



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- ADMINISTRATIVE CDP**

**MAY 3, 2024
CDP_2023-0014**

SUMMARY

OWNER: Beatrice Bostick, Michael McGlathery
1520 Mesa Vista
El Prado, NM 87529

APPLICANT/AGENT: Christopher Bostick
1520 Mesa Vista
El Prado, NM 87529

REQUEST: Administrative Coastal Development Permit to construct a 1,900 square foot multi-story single family residence, with a maximum height of 16 feet above natural grade. The request also includes connection to North Gualala Water District and utilities.

LOCATION: In the Coastal Zone, 4± miles north of Gualala, lying on the east side of Fish Rock Road (CR 122); located at 46461 Fish Rock Road (CR 122), Gualala; APN: 143-211-30.

TOTAL ACREAGE: 0.85± Acres

GENERAL PLAN: Rural Residential – Development Limitations Combining District
(RR5 Development Limitations (1))

ZONING: Rural Residential (RR:5)

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Sandy Arellano

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: The proposed development consists of an Administrative Coastal Development Permit to construct a 1,900 square foot multi-story single family residence, with attached garage with a maximum height of 16 foot above natural grade on an undeveloped parcel. The request also includes connection to North Gualala Water District and necessary utilities.

APPLICANT'S STATEMENT: "Single Family Home."

SITE CHARACTERISTICS: The site is located within the Coastal Zone, 4 miles north of Gualala, lying on the east side of Fish Rock Road (CR 122); located at 46461 Fish Rock Road (CR 122), Gualala; APN: 143-211-30 The project site is located on the east side of State Route 1 and is not within a Highly Scenic area, nor is it visible from State Route 1.

The parcel is approximately 0.85 acres in size, and the western portion of the parcel, along Fish Rock Road, is gently sloped to the east. There is an existing septic system, active water connection serviced by North Gualala Water Company, and an existing 960 square foot garage located immediately adjacent to the proposed building site to the southeast of the parcel. The parcel's slope increases to 40% farther to the

east, dropping into Ferguson Gulch a Fluvial Natural Freshwater Forested/Shrub Wetland, which drains to the Pacific Ocean 0.5 miles to the south.

A Botanical Report was prepared by Botanical Survey Results in September 2022 indicating no special status plants were observed to be present on the parcel; a list of plants recorded on the survey is provided in Table 1 of survey. Similarly, a Biological Assessment was prepared by O'Brien Biological Consultants in September 2022. The Biological Assessment Reports' Figure A Map was provided to show a 100 foot buffer from the proposed building site. The buffer line indicates the proposed construction will not impact any riparian habitat associated with Ferguson Gulch creek. The report also provides recommendations for erosion control BMPs be installed before any significant ground disturbance from construction occurs and determines; based on the analysis conducted, the proposed building site will very likely not significantly impact the surround habitat on the parcel. However, if changes to the building site location are proposed, additional biological analysis may be necessary.

PUBLIC SERVICES:

Access: Fish Rock Road (County Road 122)
Fire District: South Coast Fire Protection
Water District: North Gualala Water Company
Sewer District: NONE – Existing On-site Septic System
School District: Arena Union Elementary

RELATED APPLICATIONS:

- IC_2017-0409 -Squatters on property- Closed
- BF_1990-0203 Temp Electric- Expired
- Septic 314A
- Garage F-7182 (Pre-dates Coastal Act)

SURROUNDING LAND USE AND ZONING: Table 1 below lists the surrounding lands classifications and zones similar to the project site and are developed with residential uses.

TABLE 1: SURROUNDING LAND USE AND ZONING

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential RR5(2)	Rural Residential	1.06± Acres	Residential
EAST	Rural Residential RR5(1)	Rural Residential	1.21± Acres	Residential
SOUTH	Rural Residential RR5(1)	Rural Residential	0.94± Acres	Residential
WEST	Rural Residential RR5(2)	Rural Residential	1.28± Acres	Residential

AGENCY COMMENTS: On April 21, 2023, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions are discussed in this staff report and contained in Conditions of Approval. A summary of the submitted agency comments are listed below.

REFERRAL AGENCIES	COMMENTS
Archaeological Commission	Comments
Assessor's Office	No Response
Building Division (FB)	Comments
Department of Transportation (DOT)	Comments
Environmental Health (FB)	No Comments
Planning Division (Ukiah)	Comments
CALFIRE (Land Use)	No Response
California Coastal Commission	No Response

California Dept. of Fish & Wildlife	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Gualala MAC	Comments
Air Quality Management	No Response
Sonoma State University	Comments
North Gualala Water Company	Comments
South Coast Fire District	No Response
County Addresser	No Comments

Gualala Municipal Advisory Council (GMAC): On April 21, 2023, the project was referred to Gualala Municipal Advisory Council (GMAC). On June 1, 2023, GMAC responded noting the Advisory Committee unanimously voted to recommend conditional approval of this CDP application. GMAC's recommended condition of approval requests the applicant "consult with CalFire and the South Coast Fire Protection District and obtain approvals for site and building designs, and fire safe code compliance. GMAC acknowledges the relevance of Mendocino County Planning Policy No. 1 however; GMAC defers to the Department of Planning and Building Services for interpretation and application of Policy No. 1; therefore, requests to be informed of Department recommendations and final disposition of the CDP application with respect to Policy No. 1."

North Gualala Water Company (NGWC): On April 21, 2023, the project was referred to NGWC. On April 27, 2023, they responded commenting: "property is within NGWC service area and has an active meter already connected to the water service. Water is already being delivered to this property".

Building Division Fort Bragg: On April 27, 2023, Building Division commented; "building permits will be required for the proposed construction".

Planning Division Fort Bragg: On April 27, 2023, Planning Division provided related projects and numbers found in Assessor's Parcel Books.

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

Land Use: The parcel is classified as Rural Residential Combining District: District Development Limitation with a five (5) acre minimum parcel size, with a variable density of one (1) acre minimum [RR5: DL]. The Rural Residential District classification is intended to,

"... encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability."

The Development Limitation Combining District classification is intended to,

"...only be used in conjunction with another land use classification on parcels or portions of parcels that according to available data have serious constraints that may prevent or seriously limit development. Such constraints include slopes over thirty (30) percent, erosion or landslide potential or other geophysical hazards."

The proposed project of a single-family dwelling is consistent with the Rural Residential Land Use and subject to Development Limitation classification. The residence and associated developments meet the minimum setback and height requirements, and the proposed development site is not considered to be within a hazardous constraint or flood zone classification. Parcel size conforms to the base zoning district

of RR. Proposed development meets setback requirements, and maximum lot coverage and building height will not be exceeded.

Zoning: The project site is located within the Rural Residential District (RR), as shown on Zoning Display Map. Mendocino County Code (MCC) Section 20.376.005, states:

"... This district is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability."

The proposed single-family residence, as listed above, is a principally permitted use within the Rural Residential District, pursuant to MCC Chapter 20.376. The project would comply with the minimum 20 foot front and side yard setback requirements for the RR District for a parcel of this size. The subject parcel is not a corner lot, however it is subject to the required Corridor Preservation setbacks from centerline of Fish Rock Road (additional 25 feet). The maximum building height allowed in the RR District is 28 feet above the natural grade for Non-Highly Scenic Areas. The maximum building height of the proposed project components is 16 feet above natural grade, would not exceed maximum lot coverage and would not preclude future small scale farming.

Visual Resources: The purpose of MCC Section 20.504 is to:

"...insure that permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas."

The proposed project site is not designated as a "Highly Scenic" area and is not visible from State Route 1 or any areas designated as "Highly Scenic". Therefore, the Project is not subject to the criteria of MCC Section 20.504.015(C). To ensure the project utilizes the correct building materials which have been selected to blend in hue and brightness with their surroundings, the project's proposed color palette and roofing material consists of natural grey weathered redwood patterned board on board known as *board and batten* siding, and weathered grey, standing seam metal roofing. Clear story windows are also part of the design on the rear elevation. Any exterior lighting will be downcast and shielded. As proposed, the project would be consistent with the intent of Visual Resource and Special Treatment Areas (MCC Sec 20.504.015 (C)). See attachment and conditions of approval.

Habitats and Natural Resources: LCP Habitats & Resources Map does not identify sensitive resource areas within 100 feet of the proposed single-family residence location. The site is mapped as Barren, as are surrounding parcels.

As proposed, the project is 100 feet outside of an Environmentally Sensitive Habitat Area (ESHA), as demonstrated in the biological survey prepared by Brit O'Brien, of O'Brien Biological Consultants. The survey, dated September 2022, indicates the ESHA in question is riparian habitat associated with Ferguson Gulch creek situated in the middle east half of the subject parcel. Staff concurs there is no need for a reduced buffer analysis as the proposed development is well over 100 feet away from the nearby ESHA. Other designated resource areas are protected for both the wildlife inhabiting them as well as the enjoyment of present and future populations.

The project application was referred to California Department Fish and Wildlife (CDFW) and California Coastal Commission (CCC) for input. The California Coastal Commission agrees with the buffer analysis. The standard conditions of approval are sufficient to address the CCC comments. No response was received from California Fish and Wildlife.

With the included conditions of approval, staff finds the project consistent with the development criteria of MCC Chapter 20.496 Environmentally Sensitive Habitat and Other Resource Areas. See conditions included.

Hazards Management: The parcel is located in an area classified with a “High Fire Hazard” severity rating. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and South Coast Fire Protection District. The project application was referred to CalFire for input; however, no responses were received. Staff finds the project would not result in significant impacts as condition of approval number four (4) indicates this permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, including CalFire and local Fire Responding Agency defensible space requirements. Also, per the Local Coastal Natural Hazards map, the project parcel is not within an area identified as Tsunami Hazard, Landslide, or Flooding area. The San Andreas Fault zone is located two (2) ± miles northeast of the subject parcel.

Grading, Erosion, and Run-Off: Site preparation, including grading, in the areas of development is required to accommodate the proposed development. Additionally, trenching would be required to install underground utilities and piping, which would extend to the new residence from the existing water metered service and existing septic system.

At this time, this project does not propose grading amounts that would require an Air Quality Permit. The project would be required to implement standard Best Management Practices (BMPs) to prevent erosion and run-off during project construction and revegetate any bare soil as soon as feasible after the construction phase is complete. As conditioned, staff finds the project would not result in significant erosion or run-off impacts and is compliant with MCC Section 20.492.010 grading standards, MCC Section 20.492.015 erosion standards, MCC Section 20.492.020 sedimentation standards.

Archaeological/Cultural Resources: The proposed project was referred to the Mendocino County Archaeological Commission, who responded with comments on October 11, 2023, and then again on December 13, 2023. At the October 11, 2023, meeting, the Archaeological Commission asked for the project to be continued and required the project’s archaeologist provide an explanation as to how conclusions for the survey were reached. The project was again heard at the December 13, 2023, meeting where the Commission accepted the updated report of William Rich, M.A., RPA. Per MCC Sections 22.12.090 and 22.12.100, the Discovery Clause will be implemented and shall be observed during all ground disturbing activities. This is reflected in Condition of Approval number 8.

Groundwater Resources: The project site is located within a mapped “Critical Water Area” and within in North Gualala Water Company’s District (NGWC) and has an active meter already connected to the water service. Per NGWC; “Water is already being delivered to this property. A pre-existing septic system has been designed to accommodate the proposed development as part of the conditions and needs. Archived Department of Environmental Health (DEH) – Fort Bragg records have a recorded septic permit on file to accommodate a three-bedroom count (Permit number 314A).

Transportation/Circulation: The project would not contribute a significant amount of new traffic on local and regional roadways. Cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. Additionally, there are surrounding parcels that have already been developed and have homes that are occupied; therefore, construction of a single-family residence is not anticipated to generate a significant amount of additional traffic beyond what presently exists. The project application was referred to the Mendocino County Department of Transportation (MCDOT) for input. A response was received from MCDOT, dated April 26, 2023, in which they recommended conditional approval pending an encroachment permit and construction of a driveway. DOT’s conditions have been included among the Conditions of Approval for this project. See Condition of Approval No. 10.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15303 which includes new construction, such as a single-family residence, and utility connections.

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project and adopts the following findings and conditions.

FINDINGS:

1. Pursuant to MCC Section 20.532.095(A)(1), the proposed single-family residence with and driveway with minimal grading is in conformity with the entire certified Local Coastal Program. The construction of a residence is a permitted use within the Rural Residential land use classification and is consistent with the intent of the RR Classification; and
2. Pursuant to MCC Section 20.532.095(A)(2), the proposed project would be provided with adequate utilities, access roads, driveway access, drainage, and other necessary facilities. A permitted septic system (permit 314A) is existing, and the applicant has provided a will service letter from North Gualala Water Company. Condition of approval number 10 requires the applicant obtain an encroachment permit from the MC Department of Transportation; and
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the Rural Residential Zoning District, as well as all other provisions of District II of Title 20 of the MCC including development criteria for Environmentally Sensitive Habitat Areas and Highly Scenic Areas, and preserves the integrity of the Rural Residential Zoning District. The project will not preclude future small scale farming, and meets setback, height, and lot coverage limitations; and
4. Pursuant to MCC Section 20.532.095(A)(4), the proposed project, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed single-family residence is categorically exempt pursuant to CCR Sections 15303(a), 15303(d), and 15303(e); and
5. Pursuant to MCC Section 20.532.095(A)(5), the proposed project would not have any adverse impact on any known archaeological or paleontological resources, as no resources have been identified within the vicinity of the project site as noted in the cultural resources' investigation report prepared by William Rich, M.A., RPA and accepted by the Mendocino Archeological Commission at their December 13, 2023, hearing meeting. Condition No. 8 is in place in the event archaeological sites or artifacts are discovered; and
6. Pursuant to MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. Construction of a single-family residence with attached garage, new well, septic system, and driveway are not anticipated to significantly affect demands on public services.

CONDITIONS OF APPROVAL:

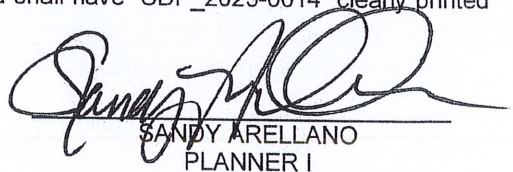
1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Coastal Code. CDP_2023-0014 shall expire and become null and void at the expiration of two years after the effective date, except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code (MCC).
3. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
4. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.

5. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size, or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100-feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code. The provision of this section shall apply in addition to the provision of Section 22.12.100 of this Chapter should discoveries of Human Remains or portion of be discovered.
9. The Applicants shall secure an Air Quality Permit as required by the Air Quality Management District for the proposed project if grading work of 1 acre or 1 mile or greater is required.
10. Department of Transportation requires the following Conditions of Approval:
 - a. Prior to commencement of construction activities or issuance of a building permit, the Applicant shall construct a residential driveway approach onto Fish Rock Road (CR 122), in accordance with Mendocino County Road and Development Standards No. A51A, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
 - b. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.
11. To ensure the project utilizes the correct building materials have been selected to blend in hue and brightness with their surroundings, the project's proposed color palette and roofing material shall be submitted to the County for approval prior to construction via building permit application submittal.
12. Any permitted exterior lighting shall be minimized, downcast, and shielded to protect the nighttime sky from lighting impacts in this rural area.
13. The Applicant shall maintain a 100-foot buffer from any Redwood Forest, Riparian or Environmentally Sensitive Habitat Area (ESHA) west of the proposed project. This includes all staging and storage of construction materials and equipment. Any further development proposed in the ESHA buffer allowed under the Local Coastal Program (LCP) shall require an amendment to CDP_2023-0014 or additional Coastal Development Permit from the County.

14. Temporary orange construction fencing shall be installed along the 100-foot buffer between the riparian area and all construction and staging areas and shall remain until construction is finalized by Planning and Building Services.
15. Heavy machinery, including but not limited to, excavators and skid steers shall be power washed off-site to eliminate seeds and other propagules.
16. All landscaping shall only utilize drought tolerant, native plants. Non-native plants shall not be permitted; if significant populations of invasive plant species become established on the property, efforts should be undertaken to remove them, including uprooting established plants, and grubbing out any young plants annually.
17. Future vegetation removal or management is subject to review by Mendocino County Planning and Building Services and California Department of Fish and Wildlife. The Applicant shall obtain any permits necessary from County or State agencies for vegetation removal or management.
18. If development is to occur during the bird nesting season (March 1 to August 31), a pre-construction survey for nesting birds shall be conducted within 14 days of the onset of construction. If active nesting sites are found, necessary appropriate distance buffers shall be used.
21. The applicant shall maintain the current septic permit with Mendocino County Division of Environmental Health and follow up prior to finalization of building permits for the residence.
23. Standard Best Management Practices shall be employed. Ground disturbance shall be limited to the minimum necessary and disturbed soil area shall be stabilized as soon as feasible.
24. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.
25. Any Building Permit request shall include all conditions of approval of CDP_2023-0014 attached to Building Permit application. All building plans submitted shall have "CDP_2023-0014" clearly printed on all pages.

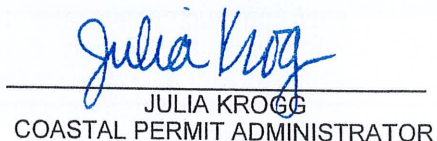
5/3/2024

DATE


SANDY ARELLANO
PLANNER I

5/16/2024

DATE


JULIA KROGG
COASTAL PERMIT ADMINISTRATOR

Appeal Period: 10 Days
Appeal Fee \$2,674.00

ATTACHMENTS:

- | | |
|-----------------------------|-----------------------------|
| A. Location Map | L. Adjacent Parcels |
| B. Aerial | M. Fire Hazard Zone |
| C. Aerial Vicinity | N. Wildland Urban Interface |
| D. Topographic Map | O. Classified Wetlands |
| E. Site Plans/Elevations | P. Coastal Groundwater Map |
| F. Zoning Map | Q. Slope |
| G. General Plan Map | R. Local Soils |
| H. LCP Land Use | S. Farmland |
| I. LCP Land Capabilities | T. Water District |
| J. LCP Habitats & Resources | U. Cypress |
| K. Appealable Area Map | V. MAC |
| | W. Biological Assessment |
| | X. Botanical Survey |



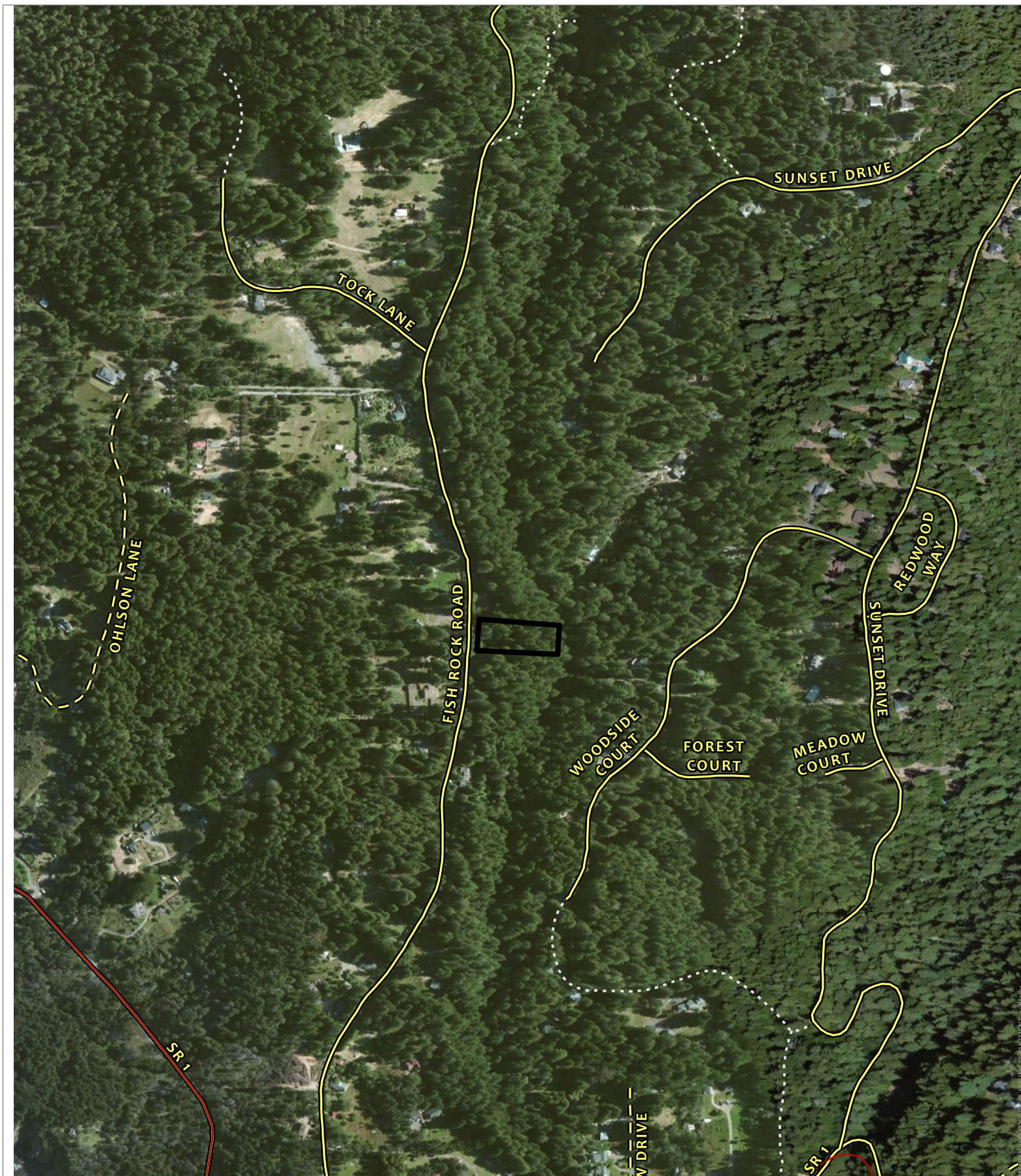
CASE: CDP 2023-0014
OWNER: BOSTICK, Beatrice
APN: 143-211-30
APLCT: Chris Bostick
AGENT: Chris Bostick
ADDRESS: 46461 Fish Rock Rd., Gualala

Major Towns & Places
 Highways
 Coastal Zone Boundary
 Major Roads

0 2,550 5,100 Feet
 0 0.5 1 Miles
 1:63,360

LOCATION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: **CDP 2023-0014**
OWNER: **BOSTICK, Beatrice**

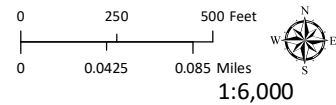
APN: **143-211-30**

APLCT: **Chris Bostick**

AGENT: **Chris Bostick**

ADDRESS: **46461 Fish Rock Rd., Gualala**

— Public Roads
- - Private Roads



AERIAL IMAGERY

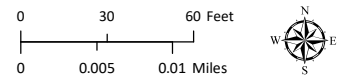
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FISH ROCK ROAD

CASE: CDP 2023-0014
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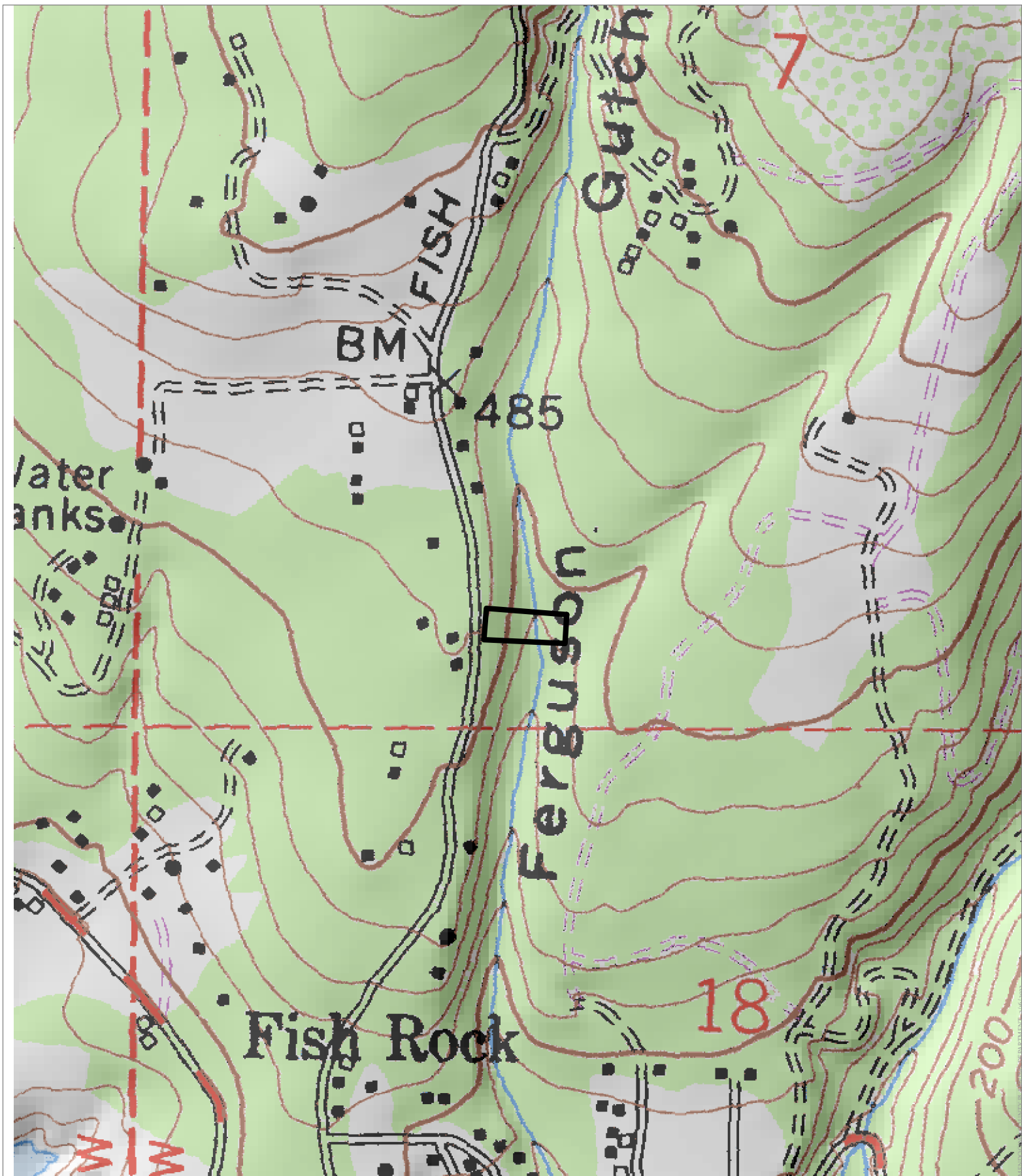
Public Roads



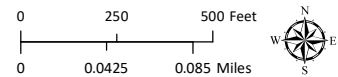
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AERIAL IMAGERY

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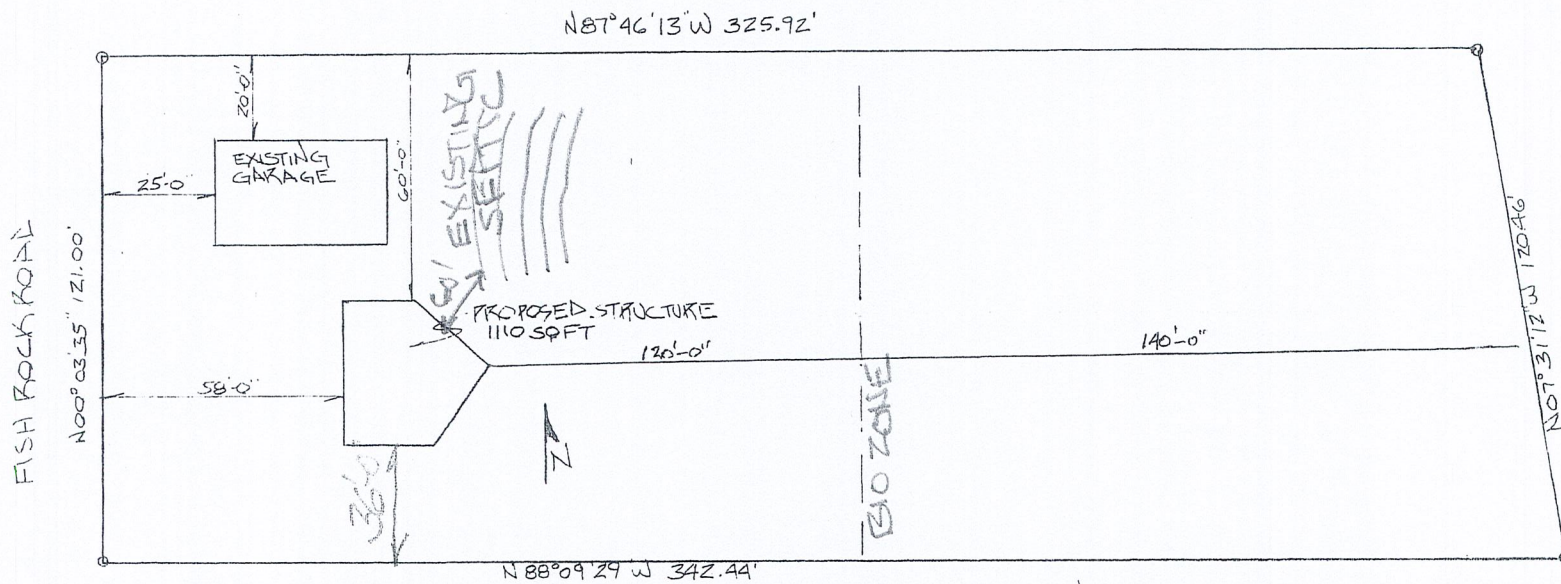


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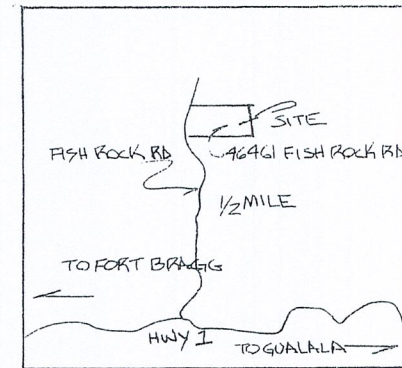


1:6,000
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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SITE PLAN



LOCATION MAP

RECEIVED

MAR 13 2023

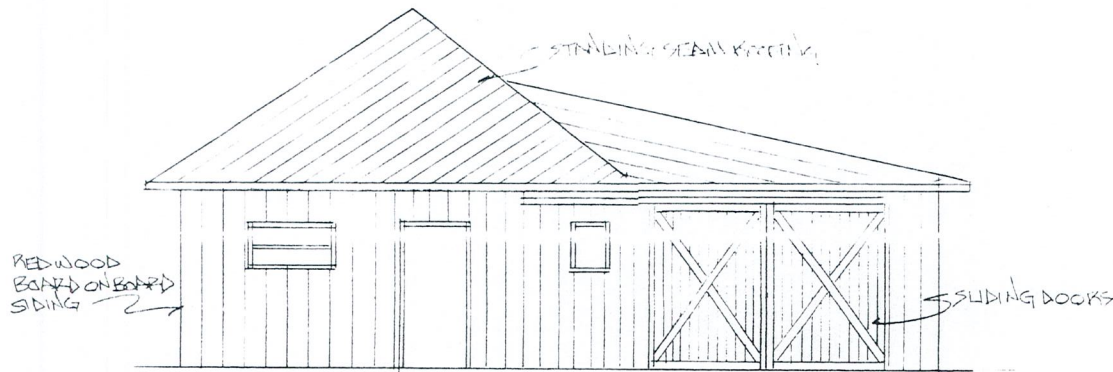
PLANNING & BUILDING SERV
FORT BRAGG CA

SITE PLAN
46461 FISH ROCK RD GUALALA, CA
TN 145-311-30
F. STICKY/M. G. LATHIER

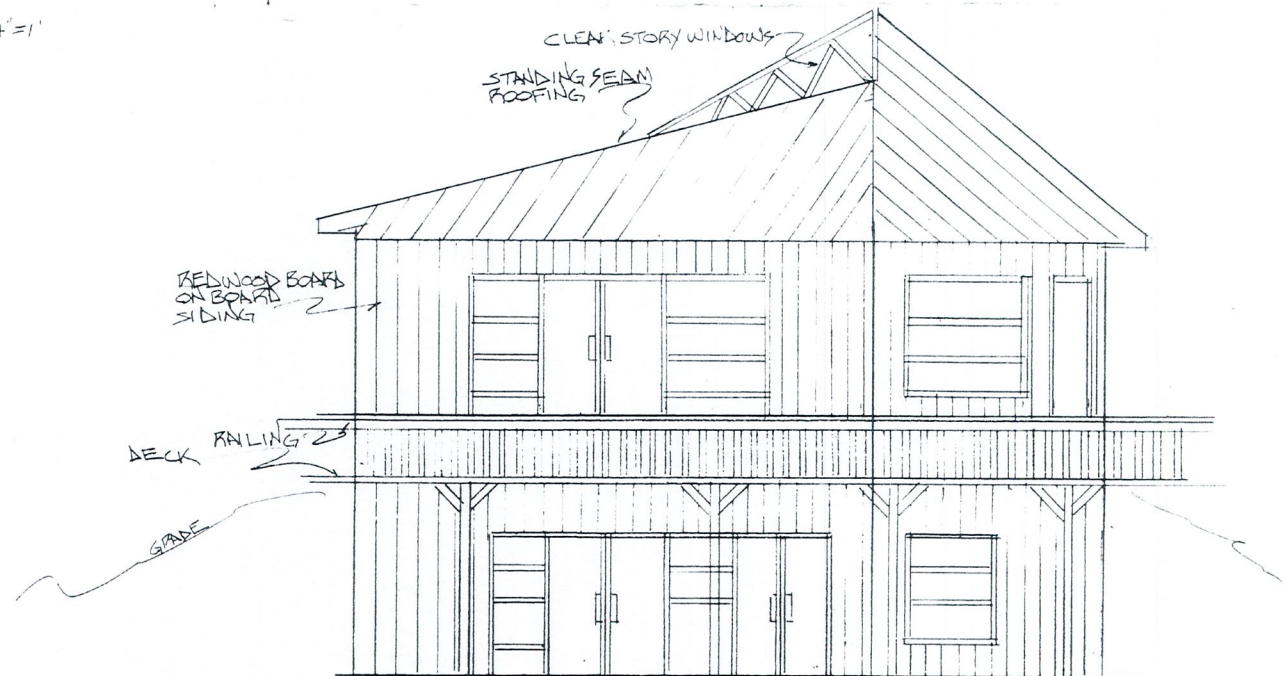
RECEIVED

MAR 13 2023

PLANNING & BUILDING SERV
FORT BRAGG CA



FRONT ELEVATION
SCALE 1/4" = 1'



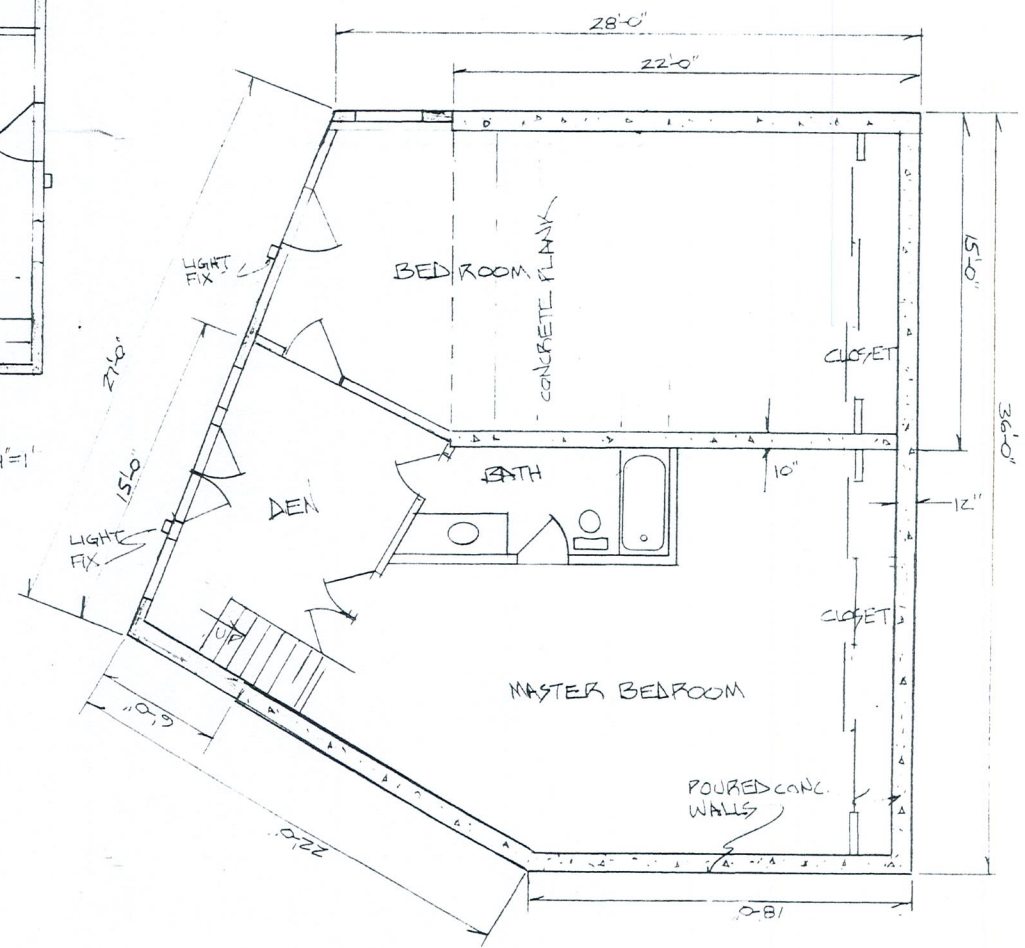
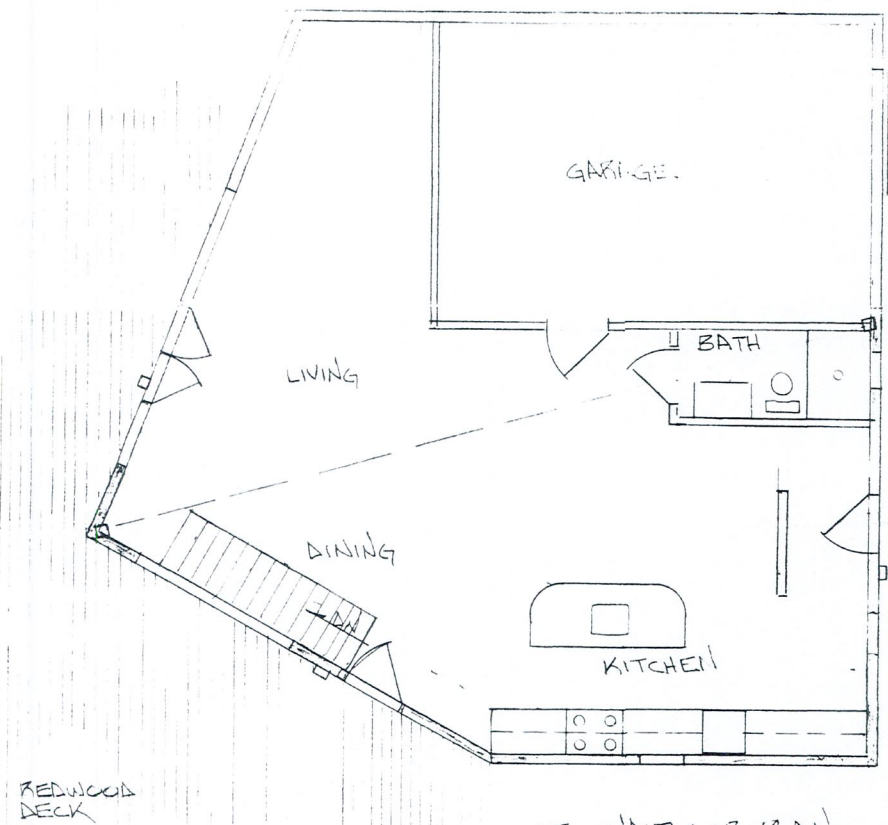
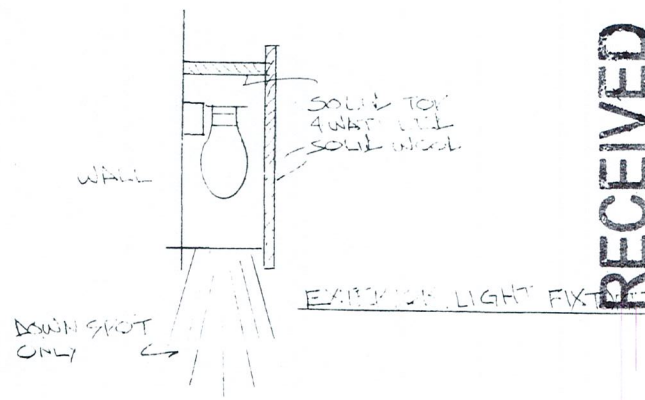
REAR ELEVATION
SCALE 1/4" = 1'

BOSTICK/McGLATHERKY
46461 FISH ROCK RD, GUALALA, CA

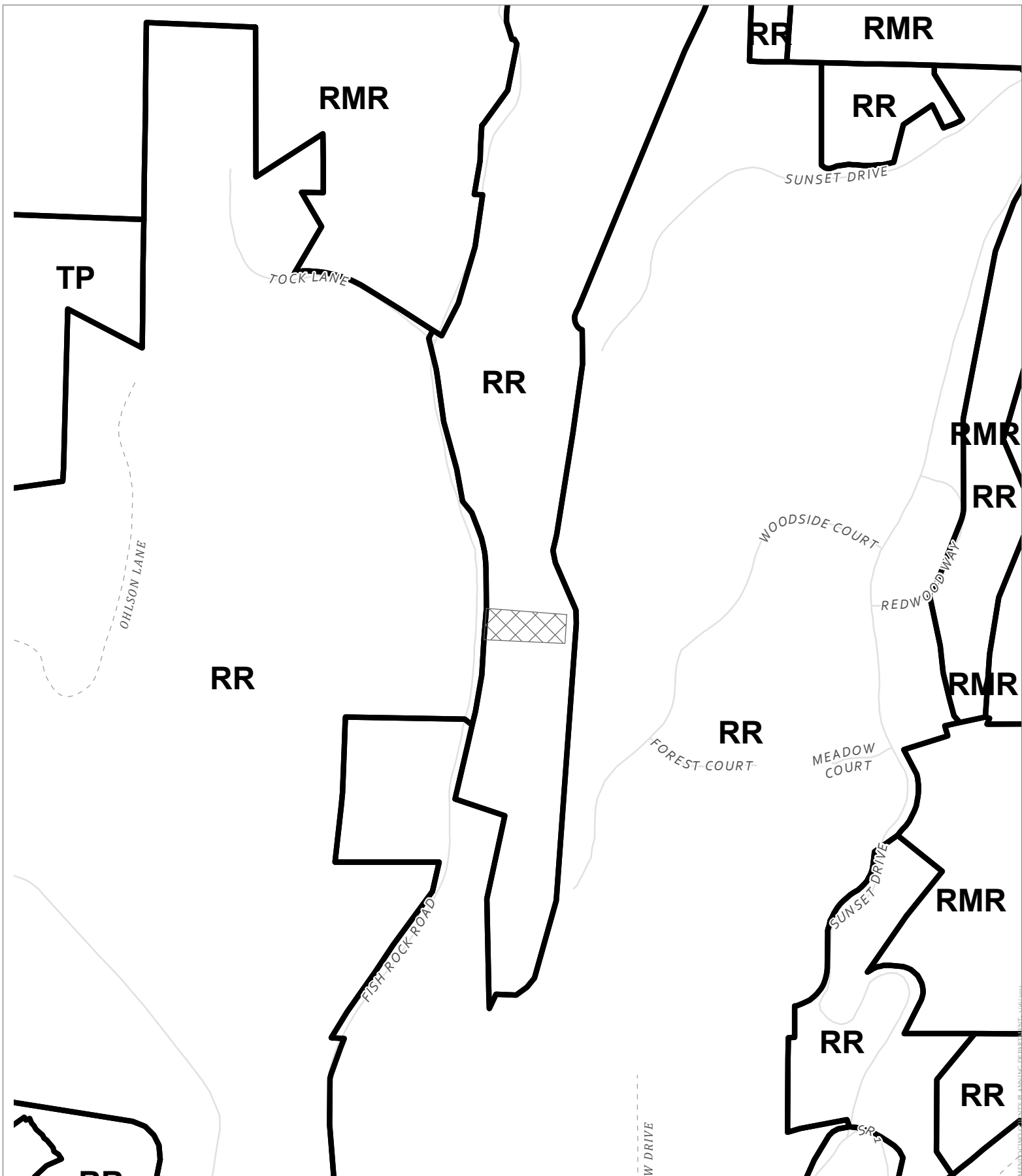
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MAR 13 2023

PLANNING & BUILDING SERV
FORT BRAGG CA



BOSTICK/McGLATHERY
46461 FISH ROCK RD
GUALALA, CA



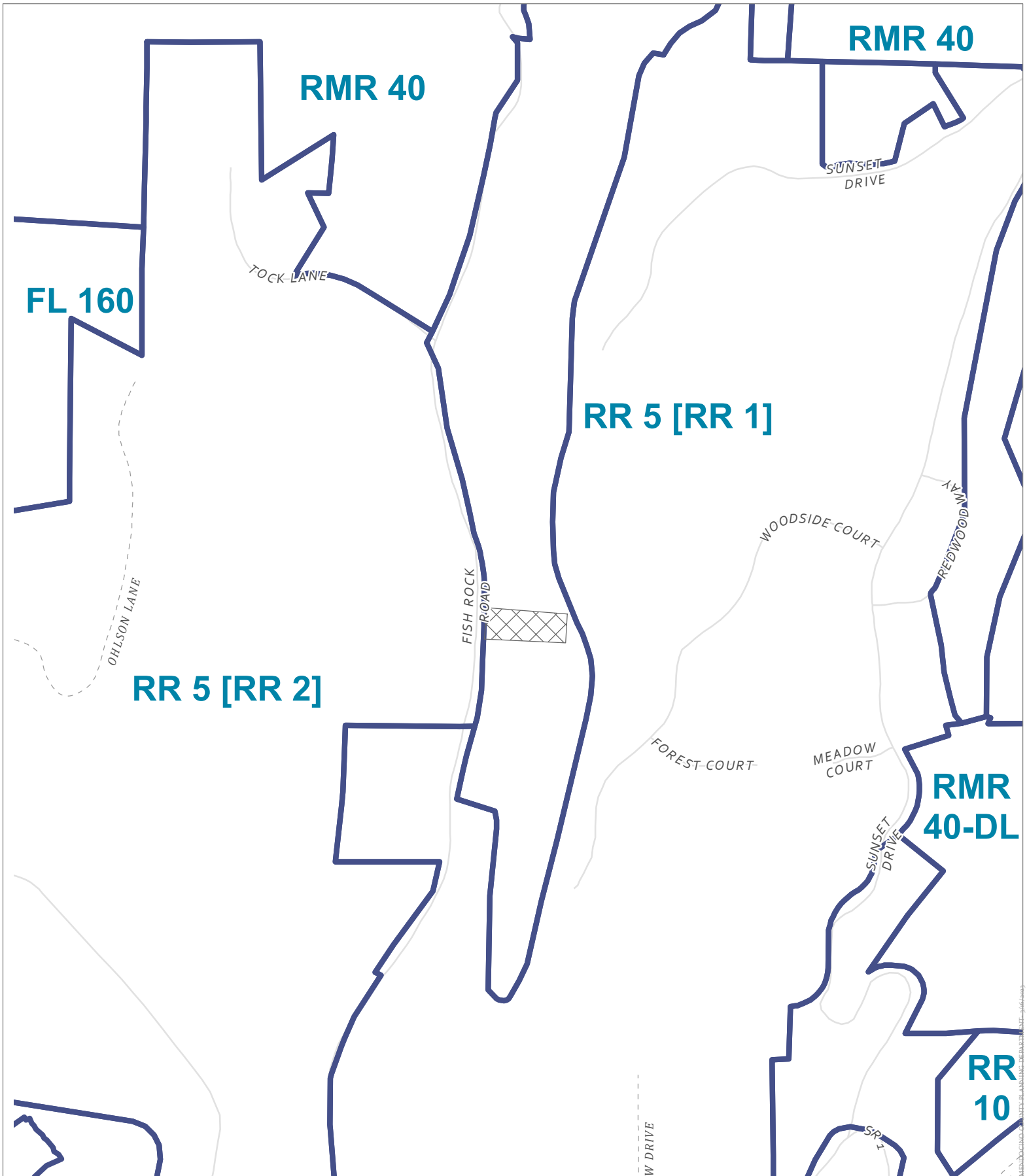
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 APLCT: **Chris Bostick**
 AGENT: **Chris Bostick**
 ADDRESS: **46461 Fish Rock Rd., Gualala**

 Zoning Districts
 Public Roads



0 250 500 Feet
 0 0.0425 0.085 Miles
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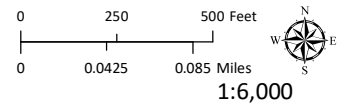
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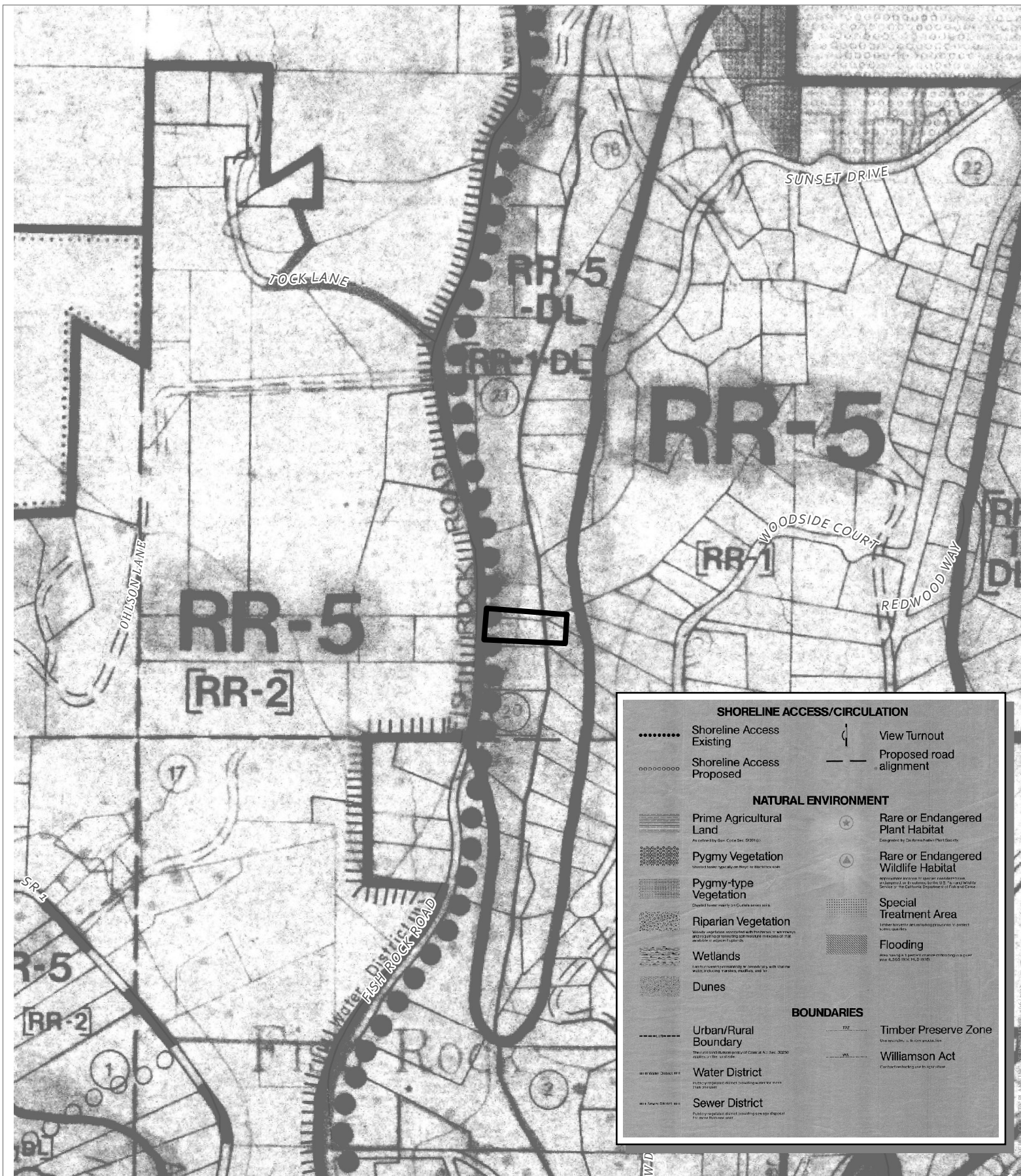
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OWNER: BOSTICK, Beatrice
APN: 143-211-30
APLCT: Chris Bostick
AGENT: Chris Bostick
ADDRESS: 46461 Fish Rock Rd., Gualala

 General Plan Classes
 Public Roads



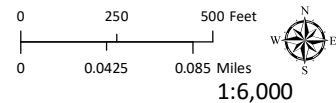
GENERAL PLAN

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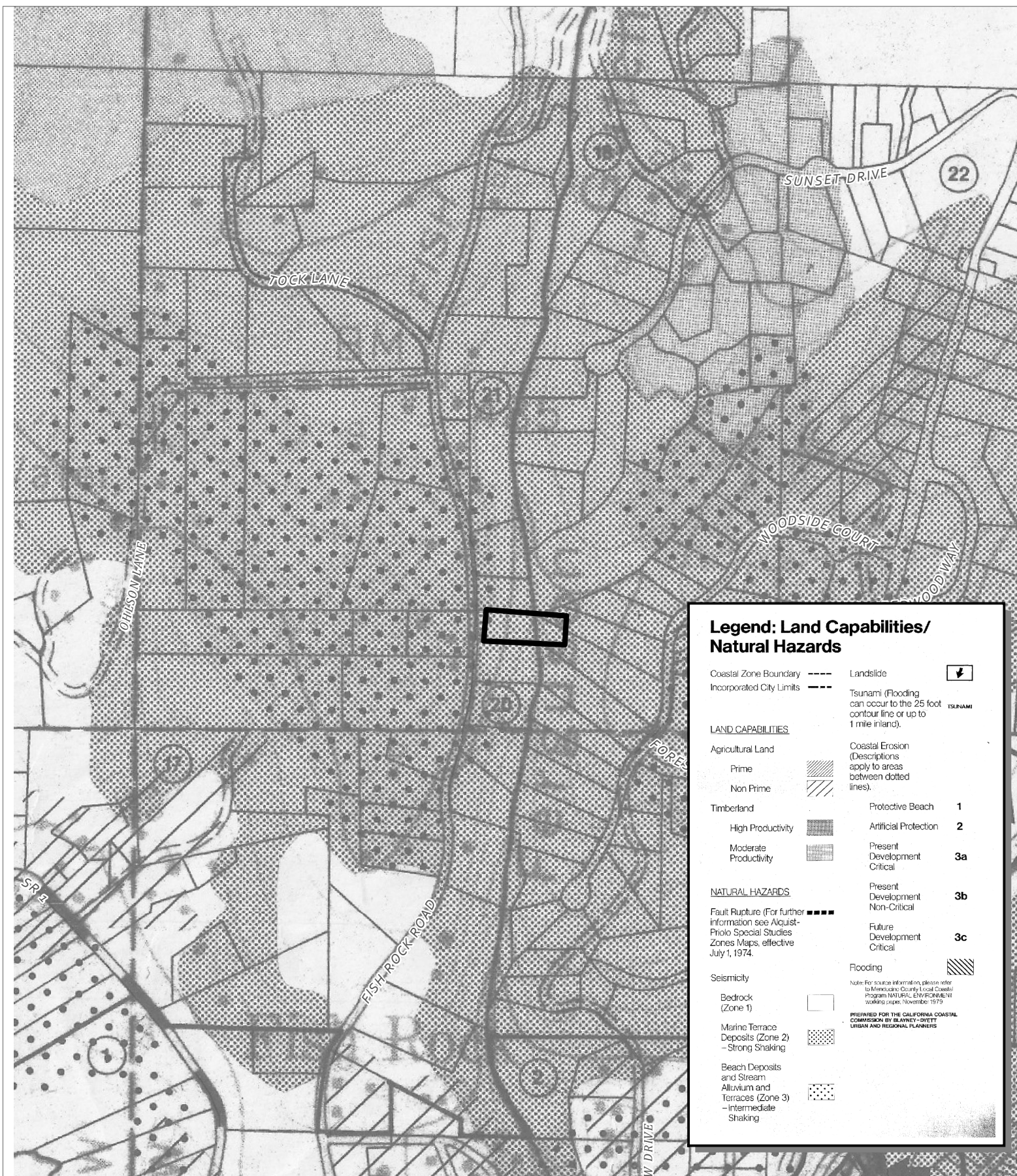
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Public Roads



LCP LAND USE MAP 30: ANCHOR BAY

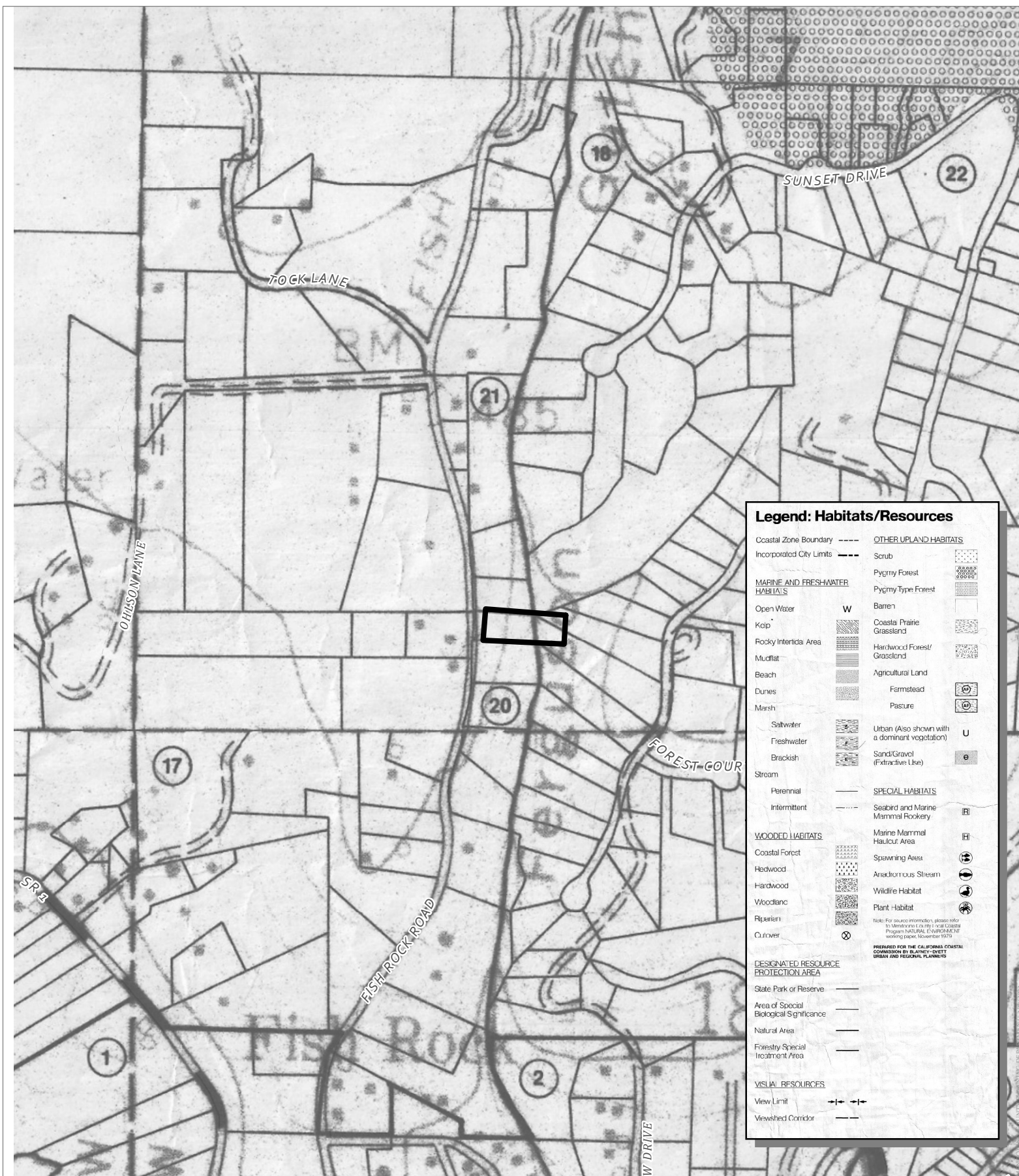
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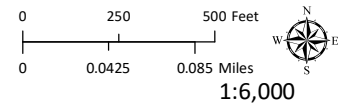
LCP LAND CAPABILITIES & NATURAL HAZARDS

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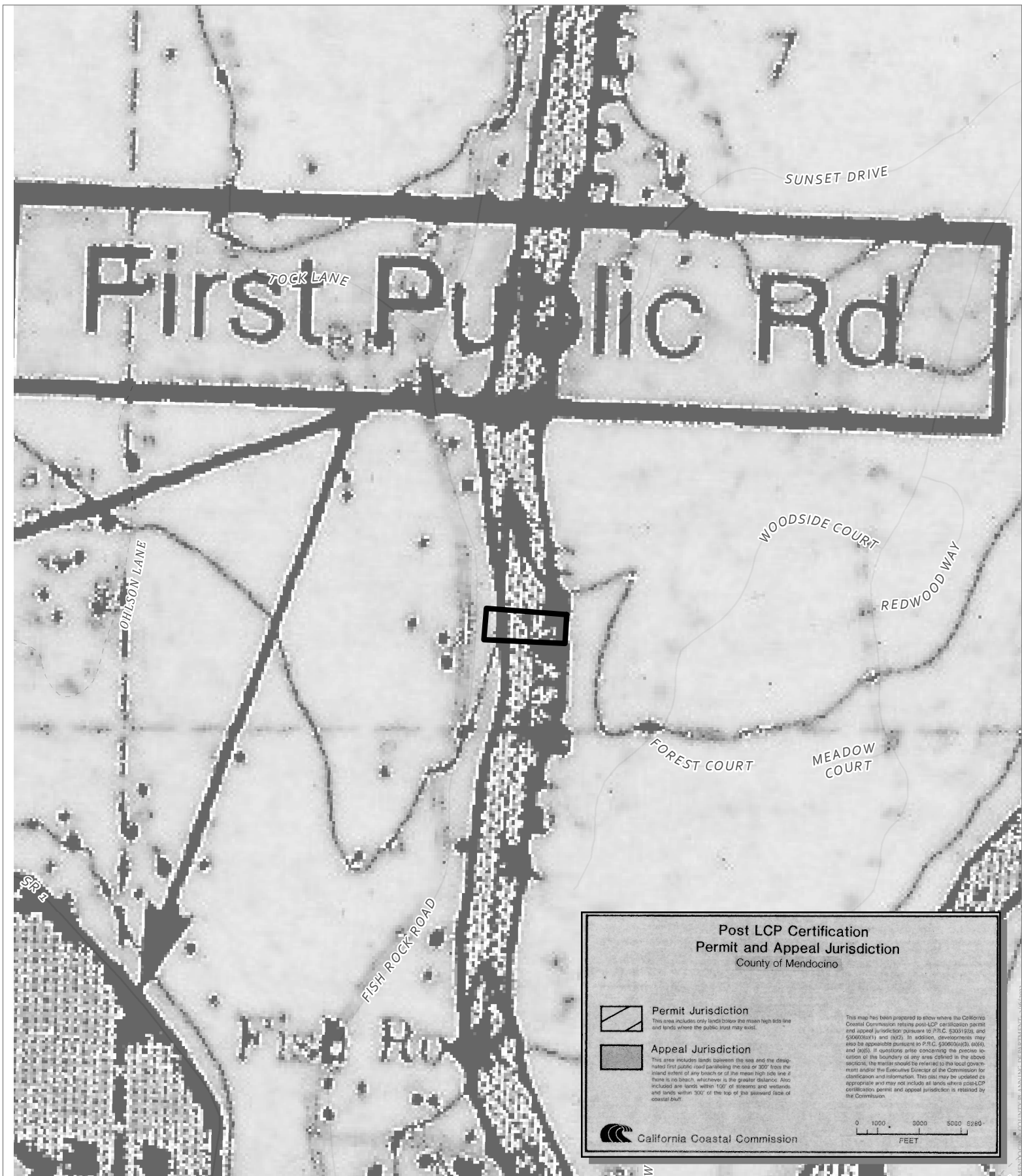
CASE: CDP 2023-0014
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Public Roads



LCP HABITATS & RESOURCES

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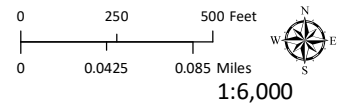
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APLCT: Chris Bostick

AGENT: Chris Bostick

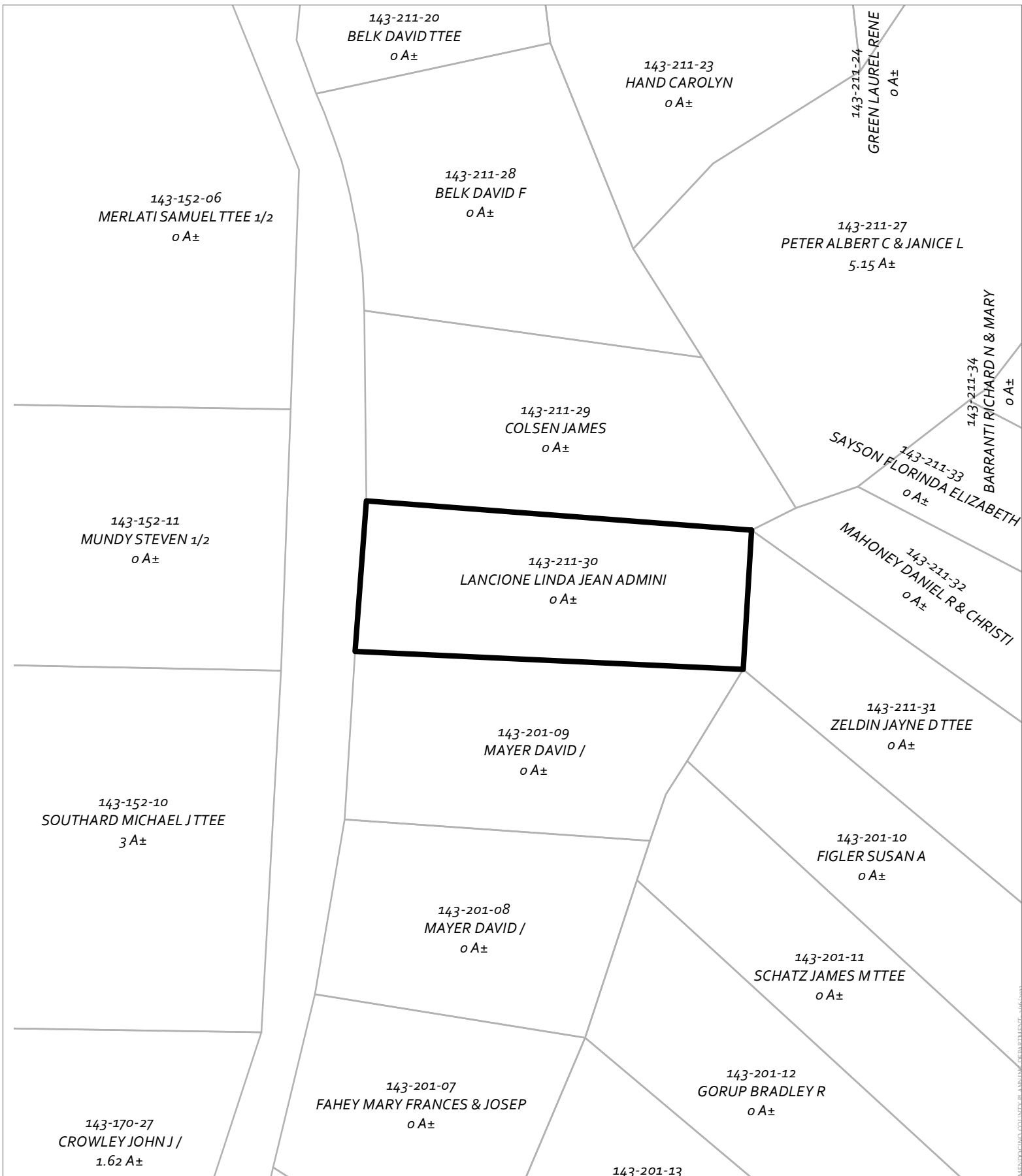
ADDRESS: 46461 Fish Rock Rd., Gualala

Public Roads

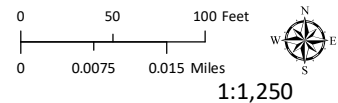


POST LCP CERTIFICATION & APPEAL JURISDICTION

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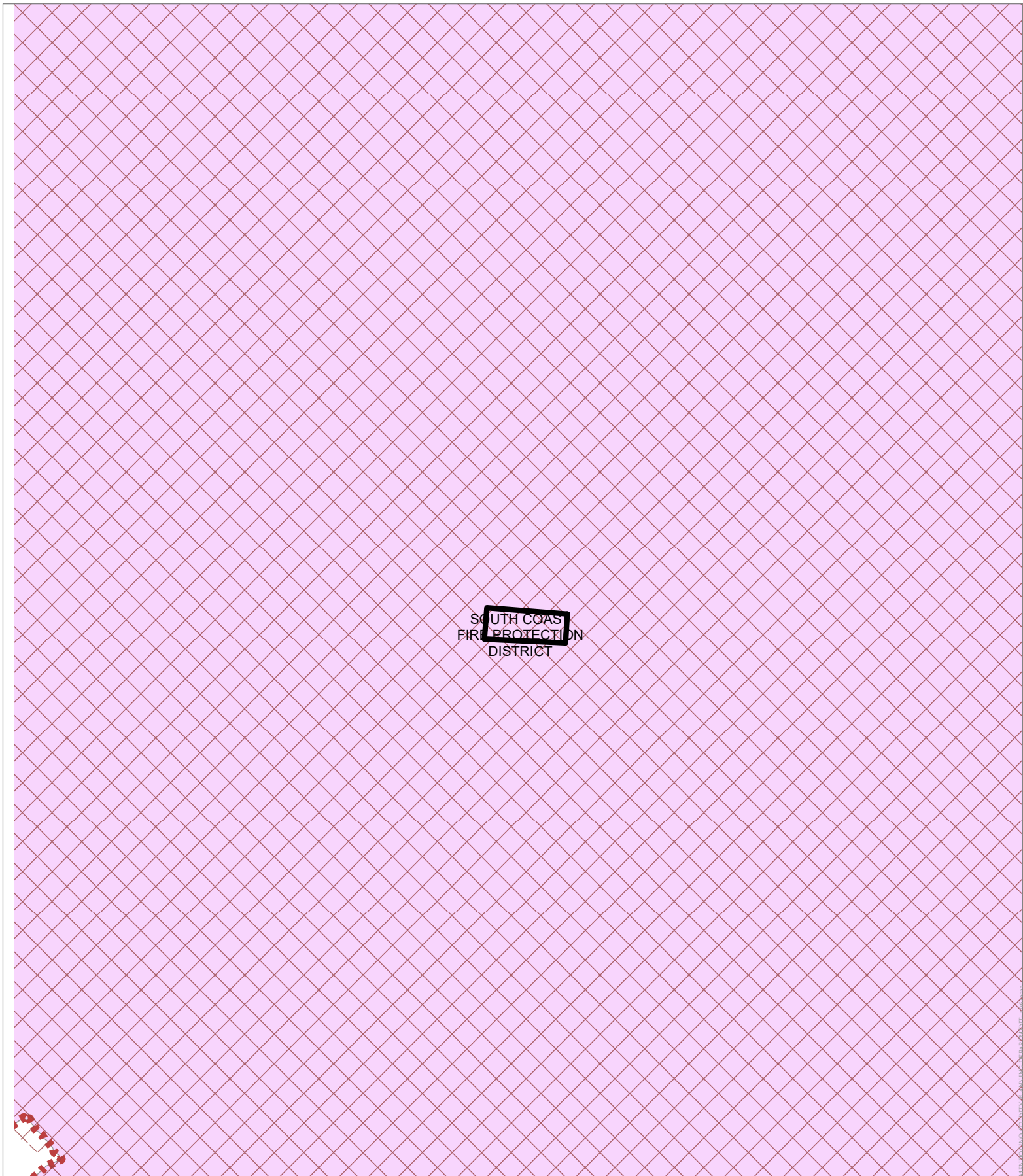


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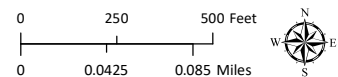
ADJACENT PARCELS

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 High Fire Hazard
 County Fire Districts

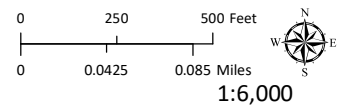


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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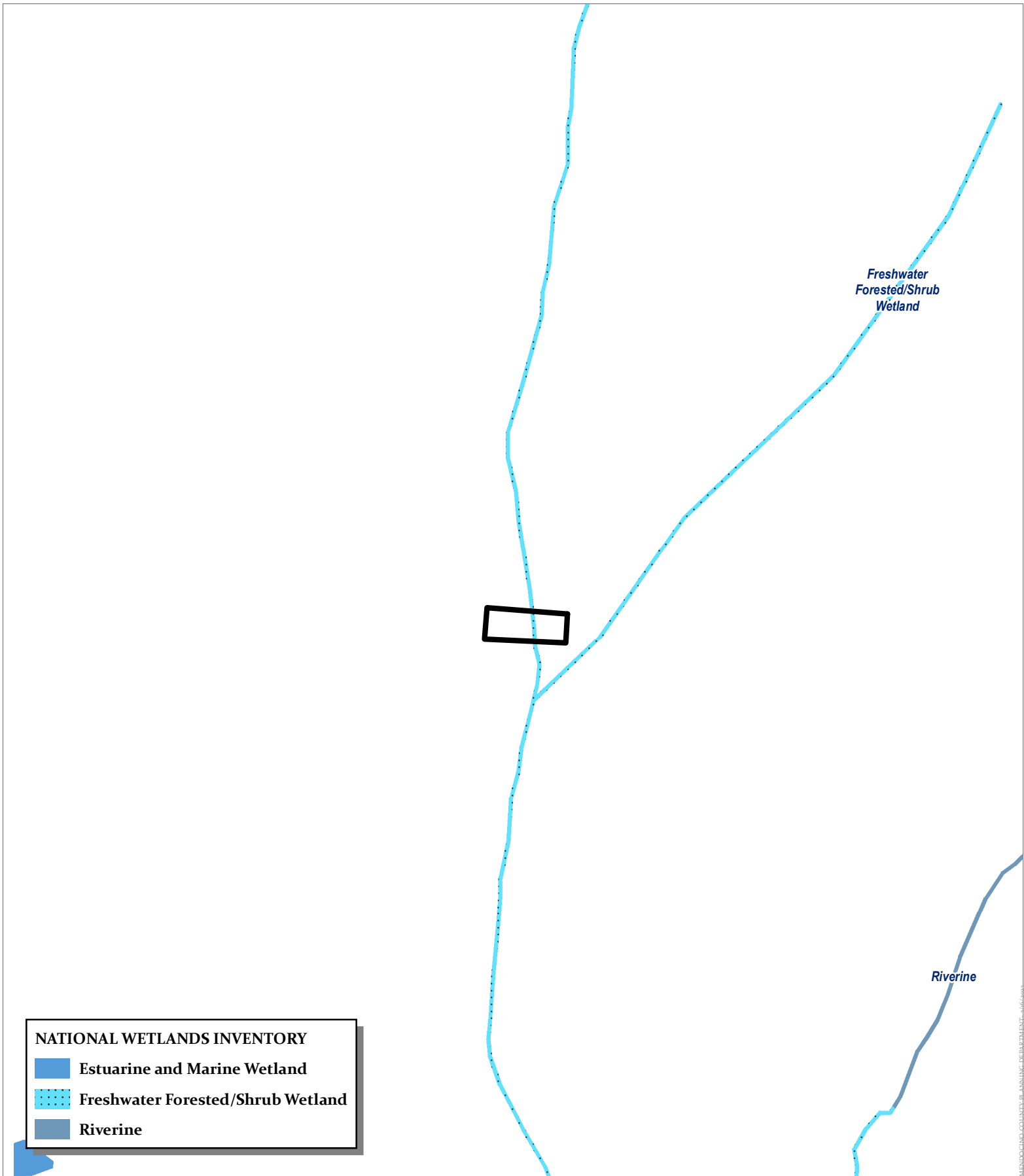


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WILDLAND-URBAN INTERFACE

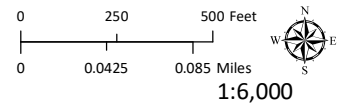
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NATIONAL WETLANDS INVENTORY

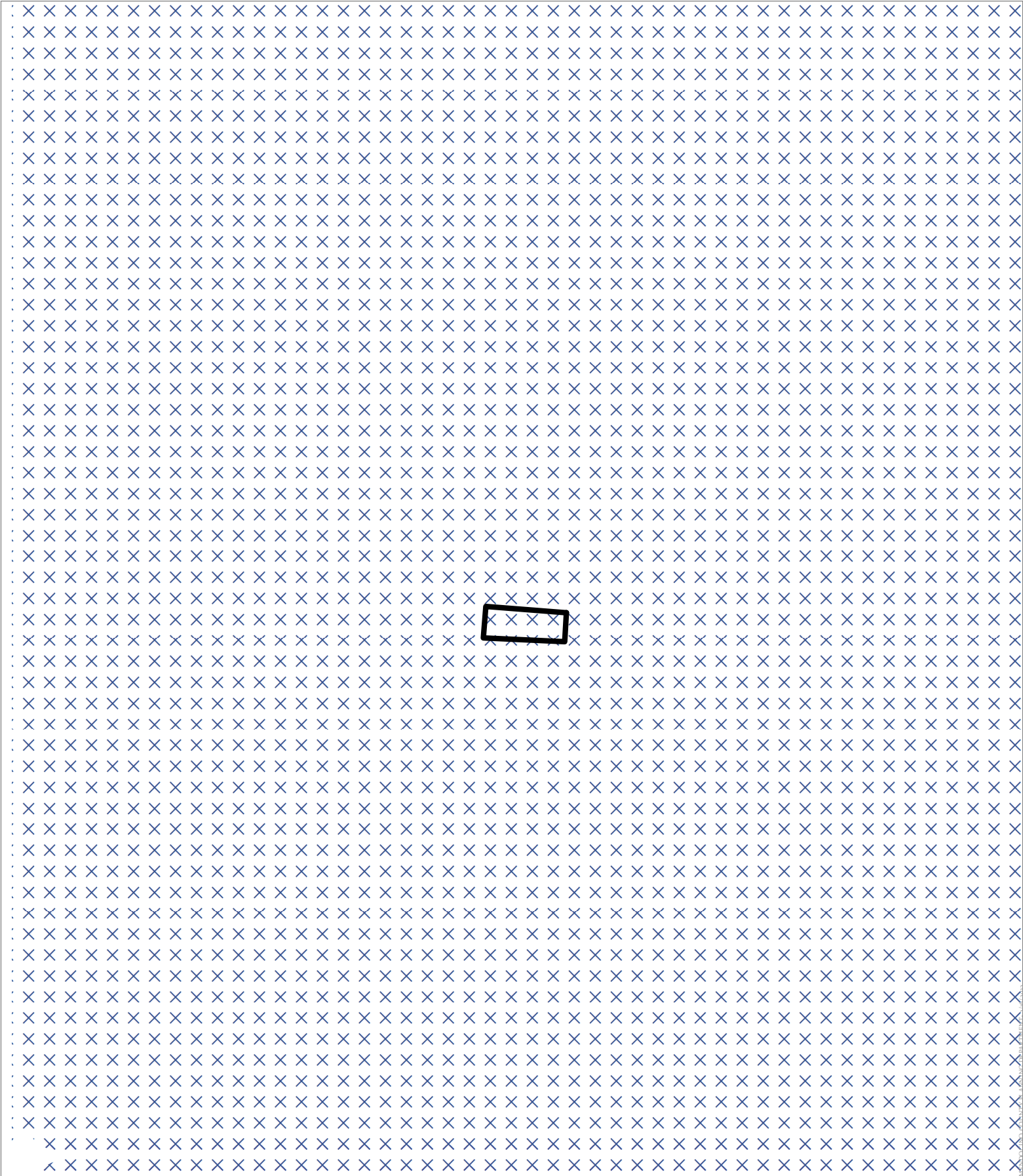
-  Estuarine and Marine Wetland
-  Freshwater Forested/Shrub Wetland
-  Riverine

CASE: CDP 2023-0014
OWNER: BOSTICK, Beatrice
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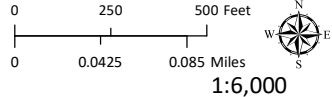
WETLANDS

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OWNER: BOSTICK, Beatrice
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⋈ Critical Water Resources

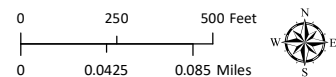
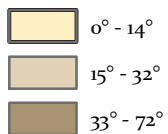


COASTAL GROUND WATER RESOURCES

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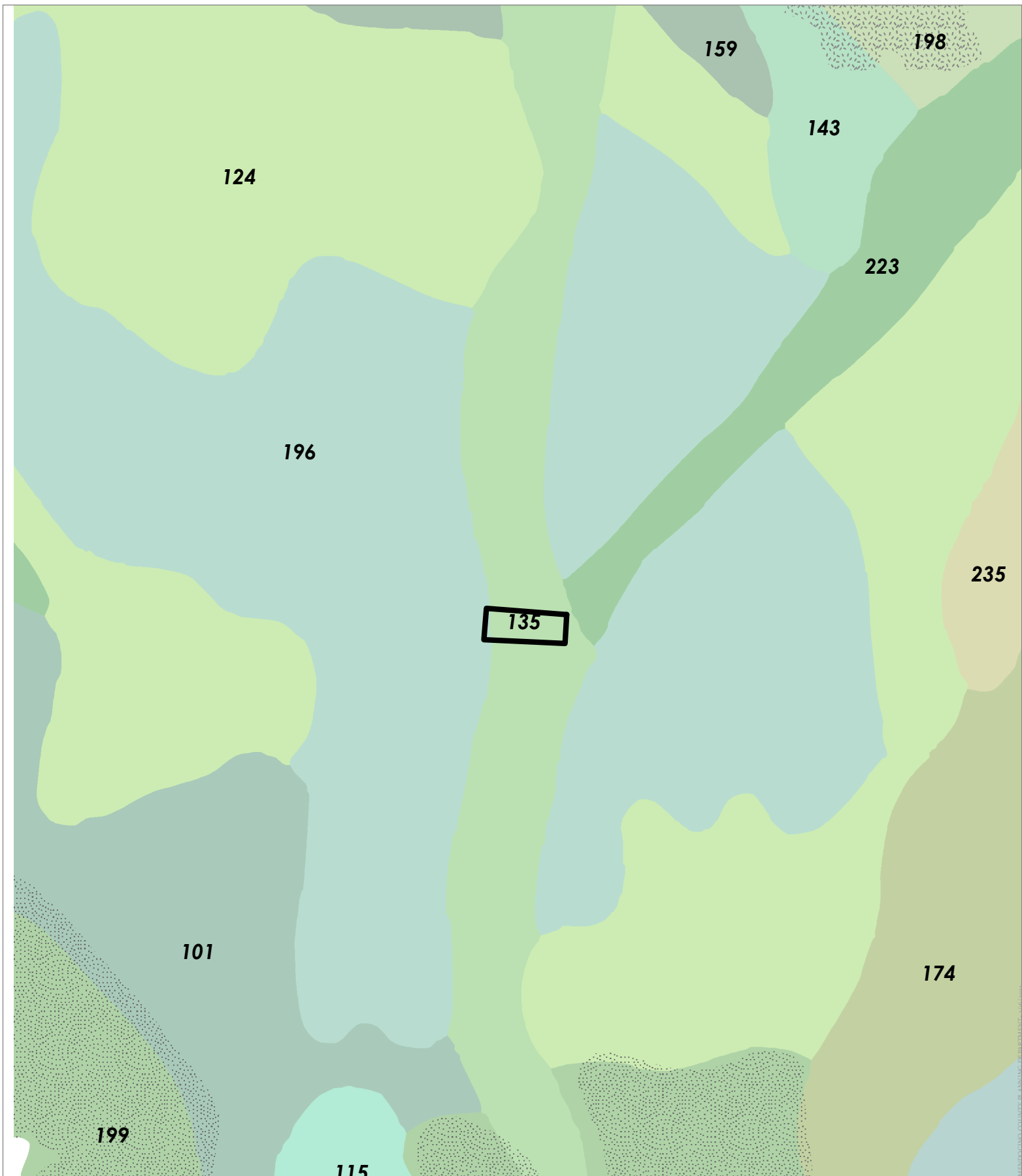
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ADDRESS: 46461 Fish Rock Rd., Gualala




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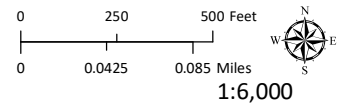
ESTIMATED SLOPE

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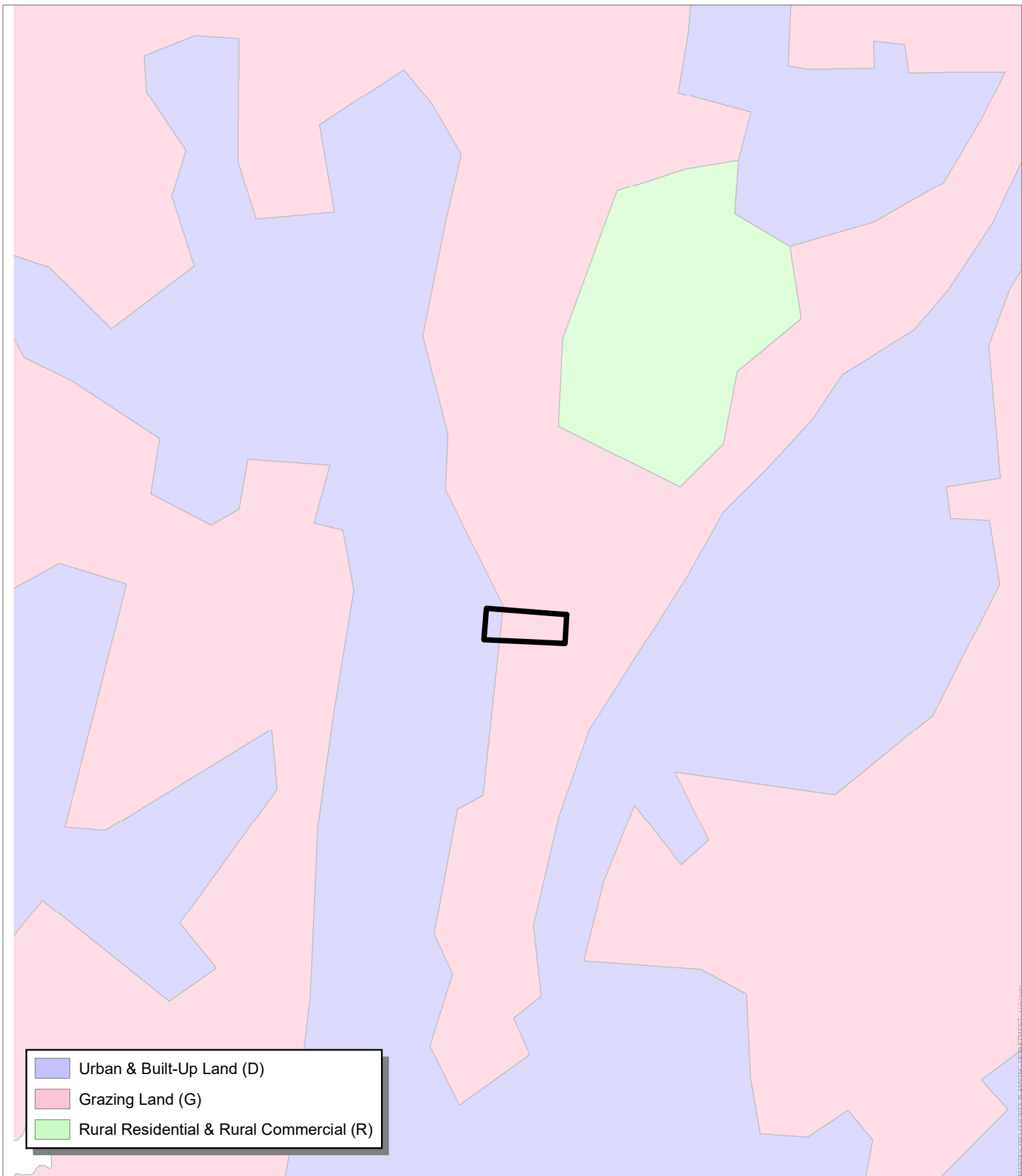
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ADDRESS: 46461 Fish Rock Rd., Gualala

 Shinglemill-Gibney Complex



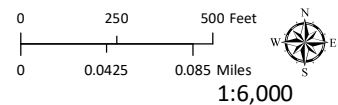
EASTERN SOIL CLASSIFICATIONS

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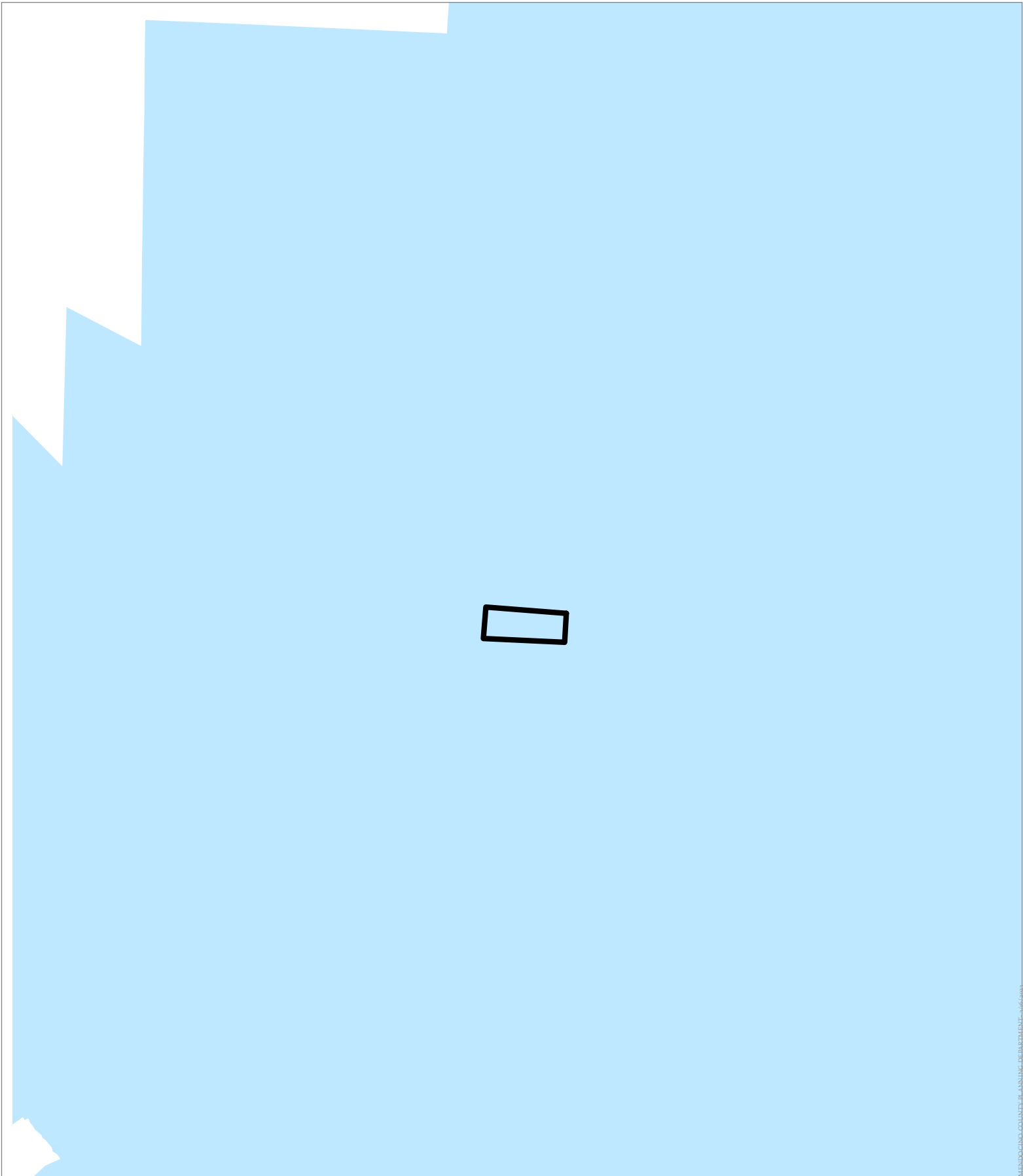
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)

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IMPORTANT FARMLANDS

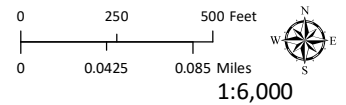
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MENDOCINO COUNTY REVENUE DEPARTMENT 3/6/2023

CASE: CDP 2023-0014
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AGENT: Chris Bostick
ADDRESS: 46461 Fish Rock Rd., Gualala

 County Water Districts



COUNTY WATER DISTRICT

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Mendocino Cypress

Listing Type

 Closed-Cone Pine-Cypress

MENDOCINO COUNTY PLANNING DEPARTMENT 3/16/2023

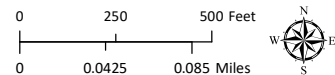
CASE: CDP 2023-0014
OWNER: BOSTICK, Beatrice

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AGENT: Chris Bostick

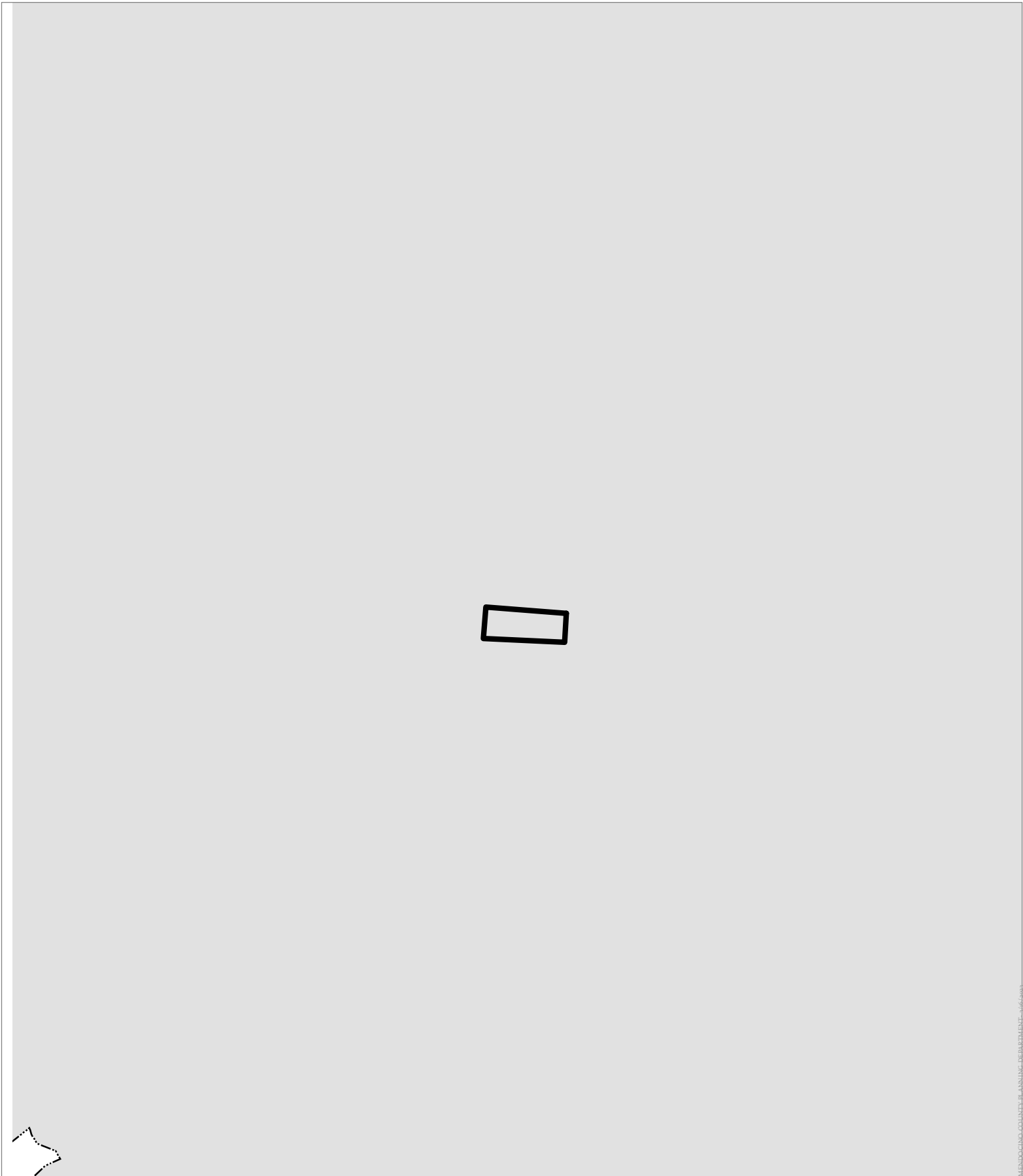
ADDRESS: 46461 Fish Rock Rd., Gualala



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MENDOCINO CYPRESS

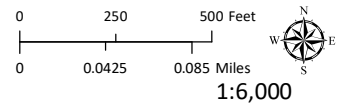
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MENDOCINO COUNTY PLANNING DEPARTMENT 3/6/2023

CASE: CDP 2023-0014
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 Gualala MAC



GUALALA MUNICIPAL ADVISORY COUNCIL

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A Biological Assessment for a Building Site at the Bostick Parcel,
Mendocino County, CA
APN 143-211-30



Prepared for

Chris Bostick
46461 Fish Rock Rd.
Gualala, CA 95445
APN 143-211-30

Prepared by

Brit O'Brien
O'Brien Biological Consultants
2407 Frank St
Eureka, CA 95501

September 2022

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1.0 Introduction

This biological assessment has been prepared for the Bostick property at 46461 Fish Rock Rd., Gualala, CA 95445, as a supplemental document to a Mendocino County building permit application.

Through obligations of environmental review under the California Environmental Quality Act (CEQA), biological assessments are required by Mendocino County for building permits that may impact sensitive species or habitats.

This report covers fish and wildlife species only; an additional botanical report is included as well.

2.0 Site Description

The Bostick parcel, APN 143-211-30, is approximately .85 acres in size, and the western portion of the parcel, along Fish Rock Road, is gently sloped to the east. There is an existing structure, and an immediately adjacent potential building site to the southeast. The parcel's slope increases to ~ 40% farther to the east, dropping into Ferguson Gulch, which drains to the Pacific Ocean ~ 0.5 miles to the south.

Figures C and G, the Topo Parcel Map and the National Wetlands Inventory Map, respectively, which both show that Ferguson Gulch creek crosses the Bostick Parcel, are incorrectly mapped. The field visit and survey information from the landowner reveal that the creek passes east of the Bostick Parcel. Figure A, the Building Site and 100' Buffer Map, shows the creek location more accurately.

As requested by the Mendocino County's Planning Department, Figure A map was provided to show a 100' buffer from the proposed building site. The buffer line indicates the proposed construction will not impact any riparian habitat associated with Ferguson Gulch creek.

The habitat on the parcel consists primarily of the Redwood (*Sequoia sempervirens*) Forest Alliance, with much of the forest young to mid-aged. Other tree species include Douglas Fir (*Pseudotsuga menziesii*), Grand Fir (*Abies grandis*) and Tanoak (*Notholithocarpus densiflorus*).

3.0 Sensitive and Protected Species

The Federal Endangered Species Act (FESA) of 1973 is intended to protect and recover imperiled animal and plant species and the ecosystems upon which they

depend. It is administered by the U.S. Fish and Wildlife Service (Service) and the Commerce Department's National Marine Fisheries Service (NMFS). Under the ESA, species may be listed as either endangered, threatened, or as a candidate for listing. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range. "Threatened" means a species is likely to become endangered within the foreseeable future. Candidate species are currently under review for a proposed listing.

The California Endangered Species Act (CESA) states that all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected, or preserved. CESA prohibits the take of any species of wildlife designated by the California Fish and Game Commission as endangered, threatened, or as a proposed candidate species.

CDFW has also developed a list of "Species of Special Concern" (SSC) that includes species whose populations, reproductive capacity, or habitat may be declining, as well as a number of "fully protected" species, listed by the state before CESA was enacted into law.

The Migratory Bird Treaty Act of 1918 (Canada, Mexico, Japan Russia) also extends federal protections to all nesting birds, regardless of sensitive status. Nesting adults, eggs, and young are protected by this treaty.

4.0 Potential Sensitive Species Scoping List

The scoping list was created thru a California Natural Diversity Database species summary query from the Gualala 7.5-minute quadrangle map and the adjacent quad maps, as well as a biological desk review of listed and sensitive species inhabiting Northern California coastal forests.

Scientific Name	Common Name	Federal Status	State Status	CDFW Status
Amphibians				
<u><i>Ascaphus truei</i></u>	Pacific tailed frog	None	None	SSC
<u><i>Dicamptodon ensatus</i></u>	California giant salamander	None	None	SSC
<u><i>Rana boylei</i></u>	foothill yellow-legged frog	None	Endangered	SSC
<u><i>Rana draytonii</i></u>	California red-legged frog	Threatened	None	SSC
<u><i>Rhyacotriton variegatus</i></u>	southern torrent salamander	None	None	SSC
<u><i>Emys marmorata</i></u>	western pond turtle	None	None	SSC

<u><i>Taricha rivularis</i></u>	red-bellied newt	None	None	SSC
Avian Species				
<u><i>Brachyramphus marmoratus</i></u>	marbled murrelet	Threatened	Endangered	
<u><i>Aquila chrysaetos</i></u>	golden eagle	None	None	FP ; WL
<u><i>Circus hudsonius</i></u>	northern harrier	None	None	SSC
<u><i>Elanus leucurus</i></u>	white-tailed kite	None	None	FP
<u><i>Progne subis</i></u>	purple martin	None	None	SSC
<u><i>Riparia riparia</i></u>	bank swallow	None	Threatened	-
<u><i>Ammodramus savannarum</i></u>	grasshopper sparrow	None	None	SSC
<u><i>Passerculus sandwichensis alaudinus</i></u>	Bryant's savannah sparrow	None	None	SSC
<u><i>Pelecanus occidentalis californicus</i></u>	California brown pelican	Delisted	Delisted	FP
<u><i>Asio flammeus</i></u>	short-eared owl	None	None	SSC
<u><i>Athene cunicularia</i></u>	burrowing owl	None	None	SSC
<u><i>Strix occidentalis caurina</i></u>	Northern Spotted Owl	Threatened	Threatened	-
Aquatic Species				
<u><i>Eucyclogobius newberryi</i></u>	tidewater goby	Endangered	None	-
<u><i>Spirinchus thaleichthys</i></u>	longfin smelt	Candidate	Threatened	-
<u><i>Entosphenus tridentatus</i></u>	Pacific lamprey	None	None	SSC
<u><i>Oncorhynchus kisutch pop. 4</i></u>	coho salmon - central California coast ESU	Endangered	Endangered	-
<u><i>Oncorhynchus mykiss irideus pop. 16</i></u>	steelhead - northern California DPS	Threatened	None	-
Insect Species				
<u><i>Bombus caliginosus</i></u>	obscure bumble bee	None	None	-
<u><i>Bombus occidentalis</i></u>	western bumble bee	None	None	-
<u><i>Plebejus anna lotis</i></u>	lotis blue butterfly	Endangered	None	-
<u><i>Danaus plexippus plexippus pop. 1</i></u>	monarch - California overwintering population	Candidate	None	-
<u><i>Speyeria zerene behrensii</i></u>	Behren's silverspot butterfly	Endangered	None	-
<u><i>Hesperoleucus parvipinnis</i></u>	Gualala roach	None	None	SSC
Mammal Species				
<u><i>Apodontia rufa nigra</i></u>	Point Arena mountain beaver	Endangered	None	SSC
<u><i>Arborimus pomo</i></u>	Sonoma tree vole	None	None	SSC
<u><i>Martes cauringa</i></u>	Pacific Marten	None	None	-
<u><i>Pekania pennanti</i></u>	Fisher	None	None	SSC
<u><i>Corynorhinus townsendii</i></u>	Townsend's Big-eared Bat	None	None	SSC

FP = Fully Protected

SSC = Species of Special Concern

WL = Watch List

5.0 Results

All field data was recorded by Wildlife Biologist Brit O'Brien on July 14, 2022, using a 100' measuring tape for all distance measurements and a Theodolite application for measuring slope, elevation, and GPS locations. Leica binoculars (10 x 42) were

used to identify any wildlife sightings. Portions of all aquatic and terrestrial habitats within the Bostick Parcel were assessed. Larger trees and snags were examined for potential raptor nests.

No mammals, fish or amphibians were observed during the assessment. Four bird species were heard or seen: Red-Breasted Nuthatch (*Sitta canadensis*), Steller's Jay (*Cyanocitta stelleri*), Pacific Wren (*Troglodytes pacificus*), and Wrentit (*Chamaea fasciata*).

5.1 Marbled Murrelet

The mixed Redwood/Douglas Fir Forest on the parcel consists of trees generally of a 40-to-60-year range, and very few branches would likely meet the minimum size needed as a nest platform for Marbled murrelets, which is described in the survey protocol as a branch with an approximately 4-inch dbh platform, and which nearly always includes a layer of moss or debris as nesting material. Close observation of trees with larger branches did not reveal any significant potential nesting habitat for Marbled Murrelets (Photos 21-24).

5.2 Northern Spotted Owl

Historical and recent survey information does not indicate the presence of NSO on or nearby to the Bostick Parcel (Appdx. E). Northern Spotted Owls do not appear to use the immediate coastal slope in northwestern Sonoma County for breeding/territorial purposes (Appdx. F).

5.3 Nesting Birds/Raptor Nests

As no significant habitat removal is proposed at the Bostick building site, construction is unlikely to disturb nesting birds, as impacts would likely be limited to noise disturbance only. The canopy surrounding the building site was scanned for potential raptor nests. None were observed on or adjacent to the Bostick Parcel (Photos 13-20).

5.4 Sensitive Mammals

Forest carnivores (Fisher, Pacific marten) do not likely occur in coastal forests of Sonoma County. Recent maps indicate that northwest Sonoma County is likely the southern limit of the current Pacific Marten and Fisher ranges in California. As older forests with complex canopies are preferred denning areas for these species, the mid to younger-aged forest on the Bostick Parcel likely does not provide suitable habitat for natal dens.

The Sonoma Tree Vole is a mostly arboreal species that may occur on the Bostick Parcel. However, as no trees are planned for removal for the building construction, no significant impacts to Sonoma Tree Voles are likely.

The Bostick Parcel is not within the known range of the Point Arena Mountain Beaver. The assessment survey did not locate any potential burrows on the parcel.

No sensitive bat species are likely to use the forest habitat on this parcel, as most of the forest is not mature enough to provide bark crevices or significant cavities as roosting habitat.

5.5 Sensitive Fish and Amphibians

The building site along Fish Rock Road is greater than 200 feet from the creek in Ferguson Gulch, and the slope between the building site and the creek is well vegetated and will provide infiltration for any precipitation runoff from the site. No fish species are likely to be harmed by any runoff from the building construction.

The Tailed frog range barely extends into southwest Mendocino County, right to the border of Sonoma County. The species likely does not occur at or near the Bostick Parcel. Other potentially occurring amphibians such as Yellow-legged frogs, Western Pond turtles, Red-legged frogs, and California Giant salamanders use upland habitats for foraging or overwintering. Although some of these species can travel hundreds of meters or even kilometers for dispersal, the dry slope on the Bostick Property may limit movement toward the building site location. However, during the winter wet season, some amphibians may disperse uphill towards the building site. Use of building site boundary erosion control BMPs like a silt fence would prevent any amphibians from accessing the building site.

5.6 Sensitive Invertebrates

The Lotis Blue Butterfly has not been seen in the wild since 1994 and is likely extinct. The species relied upon coastal prairie for its host plant, Bird's foot trefoil. The Behren's Silverspot Butterfly is currently known to exist at one coastal prairie location in Point Arena and relies only upon the Hooked-spur violet as a food source. Monarch butterflies that overwinter in California habitats are currently candidates for protection. As no coastal prairie habitat can be found on the Bostick Property, and no significant vegetation will be disturbed from construction, no impacts to sensitive butterfly species should be expected.

6.0 Recommendations

All recommended erosion control BMPs (straw waddles, silt fence) should be installed before any significant ground disturbance from construction occurs.

All trash and food waste should be stored in animal proof containers and disposed of off-site regularly.

Conduct nesting bird surveys if any vegetation removal is planned within the nesting bird season (generally March 1 - August 31). If necessary, use appropriate distance buffers for any discovered active bird nests.

If significant populations of invasive plant species become established on the property, efforts should be undertaken to remove them, including uprooting established plants, and grubbing out any young plants annually.

Based on this analysis and the associated botany report, the proposed building site will very likely not significantly impact the surrounding habitat on the Bostick Parcel. If changes to the building site location are proposed, additional biological analysis may be necessary.

7.0 References

California Department of Fish and Wildlife, Natural Diversity Database. January 2023. Special Animals List. Periodic publication. 66 pp.

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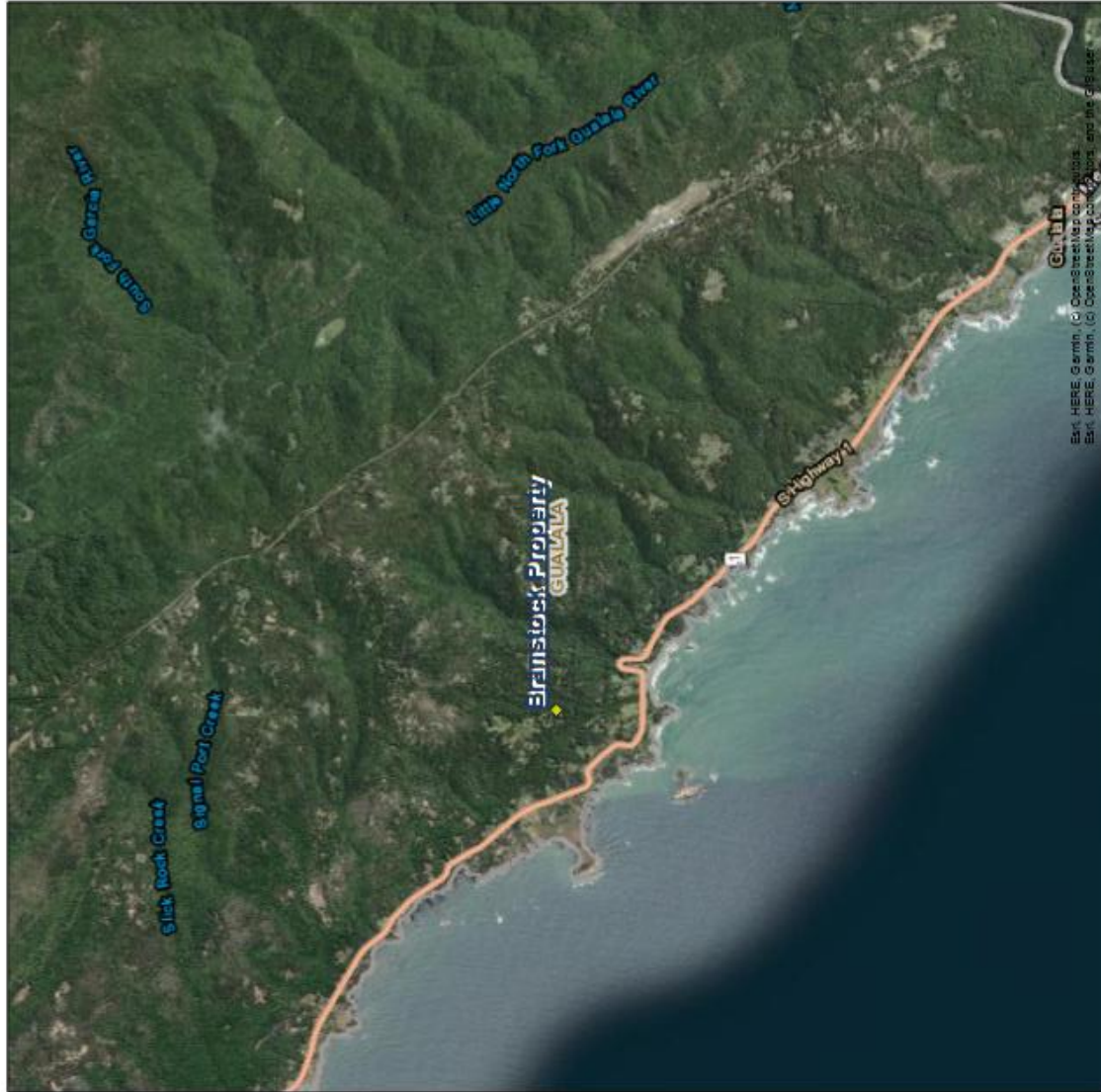
8.0 Appendices



A. Site Map with 100' Buffer Line on Bostick Property

OBC – Bostick Parcel – APN 143-211-30

Location Map of Branstock Project



B. Location Map of the Bostick Parcel

OBC – Bostick Parcel – APN 143-211-30

Branstock Parcel Topo Map (APN 143-211-30)



C. Topo Parcel Map – Bostick Parcel – 46461 Fish Rock Road – APN 143-211-30

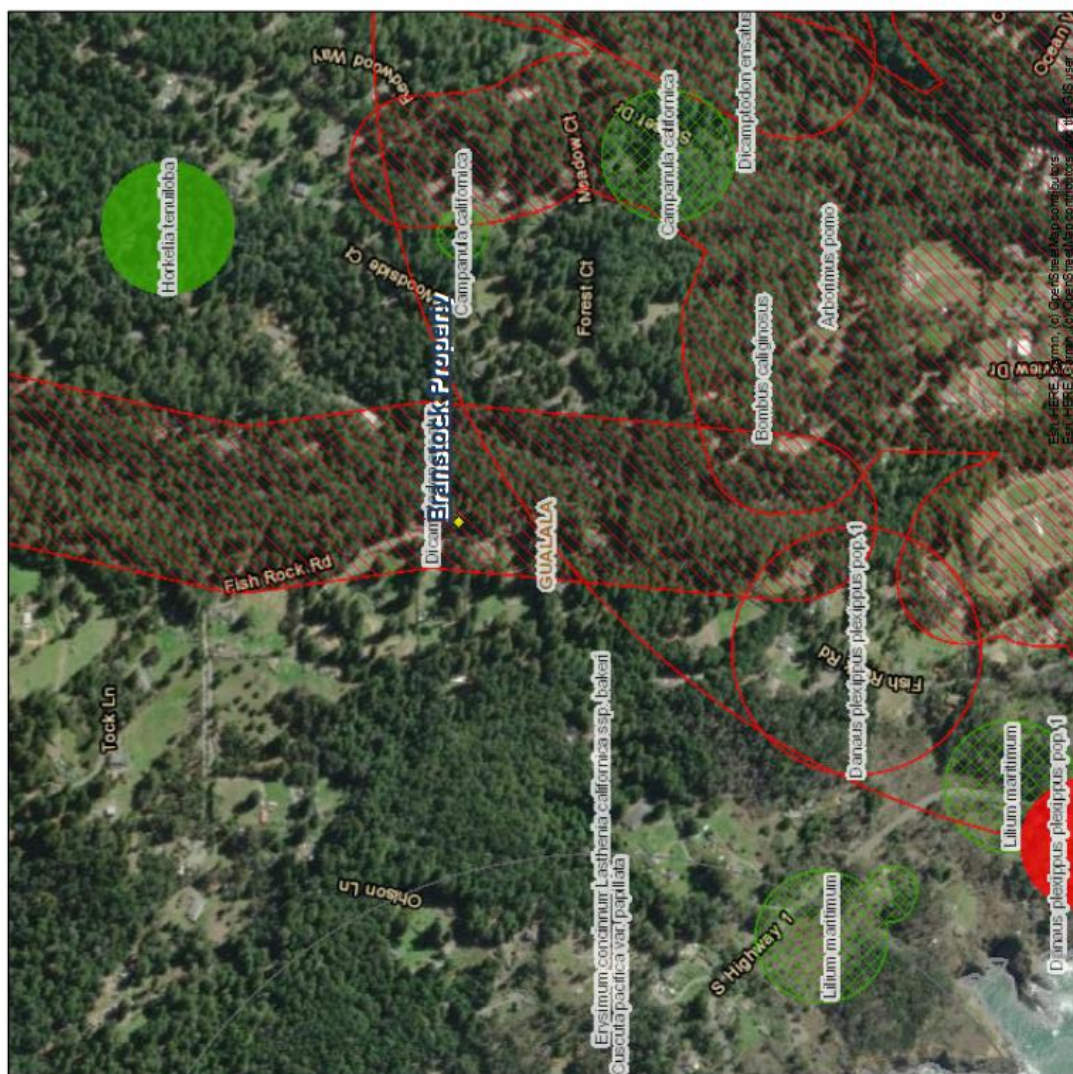
OBC – Bostick Parcel – APN 143-211-30

Scientific_Name	Common_Name	Federal Status	State Status	CDFW Status
<i>Ascaphus truei</i>	Pacific tailed frog	None	None	SSC
<i>Dicamptodon ensatus</i>	California giant salamander	None	None	SSC
<i>Rana boylei</i>	foothill yellow-legged frog	None	Endangered	SSC
<i>Rana draytonii</i>	California red-legged frog	Threatened	None	SSC
<i>Rhyacotriton variegatus</i>	southern torrent salamander	None	None	SSC
<i>Taricha rivularis</i>	red-bellied newt	None	None	SSC
<i>Aquila chrysaetos</i>	golden eagle	None	None	FP ; WL
<i>Circus hudsonius</i>	northern harrier	None	None	SSC
<i>Elanus leucurus</i>	white-tailed kite	None	None	FP
<i>Ardea herodias</i>	great blue heron	None	None	-
<i>Ardea herodias</i>	great blue heron	None	None	-
<i>Progne subis</i>	purple martin	None	None	SSC
<i>Riparia riparia</i>	bank swallow	None	Threatened	-
<i>Ammodramus savannarum</i>	grasshopper sparrow	None	None	SSC
<i>Passerculus sandwichensis alaudinus</i>	Bryant's savannah sparrow	None	None	SSC
<i>Pelecanus occidentalis californicus</i>	California brown pelican	Delisted	Delisted	FP
<i>Asio flammeus</i>	short-eared owl	None	None	SSC
<i>Athene cunicularia</i>	burrowing owl	None	None	SSC
<i>Strix occidentalis caurina</i>	Northern Spotted Owl	Threatened	Threatened	-
<i>Hesperoleucus parviflumis</i>	Gualala roach	None	None	SSC
<i>Eucyclogobius newberryi</i>	tidewater goby	Endangered	None	-
<i>Spirinchus thaleichthys</i>	longfin smelt	Candidate	Threatened	-
<i>Entosphenus tridentatus</i>	Pacific lamprey	None	None	SSC
<i>Oncorhynchus kisutch</i> pop. 4	coho salmon - central California coast ESU	Endangered	Endangered	-
<i>Oncorhynchus mykiss irideus</i> pop. 16	steelhead - northern California DPS	Threatened	None	-
<i>Bombus caliginosus</i>	obscure bumble bee	None	None	-
<i>Bombus occidentalis</i>	western bumble bee	None	None	-
<i>Plebejus anna lotis</i>	lotis blue butterfly	Endangered	None	-
<i>Danaus plexippus plexippus</i> pop. 1	monarch - California overwintering population	Candidate	None	-
<i>Speyeria zerene behrensii</i>	Behren's silverspot butterfly	Endangered	None	-
<i>Aplodontia rufa nigra</i>	Point Arena mountain beaver	Endangered	None	SSC
<i>Arborimus pomo</i>	Sonoma tree vole	None	None	SSC
<i>Emys marmorata</i>	western pond turtle	None	None	SSC

D. CNDDDB Scoping List of Potentially Occurring Sensitive Species

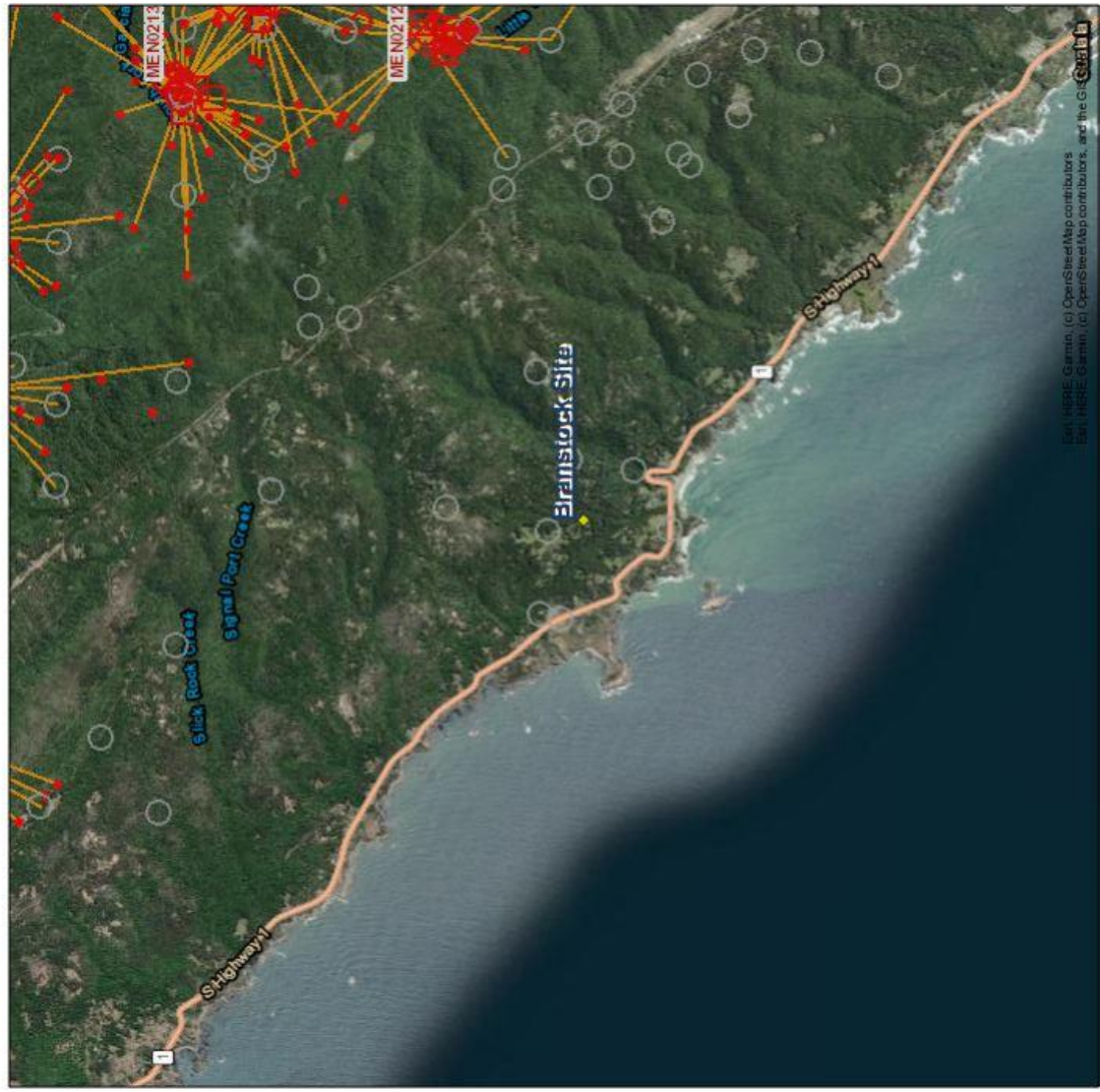
OBC – Bostick Parcel – APN 143-211-30

Map Surrounding Branstock Project Area



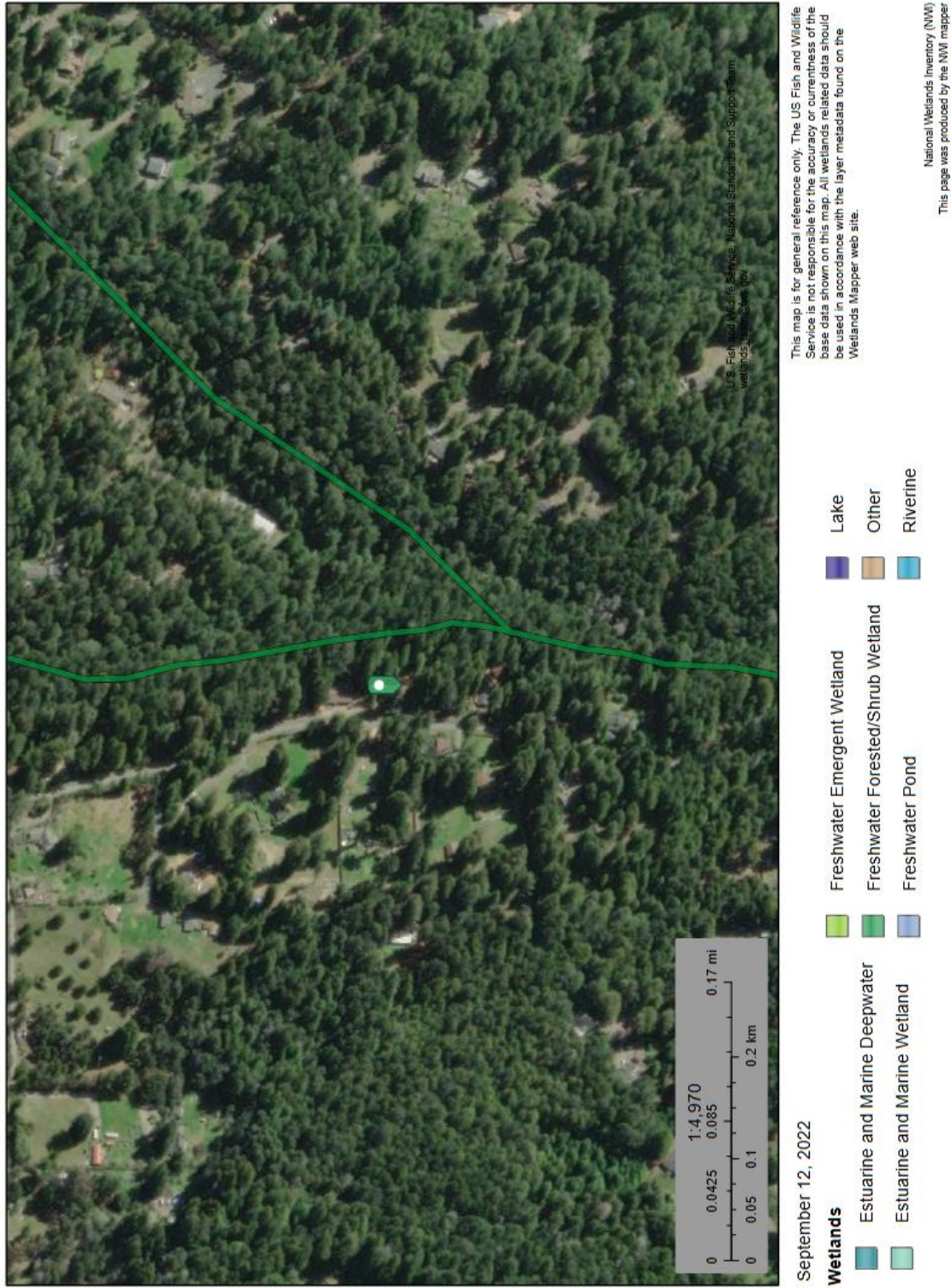
E. CNDDDB Map of Sensitive Species Surrounding the Bostick Parcel

Nearest NSO Activity Centers to Branstock Site



F. Nearest Northern Spotted Owl Activity Center

OBC – Bostick Parcel – APN 143-211-30



G. National Wetlands Inventory - Nearest Stream/Wetland to Bostick Parcel

H. Photos of the Bostick Parcel



1. Building Site at Bostick Property



2. Building Site at Bostick Property (2)



3. Forest Habitat East of Building Site



4. Redwood Forest Habitat on Slope East of Building Site



5. Forest Habitat on Parcel East of the Building Site



6. Douglas Fir Trees on Parcel East of Building Site



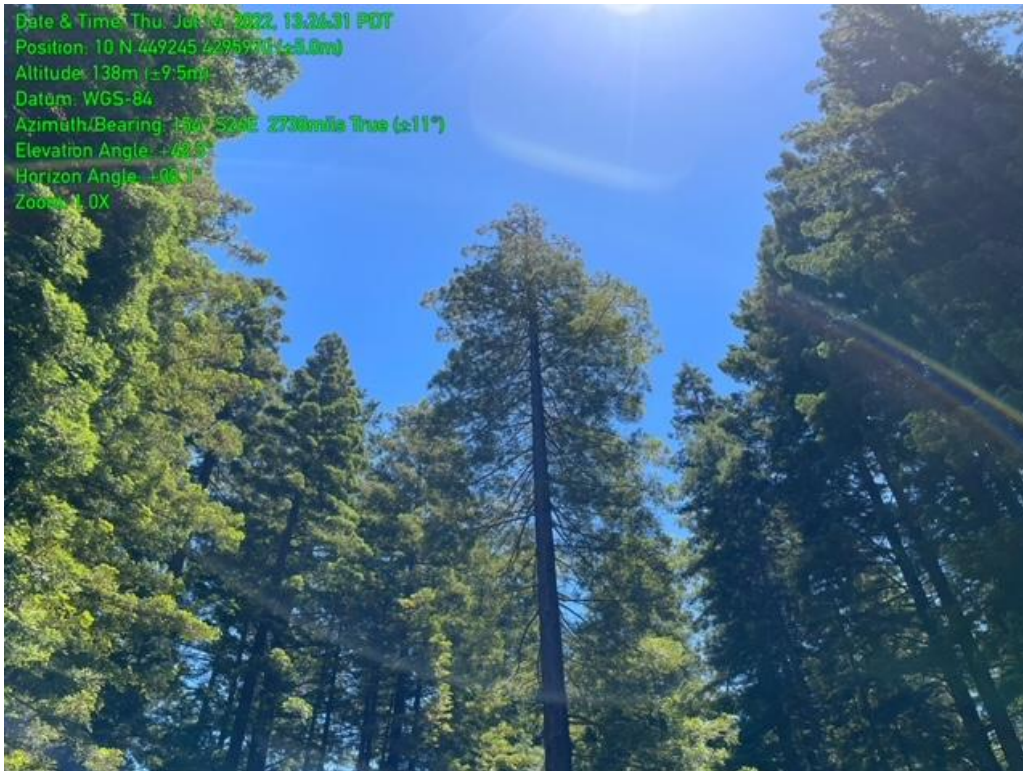
7. Ferguson Gulch Creek Adjacent to Bostick Property



8. Ferguson Gulch Creek Adjacent to Bostick Property (2)



9. Forest Habitat Adjacent to Ferguson Gulch Creek.



10. Canopy Surrounding the Potential Building Site

Aerial Imagery



11. Potential Building Site at Bostick Property



12. Existing Structure at Bostick Property



13. Canopy Surrounding Bostick Parcel



14. Canopy Surrounding Bostick Parcel (2)



15. Canopy Surrounding Bostick Parcel (3)



16. Canopy Surrounding Bostick Parcel (4)



17. Canopy Surrounding Bostick Parcel (5)



18. Canopy Surrounding Bostick Parcel (6)



19. Canopy Surrounding Bostick Parcel (7)



20. Canopy Surrounding Bostick Parcel (8)



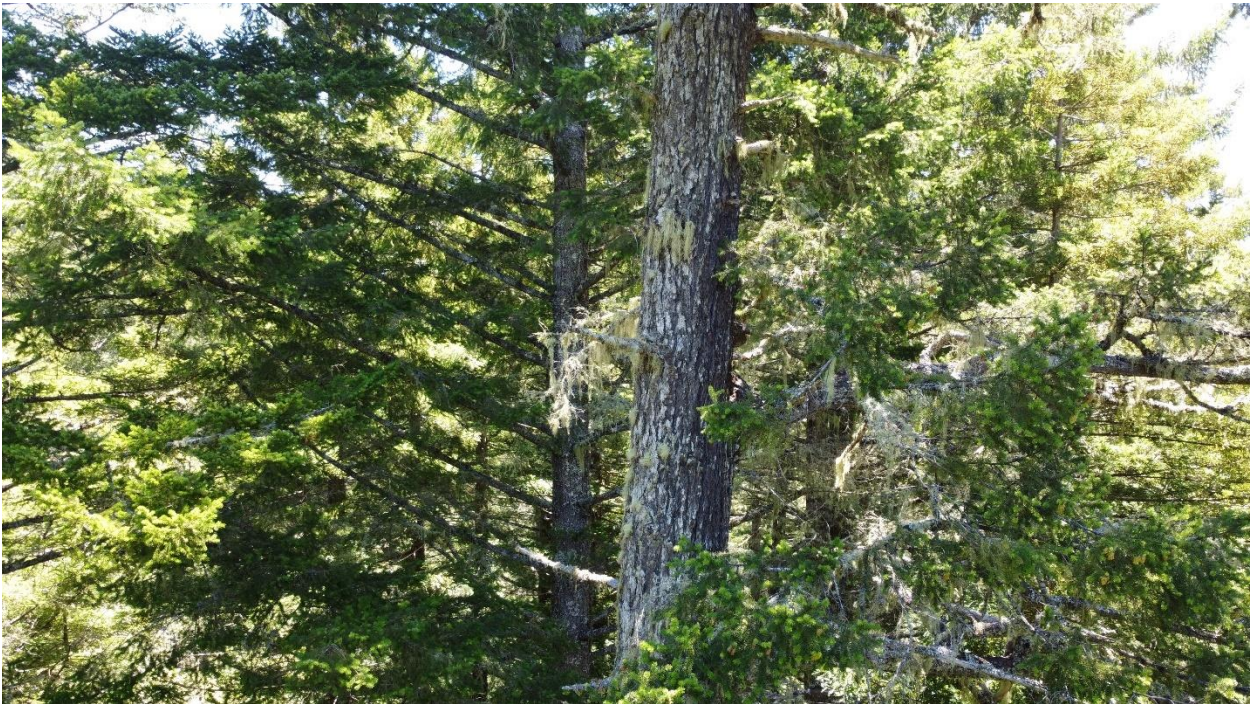
21. Canopy Structure on Bostick Parcel



22. Canopy Structure on Bostick Parcel (2)



23. Canopy Structure on Bostick Parcel (3)



24. Canopy Structure on Bostick Parcel (4)



Botanical Survey Results

46461 Fish Rock Road (APN: 143-211-300)

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September 2022

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1. INTRODUCTION

This botanical survey was conducted at 46461 Fish Rock Road (APN: 143-211-300) near Anchor Bay to address potential impacts to special status plants and natural communities from proposed development on the parcel.

2. DEFINITIONS

Special status plants and natural communities are considered Environmentally Sensitive Habitat Areas (ESHA) by the California Coastal Act (CCA).

2.1. ESHA

The CCA defines ESHA as:

"...any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments."

2.2. Special Status Plants

Special status plants include those listed as rare, threatened, or endangered under the federal Endangered Species Act and/or the California Endangered Species Act. Additionally, impacts to taxa with California Rare Plant Ranks (CRPR) of 1A, 1B, 2A, and 2B must be analyzed in environmental documents related to the California Environmental Quality Act (CEQA), or those considered functionally equivalent to CEQA. Impacts to plants with CRPRs of 3 and 4 should also be addressed. Protection measures for populations of these taxa may be warranted if they are determined to have local or biological significance.

2.3. Special Status Plant Communities

Special status plant communities are communities with limited distribution that may be vulnerable to environmental impacts. Updated information on California natural communities, including rarity rankings, is provided in *A Manual of California Vegetation Online Edition* (CNPS 2021a). Natural communities with G or S ranks of 3 or lower are considered sensitive.

3. ENVIRONMENTAL SETTING

3.1. Project Location

The parcel is located at 46461 Fish Rock Road approximately 0.5 miles northwest of Anchor Bay on the Gualala USGS quadrangle in Mendocino County (Figure 1).

Figure 1. Location Map.



3.2. Soil, Topography, and Hydrology

The soil on the parcel is mapped as Quinliven-Ferncreek complex and Dehaven-Hotel complex (USDA, NRCS 2022) (Appendix A). The soils are derived from sandstone parent material. The parcel is on a generally east-facing slope. The western portion of the parcel is relatively gently sloped. The eastern portion is an approximately 60% slope that drops towards Ferguson Gulch. Ferguson Gulch drains into the Pacific Ocean.

3.3. Vegetation

The western part of the parcel along fish rock road includes an existing structure and associated ruderal area. The proposed new development area is in the disturbed area adjacent to the structure with predominantly non-native vegetation with stands of French broom (*Genista monspessulana*), pampas grass (*Cortaderia jubata*), and acacia (*Acacia dealbata*). There are three Bishop pine (*Pinus muricata*) trees near the structure. The eastern portion of the parcel is redwood forest. The canopy includes redwood (*Sequoia sempervirens*), Douglas-fir (*Pseudotsuga menziesii*), and tanoak (*Notholithocarpus densiflorus* var. *densiflorus*). Common understory plants include sword fern (*Polystichum munitum*), California sweet grass (*Anthoxanthum occidentale*), western trillium (*Trillium ovatum*), and redwood violet (*Viola sempervirens*).

4. METHODS

4.1. Scoping

A list of special status plants that could potentially occur on the parcel was generated by consulting the *California Natural Diversity Database* (CDFW 2022a) and the *CNPS Inventory of Rare and Endangered Plants* (CNPS 2022b) (Table 1). The scoping list includes special status plants with documented occurrences on the Gualala USGS quadrangle or adjacent quadrangles. Most of the plants on the scoping list occur in habitat that is not present on the parcel including coastal bluff scrub, coastal prairie, pygmy forest, and wetlands. Of primary consideration are plants with CRPRs of 1 and 2 as these species must be addressed in CEQA review and are considered ESHA under the CCA.

A list of special status natural communities along the northern California coast was compiled from *A Manual of California Vegetation Online Edition* (CNPS 2022b) (Appendix B).

4.2. Survey

The survey was conducted by Kyle Wear, M.A. on July 14, 2022. Mr. Wear has over 25 years of experience conducting botanical surveys in northern California.

In keeping with *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018), all plants were identified to the taxonomic level necessary to determine whether they are special status. Plant taxonomy generally follows *The Jepson Manual Vascular Plants of California, Second Edition* (Baldwin et. al. 2012), however the plant list may include more recent name changes. Plant communities were classified according to *A Manual of California Vegetation Online Edition* (CNPS 2022b).

Table 1. Special Status Plant Scoping List.

Scientific Name Common Name	Listing Status	Blooming Period	Habitat	Potential to Occur on Parcel
<i>Abronia umbellata</i> var. <i>breviflora</i> pink sand-verbena	1B.1	Jun-Oct	Coastal dunes	None-occurs in immediate coastal habitat
<i>Agrostis blasdalei</i> Blasdale's bent grass	1B.2	May-Jul	Coastal bluff scrub, Coastal dunes, Coastal prairie	None-occurs in immediate coastal habitat
<i>Arctostaphylos nummularia</i> ssp. <i>mendocinoensis</i> pygmy manzanita	1B.2	Jan	Closed-cone coniferous forest	Unlikely-occurs in pygmy forest
<i>Astragalus agnicidus</i> Humboldt County milk-vetch	1B.1, CE	Apr-Sep	Broadleafed upland forest, North Coast coniferous forest-Disturbed areas, Openings, Roadsides (sometimes)	Moderate-in disturbed areas
<i>Astragalus rattanii</i> var. <i>rattanii</i> Rattan's milk-vetch	4.3	Apr-Jul	Chaparral, Cismontane woodland, Lower montane coniferous forest-Gravelly, Streambanks	Unlikely-parcel is not typical habitat, no gravelly streambanks
<i>Calamagrostis bolanderi</i> Bolander's reed grass	4.2	May-Aug	Bogs and fens, Broadleafed upland forest, Closed-cone coniferous forest, Coastal scrub, Marshes and swamps, Meadows and seeps, North Coast coniferous forest-Mesic	Moderate-maybe in disturbed areas, but site is likely too dry
<i>Calochortus uniflorus</i> pink star-tulip	4.2	Apr-Jun	Coastal prairie, Coastal scrub, Meadows and seeps, North Coast coniferous forest	Unlikely-parcel is not typical habitat
<i>Calystegia purpurata</i> ssp. <i>saxicola</i> coastal bluff morning-glory	1B.2	(Mar)Apr-Sep	Coastal bluff scrub, Coastal dunes, Coastal scrub, North Coast coniferous forest	None-occurs in immediate coastal habitat
<i>Campanula californica</i> swamp harebell	1B.2	Jun-Oct	Bogs and fens, Closed-cone coniferous forest, Coastal prairie, Marshes and -swamps, Meadows and seeps, North Coast coniferous forest-Mesic	Unlikely-parcel is not typical habitat, too dry
<i>Carex californica</i> California sedge	2B.2	May-Aug	Bogs and fens, Closed-cone coniferous forest, Coastal prairie, Marshes and swamps, Meadows and seeps	Unlikely-parcel is not typical habitat, too dry
<i>Carex lyngbyei</i> Lyngbye's sedge	2B.2	Apr-Aug	Marshes and swamps	None-parcel lacks wetlands
<i>Carex saliniformis</i> deceiving sedge	1B.2	Jun(Jul)	Coastal prairie, Coastal scrub, Marshes and swamps, Meadows and seeps-Mesic	None-parcel lacks wetlands
<i>Castilleja ambigua</i> var. <i>ambigua</i> johnny-nip	4.2	Mar-Aug	Coastal bluff scrub, Coastal prairie, Coastal scrub, Marshes and swamps, Valley and foothill grassland, Vernal pools	Unlikely-parcel is not typical habitat

Scientific Name Common Name	Listing Status	Blooming Period	Habitat	Potential to Occur on Parcel
<i>Castilleja ambigua</i> var. <i>humboldtensis</i> Humboldt Bay owl's- clover	1B.2	Apr-Aug	Marshes and swamps	None-occurs in immediate coastal habitat
<i>Castilleja mendocinensis</i> Mendocino Coast paintbrush	1B.2	Apr-Aug	Closed-cone coniferous forest, Coastal bluff scrub, Coastal dunes, Coastal prairie, Coastal scrub	None-occurs in immediate coastal habitat
<i>Ceanothus gloriosus</i> var. <i>exaltatus</i> glory brush	4.3	Mar- Jun(Aug)	Chaparral	Unlikely-parcel is not typical habitat
<i>Ceanothus gloriosus</i> var. <i>gloriosus</i> Point Reyes ceanothus	4.3	Mar-May	Closed-cone coniferous forest, Coastal bluff scrub, Coastal dunes, Coastal scrub- Sandy	Unlikely-parcel is not typical habitat
<i>Coptis laciniata</i> Oregon goldthread	4.2	(Feb)Mar- May(Sep- Nov)	Meadows and seeps, North Coast coniferous forest-Mesic	Unlikely-parcel is not typical habitat, usually in riparian habitat
<i>Cuscuta pacifica</i> var. <i>papillata</i> Mendocino dodder	1B.2	(Jun)Jul- Oct	Coastal dunes	None-occurs in immediate coastal habitat
<i>Erigeron biolettii</i> streamside daisy	3	Jun-Oct	Broadleafed upland forest, Cismontane woodland, North Coast coniferous forest- Mesic, Rocky	Unlikely-parcel is not typical habitat,no mesic rocky habitat
<i>Erigeron supplex</i> supple daisy	1B.2	May-Jul	Coastal bluff scrub, Coastal prairie	None-occurs in immediate coastal habitat
<i>Erysimum concinnum</i> bluff wallflower	1B.2	Feb-Jul	Coastal bluff scrub, Coastal dunes, Coastal prairie	None-occurs in immediate coastal habitat
<i>Fritillaria roderickii</i> Roderick's fritillary	1B.1, CE	Mar-May	Coastal bluff scrub, Coastal prairie, Valley and foothill grassland	Unlikely-parcel is not typical habitat, occurs in coastal habitats and grasslands
<i>Gilia capitata</i> ssp. <i>pacifica</i> Pacific gilia	1B.2	Apr-Aug	Chaparral, Coastal bluff scrub, Coastal prairie, Valley and foothill grassland	None- occurs in coastal habitats and grasslands
<i>Gilia capitata</i> ssp. <i>tomentosa</i> woolly-headed gilia	1B.1	May-Jul	Coastal bluff scrub, Valley and foothill grassland- Rocky, Serpentinite	Unlikely-parcel is not typical habitat, occurs in coastal habitats and grasslands
<i>Glehnia littoralis</i> ssp. <i>leiocarpa</i> American glehnia	4.2	May-Aug	Coastal dunes	None-occurs in immediate coastal habitat
<i>Glyceria grandis</i> American manna grass	2B.3	Jun-Aug	Bogs and fens, Marshes and swamps, Meadows and seeps	None-occurs in wetlands

Scientific Name Common Name	Listing Status	Blooming Period	Habitat	Potential to Occur on Parcel
<i>Hesperovax sparsiflora</i> var. <i>brevifolia</i> short-leaved evax	1B.2	Mar-Jun	Coastal bluff scrub, Coastal dunes, Coastal prairie	None-occurs in immediate coastal habitat
<i>Hesperocyparis pygmaea</i> pygmy cypress	1B.2		Closed-cone coniferous forest	Moderate-occasionally occurs in redwood forest, nearby stands
<i>Horkelia marinensis</i> Point Reyes horkelia	1B.2	May-Sep	Coastal dunes, Coastal prairie, Coastal scrub-Sandy	Unlikely-parcel is not typical habitat
<i>Horkelia tenuiloba</i> thin-lobed horkelia	1B.2	May-Jul(Aug)	Broadleafed upland forest, Chaparral, Valley and foothill grassland- Mesic, Openings, Sandy	Unlikely-parcel is not typical habitat, too dry
<i>Hosackia gracilis</i> harlequin lotus	4.2	Mar-Jul	Broadleafed upland forest, Cismontane woodland, Closed-cone coniferous forest, Coastal bluff scrub, Coastal prairie, Coastal scrub, Marshes and swamps, Meadows and seeps, North Coast coniferous forest, Valley and foothill grassland-Roadsides	Moderate-in disturbed area
<i>Hypogymnia schizidiata</i> island tube lichen	1B.3		Chaparral, Closed-cone coniferous forest	Unlikely-parcel is not typical habitat
<i>Kopsiopsis hookeri</i> small groundcone	2B.3	Apr-Aug	North Coast coniferous forest	High-in forest understory
<i>Lasthenia californica</i> ssp. <i>bakeri</i> Baker's goldfields	1B.2	Apr-Oct	Closed-cone coniferous forest, Coastal scrub, Marshes and swamps, Meadows and seeps	None-parcel is not suitable habitat, too dry
<i>Lasthenia californica</i> ssp. <i>macrantha</i> perennial goldfields	1B.2	Jan-Nov	Coastal bluff scrub, Coastal dunes, Coastal scrub	None-occurs in immediate coastal habitat
<i>Lasthenia conjugens</i> Contra Costa goldfields	1B.1, FE	Mar-Jun	Cismontane woodland, Playas, Valley and foothill grassland, Vernal pools- Mesic	None-no suitable habitat on parcel, too dry
<i>Lathyrus palustris</i> marsh pea	2B.2	Mar-Aug	Bogs and fens, Coastal prairie, Coastal scrub, Lower montane coniferous forest, Marshes and swamps, North Coast coniferous forest- Mesic	None-no suitable habitat on parcel, too dry
<i>Lilium maritimum</i> coast lily	1B.1	May-Aug	Broadleafed upland forest, Closed-cone coniferous forest, Coastal prairie, Coastal scrub, Marshes and swamps, North Coast coniferous forest-Roadsides (sometimes)	Unlikely-parcel is not typical habitat, too dry
<i>Lycopodium clavatum</i> running-pine	4.1	Jun-Aug(Sep)	Lower montane coniferous forest, Marshes and swamps,	Moderate-in forest understory, edge

Scientific Name Common Name	Listing Status	Blooming Period	Habitat	Potential to Occur on Parcel
			North Coast coniferous forest- Edges (often), Openings, Roadsides	
<i>Microseris paludosa</i> marsh microseris	1B.2	Apr- Jun(Jul)	Cismontane woodland, Closed- cone coniferous forest, Coastal scrub, Valley and foothill grassland	Unlikely-parcel is not typical habitat
<i>Oenothera wolfii</i> Wolf's evening-primrose	1B.1	May-Oct	Coastal bluff scrub, Coastal dunes, Coastal prairie, Lower montane coniferous forest- Mesic (usually), Sandy	Unlikely-parcel is not typical habitat
<i>Perideridia gairdneri</i> ssp. <i>gairdneri</i> Gairdner's yampah	4.2	Jun-Oct	Broadleafed upland forest, Chaparral, Coastal prairie, Valley and foothill grassland, Vernal pools-Vernally Mesic	Unlikely-parcel is not typical habitat, too dry
<i>Piperia candida</i> white-flowered rein orchid	1B.2	(Mar)May- Sep	Broadleafed upland forest, Lower montane coniferous forest, North Coast coniferous forest- Serpentinite (sometimes)	High-in forest understory and edge, maybe along road
<i>Potamogeton epihydrus</i> Nuttall's ribbon-leaved pondweed	2B.2	(Jun)Jul- Sep	Marshes and swamps	None-no suitable habitat, too dry
<i>Sidalcea calycosa</i> ssp. <i>rhizomata</i> Point Reyes checkerbloom	1B.2	Apr-Sep	Marshes and swamps	None-no suitable habitat, too dry
<i>Sidalcea malachroides</i> maple-leaved checkerbloom	4.2	(Mar)Apr- Aug	Broadleafed upland forest, Coastal prairie, Coastal scrub, North Coast coniferous forest, Riparian woodland- Disturbed areas (often)	Moderate-maybe in disturbed areas, forest edge, along road
<i>Sidalcea malviflora</i> ssp. <i>purpurea</i> purple-stemmed checkerbloom	1B.2	May-Jun	Broadleafed upland forest, Coastal prairie	Unlikely-parcel is no typical habitat
<i>Sulcaria spiralifera</i> twisted horsehair lichen	1B.2		Coastal dunes, North Coast coniferous forest	Unlikely-occurs on immediate coast
<i>Trifolium buckwestiorum</i> Santa Cruz clover	1B.1	Apr-Oct	Broadleafed upland forest, Cismontane woodland, Coastal prairie- Gravelly	Moderate-parcel is not typical habitat, but can occur in disturbed areas
<i>Trifolium trichocalyx</i> Monterey clover	1B.1, CE, FE	Apr-Jun	losed-cone coniferous forest	Unlikely-parcel is not typical habitat
<i>Usnea longissima</i> Methuselah's beard lichen	4.2		Broadleafed upland forest, North Coast coniferous forest	High-on tree branches
<i>Veratrum fimbriatum</i> fringed false-hellebore	4.3	Jul-Sep	Bogs and fens, Coastal scrub, Meadows and seeps, North Coast coniferous forest- Mesic	Unlikely-parcel is not typical habitat, too dry

SPECIAL STATUS PLANT LISTING STATUS

Endangered Species Act (ESA)

FE: Federally Endangered

FT: Federally Threatened

FR: Federally Rare

California Endangered Species Act (CESA)

CE: California Endangered

CT: California Threatened

CR: California Rare

California Rare Plant Ranks

1A: Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere

1B: Plants Rare, Threatened, or Endangered in California and Elsewhere

2A: Plants Presumed Extirpated in California, But Common Elsewhere

2B: California Rare Plant Rank 2B: Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere

3. Review List: Plants about which more information is needed.

4. Watch List: Plants of limited distribution

Threat Ranks

0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)

0.2-Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

0.3-Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Although no spring (early season) survey was conducted, the July (late season) survey was considered seasonally appropriate for rare plants on the scoping list with potential to occur in the disturbed area around the structure or adjacent redwood forest.

5. RESULTS AND DISCUSSION

5.1. Special Status Plants

No special status plants were observed on the parcel. A list of plants recorded on the survey is provided in Table 1.

5.2. Special Status Plant Communities

The eastern undisturbed portion of the parcel is Redwood forest and woodland (*Sequoia sempervirens* Forest & Woodland Alliance), which has a rarity ranking of G3 S3 and is considered a special status natural community by CDFW and is an ESHA under the CCA (Figure 2).

6. POTENTIAL FOR FALSE NEGATIVE SURVEYS

Potential factors that could result in lack of detection of special status plants include plants that have a seed bank on the site but currently no above ground individuals, grazing, disease, disturbance, and adverse climatic conditions.

Seeds of some species can persist for years or decades in the soil until suitable conditions occur for germination. Legumes such as Humboldt County milk-vetch (*Astragalus agnicidus*) can persist for years or decades in seed bank and emerge after logging or other environmental changes. Plants that grow from underground structures such as bulbs and tubers, including

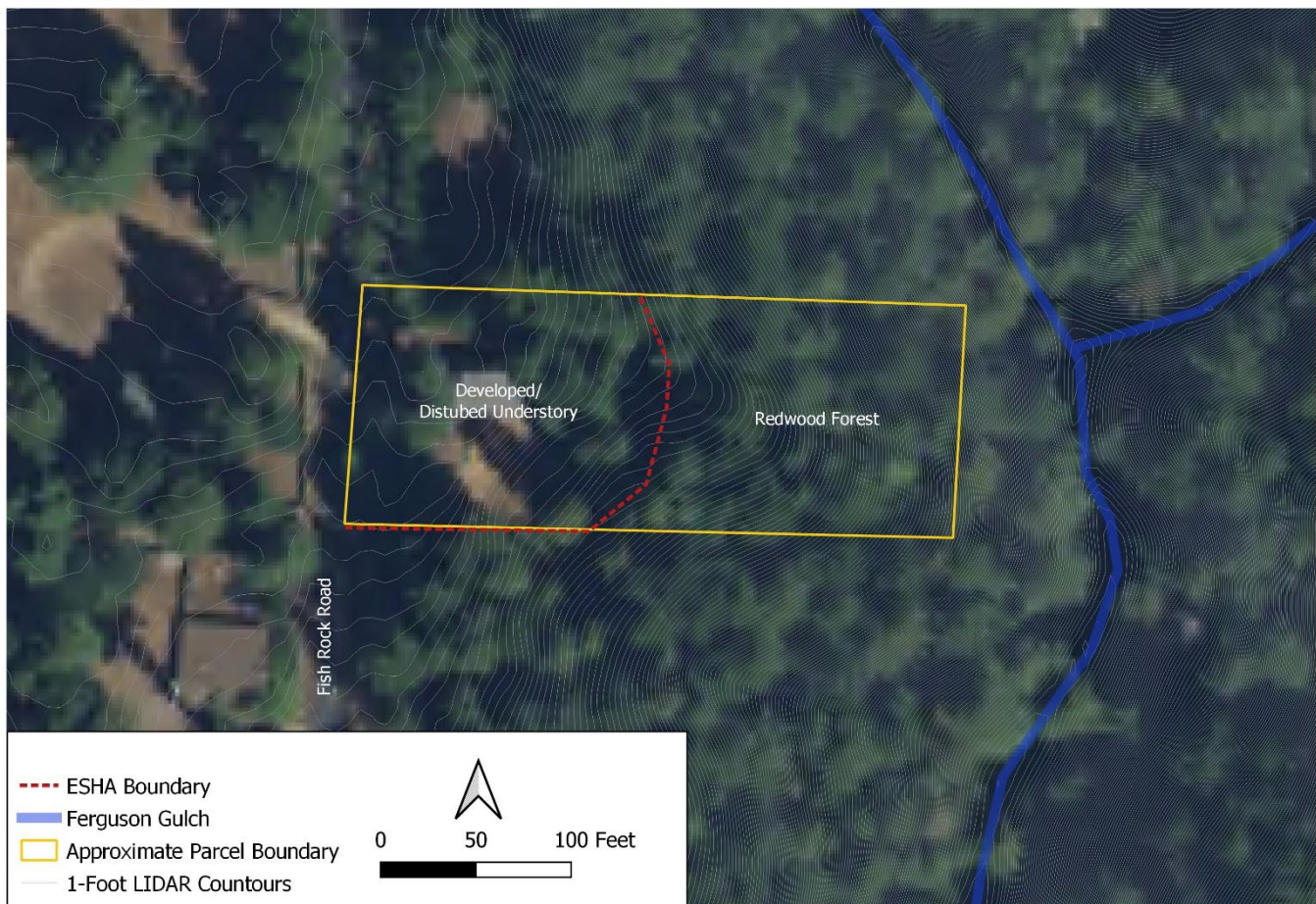
Table 2. Plant List.

Scientific Name	Common Name
<i>Abies grandis</i>	grand fir
<i>Acacia</i> sp.	acacia
<i>Acmispon americanus</i> var. <i>americanus</i>	lotus
<i>Acmispon parviflorus</i>	lotus
<i>Agrostis</i> sp.	bent grass
<i>Alnus rubra</i>	red alder
<i>Anthoxanthum odoratum</i>	sweet vernal grass
<i>Arctostaphylos columbiana</i>	hairy manzanita
<i>Arctostaphylos uva-ursi</i>	bearberry
<i>Baccharis pilularis</i>	coyote brush
<i>Briza maxima</i>	rattlesnake grass
<i>Buddleja davidii</i>	butterfly bush
<i>Carex obnupta</i>	slough sedge
<i>Chamomilla suaveolens</i>	pineapple weed
<i>Cortaderia jubata</i>	pampas grass
<i>Cotoneaster panosa</i>	cotoneaster
<i>Cotoneaster franchetii</i>	cotoneaster
<i>Cyperus eragrostis</i>	nut-grass
<i>Cytisus scoparius</i>	Scotch broom
<i>Dactylis glomerata</i>	orchard grass
<i>Daucus carota</i>	Queen Anne's lace
<i>Daucus pusillus</i>	rattlesnake weed
<i>Digitalis purpurea</i>	foxglove
<i>Epilobium ciliatum</i>	northern willow herb
<i>Erigeron canadensis</i>	horseweed
<i>Fragaria vesca</i>	wood strawberry
<i>Frangula pushiana</i>	casara
<i>Galium</i> sp.	bedstraw
<i>Gamochaeta ustulata</i>	purple cudweed
<i>Gaultheria shallon</i>	salal
<i>Genista monspessulana</i>	French broom
<i>Hedera helix</i>	English ivy
<i>Holcus lanatus</i>	common velvet grass
<i>Holodiscus discolor</i>	oceanspray
<i>Hypericum perforatum</i>	St. John's-wort
<i>Hypochaeris radicata</i>	hairy cat's-ear
<i>Ilex aquifolium</i>	English holly
<i>Iris douglasiana</i>	Douglas iris

Scientific Name	Common Name
<i>Juncus bufonius</i>	common toad rush
<i>Juncus effusus</i>	common rush
<i>Leucanthemum vulgare</i>	ox-eye daisy
<i>Linum bienne</i>	western blue flax
<i>Lithrum</i> sp.	loostripe
<i>Lonicera involucrata</i> var. <i>ledebourii</i>	black twinberry
<i>Lotus corniculatus</i>	birdfoot trefoil
<i>Maianthemum dilatatum</i>	false lily-of-the-valley
<i>Malus fusca</i>	Oregon crab apple
<i>Morella californica</i>	wax myrtle
<i>Parentucellia viscosa</i>	yellow parentucellia
<i>Paspalum dilatatum</i>	dallis grass
<i>Petasites frigidis</i> var. <i>palmaris</i>	western coltsfoot
<i>Picea sitchensis</i>	Sitka spruce
<i>Pinus contorta</i> ssp. <i>contorta</i>	beach pine
<i>Pinus</i> sp. (5 needle)	pine
<i>Plantago lanceolata</i>	English plantain
<i>Plantago major</i>	common plantain
<i>Polystichum munitum</i>	sword fern
<i>Potentilla anserina</i>	Pacific silverweed
<i>Poterium sanguisorba</i>	garden burnet
<i>Prunella vulgaris</i>	self-heal
<i>Pseudotsuga menziesii</i>	Douglas-fir
<i>Pteridium aquilinum</i> var. <i>pubescens</i>	bracken fern
<i>Ranunculus repens</i>	creeping buttercup
<i>Raphanus sativus</i>	wild radish
<i>Rhododendron macrophyllum</i>	California rose-bay
<i>Rosa</i> sp.	rose
<i>Rubus armeniacus</i>	Himalayan blackberry
<i>Rubus ursinus</i>	California blackberry
<i>Salix hookeriana</i>	Hooker's willow
<i>Salix lasiandra</i> ssp. <i>lasiandra</i>	Pacific willow
<i>Salix lasiolepis</i>	arroyo willow
<i>Salix sitchensis</i>	Sitka willow
<i>Scirpus microcarpus</i>	small-flowered bulrush
<i>Senecio jacobaea</i>	tansy ragwort
<i>Senecio minimus</i>	coast fireweed
<i>Senecio vulgaris</i>	common butterweed
<i>Sequoia sempervirens</i>	coast redwood

Scientific Name	Common Name
<i>Sonchus asper</i> ssp. <i>asper</i>	prickly sow thistle
<i>Spergula arvensis</i> ssp. <i>arvensis</i>	stickwort
<i>Spiraea douglasii</i>	Douglas' spiraea
<i>Stachys ajugoides</i>	hedge nettle
<i>Tsuga heterophylla</i>	western hemlock
<i>Vaccinium ovatum</i>	evergreen huckleberry
<i>Vaccinium parvifolium</i>	red huckleberry
<i>Viola sempervirens</i>	evergreen violet

Figure 2. ESHA Map.



white-flowered rein orchid (*Piperia candida*) and lilies (*Lilium* spp.), can remain dormant or suppressed under unfavorable conditions.

Plants can also be consumed by livestock, deer, or invertebrates or succumb to disease. These factors could damage identifying characters such as flowers and leaves or remove entire above ground portions of the plants resulting in negative detections.

There was lower than normal rainfall 2021/2022 accumulation in the winter and spring prior to the surveys. However, April and May rainfall was more normal for the time of year.

Temperature, which is the primary factor controlling plant phenology, was within normal ranges. Phenology in general seemed normal for the time of year.

7. REFERENCES

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APPENDIX A


NRCS Soil Map

Soil Map—Mendocino County, Western Part, California



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Mendocino County, Western Part, California
Survey Area Data: Version 16, Sep 6, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
135	Dehaven-Hotel complex, 50 to 75 percent slopes	2.4	64.1%
196	Quinliven-Ferncreek complex, 2 to 15 percent slopes	1.4	35.7%
223	Vandamme-Irmulco complex, 20 to 50 percent slopes	0.0	0.1%
Totals for Area of Interest		3.8	100.0%

APPENDIX B

Special Status Natural Community Scoping List

Scientific name	Common name	Global rarity	State rarity
<i>Abies grandis</i>	Grand fir forest	G4	S2.1
<i>Abronia latifolia</i> - <i>Ambrosia chamissonis</i>	Dune mat	G3	S3
<i>Acer macrophyllum</i>	Bigleaf maple forest and woodland	G4	S3
<i>Acer negundo</i>	Box-elder forest and woodland	G5	S2.2
<i>Aesculus californica</i>	California buckeye groves	G3	S3
<i>Alnus viridis</i>	Sitka alder thickets	G5	S3?
<i>Alopecurus geniculatus</i>	Water foxtail meadows	G3?	S3?
<i>Arbutus menziesii</i>	Madrone forest	G4	S3.2
<i>Arctostaphylos bakeri</i>	Stands of Baker manzanita	G1	S1.2
<i>Arctostaphylos</i> (<i>canescens</i> , <i>manzanita</i> , <i>stanfordiana</i>)	Hoary, common, and Stanford manzanita chaparral	G3	S3
<i>Arctostaphylos montana</i>	Mount Tamalpais manzanita chaparral	G2	S2
<i>Arctostaphylos</i> (<i>nummularia</i> , <i>sensitiva</i>)	Glossy leaf manzanita chaparral	G2	S2
<i>Argentina egedii</i>	Pacific silverweed marshes	G4	S2
<i>Bolboschoenus maritimus</i>	Salt marsh bulrush marshes	G4	S3
<i>Bromus carinatus</i> - <i>Elymus glaucus</i>	California brome - blue wildrye prairie	G3	S3
<i>Calamagrostis nutkaensis</i>	Pacific reed grass meadows	G4	S2
<i>Calocedrus decurrens</i>	Incense cedar forest and woodland	G4	S3.2
<i>Carex barbarae</i>	White-root beds	G2?	S2?
<i>Carex densa</i>	Dense sedge marshes	G2?	S2?
<i>Carex nudata</i>	Torrent sedge patches	G3	S3
<i>Carex obnupta</i>	Slough sedge swards	G4	S3
<i>Carex</i> (<i>pansa</i> , <i>praegracilis</i>)	Sand dune sedge swaths	G4?	S3?
<i>Carex serratodens</i>	Twotooth sedge seeps	G3	S3?
<i>Ceanothus</i> (<i>oliganthus</i> , <i>tomentosus</i>)	Hairy leaf - woolly leaf ceanothus chaparral	G3	S3
<i>Chamaecyparis lawsoniana</i>	Port Orford cedar forest and woodland	G3	S3.1
<i>Chrysolepis chrysophylla</i>	Golden chinquapin thickets	G2	S2
<i>Corylus cornuta</i> var. <i>californica</i>	Hazelnut scrub	G3	S2?
<i>Darlingtonia californica</i>	California pitcher plant fens	G4?	S3
<i>Deschampsia cespitosa</i> - <i>Hordeum brachyantherum</i> - <i>Danthonia californica</i>	Coastal tufted hair grass - Meadow barley - California oatgrass wet meadow	GNR	S3
<i>Equisetum</i> (<i>arvense</i> , <i>variegatum</i> , <i>hyemale</i>)	Field horsetail - scouringrush horsetail - variegated scouringrush wet meadow	GNR	S3

Scientific name	Common name	Global rarity	State rarity
Eriophyllum staechadifolium - Erigeron glaucus - Eriogonum latifolium	Seaside woolly-sunflower - seaside daisy - buckwheat patches	G3	S3
Festuca idahoensis - Danthonia californica	Idaho fescue - California oatgrass grassland	GNR	S3
Frangula californica - Rhododendron occidentale - Salix breweri	California coffee berry - western azalea scrub - Brewer's willow	G3	S3
Frankenia salina	Alkali heath marsh	G4	S3
Fraxinus latifolia	Oregon ash groves	G4	S3.2
Garrya elliptica	Coastal silk tassel scrub	G3?	S3?
Glyceria Å—occidentalis	Northwest manna grass marshes	G3?	S3?
Grindelia (camporum, stricta)	Gum plant patches	G2	S2
Hesperocyparis macnabiana	McNab cypress woodland and forest	G3	S3.2
Hesperocyparis pigmaea	Mendocino pygmy cypress woodland	G1	S1
Hesperocyparis sargentii	Sargent cypress woodland	G3	S3.2
Heterotheca (oregona, sessiliflora)	Goldenaster patches	G3	S3
Hydrocotyle (ranunculoides, umbellata)	Mats of floating pennywort	G4	S3?
Isoetes (bolanderi, echinospora, howellii, nuttallii, occidentalis)	Quillwort beds	G3	S3?
Juglans hindsii and Hybrids	Hinds's walnut and related stands	G1	S1.1
Juncus lescurii	Salt rush swales	G3	S2?
Juncus (oxymetris, xiphioides)	Iris-leaf rush seeps	G2?	S2?
Leymus cinereus - Leymus triticoides	Ashy ryegrass - creeping ryegrass turfs	G3	S3
Leymus mollis	Sea lyme grass patches	G4	S2
Lupinus chamissonis - Ericameria ericoides	Silver dune lupine - mock heather scrub	G3	S3
Morella californica	Wax myrtle scrub	G3	S3
Nassella spp. - Melica spp.	Needle grass - Melic grass grassland	G3	S3
Notholithocarpus densiflorus	Tanoak forest	G4	S3.2
Nuphar lutea	Yellow pond-lily mats	G5	S3?
Oenanthe sarmentosa	Water-parsley marsh	G4	S2?
Picea sitchensis	Sitka spruce forest and woodland	G5	S2
Pinus contorta ssp. contorta	Beach pine forest and woodland	G5	S3
Pinus muricata - Pinus radiata	Bishop pine - Monterey pine forest and woodland	G3	S3.2
Populus fremontii - Fraxinus velutina - Salix gooddingii	Fremont cottonwood forest and woodland	G4	S3.2
Populus trichocarpa	Black cottonwood forest and woodland	G5	S3

Scientific name	Common name	Global rarity	State rarity
<i>Pseudotsuga menziesii</i> - <i>Notholithocarpus densiflorus</i>	Douglas fir - tanoak forest and woodland	G3	S3
<i>Quercus garryana</i> (tree)	Oregon white oak woodland and forest	G4	S3
<i>Quercus lobata</i>	Valley oak woodland and forest	G3	S3
<i>Quercus parvula</i> var. <i>shrevei</i>	Shreve oak forests	G2	S2
<i>Quercus wislizeni</i> - <i>Quercus chrysolepis</i> (shrub)	Canyon live oak - Interior live oak chaparral	G4	S3
<i>Rhododendron columbianum</i>	Western Labrador-tea thickets	G4	S2?
<i>Rubus</i> (<i>parviflorus</i> , <i>spectabilis</i> , <i>ursinus</i>)	Coastal brambles	G4	S3
<i>Ruppia</i> (<i>cirrhusa</i> , <i>maritima</i>)	Ditch-grass or widgeon-grass mats	G4?	S2
<i>Salix gooddingii</i> - <i>Salix laevigata</i>	Goodding's willow - red willow riparian woodland and forest	G4	S3
<i>Salix hookeriana</i>	Coastal dune willow thickets	G4	S3
<i>Salix lucida</i> ssp. <i>lasiandra</i>	Shining willow groves	G4	S3.2
<i>Salix sitchensis</i>	Sitka willow thickets	G4	S3?
<i>Sarcocornia pacifica</i> (<i>Salicornia depressa</i>)	Pickleweed mats	G4	S3
<i>Schoenoplectus</i> (<i>acutus</i> , <i>californicus</i>)	Hardstem and California bulrush marshes	GNR	S3
<i>Schoenoplectus americanus</i>	American bulrush marsh	G5	S3.2
<i>Scirpus microcarpus</i>	Small-fruited bulrush marsh	G4	S2
<i>Selaginella</i> (<i>bigelovii</i> , <i>wallacei</i>)	Bushy spikemoss mats	G4	S3
<i>Sequoia sempervirens</i>	Redwood forest and woodland	G3	S3.2
<i>Sparganium</i> (<i>angustifolium</i>)	Mats of bur-reed leaves	G4	S3?
<i>Spartina foliosa</i>	California cordgrass marsh	G3	S3.2
<i>Stuckenia</i> (<i>pectinata</i>) - <i>Potamogeton</i> spp.	Pondweed mats	G3	S3?
<i>Trifolium variegatum</i>	White-tip clover swales	G3?	S3?
<i>Tsuga heterophylla</i>	Western hemlock forest	G5	S2
<i>Umbellularia californica</i>	California bay forest and woodland	G4	S3
<i>Vaccinium uliginosum</i>	Bog blueberry wet meadows	G4	S3
<i>Vitis arizonica</i> - <i>Vitis girdiana</i>	Wild grape shrubland	G3	S3
<i>Zostera</i> (<i>marina</i> , <i>pacifica</i>) Pacific Aquatic	Eelgrass beds	GNR	S3

APPENDIX C

Photos



Photo 1. Potential building area adjacent to the existing structure with pampas grass, French broom, and acacia, looking west towards Fish Rock Road.



Photo 2. Potential building area looking east toward redwood forest.