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- Endangered Species Surveys
- Resource Monitoring and Management

21 December 2017

Frank Hennessy, Architect
100 Arboleda Lane
Carmel Valley, California 93924

**Subject: Results of Site Visit to Inspect a Woodrat House at 195 Spindrift Road,
Carmel, California**

Dear Mr. Hennessy,

Following a request by the County of Monterey Resource Management Agency and California Department of Fish and Wildlife (CDFW), this document reports the results of a site visit to inspect a Monterey dusky-footed woodrat house (MDW; *Neotoma macrotis luciana*) located at 195 Spindrift Road, Carmel, California. The MDW is designated as a Species of Special Concern by CDFW. Biologist Nikki Nedeff determined presence of the species onsite earlier this year. Construction of a single-family residence is scheduled to commence in 2018 and an additional guest unit may be built in the distant future.

On 21 December 2017, I visited the property with owner Frank Hennessy. The subject property was undeveloped and supports a mix of native and nonnative vegetation on an ~0.5 acre lot with a moderate slope and southerly aspect. The canopy included scattered Monterey cypress, live oak and acacia trees. Houses were present on three sides of the lot and patch of undeveloped acreage was present across Spindrift Road to the north.

The MDW house identified by Ms. Nedeff was located near the proposed guest unit, which is not expected to be built for several years (Hennessy, pers. comm.). The MDW house was situated approximately 10-feet from the SE corner of the proposed guest unit, near the SE corner of the lot (NAD 83 10 N 594996 4038862). At least three other MDW houses were present nearby in a dense strip of acacia that forms a vegetative screen between the adjacent property. Although it was unclear if the current MDW house was occupied since the species is less active in the winter, MDW use multiple houses within their core area and home range, and collectively the area was considered active.

The MDW houses were situated a sufficient distance away down-slope from the proposed main house. However, prior to construction, the woodrat area should be delineated with flagging and avoided. Within 30 days prior to construction of the guest house, a qualified biologist should determine if the existing MDW house is active and/or if new MDW houses are present near the construction zone. If MDW house are present, they should be

avoided by establishing a no-disturbance buffer of no less than 10-feet during the entire construction period. Avoiding MDW houses, even by a few feet, is preferable to relocation, since the nearby acacia trees with additional MDW houses will not be affected (Hennessy, pers. comm.).

If it is not possible to avoid the MDW house, CDFW should be contacted for guidance. CDFW may require live-trapping and releasing MDW into artificial shelters on or offsite, although there did not appear to be available open space nearby that would be appropriate. Live-trapping, if required, should be conducted from ~mid-July through September to avoid affecting helpless young and outside of the cold winter season. CDFW may also consider enhancing portions of the property for MDW by providing woody debris piles that receive a mix of sun and shade.

Please contact me if you have questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'm an', with a stylized, cursive-like flow.

Mark Allaback
Wildlife Biologist