

THE TERRACE AT SCOTTS VALLEY
City of Scotts Valley, CA

Biological Report



Biotic Resources Group

Biotic Assessments ♦ Resource Management ♦ Permitting

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THE TERRACE AT SCOTTS VALLEY City of Scotts Valley, CA

Biological Report

Prepared for

Apple Homes Development, Inc.
15 Sherman Court
Scotts Valley, CA 95066
Attn: Chris Perri

Prepared by:

Biotic Resources Group
Kathleen Lyons, Plant Ecologist
with
Dana Bland & Associates
Dana Bland, Wildlife Biologist

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1.0 INTRODUCTION

Biotic Resources Group, with Dana Bland & Associates, documented and evaluated the biotic resources of a proposed residential housing project in the City of Scotts Valley in Santa Cruz County.

Specific tasks conducted for this study include:

- Characterize and map the major plant communities within the proposed project area.
- Identify sensitive biotic resources, including habitats, plant or wildlife species of concern. (Note: Issues relating to Mt. Hermon June beetle, a federally listed species are subject to separate review by Dr. Richard Arnold through a separate agreement with the landowner).
- Evaluate the potential effects of the proposed project activities on sensitive biotic resources and recommend measures to avoid or reduce such impacts.

1.1 PROPOSED PROJECT

The project is located on Scotts Valley Drive near the intersection of Bean Creek Road in the City of Scotts Valley, north of Highway 17 and northeast east of Mt. Hermon Road as shown on Figure 1. The site is currently undeveloped and encompasses approximately 2.3 acres (APN 022-16-269).

The proposed project, as per a site grading plan prepared by C2G Civil Consultants Group, dated 6-20-13, depicts the construction of 20 residential units with roadway access from Scotts Valley Drive. The majority of the property will be re-graded to accommodate the proposed development; the proposed site grading plan is presented in Appendix A.

The proposed work requires the removal of forest trees and understory vegetation to accommodate the new residential buildings, access road, and parking. Approximately 2 acres of the approximately 2.3-acre property will be affected by the proposed construction project.

1.2 INTENDED USE OF THIS REPORT

The findings presented in this biological report are intended for the sole use of Apple Homes Development, Inc. and the City of Scotts Valley in evaluating the proposed project. The findings presented in this report are for information purposes only; they are not intended to represent the interpretation of any State, Federal or City 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.

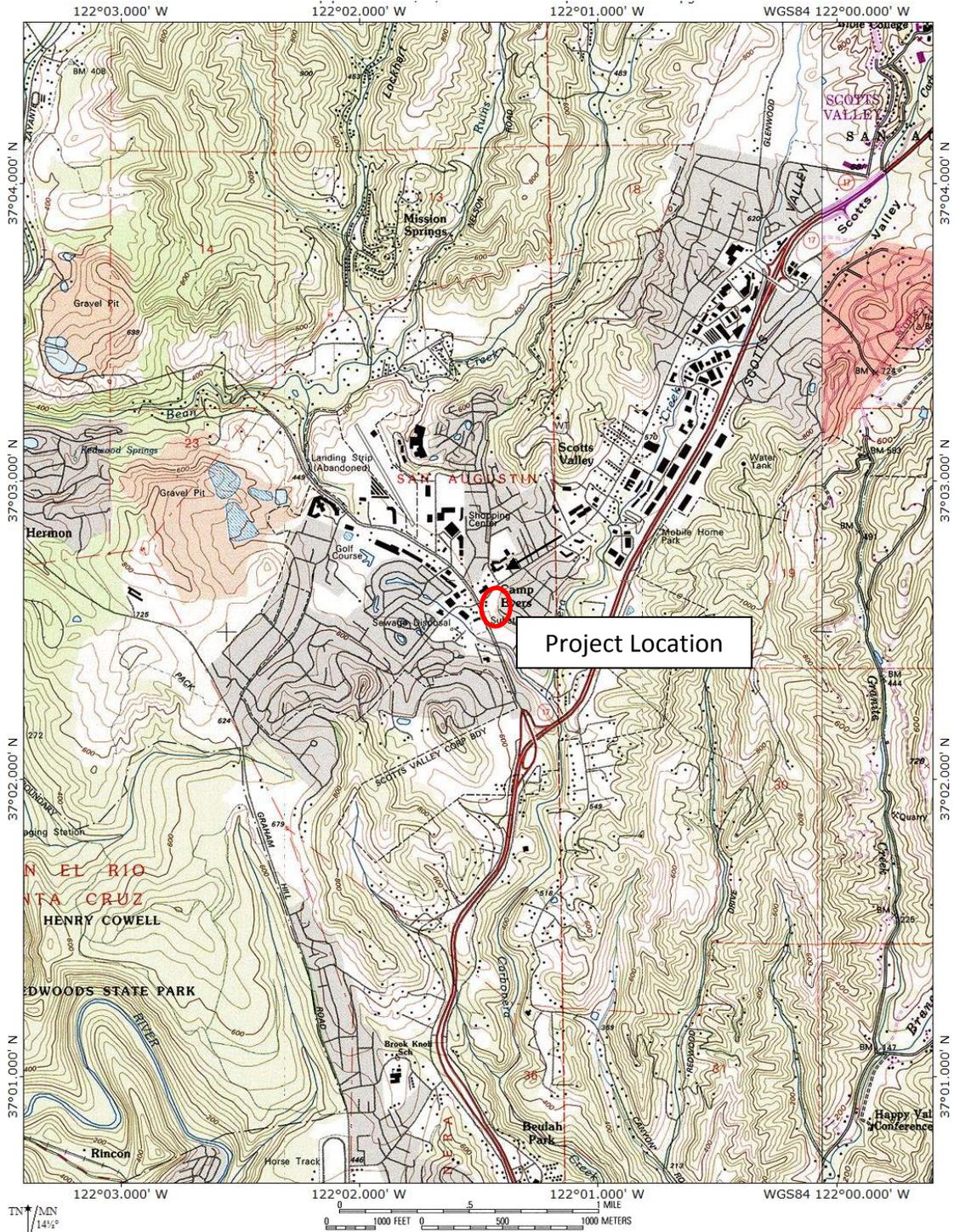


Figure 1. Location of Project Site on USGS Topographic Map
(USGS Felton Quadrangle)

2.0 EXISTING BIOTIC RESOURCES

2.1 METHODOLOGY

The biotic resources of the project site were assessed through literature review and field observations. Site observations were made on May 5, 2014 by Kathleen Lyons (plant ecologist) and Dana Bland (wildlife biologist).

Vegetation mapping of the property was conducted from review of aerial photos, a topographic map, and field observations. The major plant communities within the project area, based on the classification system developed by *California Terrestrial Natural Communities* (California Department of Fish and Game, 2003 and 2010) and *A Manual of California Vegetation* (Sawyer and Keeler-Wolf 1995) and as amended to reflect site conditions, were identified during the field surveys. 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 engineer's base map. All plant species observed were recorded and identified to a level sufficient to determine their rarity; species observed are listed in the narrative section of this report. Plant nomenclature follows *The Jepson Manual Vascular Plants of California* (2012); the *An Annotated Checklist of the Vascular Plants of Santa Cruz County, California* (CNPS, 2013) was also reviewed.

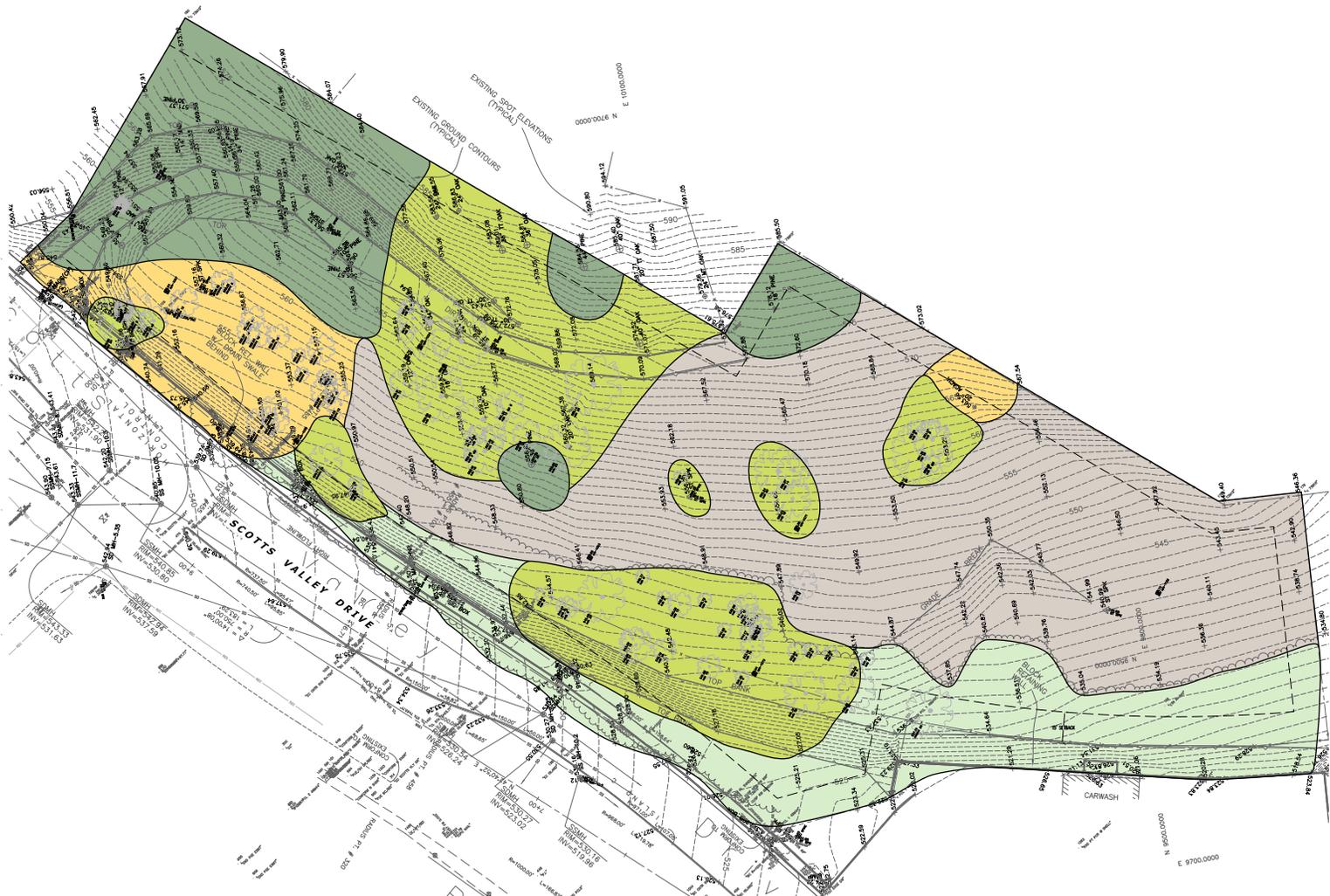
To assess the potential occurrence of special status biotic resources, two electronic databases were accessed to determine recorded occurrences of sensitive plant communities and sensitive species. Information was obtained from the California Native Plant Society's (CNPS) Electronic Inventory (2014) and California Department of Fish & Wildlife (CDFW) RareFind database (CDFW, 2014) for the Felton USGS quadrangle and eight surrounding quadrangles.

This report summarizes the findings of the biotic assessment for the proposed project. The potential impacts of the proposed residential project on sensitive biological resources are discussed below. Measures to reduce significant impacts to a level of less-than-significant are recommended, as applicable.

2.2 ENVIRONMENTAL SETTING

2.2.1 Geographic Setting

The project is located on the Felton USGS quadrangle (see Figure 1). The project is located west of State Highway 17 and adjacent to residential and retail development; undeveloped lands extend from the property boundary to the southeast. There are no watercourses on the property. The Santa Cruz County Soil Survey (USDA, 1980) identifies three soil types within the property. They include Danville loam, 2-9% slopes (125), Pfeiffer gravelly sandy loam, 30-50% slopes (160), and Pfeiffer gravelly sandy loam, 15-30% slopes (159). A small area of Elder sandy loam, 9-15% slopes (131) abuts the property along Scotts Valley Drive. The project site supports ponderosa pine forest, oak woodland, annual grassland, and non-native tree groves. The distribution of vegetation types within the project area is depicted on Figure 2. Each vegetation type, its California vegetation code, and state ranking (rarity), is listed in Table 1.



LEGEND

- | | | |
|---|---|---|
|  Ponderosa Pine Forest |  Annual Grassland |  Non-native Tree Grove (Acacia) |
|  Oak Woodland |  Oak/Acacia Woodland | |

Biotic Resources Group

2551 S. Rodeo Gulch # 12 ♦ Soquel, California 95073
 (831) 476-4803 ♦ brg@cruzio.com

Scotts Valley Corners
 Existing Vegetation

Figure 2
 7/14
 725-01

Spotlights
valley
Corners

Table 1. Vegetation Types at The Terrace at Scotts Valley Property

CaCode ¹	Vegetation Type	Plant Association	State Ranking ²
87.010.00	Ponderosa Pine Forest	Ponderosa Pine/Madrone/Coast Live Oak – California Blackberry	S4*
71.060.00	Coast Live Oak Woodland and Oak/Acacia Woodland	Coast Live Oak/Acacia- California Blackberry/Poison Oak	S4
42.026.09	Annual Grassland	Soft Chess/Rattail Fescue/ Filaree	None
None	Non-native Tree Groves	Acacia	None

¹ – California vegetation code as per CDFG/CNDDDB (2010); ² – 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. * Ponderosa pine on inland sandhills is high priority in CNDDDB

2.2.2 Vegetation and Wildlife Habitats

Ponderosa Pine Forest

Ponderosa pine forest is located in the northeastern portion of the property. The forest is characterized by the presence of ponderosa pine (*Pinus ponderosa*). Associated trees species include madrone (*Arbutus menziesii*), coast live oak (*Quercus agrifolia*), tan oak (*Notholithocarpus densiflorus*), and California bay (*Umbellularia californica*). The understory supports native shrubs and forbs, such as California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*), wild cucumber (*Marah fabacea*), and hazel nut (*Corylus cornuta*). Non-native acacia trees (*Acacia sp.*) abut the pine forest near Scotts Valley Drive. The existing dirt access road traverses a portion of this forest. The character of the ponderosa pine forest understory is depicted in Figure 3. The ponderosa pine forest abuts additional pine-forested areas on adjacent properties to the east and intermixes with the oak woodland on the subject property; a tall ponderosa tree that extends above the oak woodland on the property is depicted in Figure 4.



Figure 3. Understory within ponderosa pine forest



Figure 4. Ponderosa pine tree growing above the adjacent oak woodland

Oak Woodland and Oak/Acacia Woodland

The property supports grove-like stands of oak woodland. The oak woodland occurs along a portion of the access road as well as intermixing with non-native acacias parallel to Scotts Valley Drive. The tree cover is dense and dominated by coast live oak. Associated species include California blackberry, coyote brush (*Baccharis pilularis*), cotoneaster (*Cotoneaster sp.*) and Himalayan berry (*Rubus armeniacus*). Herbaceous species observed include rattail fescue (*Festuca myuros*), soft chess (*Bromus hordeaceus*), storksbill (*Erodium botrys*), rose clover (*Trifolium hirtum*), fiddle dock (*Rumex acetosella*), and scarlet pimpernel (*Anagallis arvensis*). The character of the oak woodland is depicted in Figure 5.



Figure 5. Oak woodland, showing overstory oak trees and understory vegetation

Annual Grassland

The central and southern portions of the property support annual grassland. The grassland abuts the oak woodland and non-native tree groves (acacias). Plant cover is co-dominated by annual grasses, such as soft chess, ripgut brome (*Bromus diandrus*), farmers foxtail (*Hordeum murinum ssp. leporinum*), and rattlesnake grass (*Briza maxima*). Other herbaceous species include filaree, cut leaf geranium (*Geranium dissectum*), dandelion (*Taraxacum officinale*), cat's ear (*Hypochaeris spp.*), wild lettuce (*Lactuca sp.*), and wild radish (*Raphanus sativa*). Native herbaceous species include California poppy (*Eschscholzia californica*), miniature lupine (*Lupinus bicolor*), and miner's lettuce (*Claytonia perfoliata*). The character of the annual grassland is depicted in Figure 6.



Figure 6. Annual grassland, looking southward to oak woodland

Non-native Tree Grove

Areas of the property paralleling Scotts Valley Drive support dense groves of non-native trees, primarily acacia. In some areas, native oak trees intermix with the acacias. Other non-native trees include locust (*Robinia sp.*), as well as non-native shrubs of cotoneaster and Himalayan berry.

Wildlife Resources

The vegetative communities on this property are relatively small and surrounded by urbanized areas supporting residential and retail development and busy roadways. Thus the value of each vegetative type to wildlife is moderated, and rather the whole site functions as a mixed forest with small grassland openings. Common native wildlife expected to inhabit this site includes those that are able to forage in relatively small areas and tolerate high human presence in the surrounding developed areas, such as western fence lizard (*Sceloporus occidentalis*), red-shouldered hawk (*Buteo lineatus*), rock dove (*Columba livia*), Nuttall's woodpecker (*Picoides nuttallii*), Pacific-slope flycatcher (*Empidonax difficilis*), western scrub-jay (*Aphelocoma californica*), chestnut-backed chickadee (*Poecile rufescens*), American robin (*Turdus migratorius*), Spotted towhee (*Pipilo maculatus*), and Botta's pocket gopher (*Thomomys bottae*).

Although the site is not mapped in the Santa Cruz County Soil Survey as supporting Zayante series soils, there are Ponderosa pines present and sandy loam soils. Dr. Richard Arnold, entomologist, has observed

the federally endangered Mt. Hermon June beetle throughout the site (Dr. Richard Arnold, pers. comm. 2014).

2.3 SENSITIVE BIOTIC RESOURCES

2.3.1 Regulated Habitats

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. There are no jurisdictional water features on the property.

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 to the top of bank, as well as 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 property is not located within the RWQCB's jurisdiction as per the Section 401 water quality certification program, because there are no creeks or watercourses.

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 property has no watercourses within the USACE's jurisdiction.

2.3.2 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 (CDFG, 2007 and 2010). The proposed project area supports ponderosa pine forest; local stands occurring within the Zayante sandhills are considered to have imperiled status.

Although the property is not mapped as supporting Zayante sandhill substrate in the Santa Cruz County Soil Survey, the western portion of the property is shown to support such resources in the City of Scotts Valley Interim Programmatic Habitat Conservation Plan (IPHCP, 2001). The IPHCP was developed to address development within areas supporting two federally listed insects (i.e., Mt. Hermon June beetle and/or Zayante band-winged grasshopper) and to provide a permitting mechanism for certain developments consistent with the Federal Endangered Species Act (FESA). Dr. Richard Arnold, entomologist, has observed the federally endangered Mt. Hermon June beetle throughout the subject property (Dr. Richard Arnold, pers. comm., 2014); therefore permitting must address potential take of the species pursuant to FESA. The IPHCP area consists of 10 project units. In order to be eligible for coverage under the IPHCP and the City's Incidental Take Permit (ITP) the parcel to be developed must be located in one of these units and the parcel must meet size requirements. The subject property, encompassing approximately 2.3 acres, is not located within one of the IPHCP project unit and is too large in size to be covered under the City's ITP. Potential impacts to the habitat for the federally listed Mt. Hermon June beetle will require a project-specific Habitat Conservation Plan/ITP. (Note: Issues relating to Mt. Hermon June beetle, a federally listed species are subject to separate review by Dr. Richard Arnold through a separate agreement with the landowner).

The City has requirements for the protection of tree resources. The engineers site survey (C2G Consultants Group) demarcated the location of all/most trees within the proposed development/grading area. Ninety-nine (99) trees/tree groups were inventoried; a preliminary evaluation of the grading plan found up to 82 trees are slated for removal or which up to 64 trees may meet the City's protected tree criteria (i.e., acacias do not qualify as protected trees). An arborist report will be required to identify specific measures to avoid, minimize and compensate for the expected tree removal.

2.3.3 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 for the Felton and eight surrounding quadrangles identified the special status plant species with potential to occur in the project area. Species evaluated for potential occurrence within the proposed project area as per CNDDDB and CNPS records are listed on Table 2. This evaluation included a review of the habitat requirements for each species, the presence of specialized microhabitats required for such species within the project site, and field observations. The spring 2014 field survey was sufficient in determining presence or absence of special status woody, perennial species and the presence or absence of specialized microhabitats required by several special status species (i.e., Zayante sandhills, coastal prairie/grassland, limestone outcrops, pine forest, rocky outcrops, or serpentine substrate). The May field survey was conducted during the blooming season of several special status sandhill species (i.e., Ben Lomond spineflower, Santa Cruz wallflower) and none were detected on the property. In summary, no species status plant species were observed, or are expected to occur, in the project development area.

Table 2. Special Status Plant Species Evaluated for Potential Presence at The Terrace at Scotts Valley Property

Scientific Name	Common Name	Lifeform	CNPS Rare Plant Rank	CESA	FESA	Nearest Record Potential to Occur on Site
<i>Amsinckia lunaris</i>	bent-flowered fiddleneck	annual herb	1B.2	None	None	Polo Ranch, Scotts Valley; rich soils in grassland No suitable habitat; presumed absent
<i>Arctostaphylos andersonii</i>	Anderson's manzanita	perennial evergreen shrub	1B.2	None	None	Nisene Marks SP, N end of Redwood Drive, Aptos No suitable habitat; not observed
<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i>	Hooker's manzanita	perennial evergreen shrub	1B.2	None	None	Mar Monte Road area, Aptos No suitable habitat; not observed
<i>Arctostaphylos pajaroensis</i>	Pajaro manzanita	perennial evergreen shrub	1B.1	None	None	Monterey County No suitable habitat; not observed
<i>Arctostaphylos silvicola</i>	Bonny Doon manzanita	perennial evergreen shrub	1B.2	None	None	N of Redwood Glen Camp in Zayante sandhills No suitable habitat; not observed
<i>Arenaria paludicola</i>	marsh sandwort	perennial stoloniferous herb	1B.1	CE	FE	Rich marsh area; historic record from Camp Evers, Scotts Valley No suitable habitat; presumed absent
<i>Calyptridium parryi</i> var. <i>hesseae</i>	Santa Cruz Mountains pussypaws	annual herb	1B.1	None	None	Zayante sandhills No suitable habitat; presumed absent; not observed during survey (blooming period)
<i>Campanula californica</i>	swamp harebell	perennial rhizomatous herb	1B.2	None	None	Rich seasonally marshy area; historic record from Camp Evers, Scotts Valley No suitable habitat; presumed absent
<i>Carex saliniformis</i>	deceiving sedge	perennial rhizomatous herb	1B.2	None	None	Historic record from Camp Evers, Scotts Valley; Forested area in UCSC No suitable habitat; not observed
<i>Ceanothus ferrisiae</i>	Coyote ceanothus	perennial evergreen shrub	1B.1	None	FE	Serpentine chaparral, Santa Clara Co. No suitable habitat; not observed
<i>Centromadia parryi</i> ssp. <i>congdonii</i>	Congdon's tarplant	annual herb	1B.1	None	None	Mesic grassland, Watsonville region No suitable habitat; presumed absent
<i>Chorizanthe pungens</i> var. <i>hartwegiana</i>	Ben Lomond spineflower	annual herb	1B.1	None	FE	Zayante sandhills No suitable habitat; presumed absent; not observed during survey (blooming period)
<i>Chorizanthe pungens</i> var. <i>pungens</i>	Monterey spineflower	annual herb	1B.2	None	FT	Mar Monte area, Aptos Sandy soils on oak woodland, scrub, maritime chaparral

Table 2. Special Status Plant Species Evaluated for Potential Presence at The Terrace at Scotts Valley Property

Scientific Name	Common Name	Lifeform	CNPS Rare Plant Rank	CESA	FESA	Nearest Record Potential to Occur on Site
						No suitable habitat; presumed absent; not observed during survey (blooming period)
<i>Chorizanthe robusta</i> var. <i>hartwegii</i>	Scotts Valley spineflower	annual herb	1B.1	None	FE	Scotts valley grassland/sandstone outcrops No suitable habitat; presumed absent; not observed during survey (blooming period)
<i>Chorizanthe robusta</i> var. <i>robusta</i>	robust spineflower	annual herb	1B.1	None	FE	Freedom Blvd area, Aptos, sandy soils No suitable habitat; presumed absent; not observed during survey (blooming period)
<i>Cirsium fontinale</i> var. <i>campylon</i>	Mt. Hamilton thistle	perennial herb	1B.2	None	FE	Serpentine seeps, Sierra Azul No suitable habitat; not observed
<i>Collinsia multicolor</i>	San Francisco collinsia	annual herb	1B.2	None	None	Moist, shady slopes; found in north coast /Swanton and Scotts creek Shady hillside present yet too dry; presumed absent
<i>Dacryophyllum falcifolium</i>	tear drop moss	perennial herb	1B.3	None	None	Moist bedrock outcrops No suitable habitat; presumed absent
<i>Dudleya abramsii</i> ssp. <i>setchellii</i>	Santa Clara Valley dudleyi	perennial herb	1B.2	None	None	Serpentine chaparral No suitable habitat; not observed
<i>Eriogonum nudum</i> var. <i>decurrens</i>	Ben Lomond buckwheat	perennial herb	1B.1	None	None	Zayante sandhills No suitable habitat; not observed
<i>Erysimum ammophilum</i>	sand-loving wallflower	perennial herb	1B.2	None	None	Dunes, Monterey Bay dunes No suitable habitat; presumed absent; not observed during survey (blooming period)
<i>Erysimum teretifolium</i>	Santa Cruz wallflower	perennial herb	1B.1	CE	FE	Zayante sands No suitable habitat; presumed absent; not observed during survey (blooming period)
<i>Fissidens pauperculus</i>	minute pocket moss	moss	1B.2	None	None	Nisene Marks SP, redwood forest No suitable; presumed absent
<i>Fritillaria liliacea</i>	Fragrant fritillary	perennial herb	1B.2	None	None	Moist areas ,serpentine grassland No suitable habitat; not observed
<i>Gilia tenuiflora</i> ssp. <i>arenaria</i>	Monterey gilia	annual herb	1B.2	CT	FE	Dune sands, Monterey Bay dunes No suitable habitat; presumed absent
<i>Hesperocyparis abramsiana</i> var. <i>abramsiana</i>	Santa Cruz cypress	perennial evergreen tree	1B.2	CE	FE	Pine forest on sandstone outcrops, sandy soils; Majors Creek, Boulder Creek No suitable habitat; not observed
<i>Hoita strobilina</i>	Loma Prieta hoita	perennial herb	1B.1	None	None	Serpentine chaparral, Loma Prieta No suitable habitat; not observed

Table 2. Special Status Plant Species Evaluated for Potential Presence at The Terrace at Scotts Valley Property

Scientific Name	Common Name	Lifeform	CNPS Rare Plant Rank	CESA	FESA	Nearest Record Potential to Occur on Site
<i>Holocarpha macradenia</i>	Santa Cruz tarplant	annual herb	1B.1	CE	FT	Coastal terrace grassland; Soquel area, Twin Lakes, Arana Gulch, Watsonville No suitable habitat; presumed absent
<i>Horkelia cuneata</i> var. <i>sericea</i>	Kellogg's horkelia	perennial herb	1B.1	None	None	Sandy soil, UCSC grassland No suitable habitat; presumed absent; not observed during survey (blooming period)
<i>Horkelia marinensis</i>	Point Reyes horkelia	perennial herb	1B.2	None	None	Coastal prairie, UCSC grassland No suitable habitat; presumed absent; not observed during survey (blooming period)
<i>Lessingia micradenia</i> var. <i>glabrata</i>	smooth lessingia	annual herb	1B.2	None	None	Serpentine chaparral, Loma Prieta No suitable habitat; presumed absent
<i>Malacothamnus aboriginum</i>	Indian Valley bush mallow	perennial evergreen shrub	1B.2	None	None	Sandy washes, scrub, chaparral No suitable habitat; not observed
<i>Malacothamnus arcuatus</i>	arcuate bush-mallow	perennial evergreen shrub	1B.2	None	None	Mt. Bache Road area, chaparral No suitable habitat; not observed
<i>Malacothamnus hallii</i>	Hall's bush-mallow	perennial evergreen shrub	1B.2	None	None	Serpentine chaparral No suitable habitat; not observed
<i>Microseris paludosa</i>	marsh microseris	perennial herb	1B.2	None	None	Moist areas in coastal prairie, Graham Hill Road area No suitable habitat; presumed absent
<i>Monardella sinuata</i> ssp. <i>nigrescens</i>	northern curly-leaved monardella	annual herb	1B.2	None	None	Zayante sandhills No suitable habitat; presumed absent; not observed during survey (blooming period)
<i>Monolopia gracilens</i>	woodland woollythreads	annual herb	1B.2	None	None	Sandy openings in chaparral, Quail Hollow County park No suitable habitat; presumed absent
<i>Pedicularis dudleyi</i>	Dudley's lousewort	perennial herb	1B.2	CR	None	Redwood forest; extirpated from County; historic record from headwaters of Aptos Creek No suitable habitat; presumed absent; not observed during survey (blooming period)
<i>Penstemon rattanii</i> var. <i>kleei</i>	Santa Cruz Mountains beardtongue	perennial herb	1B.2	None	None	Burned or disturbed areas in chaparral and woodland; historic record from Empire Grade area No suitable habitat; presumed absent; not observed during survey (blooming period)

Table 2. Special Status Plant Species Evaluated for Potential Presence at The Terrace at Scotts Valley Property

Scientific Name	Common Name	Lifeform	CNPS Rare Plant Rank	CESA	FESA	Nearest Record Potential to Occur on Site
<i>Pentachaeta bellidiflora</i>	white-rayed pentachaeta	annual herb	1B.1	CE	FE	Beach cliffs near Santa Cruz (historic) No suitable habitat; presumed absent
<i>Piperia candida</i>	White-flowered rein orchid	perennial herb	1B.2	None	None	Open to shady site in coniferous forests Shady hillside present yet unlikely due to dry conditions on slope; presumed absent; not observed during survey (blooming period)
<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i>	Choris' popcorn-flower	annual herb	1B.2	None	None	Moist depressions in grassland; Polo Ranch Scotts Valley, Watsonville area No suitable habitat; presumed absent
<i>Plagiobothrys diffusus</i>	San Francisco popcorn-flower	annual herb	1B.1	CE	None	Seasonally moist grassland on coastal terrace, Moore Creek area, Fairway Drive area, Polo Ranch Scotts Valley, Pogonip No suitable habitat; presumed absent
<i>Plagiobothrys glaber</i>	Hairless popcorn-flower	annual herb	1A	CE	None	Seasonally moist alkaline soils in marshes, meadows, swamps No suitable habitat; presumed absent
<i>Polygonum hickmanii</i>	Scotts Valley polygonum	annual herb	1B.1	CE	FE	Grasslands with sandstone outcrops, Scotts Valley No suitable habitat; presumed absent
<i>Rosa pinetorum</i>	pine rose	perennial shrub	1B.2	None	None	Pine woodland, Big Basin No suitable habitat; not observed
<i>Silene verecunda</i> ssp. <i>verecunda</i>	San Francisco campion	perennial herb	1B.2	None	None	Exposed mudstone in north part of County No suitable habitat; presumed absent
<i>Streptanthus albidus</i> ssp. <i>albidus</i>	Metcalf Canyon jewel flower	annual herb	1B.2	None	FE	Serpentine chaparral and grassland No suitable habitat; presumed absent
<i>Streptanthus albidus</i> ssp. <i>peramoenus</i>	most beautiful jewel flower	annual herb	1B.2	None	None	Serpentine chaparral and grassland, No suitable habitat; presumed absent
<i>Trifolium buckwestiorum</i>	Santa Cruz clover	annual herb	1B.1	None	None	Moist depressions in grassland; Soquel area, UCSC No suitable habitat; presumed absent

CNPS Status: List 1B: These plants (predominately endemic) are rare through their range and are currently vulnerable or have a high potential for vulnerability due to limited or threatened habitat, few individuals per population, or a limited number of populations. List 1B plants meet the definitions of Section 1901, Chapter 10 of the CDFW Code.

2.3.4 Special Status Wildlife Species

Special status wildlife species include those listed, proposed or candidate species by either 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 Fish and Game Code, and all migratory bird nests are protected by the Federal Migratory Bird Treaty Act. Special status wildlife species were evaluated for their potential presence in the project area as described in Table 3 below.

The special status wildlife species that are known to occur or may occur within the project area include Mt. Hermon June beetle, nesting birds, roosting bats and woodrats. Measures are given below to avoid or minimize potential impacts to these species. There is no suitable habitat for the remaining special status wildlife species listed in Table 3.

Table 3. Special status wildlife species and their predicted occurrence at The Terrace at Scotts Valley Property.

SPECIES	STATUS ¹	HABITAT	POTENTIAL OCCURRENCE ON SITE
Invertebrates			
Ohlonge tiger beetle <i>Cicindela ohlonge</i>	FE	Coastal terrace prairie with sparse vegetation and openings, Watsonville loam soils	None, no suitable habitat on site.
Mt. Hermon June beetle <i>Polyphylla barbata</i>	FE	Chaparral and ponderosa pine with Zayante sandy soils	Observed on site by Dr. R. Arnold.
Zayante band-winged grasshopper <i>Trimerotropis infantilis</i>	FE	Openings in sand hills parkland habitat with Zayante sandy soils	No suitable habitat on site.
Smith's blue butterfly <i>Euphilotes enoptes smithi</i>	FE	Coastal dunes and coastal sage scrub with buckwheat plants	No suitable habitat on site.
Fish			
Coho salmon <i>Oncorhynchus kisutch</i>	FE, SE	Perennial creeks and rivers with gravels for spawning	No suitable habitat in project area.
Steelhead <i>Oncorhynchus mykiss</i>	FT	Perennial creeks and rivers with gravels for spawning	No suitable habitat in project area.
Amphibians			
California red-legged frog <i>Rana aurora draytonii</i>	FT, CSC	Riparian, marshes, estuaries and ponds with still water at least into June.	No suitable habitat in project area.
Foothill yellow-legged frog <i>Rana boylei</i>	CSC	Creeks and rivers with cobble substrate	No suitable habitat on site.
Reptiles			
Western pond turtle <i>Actinemys marmorata</i>	CSC	Creeks and ponds with water of sufficient depth for escape cover, and structure for basking; grasslands or bare areas for nesting.	No suitable habitat in project area.

Table 3. Special status wildlife species and their predicted occurrence at The Terrace at Scotts Valley Property.

SPECIES	STATUS ¹	HABITAT	POTENTIAL OCCURRENCE 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.
Mammals			
Pallid bat <i>Antrozous pallidus</i>	CSC	Roosts in caves, hollow trees, mines, buildings, bridges, rock outcroppings	Possible in mixed evergreen forest if suitable tree hollows present.
Santa Cruz kangaroo rat <i>Dipodomys venustus venustus</i>	None	Manzanita chaparral with sandy soils	None. No suitable habitat on site.
San Francisco dusky-footed woodrat <i>Neotoma fuscipes annectens</i>	CSC	Woodlands including oaks, willow riparian, Eucalyptus	May occur within oak woodland habitat.
American badger <i>Taxidea taxus</i>	CSC	Grasslands with friable soils	None, no suitable habitat on site; grasslands on site too small in area and isolated to support this medium sized mammal.

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; CSC=California species of special concern

3.0 IMPACT AND MITIGATION DISCUSSION

3.1 IMPACT CRITERIA

3.1 Thresholds of Significance

The thresholds of significance presented in Appendix G of 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 species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS or NMFS;
- Riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS;
- 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;
- 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;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance;
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

3.2 ENVIRONMENTAL IMPACTS, MITIGATION MEASURES AND SIGNIFICANCE DETERMINATION FOR THE PROPOSED PROJECT

The proposed residential development project was evaluated for its potential direct and indirect impacts to biotic resources. Impacts to sensitive habitats/resources were considered potentially significant.

Ninety-nine (99) trees/tree groups were inventoried on the property (C2G Civil Consultants Group); a preliminary evaluation of the grading plan found up to 82 trees are slated for removal or which up to 64 trees may meet the City's protected tree criteria (i.e., acacias do not qualify as protected trees). The preliminary review found the project will require removal of 3 ponderosa pines, 61 coast live oaks, and 18 acacias. An arborist report will be required to identify specific measures to avoid, minimize and compensate for the expected tree removal.

Nesting birds may occur in the forest habitat types on the project site. Because most nesting birds are protected by the Migratory Bird Treaty Act, measures are listed below to avoid potentially significant impacts if any are present during construction. Roosting bats may occur in the trees on the project site, and measures to avoid impacts are also listed below. San Francisco dusky-footed woodrats may also occur in the forest habitat, and impacts to woodrats are also detailed below.

As noted in Section 2.3.4, the project site is known occupied habitat for the federally endangered Mt. Hermon June beetle (R. Arnold, pers. comm., 2014.). Because the size of the property exceeds the limits

imposed by the IPHCP, this project will not qualify to be included in the existing Programmatic HCP for this species. A separate application to the US Fish and Wildlife Services will need to be made by the developer for issuance of an ITP; the ITP process will require preparation and submittal of a project-specific HCP. Measures to minimize impacts to this beetle are listed below.

Impacts to Sensitive Vegetative Resources. The project will remove up to 82 trees, of which up to 64 trees may meet the City's protected tree criteria

Mitigation Measure BIO-1. The applicant shall have an arborist prepare a report on the trees on the property and an evaluation of trees to be removed. The applicant shall implement all measures contained within the arborist report for the avoidance and mitigation for tree removal. Measures include implementing a tree protection plan, maintenance of trees to remain, and implementing a tree replacement program that is subject to review and approval by the City of Scotts Valley.

Impacts to Nesting Birds. The removal of trees and other vegetation has the potential to injure or kill bird eggs or chicks, if any birds are actively nesting at the time of vegetation removal.

Mitigation Measure BIO-2. To avoid impacting breeding birds, if present, schedule construction to occur between August 1 and February 1 of any given year, which is outside the bird breeding season. If this schedule is not feasible, have a qualified biologist conduct a pre-construction survey for nesting birds. If any active bird nests are found within 50 feet of the work area for passerines, or 100 feet for raptors, either create a suitable buffer zone or postpone construction until the biologist has determined that all young have fledged.

Impacts to Roosting Bats. Removal of trees has the potential to kill or injure roosting bats, including the pallid bat, if any are present.

Mitigation Measure BIO-3. No more than 30 days prior to vegetation removal, a qualified bat ecologist shall survey the trees to determine if any roosting bats are present. If any are present, the bat ecologist shall recommend measures to allow bats to escape their roosts unharmed prior to tree removal. If necessary, the bat ecologist will consult with CDFW on a bat removal plan.

Impacts to San Francisco Dusky-footed Woodrat. The removal of trees and understory vegetation has the potential to kill or injure woodrats, if any are present.

Mitigation Measure BIO-4. No more than 30 days prior to vegetation removal, a qualified biologist shall survey the site for presence of woodrat houses. If any are present, the biologist determines they are occupied by surveys, the biologist shall consult with CDFW on a plan to relocate the woodrat house or construct a man-made woodrat house at an appropriate alternate site.

Impacts to Mt. Hermon June Beetle. The removal of vegetation, grading and construction of the proposed residential development will permanently remove approximately 2 acres of known occupied Mt. Hermon June beetle habitat. The construction has the potential to kill or injure individuals of this June beetle species. These are significant impacts under both CEQA and FESA.

Mitigation Measure BIO-5. The applicant shall develop a Habitat Conservation Plan for the Mt. Hermon June beetle at this site, as allowed under Section 10.a.1.B of the federal Endangered Species Act. The plan will describe measures to avoid and minimize impacts to individual beetles during and after construction, as well as compensatory mitigation sufficient to offset the permanent loss of this occupied beetle habitat. The HCP shall be approved by the U. S. Fish and Wildlife Service prior to any site disturbance for the proposed project.

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Appendix A

Proposed Grading Plan
(Source: C2G Civil Consultants Group, Inc.)



Date: 06/20/13
 Scale: n/a
 Drawing: 00
 Sheet: 346-50
 OF SHEETS
C3.1

SCOTTS VALLEY CORNERS


C2G / CIVIL CONSULTANTS GROUP, INC.
 Engineers/Planners
 4444 Scotts Valley Drive / Suite 6
 Scotts Valley, CA 95066
 T (931) 438-4420 F (931) 438-4420

SITE GRADING PLAN

NO.	DATE	BY