Appendix A:
Biological Resources Report

Biological Report for
Vesting Tentative Parcel Map/Use Permit 10-001
Town of Mammoth Lakes, California

October 6, 2010

Prepared For:
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546

Prepared By:
Resource Concepts, Inc.
340 N Minnesota Street
Carson City, NV 89703

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Introduction

Resource Concepts, Inc (RCI) was retained by the Town of Mammoth Lakes (the Town) to provide biological services for Vesting Tentative Parcel Map/Use Permit 10-001 (VTPM/UPA). RCI was asked to verify and augment (if necessary) the Vegetation and Wildlife sections of the 1995 Bluffs Environmental Impact Report (EIR) for inclusion in the Initial Study for the Project. The Town requested site-specific analyses to:

1) Review and determine the applicability and conformance with the impact analysis and mitigation measures specified in the 1995 Bluffs EIR, and

2) Conduct additional site reconnaissance of the VTPM/UPA Project Site (approx 4.3 acres) as well as the two additional parcels (labeled LLA 08-001 Parcels 1 and 2) and the Parcel A, as shown on the attached Sheet 1.

On September 8, 2010 two RCI Biologists completed an inspection and site assessment of the VTPM/UPA Project Area and reconnaissance of the 1995 Bluffs EIR Project Area. The purpose of the assessment was to determine if the biological assessments in the 1995 Bluffs EIR Project Area were applicable to the VTPM/UPA Project Area and to describe any biological conditions that should be evaluated to augment the 1995 Bluffs EIR.

Summary of Previous Findings in the 1995 Bluffs EIR

Vegetation

Two vegetation surveys were conducted for the 1995 Bluffs EIR study area (*in* Johnston 1995). The 1995 Bluffs EIR reported that the area was dominated by three vegetation types: Sierra Upper Montane Forest, Montane Chaparral, and Great Basin sagebrush scrub. No State or Federally listed threatened or endangered plant species or other species of special concern were found to occur on the project area.

Wildlife

A comprehensive wildlife study of the 1995 Bluffs EIR area was conducted by Taylor (*in* Johnston 1995) to analyze potential impacts to state and federally listed threatened, endangered, or candidate wildlife species, and other special status species including Sierra Nevada red fox, spotted owl, great gray owl, wolverine, American badger, northern goshawk, flammulated owl, marten, and western white-tailed jackrabbit.

Field studies conducted in 1990 found that the site contained poor quality habitat for spotted owl, great gray owl, and northern goshawk. Species of interest observed in the forested habitats of the Bluffs EIR study area or identified from sign included marten, western white-tailed jackrabbit, and pika.

Special emphasis was given to mule deer in the 1995 Bluffs EIR and the proximity of the proposed development to critical deer migration routes and holding areas. Specific mitigation measures were given to reduce, to the extent possible, the potential impacts to mule deer from habitat alteration, habitat removal, human intrusion, and direct mortality.

Literature and Database Review

RCI completed a search of the California Natural Diversity Database and requested a species list form US Fish and Wildlife Service to update the list of any known occurrences of special status plant and animal species or critical habitats with potential to occur within the vicinity of the VTPM/UPA Project Area. A list of recorded species was compiled from the USGS Mammoth Mountain, Bloody Mountain, Old Mammoth, and Crystal Crag 7.5 minute quadrangles and was confirmed by the California Department of Wildlife (Hawk, personal communication). The potential for these species to occur on the VTPM/UPA Project Area was determined from field reconnaissance and review of habitat descriptions for each species, which are included in Attachment A.

Results and Discussion

Vegetation

1. The dominant plant community descriptions in the 1995 Bluffs EIR include representative accounts of the two existing dominant plant communities in the VTPM/UPA Project Area: montane chaparral and Great Basin sagebrush scrub.

2. The Vegetation Impacts Mitigation Measures in the 1995 EIR include best management practices that are applicable to the VTPM/UPA Project Area.

3. A detailed review of habitat requirements for each of the special status species currently known to occur within the vicinity of the VTPM/UPA Project Area (see Attachment A) and a site reconnaissance by two qualified botanists determined that the proposed action is not likely to affect any of the following sensitive plant species.

PLANTS		
Common Name	***Scientific Name***	**Potential to Occur**
Long Valley milkvetch	*Astragalus johannis-howellii*	NO
Mono milkvetch	*Astragalus monoensis*	NO
Smooth saltbush	*Atriplex pusilla*	NO
Bolander's bruchia	*Bruchia bolanderi*	NO
Western single-spiked sedge	*Carex scirpoidea ssp. pseudoscirpoidea*	NO
Fell-fields claytonia	*Claytonia megarhiza*	NO
Hall's meadow hawksbeard	*Crepis runcinata* ssp. *hallii*	NO
Canescent draba	*Draba cana*	NO
Sweetwater Mtn. draba	*Draba incrassata*	NO
Spear-fruited draba	*Draba lonchocarpa* var. *lonchocarpa*	NO

Tall draba	*Draba praealta*	NO
Scribner's wheatgrass	*Elymus scribneri*	NO
Subalpine fireweed	*Epilobium howellii*	NO
Short-leaved hulsea	*Hulsea brevifolia*	NO
Seep kobresia	*Kobresia myosuroides*	NO
Mono Lake lupine	*Lupinus duranii*	NO
Inyo phacelia	*Phacelia inyoensis*	NO
Robbin's pondweed	*Potamogeton robbinsii*	NO
Short-fruited willow	*Salix brachycarpa* ssp. *brachycarpa*	NO

Wildlife

1. Two vegetation communities/habitat types that were analyzed in the 1995 Bluffs EIR characterize the VTPM/UPA Project Area: montane chaparral and Great Basin sagebrush scrub.

2. There is no forest habitat type in the VTPM/UPA Project Area and therefore no potential habitat for great gray owl.

3. Pika and Sierra marten were found in 1990 in the 1995 Bluffs EIR Project Area. There are no riparian areas, meadows, or boulder outcrops in the VTPM/UPA Project Area and no potential habitat for Sierra marten, pika, or Mt. Lyell Shrew in the VTPM/UPA Project Area.

4. The following mitigation measures from the 1995 Bluffs EIR are still applicable and important for reducing the impacts to mule deer and other wildlife in the VTPM/UPA Project Area. If these mitigation measures are fully implemented, no additional site-specific surveys for deer would be necessary on the VTPM/UPA Project Area (Taylor personal communication).

    - All newly disturbed areas shall be immediately revegetated, preferably with native plant materials, to minimize loss of wildlife habitat and to reduce weed species invasion.

    - Construction shall be limited to 7:00 am-7:00 pm in accordance with the City's noise regulations to minimize noise impacts on wildlife, and in particular, to mule deer.

    - Night lighting shall be limited in both number and intensity to that adequate for safety purposes so as to reduce impacts to nocturnal wildlife species, particularly deer. Also this restriction will help avoid attracting insects to an area with trees already experiencing stress.

- Dogs shall not roam freely; dogs, including during the construction phase, must be on a leash or within an enclosure.

- To reduce impacts on mule deer, construction activities shall be scheduled to minimize disturbance to migratory deer; that is, not during the spring and fall migration/holding periods; major construction activities (e.g. earthmoving, paving, extensive exterior building work, etc.) shall be scheduled between November 1-April 1 and June 1-October 1.

- Fences generally should be discouraged. Otherwise, any fencing shall follow USFS guidelines consisting of single strand wires placed 20, 30, and 42 inches from the ground to allow for easier deer movement.

5. A detailed review of habitat requirements for each of the special status species currently known to occur within the vicinity of the VTPM/UPA Project Area and a site reconnaissance by two qualified biologists determined that the proposed action is not likely to affect any of the following sensitive wildlife species.

ANIMALS		
Common Name	***Scientific Name***	**Potential to Occur**
Yosemite toad	*Bufo canorus*	NO
Sierra Nevada yellow-legged frog	*Rana sierrae*	NO
Paiute cutthroat trout	*Oncorhynchus clarkii seleniris*	NO
Owen's sucker	*Catostomus fumeiventris*	NO
Northern goshawk	*Accipiter gentilis*	Potential Incidental Fly-over
Great Gray owl	*Strix nebulosa*	Not Likely
California wolverine	*Gulo gulo*	NO
Western white-tailed jackrabbit	*Lepus townsendii townsendii*	Not Likely
Sierra marten	*Martes americana sierrae*	NO
Pacific fisher	*Martes pennanti (pacifica) DPS*	NO
Mt. Whitney pika	*Ochotona princeps albata*	NO
Yosemite pika	*Ochotona princeps muiri*	NO
Gray-headed pika	*Ochotona princeps schisticeps*	NO
Mt Lyell shrew	*Sorex lyelli*	NO
Sierra Nevada red fox	*Vulpes vulpes necator*	NO

Silver-haired bat	*Lasionycteris noctivagans*	NO
Long-eared myotis	*Myotis evotis*	Possible
Long-legged myotis	*Myotis volans*	Potential Incidental Use
Yuma myotis	*Myotis yumanensis*	NO

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_TENTATIVE PARCEL MAP

INDEX TO SHEETS

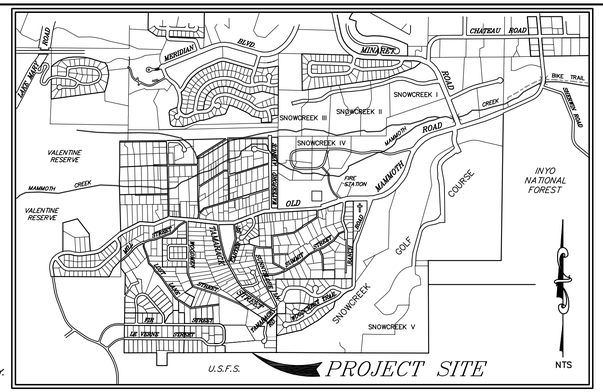
RECORD OWNER/SUBDIVIDER:
PLUM MAMMOTH LAKES FAMILY
LIMITED PARTNERSHIP
P.O. BOX 8208
MAMMOTH LAKES, CA 93546
(760) 924-5603

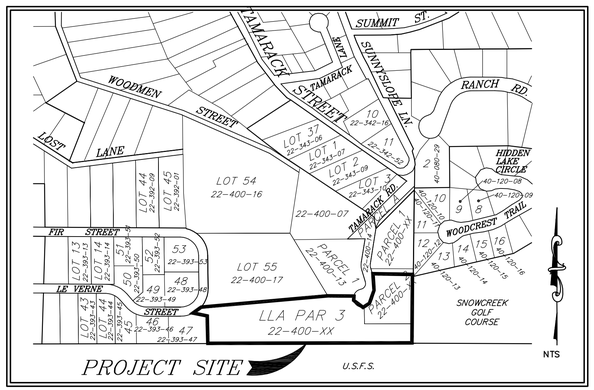
PREPARED BY:
TRIAD/ HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546
(760)934-7588 PHONE
(760)934-5619 FAX

LEGAL DESCRIPTION(S):
LLA PARCEL 3 OF LOT LINE ADJUSTMENT 08-001, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA AS PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 201000638 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES:
EASEMENTS ARE FROM THE PRELIMINARY TITLE REPORT FROM INYO-MONO TITLE COMPANY, NO. 131221, DATED 03/5/2010.

RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED DECEMBER 3, 1900 IN BOOK "N" PAGE 468 OF OFFICIAL RECORDS AS FOLLOWS: "SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTIONS WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES".





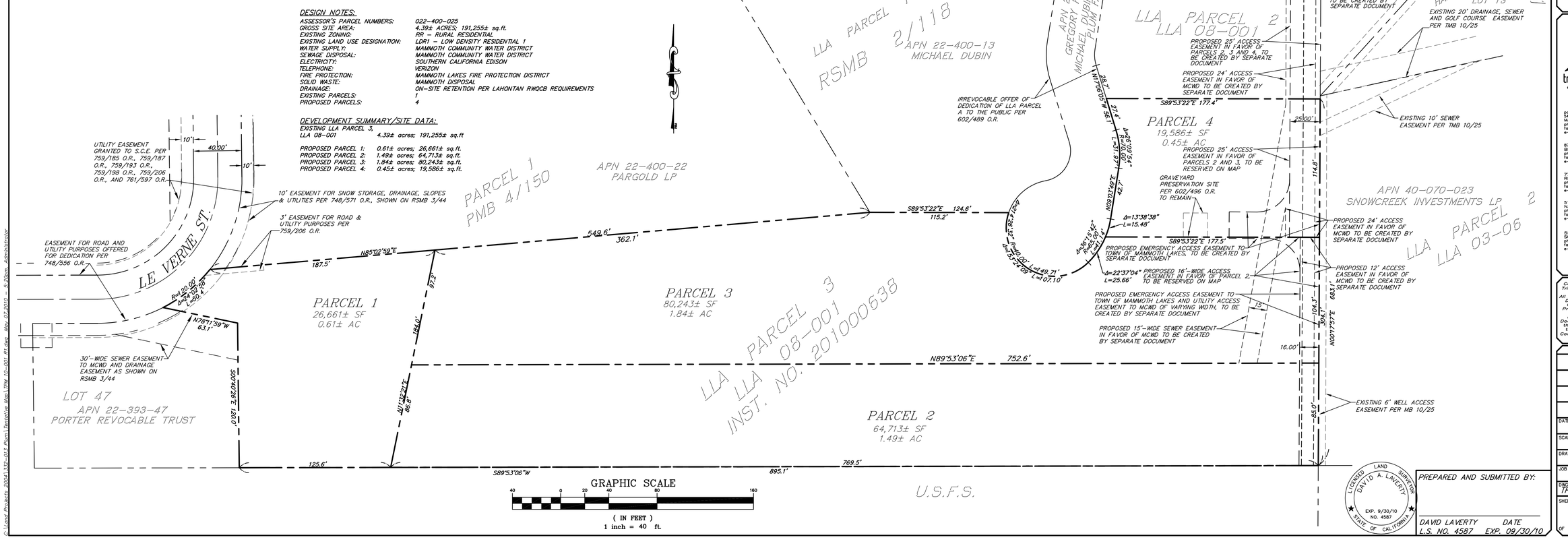
VICINITY MAPS
NOT TO SCALE

DESIGN NOTES:

ASSESSOR'S PARCEL NUMBERS:	022-400-025
GROSS SITE AREA:	4.39± ACRES; 191,255± sq.ft.
EXISTING ZONING:	RR - RURAL RESIDENTIAL
EXISTING LAND USE DESIGNATION:	LDR1 - LOW DENSITY RESIDENTIAL 1
WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DISTRICT
SOLID WASTE:	MAMMOTH DISPOSAL
DRAINAGE:	ON-SITE RETENTION PER LAHONTAN RWQCB REQUIREMENTS
EXISTING PARCELS:	1
PROPOSED PARCELS:	4

DEVELOPMENT SUMMARY/SITE DATA:
EXISTING LLA PARCEL 3,
LLA 08-001 4.39± acres; 191,255± sq.ft

PROPOSED PARCEL 1:	0.61± acres; 26,661± sq.ft.
PROPOSED PARCEL 2:	1.49± acres; 64,713± sq.ft.
PROPOSED PARCEL 3:	1.84± acres; 80,243± sq.ft.
PROPOSED PARCEL 4:	0.45± acres; 19,586± sq.ft.



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PREPARED AND SUBMITTED BY:

DAVID LAVERTY DATE
L.S. NO. 4587 EXP. 09/30/10

LICENSED LAND SURVEYOR DAVID A. LAVERTY EXP. 9/30/10 NO. 4587 STATE OF CALIFORNIA

VESTING TENTATIVE PARCEL MAP NO. 10-001

BEING A SUBDIVISION OF LLA PARCEL 3 OF LOT LINE ADJUSTMENT 08-001
IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

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REVISIONS	BY

DATE	05/07/2010
SCALE	1"=40'
DRAWN	DL/GP/JEP
JOB NO.	332.013
DWG	TPM 10-001.dwg
SHEET	1
OF	4 SHEETS

C:\Land Projects 2004\332-013 Plum\Tentative Map\TPM 10-001 R1.dwg, 5/7/2010 5:20:00 PM

VTPM/UPA 10-001 View Looking East from LeVerne St. 8-4-2010

VTPM/UPA 10-001 **View Looking South from Tamarack St.** **8-4-2010**

VTPM/UPA 10-001 View Looking Southwest from Tamarack St. 8-4-2010

ATTACHMENT 'A'
HABITAT DESCRIPTIONS AND ANALYSES OF POTENTIAL OF OCCURRENCE FOR SPECIAL STATUS SPECIES

The following list of special status species was compiled from a search of the California Natural Diversity Data Base for the following USGS 7.5 minute quadrangles: Old Mammoth, Mammoth Mountain, Bloody Mountain, and Crystal Crag.

COMMON NAME	SCIENTIFIC NAME	STATUS
AMPHIBIANS		
Yosemite toad	*Bufo canorus*	Federal Candidate CA Species of Special Concern
Habitat: *Bufo canorus* is found in wet mountain meadows and seasonal ponds bordered by lodgepole or whitebark pines in areas with thick meadow vegetation or patches of low willows. Breeding areas include shallow mountain pools and slow moving streams. There are no mountain meadows or seasonal pond habitat within the proposed project area and no potential habitat for Yosemite toad.		
Sierra Nevada yellow-legged frog	*Rana sierrae*	Candidate Federal Candidate CA Species of Special Concern
Habitat: *Rana sierrae* is usually associated with montane riparian habitats in mixed coniferous forests, in alpine lakes with grassy or muddy shorelines, and streams with marshy edges and sod banks. Very small, shallow streams are not frequently used, probably because they lack the water depth necessary for escape cover and overwintering. Adults are typically found sitting on the shoreline, usually where there is little or no vegetation within one meter of the water's edge. Frogs are almost always found within 2-3 feet from water. Adults and larvae are also found in shallow pools where water temperatures are warmer, and because these areas provide refuge from fish predation. Tadpoles overwinter at least once before metamorphosis. Breeding sites are associated with lakes and ponds that do not dry in the summer to prevent desiccation of tadpoles, and are sufficiently deep (>2m) to prevent freezing in the winter. There is no riparian or aquatic habitat within the project area and no potential habitat for Sierra Nevada yellow-legged frog.		

FISH		
Paiute cutthroat trout	*Oncorhynchus clarkii seleniris*	Federal Threatened
Habitat: *Oncorhynchus clarkia seleniris* is a subspecies of cutthroat trout that is native to the Silver King Creek watershed in the Toiyabe National Forest, California. PCT prefer cool, well-oxygenated, low gradient streams with moderate current flowing through meadow areas and lakes. There is no aquatic habitat within the project area and no potential habitat for Paiute cutthroat trout.		
Owens sucker	*Catostomus fumeiventris*	CA Species of Special Concern
Habitat: *Catostomus fumeiventris* is restricted to eastern California and is widely distributed throughout the Owens Valley. Most of the population resides in Crowley Reservoir, the lower Owens River, lower Rock Creek, and lower Hot Creek. In streams, these fish are most abundant in reaches with fine substrate or gravel or cobble, and in sections with long runs and few riffles. Larvae and juveniles are most often found in quiet, sedge-dominated margins and backwater areas with undercut banks, algae, and abundant rooted aquatics. There is no aquatic habitat within the project area and no potential habitat for Owen's sucker.		

BIRDS		
Northern goshawk	*Accipiter gentilis*	CA Species of Special Concern
Habitat: *Accipiter gentilis* habitat consists of older-age mixed coniferous and deciduous forests. Large trees are required for nesting. Closed canopy of greater than 40 percent is necessary for protection and thermal cover, and forest openings are required for maneuverability below the canopy. Nests are usually on north slopes, near water, in red fir, lodgepole pine, Jeffery pine, or aspen. There is no potential nesting habitat for goshawks with the project area. There is no mixed coniferous forest or deciduous forest within the proposed project area that offers suitable nesting or foraging habitat. There is potential habitat for northern goshawk in nearby forest habitat and the proposed project area could occasionally be flown over while foraging. Northern goshawk may occasionally fly over the proposed project area from nearby forested areas.		
Great gray owl	*Strix nebulosa*	CA Endangered
Habitat: *Strix nebulos*a occur in dense mixed conifer and red fir stands bordering meadows. Foraging habitat generally includes open grassy areas such as bogs or selective clear-cuts. Primary prey species are small mammals such as voles, gophers, shrews, mice, chipmunks, and frogs. In the Sierra Nevada Range, great gray owls are found in the subalpine and montane forest zones. Great gray owls have been reported to be both nonmigratory and nomadic. Movements are influenced by prey availability. In high snow environments, owls may disperse to lower elevations. Nest sites include old hawk and raven stick-built nests, depressions on broken-topped snags and stumps, or dwarf-mistletoe platforms. There is no potential nesting or foraging habitat for great gray owl within the proposed project area. There are no mixed conifer or red fir stands bordering meadows that would provide suitable nesting or foraging habitat. There is potential habitat for great gray owl in nearby forest habitat and great gray owl could occasionally fly over the proposed project area while foraging. However, the dense manzanita/ chaparral is not conducive for aerial hunting and catching prey.		

MAMMALS		
California wolverine	*Gulo gulo*	CA Threatened

Habitat: Habitat descriptions for *Gulo gulo* are generally non-specific due to their solitary and secretive behavior in remote settings and avoidance of humans. A variety of worldwide habitats have been documented, mostly described as high elevation tundra and forest zones in wilderness settings. Vegetation zones occupied by wolverine include the Arctic tundra, subarctic–alpine tundra, boreal forest, northeast mixed forest, redwood forest, and coniferous forest. The wolverine is a carnivore highly adapted to feed on frozen flesh and bone. Large mammal carrion is a prominent component of the wolverine diet. Small animal prey species include snowshoe hare, porcupine, arctic ground squirrels, hoary marmots, ptarmigan, and sporadically abundant species such as salmon, berries, and insect larvae. The distribution of wolverines in closet proximity to the proposed project area is the highest mountain ranges from Del Norte and Trinity Counties south to Tulare County, California. One lone male wolverine sighted for the past 3 years (2008-2010) north of Truckee, California in Sierra County was determined from DNA tests not to be a descendent of the last know Southern Sierra Nevada population.

There is no potential home range habitat for wolverine within the project area. There are no remote areas with wilderness characteristics and no alpine, subalpine, or forest habitats that would provide suitable habitat for California wolverine within the proposed project area.

Western white-tailed jackrabbit	*Lepus townsendii townsendii*	CA Species of Special Concern

Habitat: *Lepus townsendii* is most closely associated with grasslands and agricultural lands and is only marginally associated with eastern California. The white-tailed jackrabbit is a solitary, nocturnal hare that feeds on grasses and herbaceous plants during the summer and the buds of woody plants during the winter.

Mono County, California is at the western and southern most limits of the distribution for white-tailed jackrabbit. Two historic sightings of white-tailed jackrabbit were reported near Lake Mary in 1951 and south of Casa Diablo Hot Springs in 1955. No recent sightings have been reported within the vicinity of the project area.

The proposed project area does not provide suitable grassland habitat for white-tailed jackrabbit.

Sierra marten	*Martes Americana sierrae*	

Habitat: *Martes Americana sierrae* occupy late-successional stands of mesic conifers with closed canopies and complex structures. The sites most often used by marten on the Inyo National Forest were reported to be lodgepole pine, Jeffrey pine and red fir. East side Sierra habitats are closely connected to riparian or more mesic red fir sites. Large snags, logs, rock outcrops, or talus are used for denning. Winter dens are sometimes under snow near logs or tree trunks.

There are no late successional mesic conifer stands within the project area that would provide habitat for Sierra marten within the proposed project area. No sightings of marten have been reported within the vicinity of the project area.

Pacific fisher	*Martes pennanti*	CDFG - Species of Concern USFS - Sensitive

Habitat: *Martes pennanti* is considered a late-successional forest obligate species found only in North America. Fisher habitat is not limited to distinct forest types, but rather is characterized by complex and diverse physical forest structure with high canopy closure that provides diversity in prey populations. Fishers utilize forest habitats with multiple horizontal and vertical features created by varying tree sizes, understory layers, openings, dead and downed wood, and overhead cover that lead to a high diversity of prey populations. Fishers are generalized predators and will eat whatever prey they can catch including small to medium-sized mammals and birds. They also readily eat carrion and fruit. Foraging sites may differ from resting and denning sites. Tree canopies and cavities are the most frequently reported rest sites. Live trees with hollows, snags, logs, stumps, witches brooms, squirrel and raptor nests, holes in the ground, and abandoned beaver lodges have been reported as resting sites during different seasons. During winter, fishers sometimes use burrows under the snow. However winter distribution may be affected by snow depth and accumulation. In regions where snow tends to be deep, fishers have been most commonly associated with late successional forests where dense overhead canopies intercept snowfall. Den sites have almost always been found in cavities of dead or living trees, or hollows in large diameter logs. Female fishers use one to three dens per litter and move their young to a new den when disturbed.

There are no structurally complex late successional forests and no large diameter logs that would provide suitable hunting or nesting habitat. There is no potential hunting or denning habitat for Pacific fisher in the proposed project area.

Gray-headed pika **Yosemite pika** **Mt Whitney pika**	*Ochotona princeps schisticeps* *Ochotona princeps muiri* *Ochotona princeps albata*	No special status designated on CNDDB report,

Habitat: The gray-headed pika, the Yosemite pika, and Mt. Whitney pika are three of five subspecies of American pika (*Ochotona princeps*) that occur in California. The American pika inhabits rocky and talus areas that provide ample crevices and gaps for denning, nesting, and hiding. Pikas are most often found at the interface of talus and meadow or subalpine shrub habitats for foraging. American pikas are generalist herbivores and most of their water requirement is met through foraging. Pikas are best know for building "haypiles" where stalks of grasses, forbs, and succulent shrubs are piled, dried, and used throughout the year.

The proposed project area does not provide talus or rock outcrop habitat with adjacent meadows or subalpine shrub habitat for any of the three regional subspecies of American pika.

Mount Lyell shrew	*Sorex lyelli*	CA Species of Special Concern

Habitat: Information on the current distribution, status and habitat association for *Sorex lyelli* is needed. For this reason it is included as a State Species of Concern in California. The shrew does not fit the criteria for listing as a Threatened or Endangered Species, and it is not of local concern to CDFG in the Mammoth Lakes area at this time.

This species is found in high elevation riparian areas in the southern Sierra Nevada mountains. Mount Lyell shrew habitat consists of wetland communities, near streams. It occurs in grassy areas and in sagebrush steppe, with scattered pinyon pine woodlands and localized forests of white fir, Jeffrey pine, and lodgepole pine at elevations ranging from 6,900 to 10,000 feet above sea level.

Mt. Lyell shrew has been found in a few locations around Mt. Lyell near Yosemite National Park. This species was reported from the project region (Old Mammoth area) in 1914. There are more recent occurrences of the Mount Lyell shrew from Sweetwater Canyon in the Sweetwater Mountains, in the vicinity of Bridgeport, at an elevation of 8,200 feet.

There is no riparian habitat within the proposed project area and no potential habitat for Mount Lyell shrew.

Sierra Nevada red fox	*Vulpes vulpes necator*	CA Threatened

Habitat: *Vulpes vulpes necator* occurs in a variety of habitats including alpine dwarf-shrub, wet meadow, subalpine conifer, red fir, lodgepole pine, aspen, montane chaparral, montane riparian, mixed conifer and ponderosa pine. Preferred habitat is characterized as red fir and lodgepole pine forests interspersed with meadows or alpine fields. Dens are located in rock areas with dense vegetation**.**

A population of Sierra Nevada red fox was recently confirmed north of Yosemite National Park. The most recent confirmed occurrences of Sierra Nevada red fox prior to the 2010 finding was 1926.

There is no preferred habitat for Sierra red fox within the project area. There are no lodgepole or red fir pine forests with dense understory and rock areas for denning close proximity to the proposed project area that have not been developed for residential housing.

Silver-haired bat	*Lasionycteris noctivagans*	No special status designated in the CNDDB report

Habitat: *Lasionycteris noctivagans* are common throughout California but their distribution is somewhat sporadic. This species needs open water for drinking and is usually associated with riparian areas or mesic habitats in coastal or montane coniferous forest, pinyon-juniper woodlands, and valley foothill woodlands. Hollow trees, snags, buildings, rock crevices, caves, and loose bark are used for roosting.

The absence of open water limits the habitat suitability for Silver-haired bat within the proposed project area.

Long-legged myotis	*Myotis evotis*	No special status designated in the CNDDB report

Habitat: *Myotis evotis* has a widespread distribution in the western United States. It is most common in forested habitats above 4,000 feet, but also uses chaparral and Great Basin shrub habitat for foraging. Moths are the primary prey. Long legged myotis use rock crevices, buildings, loose tree bark, snags, mines, and caves for roosting.

There is potential habitat for long-legged myotis in nearby forest habitat and the proposed project area could be used for foraging.

Long-eared myotis	*Myotis volans*	No special status designated in the CNDDB report

Habitat: *Myotis volans* has been found in nearly all brush, woodland, and forest habitats, from sea level to at least 2700 m (9000 ft), but coniferous woodlands and forests including juniper and ponderosa pine seem to be preferred. It typically forages over rivers, streams, and ponds within the forest-woodland environment. During summer, it roosts singly or in small groups in a wide variety of structures, including cavities in snags, under loose bark, stumps, buildings, rock crevices, and caves. Long-eared myotis feeds on spiders, flies, beetles, and moths caught in flight. During winter, it probably hibernates primarily in caves and abandoned mines.

There is potential habitat for long-eared myotis in nearby forest habitat and the proposed project area could be used for foraging.

Yuma myotis	*Myotis yumanensis*	No special status designated in the CNDDB report

Habitat: *Myotis yumanensis* is common and widespread in California, usually found near ponds, streams, or other sources of open water in open forests and woodlands. Their primary prey includes water-borne insects such as caddisflies and midges, as well as moths, flies, termites, and ants. Yuma myotis require free water for drinking. Roost sites include buildings, mines, caves, or crevices.

The absence of open water limits the habitat suitability for Yuma myotis within the proposed project area.

PLANTS		
Long Valley milkvetch	*Astragalus johannis-howelli*	State Rare CNPS 1B.2
Habitat: Flats and gentle slopes of mountain sagebrush; sandy loam soils and gravelly volcanic ash. Usually found in swales in the vicinity of former or present hot springs activity (Skinner 1997). There are no swales or hot spring activity within the project area and the soils are derived from glacial outwash. There is no potential habitat for Long Valley milkvetch within the project area.		
Mono milkvetch	*Astragalus monoensis* var. *monoensis*	State Rare CNPS 1B.2
Habitat: Upper montane coniferous forest; pumice, gravelly or sandy soils. There is no upper montane coniferous forest within the proposed project area and no potential habitat for Mono milkvetch.		
Smooth saltbush	*Atriplex pusilla*	CNPS 2
Habitat: *Atriplex pusilla* is typically found in Great Basin scrub, within meadows and seeps near alkali hot springs. The Great Basin scrub vegetation type within the proposed project area is dominated by mountain big sagebrush and has no alkaline meadows or seeps and no potential habitat for smooth saltbush within the project area.		
Bolander's bruchia	*Bruchia bolanderi*	CNPS 2.2
Habitat: *Bruchia bolanderi* is a moss that grows on very damp bare soil in meadows and streambanks within lodgepole forests at elevations of 5575-9200 feet. There are no meadows or streambanks within the proposed project area and no potential habitat for Bolander's bruchia.		
Western single-spiked sedge	*Carex scirpoidea* ssp.*pseudoscirpoidea*	CNPS 2.2
Habitat: *Carex scirpoidea* ssp.*pseudoscirpoidea* is found in seeps and meadows associated with alpine boulders and rock fields. There are no seeps, meadows or seasonally wet habitats associated with alpine boulders and rock fields in the proposed project area and no potential habitat for western single-spiked sedge.		
Fell-fields claytonia	*Claytonia megarhiza*	CNPS 2.3
Habitat: *Claytonia megarhiza* is found in alpine boulder and rock fields, and rocky or gravelly subalpine coniferous forest. There are no alpine boulder and rock fields or subalpine coniferous forests within the proposed project area and no potential habitat for fell-fields claytonia.		

Hall's meadow hawksbeard	*Crepis runcinata ssp. Hallii*	CNPS 2.1
Habitat: *Crepis runcinata ssp. Hallii* is a facultative wetland plant in California that occurs in mesic alkaline seeps within pinyon and juniper woodlands. There are no alkaline seeps or pinyon/juniper woodlands within the project area and no potential habitat for Hall's meadow hawksbeard.		
Canescent draba	*Draba breweri var. cana*	CNPS 2.3
Habitat: *Draba breweri var. cana* is found in alpine boulder and rock fields, meadows and seeps, and subalpine coniferous forest at elevations of 9,000 to 10,515 feet in elevation. There are no alpine boulder and rock fields, meadows and seeps or subalpine coniferous forest. The project area is located below the documented elevation range of this species. There is no potential habitat for canescent draba within the proposed project area.		
Sweetwater Mountains draba	*Draba incrassata*	CNPS 1B.3
Habitat: *Draba incrassata* is typically found in alpine boulder and rock fields. There are no alpine boulders and rock fields within the proposed project area and no potential habitat for Sweetwater Mountains draba.		
Spear fruited draba	*Draba lonchocarpa var. lonchocarpa*	CNPS 2.3
Habitat: *Draba lonchocarpa var. lonchocarpa* is found in alpine boulders and rock fields, within an elevation range of 9,000 to 9,885. There are no alpine boulders and rock fields and no potential habitat for spear fruited draba within the project area.		
Tall draba	*Draba praealta*	CNPS 2.3
Habitat: *Draba praealta* is found in meadows and seeps. There are no meadows or seep habitat within the proposed project area and no potential for tall draba.		
Schribner's wheatgrass	*Elymus scribneri*	CNPS 2.3
Habitat: *Elymus scribneri* is found in alpine boulder and rock fields. There are no alpine boulders or rock fields within the project area and no potential habitat for Schribner's wheatgrass.		
Subalpine fireweed	*Epilobium howellii*	CNPS 4.3
Habitat: *Epilobium howellii* is endemic to California and is found in riparian wetlands and meadows in subalpine forests. There are no wetlands or meadows in the proposed project area and no potential habitat for subalpine fireweed.		
Short-leaved hulsea	*Hulsea brevifolia*	CNPS 1B.2

Habitat: *Hulsea brevifolia* occurs in gravelly, sandy granitic, or volcanic soils in upper montane coniferous forest at elevations of 4,900 to 10,500 feet (1500-3200 m). There is no upper montane coniferous forest within the proposed project area and the soils are derived from glacial outwash. There is no potential habitat for short-leaved hulsea.		
Seep kobresia	*Kobresia myosuroides*	CNPS 2.3
Habitat: *Kobresia myosuroides* is typically found in alpine boulder and rock fields, meadows and seeps, and subalpine coniferous forest. There are no alpine boulders and rock fields, meadows and seeps, or subalpine coniferous forests within the proposed project area and no potential habitat for seep kobresia.		
Mono Lake lupine	*Lupinus duranii*	CNPS 1B.2
Habitat: *Lupinus duranii* is found in Great Basin scrub, subalpine coniferous forest and upper montane coniferous forest on volcanic pumice and gravelly soils. The small extent of Great Basin scrub within the proposed project area is dominated by mountain big sagebrush. Soils within are derived from glacial outwash and are not characteristic for Mono Lake lupine. The project area was searched for Mono Lake lupine but was it not found.		
Inyo phacelia	*Phacelia inyoensis*	CNPS 1B.2
Habitat: *Phacelia inyoensis* is found in alkaline meadows and seeps along the Owens Valley and east of Whitmore Hot Springs near Lake Crowley. There are no alkaline meadows or seeps within the proposed project area and no potential habitat for Inyo phacelia.		
Robbins' pondweed	*Potamogeton robbinsii*	CNPS 2.3
Habitat: *Potamogeton robbinsii* is a deepwater aquatic herb found in deepwater lakes, marshes, and swamps. There are no lakes, marshes or swamps in the proposed project area and no potential habitat for Robbins' pondweed.		
Short-fruited willow	*Salix brachycarpa* ssp. *brachycarpa*	CNPS 2.3
Habitat: *Salix brachycarpa* ssp. *brachycarpa* is found in alpine dwarf scrub, meadows and seeps, and subalpine coniferous forests. Documented at elevations ranging from 9,000 to 10,500 feet. There are no alpine dwarf scrub, meadows and seeps, or subalpine coniferous forests within the propose project area and no potential habitat for short-fruited willow.		

COMMUNITY		
Mono pumice flat		
There are no pumice flats within the project area.		