August 25, 2022
Updated September 17, 2025

Biological Report

Mammoth Mountain Resort
Joaquin Parcel

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Joaquin Parcel

(RCI # 22-606.2)

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SUMMARY OF ACRONYMS

ACOE	Army Corps of Engineers
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CWA	Clean Water Act
EIR	Environmental Impact Report
ESA	Endangered Species Act
LCT	Lahontan Cutthroat trout
LRWQCB	Lahontan Regional Water Quality Control Board
MBTA	Migratory Bird Treaty Act
NPDES	National Pollution Discharge Elimination System
NPPA	California Native Plant Protection Act
SNYLF	Sierra Nevada yellow legged frog
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish & Wildlife Service

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1.0 INTRODUCTION

1.1 Introduction

At the request of Mammoth Springs Resort, Resource Concepts, Inc. (RCI) conducted a biological technical study within the Joaquin Parcel Project Area. This report evaluates the potential impacts from the Project to special status wildlife, vegetation, wetlands, and other jurisdictional waters and will be used to complete the environmental impact review pursuant to the California Environmental Quality Act (CEQA). The Project Area is located adjacent to the west side of Joaquin Road within the town of Mammoth Lakes, Mono County, California (reference Figure 1).

1.2 Project Location and Directions

The Project Area is approximately three acres and is located at 474 Joaquin Road on the northwest corner at the crossroads of Joaquin Road and Meridian Boulevard in the town of Mammoth Lakes (APNs 033-170-003, 033-170-004 and 033-170-005) in Mono County, California.

The Project Area is located west of Joaquin Road and east of the Tenth Fairway of the Sierra Star Golf Course at: NE ¼ of the SE ¼ of Section 34, Township 3 South, Range 27 East.

The center of the site is located at: UTM Zone 11 S 325549.36 m E, 4167824.73 m N WGS 84.

1.3 Project Description and Best Management Practices

1.3.1 Project Description

The 474 Joaquin Road Project (Project) proposes development of a multi-family residential neighborhood that includes 38 residential units, parking spaces, open space, and snow storage. The 38 residential units will be located within a total of 18 buildings. Each building with consist of two units, with the exception of two buildings which will have three units each. Total building coverage is 34,726 square feet. There will be two parking spaces per unit located on the ground level within the building footprint. Private driveways (9,763 SF), vehicular access (18,647 SF), and a bike path along Joaquin Road (8,889) consist of 36,309 SF of additional site coverage. Access to the Project Area is via Joaquin Road. The Project has been designed to meet CALFIRE requirements for access (reference Attachment A).

Project construction is anticipated to begin in April 2026 and will continue through two construction seasons. Construction activities will be limited to Monday through Friday during the hours of 6:00 am to 8:00 pm during daylight savings time, or 7:00 am to 8:00 pm during standard time, and on Saturdays from 8:00 am to 6:00 pm, or as authorized by Mono County.

1.3.2 Project Best Management Practices

To avoid and minimize potential impacts to biological resources, the Project will implement the following Best Management Practices (BMPs):

- Prior to the start of construction, limits of construction will be clearly marked in the field with brightly colored mesh material fence or high visibility rope and disturbance to existing vegetation will be minimized to the extent possible.
- A Stormwater Pollution Prevention Plan (SWPPP) will be prepared by a Qualified SWPPP Developer and will include BMPs and monitoring of BMP efficacy throughout construction until the site is stabilized. The SWPPP will include:

  - Temporary erosion and sediment barriers, including but not limited to the use of pine needle wattles, straw wattles, and filter fencing will be installed prior to any soil disturbance.
  - Sediment barriers will be placed around the downslope side of loose/erodible cut/fill slopes along the bases of the dam embankment and temporary road turn out to prevent sediment from washing into on-site seasonal stream.
  - Sediment barriers will be inspected weekly for damage and appropriate placement to reduce potential erosion. Any damaged barriers will be repaired, or new barriers installed, within 24-hours upon identification of damage. Accumulated sediment shall be removed when it reaches a maximum of one-half the height of the silt fence or one-half the height of the fiber roll.
  - Site will be winterized to reduce water quality impacts prior to October 15th of the year of construction.
- Work within regulated waters will be completed under no flow conditions and only after the appropriate permits are obtained from the US Army Corps of Engineers (USACE), Lahontan Regional Water Quality Control Board (LRWQCB), and CA Department and Fish and Wildlife (CDFW).
- Staging and storage of equipment, materials, fuels, lubricant, and solvents will be located more than 100 feet from aquatic resources, including wetlands and lakes. Equipment will be fueled and maintained within the designated staging areas. Adequate supplies shall be available at all times to handle spills, leaks and disposal of used liquids.
- If washout of concrete is conducted on-site, the contractor shall employ appropriate control measures (e.g., lined pits or portable washouts) to contain and manage concrete washout to prevent discharge into on-site waters. Concrete washouts shall be located a minimum of 100-feet away from waterways ad designed so that no overflows can occur due to inadequate sizing or precipitation. Hardened concrete shall be removed and disposed of consistent with the handling of other construction waste material.
- Loose construction materials, packaging, and litter will be cleaned up daily and will be disposed of or stored appropriately.

Wildlife Resources

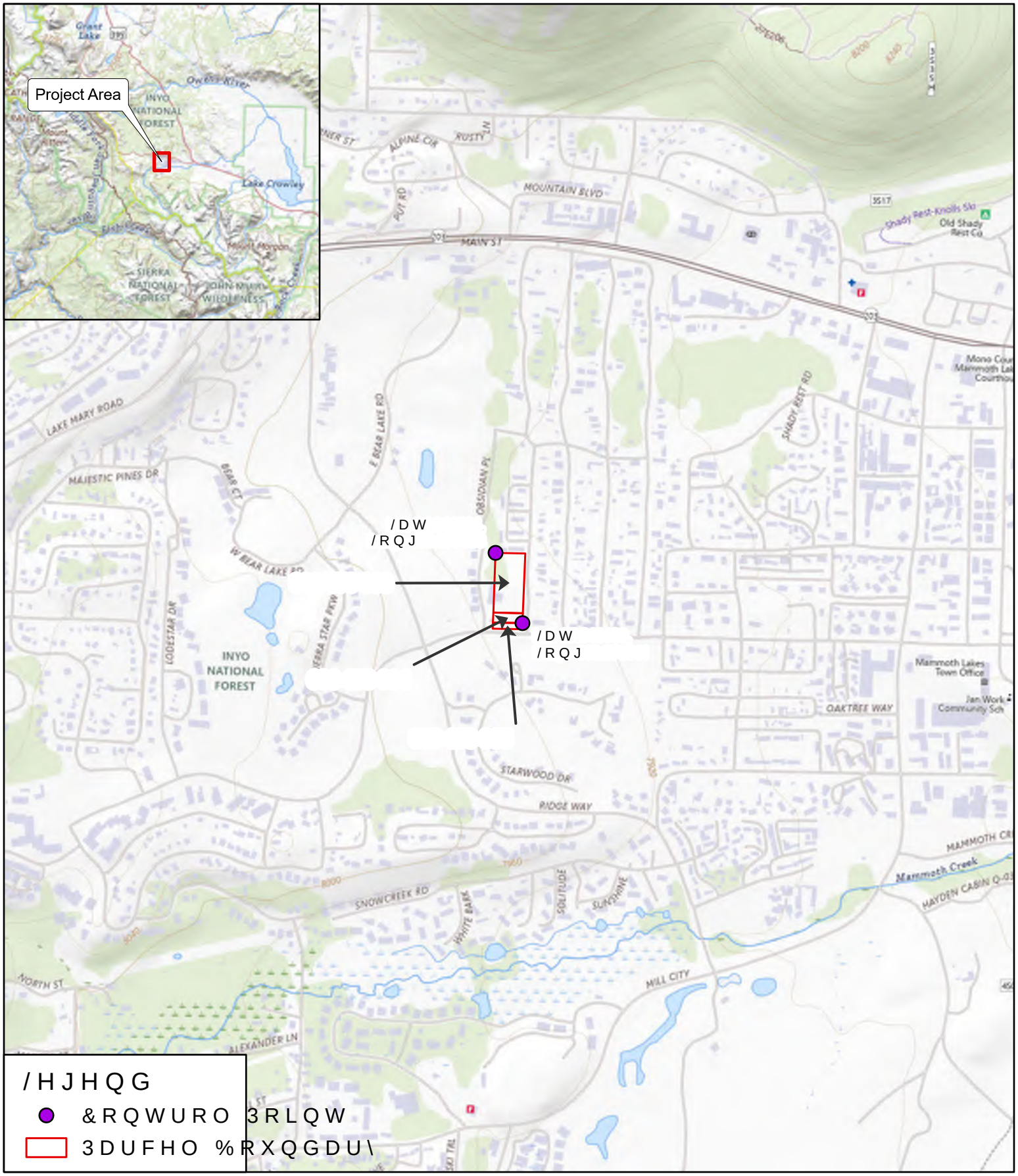
- If vegetation removal is scheduled during the nesting season (March 15 to September 15), a focused survey of migratory bird and raptor nests shall be completed by a qualified biologist within 14 days prior to commencement of Project activities. The survey should include the area within 500 feet around the Project Area for migratory birds and one-half mile for raptors. If active nests are found, the nest should be avoided, and a disturbance buffer established by the Project biologist in coordination with the CDFW. The extent of the buffer will be dependent on the species, noise levels or construction disturbance, and other topographical or artificial barriers. The buffer will be kept in place until after the nesting season or the Project biologist confirms the young have fledged.

Botanical Resources

- Vegetation removal will be minimized to the extent practicable. No tree will be removed except as indicated on the plans.
- Any areas of temporary disturbance will be revegetated using a native seed mix.

Noxious Weed Prevention

- All construction equipment and vehicles will be washed and inspected for weed seeds and plant parts prior to bringing them onto the property. Vehicles or other traffic that may transport weed seed or plant materials will be restricted from entering the site.
- Only certified weed-free straw or other materials including sand, gravel, rock, and mulch will be used.



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2.0 REGULATORY FRAMEWORK

The biological resources evaluated in this report are regulated by several federal, state, and local laws and regulations. Key regulations applicable to the proposed Project are discussed below.

2.1 Federal

2.1.1 Federal Endangered Species Act. - U.S. Fish and Wildlife Service

The US Fish and Wildlife Service (USFWS) regulates the taking of a species listed as threatened or endangered under the Endangered Species Act (ESA). Section 9 of the ESA (16 U.S.C. 1538(a)(1)(B) prohibits the take of any endangered species and defines take as follows: “the term ‘take’ means to harass, harm, pursue, hunt, shoot, kill, trap, capture, collect or to attempt to engage in any such conduct” (16 U.S.C. 1532 (19)). USFWS has further defined “harm” to mean “an act which actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering” (50 CFR 17.3). If a proposed project would result in take of a federally-listed species, either the project applicant must acquire an incidental-take permit, under Section 10(a) of the ESA, or if a federal discretionary action is involved, the federal agency would consult with the USFWS under Section 7 of the ESA.

2.1.2 Migratory Bird Treaty Act

Migratory birds are protected and managed under the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. 703 et. seq.) and Executive Order 13186. Specific provisions in the statute include the establishment of a federal prohibition, unless permitted by regulation, to "pursue, hunt, take, capture, kill, attempt to take, capture or kill, possess, offer for sale, sell, offer to purchase, purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport, cause to be transported, carry, or cause to be carried by any means whatever, receive for shipment, transportation or carriage, or export, at any time, or in any manner, any migratory bird, included in the terms of this Convention...for the protection of migratory birds or any part, nest, or egg of any such bird." Because forestlands provide a substantial portion of breeding habitat, land management activities within the Amador Ranger District can have an impact on local populations.

2.1.3 Clean Water Act

Waters of the US and adjacent wetlands are defined within Section 404 of the Federal Clean Water Act (CWA) and are under the jurisdiction of the ACOE. Section 401 of the Federal CWA requires that waters regulated under Section 404 obtain a State Water Quality Certification to ensure that discharges into waters of the US meet state water quality standards. Water Quality Certification is administered by the State of California for any activities that may result in any discharges into waters of the US.

2.2 State of California

2.2.1 California Endangered Species Act

The California Endangered Species Act (CESA) prohibits the taking of state-listed endangered or threatened species, as well as candidate species being considered for listing. A “take” of species is defined as an activity that would directly or indirectly kill an individual of a species. If a proposed project would result in a take of a California state listed species, the project proponent must obtain a Section 2081 incidental

take permit if the impacts of the take are minimized and fully mitigated, and the take would not jeopardize the continued existence of the species.

2.2.2 California Department of Fish and Wildlife Code

Section 1602 requires that all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake in California that supports wildlife resources are subject to regulation by the CDFW under Sections 1600 et seq. of the California Fish and Wildlife Code. Under Section 1602, it is unlawful for any person to substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the California Department of Fish and Wildlife Service (CDFW), without first notifying the Department of such activity and obtaining a final agreement authorizing such activity.

Sections 3511, 4700, 5050, and 5515 of the California Fish and Wildlife Code prohibits the take or possession of fully protected species and does not provide for authorization of incidental take. CDFW has informed non-federal agencies and private parties that their actions must avoid take of any fully protected species.

Section 3503 of the California Fish and Wildlife Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, including raptors (e.g., hawks, owls, eagles, and falcons). Section 3513 of the California Fish and Wildlife Code codifies the federal Migratory Bird Treaty Act.

2.2.3 California Native Plant Protection Act of 1977

The California Native Plant Protection Act (NPPA) of 1977 (Fish and Wildlife code §1900-1913) prohibits the importation of rare and endangered plants into California, take of rare and endangered plants, and sale of rare and endangered plants. The NPPA requires that state-listed plants species are protected and evaluated under CEQA.

2.2.4 Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act) is California's statutory authority for water quality protection. The act sets forth the obligations of the State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Boards (RWQCBs) under the CWA to adopt and periodically update water quality control plans, or basin plans. The act provides for waste discharge requirements and a permitting system for discharges to land or water. Certification is required by the RWQCB for activities that can affect water quality.

2.2.5 California Food and Agriculture Code

The California Food and Agriculture Code Section 403 designates the California Department of Food and Agriculture as the lead state agency in preventing the introduction and spread of injurious insects or animal pests, plant diseases, and noxious weeds. Food and Agriculture Code Section 7271 designates the Department of Food and Agriculture as the lead department in noxious weed management responsible for implementing state laws concerning noxious weeds. Representing a statewide program, noxious weed management laws and regulations are enforced locally in cooperation with the County Agricultural Commissioner (California Department of Food and Agriculture, 2010b).

Under state law, noxious weeds include any species of plant that is, or is liable to be, troublesome, aggressive, intrusive, detrimental, or destructive to agriculture, silviculture, or important native species,

and difficult to control or eradicate, which the director, by regulation, designates to be a noxious weed (FAC Section 5004). The current designation of noxious weeds in California can be found at California Administrative Code, Title 3, Section 4500 or at https://www.cdfa.ca.gov/plant/docs/4500ISR.pdf.

2.3 Non-Governmental Agency

2.3.1 California Native Plant Society

The California Native Plant Society (CNPS) maintains a list of plant species native to California that are found in low numbers, have limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Vascular Plants of California. Potential impacts to populations of CNPS-listed plants receive consideration under CEQA review.

2.4 Local

2.4.1 Town of Mammoth Lakes General Plan

The Town of Mammoth Lakes General Plan (Plan, Mono County, 2019) has several policies that relate to resource management and conservation. The Project will be designed to adhere to the General Plan polices and required actions and determination of the Project's consistency with the General Plan will be decided by the Town's Board of Supervisors. Relevant to this Project, the following goals are met:

Goal: Maintain a healthy regional natural ecosystem and provide stewardship for wetlands, wet meadows, and riparian areas from development-related impacts.

R.2.C. Policy: Avoid wetland disturbance to greatest extent possible by requiring all feasible project modifications.

- The project avoids direct impacts to wetlands by maintaining a 25-foot set back from the on-site stream and including the area into designated open space.

Goal: Minimize erosion and sedimentation

R.5.C Policy: Prevent erosion, siltation, and flooding by requiring use of Best Management Practices (BMPs) during and after construction.

- BMPs have been integrated into the proposed Project design, and a Storm Water Pollution Prevention Plan will be developed and integrated throughout construction until site stabilization.

3.0 METHODS

3.1 Literature and Databases

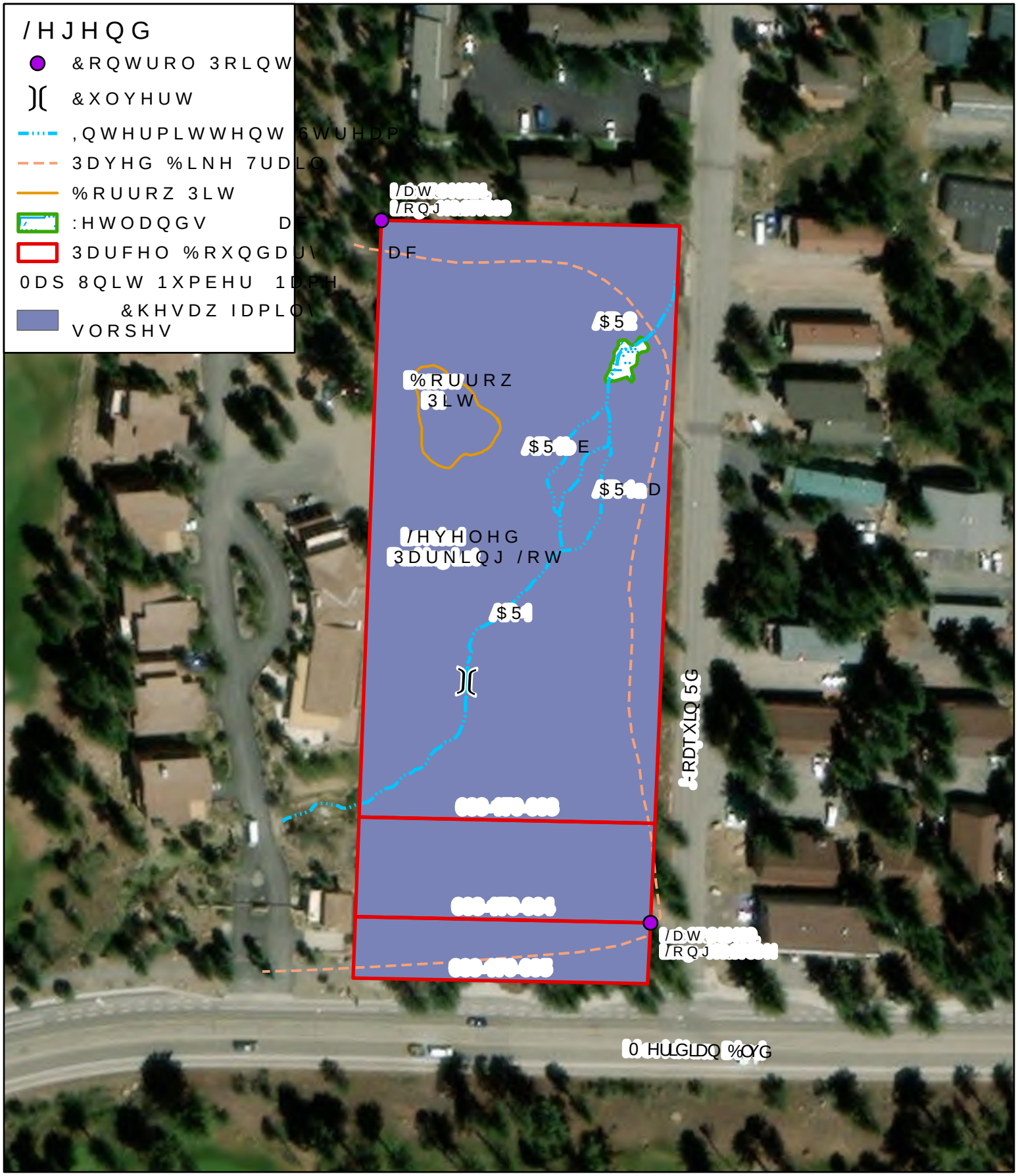
Several sources of information were consulted and reviewed prior to the field reconnaissance. These included: soil survey data (Figure 2), National Wetland Inventory map (Figure 3), aerial photos and habitat mapping (Figure 4), and location map of California Natural Diversity Database data (Figure 5).

The following listed databases were queried and results reviewed. Results of the database searches are included in Appendix C.

- USFWS's Information Planning and Conservation (IPAC) System (2025),
- USFWS's Critical Habitat Portal (2022), and
- California Natural Diversity Database (CNDDB) search for Mono County above 5,000 feet in elevation (CDFW 2025a).

3.2 Field Surveys

Reconnaissance surveys of the site were conducted on May 18 and May 28, 2022. The purpose of this survey was to identify the site's flora and fauna (Attachment C) and onsite habitat-types (Figure 4). The site was traversed on foot and all observed wildlife and plant species recorded and documentation of potentially suitable habitat for special status plant and wildlife species evaluated. Field surveys included a delineation of the jurisdictional waters within the Project boundaries. Wetlands and other waters of the United States were described and delineated in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, the Western Mountain Valley and Coast Regional Supplement (2010), and Code of Federal Regulations (CFR) definitions of jurisdictional waters.



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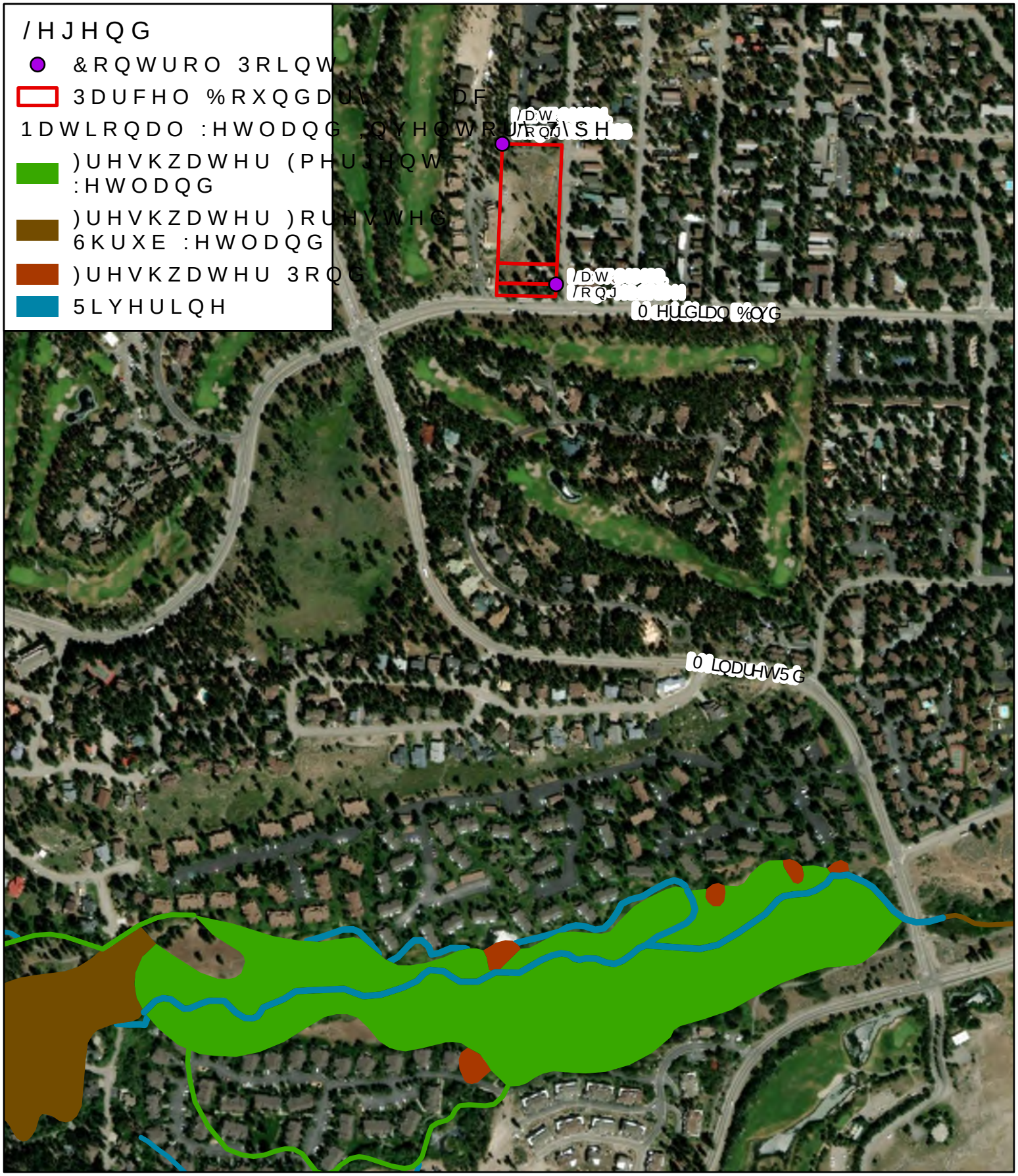

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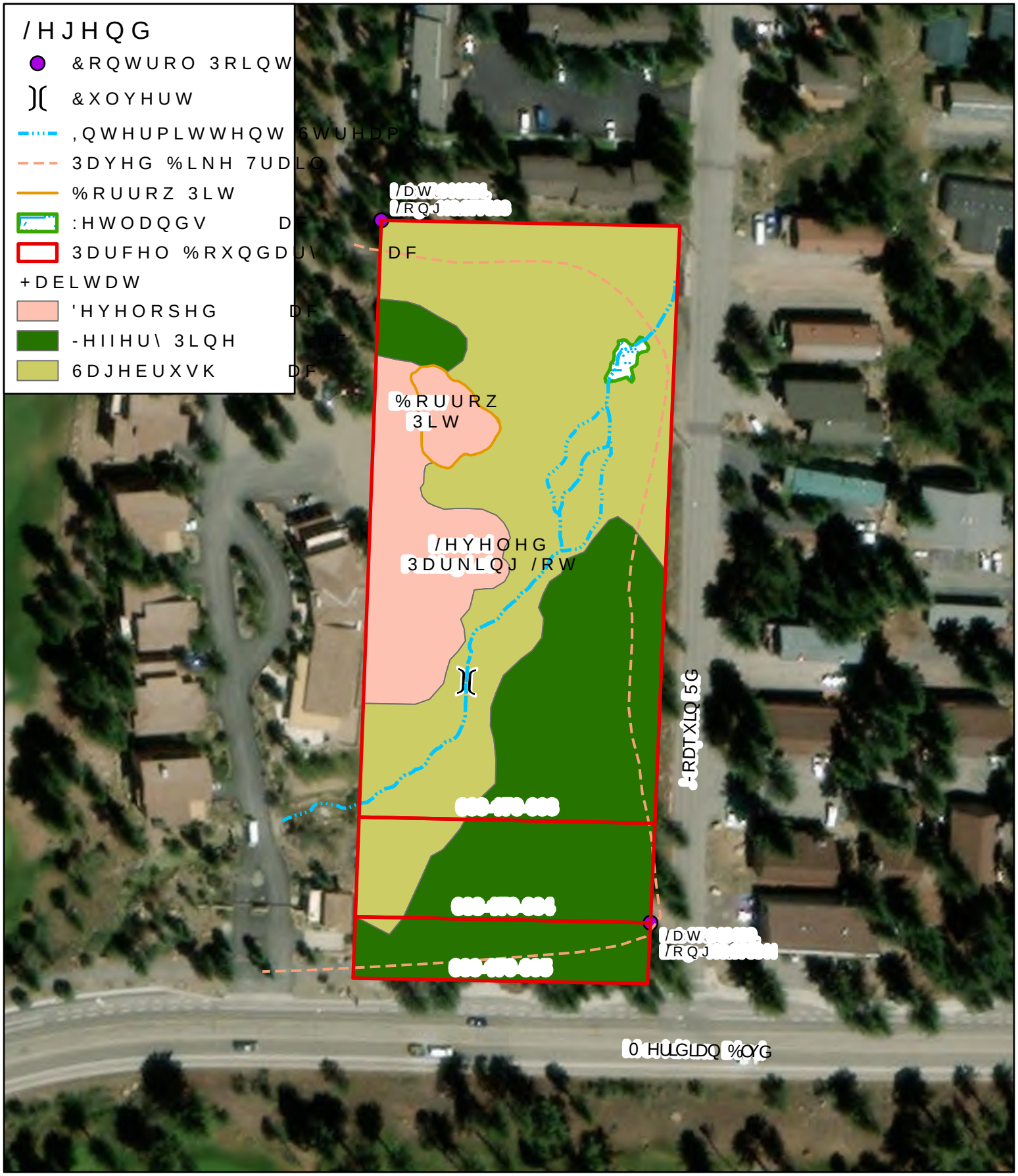

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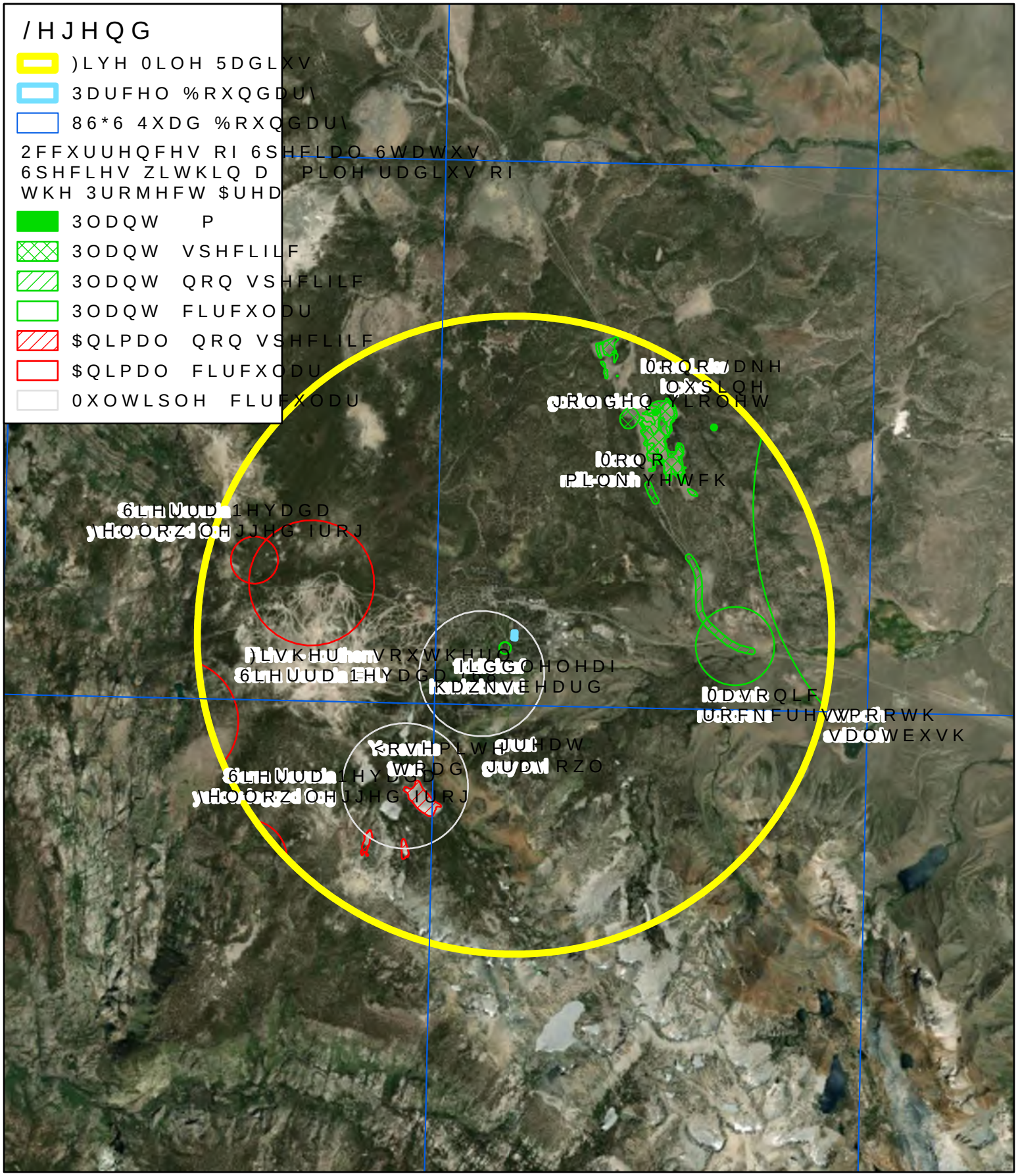

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4.0 RESULTS

4.1 Existing Conditions

The following section describes the existing site conditions.

4.1.1 Physical Characteristics and Topography

The Project Area is located on a glacial outwash bench with an average slope of approximately 7%, ranging between 3 to 15%. The landscape generally slopes downward from the southwest corner toward the northeast corner with a small intermittent drainage running through the center. The site elevation ranges from approximately 7,920 to 7,960 feet (Reference Figure 1).

4.1.2 Soils and Geology

The soils of the proposed Project Area are mapped by the Inyo National Forest Area, California as Chesaw family, 2 to 5% slopes. Chesaw family soils are formed on mountain outwash plains and are derived from glaciofluvial deposits, with substrates originating from granite parent material. Deposits are typically coarser in texture and stratified, generally dry in summer months, receiving most of the moisture during cold winter months. These soils are typically somewhat excessively drained, with a depth to the water table at more than 80 inches below the surface. Chesaw family soils are typically very deep, comprised mostly of gravelly loamy sand with a slightly acidic pH 6.7 within the top 12 inches of the soil profile. The depth to bedrock is greater than 80 inches below ground. Soil mapping units are also depicted in Figure 2.

A typical soil profile of the Chesaw family, 0 to 5% slopes, soil consists of:

H1 – 0 to 5 inches: gravelly loamy sand
H2 – 5 to 27 inches: very gravelly loamy sand
H3 – 27 to 60 inches: gravelly loamy sand

The Chesaw family soils are *not* included as hydric soils on the list of Hydric Soils by the National Resource Conservation Service (2014).

The Project Area is located in the central Sierra Nevada physiographic province and near the western margin of the Basin and Range physiographic province. The Project Area lies within the Long Valley Caldera at the toe slope of the Mammoth Crest and western most boundary of the Owens River Basin. Site specific geology is mapped as glacial till formed during the early Pleistocene Era (California Geological Survey, 2005). Sediment is generally somewhat poorly sorted comprised of mostly gravel and some sand with minor parts comprising finer sediments. The minerology is a combination of materials derived from the surrounding landscape and geologic formations, as is expected with glacial deposition.

4.1.3 Hydrology

Sources of site hydrology are primarily from direct precipitation, seasonal snow melt and surface run-off from adjacent properties. Annual precipitation surrounding the site is approximately 23 inches on average, principally from snowfall (Western Regional Climate Center, 2022). Approximately 81% of the annual precipitation is received in the winter months (November to April) in the form of snow or mixed rain and snow; summer precipitation is primarily associated with convection cell thunderstorms.

On-site surface water includes a small intermittent stream that runs through the center of the Project Area during spring snow melt and is a seasonal tributary of Mammoth Creek. Mammoth Creek flows into Hot Creek, a tributary of the Owens River a waters of the United States due to its use in interstate and foreign commerce from boating, fishing and other recreational activities.

Seasonal snow melt and runoff from surrounding surfaces enter the intermittent stream channel, which flows under Meridian Boulevard via a culvert, entering the Project Area from the southwest boundary. On-site, the channel flows generally northeast, crossing under a small dirt vehicle access road in the middle of the Project Area via a culvert. The stream separates into three smaller channels towards the eastern side of the Project Area, then converge again before exiting the site via a grated storm drain at the northeast corner where water flows under Joaquin Road and continues northeast.

The hydrology on-site has been significantly altered over the years during the development of this part of the town of Mammoth Lakes, particularly during the construction of Meridian Boulevard and following the development of the parcel to the west.

The National Wetland Inventory Map (Figure 3) does not show any mapped wetlands within the Project Area. The closest mapped wetlands are located approximately 0.5 miles to the south of the southern Project boundary in association with wet meadows along Mammoth Creek.

4.1.4 Vegetation Communities / Habitat

The California Wildlife Habitat Relationship database was used to develop an initial map of vegetation communities, which was augmented based on field reconnaissance.

<u>Jeffrey Pine – 0.97 acres</u>

The forested upland area is dominated by Jeffrey Pine (*Pinus jeffreyi*, UPL) and Antelope Bitterbrush (*Purshia tridentata*, UPL). The understory vegetation is sparse, but with patches of forbs and grass consisting of Maiden Blue-Eyed Mary (*Collinsia parviflora*, UPL) and Kentucky Blue Grass (*Poa pratensis*, FAC). There is a graded dirt road through the forested area that extends from Joaquin Road toward the intermittent stream, that was likely created during construction of the parking area on the west side.

<u>Sagebrush Community – 1.52 acres</u>

The upland shrub community is dominated by Big Sagebrush (*Artemisia tridentata*, UPL) and Coaltown Sagebrush (*Artemisia cana*, FACU), which is sometimes referred to as Silver Sagebrush. Some of the common forbs include Graceful Cinquefoil (*Potentilla gracilis*, FAC), Lamb-Tongue Ragwort (*Senecio integerrimus*, FACU), and Maiden Blue-Eyed Mary (*Collinsia parviflora*, UPL).

The small seasonally wetted, palustrine emergent wetland, and a few narrow riparian areas, are dominated by Sedge (*Carex* sp., OBL-FAC), Baltic Rush (*Juncus balticus*, FACW), Aspen Onion (*Allium bisceptrum*, FAC), and Curly Dock (*Rumex crispus*, FAC).

<u>Urban / Developed Habitat – 0.49 acres</u>

A small area on the western edge of the Project Area is currently characterized as Urban / Developed Habitat (U/D) consisting of a graded dirt parking lot and an excavated borrow pit. The borrow pit was created during development of the parking lot and now serves as a stormwater catchment basin.

4.2 Special Status Species

Special-status species are plants and animals that are legally protected under the CESA (Fish and Game Code, §2050 et seq.), the ESA, or other regulations. For the purposes of this study, special-status species are defined as:

- Species listed or proposed for listing as threatened or endangered under the ESA;
- Species that are candidates for possible future listing as threatened or endangered under the ESA;
- Species that are listed or proposed for listing by the State of California as threatened or endangered under the CESA;
- Plants considered by CDFW and CNPS to be "rare, threatened, or endangered in California" (Rare Plants Ranks as 1B and 2; California Department of Fish and Wildlife, 2022a), and California Native Plant Society, 2022);
- Species that meet the definition of rare or endangered under the State CEQA Guidelines, Section 15380; and,
- Animals fully protected in (California Fish and Wildlife Code, §3511 for birds, §4700 for mammals, §5050 for reptiles and amphibians, and §5515 for fishes); or animal species of special concern to the CDFW (California Department of Fish and Wildlife, 2022).

Additionally, protection of migratory birds and their nests is regulated by the Migratory Bird Treaty Act (MBTA). Birds may forage and nest in multiple habitats, and pass through a site in route to either. Therefore, there are numerous migratory bird species that have the potential to nest within the Project Area.

4.2.1 Special Status Plants

Based on review of the CNDDB (Figure 6) and USFWS List (reference Attachment C) and evaluation of specific habitat requirements, six special status plant species were determined to have potential to occur within the Project Area (reference Attachment D). These species are as follows: Liddon's sedge (*Carex petasata*), Long-valley Milkvetch (*Astragalus johannis-howellii),* masonic rockcress (*Boechera cobrensis*), short-leaved hulsea (*Hulsea brevifolia*), Tulare rockcress (*Boechera tularensis*), and upswept moonwort (*Botrychium ascendens*).

<u>Liddon's sedge (*Carex petasata*)</u>

This species is a perennial rhizomatous graminoid that prefers broadleaf upland forest, lower montane coniferous forest, meadows and seeps, or pinyon-juniper woodlands, growing between 1,970 to 10,895 feet in elevation. Its blooming period is between May through July. It is known in California from 73 occurrences, the nearest of which is 6.8 miles northwest of the Project Area. Liddon's sedge is designated as a CNPS List 2B.3 species and is considered to be rare or endangered in California but is not very threatened and is common elsewhere.

<u>Long-Valley Milkvetch</u>

This species is a perennial herb that is associated with sandy loam soils in Great Basin scrub communities, growing between 6,695 to 8,300 feet in elevation. Its blooming period is June through August. It is known from 19 occurrences in California. Long-Valley Milkvetch is designated as a CNPS List 1B.2 species and is considered to be rare or endangered in California and elsewhere, and is moderately threatened in California.

Masonic rockcress (*Boechera cobrensis*)

This species is a perennial herb that prefers sandy, upland Great Basin scrub and pinyon-juniper woodland, growing at elevations between 4,510 to 10,190 feet. Its blooming period is between June and July. It is known in California from 28 occurrences. Masonic rockcress is designated as a CNPS List 2B.3 species, meaning that it is considered to be rare or endangered in California but is not very threatened, and is common elsewhere.

Short-leaved hulsea (*Hulsea brevifolia*)

This species is a perennial herb that prefers well drained granitic or volcanic soil in coniferous forests, growing between 4,920 to 10,500 feet in elevation. Its blooming period is between May and August. It is known in California from 64 occurrences. Short-leaved hulsea is designated as a CNPS List 1B.2 species and is considered to be rare, threatened, or endangered in California and elsewhere.

Tulare rockcress (*Boechera tularensis*)

This species is a perennial herb that is found in upper montane coniferous forests and subalpine coniferous forest, sometimes occurring on roadsides and rocky slopes. This species occurs between 5,990 to 10,990 feet in elevation. Its blooming period is typically between June and July but may range from May to August. It is known in California from 37 occurrences. Tulare rockcress is designated as a CNPS List 1B.3 species, meaning that it is considered to be rare or endangered in California and elsewhere, but is not very threatened in California.

Upswept Moonwort (*Botrychium ascendens)*

Upswept moonwort is a perennial rhizomatous herb that is found in mesic lower mountain coniferous forests, meadows, and seeps, growing between 3,660 to 9,990 feet in elevation. Its blooming period is typically June through August. It is known in California from 53 occurrences, the nearest occurrence being approximately 7.6 miles away near Convict Lake.

4.2.2 Special Status Wildlife Species

Review of the CNDDB and USFWS IPaC List identified eighteen (13) special status wildlife species that encompass the Project Area (Attachment E). There is no suitable on-site habitat for these eighteen (18) species (reference Table 2 in Attachment D).

Wildlife Movement Corridors

Wildlife movement corridors refer to established migration routes commonly used by resident and migratory species for passage from one geographic area of habitat to another. Corridors are present in a variety of habitats and link otherwise fragmented acres of undisturbed area. Maintaining the continuity of established wildlife corridors is important to (a) sustain species within specific foraging requirements, (b) preserve a species' distribution potential, and (c) retain diversity among many wildlife populations. Therefore, resource agencies consider wildlife corridors to be a sensitive resource.

There are no wildlife movement corridors within the Project Area. The Project Area is surrounded by development on three sides and does not function as a corridor between areas of suitable habitat.

4.3 Potentially Jurisdictional Water Resources

A delineation of jurisdictional waters was completed on May 18, 2022. The delineation identified four aquatic resources. The on-site waters consist of one intermittent stream with two small high flow channels that flow from the southwest to northeast through the Project Area, exiting the site via a culvert under Joaquin Road. There is one small (0.01 acre) emergent wetland located near the northeast extent of the stream. Water from the intermittent stream flows through Mammoth Lakes to join Mammoth Creek, ultimately flowing into Owens River. The on-site aquatic resources are shown in Figure 4 above.

5.0 PROJECT IMPACTS AND MITIGATION MEASURES

5.1 Potential Impacts and Standards of Significance

Potential direct and indirect impacts to biological resources are discussed in the following sections. Direct effects to a sensitive species or potential habitat occur from physical impacts caused by activities associated with the proposed Project. Direct impacts from this Project include those impacts caused by disturbance from construction equipment, trenching, or grading activities.

Potential indirect effects on sensitive species or their potential habitat are effects that are separated from an action in either time or space. Indirect effects resulting from Project implementation may affect the quantity, quality, and distribution of habitats and may have positive or negative effects on sensitive resources. Indirect effects may also be caused by temporary construction activities that increase air pollution, noise, or human presence in such a way that temporarily disrupts nearby species and habitat vitality. Erosion or increased surface runoffs that may affect down gradient waters is an example. With respect to the latter, all Project grading will be subject to the typical restrictions and requirements that address erosion and runoff, including the federal CWA, National Pollution Discharge Elimination System (NPDES), and preparation of a Stormwater Pollution Prevention Plan.

The impact analysis below is based on the State CEQA Guidelines Appendix G thresholds of significance. The Project is considered to have a significant impact to vegetation and wildlife if it would:

1. Have a substantial adverse effect, either directly or through habitat modifications on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or USFWS.
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or USFWS.
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
4. 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.
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
6. Conflict with any provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.
7. Reduce the number or restrict the range of an endangered, rare, or threatened plant or animal species or biotic community, thereby causing the species or community to drop below self-sustaining levels.

5.2 Impact Analysis and Mitigation

The following sections analyze the potential permanent and temporary direct and indirect impacts to sensitive biological resources from Project activities specific to the Basin Retrofit Project.

5.2.1 Special Status Plants

Suitable habitat for six listed plant species occurs on-site and may potentially be affected by the proposed activities. Direct effects to special status plant species or their potential habitat would occur when plants or habitat are physically impacted by activities associated with the proposed Project. Direct impacts may include physically breaking, crushing, or uprooting sensitive plants by driving over them with construction equipment, trenching, filling, or grading activities.

Based on the current development plan, implementation of the proposed Project would impact approximately 1.23 acres of Jeffrey Pine habitat from grading and removal of trees and understory vegetation for construction of the residential units, site access, and parking. If present, these actions would result in permanent, direct impacts to potential habitat for six special status plant species.

Indirect effects may result from placement of fill material and soil compaction from heavy equipment that may potentially alter soil characteristics and local hydrologic patterns in sensitive plant habitats. Indirect effects can also occur from the introduction of invasive weeds that may outcompete sensitive species for resources and space over time.

To avoid direct and indirect impacts to special status plant species or minimize potential affect to less than significant levels, the following mitigation measures are proposed.

<u>Mitigation Measure SSP-1. Conduct Special-Status Plant Species Surveys</u>

The applicant shall retain a qualified biologist to perform focused preconstruction surveys to determine the presence/absence of special-status plant species with potential to occur in and adjacent to (within 25 feet, where appropriate) the proposed impact area of each Project component. These surveys shall be conducted in accordance with CDFW Guidelines for Assessing Effects of Proposed Developments on Rare Plants and Plant Communities (Nelson, 1994). Plant surveys will be reviewed and accepted by the Mono County Planning Services Division prior to site disturbance or construction activity.

<u>Mitigation Measure SSP-2. Implement Avoidance Measures to Protect Special Status Plant Species</u>

If any state or federally listed, CNPS List 1, or CNPS List 2 plant species is found in or adjacent to (within 25 feet) the proposed impact area of each Project component during the surveys, these plant species shall be avoided to the extent feasible. Avoidance measures shall include fencing of the population(s) before construction, exclusion of Project activities from the fenced-off areas, and construction monitoring by a qualified biologist. Avoidance areas shall be identified on improvement plans. If these plants cannot be avoided, the following measures shall be applied, and the following mitigation measures shall be implemented prior to approval of improvement plans, issuance of grading permits, and/or any clearing:

- An incidental take permit under Section 2081 of the Fish and Game Code (2081 permit). The applicant shall consult with the CDFW to determine whether a 2081 permit is required, and obtain all required authorizations prior to initiation of ground-breaking activities.

- The applicant shall submit a mitigation plan concurrently to the CDFW and the USFWS (if appropriate) for review and comment. The plan shall include mitigation measures for the population(s) to be directly affected. Possible mitigation for impacts to special-status plant species can include implementation of a program to transplant, salvage, cultivate, or re-establish the species at suitable sites (if feasible). The final mitigation strategy for directly impacted plant species shall be determined by the CDFW and the USFWS (if appropriate) through the mitigation plan approval process.

Any special-status plant species that are identified adjacent to the Project Area, but not proposed to be disturbed by the Project, shall be protected by barrier fencing to ensure construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified on Project plans.

Mitigation Measure SSP-3. Implement Project Related BMPs to Protect Special Status Species

The following minimization measures would be incorporated into Project design and implementation:

- To the extent feasible, minimize disturbance of vegetation during construction activities.
- Fence or flag Project boundaries as necessary and fence sensitive resources to reduce disturbance.
- Clean vehicles and clothing after leaving infested areas and before entering non-infested habitats.
- Wash earthmoving equipment to remove vegetative material before bringing equipment onto the Project Area.

Significance after Mitigation

Implementation of the proposed Project may result in adverse impacts to special-status plant species should they be present; this is considered a potentially significant impact. Implementation of the above mitigation measures SSP-1, SSP-2, and SSP-3 will reduce this impact to a ***less than significant level***.

5.2.2 Special Status Wildlife

No special status wildlife species were observed within the Project Area. Based on initial observations of on-site habitat, it was determined that the Project Area does not contain suitable habitat for any special status wildlife species (reference Attachment D).

5.2.3 Special Status Bird Species – Breeding and Nesting Habitat

The Project Area provides suitable habitat for nesting and/or foraging migratory birds and other special status bird species within the 1.23 acres of Jeffery pine and 1.52 acres of sagebrush habitat. Migratory birds are protected under the MBTA. Additionally, raptors that may be nesting within proximity to the Project Area (not anticipated to be nesting on-site) may be indirectly impacted by construction activities. Indirect effects from elevated noise and increased human activity may result in nest abandonment if nesting birds are present within 200 feet (or 500 feet for raptors). Construction activities may result in adverse impacts on breeding and nesting special status bird species should they be present.

To avoid impacts to breeding or nesting birds or minimize potential affect to less than significant levels, the following mitigation measures are proposed.

Mitigation Measure SSB-1- Mitigation for Impacts to Migratory Birds and Raptors

The Project applicant would implement the following practices for protection of migratory birds with the potential to nest within the Project Area.

- Pre-Project surveys for migratory birds and raptors will be conducted in suitable nesting habitat within 500 feet of vegetation removal, construction, and development activities, and will be reviewed and accepted by the Placer County Planning Services Division prior to site disturbance or construction activity. Visual surveys of trees larger than approximately 11 inches in diameter at breast height (dbh) and taller than 30 feet will be conducted. Determination of habitat

suitability, and whether a pre-Project survey is required, should be based on a reconnaissance field assessment of habitat conditions before initiating projects in these areas

Survey Timing: March 15 to August 31

- If an active raptor or migratory bird nest is located during the pre-Project surveys (see HMP Table 4-3, Appendix 3.3), notify the County and the CDFW. To avoid disturbances to or loss of active nest sites, between March 1 and August 31, delay Project activities within 0.25 mile of (or at a distance directed by the appropriate regulatory agency) the nest to avoid disturbance until the nest is no longer active. Project activities include vegetation removal, earth moving, and construction. The 0.25-mile buffer may be reduced through consultation with the County and/or the CDFW.

Significance after Mitigation

Implementation of the mitigation measures SSB-1 described above would ensure potential impacts to migratory birds and raptors would be ***less than significant*** by avoiding the species.

5.2.4 Impacts to Jurisdictional Waters

Site grading for buildings, parking, and access roads would result in the removal of vegetation that would temporarily increase soil exposure to wind and water and reduce the local soil resistance to erosion during rainfall events. All Project grading would be subject to the typical restrictions and requirements that address erosion and runoff, including the Federal CWA and NPDES. Because the Project would disturb more than one acre of soil, it would be subject to the typical restrictions and requirements that address erosion and runoff under the SWRCB Construction General Permit, which includes the preparation and implementation of a SWPPP to minimize site erosion and indirect effects to water quality. The Project would incorporate effective BMPs, including minimization of vegetation removal and installation of temporary erosion and sediment controls that would reduce erosion and stormwater runoff effects. Stockpiles of soil or other erodible materials would be protected with straw wattles and covered when not in use

Site development will impact approximately 760 linear feet of ephemeral stream and approximately 0.01 acres emergent wetland that are potentially regulated by the US Army Corps of Engineers and the Lahontan Regional Water Quality Control Board under Sections 404 and 401 of the CWA and by the CDFW under California Fish and Game Code 1600. Prior to project implementation the project proponent will obtain all necessary permits authorizing permanent impacts to regulated waters and adhere to all permit conditions, minimization measures, and required mitigation. With obtainment of regulatory permits and authorization to proceed with project implementation from the USACE, LRWQCB, and CDFW, the project would result in less than significant impacts regulated waters.

Mitigation Measure W-1. Obtain Regulatory Permits for Impacts to Aquatic Resources

The following measures would be obtained prior to the start of construction to mitigate for impacts to aquatic resources:

- The Project applicant will apply for and obtain permits from the USACE, LRWQCB, and CDFW for any impacts to regulated waters, including wetlands, and adhere to all permit conditions and mitigation measures to off-set impacts.

Significance after Mitigation

Implementation of the mitigation measure W-1 described above would ensure potential impacts to regulated water would be ***less than significant*** by mitigating for all authorized impacts.

6.0 REFERENCES

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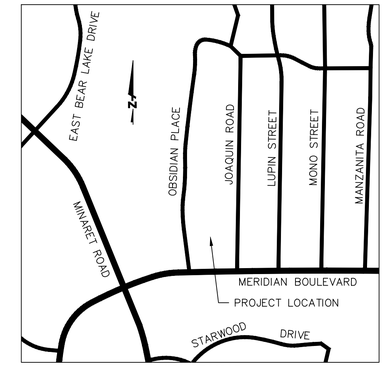
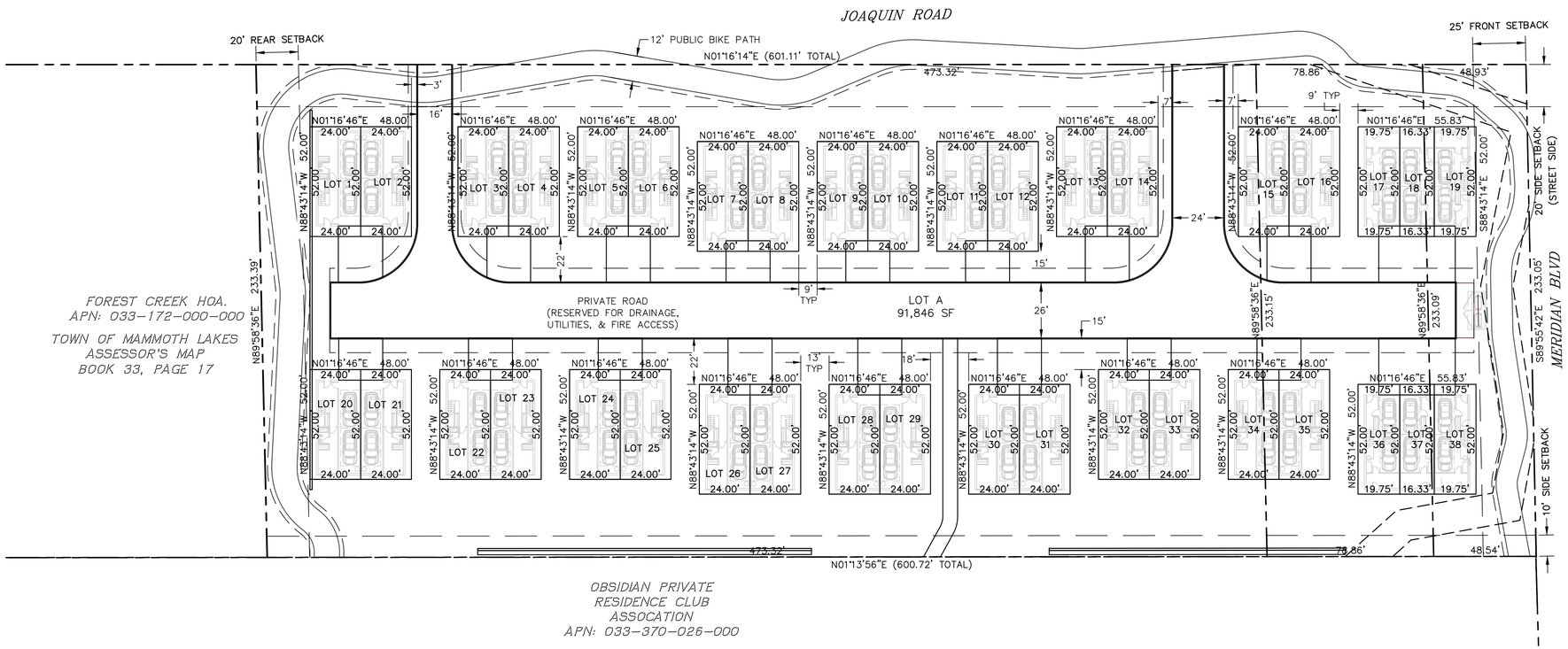
Attachment A

Conceptual Plan

474 JOAQUIN ROAD
TENTATIVE TRACT NO. 25-XXX



VICINITY MAP
NOT TO SCALE



TENTATIVE TRACT MAP

SHEET INDEX

TTM1	COVER SHEET
TTM2	EXISTING CONDITIONS
TTM3	EXISTING AND PROPOSED EASEMENTS
TTM4	CONCEPTUAL SITE PLAN
TTM5	PRELIMINARY GRADING PLAN
TTM6	PRELIMINARY UTILITIES AND DRAINAGE PLAN
TTM7	FIRE ACCESS PLAN
TTM8	BIKE PATH AND STORM CHANNEL REROUTING PLAN

N

30 0 30 60
scale 1" = 30' feet

REVISIONS	DATE

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474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE:
COVER SHEET

SET:	PLANNING SET
DATE:	2025-0613
SCALE:	
DRAWN:	SS|NAI

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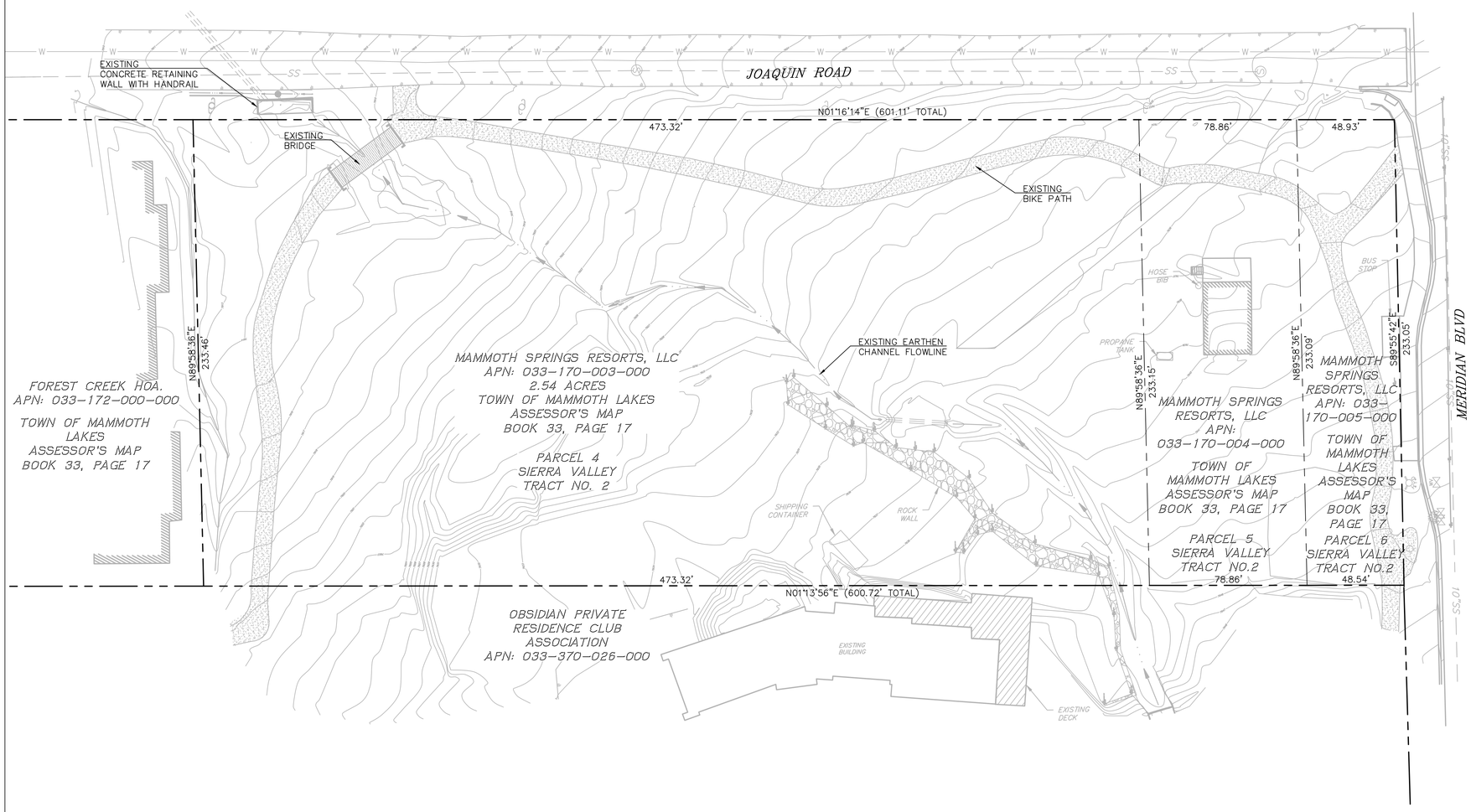

LEGEND

- PROPERTY LINE
- BUILDING LINE
- EDGE OF PAVEMENT
- FLOW LINE
- ROAD CENTER LINE
- SANITARY SEWER LINE
- STORM LINE
- DRAIN INLET
- FIRE HYDRANT
- HOSE BIB
- PROPANE TANK
- SEWER MANHOLE
- UTILITY POLE
- WATER VALVE BOX

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
HOA	HOME OWNER ASSOCIATION

NOTES

1. BOUNDARY INFORMATION SHOWN HEREON IS RECORD, FOR PLANNING PURPOSES ONLY AND WILL NEED TO BE VERIFIED..
2. AREA: 3.22 ACRES MORE OR LESS
   APN: 033-170-003-000, 033-170-004-000 AND 033-170-005-000
   ADDRESS: 474 JOAQUIN ROAD, MAMMOTH LAKES, CA 93546
   OWNER: 474 JOAQUIN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117
   CIVIL ENGINEER/SURVEYOR: BKF ENGINEERS 1646 N. CALIFORNIA BLVD., SUITE 400 WALNUT CREEK, CA 94596 CONTACT: JOSEPH YOUNG, ASSOCIATE PRINCIPAL PHONE: (925) 940-2240
   ZONING: RESIDENTIAL MULTI-FAMILY 2
3. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND RECORD DATA ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY UTILIT SHOWN OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.
5. RECORD INFORMATION SHOWN HEREON IS BASED ON A PRELIMINARY TITLE REPORT REPORT PREPARED BY INYO-MONO TITLE COMPANY DATED MARCH 13, 2024, ORDER NUMBER IMT-00015208-M.

DESCRIPTION

PARCELS 4, 5 AND 6 OF SIERRA VALLEY SITES TRACT NO. 2, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED JULY 29, 1969, IN BOOK 1 AT PAGES 1, 2 AND 2A OF ASSESSMENT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UTILITY COORDINATION

UTILITY COORDINATION:

CABLE/INTERNET:	AT&T, VERIZON
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DISTRICT
GAS:	AMERIGAS
SEWER:	MAMMOTH COMMUNITY WATER DISTRICT
TELEPHONE:	FRONTIER COMMUNICATIONS
WATER:	MAMMOTH COMMUNITY WATER DISTRICT

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON SIERRA VALLEY SITES TRACT NO.2, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, RECORDED JULY 29, 1969. IN BOOK 1 AT PAGES 1, 2 AND 2A OF ASSESSMENT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK

TEMPORARY BENCH PER TOWN DATUM: MAGNETIC NAIL AND WASHER STAMPED: "LS 8441" AT SOUTHWEST CORNER.

ELEVATION=8022.83

N

30 0 30 60
scale 1" = 30' feet

REVISIONS	DATE

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474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

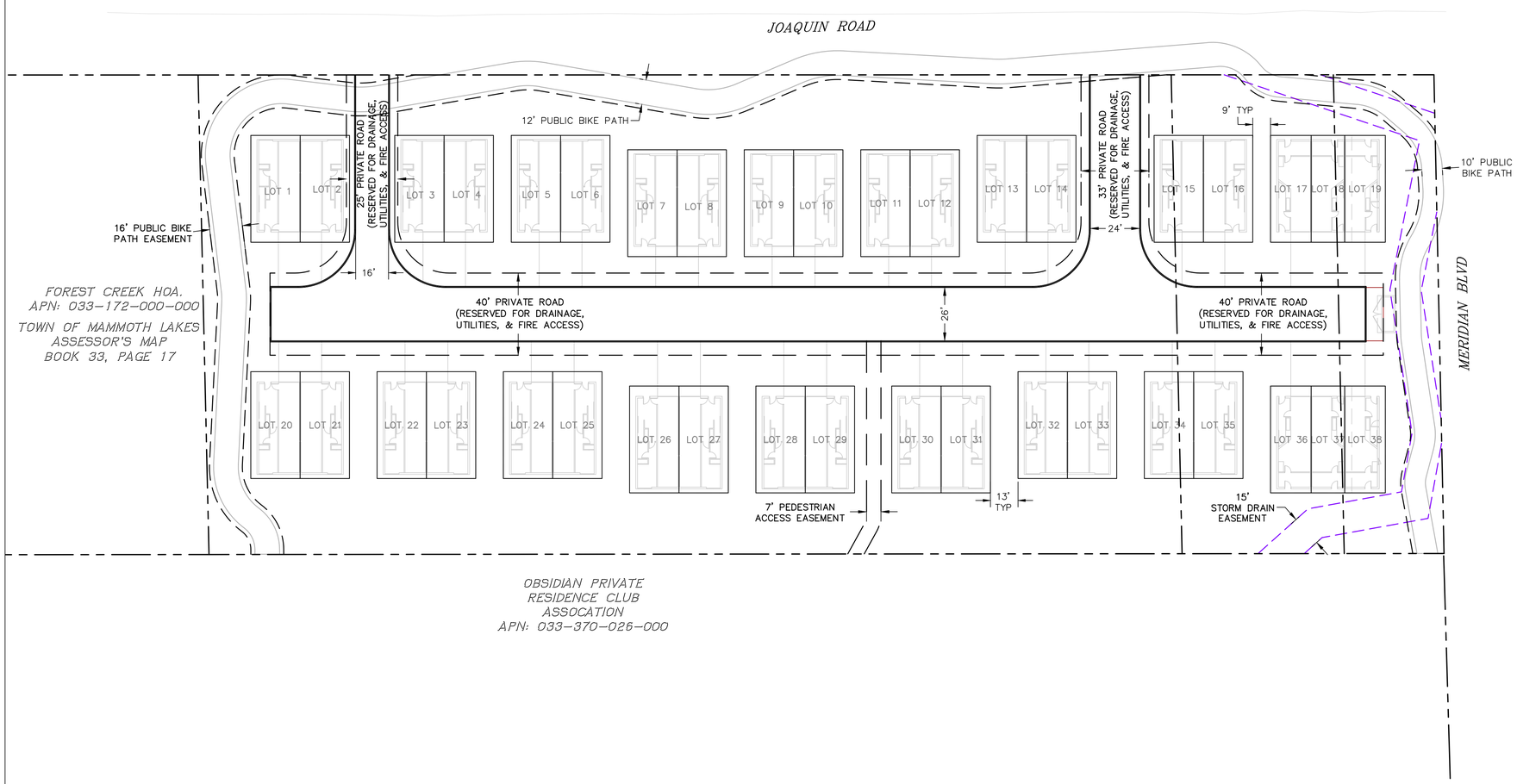
SHEET TITLE:

EXISTING CONDITIONS

SET:	PLANNING SET
DATE:	2025-0613
SCALE:	
DRAWN:	SS|NAI © COPYRIGHT STANLEY SAITOWITZ | NATOMA ARCHITECTS INC.

SHEET NO:

TTM2



LEGEND

- BOUNDARY
- MUP EASEMENT
- STORMDRAIN EASEMENT

NOTES

1. ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.
2. PROJECT MAY BE BUILT IN PHASES AND MULTIPLE FINAL MAPS MAY BE FILED.
3. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

LOT TABLE

LOT	BUILDING TYPE	AREA (SF)
1	TYPE B	1248
2	TYPE B	1248
3	TYPE B	1248
4	TYPE B	1248
5	TYPE B	1248
6	TYPE B	1248
7	TYPE B	1248
8	TYPE B	1248
9	TYPE B	1248
10	TYPE B	1248
11	TYPE B	1248
12	TYPE B	1248
13	TYPE B	1248
14	TYPE B	1248
15	TYPE B	1248
16	TYPE B	1248
17	TYPE A	1027
18	TYPE A	849
19	TYPE A	1027
20	TYPE B	1248

LOT TABLE

LOT	BUILDING TYPE	AREA (SF)
21	TYPE B	1248
22	TYPE B	1248
23	TYPE B	1248
24	TYPE B	1248
25	TYPE B	1248
26	TYPE B	1248
27	TYPE B	1248
28	TYPE B	1248
29	TYPE B	1248
30	TYPE B	1248
31	TYPE B	1248
32	TYPE B	1248
33	TYPE B	1248
34	TYPE B	1248
35	TYPE B	1248
36	TYPE A	1027
37	TYPE A	849
38	TYPE A	1027

LOT COVERAGE CALCS

	AREA (SF)	QUANTITY	TOTAL (SF)
BUILDING COVERAGE			34,726
TYPE A	2,243	2	4,486
TYPE B	1,890	16	30,240

	TOTAL (SF)
PRIVATE DRIVEWAYS	9,763
TYPE A	4,486
TYPE B	30,240
VEHICULAR ACCESS	18,647
BIKE PATH	8,899

	TOTAL (SF)
TOTAL LOT COVERAGE	72,035 (51%)
TOTAL SITE AREA	140,086
MAX. ALLOWABLE COVERAGE	60%

N

30 0 30 60
scale 1" = 30' feet

REVISIONS	DATE

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474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE:
PROPOSED EASEMENTS

SET:	PLANNING SET
DATE:	2025-0613
SCALE:	
DRAWN:	SS|NAI

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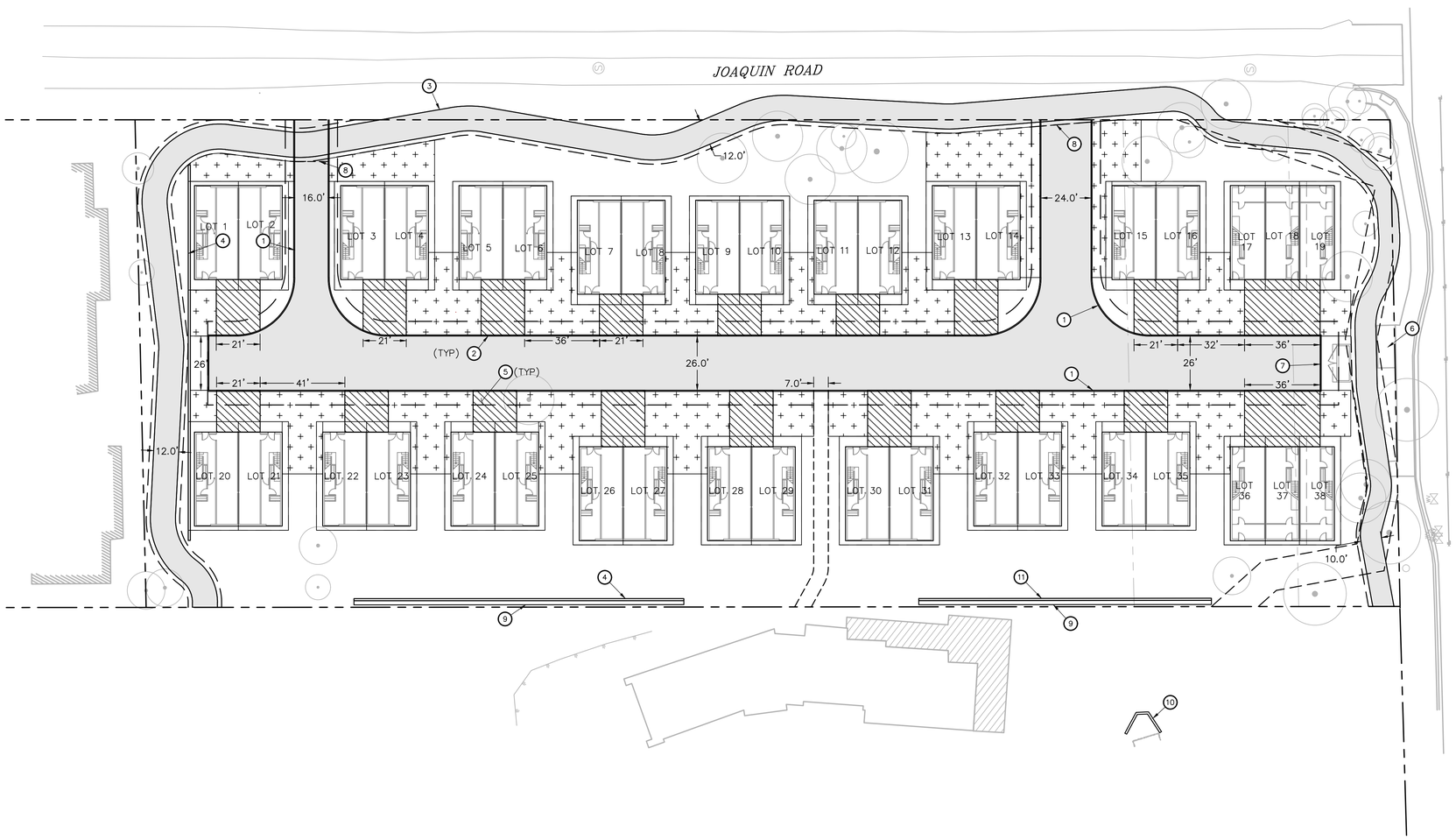
SHEET NO:
TTM3



LEGEND

- ASPHALT PAVEMENT
- ASPHALT PAVER DRIVEWAY
- SNOW STORAGE LOCATION
- NEW FENCING

NOTES

1. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
2. ORDER OF WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PHASED SUCH THAT CLOSURE OF PUBLIC FACILITIES ARE MINIMIZED.
3. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

KEY NOTES

1. VERTICAL CURB
2. DRIVEWAY
3. PROPOSED BIKE PATH REALIGNMENT, SEE SHEET C4.00
4. RETAINING WALL, 6' TALL MAX. (REFERENCE ONLY, DESIGN TO BE BY OTHERS)
5. GUEST PARKING
6. BUS STOP
7. TRASH ENCLOSURE
8. VEHICULAR GATE
9. V–DITCH
10. CONCRETE HEADWALL AT CREEK (SEE SHEET TTM6)
11. RETAINING WALL, 4' TALL MAX. (REFERENCE ONLY, DESIGN TO BE BY OTHERS

SNOW STORAGE

TOTAL AREA OF DRIVE AISLE AND DRIVEWAYS REQUIRING SNOW STORAGE: 29,390 SF

REQUIRED SNOW STORAGE AREA (75% OF TOTAL): 22,043 SF

PROPOSED SNOW STORAGE AREA PROVIDED: 22,405 SF

SNOW STORAGE AREA TO BE ACCESSED FROM PRIVATE PARCEL.

SNOW STORAGE AREA REQUIREMENT PER TOWN OF MAMMOTH LAKES MUNICIPAL CODE SECTION 17.36.110.

N

30 0 30 60
scale 1" = 30' feet

REVISIONS	DATE

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474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE:
CONCEPTUAL SITE PLAN

SET:	PLANNING SET
DATE:	2025-0613
SCALE:	
DRAWN:	SS|NAI

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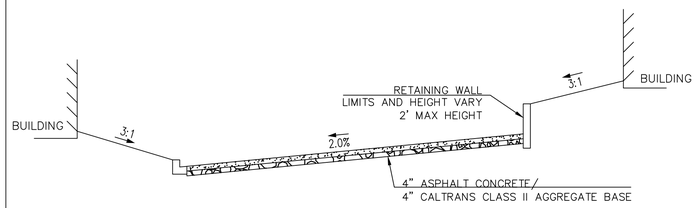
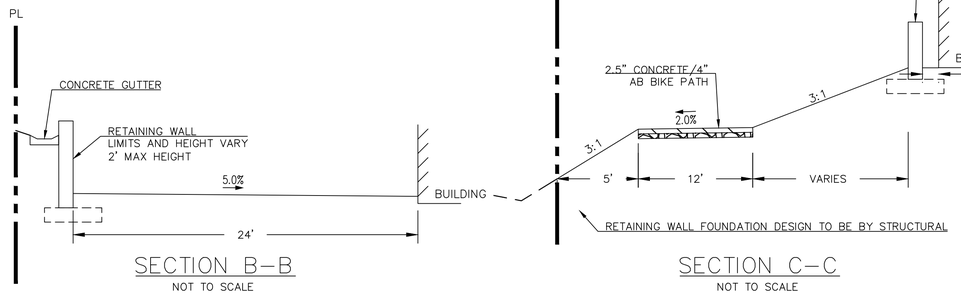


SECTION A–A
NOT TO SCALE



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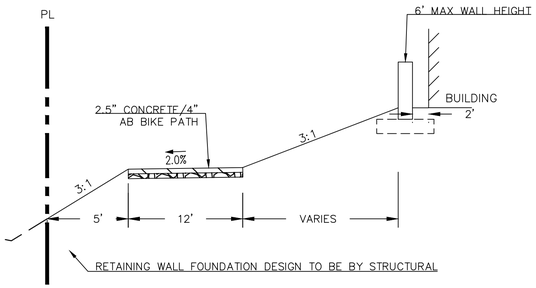

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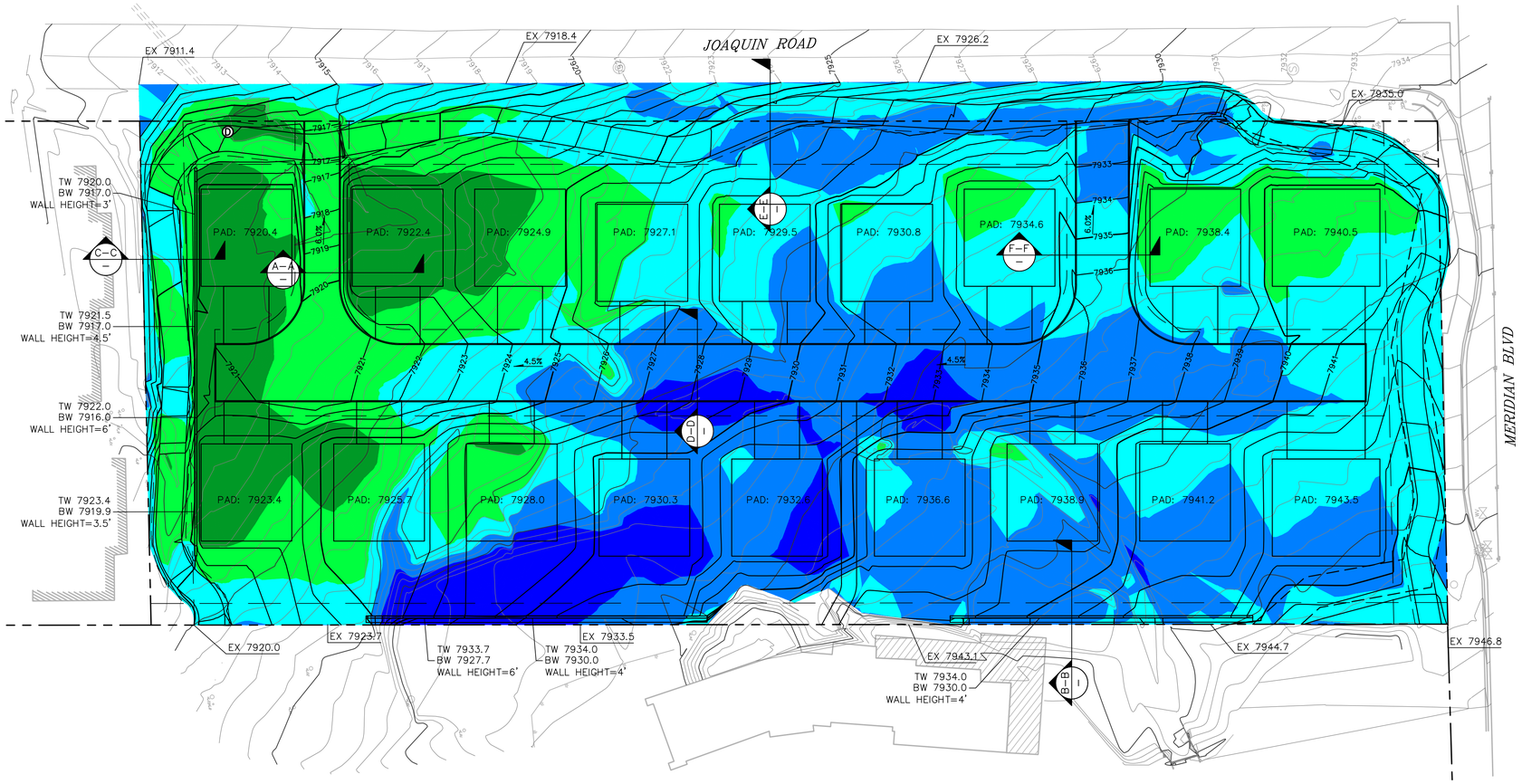

NOTES

1. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGES DURING FINAL DESIGN.
2. THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN TO BE VERIFIED IN THE FIELD.
3. ORDER OF WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PHASED SUCH THAT CLOSURE OF PUBLIC FACILITIES ARE MINIMIZED.

EARTHWORK NOTES

1. THE EARTHWORK TABLE HAS PREPARED FOR THE PURPOSE OF DETERMINING THE ROUGH ORDER OF MAGNITUDE FOR PRELIMINARY COST AND CONCEPTUAL DESIGN. THIS DOES NOT REFLECT THE FINAL DESIGN. ALL ASSUMPTIONS ARE PRELIMINARY AND SUBJECT TO ALTERATION UNTIL FINAL PERMIT AND APPROVAL.
2. DEPTH OF FOUNDATION AND ASPHALT WERE BASED ON GEOTECHNICAL REPORT PREPARED BY SIERRA GEOTECHNICAL SERVICES, INC. DATED AUGUST 15, 2018. EXTERIOR BUILDING FOUNDATION DEPTH OF 18", INTERIOR BUILDING FOUNDATION OF 12", AND ASPHALT–CONCRETE THICKNESS OF 4" WITH AGGREGATE BASE OF 6" FOR TRAFFIC INDEX 7.
3. CONCRETE DRIVE AISLE AND SIDEWALK DEPTH ASSUMED TO BE 4" THICK WITH 6" BASE COURSE.

CUT / FILL SUMMARY

	CUT (CY)	FILL (CY)	NET FILL (CY)
GRADING	2,300	8,000	---
STREET CORE	1,500	---	---
UTILITY SPOILS	3,200	---	---
ADJUSTED TOTALS	7,000	8,000	1,000

ABBREVIATIONS

CY	CUBIC YARD
EW	EDGE OF WALL
EX	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
TC	TOP OF CURB
TW	TOP OF WALL

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	−6'	−2'	
2	−2'	0'	
3	0'	2'	
4	2'	5'	
5	5'	10'	

N

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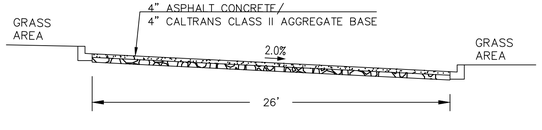
scale 1" = 30' feet



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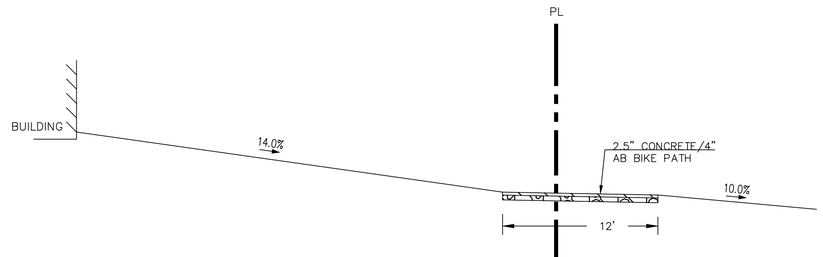

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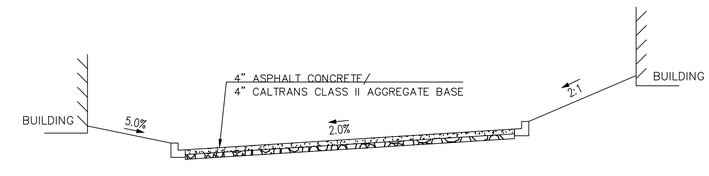

SECTION F–F
NOT TO SCALE

REVISIONS	DATE

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SHEET TITLE:
PRELIMINARY GRADING PLAN

SET:	PLANNING SET
DATE:	2025-0613
SCALE:	
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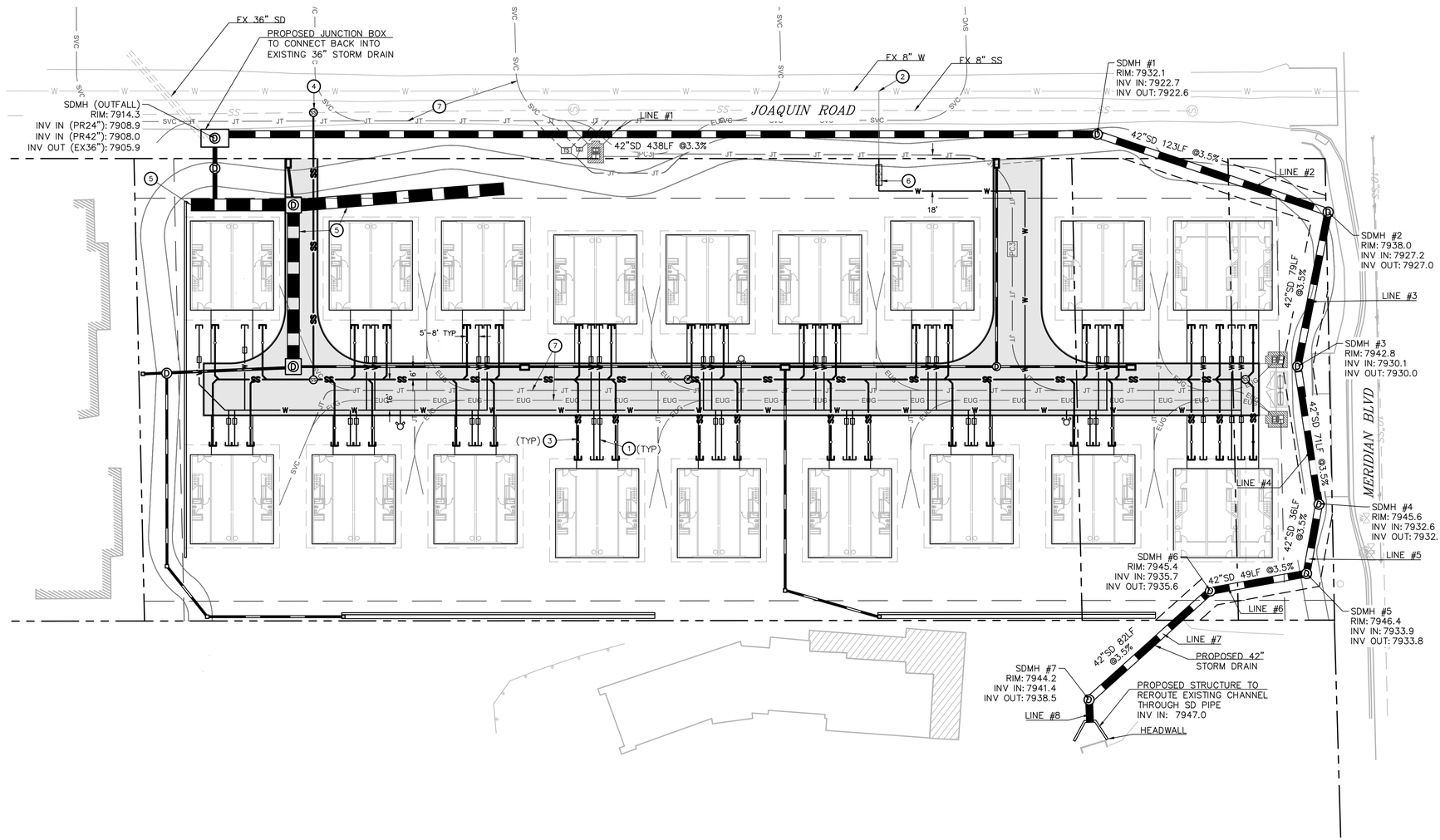
SHEET NO:
TTM5



LEGEND

- FW — FIRE WATER LINE
- SS — SANITARY SEWER LINE
- W — DOMESTIC WATER LINE
- JT — JOINT TRENCH LINE
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- POST INDICATOR VALVE
- BACKFLOW PREVENTER
- WATER METER
- STORM DRAIN CATCH BASIN

NOTES

1. PER TOWN OF MAMMOTH LAKES STORMWATER MASTER PLAN 2015 THERE IS NO NPDES MS4 PERMIT REQUIRED DUE TO A POPULATION OF LESS THAN 10,000 RESIDENTS.
2. PER THE MAMMOTH STORM DRAIN MASTER PLAN THE TOWN ENTERED A MEMORANDUM OF UNDERSTANDING WITH THE LOHANTAN REGIONAL WATER QUALITY CONTROL BOARD, THE MEMO REQUIRES ALL NEW DEVELOPMENTS MUST RETAIN ON-SITE RUNOFF PRODUCED FROM A 1-HOUR 20-YEAR STORM EVENT.
3. RETENTION SYSTEM SHOWN IS SIZED TO RETAIN VOLUME OF STORM RUNOFF PER NOTE 2 ABOVE.
4. DESIGN RAINFALL DEPTH FOR THE 20 YEAR FREQUENCY EVENT IS 1 INCH PER THE 2005 MAMMOTH LAKES STORM DRAIN MASTER PLAN UPDATE (PAGE 70, FOOTNOTE 10).
5. THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN TO BE VERIFIED IN THE FIELD.
6. ORDER OF WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PHASED SUCH THAT CLOSURE OF PUBLIC FACILITIES ARE MINIMIZED.

KEY NOTES

1. DOMESTIC WATER METER & CONNECTION TO BUILDING (TYP)
2. DOMESTIC WATER POINT OF CONNECTION TO EXISTING WATER MAIN
3. SANITARY SEWER CONNECTION TO BUILDING (TYP)
4. SANITARY SEWER POINT OF CONNECTION TO EXISTING SANITARY MAIN
5. 60" STORM DRAIN RETENTION PIPE
6. DOMESTIC WATER BACKFLOW PREVENTER
7. SEE JOINT TRENCH PLANS

ABBREVIATIONS

INV	INVERT
LF	LINEAR FEET
SD	STORMDRAIN
SDMH	STORMDRAIN MANHOLE

N

30 0 30 60
scale 1" = 30' feet

REVISIONS	DATE

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SHEET TITLE:
PRELIMINARY UTILITIES AND DRAINAGE PLAN

SET:	PLANNING SET
DATE:	2025-0613
SCALE:	
DRAWN:	SS|NAI

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SHEET NO:
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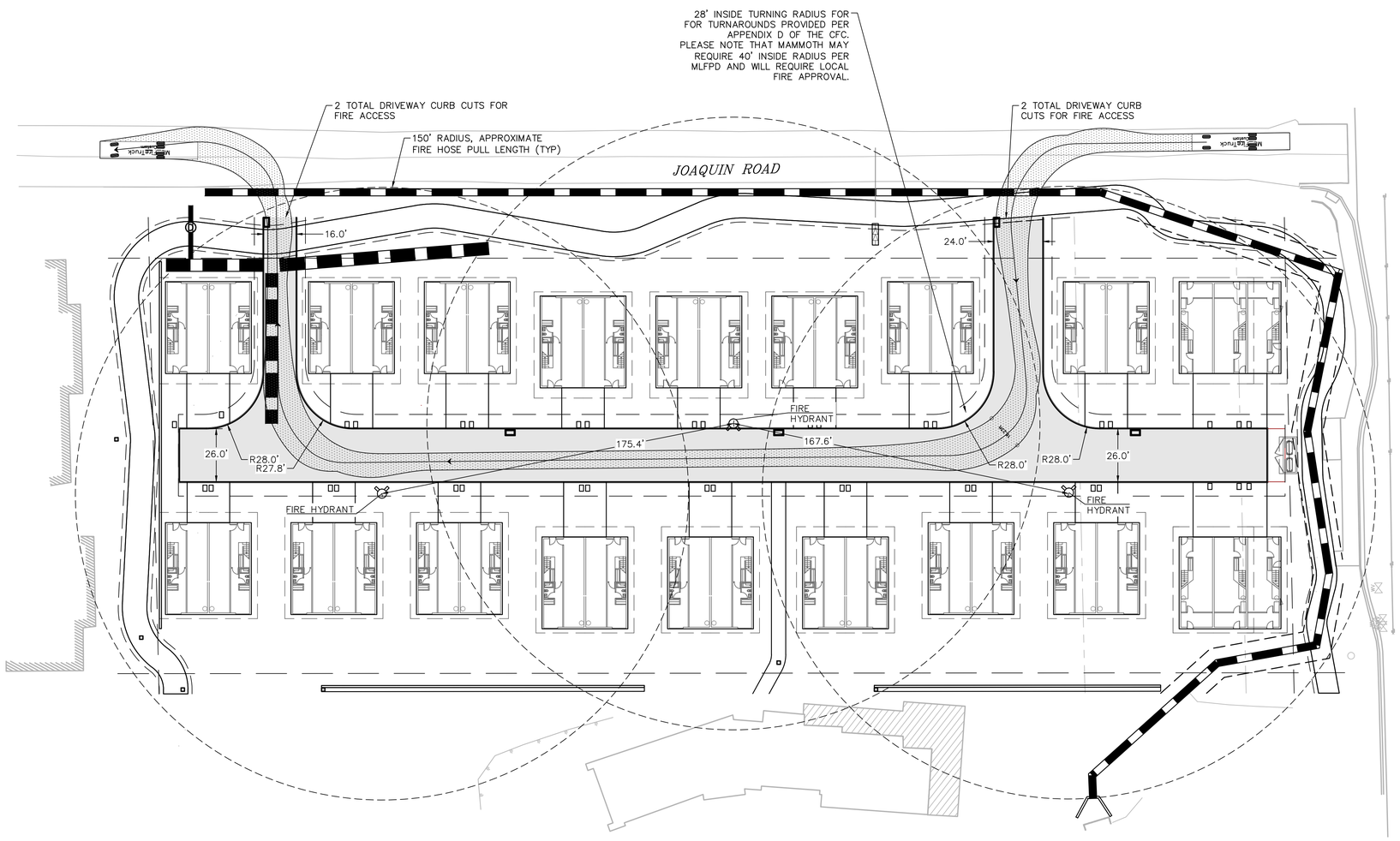
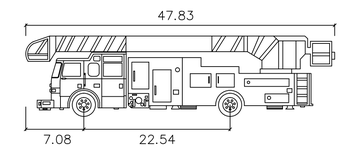


LEGEND

- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- BACKFLOW PREVENTER (BFP)
- WATER METER (WM)
- FIRE HYDRANT
- FIRE ACCESS ROADWAY (3" AC/4" AB)
- FIRETRUCK TURNING SIMULATION PATH
- PROPERTY LINE

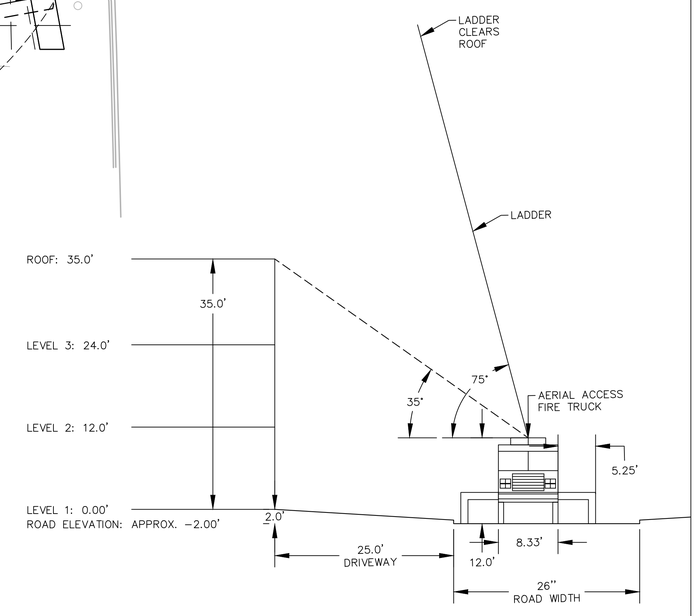
GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB/FACE OF BUILDING UNLESS OTHERWISE NOTED ON PLANS
2. EXISTING UTILITIES SHOWN ON THIS PLAN SET ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION, DEPTH AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.



MAMMOTH LAKE FIRE TRUCK

	feet
Width	: 8.33
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



CA FIRE CODE REQUIREMENTS

APPENDIX B:
1. MAXIMUM OF 4,800 GROSS SQ FT PER BUILDING OF TYPE V TO MAINTAIN MAX FIRE FLOW OF 1,750 GPM.

APPENDIX C:
2. BASED ON THE REQUIRED FLOW OF 1,750 GPM, ONLY 1 FIRE HYDRANT WILL BE REQUIRED WITHIN RANGE OF EACH BUILDING.

MLFPD CODE REQUIREMENTS

503.1.1 REQUIRES ACCESS ROADS TO BE 24' WIDE.

503.2.4 REQUIRES ACCESS ROADS TO HAVE MIN. INSIDE/OUTSIDE RADII OF 40'/60'.

503.2.7 GRADE TRANSITIONS SHALL NOT EXCEED 5% AND SHALL NOT INTERFERE WITH THE ANGLE APPROACH, ANGLE OF DEPARTURE OR HIGH CENTERING OF FIRE APPARATUS.

GENERAL FIRE NOTES

1. MAMMOTH LAKES FIRE DEPT. OFFICIALS MAY HAVE ADDITIONAL REQUIREMENTS ALONG WITH ADHERING TO STATE FIRE CODE.
2. 150' HOSE PULL FROM FIRE HYDRANT/APPARATUS ROADS/STANDPIPES SHOULD BE MEASURED ALONG WALKABLE PATH, NOT "AS THE CROW FLIES"
3. SIGHT VISION TRIANGLES SHOULD BE CONSIDERED WHEN ANGLING ROADS AND INTERSECTIONS AND PLACEMENT OF BUILDINGS AT CORNERS WITH LITTLE SETBACK.
4. HYDRANTS ARE MAXIMUM 450' APART AND TO NEAREST POINT ON ROADS.

N

30 0 30 60
scale 1" = 30' feet

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SHEET TITLE:
FIRE ACCESS PLAN

SET:	PLANNING SET
DATE:	2025-0613
SCALE:	
DRAWN:	SS|NAI

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SHEET NO:
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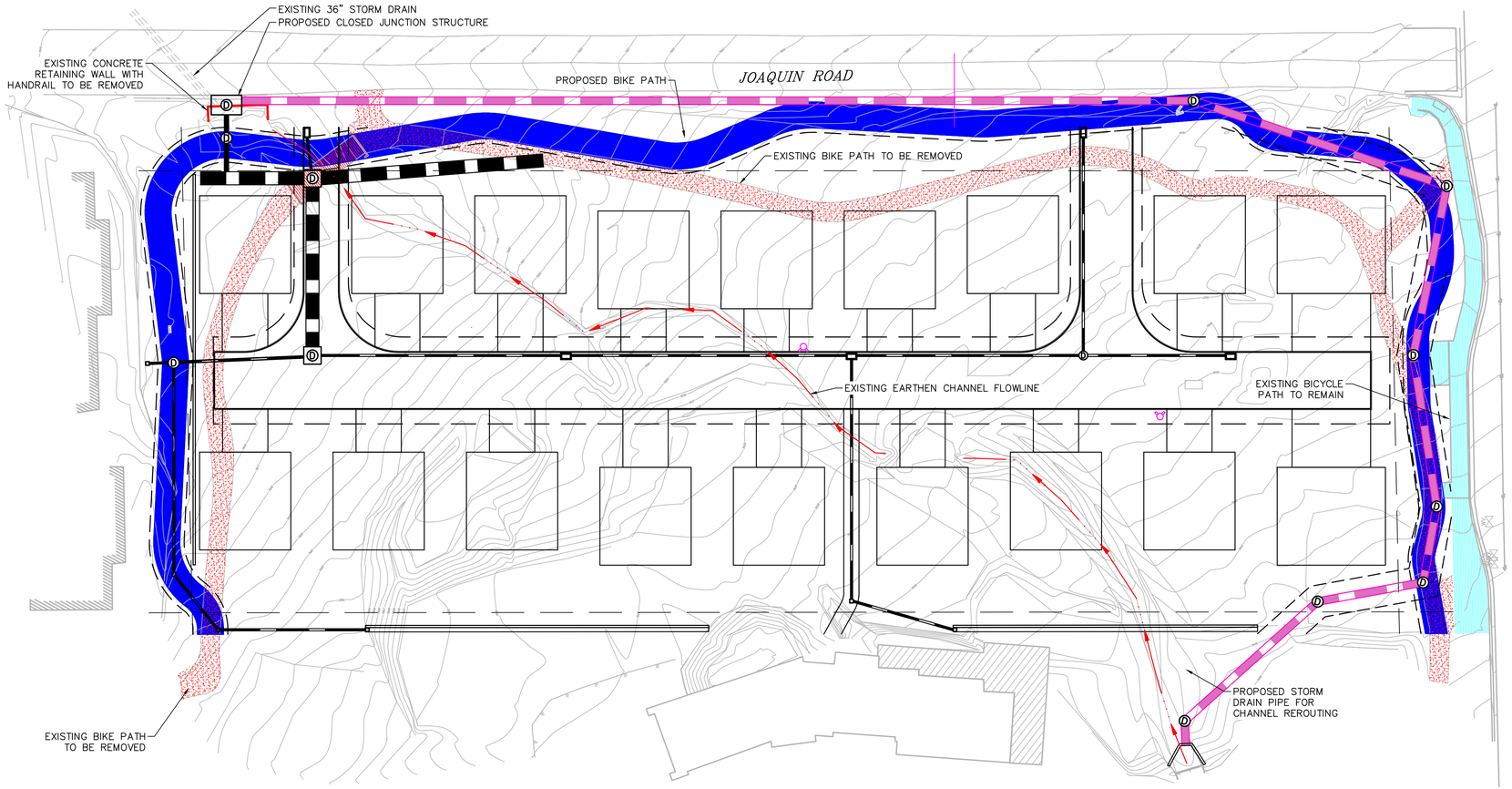

LEGEND

EXISTING

- EXISTING BIKE PATH TO BE REMOVED
- EXISTING BICYCLE PATH TO REMAIN
- EXISTING EARTHEN CHANNEL FLOWLINE

PROPOSED

- PROPOSED BIKE PATH
- PROPOSED STORM DRAIN PIPE FOR CHANNEL REROUTING

LEGEND

1. EXISTING BIKE PATH SHOWN ON-SITE IS NOT INCLUDED AS A PART OF ANY RECORDED AGREEMENT BETWEEN THE OWNER AND THE TOWN OF MAMMOTH LAKES. PROPOSED BIKE PATH IS TO BE PROVIDED TO PRESERVE BIKE ROUTE AND EXISTING CIRCULATION FOR THE COMMUNITY BENEFIT.
2. STORM DRAIN PIPE SHOWN FOR CHANNEL REROUTING IS TO BE DESIGNED PER LOCAL HYDRAULIC SIZING CRITERIA AND IS TO BE CAPABLE OF CONVEYING RUNOFF FROM UPSTREAM SOURCE THAT IS CURRENTLY CONVEYED THROUGH THE EXISTING OPEN EARTHEN CHANNEL.

N

30 0 30 60
scale 1" = 30' feet

REVISIONS	DATE

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SHEET TITLE:
BIKE PATH AND STORM CHANNEL REROUTING PLAN

SET:	PLANNING SET
DATE:	2025-0613
SCALE:	
DRAWN:	SS|NAI

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SHEET NO:
TTM8

Attachment B

Site Photos

Attachment B. Site Photos

Photo 1. Overview of upland forest (typical) at southern end of Project Area, bike path visible on the right side. Dominant vegetation includes Jeffrey pine (*Pinus jeffreyi*) and antelope bitterbrush (*Purshia tridentata*). View looking north.

Photo 2. Overview of upland shrub community in southwest corner of Project Area. Dominant vegetation includes big sagebrush (*Artemisia tridentata*). View looking west.

Photo 3. Overview of graded dirt road from east side of Project Area extending toward the culvert crossing and leveled parking area on west side. View looking northwest.

Photo 4. Overview of leveled parking area along west side of Project Area. View looking south.

Photo 5. Overview of northern end of Survey Area and bike path. Dominant vegetation includes coaltown sagebrush (*Artemisia cana*, FACU) and graceful cinquefoil (*Potentilla gracilis*, FAC). Several dead and/or dying quaking aspen (*Populus tremuloides*, FACU) visible along path with Jeffery pine encroachment occurring. View looking west.

Photo 6. View to the north of the intermittent stream with narrow riparian fringe that flows through Project Area. The stream will be avoided during Project development and will retain a 25-foot setback post-construction.

Photo 7. Upland shrub community typical of northern portion of site along Joaquin Road. Vegetation dominated by coaltown sagebrush and graceful cinquefoil. View looking north.

Photo 8. Small (0.01 acre) palustrine emergent wetland adjacent to the on-site intermittent stream near the northeast corner of the Project Area. View looking northeast.

Photo 9. Former borrow pit and current stormwater catchment basin excavated in uplands at the western boundary of Project Area. Sparsely vegetated. View looking southeast.

Attachment C

Observed Species List

Attachment C. Species Observed within the Project Area

Scientific Name	Common Name
PLANT SPECIES	
Achillea millefolium	Common yarrow
Allium bisceptrum	Aspen onion
Artemisia cana	Coaltown sagebrush
Artemisia tridentata	Big sagebrush
Carex sp	Sedge
Chorispora tenella	Purple mustard
Collinsia parviflora	Maiden blue-eyed Mary
Crepis acuminata	Tapertip hawksbeard
Eriogonum sp.	Wild buckwheat
Geum macrophyllum	Large-leaf avens
Geranium richardsonii	Mountain geranium
Juncus balticus	Baltic rush
Lithophragma glabrum	Bulbous woodland star
Pinus jeffreyi	Jeffery pine
Poa pratensis	Kentucky blue grass
Populus tremuloides	Quaking aspen
Potentilla gracilis	Graceful cinquefoil
Purshia tridentata	Antelope bitterbrush
Rumex crispus	Curly dock
Senecio integerrimus	Lamb-Tongue ragwort
Symphoricarpos albus	Common snowberry
Taraxacum officinal	Common dandelion
Triteleia ixioides	Pretty face
Viola purpurea	Goosefoot violet
Wyethia mollis	Mule ears

Scientific Name	Common Name
WILDLIFE SPECIES	
Birds	
Colaptes auratus	Northern flicker
Cyanocitta stelleri	Steller's jay
Haemorphous cassinii	Cassin's finch
Setophaga cornonata	Yellow rumped warbler
Quiscalus quiscula	Common grackle
Mammals	
Odocoileus hemionus	Mule deer
Ursus americanus	Black bear (signs of use)

Attachment D

Habitat Descriptions and Assessment of Potential to Occur for Special Status Species

Attachment D.
Habitat Descriptions and Assessment of Potential Occurrence for Specia Status Species

Special Status Plants

Based on review of the CNDDB 9 Quad search (Figure 5) and U.S. Fish and Wildlife Species List (reference Attachment E) and evaluation of specific habitat requirements, six special status plant species were determined to have potential to occur within the Project Area; these species are as follows:

- Liddon's Sedge (*Carex petasata*)
- Long Valley Milkvetch (*Astragalus johannis-howellii)*
- Masonic Rockcress (*Boechera cobrensis*)
- Short-leaved Hulsea (*Hulsea brevifolia*)
- Tulare Rockcress (*Boechera tularensis*)
- Upswept moonwort (*Botrychium ascendens)*

Table 1. Special Status Plant Species with Potential to Occur on Site or Within Vicinity of the Project Area

Common Name / Scientific Name	USFWS	State Status	CNPS	Habitat Description	Potential Habitat within Project Area / Potential to Occur
Alkali ivesia --*Ivesia kingii* var. *kingii*	--	--	2B.2	Meadows and seeps in or near playas; alkali meadows or flats. Elevation range 3,935 – 6,990 feet.	**None.** There are no playas, alkali meadows, or flats within or near the Project Area. Site is located above elevation of known species range. The Project will have no impact to Alkali Ivesia.
Alkali tansy-sage --*Sphaeromeria potentilloides* var. *nitrophila*	--	--	2B.2	Alkali meadows and seeps near playas or alkali flats. Elevation range 6,890 – 7,875 feet.	**None.** There are no playas, alkali meadows, or flats within or near the Project Area. The Project will have no impact to Alkali tansy-sage.
Blandow's bog moss --*Elodium blandowii*	--	--	2B.3	Mossy, wet areas of meadows and seeps, often growing under willows in leaf litter, along the saturated edges of riparian corridors, or in subalpine coniferous forests. Elevation range 6,110 – 8,860 feet.	**None.** The Project Area does not have any wet meadows or seeps and is not located in subalpine coniferous forests. The only documented occurrence is approx. 15.5 miles to the southeast. The Project will have no impact to Blandow's bog moss.
Bog sandwort --*Sabulina stricta*	--	--	2B.3	High alpine meadows and seeps; alpine dwarf scrub; granitic soils. Elevation range 8,005 – 12,995 feet.	**None.** There are no high alpine meadows, seeps, or dwarf scrub in the Project Area. The Project will have no impact on bog sandwort.
Bolander's woodreed --*Cinna bolanderi*	--	--	1B.2	Meadows and seeps in upper montane conifer forests; streamside, mesic conditions. Elevation range 5,480 – 8,005 feet.	**None.** The Project Area does not have wet meadow habitat. The Project will have no impact on Bolander's woodreed.
Booth's evening-primrose --*Eremothera boothii* ssp. *boothii*	--	--	2B.3	Joshua tree, pinyon, and juniper woodland. Elevation range 2,675 – 7,875 feet.	**None.** There are no Joshua tree or pinyon-juniper habitats on site. The Project will have no impact on Booth's evening primrose.
Canescent draba --*Draba cana*	--	--	2B.3	Alpine conifer forests within boulder and rock fields; talus slopes; limestone substrates. Elevation range 9,845 – 11,500 feet.	**None.** There are no alpine conifer forests within boulder field, talus slopes or limestone substrate within Project Area. Elevation of Project Area is approx. 2,000 feet below documented occurrences. The Project will have no impact to canescent draba.
Dwarf monolepis --*Micromonolepis pusilla*	--	--	2B.3	Great Basin scrub habitat; alkaline soils. Elevation range 6,890 – 7,875 feet.	**None.** There are no alkaline soils within the Project Area. Project soils are described as being slightly acidic. The Project will have no impact to Dwarf monolepis.

Common Name / Scientific Name	USFWS	State Status	CNPS	Habitat Description	Potential Habitat within Project Area / Potential to Occur
Fell-fields claytonia --*Claytonia megarhiza*	--	--	2B.3	Alpine boulder and rock fields, subalpine conifer forests; steep rocky or gravelly slopes. Elevation range 4,920 – 7,875 feet.	**None.** There are no alpine boulders or rockfields, subalpine forests, or steep rocky/gravelly slopes within the Project Area. The Project will have no impact to Fell-fields claytonia.
Fiddleleaf hawksbeard --*Crepis runcinata*	--	--	2B.2	Alkaline valley bottoms, desert scrub, pinyon, and juniper woodland. Elevation range 4,100 – 6,480 feet.	**None.** There are no alkaline valley bottoms, desert scrub, or pinyon and juniper woodlands. The Project Area is located approximately 1500 feet above known elevation range. The Project will have no impact to fiddleleaf hawksbeard.
Golden violet --*Viola purpurea* ssp. *aurea*	--	--	2B.2	Dry, sandy, pumice soils on open slopes in pinyon and juniper woodland; Great Basin scrub habitat. Elevation range 3,280 – 8,205 feet.	**None.** The Project Area is located in subalpine conifer forest approx. 1,350 feet in elevation above documented occurrences, 3.8 miles to the northeast.
Inyo County star-tulip --*Calochortus excavatus*	--	--	1B.1	Alkaline, sandy, loam; grassy meadows; co-occurring with shadscale scrub. Elevation range 3,775 – 6,560 feet.	**None.** There is no alkaline meadow habitat within the Project Area. No shadscale scrub present. The Project will have no impact on Inyo County star-tulip.
Inyo phacelia --*Phacelia inyoensis*	--	--	1B.2	Alkaline meadows and seeps. Elevation range 3,000 – 10,500 feet.	**None.** No alkali meadows and seeps within Project Area. The Project will have no impact on Inyo phacelia.
Lemmon's milk-vetch --*Astragalus lemmonii*	--	--	1B.2	Great Basin scrub, surrounding alkali meadows, seeps, marshes, and swamps; habitat near lake shores; co-occurring with desert saltgrass. Elevation range 3,305 – 7,220 feet.	**None.** There are no alkali meadows or wetted areas within the Project Area. The Project Area is located 700 feet above known elevation range of the species. The Project would have no impact on Lemmon's milk-vetch.
Liddon's sedge --*Carex petasata*	--	--	2B.3	Pinyon and juniper woodland, lower montane conifer forests; meadows, seeps, and riparian zones. Elevation range 1,970 – 10,895 feet.	**May Occur, not likely to occur.** Potential habitat exists within the Jeffery Pine community; however, initial surveys did not identify any Carex sp. within the forested habitat. The closest documented occurrence is o approx. 7 miles northwest of Project Area.
Little bulrush --*Trichophorum pumilum*	--	--	2B.2	High elevations ranging from 10,000 – 10,700 feet; bogs and fens; perennially wetted riparian scrub; limestone soil.	**None.** The Project Area does not have standing water and is located approx. 2,000 feet below lowest documented occurrence. The Project would not impact little bulrush.

Common Name / Scientific Name	USFWS	State Status	CNPS	Habitat Description	Potential Habitat within Project Area / Potential to Occur
Long seta hump moss --*Meesia longiseta*	--	--	2B.3	Moist, often carbonate soils along stream perimeters, and in bogs, fens, wet meadows, and seeps within upper montane meadows. Elevation range 5,740 – 9,990 feet.	**None.** There are no bogs, fens, wet meadows, or seeps within the Project Area. The Project Area does not have alkali soil and is not in pinyon or juniper woodlands. The Project will have no impact on long seta hump moss.
Long Valley milk-vetch --*Astragalus johannis-howellii*	--	SR	1B.2	Open, dry, sandy, or gravelly volcanic soils; co-occurring with sagebrush and rabbitbrush. Elevation range 6,695 – 8,300 feet.	**May occur, not likely to occur.** Potential habitat is present within the on-site sagebrush community**.** No species of *Astragalus* were observed during the two site visits.
Marsh arrow-grass --*Triglochin palustris*	--	--	2B.3	Mesic meadows and seeps; subalpine conifer forests; co-occurring with willow and sedge. Elevation range 7,495 – 12,140 feet.	**None.** The Project Area does not have mesic meadow or seep habitat. The Project will have no impact on Marsh arrow-grass.
Masonic rockcress --*Boechera cobrensis*	--	--	2B.3	Sandy soils under shrubs in sagebrush scrub, northern juniper woodlands, Pinyon-juniper woodlands. Elevation range 4,420 – 11,155 ft.	**May occur.** Potential habitat is present in the sagebrush community on sandy loam soils. in upland area near rabbitbrush and big sagebrush. Numerous occurrences 6 miles east, location nearest Project Area.
Mono Lake lupine --*Lupinus duranii*	--	--	1B.2	Coarse, barren, and sandy pumice soil; Great Basin scrub to subalpine conifer forests. Elevation range 6,560 – 9,845 feet.	**None.** There are no sandy pumice soils on-site. The Project will have no impact on Mono Lake lupine.
Mono milk-vetch --*Astragalus monoensis*	--	SR	1B.2	Volcanic pumice-like soil; Great Basin scrub; conifer forest. Elevation range 6,925 – 11,010	**None.** The Project Area does not have any pumice soils. The Project will have no impact to Mono milkvetch.
Naked-stemmed phacelia --*Phacelia gymnoclada*	--	--	2B.3	Great Basin scrub, chenopod scrub; pinyon and juniper woodland; sometimes found on gravelly, clayey soils. Elevation range 4,005 – 8,205 feet.	**None.** No alkali flats or gravelly, clayey soils within Project Area. One occurrence approx. 3,000 below Project Area.
Northern slender pondweed --*Stuckenia filiformis* ssp. *Alpina*	--	--	2B.2	Emergent vegetation, shallow, clear water; marshes and swamps. Elevation range 985 – 7055 feet.	**None.** The Project Area does not have any standing water. The Project will have no impact on northern slender pondweed.

Common Name / Scientific Name	USFWS	State Status	CNPS	Habitat Description	Potential Habitat within Project Area / Potential to Occur
Pinzl's rockcress --*Boechera pinzliae*	--	--	1B.3	Alpine boulder and rock fields and subalpine conifer forests. Elevation range 9,845 – 10,990 feet.	**None.** There are no alpine boulder and rock fields or subalpine conifer forests within the Project Area. The Project will have no impact on Pinzl;s rockcress.
Robbins' pondweed --*Potamogeton robbinsii*	--	--	2B.3	Deep water lake habitat. Elevation range 5,020 – 10,825 feet.	**None.** The Project Area does not have any deep-water habitat. The Project will have no impact on Robbin's pondweed.
Scalloped-leaved lousewort --*Pedicularis crenulata*	--	--	2B.2	Wet meadow and seep habitat; near streams; hemic soils. Elevation range 6,695 – 8,300 feet.	**None.** The Project Area does not have wet meadow or persistently wet stream habitat. The Project will have no impact on scalloped-leaved lousewort.
Scalloped moonwort --*Botrychium crenulatum*	--	--	2B.2	Meadows and seeps (mesic). Elevation range 6,890 – 7,545 feet.	**None.** The Project Area does not have wet meadow or seeps. Project Area located above known elevation range. The Project will have no impact on scalloped moonwort.
Scribner's wheat grass --*Elymus scribneri*	--	--	2B.3	Rocky, upper alpine slopes; occurs in elevations ranging from 9,515 to 13,780 feet.	**None.** The Project Area is approx. 3,800 feet below the documented occurrence. The Project will have no impact on Scribner's wheat grass.
Seep kobresia --*Kobresia myosuroides*	--	--	2B.2	Subalpine coniferous forests; alpine boulder and rock fields, or limestone soils. Elevation range 4,890 – 10,645 feet.	**None.** There are no subalpine coniferous forests or alpine boulder / rock fields. The Project will have no impact on seep Kobresia.
Short-fruited willow --*Salix brachycarpa* var. *brachycarpa*	--	--	2B.3	High elevation meadows and seeps; around edges of lakes and wet meadows; limestone soils. Elevation range 9,845 – 11,485 feet.	**None.** There is no wet meadows habitat within the Project Area. Project Area located approximately 2,000 feet lower in elevation than known species range. The Project will have no impact to short-fruited willow.
Short-leaved Hulsea --*Hulsea brevifolia*	--	--	1B.2	Conifer forests, granitic or volcanic soils within forest openings. Elevation range 4,920 – 10,500 feet.	**May occur.** Potential habitat is present within Jeffrey Pine community. Several occurrences located 6-8 miles southwest in Crystal Crag Quad near Rainbow Falls.
Small-flowered grass-of-Parnassus --*Parnassia parviflora*	--	--	2B.2	Wet meadows and rocky seeps; near banks of lakes. Elevation range 6,560 – 9,365 feet.	**None.** There are no wet meadows, rocky seeps, or lake banks within the Project Area. The Project will have no impact to small-flowered grass-of-Parnassus.

Common Name / Scientific Name	USFWS	State Status	CNPS	Habitat Description	Potential Habitat within Project Area / Potential to Occur
Smooth saltbrush --*Atriplex pusilla*	--	--	2B.1	Meadows and seeps; alkali springs. Elevation range 10,170 – 11,485 feet.	**None.** There are no meadows, seeps, or alkali soils within Project Area. Project Area is located approximately 2,300 feet in elevation below known species range. The Project will not impact smooth saltbrush.
Snow willow --*Salix nivalis*	--	--	2B.3	High elevation riparian zones and areas surrounding lake shores; cool north facing slopes; hornfels and limestone soils. Elevation range 10,170 – 11,485 feet.	**None.** There are no steep meadow or seep habitat, nor are there co-occurring species found on-site. Project Area is located 2,200 feet below in elevation below known population range.
Spear-fruited draba --*Draba lonchocarpa*	--	--	2B.3	Alpine; limestone scree fields, along moist slopes. Elevation range 9,845 – 10,810 feet.	**None.** There are no limestone scree fields or moist slopes. The Project Area is located approx. 2,000 feet lower in elevation than any documented occurrences.
Suksdorf's broom-rape --*Orobanche ludoviciana* var. *arenosa*	--	--	2B.3	Great Basin scrub; alkali flats. Known elevation r5,250 feet.	**None.** The Project Area is located approx. 2,000 feet lower in elevation than any documented occurrences.
Tall draba --*Draba praealta*	--	--	2B.3	Wet meadows and seeps; in limestone soil; co-occurrence with manzanita. Elevation range 8,200 – 11,205 feet.	**None.** There are no wet meaows or seeps within the Project Area. No occurrences of manzanita were observed on-site. Nearest occurrence is approx. 8 miles to the southeast from Site.
Tulare rockcress --*Boechera tularensis*	--	--	1B.3	Subalpine conifer forests; upper montane conifers forest, sometimes on rocky slopes; occasionally along roadsides. Elevation range 5,990 – 10,990 feet.	**May occur.** Potential habitats present within Jeffrey Pine community. No individuals of *Boechera* genus observed during two on-site surveys. Twenty-three occurrences approx. 5 miles west of Project Area.
Upswept moonwort --*Botrychium ascendens*	--	--	2B.3	Grassy fields near springs and creeks; mesic lower montane conifer forests. Elevation range 3,660–9,990 feet.	**May occur, not likely to occur**. Potential habitat occurs in the Jeffrey Pine community. The nearest documented occurrence is approx. 7 miles to the southeast.
Western single-spiked sedge --*Carex scirpoidea* ssp. *pseudoscirpoidea*	--	--	2B.2	Alpine boulder and rock fields; subalpine conifer forests (rocky); limestone soils; mesic conditions; near lake shore or perennial stream bank. Elevation range 9,810 – 12,140 feet.	**None.** There are no alpine boulder and rock fields, subalpine conifer forests, or limestone soil. The Project Area is located approximately 2,000 feet lower in elevation than known species range.

Common Name / Scientific Name	USFWS	State Status	CNPS	Habitat Description	Potential Habitat within Project Area / Potential to Occur
Whitebark Pine --*Pinus albicaulis*	FPT	none		Commonly grow on ridges and just below tree line 4,300 – 12,100 ft	**None.** No whitebark pine observed within the Project Area.
White-stemmed pondweed --*Potamogeton praelongus*	--	--	2B.3	Emergent vegetation; deep water lakes, marshes, and swamps. Elevation range 5,905 – 9,845 feet.	**None.** The Project Area does not have any deep-water habitat.

***Status**

Federal:
FE- Federal Endangered
FT – Federal Threatened
FPE – Federal Proposed Endangered
FPT – Federal Proposed Threatened
FC – Federal Candidate
FPD – Federal Proposed for Delisting

State:
CE – California Endangered
CT – California Threatened
CR – California Rare
CC – California Candidate

CNPS
1B.1 = Rare, threatened, or endangered in CA and elsewhere; seriously threatened in CA.
1B.2 = Rare, threatened, or endangered in CA and elsewhere; moderately threatened in CA.
1B.3 = Rare, threatened, or endangered in CA, but more common elsewhere. Not very threatened in CA.
2B.2 = Endangered in CA; moderately threatened in CA.
2B.3 = Endangered in CA; not very threatened in CA.

Special Wildlife Species

Based on review of the CNDDB 9 Quad search (Figure 5) and U.S. Fish and Wildlife Species List (reference Attachment E) and evaluation of specific habitat requirements, no special status wildlife species were determined to have potential to occur within the Project Area.

Table 2. Special Status Wildlife Species with Potential to Occur On-Site or Within Vicinity of the Project Area

Common Name / Scientific Name	Status		Habitat Description	Potential Habitat within Project Area / Potential to Impact
	ESA	State Status		
Amphibians				
Yosemite toad --*Anaxyrus canorus*	FT	None SSC	Always in vicinity of wet meadow, also in seasonal ponds associated with lodgepole pine and subalpine conifer forest. 6,400-11,300 ft in elevation.	**None.** There are no wet meadow or ponds on-site. The Project would not impact the Yosemite toad.
Sierra Nevada yellow-legged frog --*Rana sierrae*	FE	ST WL	High elevation low-gradient streams and small ponds that are either intermittent or perennial. Always encountered within a few feet of water.	**None.** There are no perennial streams or ponds on-site, no breeding or overwintering habitat. Nearest documented occurrence is approx. 2.75 miles to the southwest. The Project is unlikely to impact Sierra Nevada Yellow-legged Frog or potential habitat.
Fish				
Lahontan cutthroat trout --*Oncohynchus clarkii henshawi*	FT	none	Occurs in cool flowing water with available cover of well-vegetated and stable stream banks, in areas where there are stream velocity breaks, and in relatively silt free, rocky riffle-run areas. Lahontan cutthroat trout (LCT) are known to occur in the Middle West Walter River (NDOW 2022).	**None**. There are no well-vegetated and stable streambanks with rock riffle run areas on-site. The Project will not impact LCT or potential habitat.
Owens tui chub --*Gila bicolor spp. snyderi*	FE	SE	Endemic to the Owens River basin; require clean and clear, often slow-moving water with well-vegetated, undercut stream banks. The Owens Tui Chub is not a migratory fish and must live within persistent water bodies.	**None.** There are no perennial waters on-site. The Project will not impact the Owens Tui Chub.
Paiute cutthroat trout --*Oncorhynchus clarkii seleniris*	FT	None	Often found in cool, well oxygenated mountain streams or lakes. Their native range is limited to small tributaries upstream of Llewellyn Falls in California and several smaller tributaries to the Carson River.	**None.** There are no perennial waters on-site to support the habitat needed for their occupation. The Project will not impact Paiute cutthroat trout.
Birds				

Common Name / Scientific Name	Status		Habitat Description	Potential Habitat within Project Area / Potential to Impact
	ESA	State Status		
Yellow-billed Cuckoo --*Coccyzus americanus*	FT	SE	Nest in riparian forests, along the broad lower flood-bottoms of larger river systems.	**None.** No suitable nesting or foraging habitat available on-site. The Project would have no impact to Yellow-billed cuckoo.
Swainson's hawk --*Buteo swainsoni*	None	ST	Adapted to open grasslands and dependent on agricultural fields for foraging. Nests in large riparian.	**None.** No suitable nesting or foraging habitat available on-site. The Project would have no impact to Swainson's hawk.
Willow flycatcher *Empidonax trailii*	None	E	Breeds in thickets of deciduous trees and shrubs, especially willows, often along streams or marshes.	**None.** No thickets of trees or shrubs on sites. The Project would have no impact to willow flycatcher.
Great gray owl Strix nulosa	None	E	Typically inhabit mature conifer forests adjacent to open wet meadows.	**None.** There are no wet meadows adjacent to the on-site forest. The Project will have no impact on great gray owls.
California Spotted Owl --*Strix occidentalis occidentalis*	PT	-	Mixed conifer forest, often with an understory of black oaks and other deciduous hardwoods. Canopy closure >40%.	**None.** No suitable nesting or foraging habitat available on-site. The Project would have no impact on Yellow-billed cuckoos.
Mammals				
Fisher – southern Sierra Nevada ESU --*Pekania pennanti* pop. *2*	FE	ST SSC	Large areas of dense intermediate to mature forest stages; fallen trees, snags, and rock cavities for denning; high percent canopy cover.	**None.** The Project Area does not contain large areas or intermediate to mature trees. There is no suitable denning or foraging habitat on-site. The nearest documented occurrence is approx. 3.6 miles to the west-northwest near Mammoth Mountain.
Gray Wolf -- *Canis lupus*	FE	SE	Habitat generalists, historically occupying diverse habitats including tundra, forests, grasslands, and deserts. Primary habitat requirements include tundra, forests, grasslands, and deserts. Primary habitat requirements are the presence of adequate ungulate prey, water, and low human contact.	**None.** The Project Area is surrounded by development and high levels of human activity. The Project would have no impact on gray wolves.
Wolverine --*Gulo gulo*	None	ST FP	Prefer high elevation mountain habitat; they require wide open spaces and scree fields for hunting, caves, and downed trees for dens.	**None.** There are no caves, downed trees or open spaces required for denning or hunting on-site. The only documented occurrence of the wolverine is approx. 7.6 miles southeast near the crest of the Sierra Nevada Range.

Common Name / Scientific Name	Status		Habitat Description	Potential Habitat within Project Area / Potential to Impact
	ESA	State Status		
Sierra Nevada red fox --*Vulpes vulpes necator* pop. *2*	FE	ST SSC	High elevation subalpine habitat with deep winter snowpacks; rocky areas, high elevation meadows, scrub vegetation, and open forested areas supporting rodent habitat; forested areas typically are comprised of mountain hemlock, whitebark pine, and lodgepole pine (USFWS, 2018).	**None.** The Project Area does not have the high elevation rocky habitat, nor the forest habitat preferred for hunting or denning; no suitable habitat available on-site. The nearest documented occurrence is approx. 6 miles northwest of the Project Area.
Insects				
Monarch butterfly ■ *Danaus plexippus*	C	none	Monarchs lay their eggs on their obligate milkweed host plant.	None. There were no milkweed plants identified within the Project Area.

SSC – CDFW Species of Special Concern

WL – CDFW Watch List

FP – CDFW Fully Protected

BCC – USFWS Birds of Conservation Concern

CESA ST – State Threatened
SE – State Endangered

ESA FT – Federally Threatened
FE – Federally Endangered
C - Candidate

References:

California Department of Fish and Wildlife. 2022 a. California Natural Diversity Database record search. http://www.dfg.ca.gov/biogeodata/cnddb/mapsanddata.asp. Accessed September 19, 2025.

California Native Plant Society, Rare Plant Program. 2022. Rare Plant Inventory (online edition, v9-01 1.5). Website https://www.rareplants.cnps.org. Accessed August 25,2022].

US Fish and Wildlife Service, Region 8. 2018. Species Status Assessment Report for the Sierra Nevada Distinct Population Segment of the Sierra Nevada Red Fox.

Attachment E

Biological Data

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (June Lake (3711971) OR Mammoth Mtn. (3711961) OR Crystal Crag (3711951) OR Bloody Mtn. (3711858) OR Dexter Canyon (3711877) OR Whitmore Hot Springs (3711867) OR Convict Lake (3711857) OR Old Mammoth (3711868) OR Crestview (3711878))
 AND Taxonomic Group IS (Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes)
 AND CNPS List IS (1B OR 1B.1 OR 1B.2 OR 1B.3 OR 2A OR 2B OR 2B.1 OR 2B.2 OR 2B.3)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Astragalus johannis-howellii Long Valley milk-vetch	PDFAB0F4H0	None	Rare	G2	S1	1B.2
Astragalus lemmonii Lemmon's milk-vetch	PDFAB0F4N0	None	None	G2	S2	1B.2
Astragalus monoensis Mono milk-vetch	PDFAB0F5N0	None	Rare	G2	S2	1B.2
Atriplex pusilla smooth saltbush	PDCHE041P0	None	None	G4	SH	2B.1
Boechera cobrensis Masonic rockcress	PDBRA06080	None	None	G5	S3	2B.3
Boechera pinzliae Pinzl's rockcress	PDBRA06270	None	None	G1G2	S1	1B.3
Boechera tularensis Tulare rockcress	PDBRA40130	None	None	G3	S3	1B.3
Botrychium ascendens upswept moonwort	PPOPH010S0	None	None	G4	S3	2B.2
Botrychium crenulatum scalloped moonwort	PPOPH010L0	None	None	G4	S3	2B.2
Calochortus excavatus Inyo County star-tulip	PMLIL0D0F0	None	None	G2	S2	1B.1
Carex petasata Liddon's sedge	PMCYP03AE0	None	None	G5	S3	2B.3
Carex scirpoidea ssp. pseudoscirpoidea western single-spiked sedge	PMCYP03C85	None	None	G5T5	S2	2B.2
Cinna bolanderi Bolander's woodreed	PMPOA1H040	None	None	G2G3	S2S3	1B.2
Claytonia megarhiza fell-fields claytonia	PDPOR030A0	None	None	G5	S2	2B.3
Crepis runcinata fiddleleaf hawksbeard	PDAST2R0K0	None	None	G5	S3	2B.2
Draba cana canescent draba	PDBRA110M0	None	None	G5	S2	2B.3
Draba lonchocarpa spear-fruited draba	PDBRA111F0	None	None	G5	S2S3	2B.3

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Draba praealta tall draba	PDBRA11210	None	None	G5	S3	2B.3
Elodium blandowii Blandow's bog moss	NBMUS3C011	None	None	G4	S2	2B.3
Elymus scribneri Scribner's wheat grass	PMPOA2H170	None	None	G5	S3	2B.3
Eremothera boothii ssp. boothii Booth's evening-primrose	PDONA03052	None	None	G5T4	S3	2B.3
Hulsea brevifolia short-leaved hulsea	PDAST4Z020	None	None	G3	S3	1B.2
Ivesia kingii var. kingii alkali ivesia	PDROS0X092	None	None	G4T3Q	S2	2B.2
Kobresia myosuroides seep kobresia	PMCYP0F010	None	None	G5	S2	2B.2
Lupinus duranii Mono Lake lupine	PDFAB2B1E0	None	None	G2	S2	1B.2
Meesia longiseta long seta hump moss	NBMUS4L010	None	None	G5	S1	2B.3
Micromonolepis pusilla dwarf monolepis	PDCHE0F020	None	None	G5	S3?	2B.3
Parnassia parviflora small-flowered grass-of-Parnassus	PDSAX0P0A0	None	None	G5?	S2	2B.2
Pedicularis crenulata scalloped-leaved lousewort	PDSCR1K0A0	None	None	G4	S1	2B.2
Phacelia gymnoclada naked-stemmed phacelia	PDHYD0C1X0	None	None	G4	S2	2B.3
Phacelia inyoensis Inyo phacelia	PDHYD0C2F0	None	None	G2	S2	1B.2
Potamogeton praelongus white-stemmed pondweed	PMPOT030V0	None	None	G5	S2	2B.3
Potamogeton robbinsii Robbins' pondweed	PMPOT030Z0	None	None	G5	S3	2B.3
Sabulina stricta bog sandwort	PDCAR0G0U0	None	None	G5	S3	2B.3
Salix brachycarpa var. brachycarpa short-fruited willow	PDSAL02531	None	None	G5T5	S2	2B.3
Salix nivalis snow willow	PDSAL024K0	None	None	G5	S2	2B.3
Sphaeromeria potentilloides var. nitrophila alkali tansy-sage	PDAST8S061	None	None	G3T3	S2	2B.2
Stuckenia filiformis ssp. alpina northern slender pondweed	PMPOT03091	None	None	G5T5	S2S3	2B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Stuckenia striata broadleaf pondweed	PMPOT030K0	None	None	G3G4Q	S2S3	2B.3
Trichophorum pumilum little bulrush	PMCYP0Q250	None	None	G5	S1	2B.2
Triglochin palustris marsh arrow-grass	PMJCG02040	None	None	G5	S2	2B.3
Viola purpurea ssp. aurea golden violet	PDVIO04420	None	None	G3	S2S3	2B.2

Record Count: 42

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (June Lake (3711971) OR Mammoth Mtn. (3711961) OR Crystal Crag (3711951) OR Bloody Mtn. (3711858) OR Dexter Canyon (3711877) OR Whitmore Hot Springs (3711867) OR Convict Lake (3711857) OR Old Mammoth (3711868) OR Crestview (3711878))
 AND Taxonomic Group IS (Fish OR Amphibians OR Reptiles OR Birds OR Mammals OR Mollusks OR Arachnids OR Crustaceans OR Insects)
 AND (Federal Listing Status IS (Endangered OR Threatened OR Proposed Endangered OR Proposed Threatened OR Candidate) OR State Listing Status IS (Endangered OR Threatened OR Candidate Endangered OR Candidate Threatened))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Anaxyrus canorus Yosemite toad	AAABB01040	Threatened	None	G2	S2	SSC
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S4	
Centrocercus urophasianus greater sage-grouse	ABNLC12010	Proposed Threatened	Candidate Endangered	G3	S2S3	SSC
Empidonax traillii willow flycatcher	ABPAE33040	None	Endangered	G5	S3	
Gulo gulo wolverine	AMAJF03010	Threatened	Threatened	G4	S1	FP
Oncorhynchus henshawi henshawi Lahontan cutthroat trout	AFCHA02081	Threatened	None	GNRT3	S2	SSC
Oncorhynchus henshawi seleniris Paiute cutthroat trout	AFCHA02089	Threatened	None	GNRT1T2	S1	SSC
Pekania pennanti pop. 2 Fisher - southern Sierra Nevada ESU	AMAJF01022	Endangered	Threatened	G5T1	S1	SSC
Rana sierrae Sierra Nevada yellow-legged frog	AAABH01340	Endangered	Threatened	G2	S2	WL
Rhinichthys nevadensis caldera Long Valley speckled dace	AFCJB3705E	Proposed Endangered	None	GNRT1	S1	SSC
Siphateles bicolor snyderi Owens tui chub	AFCJB1303J	Endangered	Endangered	G4T1	S1	
Strix nebulosa great gray owl	ABNSB12040	None	Endangered	G5	S1	
Vulpes vulpes necator pop. 2 Sierra Nevada red fox - Sierra Nevada DPS	AMAJA03017	Endangered	Threatened	G5TNR	S1	

Record Count: 13

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

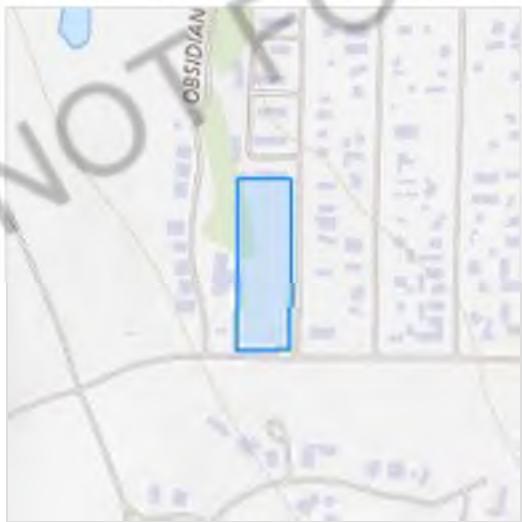
Project information

NAME

474 Joaquin Rd

LOCATION

Mono County, California



DESCRIPTION

Some(38 multi-family residential development)

Local office

Reno Fish And Wildlife Office

(775) 861-6300
(775) 861-6301

1340 Financial Boulevard, Suite 234
Reno, NV 89502-7147

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

NOT FOR CONSULTATION

Mammals

NAME	STATUS
Fisher Pekania pennanti There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3651	Endangered
Gray Wolf Canis lupus There is **final** critical habitat for this species. https://ecos.fws.gov/ecp/species/4488	Endangered
Sierra Nevada Red Fox Vulpes vulpes necator No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4252	Endangered

Birds

NAME	STATUS
California Spotted Owl Strix occidentalis occidentalis No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7266	Proposed Threatened
Yellow-billed Cuckoo Coccyzus americanus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3911	Threatened

Amphibians

NAME	STATUS
Sierra Nevada Yellow-legged Frog Rana sierrae Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9529	Endangered

Fishes

NAME	STATUS

NOT FOR CONSULTATION

Owens Pupfish Cyprinodon radiosus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4982	Endangered
Owens Tui Chub Gila bicolor ssp. snyderi Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/7289	Endangered

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

NOT FOR CONSULTATION

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs
The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON

NOT FOR CONSULTATION

Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Dec 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

NOT FOR CONSULTATION

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

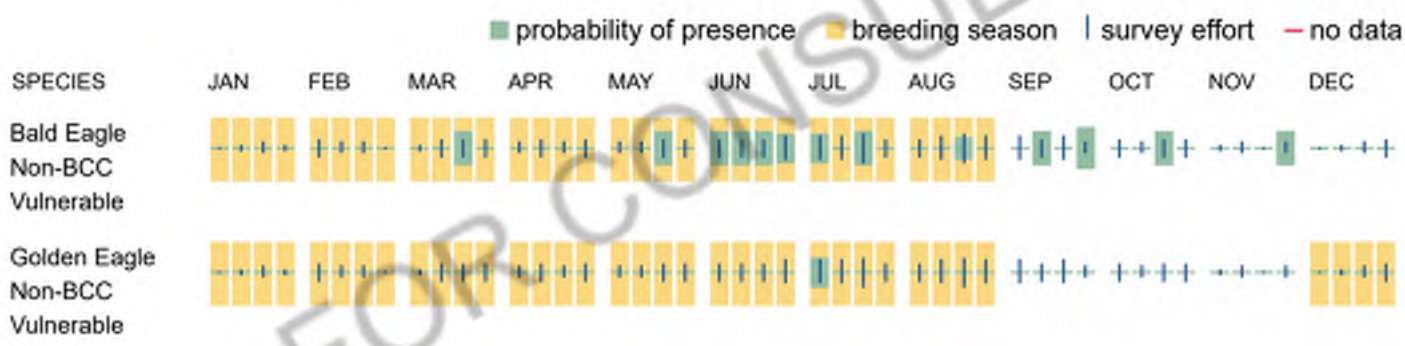
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



NOT FOR CONSULTATION

Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle (Bald and Golden Eagle Protection Act requirements may apply).

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be

present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION

Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases birds of concern, including Birds of Conservation Concern (BCC), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the Nationwide avoidance and minimization measures for birds document, and any other project-specific avoidance and minimization measures suggested at the link Measures for avoiding and minimizing impacts to birds for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles document, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON

NOT FOR CONSULTATION

American Dipper Cinclus mexicanus — Breeds Mar 21 to Aug 21

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Black-throated Gray Warbler Setophaga nigrescens — Breeds May 1 to Jul 20

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

California Gull Larus californicus — Breeds Mar 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Calliope Hummingbird Selasphorus calliope — Breeds May 1 to Aug 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9526

Cassin's Finch Haemorhous cassinii — Breeds May 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9462

Clark's Grebe Aechmophorus clarkii — Breeds Jun 1 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Evening Grosbeak Coccothraustes vespertinus — Breeds May 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Golden Eagle Aquila chrysaetos — Breeds Dec 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

NOT FOR CONSULTATION

Hermit Warbler Setophaga occidentalis — Breeds May 5 to Jul 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Lawrence's Goldfinch Spinus lawrencei — Breeds Mar 20 to Sep 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Lewis's Woodpecker Melanerpes lewis — Breeds Apr 20 to Sep 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9408

Long-eared Owl asio otus — Breeds Mar 1 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3631

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Pinyon Jay Gymnorhinus cyanocephalus — Breeds Feb 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9420

Western Grebe aechmophorus occidentalis — Breeds Jun 1 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

Willet Tringa semipalmata — Breeds Apr 20 to Aug 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental

Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

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3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

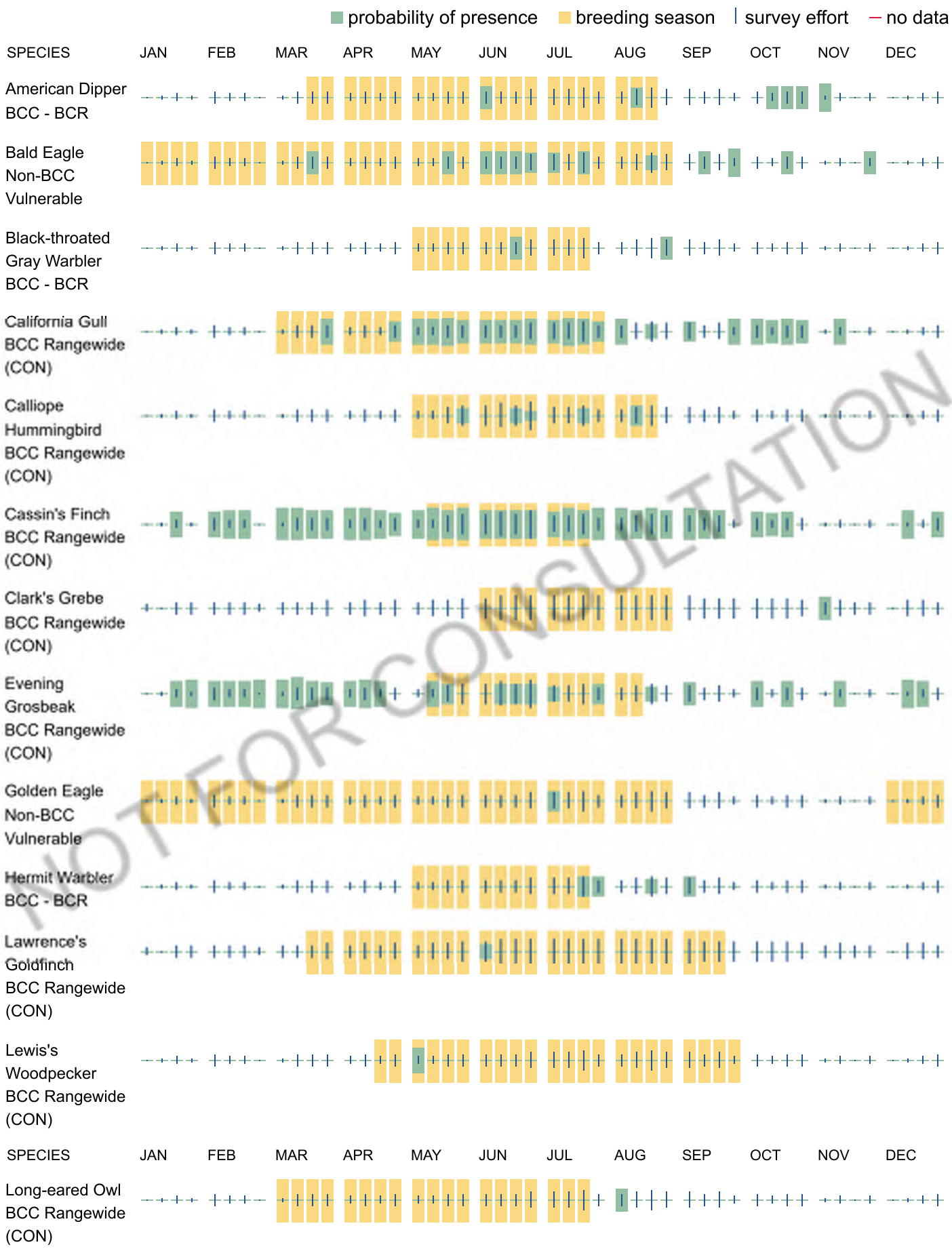
No Data (–)

A week is marked as having no data if there were no survey events for that week.

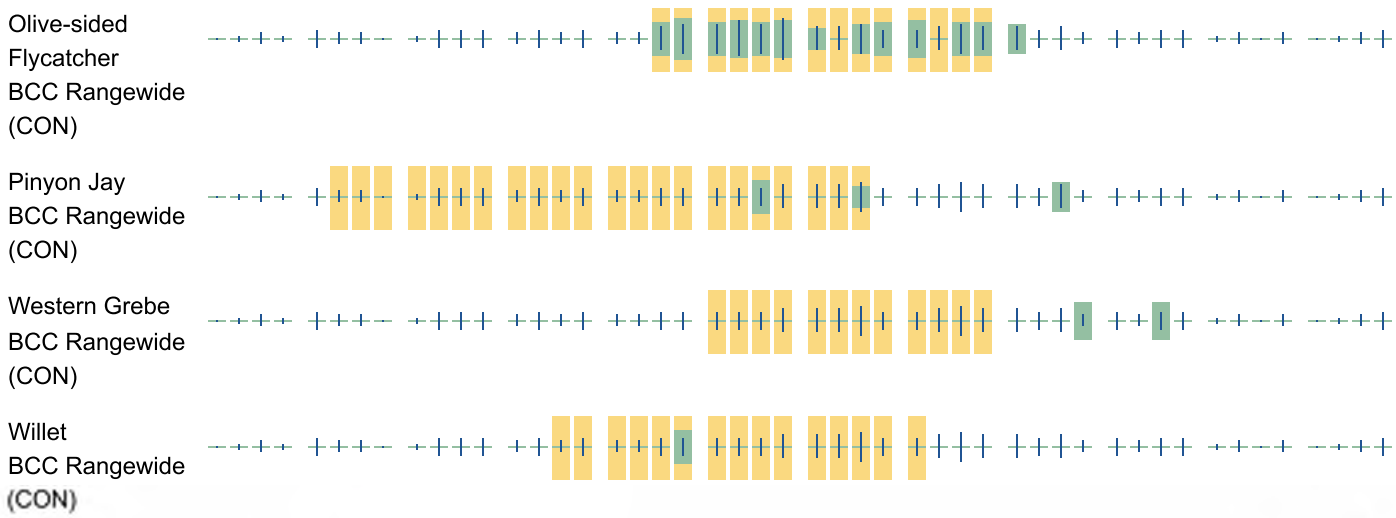
Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION



NOT FOR CONSULTATION



Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Avoidance & Minimization Measures for Birds describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle (Bald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the Rapid Avian Information Locator (RAIL) Tool.

Why are subspecies showing up on my list?

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Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eagle Protection Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ “Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds”.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project

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review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

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Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

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The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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