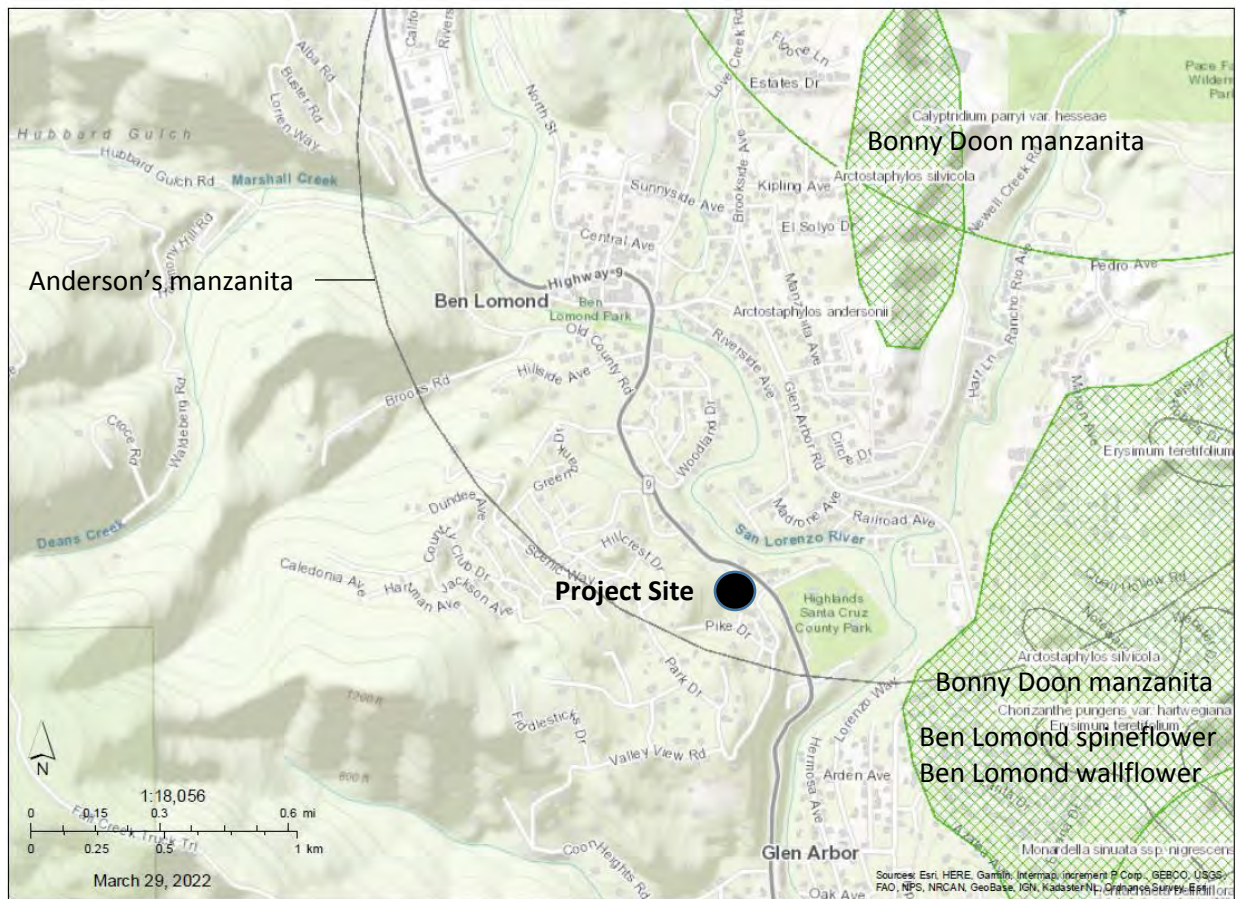


Figure 10. BIOS Map of Recorded Plant Species, April 2022

As shown on Figure 10, one special status plant species (Anderson’s manzanita) has been recorded in the CNDDDB as occurring within the immediate project area; occurrences of species are known from sandhills (i.e., Bonny Doon manzanita) are shown to the northeast and east in the greater Ben Lomond/Boulder

Creek region. No special status plant species were observed on the subject parcels during the April 2022 field visit. The field visit was conducted within the blooming period for many species and no special status plant species were observed. No individuals of Anderson’s manzanita were observed. Due to a lack of suitable microhabitats required for species listed in Table 1, the probability for the occurrence of special status plant species is considered low.

Table 1. Special Status Plant Species and Their Predicted Occurrence Within the Veterans Village Project Work Area, Santa Cruz County, CA.

Common Name	Scientific Name	Status	General Habitat Description	Habitat Present/Absent	Rationale
Anderson’s (Santa Cruz) manzanita	<i>Arctostaphylos andersonii</i>	CNPS List 1B.2	Broadleaf upland forest, chaparral, coniferous forests; open sites	A	Not observed within site; Work area lacks suitable habitat.
Bonny Doon manzanita	<i>Arctostaphylos silvicola</i>	CNPS List 1B.2	Chaparral, closed cone coniferous forests; restricted to Zayante sands	A	Not observed within site; Work area lacks suitable habitat.
Marsh sandwort	<i>Arenaria paludicola</i>	CE FE CNPS List 1B.1	Marshes and swamps	A	Site lacks suitable habitat.
Santa Cruz Mtns. pussypaws	<i>Calyptridium parryi var. hesseae</i>	CNPS List 1B.1	Chaparral and cismontane woodland; gravelly or sandy openings	A	Work area lacks suitable habitat and substrate.
Swamp harebell	<i>Campanula californica</i>	CNPS List 1B.2	Bogs and marshes	A	Site lacks suitable habitat.
Deceiving sedge	<i>Carex saliniformis</i>	CNPS List 1B.2	Mesic sites in coastal prairie	A	Site lacks suitable habitat.
Ben Lomond spineflower	<i>Chorizanthe pungens var. hartwegiana</i>	FE CNPS List 1B.1	Ponderosa pine and maritime chaparral within Zayante sands	A	Not observed within site; Work area lacks suitable habitat.
Scotts Valley spineflower	<i>Chorizanthe robusta var. hartwegii</i>	FE CNPS List 1B.1	Grasslands with mudstone and sandstone outcrops	A	Site lacks suitable habitat.
Robust spineflower	<i>Chorizanthe robusta var. robusta</i>	FE CNPS List 1B.1	Coastal dunes, grassland, and scrub with loose sandy soils	A	Site lacks suitable habitat.
Tear drop moss	<i>Dacryophyllum falcifolium</i>	CNPS List 1B.3	Redwood forest on limestone outcrops	A	Site lacks suitable microhabitat; no suitable outcrop conditions in work area or along creek
Ben Lomond buckwheat	<i>Eriogonum nudum var. decurrens</i>	CNPS List 1B.1	Ponderosa pine woodland, sandhills	A	Work area lacks suitable habitat.
Santa Cruz wallflower	<i>Erysimum teretifolium</i>	FE CE	Openings in chaparral,	A	Work area lacks suitable habitat.

Table 1. Special Status Plant Species and Their Predicted Occurrence Within the Veterans Village Project Work Area, Santa Cruz County, CA.

Common Name	Scientific Name	Status	General Habitat Description	Habitat Present/Absent	Rationale
		CNPS List 1B.1	ponderosa pine forest; Zayante sands		
Minute pocket moss	<i>Fissidens pauperculus</i>	CNPS List 1B.2	Redwood forest on limestone outcrops	A	Site lacks suitable microhabitat; no suitable outcrops along creek
Santa Cruz cypress	<i>Hesperocyparis abramsiana</i> var. <i>abramsiana</i>	FE CE CNPS List 1B.2	Coniferous forest and chaparral on sandstone and granitic derived soils	A	Site lacks suitable habitat; none observed.
Santa Cruz tarplant	<i>Holocarpha macradenia</i>	FT CE CNPS List 1B.1	Coastal prairie and grasslands with sandy soil types	A	No suitable habitat on site.
Kellogg's horkelia	<i>Horkelia cuneata</i> ssp. <i>sericea</i>	CNPS List 1B.1	Openings on old dunes and coastal sandhills	A	No suitable habitat on site; not observed.
Point Reyes horkelia	<i>Horkelia marinensis</i>	CNPS List 1B.2	Coastal dunes, prairies, scrub	A	No suitable habitat on site; not observed.
Marsh microseris	<i>Microseris paludosa</i>	CNPS List 1B.2	Coastal grassy habitats (mesic)	A	No suitable habitat on site; not observed.
Northern curly-leaved monardella	<i>Monardella sinuata</i> ssp. <i>nigrescens</i>	CNPS List 1B.2	Openings in chaparral, ponderosa pine forest; Zayante sands	A	Not observed in project area; Work area lacks suitable habitat.
Woodland woollythreads	<i>Monolopia gracilens</i>	CNPS List 1B.2	Openings in redwood and mixed evergreen forests	A	Work area lacks suitable habitat; not observed.
Dudley's lousewort	<i>Pedicularis dudleyi</i>	CR CNPS List 1B.2	Redwood forest, moist areas near streams	A	Low to marginal microhabitat; none observed.
Santa Cruz Mountains beardtongue	<i>Penstemon rattanii</i> var. <i>kleei</i>	CNPS List 1B.2	Sandy shale slopes in chaparral, coniferous forests	A	Work area lacks suitable habitat; not observed.
White-rayed pentachaeta	<i>Pentachaeta bellidiflora</i>	FE CE CNPS List 1B.1	Valley and foothill grassland, open dry rocky slopes, often on serpentine bedrock	A	Work area lacks suitable habitat; not observed.
White-flowered rein orchid	<i>Piperia candida</i>	CNPS List 1B.2	North coast coniferous forest, lower montane coniferous forest, broadleaved upland	A	Work area lacks suitable habitat; not observed.

Table 1. Special Status Plant Species and Their Predicted Occurrence Within the Veterans Village Project Work Area, Santa Cruz County, CA.

Common Name	Scientific Name	Status	General Habitat Description	Habitat Present/Absent	Rationale
			forest, on serpentine, mossy banks, rock outcrops		
Choris' popcorn-flower	<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i>	CNPS List 1B.2	Chaparral, coastal scrub, coastal prairie (mesic areas)	A	Work area lacks suitable habitat; not observed
San Francisco popcorn-flower	<i>Plagiobothrys diffusus</i>	CE CNPS List 1B.1	Grassland, coastal prairie (mesic areas)	A	No suitable habitat on site; not observed.
Scotts Valley polygonum	<i>Polygonum hickmanii</i>	FE CE CNPS List 1B.1	Grassland with sandstone or mudstone outcrops	A	No suitable habitat on site.
Santa Cruz microseris	<i>Stebbinsoseris decipiens</i>	CNPS List 1B.2	Upland forest, chaparral, scrub; open areas	A	Work area lacks suitable habitat.; none observed
Santa Cruz clover	<i>Trifolium buckwestiorum</i>	CNPS List 1B.1	Moist grasslands	A	No suitable habitat on site; not observed.
Pacific Grove clover	<i>Trifolium polyodon</i>	CNPS List 1B.1	Mesic forests, meadows, seeps	A	No suitable habitat on site; not observed.

Absent [A] - No habitat present and no further work needed.
Habitat Present [HP] - Habitat is, or may be present. The species may be present.
Present [P] - Species is present
Critical Habitat [CH] - Project footprint is located within a designated critical habitat unit, but does not necessarily mean that appropriate habitat is present.
Status: -Federal Endangered (FE); Federal Threatened (FT); Federal Proposed (FP, FPE, FPT); Federal Candidate (FC), Federal Species of Concern (FSC); California State Endangered (CE); California State Threatened (CT); California Native Plant Society (CNPS)

Special Status Wildlife Species

Special status wildlife species include those listed, proposed or candidate species by the Federal or the State resource agencies as well as those identified as State species of special concern. In addition, all raptor nests are protected by CDFW Code, and all migratory bird nests are protected by the Federal Migratory Bird Treaty Act as well as CDFW Code. Special status wildlife species were evaluated for their potential presence in the project area as described in Table 3 below. A map showing records from the CNDDDB BIOS system is presented as Figure 11.

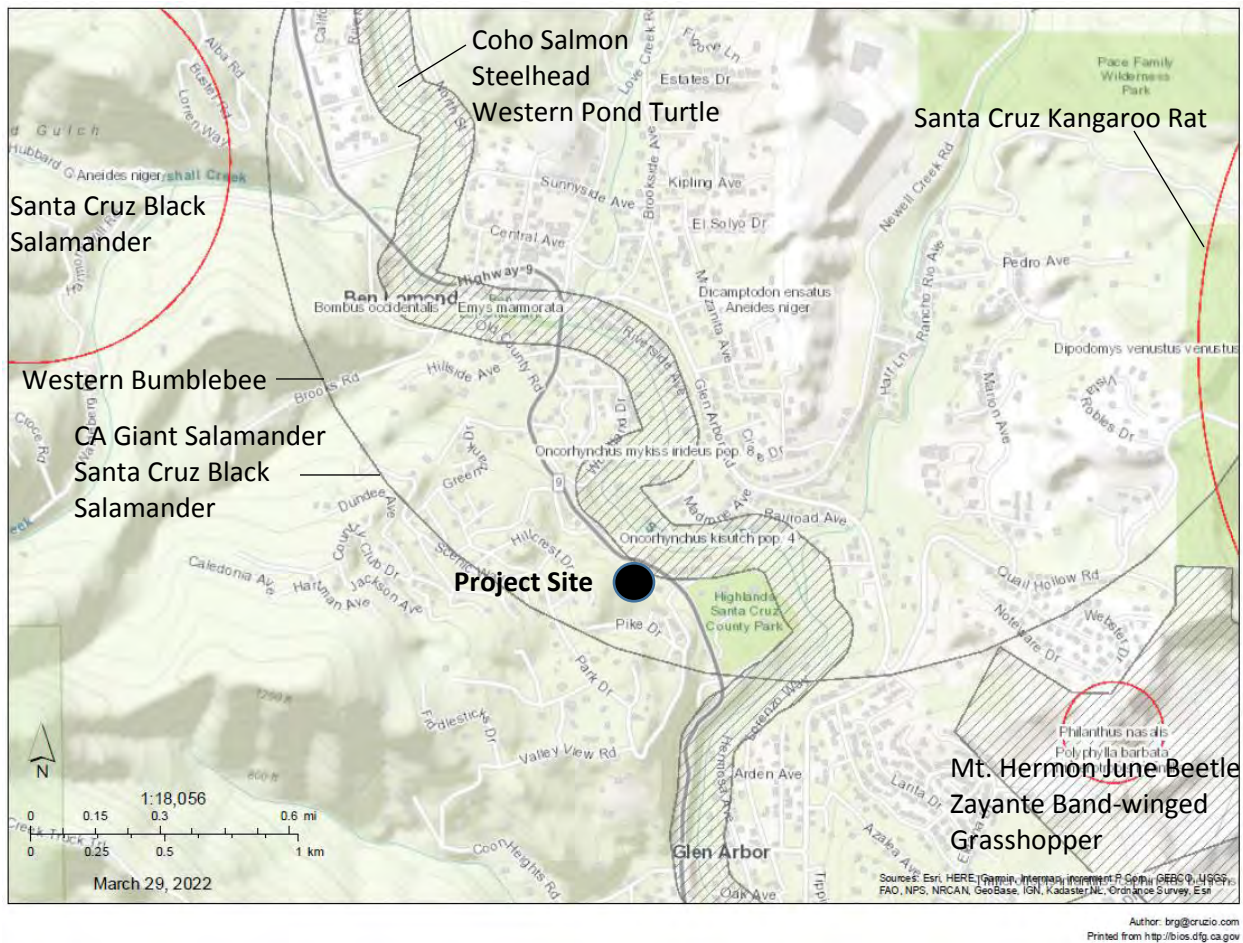


Figure 11. BIOS Map of Recorded Wildlife, April 2022

Even though no salamanders were observed during the April 2022 site visit, the intermittent creek area provides suitable habitat for the Santa Cruz black salamander and California giant salamander. Site conditions along the creek are depicted in Figure 12.

According to records in the CNDDDB, the Western Bumblebee (*Bombus occidentalis*) has been recorded from UCSC (Empire Grade) and the vicinity of Felton; however, there is no suitable habitat for this species on-site. Similarly, the project area does not provide suitable habitat for the Western Pond turtle (*Clemmys marmorata*), Santa Cruz Kangaroo Rat (*Dipodomys venustus venustus*) or salmonids. Steelhead and coho salmon (*Oncorhynchus spp.*) occur in the San Lorenzo River, yet are not expected in the creek on-site due to downstream barriers. No wood rat houses were observed in the project work area.



Figure 12. Forest Conditions along Intermittent Creek, April 2022.

Table 3. Special Status Wildlife Species and Their Predicted Occurrence Within the Veterans Village Project Work Area, Santa Cruz County, CA. Felton Quadrangle.

SPECIES	STATUS ¹	HABITAT	POTENTIAL OCCURRENCE ON SITE
Invertebrates			
Ohlone tiger beetle <i>Cicindela ohlone</i>	FE, CHA	Coastal terrace prairie with sparse vegetation and openings, Watsonville loam soils	None, no suitable habitat on site. No Critical Habitat designated.
Mt. Hermon June beetle <i>Polyphylla barbata</i>	FE, CHA	Chaparral and ponderosa pine with Zayante sandy soils	None, no suitable habitat on site. No Critical Habitat designated.
Zayante band-winged grasshopper <i>Trimerotropis infantilis</i>	FE, CHA	Openings in sand hills parkland habitat with Zayante sandy soils	None, no suitable habitat on site.
Smith's blue butterfly <i>Euphilotes enoptes smithi</i>	FE, CHA	Coastal dunes and coastal sage scrub with buckwheat plants	None, no suitable habitat on site. No Critical Habitat designated.
Fish			
Coho salmon <i>Oncorhynchus kisutch</i>	FE, SE, CH-A	Perennial creeks and rivers with gravels for spawning	Possibly may occur in San Lorenzo River, but barrier to fish in project area.

Table 3. Special Status Wildlife Species and Their Predicted Occurrence Within the Veterans Village Project Work Area, Santa Cruz County, CA. Felton Quadrangle.

SPECIES	STATUS ¹	HABITAT	POTENTIAL OCCURRENCE ON SITE
Steelhead <i>Oncorhynchus mykiss</i>	FT, CH-A	Perennial creeks and rivers with gravels for spawning	Known to occur in San Lorenzo River, but barrier to fish in project area.
Amphibians			
Santa Cruz black salamander <i>Aenides niger</i>	SSC	Mesic forests of fog belt; terrestrial, lives under logs, rocks, etc.	May occur on site; records from Boulder Creek and Ben Lomond areas.
California giant salamander <i>Dicamptodon ensatus</i>	SSC	Wet coastal forests near streams and seeps; breed in streams	May occur on site; records from Boulder Creek and Ben Lomond areas.
California red-legged frog <i>Rana draytonii</i>	FT, SSC, CH-A	Riparian, marshes, estuaries and ponds with still water at least into June.	None, no suitable habitat on site. No occurrences within 5 miles. Site outside designated Critical Habitat
Foothill yellow-legged frog <i>Rana boylei</i>	SE	Creeks and rivers with cobble substrate, sunny openings in canopy	None, no suitable habitat on site. No occurrences within >10 miles.
Reptiles			
Western pond turtle <i>Emys marmorata</i>	SSC	Creeks and ponds with water of sufficient depth for escape cover, and structure for basking; grasslands or bare areas for nesting.	None, no suitable habitat on site.
Birds			
Osprey <i>Pandion haliaetus</i>	None	Nests in tall trees adjacent to reservoirs and rivers	None, no suitable habitat on site.
White-tailed kite <i>Elanus leucurus</i>	FP	Nests in tall riparian trees adjacent to open lands for foraging	None, no suitable habitat on site.
Bank Swallow <i>Riparia riparia</i>	ST	Nests in riparian areas with bluff and banks	None, no suitable habitat on site
Black Swift <i>Cypseloides niger</i>	SSC	Nests in moist crevices, caves, cliff behind or adjacent to waterfalls	None, no suitable habitat on site
Burrowing owl <i>Athene cunicularia</i>	SSC	Overwinters in grasslands, open scrub	None, no suitable habitat on site
Grasshopper Sparrow <i>Ammodramus savannarum</i>	SSCST	Nests in open grassland	None, no suitable habitat on site
Marbled Murrelet <i>Brachyramphus marmoratus</i>	FT/SE	Nests in old growth coastal forests	None, no suitable habitat on site
Olive-sided Flycatcher <i>Contopus cooperi</i>	SSC	Nests in mixed conifer forests	Potential in redwood forest, but unlikely in work area.
Mammals			
Pallid bat <i>Antrozous pallidus</i>	SSC	Roosts in caves, hollow trees, mines, buildings, bridges, rock	May occur in redwood forest, but low potential to occur in

Table 3. Special Status Wildlife Species and Their Predicted Occurrence Within the Veterans Village Project Work Area, Santa Cruz County, CA. Felton Quadrangle.

SPECIES	STATUS ¹	HABITAT	POTENTIAL OCCURRENCE ON SITE
		outcroppings	existing occupied buildings or in buildings/structures to be demolished.
Santa Cruz kangaroo rat <i>Dipodomys venustus</i>	None	Manzanita chaparral with sandy soils	None. No suitable habitat on site.
Hoary bat <i>Lasiurus cinereus</i>	SSC	Roosts in trees, buildings, bridges, rock outcroppings	May occur in redwood forest, but low potential to occur in existing occupied buildings or in buildings/structures to be demolished.
San Francisco dusky-footed woodrat <i>Neotoma fuscipes annectens</i>	SSC	Woodlands including oaks, willow riparian, Eucalyptus	None observed within project area. No houses observed.
American badger <i>Taxidea taxus</i>	SSC	Grasslands with friable soils	None, no suitable habitat on site.

¹ Key to status: FE=Federally listed as endangered species; FT=Federally listed as threatened species; SE=State listed endangered; FP=Fully protected species by State; SSC=California species of special concern. CH-A = Critical Habitat Absent; CH-P = Critical Habitat Present

Assessment of Federally Listed Wildlife Species

The following two federally listed wildlife species were assessed for their potential to occur within or adjacent to the project area based on the habitat present and known locations/populations of each species in the Santa Cruz Mountains surrounding the site. There is no potentially suitable habitat for any other federally listed species, as noted above in Table 3.

Steelhead (*Oncorhynchus mykiss*) is a State Species of Special Concern and Federally listed as threatened (Central California Coast Evolutionary Significant Unit). Steelhead are anadromous fish that migrate from the ocean up freshwater creeks and rivers to spawn. The young steelhead typically remain in the freshwater for two years before migrating to the ocean or bay. They typically spend 2-3 years in marine waters before returning to their natal stream to spawn. Steelhead often spawn more than once before they die, and spawning usually occurs between December and June. Eggs are laid in gravels of streams, and take 1.5 to 4 months to hatch. The hatchlings are called alevins and remain in the gravels until their yolk sac is absorbed, at which time they emerge from the gravels as "fry" and begin actively feeding. After 1-4 years, the steelhead migrate to the ocean as "smolts."

Steelhead do occur in the San Lorenzo River, but the intermittent creek on the project site does not provide suitable habitat for the specie., The concrete culvert is likely a barrier to fish passage. East of the project area is within Designated Critical Habitat for steelhead along the San Lorenzo River

Effects Determination for Steelhead: The project will have **no effect** on steelhead because they do not occur within the project work area due to lack of suitable habitat and a migration barrier (culvert). The project will **not adversely modify** Designated Habitat for the steelhead, because no work will occur within San Lorenzo River, and no amount of shaded riverine habitat will be removed for this project. No avoidance or mitigation measures are recommended for the steelhead.

California red-legged frog (CRLF), federally listed as a threatened species and a California species of special concern, is the largest native frog that occurs in the Central California Coastal area. They are closely tied to suitable aquatic habitats, although radio-tracking studies have shown that they travel up to 2 miles between aquatic sites in undeveloped habitats with no barriers to movement. They breed in winter months (Dec through March or April) in ponds, coastal lagoons, and off-channel areas of rivers and creeks with little or no flow which would wash away their large egg masses. The tadpoles hatch after 1-2 weeks, and take up to 6 months to transform into juveniles. Adult frogs can be resident at a pond year-round, or may disperse to nearby creeks or dense riparian areas after breeding to spend the summer months. With the onset of winter rains, usually in late Nov to Dec, the dispersed adults then travel to a suitable breeding pond.

The USFWS Guidelines for Assessment of CRLF Occurrence recommend that suitable habitats (breeding ponds, summering habitats, etc.) within 1 mile of the project site be evaluated for known locations of the CRLF, and potential breeding ponds that may provide a source of juvenile or adult dispersing frogs. There are only three known observations of CRLF in the San Lorenzo watershed, and all of them are >10 miles from this project site: Bean Creek east of the project area; Felton southwest; and Mountain Charlie Gulch east. All of those 3 areas where CRLF were observed are within 1 mile or less of ponds that may serve as breeding habitat for CRLF and a source of dispersing frogs. The only other observation of CRLF in this portion of the Santa Cruz Mountains was at Sempervirens Reservoir (tributary to Waddell Creek) >10 miles northwest of the project site. There are no ponds or other breeding habitat shown on the USGS topo or Google Earth within > 5 miles of the project site.

Effects Determination for CRLF: This project will have **no effect** on CRLF because they do not occur at this site because it lacks suitable breeding habitat within 1+ mile that may provide a source for dispersing frogs, it lacks cover vegetation or deep water pools for escape, and the closest known occurrence of CRLF is > 10 miles from the project site. The project site is not within designated Critical Habitat for the CRLF, and the project will **not adversely modify** any Critical Habitat for this species.

IMPACT AND MITIGATION DISCUSSION

The thresholds of significance presented in the CEQA Guidelines were used to evaluate project impacts and to determine if implementation of the proposed Project would pose significant impacts to botanical resources. For this analysis, significant impacts are those that substantially affect, either directly or through habitat modifications:

- a) A species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS;
- b) Riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS;
- c) State or Federally protected wetlands (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.

ENVIRONMENTAL IMPACTS OF THE PROJECT

This report evaluates the proposed project for its potential direct and indirect impacts to biotic resources. The proposed project includes the following: rehabilitation, and conversion of an existing motel property with 1 existing single-family home and 10 motel cabins, installation of six new, 1-bedroom modular dwelling units on the site, demolition of an existing 3-car garage/carport, and in its place, construction of a 2-story, 1,600 square foot building consisting of three new 1-bedroom units and a small leasing office. The project does not propose any alteration of an unnamed intermittent creek that traverses a portion of APN 078-273-15.

Special Status Species (federal and non-federal)

The only special status wildlife species that may occur within or immediately adjacent to the project work area is the Santa Cruz black salamander and California giant salamander which may occur along the creek, and nesting birds, which may occur in the redwood forest and residential landscaping within and adjacent to the project work area. Because most nesting birds are protected by the Migratory Bird Treaty Act, measures are listed below to avoid potential impacts if any active bird nests are present during construction. No other special status wildlife species occur within the project area.

State and Federal Regulated Waterways

The proposed project will not affect any waterways. There is no proposed action within or in close proximity to the intermittent creek.

Vegetation

Project improvements will occur in areas already developed (i.e., pool area) or in areas supporting non-native residential landscaping. The project will remove non-native trees (cypress) and understory vegetation (shrubs, and groundcovers). Removal of non-native residential landscaping is not a significant impact to regional botanical resources. No native trees will be removed.

Fish and Wildlife

Nesting birds may occur in the redwood forest and within non-native residential landscaping in and adjacent to the project work area. Measures are listed below to avoid impacts to active bird nests.

RECOMMENDED MEASURES

The following on-site measures are recommended to avoid or mitigate potentially significant impacts to biological resources to a less-than significant level:

1. The landowner shall implement standard erosion control BMP's and riparian habitat protection measures during the construction period to minimize impacts to the creek located adjacent to the work area, including:
 - a. Establish and maintain a 30-foot setback to the bankfull of the intermittent creek, as this is the County-defined riparian corridor and a sensitive habitat. No work or other disturbance shall occur within the riparian corridor. All structures shall be located a minimum of 40-feet from the creek bankfull location, as per County Code.
 - b. Install plastic mesh fencing at the perimeter of the work area to prevent inadvertent impacts to the creek and its adjacent riparian forest vegetation. Protective fencing shall be

in place prior to ground disturbances and removed once all construction is complete. During construction, no grading, construction or other work shall occur outside the designated limits of work.

- c. Install perimeter silt fencing and construction area limit-of-work fencing.
 - d. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored outside the designated limits of work.
 - e. All staging of equipment and materials, and refueling of equipment, shall be located in existing roadways and parking areas. The contractor shall prepare and implement a fuel spill prevention and clean-up plan.
2. If project construction activities are scheduled between February 1 and August 15, a focused survey for active bird nests shall be conducted by a qualified biologist. The survey shall be conducted within seven days prior to any project construction (i.e., vegetation removal, ground disturbance, building/structure demolition) and if there is a four-day or more lapse in project construction. The minimum survey radii shall be: i) 250 feet for passerines; ii) 500 feet for small raptors; and iii) 1,000 feet for larger raptors. If no active bird nests are observed, then no additional measures are recommended. If an active bird nest may be directly or indirectly damaged during the project work, as determined by the qualified biologist, then the biologist will flag a buffer zone where no work will occur until the biologist has determined that all young have fledged the nest. If that is not practical, then the work will be delayed until all young have fledged the nest, as confirmed by the biologist.
 3. To avoid impacts to Santa Cruz black salamander and California giant salamander, if any are present, install silt fencing at the downstream end of the creek (at concrete culvert) to prevent any animals from moving into the work area. A qualified biologist shall field check the fencing and be on-site during initial ground disturbance to search for any salamanders under vegetation or rocks. A qualified biologist shall recover and relocate animals to suitable cover habitat outside the work area.

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**APPENDIX A
PLANT LIST**

APPENDIX A	
VASCULAR PLANT LIST - VETERANS VILLAGE PROJECT	
Biotic Resources Group	
Note: Taxonomy follows Jepson Manual Vascular plants of California (2012). Additional common plant names are taken from Jepson Manual (Hickman 1993), Roberts (2008), and Munz (1974). * denotes non-native species.	
Scientific Name	Common Name
PTERIDOPHYTES - FERNS AND ALLIES	
<i>DENNSTAEDTIACEAE</i> - BRACKEN FAMILY	
<i>Pteridium aquilinum</i> var. <i>pubescens</i>	bracken fern
<i>DRYOPTERIDACEAE</i> - WOOD FERN FAMILY	
<i>Dryopteris arguta</i>	coastal wood fern
<i>Polystichum munitum</i>	western sword fern
<i>EQUISETACEAE</i> - HORSETAIL FAMILY	
<i>Equisetum arvense</i>	common horsetail
<i>POLYPODIACEAE</i> - POLYPODY FAMILY	
<i>Polypodium californicum</i>	California polypody
<i>PTERIDACEAE</i> - BRAKE FAMILY	
<i>Adiantum aleuticum</i>	five-finger fern
<i>Pentagramma triangularis</i> ssp. <i>triangularis</i>	goldenback fern
<i>SELAGINELLACEAE</i> - SPIKE-MOSS FAMILY	
<i>Selaginella</i> sp.	spike-moss
GYMNOSPERMS	
<i>CUPRESSACEAE</i> - CYPRESS FAMILY	
<i>Cupressus</i> sp.	Cypress (landscape specimen)
<i>Juniperus</i> spp.*	juniper (landscape specimens)
<i>Sequoia sempervirens</i>	coast redwood
<i>PINACEAE</i> - PINE FAMILY	
<i>Pseudotsuga menziesii</i> var. <i>menziesii</i>	Douglas fir
DICOTYLEDONES	
<i>ANACARDIACEAE</i> - SUMAC FAMILY	
<i>Toxicodendron diversilobum</i>	poison oak
<i>APIACEAE (UMBELLIFERAE)</i> - CARROT FAMILY	
<i>Anthriscus caucalis</i> *	bur chervil
<i>Conium maculatum</i> *	poison hemlock
<i>Daucus carota</i> *	Queen Anne's lace; carrot
<i>Osmorhiza</i> sp.	California sweet cicely
<i>Sanicula crassicaulis</i>	Pacific sanicle/ gambleweed
<i>Torilis arvensis</i> *	hedge parsley
<i>APOCYNACEAE</i> - DOGBANE FAMILY	
<i>Nerium oleander</i> *	common oleander
<i>Vinca major</i> *	greater periwinkle
<i>ARALIACEAE</i> - GINSENG FAMILY	
<i>Aralia californica</i>	elk clover
<i>Hedera canariensis</i> *	Canary Islands ivy
<i>Hedera helix</i> *	English ivy
<i>ASTERACEAE (COMPOSITAE)</i> - SUNFLOWER FAMILY	

<i>Adenocaulon bicolor</i>	trail plant
<i>Ageratina adenophora</i> *	crofton weed/ sticky eupatorium
<i>Anisocarpus madiodes</i>	woodland tarweed
<i>Anthemis cotula</i> *	mayweed
<i>Baccharis pilularis</i> ssp. <i>consanguinea</i>	coyote brush
<i>Bellis perennis</i> *	English daisy
<i>Carduus pycnocephalus</i> var. <i>pycnocephalus</i> *	Italian thistle
<i>Cirsium vulgare</i> *	bull thistle
<i>Delairea odorata</i> [<i>Senecio mikanioides</i>]*	Cape ivy
<i>Helminthotheca echioides</i> [<i>Picris echioides</i>] *	bristly ox-tongue
<i>Hypochaeris glabra</i> *	smooth cat's-ear
<i>Hypochaeris radicata</i> *	rough cat's-ear
<i>Lactuca serriola</i> *	prickly lettuce
<i>Leucanthemum maximum</i> *	Shasta daisy
<i>Pseudognaphalium luteoalbum</i> [<i>Gnaphalium luteoalbum</i>] *	weedy cudweed
<i>Senecio vulgaris</i> *	common groundsel
<i>Sonchus asper</i> ssp. <i>asper</i> *	prickly sow thistle
<i>Taraxacum officinale</i> *	common dandelion
BORAGINACEAE - BORAGE FAMILY	
<i>Nemophila parviflora</i>	small-flowered nemophila
<i>Myosotis latifolia</i> *	forget-me-not
BRASSICACEAE (CRUCIFERAE) - MUSTARD FAMILY	
<i>Cardamine californica</i>	California toothwort
<i>Raphanus sativus</i> *	radish
CAPRIFOLIACEAE - HONEYSUCKLE FAMILY	
<i>Lonicera hispidula</i> var. <i>vacillans</i>	hairy honeysuckle
<i>Symphoricarpos mollis</i>	creeping snowberry
CARYOPHYLLACEAE - PINK FAMILY	
<i>Cerastium glomeratum</i> *	sticky mouse-ear chickweed
<i>Stellaria media</i> *	common chickweed
CUCURBITACEAE - GOURD FAMILY	
<i>Marah fabaceus</i>	wild cucumber/ California man root
ERICACEAE - HEATH FAMILY	
<i>Arbutus menziesii</i>	Pacific madrone
<i>Vaccinium ovatum</i>	California huckleberry
EUPHORBIACEAE - SPURGE FAMILY	
<i>Euphorbia peplus</i> *	petty spurge
FABACEAE (LEGUMINOSAE) - LEGUME FAMILY	
<i>Acmispon amicanus</i> [<i>Lotus porschianus</i>]	Spanish trefoil
<i>Genista monspessulana</i> *	French Broom
<i>Lathyrus latifolius</i> *	perennial sweet pea
<i>Lotus corniculatus</i> *	birdfoot trefoil
<i>Medicago polymorpha</i> *	common burclover
<i>Trifolium campestre</i> *	hop clover
<i>Trifolium dubium</i> *	shamrock clover
<i>Trifolium hirtum</i> *	rose clover
<i>Trifolium subterraneum</i> *	subterranean clover
<i>Vicia sativa</i> ssp. <i>sativa</i> *	spring vetch
FAGACEAE - OAK / BEECH FAMILY	
<i>Notholithocarpus densiflorus</i>	tan oak
<i>Quercus agrifolia</i>	coast live oak
GERANIACEAE - GERANIUM FAMILY	
<i>Erodium botrys</i> *	long-beaked filaree
<i>Geranium dissectum</i> *	common cranesbill

<i>Geranium molle</i> *	soft cranesbill
<i>Geranium retrorsum</i> *	New Zealand geranium
<i>LAMIACEAE (LABIATAE) - MINT FAMILY</i>	
<i>Satureja douglasii</i>	yerba buena
<i>Stachys bullata</i>	California hedge-nettle
<i>LAURACEAE - LAUREL FAMILY</i>	
<i>Umbellularia californica</i>	California bay
<i>LYTHRACEAE - LOOSESTRIFE FAMILY</i>	
<i>Lythrum hyssopifolia</i> *	grass poly
<i>MALVACEAE - MALLOW FAMILY</i>	
<i>Malva nicaeensis</i> *	bull mallow
<i>MONTIACEAE - MONTIA FAMILY</i>	
<i>Claytonia perfoliata</i> ssp. <i>perfoliata</i>	common miner's-lettuce
<i>MYRSINACEAE - MYRSINE FAMILY</i>	
<i>Anagallis arvensis</i> *	scarlet pimpernel
<i>ONAGRACEAE - EVENING PRIMROSE FAMILY</i>	
<i>Epilobium ciliatum</i> ssp. <i>ciliatum</i>	willow-herb
<i>OXALIDACEAE - WOOD-SORREL FAMILY</i>	
<i>Oxalis oregana</i>	redwood sorrel
<i>Oxalis pes-caprae</i> *	Bermuda buttercup / sour grass
<i>PAPAVERACEAE - POPPY FAMILY</i>	
<i>Fumaria officinalis</i> *	fumitory
<i>PHILADELPHIA - MOCK ORANGE FAMILY</i>	
<i>Whipplea modesta</i>	yerba de selva
<i>PLANTAGINACEAE - PLANTAIN FAMILY</i>	
<i>Plantago lanceolata</i> *	English plantain
<i>POLYGALACEAE - MILKWORT FAMILY</i>	
<i>Polygala californica</i>	California milkwort
<i>POLYGONACEAE - BUCKWHEAT FAMILY</i>	
<i>Rumex crispus</i> *	curly dock
<i>PRIMULACEAE - PRIMROSE FAMILY</i>	
<i>Trientalis latifolia</i>	Pacific starflower
<i>RHAMNACEAE - BUCKTHORN FAMILY</i>	
<i>Frangula californica</i> [<i>Rhamnus californica</i>]	California coffee berry
<i>ROSACEAE - ROSE FAMILY</i>	
<i>Fragaria vesca</i>	wood strawberry
<i>Heteromeles arbutifolia</i>	toyon / christmas berry
<i>Rosa gymnocarpa</i>	wood rose
<i>Rubus armeniacus</i> *	Himalaya berry
<i>Rubus parviflorus</i>	thimbleberry
<i>Rubus ursinus</i>	California blackberry
<i>RUBIACEAE - MADDER FAMILY</i>	
<i>Galium</i> sp.	bedstraw
<i>Galium aparine</i> *	goose grass
<i>Galium murale</i>	tiny bedstraw
<i>Sherardia arvensis</i> *	field madder

	SAXIFRAGACEAE - SAXIFRAGE FAMILY	
	<i>Heuchera micrantha</i>	alum root
	<i>Tellima sp.</i>	tellima
	SCROPHULARIACEAE - FIGWORT FAMILY	
	<i>Scrophularia californica</i>	California figwort
	TROPAEOLACEAE - NASTURTIUM FAMILY	
	<i>Tropaeolum majus*</i>	garden nasturtium
	VIOLACEAE - VIOLET FAMILY	
	<i>Viola ocellata</i>	two-eyed violet
	MONOCOTYLEDONES - MONOCOTS	
x		
	ARACEAE - ARUM FAMILY	
	<i>Zantedeschia aethiopica*</i>	calla lily
	ARECACEAE (PALMAE) - PALM FAMILY	
	<i>Washingtonia sp.</i>	fan palm
	CYPERACEAE - SEDGE FAMILY	
	<i>Carex densa</i>	dense sedge
	IRIDACEAE - IRIS FAMILY	
	<i>Gladiolus italicus*</i>	gladiolus
	<i>Iris fernaldii</i>	mountain iris
	<i>Iris sp.</i>	iris (landscape specimen)
	JUNCACEAE - JUNCUS FAMILY	
	<i>Juncus patens</i>	spreading rush
	POACEAE [GRAMINEAE] - GRASS FAMILY	
	<i>Cynodon dactylon*</i>	bermuda grass
	<i>Hordeum murinum</i> var. <i>leporinum*</i>	farmer's barley
	<i>Holcus lanatus</i>	velvey grass
	<i>Lolium perenne*</i>	perennial ryegrass
	LILIACEAE - LILY FAMILY	
	<i>Disporun hookeri</i>	Hooker's fairy bells
	<i>Smilacina racemosa</i>	fat Solomon's seal
	MELANTHIACEAE - FALSE HELLEBORE FAMILY	
	<i>Trillium ovatum</i>	wake robin/western trillium
	Additional Landscape Specimens	
	<i>Photinia sp.</i>	Photinia
	<i>Wisteria sp.</i>	Wisteria
	<i>Dietes sp.</i>	African iris
	<i>Rosa sp.</i>	Hybrid rose
	<i>Margarite</i>	Margarite Daisy
	<i>Agapanthus</i>	Agapanthus
	<i>Prunus sp.</i>	Prunus
	<i>Rosimarius</i>	Rosemary

Legend

Final Linear Features



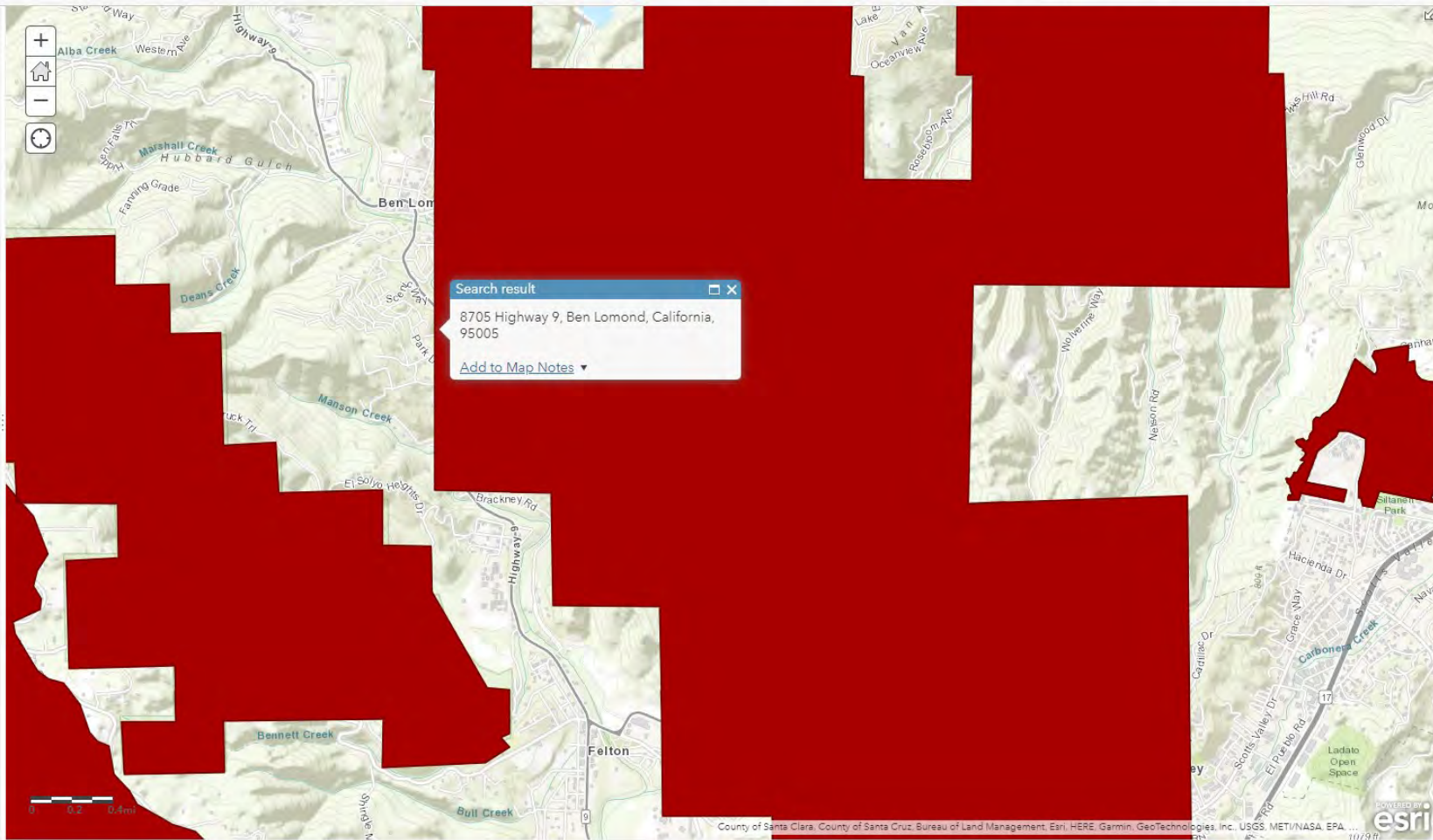
Final Polygon Features



Proposed Linear Features



Proposed Polygon Features



Legend

Final Linear Features



Final Polygon Features



Proposed Linear Features



Proposed Polygon Features



Search result ✕

8705 Highway 9, Ben Lomond, California, 95005

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