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March 5, 2021

Dinesh Sawhney
American Housing, Inc.
156 Las Quebradas Lane
Alamo, California 94507

Subject: Biological Resources Study for Proposed Alhambra House Project
4110 Alhambra Way, Martinez, Contra Costa County

Dear Mr. Sawhney:

LSA submits this biological resources study for the property at 4110 Alhambra Way in Martinez, Contra Costa County. This study includes an assessment of the proposed project footprint (referred to as the project site) and adjacent lands, such as Alhambra Creek (also known as Arroyo del Hambre Creek) and its associated riparian woodland, which are situated immediately west of the project site. The primary objective of the study is to identify potentially significant biological resource constraints to development of the project site, especially those related to special-status species and sensitive habitats.

This study consists of the following elements that occur or may occur on or adjacent to the project site: (1) a general description of the habitat types present; (2) identification of special-status species observed or potentially present; (3) a general assessment of sensitive habitats (including potential waters of the United States/waters of the State); (4) identification of any potential project impacts that may be avoided or reduced under each of the California Environmental Quality Act (CEQA) Guidelines Checklist Questions; and (5) proposed mitigation measures to reduce remaining impacts to a level of less than significant under CEQA.

METHODS

On March 2, 2021, LSA Senior Biologist Dan Sidle conducted a reconnaissance-level survey of the project site and adjacent riparian corridor to evaluate the potential occurrence of special-status species and sensitive habitats. Prior to conducting the survey, LSA reviewed as the project site plan, the project's arborist report (BrightView 2020), and searched the records of the California Department of Fish and Wildlife's (CDFW) *California Natural Diversity Database* (CNDDB) (CDFW 2021), California Native Plant Society's *Inventory of Rare and Endangered Plants* (CNPS 2021), and the U.S. Fish and Wildlife Service's (USFWS) *Information for Planning and Consultation (IPaC)* on-line data base (USFWS 2021) for occurrences of special-status plant and wildlife species on or adjacent to the project site. LSA also reviewed local eBird (2021) hotspots for observations of special-status birds near the project site. LSA conducted the survey by walking throughout the project site and adjacent riparian corridor to search for biological resources, such as the presence of special-status plants, animals, and their habitats, and sensitive habitats such as wetlands or drainages. The potential presence of special-status species was determined based on an evaluation of the habitat

types present on the site and the CNDDB records and other occurrence information from the vicinity. During the field survey, Mr. Sidle also investigated the presence of waters of the United States/waters of the State (including adjacent wetlands) that would be subject to regulation under Section 404 of the Clean Water Act and/or the California Porter-Cologne Water Quality Control Act.

The scientific and vernacular nomenclature for the plant and wildlife species used in this study are from the following standard sources: plants, Baldwin et al. (2012) and updates listed on the Jepson Herbarium website (http://ucjeps.berkeley.edu/eflora/); amphibians and reptiles, Crother (2017) and/or AmphibiaWeb (www.amphibiaweb.org); birds, American Ornithologists' Union (1998) and supplements through 2021; and mammals, Bradley et al. (2014).

HABITAT/LAND COVER TYPES

The project site currently contains an unoccupied convalescent hospital, unoccupied house, parking lots, native and non-native trees, landscaping, and small lawns. Alhambra Creek and its associated riparian woodland occurs immediately west of the project site. Soils on the project site consist of Botella clay loam, 0 to 2 percent slopes, which is a moderately well-drained soil (UC Davis SoilWeb 2021).

Trees and Landscaping

Several trees, shrubs, and ornamental plants occur on the project site. Trees mapped in the project's arborist report (BrightView 2020) include native coast live oak (*Quercus agrifolia*) and valley oak (*Quercus lobata*) and non-native olive (*Olea europaea*), sweet bay (*Laurus nobilis*), Canary Island date palm (*Phoenix canariensis*), Mexican fan palm (*Washingtonia robusta*), cherry plum (*Prunus cerasifera*), bush palmetto (*Sabal minor*), southern California black walnut (*Juglans californica*), bigleaf magnolia (*Magnolia macrophylla*), border privet (*Ligustrum obtusifolium*), and liquidambar (*Liquidambar styraciflua*). Ornamental shrubs observed include oleander (*Nerium oleander*) and cotoneaster (*Cotoneaster franchetii*), among others. The on-site lawns and understory vegetation beneath the canopy of the trees include mostly non-native plant species, including wild oats (*Avena* sp.), ripgut brome (*Bromus diandrus*), Smilo grass (*Stipa miliacea*), mallow (*Malva* sp.), cutleaf geranium (*Geranium dissectum*), filaree (*Erodium* sp.), Bermuda buttercup (*Oxalis pes-caprae*), Himalayan blackberry (*Rubus armeniacus*), vetch (*Vicia* sp.), poison hemlock (*Conium maculatum*), and English ivy (*Hedera helix*). Native miner's lettuce (*Claytonia perfoliata*) was also observed.

Creek and Riparian Woodland

Alhambra Creek and its associated riparian habitat occurs west of the project site. The creek will be protected by a 25-foot setback (see Site Plan). The creek held approximately 0.5-2 feet of water at the time of the field survey. The riparian woodland contains native coast live oak, California buckeye (*Aesculus californica*), willow (*Salix* sp.), and invasive giant reed (*Arundo donax*). Understory vegetation is dominated by non-native English ivy, but native common snowberry (*Symphoricarpos albus*), wild cucumber (*Marah macrocarpa*), and stinging nettle (*Urtica dioica*) were also observed within the riparian woodland.

WILDLIFE

Several wildlife species or wildlife sign were observed or detected within or adjacent to the project site during the field survey. These species consisted of western fence lizard (*Sceloporus occidentalis*), Anna's hummingbird (*Calypte anna*), red-shouldered hawk (*Buteo lineatus*), turkey vulture (*Cathartes aura*), American robin (*Turdus migratorius*), oak titmouse (*Baeolophus inornatus*), chestnut-backed chickadee (*Poecile rufescens*), ruby-crowned kinglet (*Regulus calendula*), lesser goldfinch (*Spinus psaltria*), house finch (*Haemorhous mexicanus*), California towhee (*Melozone crissalis*), spotted towhee (*Pipilo maculatus*), song sparrow (*Melospiza melodia*), and squirrel (*Sciurus* sp.) nests.

SPECIAL-STATUS SPECIES

For the purposes of this assessment, special-status species are defined as follows:

1. Species that are listed, formally proposed, or designated as candidates for listing as threatened or endangered under the federal Endangered Species Act (ESA);

2. Species that are listed, or designated as candidates for listing, as rare, threatened, or endangered under the California Endangered Species Act (CESA);

3. Plant species that are on the California Rare Plant Rank Lists 1A, 1B, and 2;

4. Animal species that are designated as Species of Special Concern or Fully Protected by CDFW; or

5. Species that meet the definition of rare, threatened, or endangered under Section 15380 of the CEQA guidelines.

Special-Status Plant Species

Although several special-status plants have been recorded within 5 miles of the project site (Table A), the project site is developed with buildings, parking lots, landscaping, and lawns and does not provide suitable habitat for any special-status plant species. Special-status plants could occur within the adjacent creek and riparian woodland, but the proposed project will not affect these features, since the creek and riparian woodland will be protected by a 25-foot setback (see Site Plan).

Special-Status Wildlife Species

Several special-status animal species are known to occur in the vicinity and could occur at or near the project site (Table A). Wildlife species that are more likely to occur at or adjacent to the project site are discussed below:

- Alhambra Creek may provide suitable aquatic habitat for the California red-legged frog (*Rana draytonii*). The likely presence of introduced predators (i.e., western mosquitofish [*Gambusia affinis*] and American bullfrog [*Rana catesbeianus*]), the developed nature of the area, the creek's isolation from larger natural areas, and the absence of recorded observations in the proximity likely make the creek unsuitable for this species. The closest CNDDB occurrence is approximately 3.2 miles from the project site.

- The western pond turtle (*Emys marmorata*) could occur along Alhambra Creek. Suitable basking sites and deeper pools were observed in the creek channel adjacent to the project site and pond turtles could nest along the banks of the creek.

- The Central California Coast Distinct Population Segment of steelhead (*Oncorhynchus mykiss irideus*) historically occurred in Alhambra Creek (Leidy 2005). In-migrating steelhead may continue to occur in the creek in years with high flows, but barriers in the lower watershed and siltation may degrade salmonid habitat remaining in the Alhambra Creek watershed (Leidy 2005).

- White-tailed kite (*Elanus leucurus*) could nest in the trees or large shrubs on or adjacent to the proposed project site. No white-tailed kites or large stick nests were observed during the field survey, but this species could nest on or adjacent to the project site in the future.

- Western red bat (*Lasiurus blossevillii*) and pallid bat (*Antrozous pallidus*) may roost and/or forage within the riparian woodland adjacent to the project site, while other bat species, such as the Townsend's western big-eared bat (*Corynorhinus townsendii*), could roost in the unoccupied house. No evidence of roosting bats was observed during the survey, but trees suitable for western red bat and trees with cavities potentially suitable for cavity-roosting bats were observed on or adjacent to the project site development footprint and suitable openings for bats were observed below the eaves of the unoccupied house.

SENSITIVE HABITATS

Waters of the United States/State

Alhambra Creek, which is likely jurisdictional under Section 404 of the Clean Water Act, occurs west of the project site. The proposed project includes a 25-foot setback from the creek to the project site and will not impact the creek (see Site Plan). The proposed project does not include any new stormwater outfalls that would drain into the creek. No other wetlands or waters of the United States/State that are potentially jurisdictional under Section 404 of the Clean Water Act were observed on or adjacent to the project site during the field survey.

Riparian or Other Sensitive Habitat

A riparian woodland that is associated with Alhambra Creek is situated immediately west of the project site. The proposed project includes a 25-foot setback from the creek to the development footprint and therefore, the project will not impact any riparian habitat. No other sensitive natural plant communities or sensitive habitat are present on or near the project site.

WILDLIFE NURSERY SITES

No evidence of wildlife nursery sites, such as bat roosts (i.e., guano, urine stains, droppings, odor) or bird rookeries were detected on or adjacent to the project site during LSA's field survey. However, birds could nest on or adjacent to the project site and bats could roost in the riparian woodland, on-site trees, and unoccupied house.

WILDLIFE MOVEMENT CORRIDORS

The project site is developed with buildings and parking lots and is surrounded to the north, south, and east by urban development. Alhambra Creek and its associated riparian woodland provide a wildlife movement corridor, but this corridor will be protected by an established 25-foot setback. Existing wildlife that currently move through the existing developed project site are urban-adapted species that would likely continue to move through the project site and the riparian woodland after the additional building is constructed and the house is relocated. Typical urban wildlife that may move through the site include various native and non-native birds, raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), fox squirrel (*Sciurus niger*), house mouse (*Mus musculus*), and black rat (*Rattus rattus*).

LOCAL AND STATE REGULATIONS

City of Martinez Tree Protection Ordinance

The proposed project will not remove any trees protected by the City's tree protection ordinance. The only trees that will be removed are two non-native sweet bay (*Laurus nobilis*) trees, which are not protected by the City's ordinance. The City ordinance protects all oak trees and native trees measuring 20 inches or larger in circumference (approximately 6.5 inches in diameter), measured 4.5 feet from ground level. The on-site coast live oak and valley oak trees qualify as ordinance-protected trees, but these trees are not being impacted. The off-site native trees within the riparian corridor, such as the California buckeye and willow, may also qualify as ordinance-protected trees, but these trees will be protected by a creek setback and will not be impacted by the proposed project.

HABITAT CONSERVATION PLANS

The project site is not located within the limits of a conservation plan and therefore would not conflict with any adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan.

RECOMMENDED AVOIDANCE MEASURES

Based on the field survey and review of CNDDB records (CDFW 2021), LSA recommends the following measures be implemented to ensure impacts to biological resources are avoided:

California Red-legged Frog and Western Pond Turtle

The following avoidance measures are recommended for California red-legged frog and western pond turtle:

- Prior to the commencement of construction activities, a qualified biologist shall conduct a training session for all project personnel to provide an overview on the California red-legged frog and western pond turtle, applicable regulatory policies and provisions regarding their protection, and the avoidance and minimization measures to be followed to protect the species.

- The contractor, in coordination with the biologist, shall install exclusionary fencing along the outer perimeter of the riparian corridor setback. The fencing shall be heavy-duty silt-fence or similar material, 36-inches tall. The bottom of the fence shall be buried a minimum of 6 inches so that frogs, turtles, and other animals cannot crawl under the fence and shall be inspected and maintained throughout the construction period.

- A qualified wildlife biologist shall monitor all construction activities within suitable habitat daily during initial ground-disturbing activities, including grading, excavation, and vegetation removal.

- If a California red-legged frog, western pond turtle, or other special-status amphibians and reptile species is observed during project activities, all work that may result in disturbance, injury, or mortality to the individual animal shall cease. The contractor shall notify the biologist, who shall in turn contact the project team, CDFW, and/or USFWS.

Nesting Birds

The project should avoid construction activities during the bird nesting season (February 1 through August 31). If construction activities are scheduled during the nesting season, a qualified biologist should conduct a pre-construction survey of all suitable nesting habitat (i.e., trees, shrubs, structures) within 250 feet of the project site (where accessible). The pre-construction survey should be conducted no more than 14 days prior to the start of work. If the survey indicates the presence of nesting birds, protective buffer zones should be established around the nests as follows: for raptor nests, the size of the buffer zone should be a 250-foot radius centered on the nest; for other birds, the size of the buffer zone should be a 50- to 100-foot radius centered on the nest. In some cases, these buffers may be increased or decreased depending on the bird species and the level of disturbance that will occur near the nest.

Roosting Bats

A qualified biologist shall conduct a pre-construction survey for roosting bats at all suitable bat roosting habitat (i.e., trees, the unoccupied house) within the project area within 14 days prior to the beginning of project-related activities. If active bat roosts are discovered or if evidence of recent prior occupation is established, a buffer shall be established around the roost site until the roost site is no longer active. Before any construction activities begin in the vicinity of the identified bat roosts on the project site, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the bats and their habitat, the specific measures that are being implemented to conserve the bat roosts for the current project, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session. If an active bat roost is identified and will be impacted by the proposed project, CDFW should be contacted to determine the appropriate mitigation, which may include the construction of a new bat roost within the project area.

PROJECT DESIGN RECOMMENDATIONS

The design of the project could impact wildlife that inhabit the adjacent creek and riparian woodland. Recommendations for project design that should be implemented in order to reduce to potential impacts to wildlife include the following:

Lighting

If new outdoor lighting is installed for the project, this lighting could impact the wildlife inhabiting the riparian corridor, if it is directed toward the creek. The project site is situated in an urban area with lighting present along the adjacent roads and urban development, but nonetheless, any new lighting around the building should be directed away from Alhambra Creek and the riparian corridor.

Windows

The new building should be designed to avoid potential strikes by birds. Non-reflective window glass should be installed to deter birds from accidentally striking the windows.

Please contact me at (510) 236-6810 or at dan.sidle@lsa.net if you have questions and/or require further information regarding this biological study.

Sincerely,

LSA Associates, Inc.

Dan Sidle
Associate/Senior Biologist

Attachments: Table A: Special-Status Species Evaluated for the Project Site
Proposed Site Plan for the Alhambra House Project

REFERENCES

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Table A: Special-Status Species Evaluated for the Project Site

Species	Status (Federal/ State)	Habitat	Potential for Occurrence[a]
Plants			
Bent-flowered fiddleneck *Amsinckia lunaris*	–/1B	Gravelly slopes, grassland, openings in woodland, often serpentine.	No suitable habitat present.
Pallid manzanita *Arctostaphylos pallida*	FT/SE,1B	Broad-leaved upland forest, closed-cone coniferous forest, chaparral, cismontane woodland, coastal scrub. Grows on uplifted marine terraces on siliceous shale and thin chert.	No suitable habitat present.
Big tarplant *Blepharizonia plumosa*	–/1B	Valley and foothill grassland. Dry hills and plains in annual grassland; clay to clay-loam soils. Usually on slopes and often in burned areas.	No suitable habitat present.
Congdon's tarplant *Centromadia parryi* ssp. *congdonii*	–/1B	Grassland; in alkaline soils.	No suitable habitat present.
Soft salty bird's beak *Chloropyron molle* ssp. *molle*	FE/SR,1B	Coastal salt marshes and brackish marshes from northern San Francisco Bay to Suisun Bay.	No suitable habitat present.
Bolander's Water-hemlock *Cicuta maculata* var. *bolanderi*	–/2B	Marshes and swamps in fresh or brackish water.	No suitable habitat present.
Western leatherwood *Dirca occidentalis*	–/1B	Broad-leaved upland forest, chaparral, riparian woodland, riparian forest, cismontane woodland, closed-cone coniferous forest. Often found on brushy slopes and mesic sites; mostly in mixed evergreen and foothill woodland communities.	No suitable habitat present.
Jepson's coyote-thistle *Eryngium jepsonii*	–/1B	Clay soils in vernal pools and valley and foothill grassland.	No suitable habitat present.
San Joaquin spearscale *Extriplex joaquinana*	–/1B	Occurs in chenopod scrub, alkali meadow, grassland; in seasonal alkali wetlands or sink scrub.	No suitable habitat present.
Diablo helianthella *Helianthella castanea*	–/1B	Open, grassy sites, usually rocky, axonal soils in partial shade in broad-leafed upland forest, chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland.	No suitable habitat present.
Santa Cruz tarplant *Holocarpha macradenia*	FT/SE,1B	Light sandy soil or sandy clay; often grows alongside non-natives in coastal prairie and valley and foothill grassland.	No suitable habitat present.

Species	Status (Federal/ State)	Habitat	Potential for Occurrence[a]
Carquinez goldenbush *Isocoma arguta*	–/1B	Alkaline soils, flats, lower hills; on low benches near drainages and on tops and sides of mounds in swale habitat in valley and foothill grassland.	No suitable habitat present.
Contra Costa goldfields *Lasthenia conjugens*	FE/1B	Cismontane woodland, playas (alkaline), valley and foothill grassland, vernal pools/mesic.	No suitable habitat present.
Delta tule pea *Lathyrus jepsonii* var. *jepsonii*	–/1B	Freshwater and brackish marshes.	No suitable habitat present.
Mason's lilaeopsis *Lilaeopsis masonii*	–/1B	Freshwater and brackish marshes, riparian scrub.	No suitable habitat present.
Long-styled sand-spurrey *Spergularia macrotheca* var. *longistyla*	–/1B	Wetlands and riparian habitat.	No suitable habitat present.
Suisun Marsh aster *Symphyotrichum lentum*	–/1B	Marshes and swamps (brackish and freshwater).	No suitable habitat present.
Saline clover *Trifolium hydrophilum*	–/1B	Marsh, swamps, valley and foothill grassland, vernal pools.	No suitable habitat present.
Oval-leaved viburnum *Viburnum ellipticum*	–/2B	Chaparral, cismontane woodland, and lower montane coniferous forest.	No suitable habitat present.
Fish			
Steelhead (central California coast Distinct Population Segment) *Oncorhynchus mykiss*	FT/CSC	Coastal streams from Russian River south to Aptos Creek (Santa Cruz Co.), including streams tributary to San Francisco and San Pablo Bays.	Alhambra Creek historically supported a small run of steelhead; it continues to be visited by in-migrating steelhead in some years and may support a resident population; barriers in the lower watershed and siltation may present limitations to the amount of salmonid habitat remaining in the Alhambra Creek watershed (Leidy 2005).
Delta smelt *Hypomesus transpacificus*	FT/CE	Only found in estuarine waters from the Sacramento-San Joaquin confluence to San Pablo Bay. Usually found in water with an average salinity concentration of 2 parts per thousand for much of its life cycle, but can tolerate a wide range of salinities and moves into river channels and tidally influenced backwater sloughs.	No suitable habitat present.
Invertebrates			
Callippe silverspot butterfly *Speyeria callippe callippe*	FE/–	Restricted to the northern coastal scrub of the San Francisco peninsula, where host plant, Johnny jump up (*Viola pedunculata*) is present.	No suitable habitat present. Project site is outside the known range of the species. No CNDDB records within 5 miles of the site.

Species	Status (Federal/ State)	Habitat	Potential for Occurrence[a]
San Bruno elfin butterfly *Callophrys mossii bayensis*	FE/–	Known to occur only on slopes of the coastal mountains in San Mateo County. Lays eggs on the larval host plant stonecrop (*Sedum spathulifolium*).	No suitable habitat present. Project site is outside the known range of the species. No CNDDB records within 5 miles of the site.
Vernal pool fairy shrimp *Branchinecta lynchi*	FT/–	Inhabits vernal pools and swales during all stages of its life cycle.	No suitable habitat present. Project site is outside the known range of the species. No CNDDB records within 5 miles of the site.
Amphibians			
California tiger salamander *Ambystoma californiense*	FT/CT	Breeds in vernal pools, ponds, and stock ponds. Spends summer and early fall in uplands surrounding breeding sites, taking refuge in small mammal burrows or other underground cover.	No suitable habitat present. No extant CNDDB records within 5 miles of the site.
California red-legged frog *Rana draytonii*	FT/CSC	Found in lowlands and foothills in or near permanent ponds and streams with dense, shrubby, or emergent riparian vegetation.	Suitable habitat present within Alhambra Creek, but species may not likely to occur due to the creek's urban setting and the likely presence of introduced predators, such as American bullfrogs and crayfish. Closest CNDDB occurrence is approximately 3.2 miles away in an unnamed ditch.
Reptiles			
Western pond turtle *Emys marmorata*	–/CSC	Found in ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Requires basking sites and adjacent grasslands or other open habitat for egg-laying.	Suitable aquatic habitat present along Alhambra Creek and species could nest along the grassy banks of the creek. Closest CNDDB occurrence is in Moorhen Marsh, approximately 2.2 miles from the project site.
Alameda whipsnake *Masticophis lateralis euryxanthusi*	FT/CT	Found in chaparral and rock outcrops. May migrate through grassland and riparian scrub.	No suitable habitat present. Although species is known to occur within riparian woodland, the project site is unlikely to support species due to its urban setting and isolation from occupied habitat. Closest CNDDB occurrence is at Mount Wanda, approximately 0.8 mile from the site.
Birds			
Long-eared owl *Asio otus*	–/CSC	Woodlands and forests that are open or adjacent to grasslands, meadows, or shrublands.	No suitable habitat present. No CNDDB occurrences within 5 miles of the site.
Burrowing owl *Athene cunicularia*	–/CSC	Nests in burrows in grasslands and woodlands; often associated with ground squirrels. Will also nest in artificial structures (culverts, concrete debris piles, etc.).	No suitable habitat present. Species observed in the Martinez Regional Shoreline Park (eBird 2021).

Species	Status (Federal/ State)	Habitat	Potential for Occurrence[a]
California Ridgway's rail *Rallus longirostris obsoletus*	FE/–	Occurs in salt marshes and tidal sloughs. Requires tidal mudflats for foraging habitat. Prefers cordgrass (*Spartina* sp.) for cover and nesting but can be occasionally found in bulrush and cattails.	No suitable habitat present. Closest CNDDB occurrence is approximately 2.5 miles from the site.
California least tern *Sterna antillarum browni*	FE/CE, CFP	Nest on the ground on sandy beaches, alkali flats, hard-pan surfaces (salt ponds).	No suitable habitat present. No CNDDB occurrences within 5 miles of the project site.
White-tailed kite *Elanus leucurus*	–/CFP	Nests in shrubs and trees in open areas and forages in adjacent grasslands and agricultural land.	Could nest in riparian woodland and trees on the site. Species observed in the Martinez Regional Shoreline Park (eBird 2021). No CNDDB occurrences within 5 miles of the project site.
Northern harrier *Circus hudsonius*	–/CSC	Nests and forages in meadows, grasslands, open rangeland, and fresh or saltwater marshes.	No suitable habitat present. Species observed in the Martinez Regional Shoreline Park (eBird 2021). No CNDDB occurrences recorded within 5 miles of the project site.
Golden eagle *Aquila chrysaetos*	–/CFP	Forages in rolling foothill or coast-range terrain, with open grassland and scattered large trees. Nests in large trees, on cliffs, and occasionally on power line poles.	No suitable habitat present. No CNDDB occurrences in close proximity to the project site. Species observed in the Martinez Regional Shoreline Park (eBird 2021).
American peregrine falcon *Falco peregrinus anatum*	Delisted/ Delisted/ CFP	Forages in open country, mountains, and sea coasts. Nests on high cliffs, bridges, and buildings.	No suitable nesting habitat present, but species may briefly fly or forage over site. Species observed in the Martinez Regional Shoreline Park (eBird 2021).
Loggerhead shrike *Lanius ludovicianus*	–/CSC	Found in grasslands and open shrub or woodland communities. Nests in dense shrubs or trees and forages in scrub, open woodlands, grasslands, and croplands. Frequently uses fences, posts, and utility lines as hunting perches.	No suitable habitat present. Species observed in the Martinez Regional Shoreline Park (eBird 2021). No CNDDB occurrences in close proximity to the project site.
Vaux's swift *Chaetura vauxi*	–/CSC	Grasslands and agricultural fields; nests in dense vegetation in large hollow trees near open water; forages in most habitats but prefers rivers and lakes.	No suitable habitat present. Could fly over site during migration. No CNDDB occurrences recorded within 5 miles of the project site.
Olive-sided flycatcher *Contopus cooperi*	–/CSC	Coniferous forests with open canopies.	No suitable habitat present. No CNDDB occurrences recorded within 5 miles of the project site.
Suisun song sparrow *Melospiza melodia maxillaris*	–/CSC	Tidal marshes in Suisun Bay.	No suitable habitat present. Closest CNDDB occurrence is from museum collections recorded at unknown locations in Martinez.

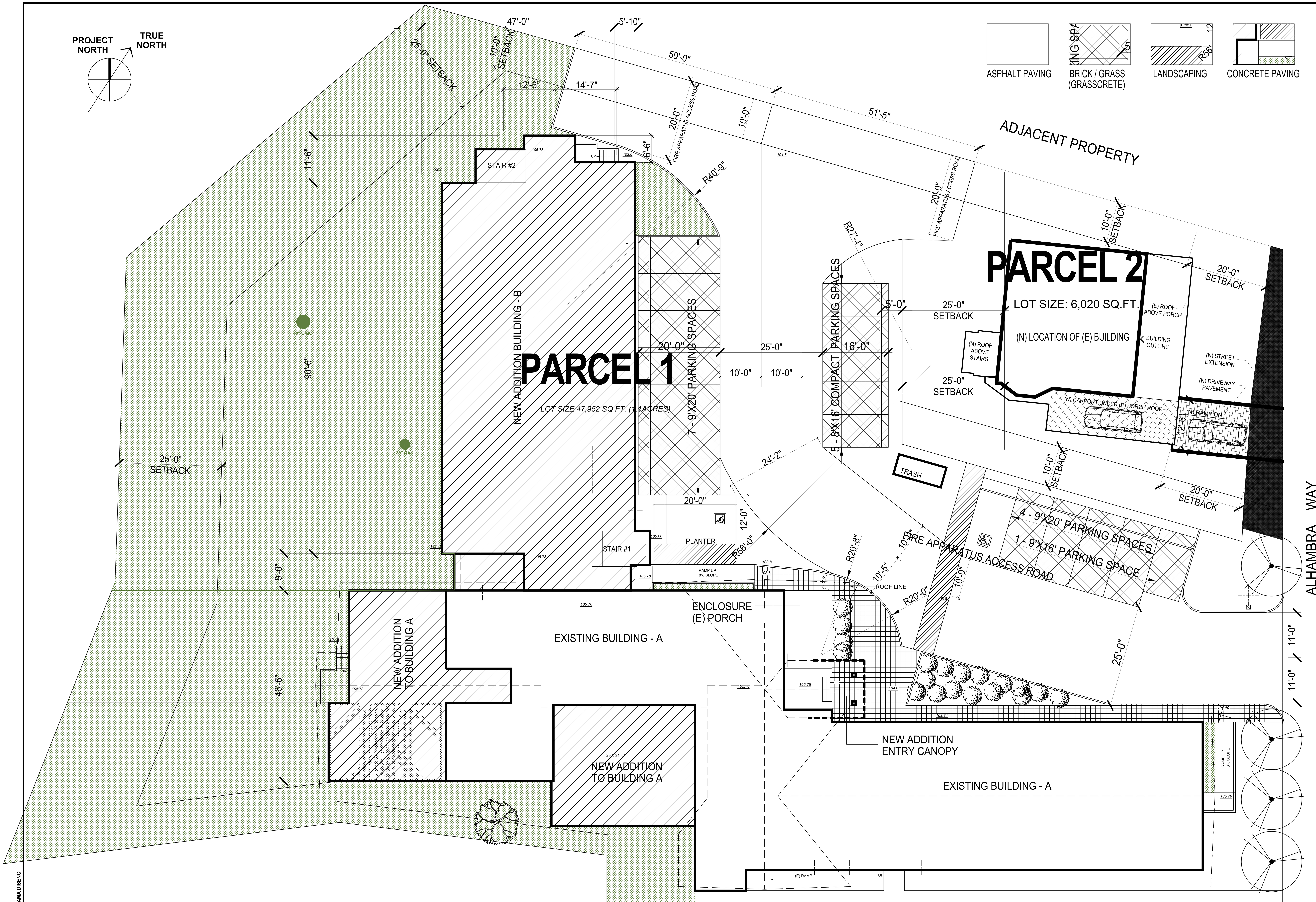
Species	Status (Federal/ State)	Habitat	Potential for Occurrence[a]
Tricolored blackbird *Agelaius tricolor*	–/CT, CSC	Breeds in large colonies near freshwater, preferably emergent wetland such as cattails and tules but also in thickets of willow and other shrubs. Requires nearby foraging areas with large numbers of insects.	No suitable nesting habitat present, but could forage along the adjacent riparian woodland and creek. Closest CNDDB occurrence is a possibly extirpated record approximately 1.7 mile from the project site.
Yellow warbler *Dendroica petechia*	–/CSC	Nests in extensive willow riparian woodlands.	Suitable nesting habitat may present along Alhambra Creek, but species is a rare breeder in the County (Glover 2009). May forage adjacent to the site during migration. Species observed in the Martinez Regional Shoreline Park (eBird 2021). No CNDDB occurrences within 5 miles.
San Francisco common yellowthroat *Geothlypis trichas sinuosa*	–/CSC	Occurs in fresh- and saltwater marshes; nests in tall grasses, tule patches, and willows.	Could briefly forage along adjacent Alhambra Creek, but not likely to occur for prolonged periods of time due to the lack of suitable habitat. Closest CNDDB occurrence is approximately 2.9 miles from the site. Species observed in the Martinez Regional Shoreline Park (eBird 2021).
Mammals			
Townsend's western big-eared bat *Corynorhinus townsendii*	–/CSC	Found in wooded areas with caves or old buildings for roost sites.	Suitable roosting and hibernating habitat may be present in the unoccupied house. Could forage over the riparian corridor or the project site. No CNDDB occurrences within 5 miles of the project site.
Pallid bat *Antrozous pallidus*	–/CSC	Occupies a wide variety of habitats at low elevations. Most commonly found in open, dry habitats with rocky areas for roosting.	Suitable roosting, hibernating, or foraging habitat present within the adjacent riparian woodland. No CNDDB occurrences within 5 miles of the project site.
Western red bat *Lasiurus blossevillii*	–/CSC	Roosts primarily in trees, 2-40 feet above ground, from sea level up through mixed conifer forests. Prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging.	Suitable roosting habitat present in trees within and adjacent to the site and suitable foraging habitat present along Alhambra Creek. No CNDDB occurrences recorded within 5 miles of the project site.
San Francisco dusky-footed woodrat *Neotoma fuscipes annectens*	–/CSC	Primarily along riparian areas within chaparral and woodlands. Feeds mainly on woody plants but also eats acorns, grasses, and fungi. Builds conspicuous stick houses in trees and on the ground.	Suitable habitat present within the riparian woodland. No woodrat houses observed during LSA's survey. No CNDDB occurrences within 5 miles of the project site.
Salt marsh harvest mouse *Reithrodontomys raviventris*	FE/CE	Tidal salt marshes of San Francisco Bay and its tributaries. Requires tall, dense pickleweed (*Salicornia* sp.) for cover.	No suitable habitat present. Closest CNDDB occurrence is approximately 2.4 miles from the site.

Species	Status (Federal/ State)	Habitat	Potential for Occurrence[a]
American badger *Taxidea taxus*	–/CSC	Grassland, scrub, and woodland with loose-textured soils.	No suitable habitat present. No CNDDB occurrences within 5 miles of the project site.

Status Codes:

FE = Federally listed as an endangered species.
FT = Federally listed as a threatened species.
CE = State-listed as an endangered species.
CT = State-listed as a threatened species.
CR = State rare species.
CFP = State-listed as a fully protected species.
CSC = State Species of Special Concern.
1A = California Rare Plant Rank (CRPR): species presumed extinct.
1B = CRPR: plant considered rare, threatened, or endangered in California and elsewhere.
2B = CRPR: plant considered rare, threatened, or endangered in California but more common elsewhere.
– = No status.

[a] Nearest records are based on CNDDB (CDFW 2021) occurrences unless otherwise noted.



PROJECT NORTH
TRUE NORTH
ASPHALT PAVING
BRICK / GRASS (GRASSCRETE)
LANDSCAPING
CONCRETE PAVING
ADJACENT PROPERTY
PARCEL 1
LOT SIZE 47,952 SQ FT. (1.1ACRES)
NEW ADDITION BUILDING - B
STAIR #2
STAIR #1
7 - 9'X20' PARKING SPACES
PLANTER
RAMP UP 8% SLOPE
PARCEL 2
LOT SIZE: 6,020 SQ.FT.
(N) LOCATION OF (E) BUILDING
(E) ROOF ABOVE PORCH
BUILDING OUTLINE
(N) ROOF ABOVE STAIRS
(N) STREET EXTENSION
(N) DRIVEWAY PAVEMENT
(N) CARPORT UNDER (E) PORCH ROOF
(N) RAMP ON
5 - 8'X16' COMPACT PARKING SPACES
TRASH
FIRE APPARATUS ACCESS ROAD
4 - 9'X20' PARKING SPACES
1 - 9'X16' PARKING SPACE
ALHAMBRA WAY
25'-0" SETBACK
10'-0" SETBACK
20'-0" SETBACK
ENCLOSURE (E) PORCH
ROOF LINE
EXISTING BUILDING - A
NEW ADDITION TO BUILDING A
NEW ADDITION ENTRY CANOPY
(E) RAMP
47'-0"
5'-10"
50'-0"
51'-5"
12'-6"
14'-7"
20'-0"
10'-0"
6'-6"
R40'-9"
R27'-4"
R56'-0"
R20'-8"
R20'-0"
11'-6"
90'-6"
9'-0"
46'-6"
25'-0"
16'-0"
5'-0"
24'-2"
12'-0"
12'-6"
10'-5"
11'-0"

1 / A1.3 PROPOSED SITE PLAN

SCALE : 1" = 10'-0"

Property of KODAMA DISEÑO

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STEVEN Y. KODAMA
LICENSED ARCHITECT
No. C-6560
Ren. 5-31-21
STATE OF CALIFORNIA
SEAL

ALHAMBRA HOUSE

AMERICAN HOUSING, INC

4110 ALHAMBRA WAY
MARTINEZ CA 94553

PROPOSED SITE PLAN

No.	DATE	DESCRIPTION	BY	CKD
5	2/16/21	REVISION	CW	SK
4	1/8/21	REVISION	JW	SK
3	11/25/20	PARKING REV.	CW	SK
2	11/16/20	HOUSE SITE REV.	CW	SK
1	7/22/2020	PD APPLICATION	HQ	SK

SCALE 1" = 10'-0"

KD PROJ. NO. X.20XX

SHEET A 1.3