COASTAL PERMIT ADMINISTRATOR STAFF REPORT- ADMINISTRATIVE CDP

MAY 20, 2025
CDP_2023-0030

PROJECT PLANNER CONTACT
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PROJECT SUMMARY

OWNER/ APPLICANT/AGENT:	Johannes & Anne Lauwerijssen 6380 Hillgate Rd Arbuckle, CA 95912
REQUEST:	Administrative Coastal Development Permit to remove the existing single-family residence and replace with a new single-family residence and connect to existing utilities.
LOCATION:	In the Coastal Zone, within the heart of Westport town center, 450± feet east of the intersection of Abalone Street (CR 428D) and State Route 1 (SR 1), on the southeast corner of the intersection of Abalone Street (CR 428D) and Hillcrest Terrace (CR 428F), located at 24851 Abalone Street, Westport; APN: 013-300-39.
TOTAL ACREAGE:	0.3± Acres (11,581 square feet)
GENERAL PLAN:	Rural Village (RV) General Plan, Coastal Element Chapter 2.2
ZONING:	Rural Village (RV) Mendocino County Code Title 20, Division II
CODE REFERENCE:	Residential Mendocino County Code (MCC) Section 20.388.010
SUPERVISORIAL DISTRICT:	District 4 (Norvell)
ENVIRONMENTAL DETERMINATION:	Categorical Exemption
RECOMMENDATION:	Approve with Conditions

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: Administrative Coastal Development Permit to remove the existing 1,640 square foot (sf) single-family residence (SFR) and replace with a new 2,016 sf single-family residence with an attached 1,344 sf garage, storage area, and 992 sf of attached decking and patio. The new development will be connected to the established utility districts, including Westport County Water District and Pacific Gas & Electric (PGE). The existing 1,640 sf SFR will be demolished in its existing location at the northeastern corner of the lot, as shown on the *Demolition Site Plan* map. The proposed replacement 2,016 sf single-family residence with an attached 1,344 sf garage, storage area, and 992 sf of attached decking and patio will be located further towards the west than the existing development, as shown on the *Site Plan* map. A new driveway will be established as access to the parcel from Abalone Street (CR 428D). Water and sewer connections will be maintained with the Westport County Water District, as shown on the *Westport County Water District* map. The proposed new SFR will be a 3-story structure where the lower level will be a subbasement, as the topography of the parcel is sloping from the east with an approximately 19 percent slope, as shown on the *South & East Elevations* and *North & West Elevations* maps.

Multiple studies were provided by the landowner as part of the CDP Application, including the following:

- Biological Scoping Survey Report, prepared by WRA, dated January 2025
- Archaeological Survey prepared by Thad Van Bueren, dated January 31, 2025

SITE CHARACTERISTICS: The project site is located within the town of Westport at the southeast corner of the intersection of Abalone Street (CR 428D) and Hillcrest Terrace (CR 428F), as shown on the *Location & Aerial* maps. The subject parcel is designated as Rural Village (RV), as shown on both the *General Plan* and *Zoning* maps. The subject parcel is designated as Rural Village (RV), as shown on the *LCP Land Use Map 8: Westport* map. The site is mapped on the *LCP Land Capabilities and Natural Hazards* map as having "Beach Deposits and Stream Alluvium and Terraces (Zone 3)". The *LCP Habitats and Resources* map does not indicate sensitive resources being located on the subject parcel. The site is mapped as a "High Fire Hazard" area and is located within both a State Responsibility Area and Local Responsibility Area, Westport County Fire District, as shown on the *Fire Hazard Zones and Responsibility Areas* map. The site is mapped on the *Ground Water Resources* map as being located within a "Critical Water Area". The parcel is not mapped as a Highly Scenic Area, as shown on the *Highly Scenic Area* map. The parcel is not mapped within an appealable area, as shown on the *Appealable Areas* map. The *Estimated Slope* map shows gentle slopes ranging from 0 and 32 degrees. The parcel is mapped as Mallo Pass Loam (183) soils classification, as shown on the *Soils* map. The subject parcel is mapped within both the Westport County Water District, as shown on the *Westport County Water District* map.

PUBLIC SERVICES:
Access: Abalone Street (CR 428D)
Water District: Westport County Water District
Sewer District: Westport County Water District
Fire District: Westport County Fire District

RELATED APPLICATIONS: The following applications have occurred on the subject parcel or on the surrounding properties and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

Subject Parcel Projects:

- **Record of Survey:** A portion of Lot 1, of Block 3 of the Town of Westport (Case 2 Drawer 15 Page 34 and Case 2 Drawer 41 Page 2 of Mendocino County Records).
- **BF_2022-0771:** Building permit request for the demolition of the 1,647 square foot (sf) structure. Issuance of this building permit is pending the issuance of this Coastal Development Permit. **(Under**

Review) 11/10/2022.

- **BF_2023-0543:** Building permit request for the removal of the 1,647 sf single-family residence and replacement with a new 2,016 sf single-family residence with an attached 1,344 sf garage and storage area and 992 sf of attached decking and patio. Issuance of this building permit is pending the issuance of this Coastal Development Permit. On March 19, 2024, Staff recommended this request to only include the replacement of the new single-family residence. **(Under Review) 02/26/2024**

Neighboring Projects:

- None

AGENCY COMMENTS: On August 28, 2023, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

TABLE 1: Referral Agency Responses	
REFERRAL AGENCIES	**COMMENT**
Air Quality Management	No Response
Archaeological Commission	Comments
Assessor's Office	No Response
Building Division (Fort Bragg)	No Response
CalFire (Land Use)	No Response
California Coastal Commission (CCC)	No Response
California Department of Fish & Wildlife (CDFW)	Comments
Cloverdale Rancheria	No Response
Mendocino County Department of Transportation (DOT)	Comments
Mendocino County Division of Environmental Health (DEH) (Fort Bragg)	Comments
Northwest Information Center (NWIC)	Comments
Planning Division (Ukiah)	No Comment
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	Comments
Westport County Sanitation District	No Comment
Westport County Water District	No Comment
Westport County Fire District	No Response
Westport Municipal Advisory Council (Westport MAC)	No Response

Archaeological Commission (ARCH) Comments: On September 22, 2023, Mendocino County Archaeological Commission (ARCH) responded with the request to schedule for the next available hearing, depending on comments submitted by NWIC. On July 10, 2024, the Mendocino County Archaeological Commission (ARCH) recommended a condition of approval that the applicant provide an Archaeological Survey be submitted to ARCH for approval after the removal of the existing single-family residence, prior to further construction activities. On February 5, 2025, the applicant submitted an Archaeological Survey prepared by Thad Van Bueren, dated January 31, 2025. The project and survey were reviewed by the Mendocino County Archaeological Commission, on March 12, 2025. The survey was accepted with recommended conditions of approval including the "Discovery Clause" and for the applicant to have a historical monitor present during the demolition of the existing structure to survey for historical artifacts possibly located in, under, or around, the structure, including any privy pits or garbage piles. This is discussed further within the Archaeological/Cultural Resources section of this staff report.

California Department of Fish & Wildlife (CDFW) Comments: On September 22, 2023, CDFW responded with "*The proposed project is on a parcel adjacent to what appears to be undeveloped land. CNDDB indicates the presence of Pacific gilia (Gilia capitata ssp. pacifica) a few hundred feet to the west. No biological information was provided with the CDP application to indicate if floral studies have been conducted for this project. Without additional biological information, CDFW is unable to provide comments*

or recommendations on this CDP. This is discussed further within the Habitats and Natural Resources section of this staff report.

Mendocino County Department of Transportation (DOT) Comments: On September 12, 2023, the Mendocino County Department of Transportation (DOT) recommended the following conditions of approval:

1. *Prior to commencement of construction activities or issuance of a building permit, the applicant shall construct a residential driveway approach onto Abalone Street (CR 428D), 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 or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.*

2. *Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County right-of-way.*

This is discussed further within the Transportation, Utilities and Public Services section of this staff report.

Mendocino County Division of Environmental Health (DEH) (Fort Bragg) Comments: On September 1, 2023, Mendocino County Division of Environmental Health (DEH) stated the proof of will service notice from Westport County Water District shall be provided to DEH. On June 16, 2024, the Westport County Water District provided a will-service letter to the agent or landowner, confirming the parcel is currently connected to both water and sewer hookup and will continue to be connected to both systems. This is discussed further within the Groundwater Resources and Transportation, Utilities and Public Services section of this staff report.

Northwest Information Center (NWIC) Comments: On September 11, 2023, NWIC responded, "*Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Mendocino County have been found in areas in close proximity to coastal areas and near a variety of plant and animal resources. The proposed project area is located on a broad coastal terrace near the coast. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed project area. In addition, historic-era maps from the late 19th century show historic-era land use in the nearby vicinity, with a house depicted in the proposed project parcel by 1909. With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources in the proposed project area.*

We recommend a qualified professional archaeologist conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources.

The 1950 USGS Cape Vizcaino, Calif. 15' quad depicts a building in the proposed project area. If present, this unrecorded building[s] or structure[s] meet the Office of Historic Preservation's (OHP) minimum age standard that buildings, structures, and objects 45 years or older may be of historical value, and therefore, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Mendocino County conduct a formal CEQA evaluation." This is discussed further within the Archaeological/Cultural Resources section of this staff report.

Sherwood Valley Band of Pomo Indians Comments: On July 3, 2024, Sherwood Valley Band of Pomo Indians submitted comments requesting an on-site tribally selected monitor be present during excavation. This is discussed further within the Archaeological/Cultural Resources section of this staff report.

Westport County Water District Comments: On June 16, 2024, the Westport County Water District provided a will service letter to the agent or landowner, confirming the parcel is currently connected to both water and sewer hookup and will continue to be connected to both systems. This is discussed further within the Groundwater Resources and Transportation, Utilities and Public Services section of this staff report.

PROJECT ANALYSIS

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project involves the demolition of the existing 1,640 square foot (sf) Single-Family Residence (SFR) and the replacement with a new 2,016 sf Single-Family Residence (SFR) with an attached 1,344 sf garage, storage area, and 992 sf of attached decking and patio, connection to both Westport County Water District and Pacific Gas & Electric (PGE) and establishment of a residential driveway access via Abalone Street (CR 428D). The project is consistent with the goals and policies of the Local Coastal Program, General Plan, and Zoning Codes, as detailed below:

Land Use: The project site is located within the boundaries of the Local Coastal Program (LCP) area and is shown on the *LCP Land Use Map 8: Westport* map. The subject parcel is classified as Rural Village (RV), by the Mendocino County General Plan, as shown on the *General Plan Classifications* map. The Coastal Element Chapter 2.2 Rural Village (RV) classification intends,

> *"To preserve and maintain the character of the rural atmosphere and visual quality of the following villages: Westport, Cleone, Caspar, Little River, Albion, Elk and Manchester; and to provide a variety of community- oriented neighborhood commercial services; and to provide and allow for mixed residential and commercial activities."*

The Coastal Element Chapter 4.2 Rockport to Little Valley Road Planning Area is characterized by two distinct natural settings: the narrow or nearly non-existent coastal shelf north of Ten Mile River and the gentle slopes separated from the ocean by dunes extending from the river to Little Valley Road, north of Cleone, where development is subject to:

> *Policy 4.2-2 Westport shall be designated a Rural Village, as described in the Land Use classification section. Commercial uses shall be limited to both sides of Highway 1 between the southern boundary of the treatment plant on the north to the east jog in the highway to the south.*
>
> *Policy: 4.2-3 Shoreline access for residents and visitors shall be provided at Pete's Beach in conformance with Policy 4.2-10.*
>
> *Policy 4.2-4 Future development of Westport as a Rural Village shall require that new development be compatible with existing development relative to scope and character.*
>
> *Policy: 4.2-10 Department of Parks and Recreation shall develop and manage this area as an important access point for Westport residents and others if consistent with the overall management plan. After development, coastal access shall be signed along Highway 1.*

One dwelling unit per existing parcel and associated utilities and light agriculture are principally permitted uses within the RV classification. Parcels located within water and sewer service areas with a designation of RV are allowed to have a 6,000 square foot (sf) minimum parcel size. The established parcel is 11,581 square feet (0.3± acres) in size and is considered consistent to lot size requirements.

Without added conditions, the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities is consistent with principally permitted uses, accessory uses, ancillary development within the Rural Village Land Use classifications, per Mendocino County Coastal Element Chapter 2.2 and Chapter 4.2.

Zoning: The project site is located within a Rural Village (RV) zoning district, as shown on the *Zoning Display* Map. The RV district is intended to, per Mendocino County Code (MCC) Section 20.388.005:

> *… preserve and maintain the character of the rural atmosphere and visual quality of existing coastal rural villages; to provide a variety of community-oriented neighborhood commercial services; and to provide and allow for mixed residential and commercial activities.*

A single-family residence is a principally permitted use within the RV zoning district, per MCC Section 20.388.010(A). The parcel's zoning designation (RV40K) requires a 40,000 square foot minimum parcel

size. The established parcel is 11,581 square foot (0.3± acres) in size, as shown on the *Adjacent Parcels* map. MCC Section 20.388.020(A) allows for a decreased parcel size of no less than 6000 square feet provided the parcel is located within water and sewer service areas. As such, the project complies with lot size and is located within water and sewer service areas.. The required yard setbacks for a parcel of this size in an RV zone are 20 feet from the front and rear property lines, and 6 feet from side property lines, per MCC Sections 20.388.030 and 20.388.035. A corridor preservation setback of 25 feet applies along both Abalone Street (CR 428D) and Hillcrest Terrace (CR 428F), resulting in a front yard setback of either 45 feet from the road corridor centerline or 20 feet from the property line, whichever is greater. The proposed project will be located outside the required setbacks and outside the 25 foot corridor preservation setback, as shown on the *Site Plan* map.

As currently proposed, the development will be an average height of 30 feet above natural grade for non-highly scenic areas and will be consistent with the RV district maximum of 35 foot building height allowance, per MCC Section 20.388.040, as shown on the *South & East Elevations* and *North & West Elevations* maps. The proposed development will result in an overall lot coverage of 14.4 percent (1,664 square feet), which is consistent with the 50 percent allowable coverage per MCC Section 20.388.045. A minimum of two off-street parking spaces are required for residential development, per MCC Section 20.472.015. Two (2) spaces are proposed, as shown on the *Site Plan* and *Floor Plan* maps.

Without added conditions, the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities is consistent with MCC Chapter 20.388 and Chapter 20.472.

Visual Resources and Special Treatment Areas: The site is not mapped within a Highly Scenic Area; therefore, the proposed development is only subject to Policy 3.5-1 of the Coastal Element and MCC Section Chapter 20.504. **Condition 13** is recommended to require exterior lighting be kept to the minimum necessary for safety and security purposes and to be downcast, shielded and positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Mendocino County Coastal Element Policies 3.5-1 and MCC Section 20.504.035. **Condition 14** is recommended to require an exterior finish schedule for proposed materials and colors which will be visually compatible with the character of the surrounding area consistent with Mendocino County Coastal Element Policies 3.5-1.

With added conditions, the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities will not increase view obstruction from nearby public areas, is visually compatible with the character of surrounding areas, and will be consistent with Mendocino County Coastal Element Policy 3.5-1 and MCC Chapter 20.504 regulations.

Grading, Erosion, and Runoff: MCC Chapter 20.492 establishes standards for grading, erosion, sedimentation, and runoff. The subject site for the proposed project to construct a single-family residence, attached garage, and ancillary development is relatively flat with a gentle slope towards the west Abalone Street (CR 428D), as shown on the *Topographic* Map and Site *Plan* maps. The *Estimated Slope* map shows estimated slopes between 0 and 34 degrees. The topography of the parcel is approximately 19 percent slope, as shown on the *South & East Elevations* and *North & West Elevations* maps.

As proposed, approximately 300 cubic yards of grading will occur at the time of construction of the single-family residence and subbasement, including trenching for the connection to utilities, and a driveway encroachment at Abalone Street Road (CR 428D).

Staff recommends a condition of approval requiring that construction adhere to Best Management Practices (BMPs) to reduce erosion and sedimentation from construction activities. As the amount of proposed grading will exceed fifty (50) cubic yards, a Grading and Erosion Control Plan shall be required. Staff finds that these conditions are sufficient to ensure that development meets the standards of Chapter 20.492.

Condition 5 is recommended for the applicant to secure all necessary permits for the proposed

development from County, State and Federal agencies having jurisdiction and ensures any grading, erosion and runoff protection and hazard area policies or plans will be addressed. **Condition 15** is recommended to ensure the proposed development protects grading, erosion and runoff protection, and complies with hazard area policies. **Condition 16** is recommended to ensure Best Management Practices (BMP's) will be implemented at the time of construction. Grading activities, including establishing and maintaining the proposed driveway and parking areas, shall comply with MCC Chapters 20.492 and 20.500 regulations.

With added conditions, the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures, and utilities is consistent with Local Coastal Program Chapter 3.4 related to grading, erosion, and runoff protection (MCC Chapter 20.492) and hazard areas (MCC Chapter 20.492) and building code requirements (MCC Section 18.70.027).

Groundwater Resources: The project site is within the jurisdictional boundaries of a local water district. The project site is within the Critical Water Resources (CWR) zone established by the Mendocino County Coastal Groundwater Study. Coastal Element Policy 3.8-1 states that "*Highway 1 capacity, availability of water and sewage disposal system and other known planning factors shall be considered when considering applications for development permits.*" Coastal Element Policy 3.9-1 states that "*one housing unit shall be authorized on every legal parcel existing on the date of adoption of this plan, provided that adequate access, water, and sewage disposal capacity exists and proposed development is consistent with all applicable policies of this Coastal Element and is in compliance with existing codes and health standards. Determination of service capacity shall be made prior to the issuance of a coastal development permit.*" MCC Section 20.308.095 defines "*adequate water supply*" as "*a combination of production and storage of sufficient quantities to support proposed uses which will not adversely affect contiguous and surrounding uses as defined by the Division of Environmental Health in their publication "Land Development Requirements", as revised.*" This document is now known as the County of Mendocino Coastal Groundwater Development Guidelines.

Mendocino County Division of Environmental Health (DEH) stated the proof of will service notice from Westport County Water District shall be provided to DEH. On June 16, 2024, the Westport County Water District provided a will-service letter to the agent or landowner, confirming the parcel is currently connected to both water and sewer hookup and will continue to be connected to both systems.

Condition 5 is recommended to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction to ensure any groundwater protection policy or plan will be addressed.

With added conditions, the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities is consistent with the Local Coastal Program Policies 3.8-1 and 3.9-1, MCC Chapter 20.516, Section 20.532.095(A)(2) and DEH regulations related to groundwater resources.

Habitat and Natural Resources: Both the LCP Coastal Element Chapter 3.1 policies and MCC Chapter 20.496 address protections to be granted to Environmentally Sensitive Habitat Areas (ESHA). MCC Chapter 20.496 states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures. The site is mapped on the *LCP Land Capabilities and Natural Hazards* map as having "Beach Deposits and Stream Alluvium and Terraces (Zone 3)". The site is primarily designated as barren, with mapped riparian areas located to the north, in a designated open space area within the subdivision, and outside of the subdivision to the south, as shown on the *LCP Habitats & Resources* map. As shown on the site plan, the proposed development would be located within existing, disturbed area and approximately 175 feet south a Freshwater Emergent Wetland, as shown on the *Wetlands* map.

On September 22, 2023, CDFW responded with "*The proposed project is on a parcel adjacent to what appears to be undeveloped land. CNDDB indicates the presence of Pacific gilia (Gilia capitata ssp.*

pacifica) a few hundred feet to the west. No biological information was provided with the CDP application to indicate if floral studies have been conducted for this project. Without additional biological information, CDFW is unable to provide comments or recommendations on this CDP.

On February 6, 2025, the applicants submitted a Biological Scoping Survey Report, prepared by Rhiannon Korhummel, of WRA, Inc, dated January 2025. WRA's report determined that no ESHA, including Pacific gilia *(Gilia capitata ssp. pacifica)* where present during their on and off-site evaluation. WRA provided recommendations to avoid potential impacts to ESHA, specifically for bat and bird species.

Conditions 15, 16 and 17 are recommended to minimize and mitigate potential impact of the project, restore, and enhance ESHA located on or adjacent to the parcel and ensure the proposed project is consistent with Local Coastal Program Chapter 3.1 and Chapter 20.496 regulations relating to ESHA.

With added conditions, the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities will not impact sensitive habitats or resources and is consistent with the Local Coastal Program Policies 3.1, and MCC Chapter 20.496 regulations.

Hazards Areas: Chapter 3.4 of the Mendocino County Coastal Element and MCC Chapter 20.500 regulations address Hazards Management within the Coastal Zone. The site is mapped on the *LCP Land Capabilities and Natural Hazards* map as having "Beach Deposits and Stream Alluvium and Terraces (Zone 3)". The site is mapped as a "High Fire Hazard" area and is being located within both a State Responsibility Area and Local Responsibility Area, Westport County Fire District, as shown on the *Fire Hazard Zones and Responsibility Areas* map.

Fire protection services are provided by the California Department of Forestry and Fire Protection (CALFIRE) and the Westport County Fire District (WCFD). The project was referred to CALFIRE and WCFD, no response has been received from either agency at time of this staff report. **Condition 5** is recommended for the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, which ensures any fire protection and hazard area policies or plans will be addressed. **Condition 15** is recommended to ensure the proposed development protects grading, erosion and runoff protection policies and hazard area policies. **Condition 16** is recommended to ensure Best Management Practices (BMP's) will be implemented at the time of construction. Grading activities, including establishing and maintaining the proposed driveway and parking areas, shall comply with MCC Chapters 20.492 and 20.500 regulations.

With added conditions, the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities is consistent with the Local Coastal Program policies related to Chapter 3.4 and MCC Chapter 20.500 regulations for hazard areas, including geologic hazards (faults, bluffs, tsunami, landslides, and erosion), fire and flood hazards.

Transportation, Utilities, and Public Services: Coastal Element Policies 3.5-9, 3.8-1 and 3.8-2, as well as MCC Section 20.516.015 regulations, requires that availability of water, sewage disposal system, and other known planning factors, including access, shall be considered when reviewing applications for development permits.

The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. In addition, the property is already developed with the current residential density, which will not be altered. As proposed, the project would not significantly change traffic patterns along Abalone Street (CR 428D), Hillcrest Terrace (CR 428F) or within the Westport area. Access to the site is provided by an existing deteriorated driveway at the access to the parcel from Abalone Street (CR 428D).

Solid waste service is available either as curbside pick-up or at the Westport Solid Waste and Recycling Center Station, less than 1 mile north of the subject parcel. Water and sewer connections will be maintained with the Westport County Water District, as shown on the *Westport County Water District*

map. The infrastructure necessary for electrical, telecommunications, water supply and wastewater collection systems will be installed as part of the proposed project. The project may result in minimal population growth, however existing governmental facilities are adequate to provide service to the project site and elsewhere within respective service areas.

The proposed project was referred to Mendocino County Division of Environmental Health (DEH), Department of Transportation (DOT), Westport County Fire District and Westport County Water District. **Condition 5** is recommended for the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any fire protection policy or plan will be addressed.

On September 1, 2023, Mendocino County Division of Environmental Health (DEH) stated the proof of will service notice from Westport County Water District shall be provided to DEH. On June 16, 2024, the Westport County Water District provided a will-service letter to the agent or landowner, confirming the parcel is currently connected to both water and sewer hookup and will continue to be connected to both systems.

Mendocino County Department of Transportation (MC DOT) provided comments recommending two conditions of approval that prior to commencement of any construction activities or issuance of a building permit, the applicant shall furnish evidence of access by obtaining an encroachment permit or any work conducted within the county right of way and establish a residential driveway 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. **Condition 18** is recommended to ensure the proposed project has access and is consistent with MC DOT regulations.

With additional conditions, the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities does not contribute to the increase of water or sewer usage, nor will it add additional traffic on local and regional roadways. The Project is consistent with Mendocino County Coastal Element Chapter 3.8 and MCC Chapter 20.516 regulations and policies for transportation, circulation, utilities, and public services protection.

Archaeological and Cultural Resources: In accordance with Coastal Element Policy 3.5-10 and MCC Chapter 22.12, the proposed development was referred to Northwest Information Center (NWIC) and the Mendocino County Archaeological Commission (ARCH).

NWIC responded, on September 11, 2023, recommending a cultural resources survey and field study of the entire parcel be conducted and that a qualified professional familiar with the architecture and history of Mendocino County conduct a formal CEQA evaluation. NWIC also recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Mendocino County conduct a formal CEQA evaluation, due to the 1950 United States Geological Survey (USGS) Cape Vizcaino, California 15’ quad depicting a building older than 45 years in age in the proposed project area older than 45 years or older may be of historical value.

ARCH responded, on September 29, 2023, with the request to schedule the project for the next available hearing, depending on comments submitted by NWIC. On July 10, 2024, the Mendocino County Archaeological Commission (ARCH) recommended a condition of approval that the applicant provide an Archaeological Survey to ARCH for approval after the removal of the existing single-family residence, prior to further construction activities. On February 5, 2025, the applicant submitted an Archaeological Survey prepared by Thad Van Bueren, dated January 31, 2025. The project and survey were reviewed by the Mendocino County Archaeological Commission, on March 12, 2025. The survey was accepted with recommended conditions of approval including the “Discovery Clause” and for the applicant to have a historical monitor present during the demolition of the existing structure to survey for historical artifacts possibly located in, under, or around, the structure, including any privy pits or garbage piles.

The project was referred to three local tribes for review and comment, including the Sherwood Valley Rancheria, Redwood Valley Rancheria, and the Cloverdale Rancheria. On July 3, 2024, Sherwood Valley

Band of Pomo Indians submitted comments requesting an on-site tribally selected monitor be present during excavation. As of this date, no response has been received from the remaining local tribes mentioned.

Condition 9 is recommended for a historical monitor, or a qualified professional familiar with the architecture and history of Mendocino County, to be present during the demolition of the existing structure to survey for historical artifacts possibly located in, under, or around, the structure, including any privy pits or garbage piles. **Condition 10** is recommended to ensure compliance with the recommendation of the Sherwood Valley Band of Pomo Indians. In addition, **Condition 11** advises the property owners of a "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction activities associated with the project.

With added conditions, the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities is consistent with Mendocino County policies for the protection of the paleontological and archaeological resources, including Coastal Element Policy 3.5-10 and MCC Chapter 22.12 regulations.

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 proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations under Title 14, Division 6, Chapter 3, Article 19, Section 15301; Class 1; which includes the permitting of *(l) Demolition and removal of individual small structures listed in this subdivision; (1) One single-family residence* and Section 15303; Class 3; which includes construction and location of limited numbers of new, small facilities or structures; … *(a) One single-family residence … in a residential zone* and (*d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction* and *(e) Accessory (appurtenant) structures including garages* … from CEQA. Staff finds that the project would not have a significant impact on the environment and is declared to be categorically exempt from further environmental review within the meaning of CEQA.

PROJECT FINDINGS & CONDITIONS OF APPROVAL

Pursuant to the provisions of Chapter 20.532 of the Mendocino County Code, Staff recommends that the Coastal Permit Administrator approves the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities and adopts the following findings and conditions:

FINDINGS:

1. Pursuant to MCC Section 20.532.095(A)(1), the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities is in conformity with the certified local coastal program. Coastal Residential Land Use Types are principally permitted in the Rural Village classification; single-family residential land uses conform to the goals and policies of the certified Local Coastal Program. The proposed development to construct a single-family residence is a principally permitted use and is consistent with the intent of the Rural Village land use Classification. Accessory uses, such as an attached garage, decking and patios, are permitted on parcels containing a principally permitted use within the Coastal Rural Village land use classification and is consistent with the intent of the Rural Village land use classification which allows for accessory uses to be developed; and

2. Pursuant to MCC Section 20.532.095(A)(2), the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities will be provided with adequate utilities, access roads, drainage, and other necessary facilities. The new development will be connected to the established utility districts, including Westport County Water District and Pacific Gas & Electric (PGE). A new driveway will be

established as access the parcel from Abalone Street (CR 428D); and

3. Pursuant to MCC Section 20.532.095(A)(3), the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities will not degrade or negatively change the characteristics of and is consistent with the purpose, intent and standards of the Chapter 20.388 Rural Village District and Chapter 20.456 Accessory Use regulations, as well as all other provisions of Division II of Title 20 of the Mendocino County Code; and

4. Pursuant to MCC Section 20.532.095(A)(4), the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities, if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act and is determined to be Categorically Exempt from further environmental review. 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 to be Categorically Exempt from the California Environmental Quality Act, per CEQA Guidelines Section 15301(l)(1), Section 15303(a), Section 15303(d) and Section 15303(e); and

5. Pursuant to MCC Section 20.532.095(A)(5), the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities will not have any adverse impacts on any known archaeological or paleontological resource. **Condition 9** is recommended for a historical monitor, or a qualified professional familiar with the architecture and history of Mendocino County, to be present during the demolition of the existing structure to survey for historical artifacts possibly located in, under, or around, the structure, including any privy pits or garbage piles. **Condition 10** is recommended to ensure compliance with the recommendation of the Sherwood Valley Band of Pomo Indians. In addition, **Condition 11** advises the property owners of a “Discovery Clause,” which prescribes the procedures subsequent to the discovery of any cultural resources during construction activities associated with the project. With added conditions, the proposed project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities is consistent with Mendocino County policies for the protection of the paleontological and archaeological resources, including Coastal Element Policy 3.5-10 and MCC Chapter 22.12 regulations; 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 project to demolish the existing single-family residence and replace with a new single-family residence, accessory uses, appurtenant structures and utilities. Solid waste service is available either as curbside pick-up or at the Westport Solid Waste and Recycling Center Station, less than 1 mile north of the subject parcel. Water and sewer connections will be maintained with the Westport County Water District. Access to the subject site is provided by an existing deteriorated driveway from Abalone Street (CR 428D). While the project would contribute incrementally to traffic volumes on local and regional roadways, such incremental increases were considered when the LCP land use designations were assigned to the site.

CONDITIONS OF APPROVAL:

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and/or use of the property in reliance on such permit has been initiated prior to its expiration. Such permit vesting shall include approved permits associated with this project (i.e. building permits, septic permits, well permits, etc.) and physical construction in reliance of such permits, demonstrating establishment of a use proposed under this project.

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.

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 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. Any building permit request shall include all conditions of approval of this Coastal Development Permit. Conditions shall be printed on or attached to the plans submitted.

9. <u>During demolition of the existing structure, excavation or ground disturbance associated with of this Coastal Development Permit</u>, in accordance with Coastal Element Policy 3.5-10 and MCC Chapter 22.12, a historical monitor or a qualified professional familiar with the architecture and history of Mendocino County shall be present in present during the demolition of the existing structure to survey for historical artifacts possibly located in, under, or around, the structure, including any privy pits or garbage piles.

10. If any archaeological sites or artifacts are discovered during demolition of the existing structure, 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 a tribally selected monitor.

11. 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.

12. 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.

13. Any Building Permit request associated with this Coastal Development Permit shall include exterior lighting details consistent with Mendocino County Coastal Element Policies 3.5 and Mendocino County Code of Ordinances Section 20.504.035 on the building plans and shall be a part of on-site construction drawings. Exterior lighting shall be kept to the minimum necessary for safety and security purposes an shall be downcast and shielded.

14. Any Building Permit request associated with this Coastal Development Permit shall include exterior finish schedules on the building plans consistent with Mendocino County Coastal Element Policies 3.5 and Mendocino County Code of Ordinances Section 20.504.015(C) and shall be a part of on-site construction drawings.

15. Prior to issuance of the building permit request associated with this Coastal Development Permit, the applicant shall specify Best Management Practices (BMPs) to be implemented to reduce erosion and sedimentation from construction activities. If the amount of grading on the site exceeds fifty (50) cubic yards, the applicant shall cease construction activities and develop a Grading and Erosion Control Plan for the site and submit it to the Planning and Building Services for review and approval.

16. Standard Best Management Practices (BMPs) shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the construction phase of the project shall be revegetated with native vegetation and/ or native seed mixes for soil stabilization. Construction activities within 500 feet of residential uses shall be limited to the hours of 7:00 a.m. and 7:00 p.m. weekdays, using quiet models of air compressors and other stationary noise sources where technology exists, use of mufflers on all internal combustion engine-driven equipment, and locating staging areas as far away as possible from noise-sensitive land use areas.

17. Protection of Environmentally Sensitive Habitat Areas (ESHA) conditions are as follows:

General Recommendations

a. Site preparation and construction will occur during the general dry season April 1 through October 15. Construction during the dry season and/or dry periods (between May 15 and October 15); and

b. If a rain event occurs in excess of one inch over a 24-hour period occurs during the construction phase, all activities shall cease for 24 hours after perceptible rain ceases; and

c. Construction shall occur during daylight hours to limit disturbing construction noise and minimize disturbance; and

Potential Sensitive Land Cover and Special-status Plants

d. Native plant species, including trees and shrubs, and shall be used and provisions shall be made to ensure the long term survival/replacement and maintenance of the landscaping; and

e. Removal of non-native invasive species onsite, including gorse and broom, using hand tools; and

f. All construction related activities (e.g., material storage, laying down of equipment), maximum extent of grading, and the final development footprint shall avoid all ESHA by 100 feet or greater; and

g. Standard Best Management Practices (BMPs) shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts; and

Potential Special-status Wildlife - Bats

h. Demolition should be initiated and completed between March 1 and April 15th or September 1 through October 15 to avoid bat torpor season or bat maternity roosting season; and

i. Removal of vegetation removal and initiation of construction shall be done during non-roosting season (between March 1 and April 15 or September 1 and October 15); and

j. If demolition cannot be initiated and completed in that timeframe, pre-construction surveys will be necessary to determine if bats are roosting. Surveys will need to be conducted by a qualified biologist and include a visual survey of the structure and an emergence survey in the evening. These emergence survey should be conducted between May 15 and August 15, beginning 30 minutes prior to sunset and until one hour after sunset.

k. Bat emergence surveys should not be conducted when the following conditions exist:

   (a) temperatures that fall below 50 degrees; and

   (b) precipitation, including rain and/or fog, that exceeds 30 minutes or continues intermittently during the survey period; and

   (c) sustained wind speeds greater than 9 miles per hour.

l. If bats are observed, demolition should not occur until bats have left the structure, as determined by a qualified biologist. Additionally, a no-disturbance buffer of 50-feet or greater should be observed around the structure until the end of the maternity roosting season, or when determined bats no longer occupy the structure. If no evidence of bats is observed, demolition may begin with no further recommendations.

m. Demolition should be initiated within 7 days of the presence/absence survey.

n. If evidence of bats use is observed, then biologists shall conduct acoustic surveys under appropriate conditions using an acoustic detector, to determine whether a site is occupied; and

Special-status Wildlife - Birds

o. Demolition occurs outside of the general bird nesting season. (August 16 to January 31); and

p. Vegetation removal and initial ground disturbance shall occur outside the general nesting bird season (August 16 to January 31); and

q. If removal during this time is not feasible, a pre-construction nesting bird survey should be performed by a qualified biologist no more than 7 days prior to the initiation of demolition. The survey should cover the Study Area.

r. If active bird nests are found during the survey, an appropriate no disturbance buffer should be established by the qualified biologist.

s. If nesting activity is detected, a work exclusion buffer shall be placed around each active nest (those holding eggs or pre-fledge young); and

t. Buffers sizes shall be determined by the qualified biologist and may vary by bird species, nest location and ambient level of disturbance.

u. Once it is determined that the young have fledged (left the nest) or the nest otherwise becomes inactive (e.g., due to predation), the buffer may be lifted and work may be initiated within the

buffer.

18. Prior to issuance of any building permit request associated with of this Coastal Development Permit, the applicant shall furnish evidence of access to the parcel to Planning and Building Services, per Department of Transportation regulations and MCC Chapter 20.516, as follows:

    a. Construct a residential driveway approach onto Abalone Street (CR 428D), 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 or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.

    b. Obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County right-of-way.

04/24/2025
DATE

@WALDMAN
JESSIE WALDMAN
PLANNER II

4/24/2025
DATE

Julia Krog
JULIA KROG
COASTAL PERMIT ADMINISTRATOR

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

ATTACHMENTS:

A. Location Map
B. Aerial (Vicinity)
C. Aerial
D. Topographical
E. Demolition Site Plan
F. Proposed Site Plan
G. South & East Elevations
H. North & West Elevations
I. Basement Floor Plan
J. First & Second Level Floor Plans
K. Zoning Map
L. General Plan
M. LCP Land Use Map 8: Westport
N. LCP Land Capabilities & Natural Hazards
O. LCP Habitats & Resources
P. Appealable Areas
Q. Adjacent Parcels
R. Fire Hazards
S. Wetlands
T. Ground Water Resource Area
U. Highly Scenic
V. Soils
W. Slope
X. Western Soils
Y. Westport County Water District
Z. Westport Municipal Advisory Council
AA. Westport County Water District Will-Service Letter, dated June 16, 2024
BB. Biological Scoping Survey Report, prepared by WRA, dated January 2025

CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Coastal Zone Boundary
Highways
Major Roads

0 2,800 5,600 Feet
0 0.5 1 Miles

N
W E
S

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 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Highways (2017)
Public Roads
Private Roads

0 112.5 225 Feet
0 0.02 0.04 Miles

N
W E
S

1:2,500

AERIAL IMAGERY

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

CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

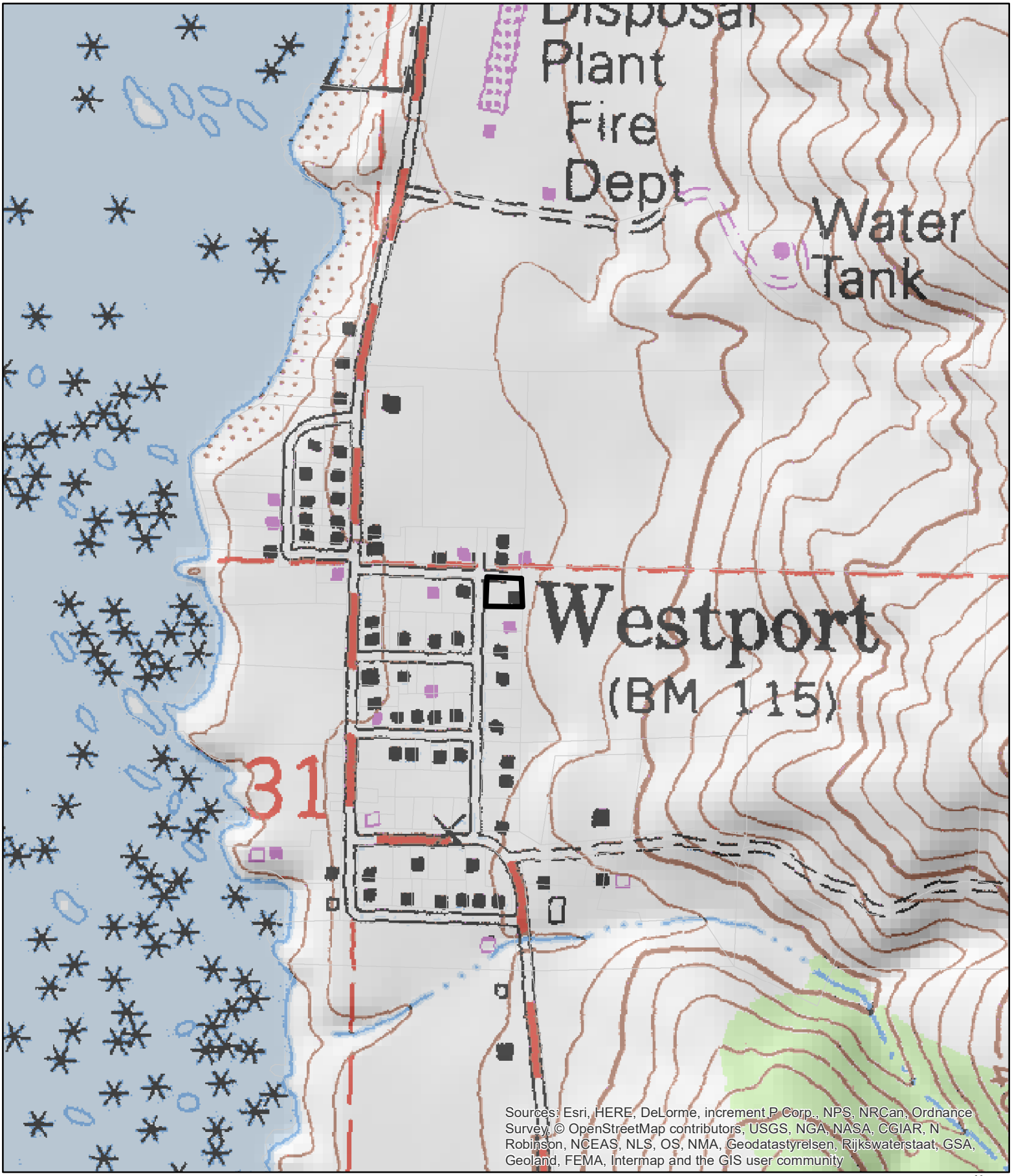
Public Roads

0 12.5 25 Feet
0 0.00225 0.0045 Miles

N
W E
S

1:300

AERIAL IMAGERY



CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

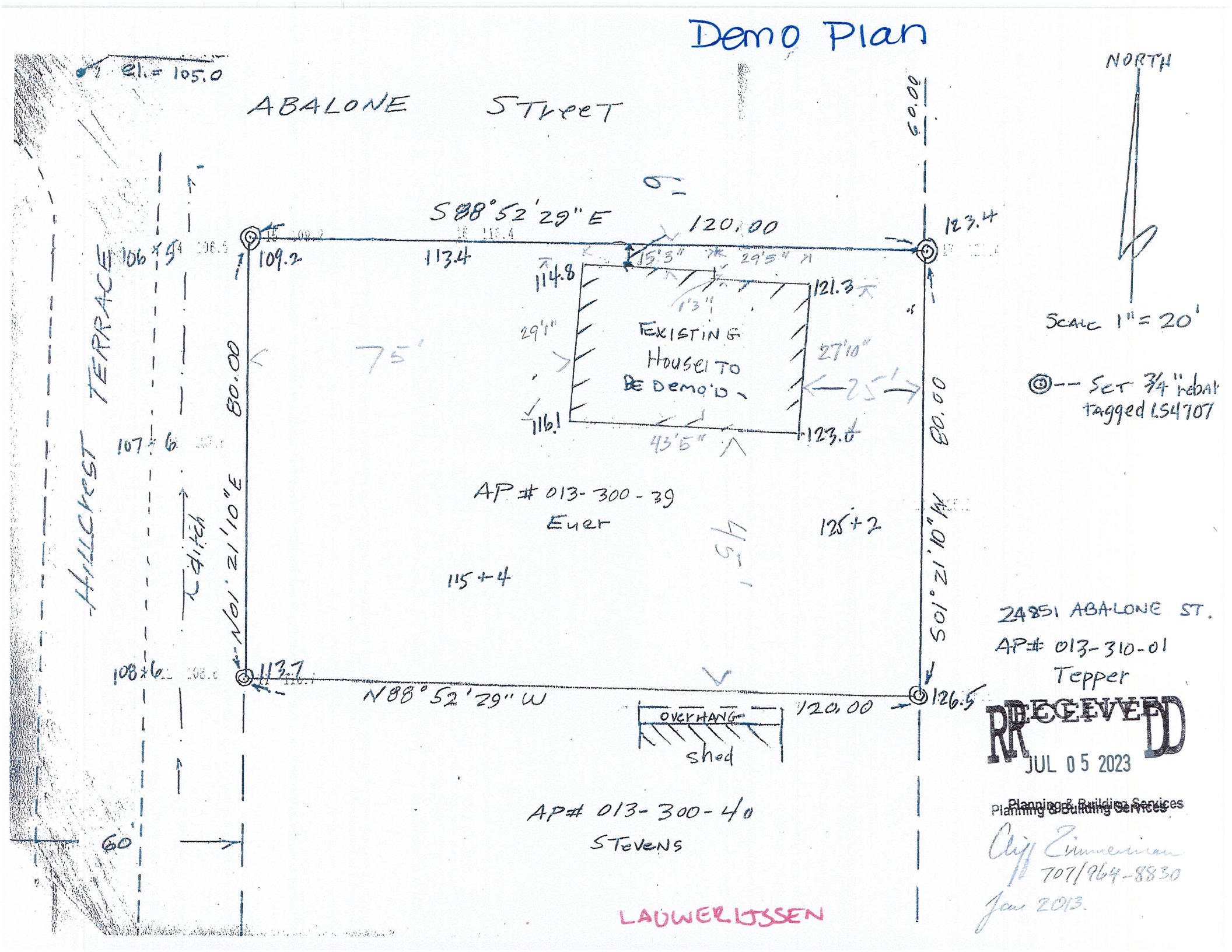
Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles

N
W E
S

1:5,000
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

Demo Plan

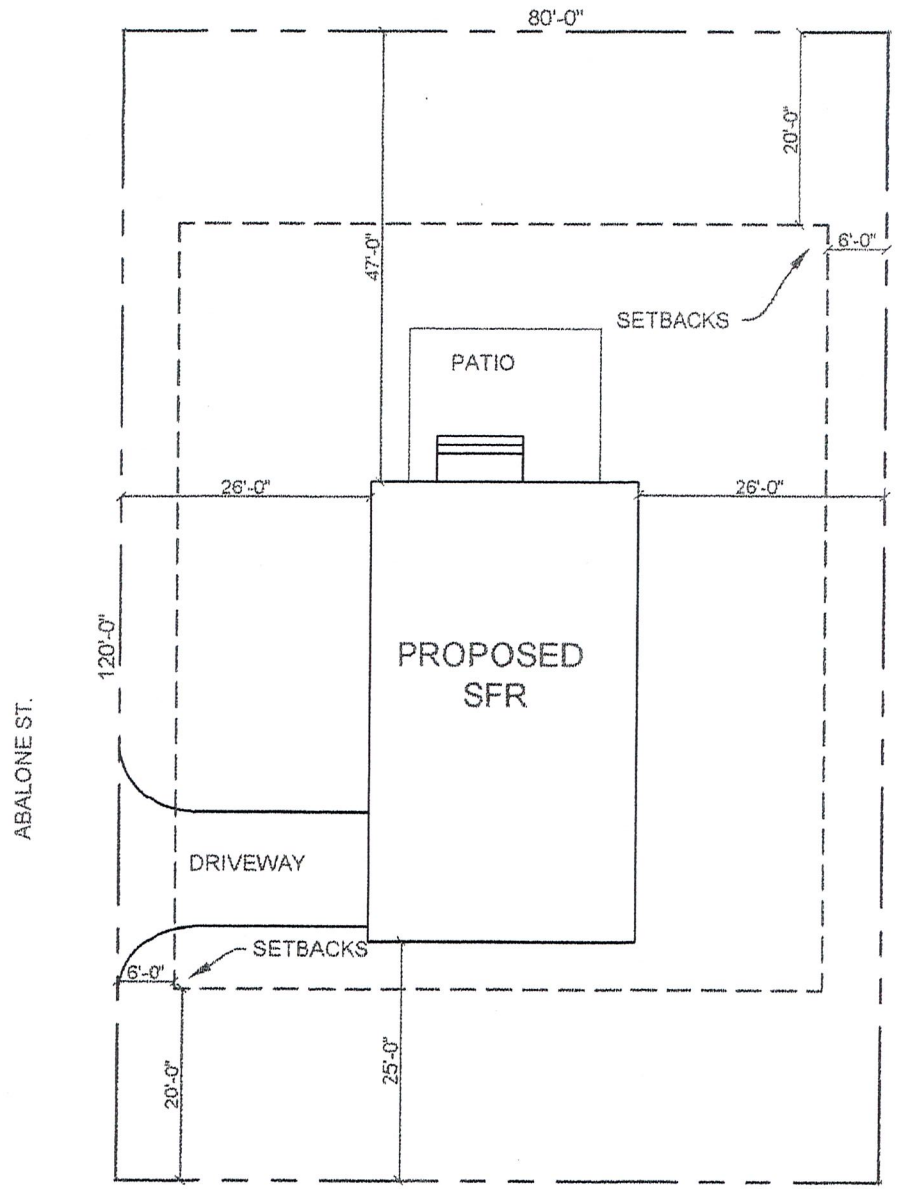


24851 ABALONE ST.
AP# 013-310-01
Tepper

RECEIVED
JUL 05 2023
Planning & Building Services

Cliff Zimmerman
707/964-8830
Jan 2013.

LAUWERIJSSEN



PHASE 1 - REMOVE EXISTING STRUCTURE
PHASE 2 - CONSTRUCT NEW SFR

PLOT PLAN
1" = 20'-0"

N

RECEIVED
JUL 05 2023
Planning & Building Services

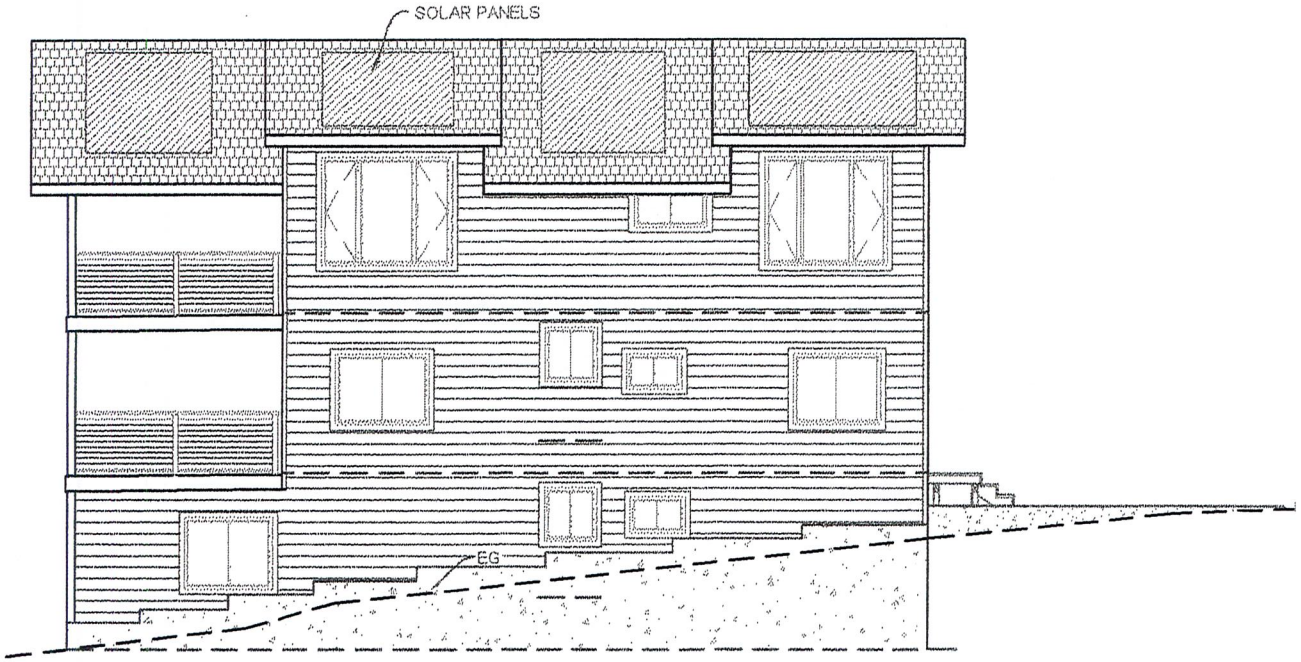
3-D'S DESIGN
P.O.BOX 1634 FORT BRAGG, CA
(707) 964-8428
(CELL) 707-734-3600

PLOT PLAN

A HOME FOR:
LAUMER/JUSSEN RESIDENCE
24851 ABALONE
WESTPORT, CA 95488
APN: 013-300-39

DATE 6-27-23
SCALE AS NOTED
JOB # 11-1-23
DRAWN BY D.J.S.

SHEET #
A-0



SOUTH ELEVATION
NTS

EAST ELEVATION
NTS

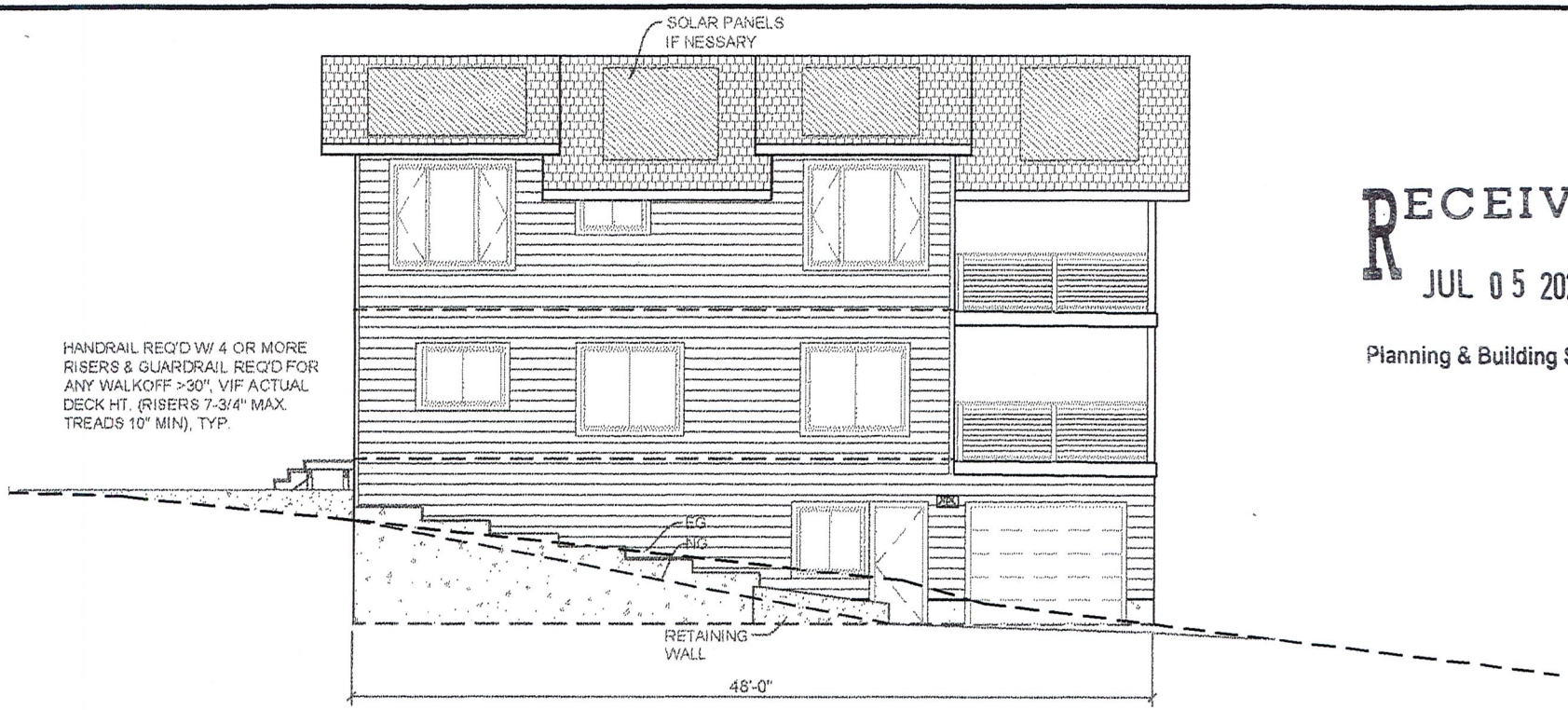
3-D'S DESIGN
P. O. BOX 1634 FORT BRAGG, CA
(707) 964-8428
(CELL) 707-734-3609

ELEVATIONS

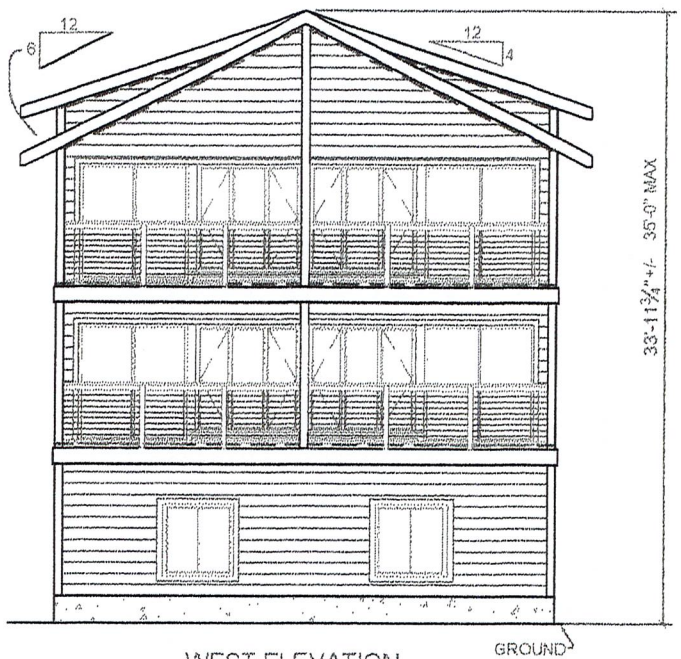
A HOME FOR:
LAUWERIJSSEN RESIDENCE
24851 ABALONE
WESTPORT, CA 95466
APN: 013-300-39

DATE 6-27-23
SCALE AS NOTED
JOB # 1113-23
DRAWN BY D.L.S.

SHEET #
A-1



NORTH ELEVATION
NTS



WEST ELEVATION
NTS

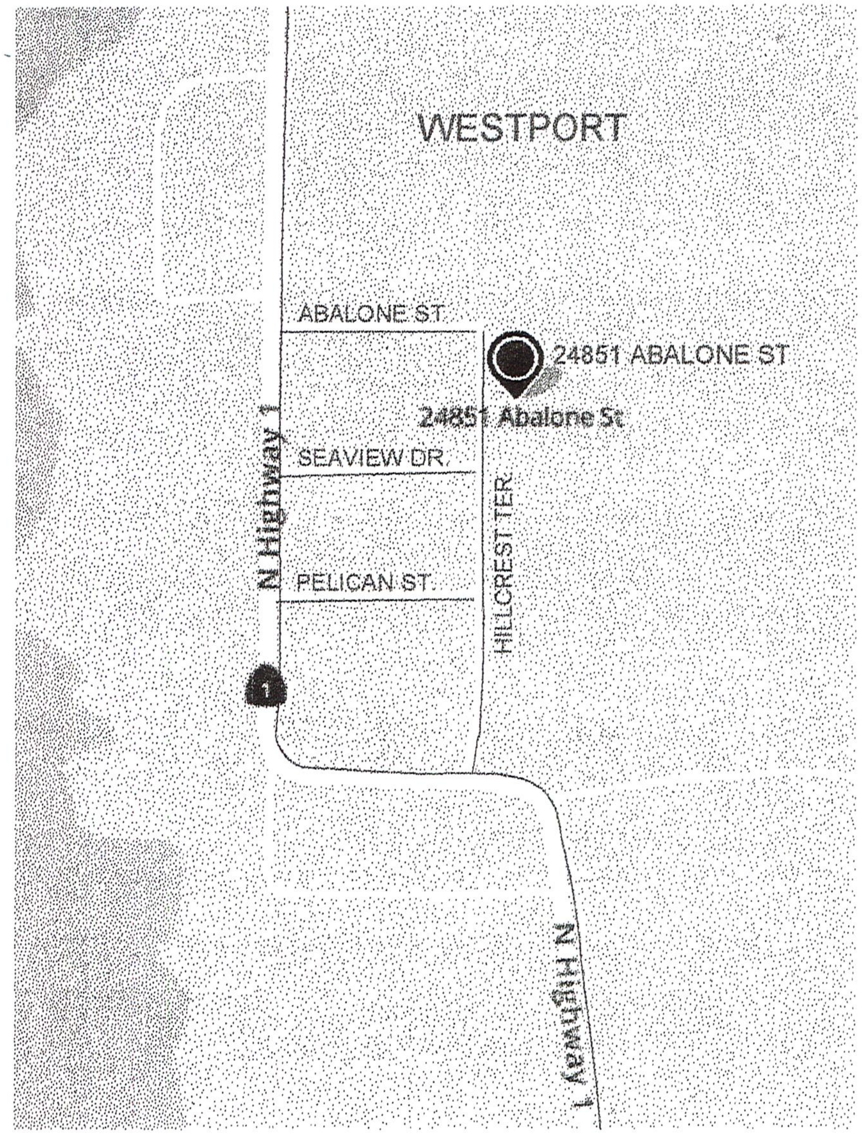
3-D'S DESIGN
P.O.BOX 1634 FORT BRAGG, CA
(707) 964-8429
(CELL) 707-734-3600

ELEVATIONS

A HOME FOR:
LAUWERIJSSEN RESIDENCE
24857 ABALONE
WESTPORT, CA 95488
APN: 013-300-39

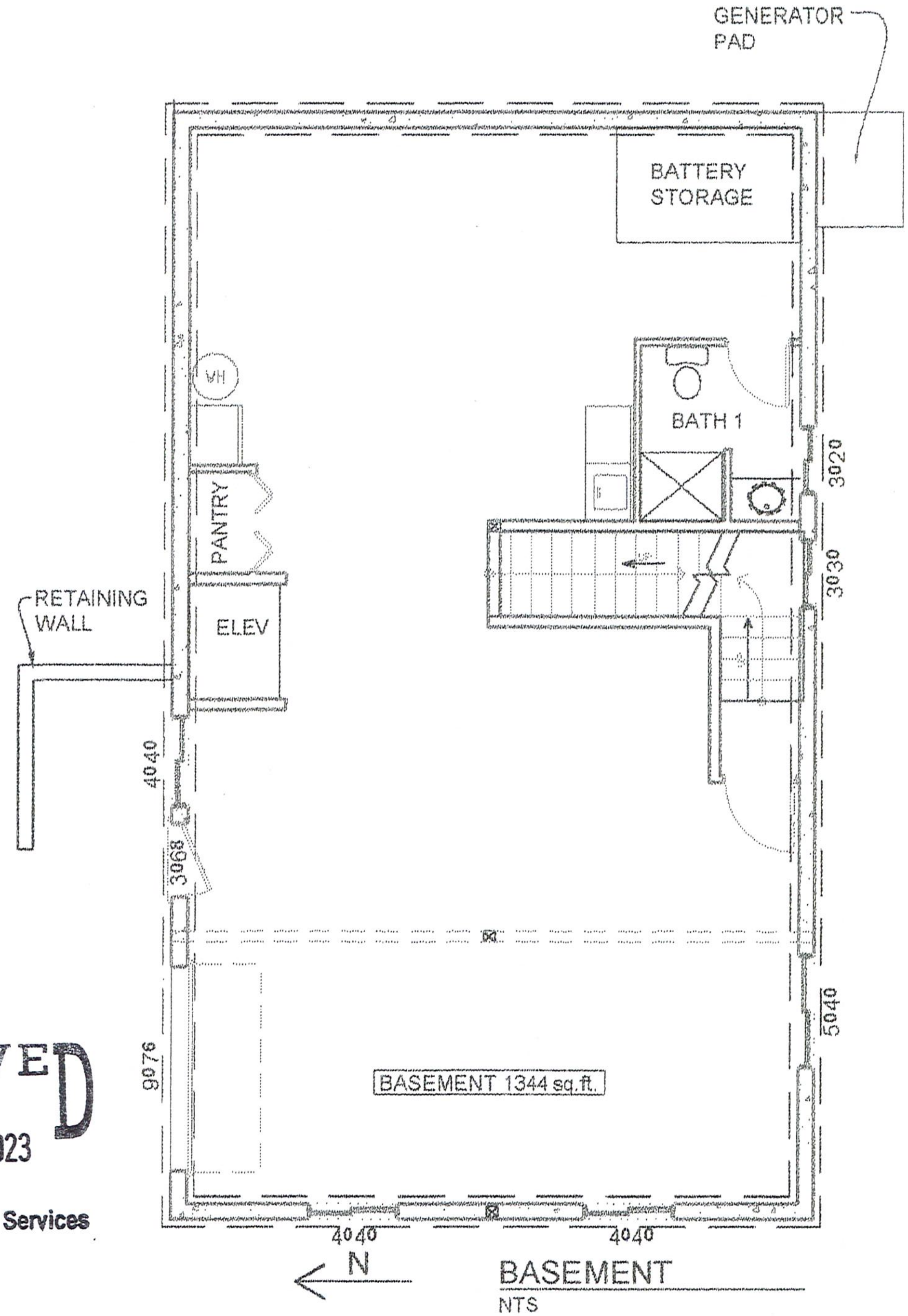
DATE 6-27-23
SCALE AS NOTED
JOB # 111-23
DRAWN BY D.J.S.

SHEET # A-2



VICINITY MAP N

RECEIVED
JUL 05 2023
Planning & Building Services



BASEMENT
NTS

3-D'S DESIGN
P.O.BOX 1634 FORT BRAGG, CA
(707) 964-8426
(CELL) 707-734-3600

VICINITY MAP, BASEMENT

A HOME FOR:
LAUWERIJSSEN RESIDENCE
24851 ABALONE
WESTPORT CA 95488

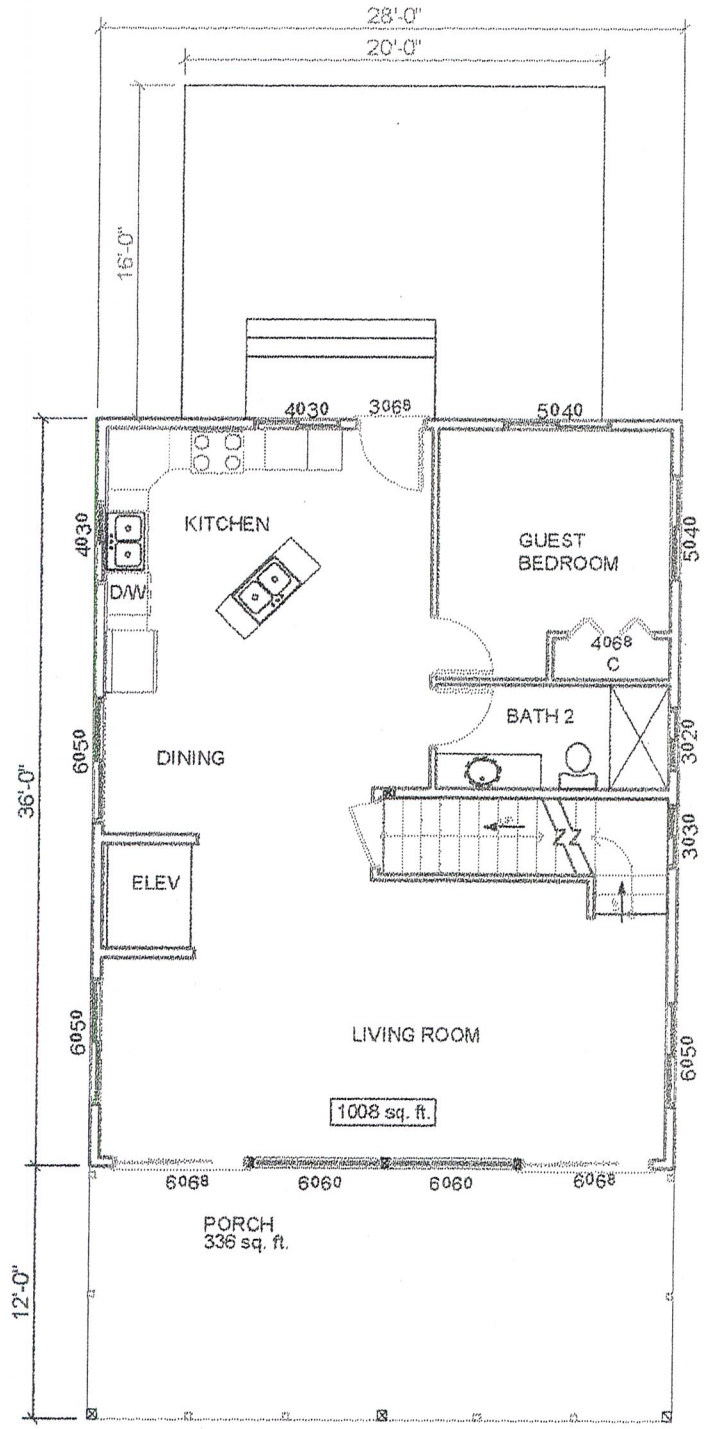
APN: 013-300-39

DATE	6-27-23
SCALE	AS NOTED
JOB #	1113-23
DRAWN BY	D.L.S.

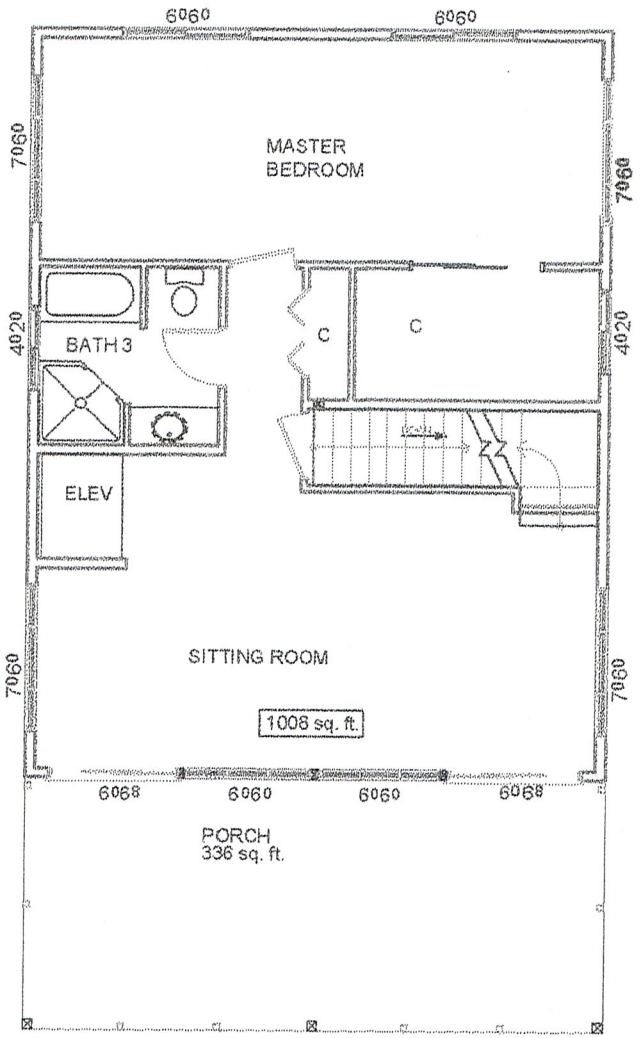
SHEET #
A-3

RECEIVED
JUL 05 2023
Planning & Building Services

NOTE:
ALL EXTERIOR LIGHTING SHALL BE DOWNCAST AND SHIELDED TO PREVENT LIGHT AND GLARE BEYOND THE PARCEL BOUNDARIES



N
1st. FLOOR
NTS



N
2nd. FLOOR
NTS

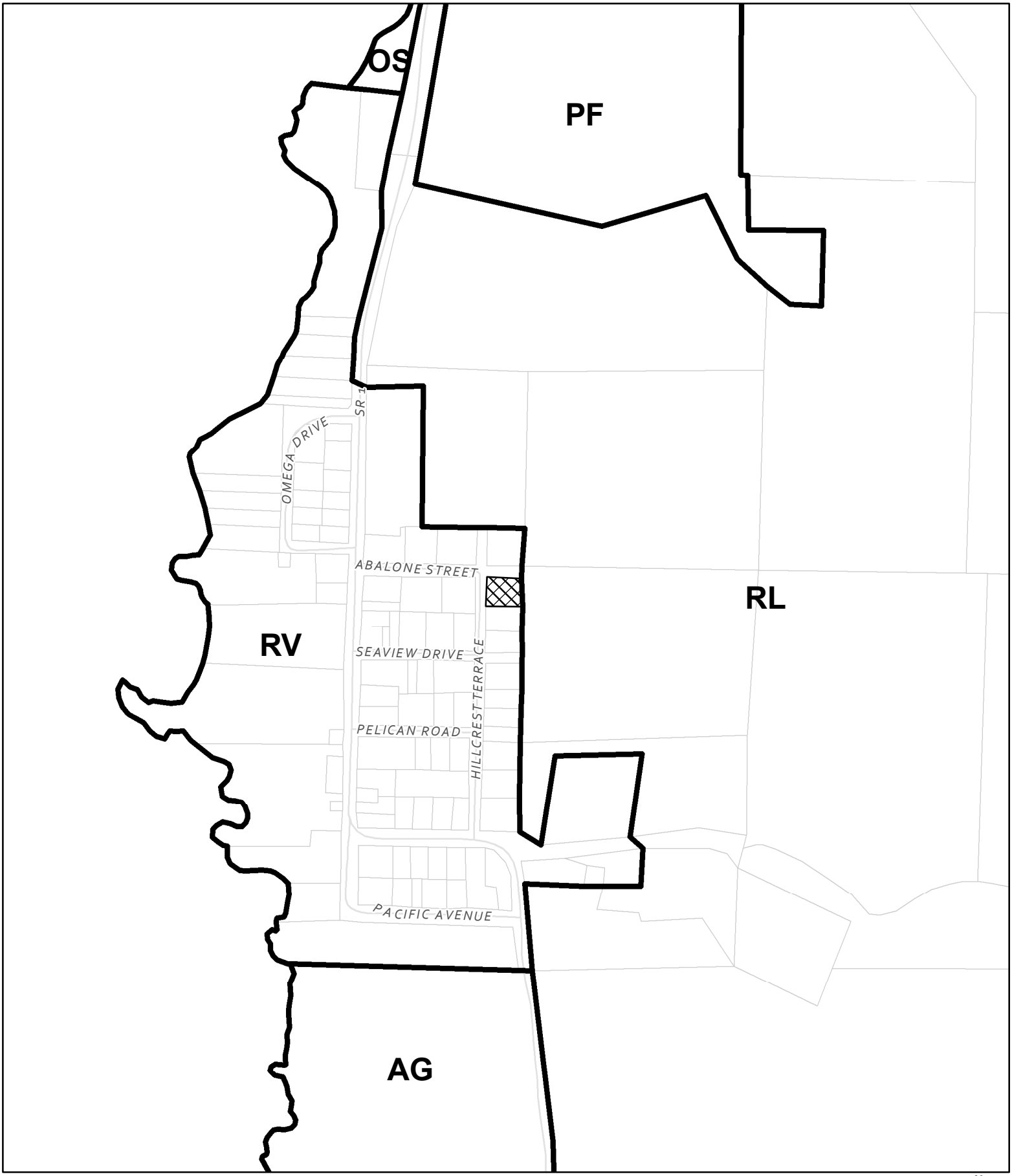
3-D'S DESIGN
P.O.BOX 1634 FORT BRAGG, CA
(707) 964-8428
(CELL) 707-734-3690

1st. & 2nd. FLOOR

A HOME FOR:
LAUWERIJSSEN RESIDENCE
24851 ABALONE
WESTPORT, CA. 95488
APN: 013-300-39

DATE	6-27-23
SCALE	AS NOTED
JOB #	1113-23
DRAWN BY	D.J.S.

SHEET #
A-4



CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

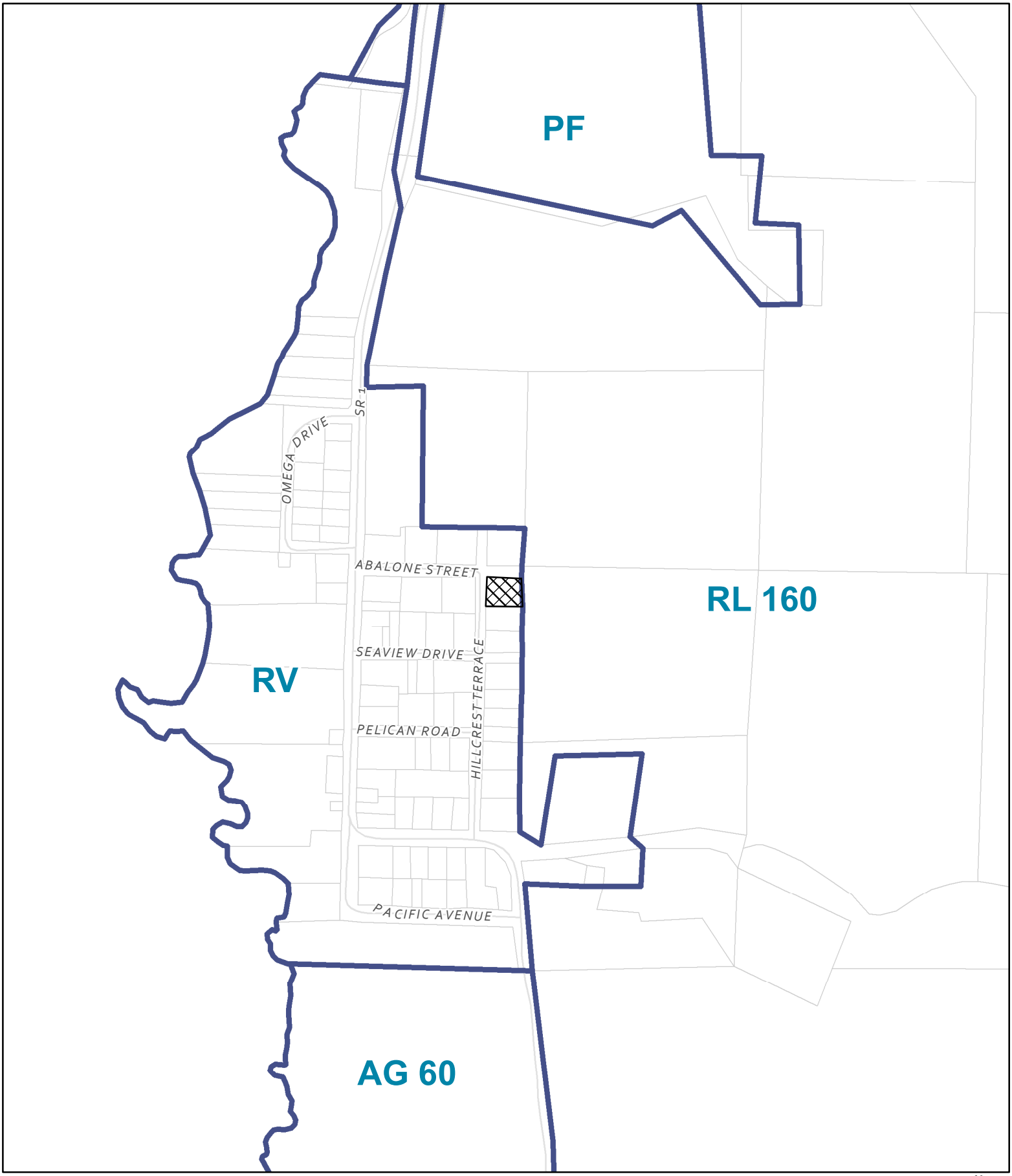
Zoning Districts
Public Roads
Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles

N
W E
S

1:5,000

ZONING



CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Public Roads
Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles

N
W E
S

1:5,000

GENERAL PLAN

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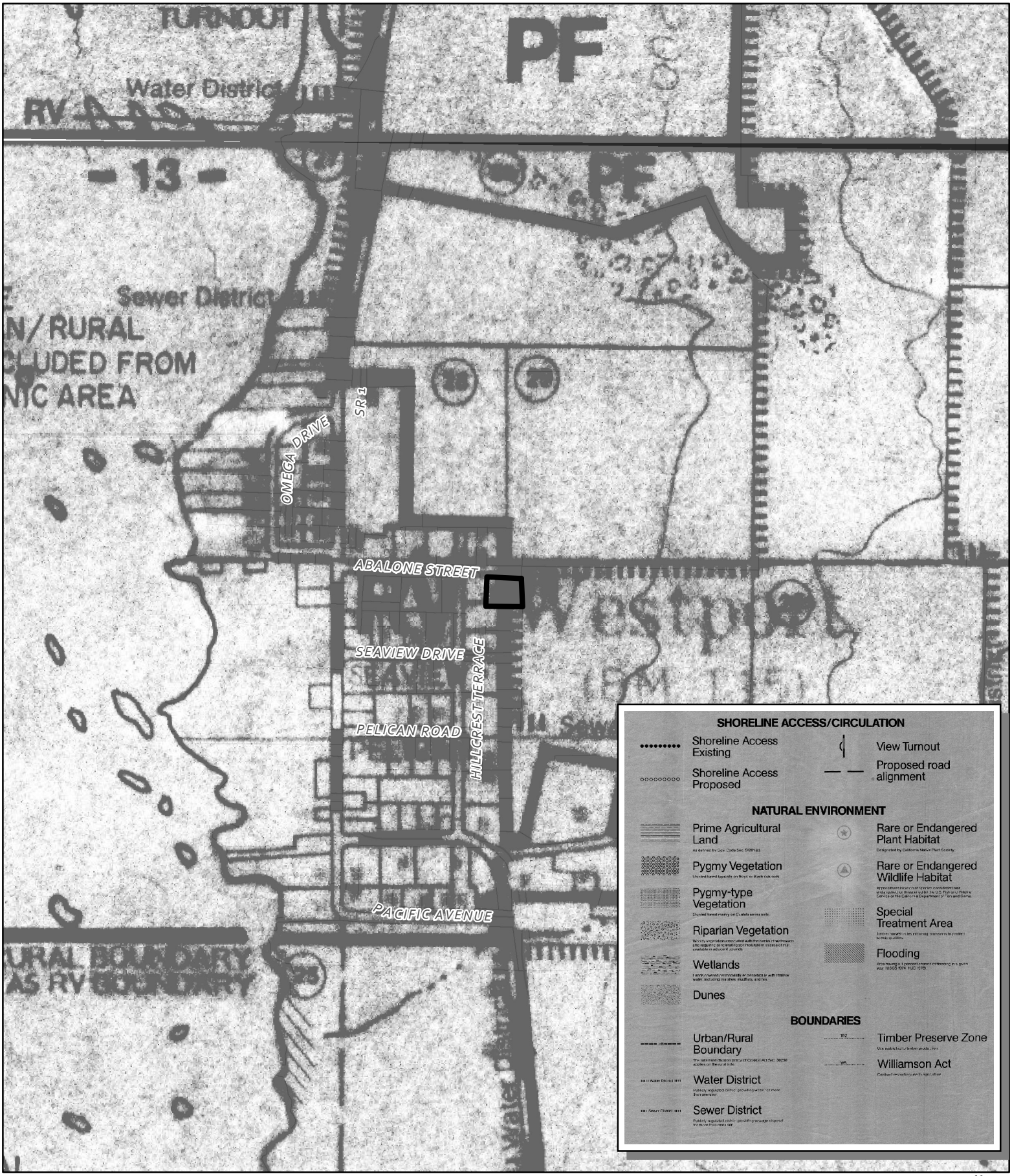
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

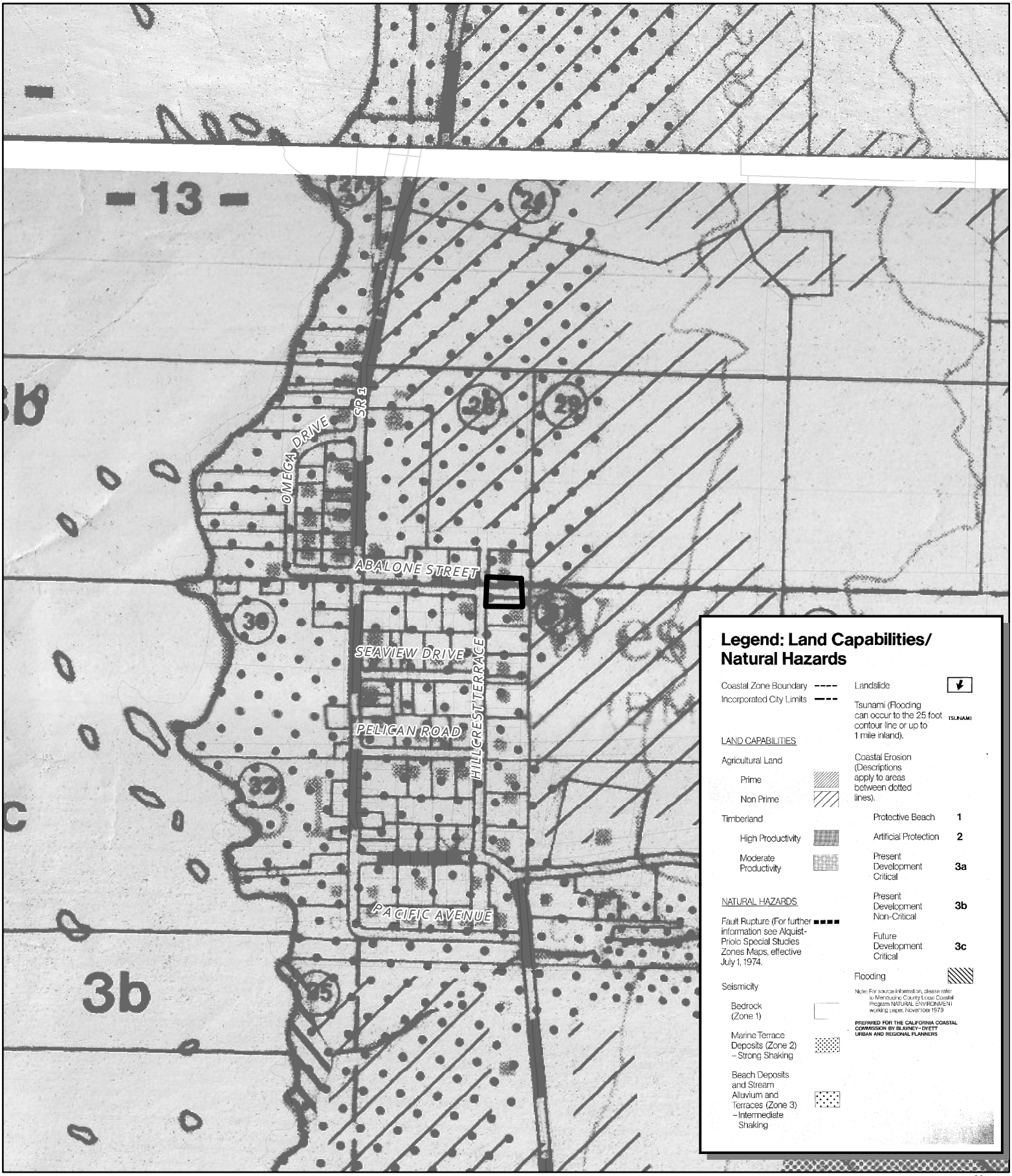


CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Public Roads
Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles
N W E S
1:5,000

LCP LAND USE MAP 8: WESTPORT

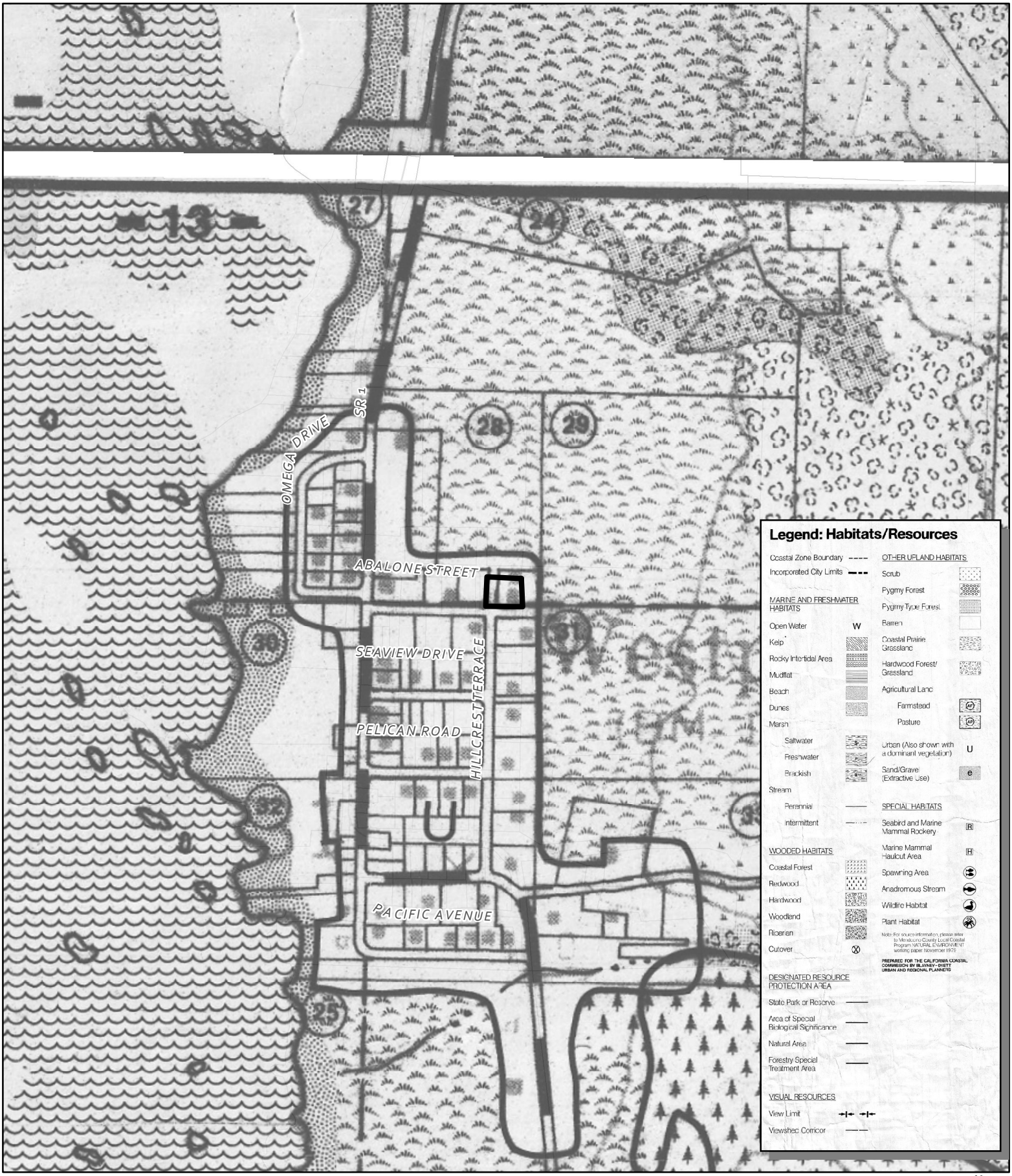


CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Public Roads
Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles
N W E S
1:5,000

LCP LAND CAPABILITIES & NATURAL HAZARDS



CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Public Roads

Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles

N W E S

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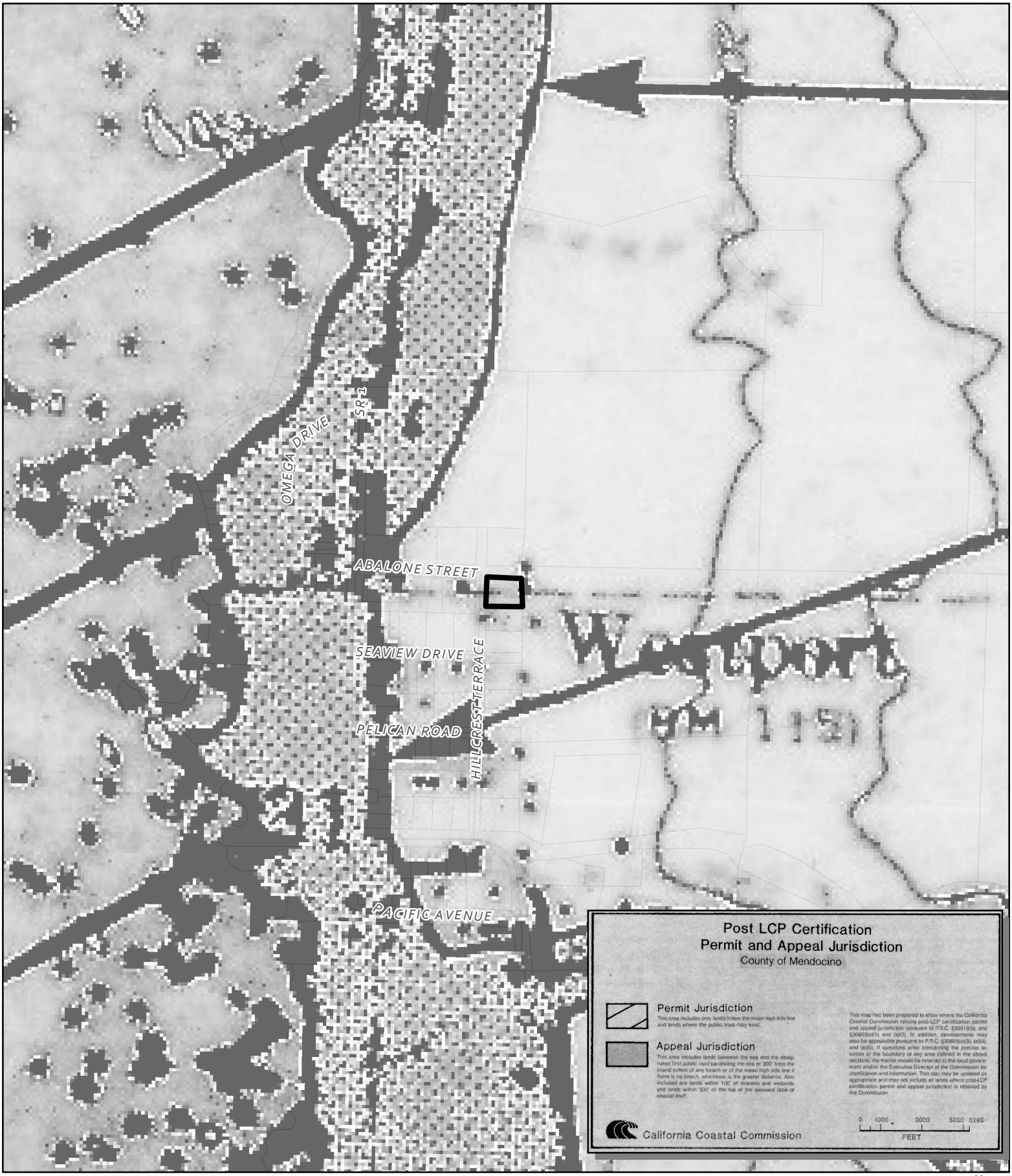
LCP HABITATS & RESOURCES



CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Public Roads

Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles

N W E S

1:5,000

POST LCP CERTIFICATION & APPEAL JURISDICTION

CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Public Roads

Assessors Parcels

0 45 90 Feet
0 0.0075 0.015 Miles

N W E S

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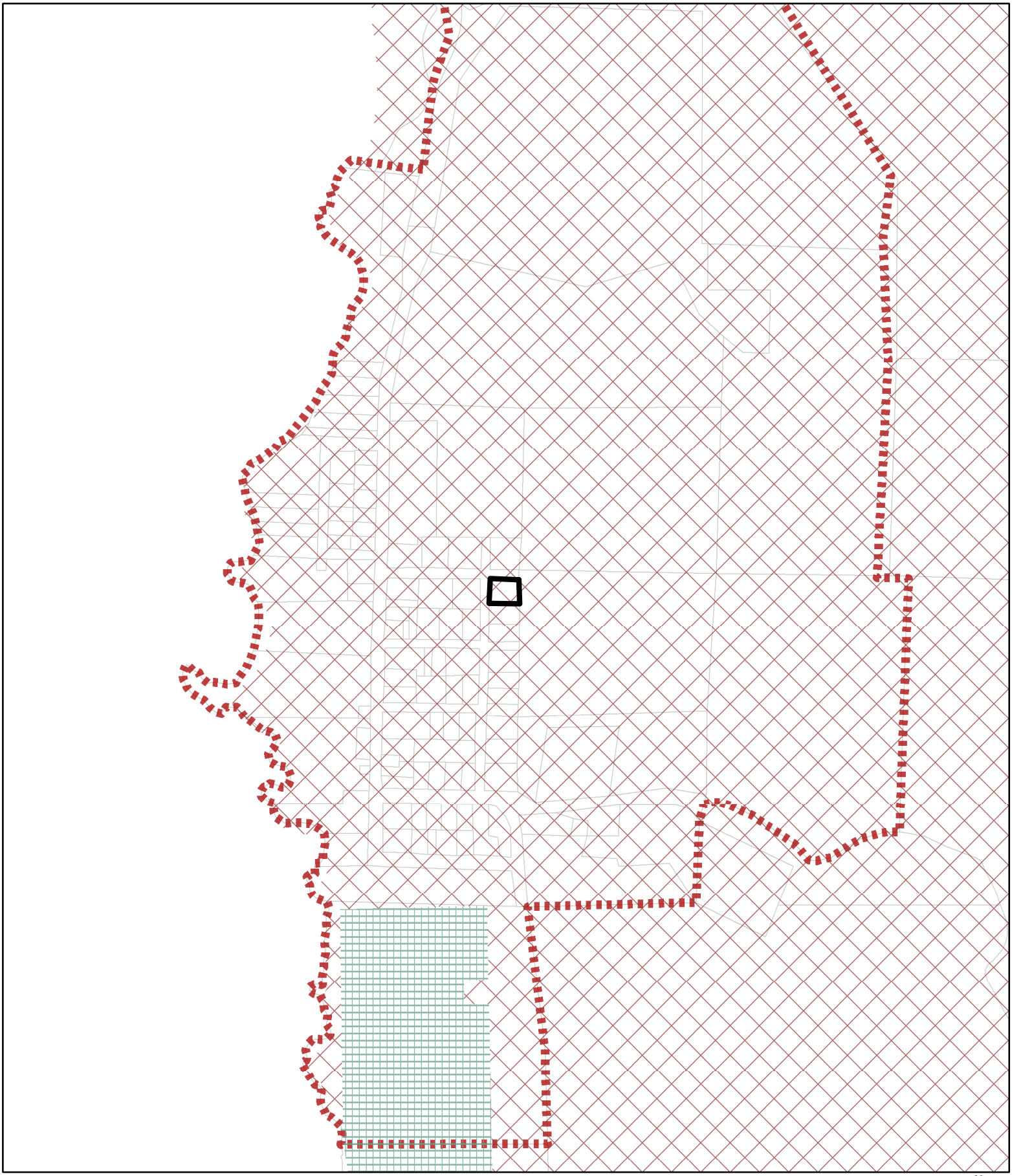
ADJACENT PARCELS



CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

High Fire Hazard
Moderate Fire Hazard
County Fire Districts
Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles

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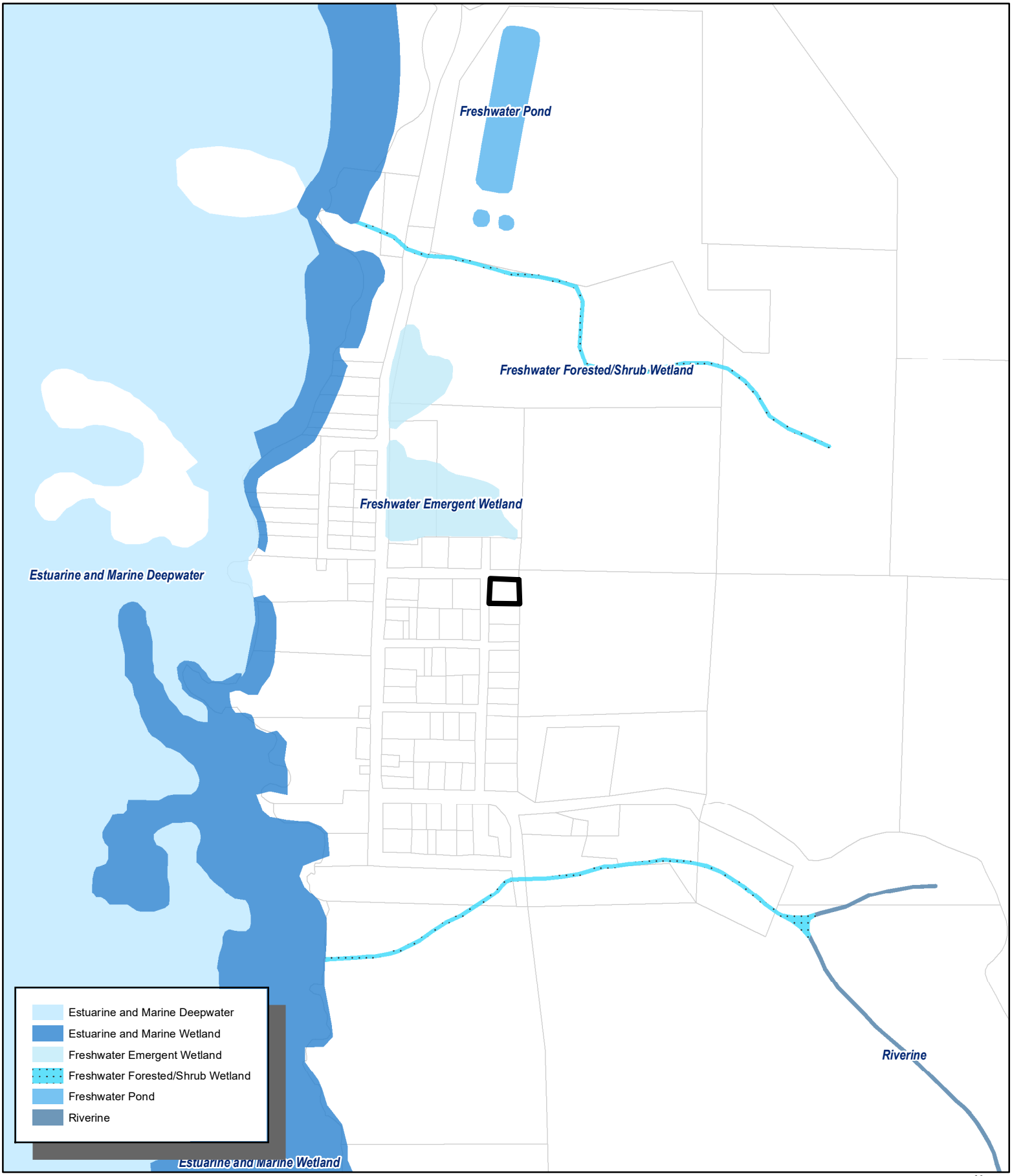
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Assessors Parcels

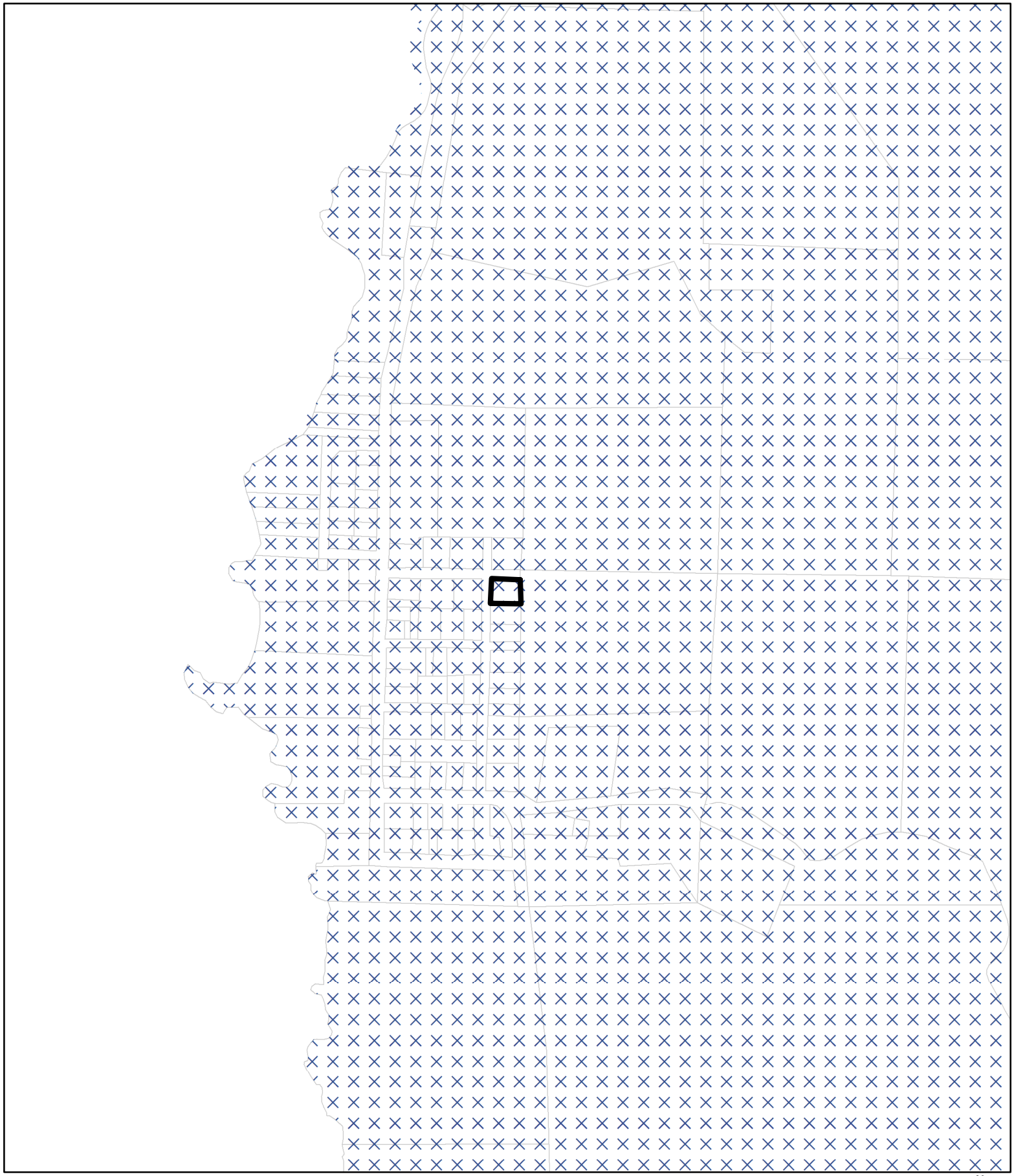
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

WETLANDS

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



CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Critical Water Resources

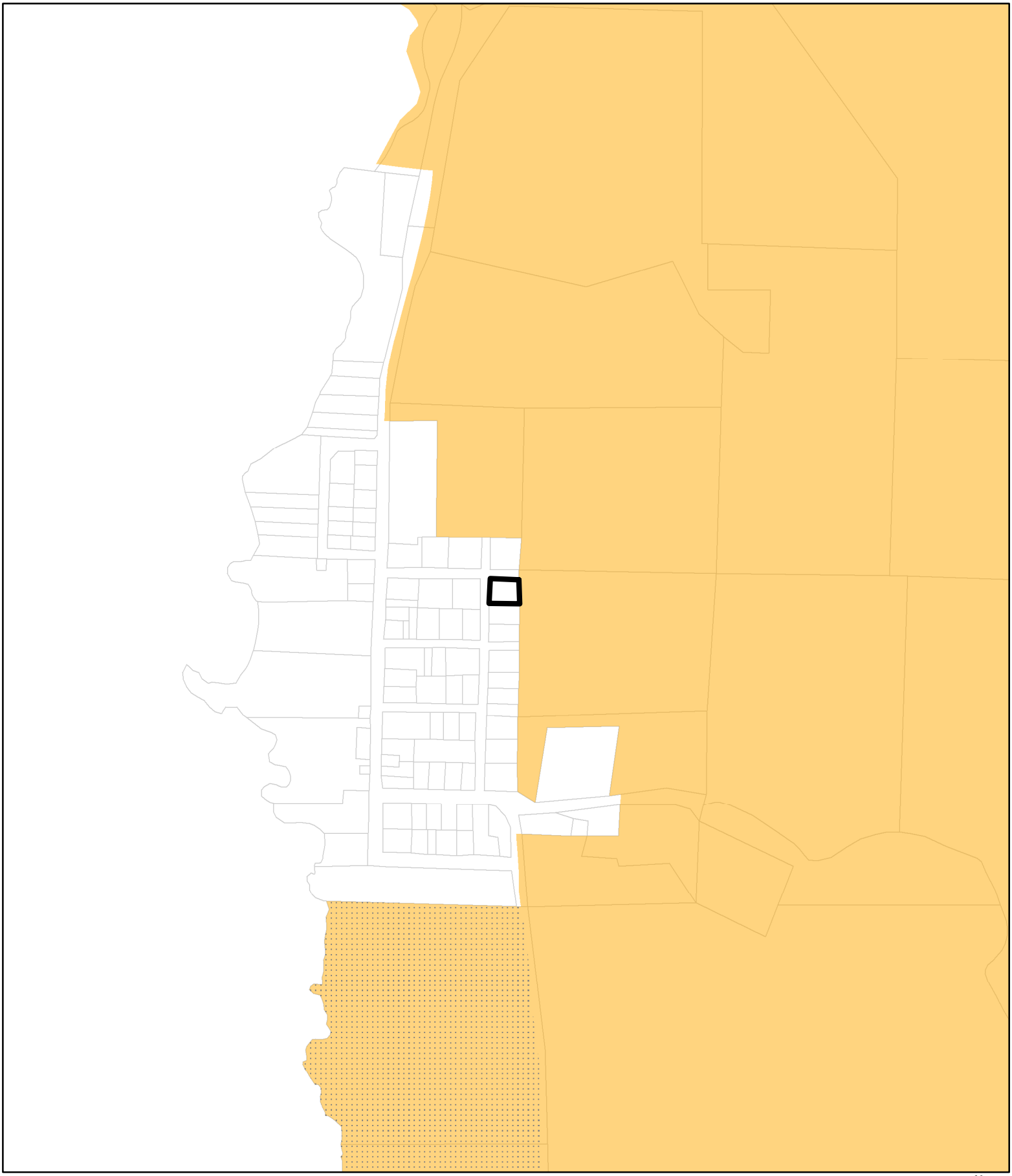
Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

COASTAL GROUND WATER RESOURCES



CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Tree Removal Area
Highly Scenic Area
Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles

N
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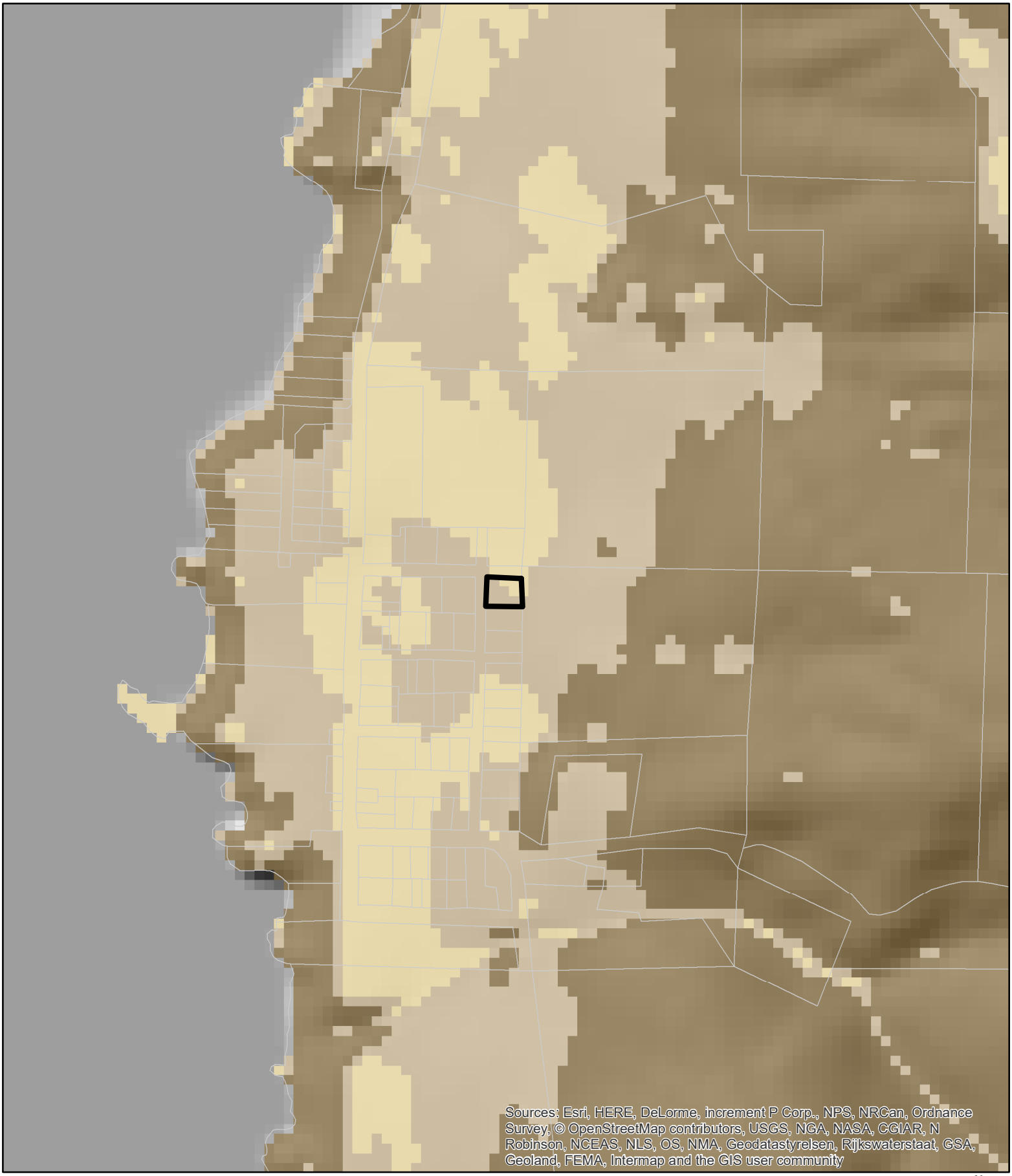
HIGHLY SCENIC & TREE REMOVAL AREAS



CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Assessors Parcels
0° - 14°
15° - 32°
33° - 72°

0 225 450 Feet
0 0.04 0.08 Miles

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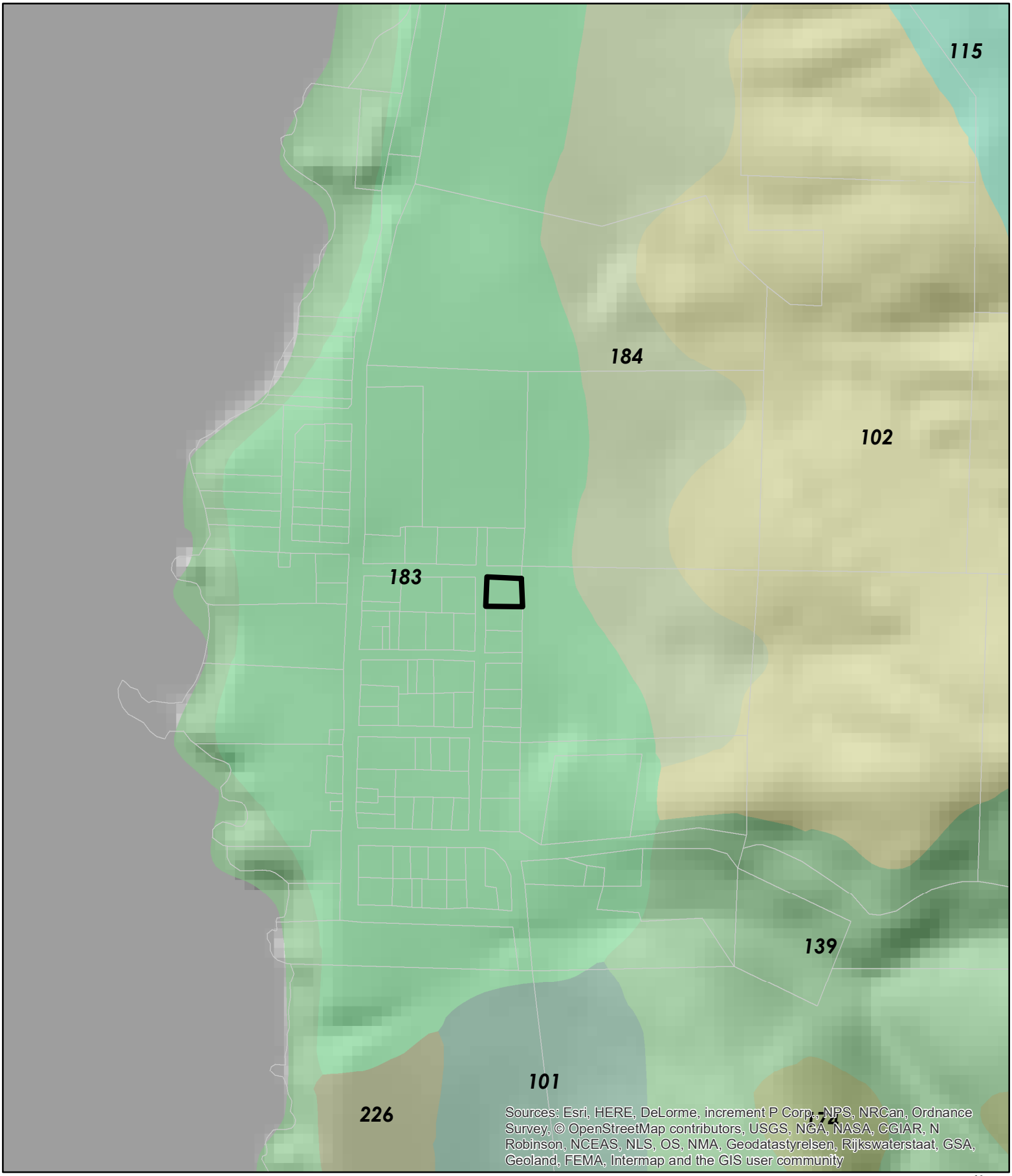
ESTIMATED SLOPE



CASE: CDP 2023-0030
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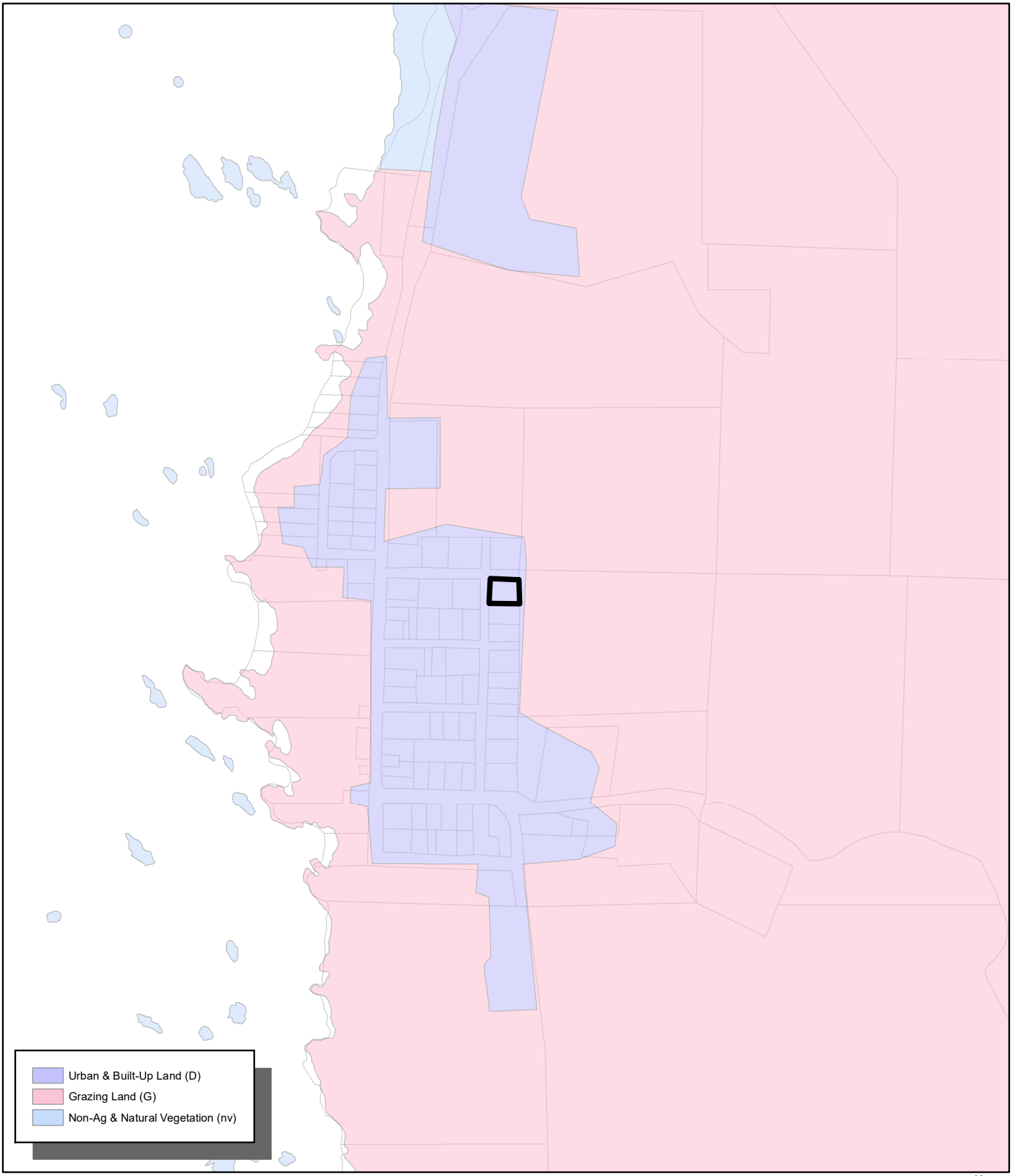
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles
N W E S
1:5,000

WESTERN SOIL CLASSIFICATIONS



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APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

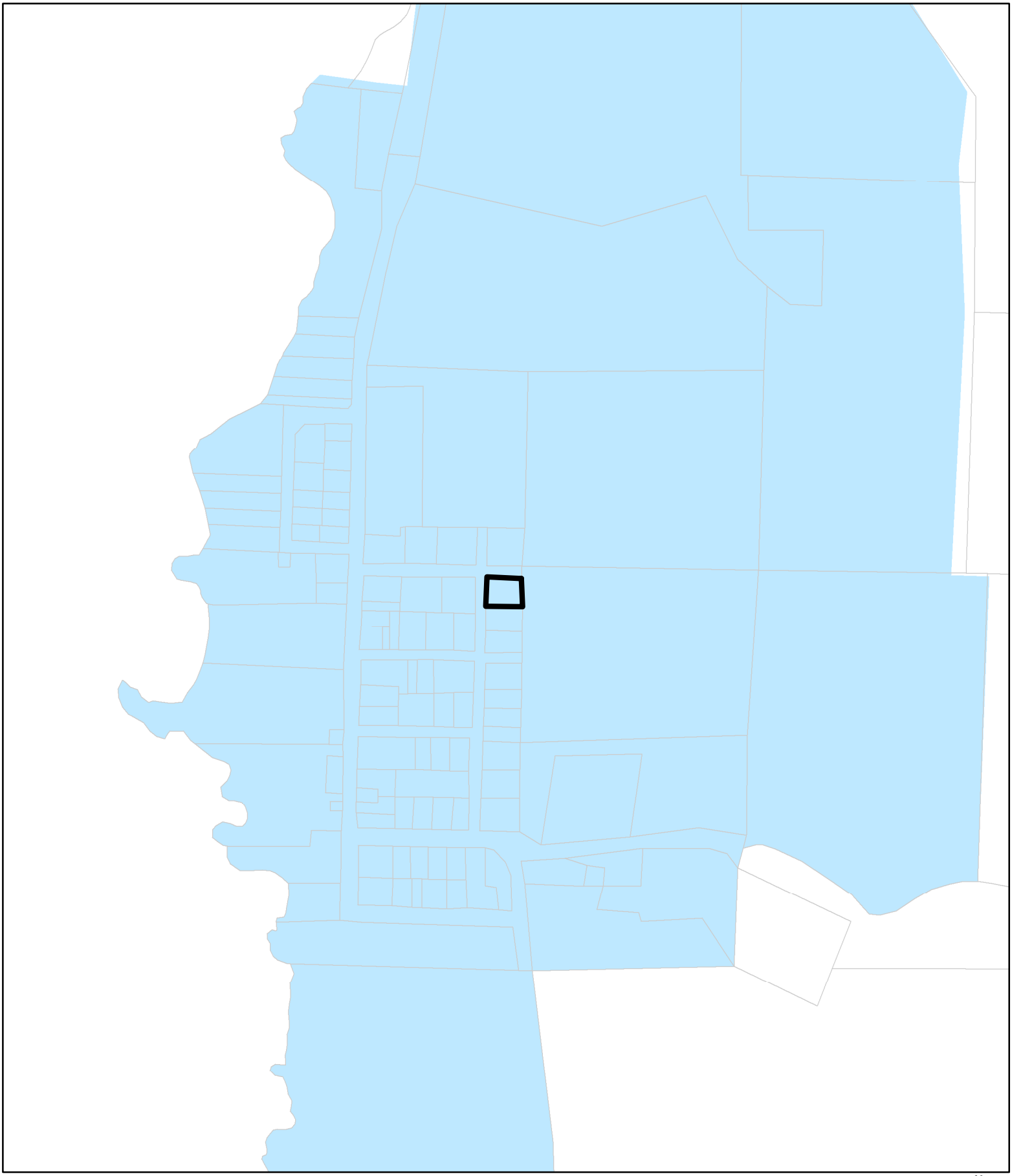
Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

1:6,000

IMPORTANT FARMLANDS



CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

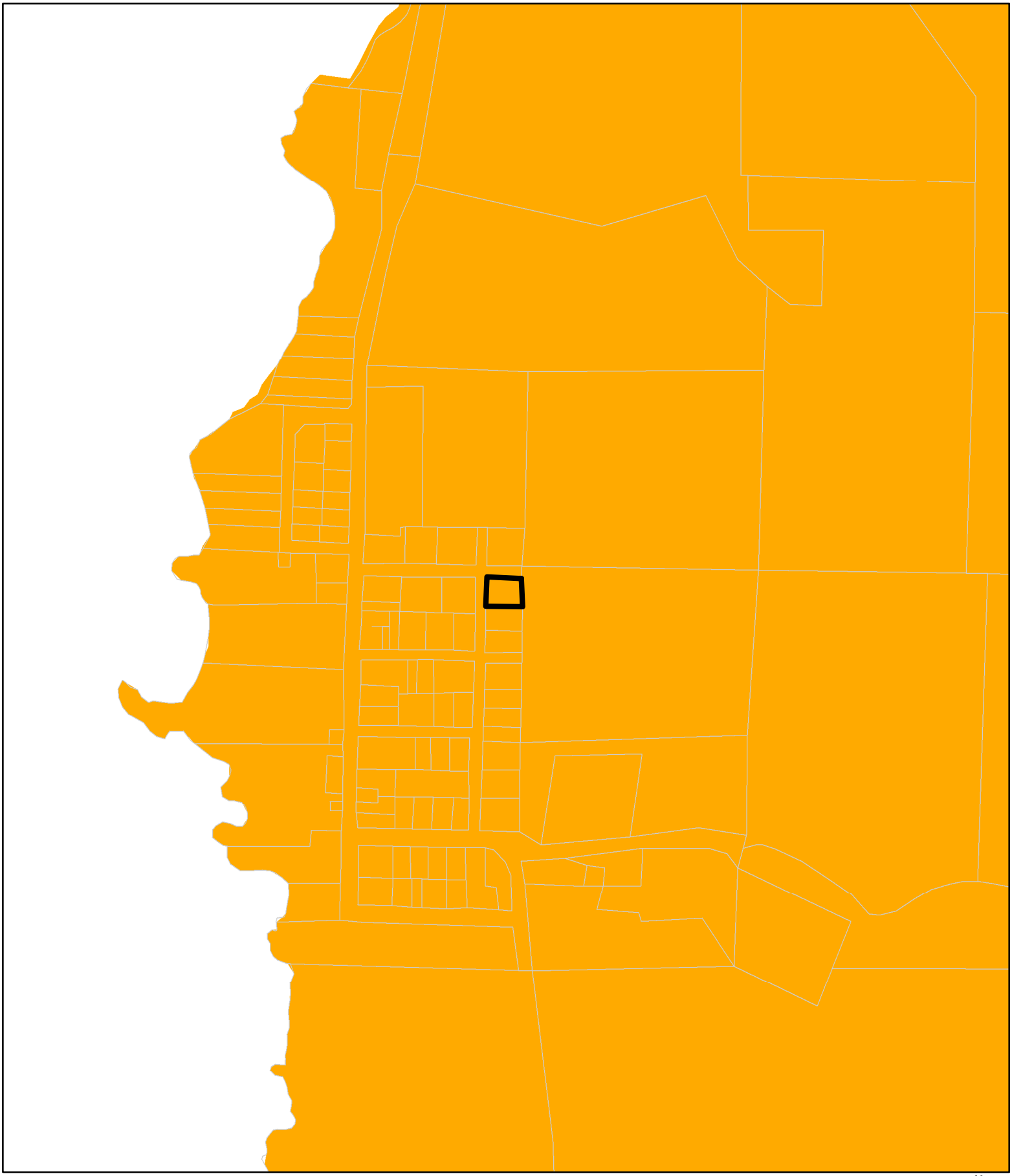
Assessors Parcels
County Water Districts

0 225 450 Feet
0 0.04 0.08 Miles

N
W E
S

1:5,000

WATER DISTRICT



CASE: CDP 2023-0030
OWNER: LAUWERIJSSEN, J
APN: 013-300-39
APLCT: J. Lauwerijssen
AGENT:
ADDRESS: 24851 Abalone St., Westport

Assessors Parcels
Westport MAC

0 225 450 Feet
0 0.04 0.08 Miles

N
W E
S

1:5,000

WESTPORT MUNICIPAL ADVISORY COUNCIL

Westport County Water District
P.O. Box 55
Westport, CA. 95488

To Whom it May concern,

6/16/2024

The Lauwerijssen Property at 24851 Abalone Street in Westport, CA 95488 currently has water and sewer hooked up to our system, and will continue to.

If you have any questions or concerns, please contact me at 707-962-1612 or by email at wcwd55@gmail.com.

Thank you,

Kayla Cooper

Administrator-Financial Controller

Westport County Water District

In response to your letter from 11/6/24.

Biological Scoping Survey Report

24851 Abalone Street (APN 013-30-039)

Westport, Mendocino County, California

Prepared for:

Johannes Lauwerijssen
6380 Hillgate Road
Arbuckle, California 95912

Attn: Johanes Lauwerijssen
1ccwhs@gmail.com

Prepared by:

WRA, Inc.
5341 Old Redwood Highway
Petaluma, CA 94954

Attn: Rhiannon Korhummel
korhummel@wra-ca.com

January 2025

WRA#350003

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List of Preparers

Matt Richmond	Principal in Charge
Rhiannon Korhummel	Plant Biologist
Michael Rochelle	GIS Analyst

DEFINITIONS

Study Area: The area throughout which the assessment was performed, inclusive of approximately 0.30 acres spanning across the entirety of the parcel of APN 013-30-039.

List of Acronyms

APN	Accessor's Parcel Number
BIOS	Biogeographic Information Observation System
BCC	USFWS Birds of Conservation Concern
BGEPA	Bald and Golden Eagle Protection Act
BRSR	Biological Resources Survey Report
Cal-IPC	California Invasive Plant Council
Caltrans	California Department of Transportation
CCA	California Coastal Act
CCC	California Coastal Commission
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CFGC	California Fish and Game Code
CFP	California Fully Protected Species
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
County	County of Mendocino
Corps	U.S. Army Corps of Engineers
CPRC	California Public Resources Code
CRPR	California Rare Plant Rank
CSRL	California Soils Resource Lab
CWA	Clean Water Act
EFH	Essential Fish Habitat
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
ESA	Federal Endangered Species Act
ESHA	Environmentally Sensitive Habitat Area
FP	Federal Proposed
Inventory	California Native Plant Society Rare Plant Inventory
Magnuson-Stevens Act	Magnuson-Stevens Fishery Conservation & Management Act
MBTA	Migratory Bird Treaty Act
MM	Mitigation Measure
MMPA	Marine Mammal Protection Act
NCCP	Natural Community Conservation Plan
NETR	National Environmental Title Research
NOAA	National Oceanic and Atmospheric Administration
NMFS	National Marine Fisheries Service
NPPA	California Native Plant Protection Act
NRCS	Natural Resource Conservation Service
NWI	National Wetland Inventory
NWPL	National Wetland Plant List
Rank	California Rare Plant Ranks
RHA	Rivers and Harbors Act
RWQCB	Regional Water Quality Control Board
SC	State Candidate

SFEI	San Francisco Estuary Institute
SSC	Species of Special Concern
SSI	Special-status Invertebrates
SWRCB	State Water Resource Control Board
TOB	Top of Bank
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WBWG	Western Bat Working Group
WRA	WRA, Inc.

1.0 INTRODUCTION

This Biological Scoping Survey Report evaluates existing and potential biological resources located at 24851 Abalone Street, Westport, CA (APN 013-30-039) (Appendix A – Figure 1).

1.1 Overview and Purpose

This report provides an assessment of biological resources within the 0.59-acre Study Area which includes the entire parcel. The purpose of the assessment was to develop and gather information on sensitive land cover types and special-status plant and wildlife species to support an evaluation of the Project under the California Coastal Act (CCA), Mendocino County Local Coastal Program (LCP), and California Environmental Quality Act (CEQA). This report describes the results of the site visit, which assessed the Study Area for (1) the presence of Environmentally Sensitive Habitat Areas (ESHA), which includes sensitive land cover types, special-status plant species, and special-status wildlife species, (2) the potential for the site to support special-status plant and wildlife species.

A biological scoping survey provides general information on the presence, or potential presence, of sensitive species and habitats. Additional focused studies (such as protocol level species surveys or a wetland delineation) may be required to support regulatory permit applications or to implement mitigation measures included in this report. This assessment is based on information available at the time of the study and on-site conditions that were observed on the dates the site was visited. Conclusions are based on currently available information used in combination with the professional judgement of the biologists completing this study.

2.0 REGULATORY BACKGROUND

2.1 Federal and State Regulatory Setting

2.1.1 Vegetation and Aquatic Communities

The LCP provides protections for particular vegetation types defined as sensitive by the California Department of Fish and Wildlife (CDFW) and aquatic features protected by laws and regulations administered by the U.S Army Corps of Engineers (Corps), State Water Resources Control Board (SWRCB), and Regional Water Quality Control Boards (RWQCB). The laws and regulations that provide protection for these resources are summarized below.

Environmentally Sensitive Habitat Areas: The California Coastal Act Section 30107.5 defines environmentally sensitive habitat areas (ESHAs) 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." Coastal Act Section 30240 protects ESHAs from “significant disruption of habitat values,” limits allowable land uses within ESHAs, and requires adjacent uses to be designed to be compatible with habitat benefits provided by ESHAs. The Coastal Act includes wetlands as ESHAs but does not specifically define every vegetation type defined as an ESHA. Instead, the California Coastal Commission (CCC) often delegates the responsibility for administering the California Coastal Act to local municipalities through the approval of Local Coastal Programs (LCPs). Each of the vegetation and aquatic communities listed below are considered ESHA under

the CCA and LCP. More information about local ESHAs defined by Mendocino County LCP is provided in Section 2.2 below.

Sensitive Natural Communities: Sensitive natural communities include habitats that fulfill special functions or have special values. Natural communities considered sensitive are those identified in local or regional plans, policies, regulations, or by the CDFW. CDFW ranks sensitive communities using NatureServes Rank Calculator and keeps records of their occurrences in the California Natural Diversity Database (CNDDB) or Biogeographic Information Observation System (BIOS) and lists them on the California Natural Community List (CDFW 2024b). Natural communities are ranked 1 through 5 based on NatureServe's methodology (NatureServe 2024), with those communities ranked globally (G) or statewide (S) as 1 through 3 considered sensitive by CDFW. Impacts to sensitive natural communities identified in local or regional plans, policies, or regulations or those identified by the CDFW, or U.S. Fish and Wildlife Service (USFWS) must be considered and evaluated as an ESHA under the County LCP and under CEQA (California Code of Regulations [CCR] Title 14, Div. 6, Chap. 3, Appendix G).

Waters of the United States, Including Wetlands: The Corps regulates "Waters of the United States" under Section 404 of the Clean Water Act (CWA). Waters of the United States are defined in the Code of Federal Regulations (CFR) as including the territorial seas, and waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, such as tributaries, lakes and ponds, impoundments of waters of the U.S., and wetlands that are hydrologically connected with these navigable features (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the *U.S. Army Corps of Engineers Wetlands Delineation Manual* (Corps Manual; Environmental Laboratory 1987), are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Unvegetated waters including lakes, rivers, and streams may also be subject to Section 404 jurisdiction and are characterized by an ordinary high water mark (OHWM) identified based on field indicators such as the lack of vegetation, sorting of sediments, and other indicators of flowing or standing water. The placement of fill material into Waters of the United States generally requires a permit from the Corps under Section 404 of the CWA.

The Corps also regulates construction in navigable waterways of the U.S. through Section 10 of the Rivers and Harbors Act (RHA) of 1899 (33 U.S. Code [USC] 403). Section 10 of the RHA requires Corps approval and a permit for excavation or fill, or alteration or modification of the course, location, condition, or capacity of, any port, roadstead, haven, harbor, canal, lake, harbor or refuge, or enclosure within the limits of any breakwater, or of the channel of any navigable water of the United States. Section 10 requirements apply only to navigable waters themselves, and are not applicable to tributaries, adjacent wetlands, and similar aquatic features not capable of supporting interstate commerce.

Waters of the State, Including Wetlands: The term "Waters of the State" is defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state." The SWRCB and nine RWQCB protect waters within this broad regulatory scope through many different regulatory programs. Waters of the State in the context of a CEQA Biological Resources evaluation include wetlands and other surface waters protected by the *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (SWRCB 2019). The SWRCB and RWQCB issue permits for the discharge of fill material into surface waters through the State Water Quality Certification Program, which fulfills requirements of Section 401 of the CWA and the Porter-Cologne Water Quality Control Act.

Projects that require a Clean Water Act permit are also required to obtain a Water Quality Certification. If a project does not require a federal permit but does involve discharge of dredge or fill material into surface waters of the State, the SWRCB and RWQCB may issue a permit in the form of Waste Discharge Requirements.

Sections 1600-1616 of California Fish and Game Code: Streams and lakes, as habitat for fish and wildlife species, are regulated by CDFW under Sections 1600-1616 of California Fish and Game Code (CFGC). Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term "stream," which includes creeks and rivers, is defined in the CCR as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 CCR 1.72). The term "stream" can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife (CDFG 1994). Riparian vegetation has been defined as "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself" (CDFG 1994). Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW.

2.1.2 Special-status Species

Endangered and Threatened Plants, Fish, and Wildlife. Specific species of plants, fish, and wildlife species may be designated as threatened or endangered by the federal Endangered Species Act (ESA), or the California Endangered Species Act (CESA). Specific protections and permitting mechanisms for these species differ under each of these acts, and a species' designation under one law does not automatically provide protection under the other.

The ESA (16 USC 1531 et seq.) is implemented by the USFWS and the National Marine Fisheries Service (NMFS). The USFWS and NMFS maintain lists of endangered and threatened plant and animal species (referred to as "listed species"). "Proposed" or "candidate" species are those that are being considered for listing and are not protected until they are formally listed as threatened or endangered. Under the ESA, authorization must be obtained from the USFWS or NMFS prior to take of any listed species. "Take" under the ESA is defined as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Take under the ESA includes direct injury or mortality to individuals, disruptions in normal behavioral patterns resulting from factors such as noise and visual disturbance, and impacts to habitat for listed species. Actions that may result in take of an ESA-listed species may obtain a permit under ESA Section 10, or via the interagency consultation described in ESA Section 7. Federally listed plant species are only protected when take occurs on federal land.

The ESA also provides for designation of critical habitat, which are specific geographic areas containing physical or biological features "essential to the conservation of the species." Protections afforded to designated critical habitat apply only to actions that are funded, permitted, or carried out by federal agencies. Critical habitat designations do not affect activities by private landowners if there is no other federal agency involvement.

The CESA (CFGC 2050 et seq.) prohibits the take of any plant and animal species that the CFGC determines to be an endangered or threatened species in California. CESA regulations include

take protection for threatened and endangered plants on private lands, as well as extending this protection to candidate species that are proposed for listing as threatened or endangered under CESA. The definition of a "take" under CESA ("hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") only applies to direct impact to individuals, and does not extend to habitat impacts or harassment. CDFW may issue an Incidental Take Permit under CESA to authorize take if it is incidental to otherwise lawful activity and if specific criteria are met. Take of these species is also authorized if the geographic area is covered by a Natural Community Conservation Plan (NCCP), as long as the NCCP covers that activity.

Fully Protected Species and Designated Rare Plant Species. This category includes specific plant and wildlife species that are designated in the CFGC as protected even if not listed under CESA or ESA. Fully Protected Species includes specific lists of birds, mammals, reptiles, amphibians, and fish designated in CFGC. Fully protected species may not be taken or possessed at any time. No licenses or permits may be issued for take of fully protected species, except for necessary scientific research and conservation purposes. The definition of "take" is the same under the California Fish and Game Code and the CESA. By law, CDFW may not issue an Incidental Take Permit for Fully Protected Species. Under the California Native Plant Protection Act (NPPA), CDFW has listed 64 “rare” or “endangered” plant species, and prevents “take”, with few exceptions, of these species. CDFW may authorize take of species protected by the NPPA through the Incidental Take Permit process, or under a NCCP.

Special Protections for Nesting Birds and Bats. The federal Bald and Golden Eagle Protection Act provides relatively broad protections to both of North America’s eagle species [bald eagle (*Haliaeetus leucocephalus*) and golden eagle (*Aquila chrysaetos*)] that in some regards are similar to those provided by the ESA. In addition to regulations for special-status species, most native birds in the United States, including non-status species, have baseline legal protections under the Migratory Bird Treaty Act of 1918 and CFGC, i.e., sections 3503, 3503.5 and 3513. Under these laws/codes, the intentional harm or collection of adult birds as well as the intentional collection or destruction of active nests, eggs, and young is illegal. For bat species, the Western Bat Working Group (WBWG) designates conservation status for species of bats, and those with a high or medium-high priority are typically given special consideration under CEQA.

Essential Fish Habitat. The Magnuson-Stevens Fishery Conservation and Management Act provides for conservation and management of fishery resources in the U.S., administered by NMFS. This Act establishes a national program intended to prevent overfishing, rebuild overfished stocks, ensure conservation, and facilitate long-term protection through the establishment of Essential Fish Habitat (EFH). EFH consists of aquatic areas that contain habitat essential to the long-term survival and health of fisheries, which may include the water column, certain bottom types, vegetation (e.g., eelgrass (*Zostera* spp.)), or complex structures such as oyster beds. Any federal agency that authorizes, funds, or undertakes action that may adversely affect EFH is required to consult with NMFS.

Species of Special Concern, Movement Corridors, and Other Special-status Species under CEQA. CDFW has developed a list of special species as “a general term that refers to all of the taxa the CNDDB is interested in tracking, regardless of their legal or protection status.” This list includes lists developed by other organizations, including for example, the Audubon Watch List Species, the Bureau of Land Management Sensitive Species, and USFWS Birds of Special Concern. Plant species on the California Native Plant Society (CNPS) Rare Plant Inventory (Inventory; CNPS 2024a) with California Rare Plant Ranks (Rank) of 1 and 2, as well as some with a Rank of 3 or

4, are also considered special-status plant species and must be considered under CEQA. Some Rank 3 and Rank 4 species are typically only afforded protection under the LCP and CEQA when such species are particularly unique to the locale (e.g., range limit, low abundance/low frequency, limited habitat) or are otherwise considered locally rare. Additionally, any species listed as sensitive within local plans, policies and ordinances are likewise considered sensitive. Movement and migratory corridors for native wildlife (including aquatic corridors) as well as wildlife nursery sites are given special consideration under the CCA and CEQA.

2.2 Mendocino County Regulatory Setting

The California Coastal Act (CCA) defines an ESHA as follows:

> *Environmentally sensitive habitat area' means 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.*

The Mendocino County LCP and California Coastal Commission (CCC) Guidelines contain definitions for specific types of ESHAs, including: wetlands, estuaries, streams and rivers, lakes, open coastal waters and coastal waters, riparian habitats, other resource areas, and special-status species and their habitats. For the purposes of this report, WRA has taken into consideration any areas that may meet the definition of ESHA as defined by the CCA, CCC guidelines, or the Mendocino County LCP.

The Mendocino County LCP requires a 100-foot buffer to be established adjacent to all ESHA to provide protection for such. This buffer can be reduced from 100 feet upon approval from the CDFW if it is demonstrated that 100 feet is not necessary to protect the ESHA in question. However, in such instances, the Mendocino County LCP requires the amended buffer to not be less than 50 feet and uses permitted within 50 feet shall be the same as those allowed in the ESHA itself. Those uses must at a minimum meet the following standards: (1) be sited and designed to minimize impacts, (2) must maintain the ESHA functional capacity and natural species diversity, and (3) allowed only if there is not feasible alternative.

Wetlands: The CCA and Mendocino County LCP define wetlands as:

> *Wetland means lands within the Coastal Zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.*
>
> Public Resources Code Section 30121

CCC Administrative Regulations (Section 13577 (b)) provide a more explicit definition:

> *Wetlands are lands where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent or drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salt or other substance in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deepwater habitats.*

The CCC considers this definition as requiring the observation of one diagnostic feature of a wetland, such as wetland hydrology, dominance by wetland vegetation (hydrophytes), or presence of hydric soils, as a basis for asserting jurisdiction under the CCA.

In addition to the above definition, the *Statewide Interpretive Guidelines for Identifying and Mapping Wetlands and Other Wet Environmentally Sensitive Habitat Areas* (CCC 1981) provide technical criteria for use in identifying and delineating wetlands and other ESHAs within the Coastal Zone. The technical criteria presented in the guidelines are based on the CCA definition and indicate that wetland hydrology is the most important parameter for determining a wetland, recognizing that:

> *. . . the single feature that most wetlands share is soil or substrata that is at least periodically saturated with or covered by water, and this is the feature used to describe wetlands in the Coastal Act. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soil, and therefore only plants adapted to these wet conditions (hydrophytes) could thrive in these wet (hydric) soils. Thus, the presence or absence of hydrophytes and hydric soils make excellent physical parameters upon which to judge the existence of wetland habitat areas for the purposes of the Coastal Act, but they are not the sole criteria.*

The Technical Criteria requires that saturation of soil in a wetland must be at or near the surface continuously for a period of time. The meaning of "at or near the surface" generally is considered to be approximately one-foot from the surface or less (the root zone), and the saturation must be continuously present for a period of time (generally more than two weeks) in order to create the necessary soil reduction (anaerobic) processes that create wetland conditions. For example, water from rain during a storm that causes saturation near the surface but then evaporates or infiltrates to 18 inches or deeper below the surface shortly after the storm does not meet the generally accepted criteria for wetland hydrology.

The presence of wetland classified plants or the presence of hydric soils (generally referred to as the "one parameter approach") can be used to identify an area as a wetland in the Coastal Zone. There is a correlation between the presence of wetland plants, wetland hydrology, and/or hydric soils occurring together, especially in natural undisturbed areas, and in many cases where one of these parameters is found (e.g., wetland plants), the other parameters will also occur. But there are situations which can result in the presence of wetland classified plants without wetland conditions, and these areas are not wetlands. Where these conditions occur, the delineation study must carefully scrutinize whether the wetland classified plants present are growing as hydrophytes, reducing (anaerobic) conditions caused by the presence of wetland hydrology, or for some other (non-wetland) reason. Examples may include wetland-classified plants which are also salt-tolerant (e.g., alkali heath) that may be responding to either wetland conditions or saline soil conditions, but not necessarily both, and deep-rooted trees (e.g., willows) which are able to tap into deep groundwater sources and can grow in dry surface soils, but are also found in wetland conditions where surface water is present.

Hydric soils can also occur in upland areas, especially in areas where historic disturbances may have exposed substratum, or in densely vegetated grasslands (Mollisols). Similarly, the delineation must determine if the hydric soil indicators are the result of frequent anaerobic conditions or of non-wetland conditions.

Riparian Habitats and Streams, Rivers, and Anadromous Fish Habitat: The CCA and Mendocino County LCP define riparian habitats as follows:

A riparian habitat is an area of riparian vegetation. This vegetation is an association of plant species which grows adjacent to freshwater watercourses, including perennial and intermittent streams, lakes, and other bodies of freshwater.

The Statewide Interpretive Guidelines (CCC 1981) state:

For the purpose of interpreting Coastal Act policies, another important distinction is between "wetland" and "riparian habitat." While the Service's classification system includes riparian areas as a kind of wetland, the intent of the Coastal Act was to distinguish these two areas. "Riparian habitat" in the Coastal Act refers to riparian vegetation and the animal species that require or utilize these plants. The geographic extent of a riparian habitat would be the extent of the riparian vegetation.

. . . Unfortunately, a complete and universally acceptable definition of riparian vegetation has not yet been developed, so determining the geographic extent of such vegetation is rather difficult. The special case of determining consistent boundaries of riparian vegetation along watercourses throughout California is particularly difficult. In Southern California these boundaries are usually obvious; the riparian vegetation grows immediately adjacent to watercourses and only extends a short distance away from the watercourse. . .

. . . For the purposes of this guideline, riparian vegetation is defined as that association of plant species which grows adjacent to freshwater watercourses, including perennial and intermittent streams, lakes, and other freshwater bodies. Riparian plant species and wetland plant species either require or tolerate a higher level of soil moisture than dryer upland vegetation, and are therefore generally considered hydrophytic. However, riparian vegetation may be distinguished from wetland vegetation by the different kinds of plant species. . .

The guidelines include a list of representative riparian plants that are meant to help distinguish wetland areas from riparian areas. Therefore, under the Coastal Act, riparian areas do not have to be wetlands, and are determined based primarily on vegetation and that vegetation's ability to provide habitat for animal species.

The CCA and Mendocino County LCP define Streams, Rivers and Anadromous Fish habitats as follows:

A stream or a river is a natural watercourse as designated by a solid line or dash and three dots symbol shown on the United States Geological Survey map most recently published, or any well-defined channel with distinguishable bed and bank that shows evidence of having contained flowing water as indicated by scour or deposit of rock, sand, gravel, soil, or debris.

Freshwater streams used as migration corridor or spawning or nursery habitat by fish, such as salmon and steelhead trout, that live most of their adult lives in saltwater.

Sand Dunes: The CCA and Mendocino County LCP define sand dunes as follows:

Sand formed in hills or ridges by the wind and sometimes stabilized by vegetation. Dunes are distinct ecosystems made up of various community types, ranging from open unvegetated sand hills to stabilized dune forests that frequently contain rare, endangered, protected, or unusual plant and animal species. This highly specialized habitat can be extremely unstable, sensitive to the continuous interplay of surf, sand, and wind.

Coastal Marine Ecosystem, and Open Coastal Waters and Coastal Waters: The CCA and Mendocino County LCP define Coastal Marine Ecosystem habitats as follows:

> *That area and its environs containing a delicately balanced environmental system which provides a suitable habitat for local indigenous and migrating species, including all life forms in the tidal zones seaward. The Coastal Marine Ecosystem also is recognized to contain and provide valuable food resources, economic opportunities, and aesthetic value to shore-side establishments, residents and the public in general.*

The CCA and Mendocino County LCP define coastal waters as follows:

> *The term open coastal waters or coastal waters refer to the open ocean overlying the continental shelf and its associated coastline. Salinities exceed 30 parts per thousand with little or no dilution except opposite mouths of estuaries.*

Pygmy Forests and Pygmy-type Vegetation: The CCC and Mendocino County LCP define pygmy forests and pygmy-type vegetation as follows:

> Pygmy forest: *"A stunted forest, with mature vegetation the majority of which is approximately two to twelve feet in height occurring on soils with conditions which severely limit the growth of vegetation such as Blacklock soils and characterized by Mendocino cypresses, Fort Bragg manzanita, Bolander pines, and pygmy Mendocino Bishop pines."*
>
> Pygmy-type vegetation: *"A forest occurring south of the Navarro River, mainly on Gualala series soils, characterized by stunted vegetation on sites with low commercial timber value. Plant species include knobcone pines and manzanita."*

Natural Communities and Other ESHA: The CCA and Mendocino County LCP define other resource areas as follows:

> *Other designated resource areas include: State parks and reserves, underwater parks and reserves, areas of special biological significance, natural areas, special treatment areas, fishing access points, areas of special biological importance, significant California ecosystems, and coastal marine ecosystems.*

Special-status Species: Special-status species and their habitats are defined as ESHA by the CCA and Mendocino County LCP. Special-status species include those species as defined in Section 2.1 above.

3.0 ASSESSMENT METHODOLOGY

On January 11, 2025, WRA, Inc. (WRA) biologist visited the Study Area to map vegetation, aquatic features, and other land cover types; document plant and wildlife species present; and evaluate on-site habitat for the potential to support special-status species as defined by CEQA and the LCP. Prior to the site visit, WRA biologists reviewed literature resources and performed database searches to assess the potential for sensitive land cover types and special-status species, including:

- Soil Survey of Mendocino County, Western Part, California (USDA 1999)
- Westport 7.5-minute U.S. Geological Survey (USGS) quadrangle (USGS 2018)
- Contemporary aerial photographs (Google Earth 2025)
- Historical aerial photographs (NETR 2025)
- National Wetlands Inventory (USFWS 2025a)
- California Aquatic Resources Inventory (SFEI 2025)
- CNDDB (CDFW 2025a)
- BIOS (CDFW 2025b)
- CNPS Inventory (CNPS 2025a)
- Consortium of California Herbaria (CCH2 2025)
- USFWS Information for Planning and Consultation (USFWS 2025b)
- eBird Online Database (Cornell Lab of Ornithology 2025)
- California Bird Species of Special Concern in California (Shuford and Gardali 2008)
- California Amphibian and Reptile Species of Special Concern (Thomson et al. 2016)
- A Field Guide to Western Reptiles and Amphibians (Stebbins 2003)
- A Manual of California Vegetation, Online Edition (CNPS 2025b)
- California Natural Community List (CDFW 2023)
- Classification and Mapping of Mendocino Cypress Woodland and Related Vegetation on Oligotrophic Soils (Keeler Wolfe 2019)
- Database searches (i.e., CNDDB, CNPS) for special-status species focused on the Westport and six surrounding USGS 7.5-minute quadrangles.

Following the remote assessment, WRA biologists completed a field review over the course of 8 hours to document: (1) land cover types (e.g., vegetation communities, aquatic resources), (2) existing conditions and to determine if such provide suitable habitat for any special-status plant or wildlife species, (3) if and what type of aquatic land cover types (e.g., wetlands) are present, and (4) if special-status species are present[1].

[1] Due to the timing of the assessment, it may or may not constitute protocol-level species surveys; see Section 5.2 if the site assessment would constitute a formal or protocol-level species survey.

3.1 Vegetation Communities and Other Land Cover Types

During the site visit, WRA evaluated the species composition and area occupied by distinct vegetation communities, aquatic communities, and other land cover types. Mapping of these classifications utilized a combination of aerial imagery and ground surveys. In most instances, communities are characterized and mapped based on distinct shifts in plant assemblage (vegetation) and follow the California Natural Community List (CDFW 2023) and A Manual of California Vegetation, Online Edition (CNPS 2025b). These resources cannot anticipate every component of every potential vegetation assemblage in California, and so in some cases, it is necessary to identify other appropriate vegetative classifications based on best professional judgment of WRA biologists. When undescribed variants are used, it is noted in the description. Vegetation alliances (natural communities) with a CDFW Rank of 1 through 3 (globally critically imperiled [S1/G1], imperiled [S2/G2], or vulnerable [S3/G3]) (CDFW 2023), were evaluated as sensitive as part of this evaluation.

This site assessment does not constitute a formal wetland delineation; however, the surveys looked for superficial indicators of wetlands such as hydrophytic vegetation (i.e., plant communities dominated by wetland species), evidence of inundation or flowing water, saturated soils and seepage, and topographic depressions/swales. If sample points were taken, WRA followed methods according to the those described in the Corps Manual (Environmental Laboratory 1987), the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Corps 2010). Using these methods, areas meeting CCA wetland (i.e., 1-parameter) and/or Corps/State wetlands (i.e., 3-parameter) criteria were mapped.

If streams potentially jurisdictional under the CWA and/or the CFGC are present, they are delineated following methods in *A Guide to Ordinary High Water Mark (OHWM) Delineation for Non-Perennial Streams in the Western Mountains, Valleys, and Coast Regions of the United States* (Mersel and Lichvar 2014), and A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States (Lichvar and McColley 2008). Mapping of the stream top-of-bank (TOB) and ordinary high-water mark (OHWM) was conducted using topographic data, high resolution aerial imagery, and a GPS unit.

Aquatic communities which are mapped in the NMFS EFH Mapper (NMFS 2024) or otherwise meet criteria for designation as EFH are indicated as such in the community description below in Section 5.1. The presence of riparian habitat was evaluated based on woody plant species meeting the definition of riparian provided in *A Field Guide to Lake and Streambed Alteration Agreements, Section 1600-1607, California Fish and Game Code* (CDFG 1994), the LCP, and based on best professional judgement of biologists completing the field surveys.

3.2 Special-status Species

3.2.1 General Assessment

Potential occurrence of special-status species in the Study Area was evaluated by first determining which special-status species occur in the vicinity of the Study Area through a literature and database review as described above. Presence of suitable habitat for special-status species was evaluated during the site visits based on physical and biological conditions of the site as well as the professional expertise of the investigating biologists. The potential for

each special-status species to occur in the Study Area was then determined according to the following criteria:

- **No Potential.** Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- **Unlikely.** Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- **Moderate Potential.** Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
- **High Potential.** All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- **Present.** Species is observed on the site or has been recorded (i.e., CNDDB, other reports) on the site in the recent past.

If a more thorough assessment was deemed necessary, a targeted or protocol-level assessment or survey was conducted or recommended as a future study. If a special-status species was observed during the site visit, its presence was recorded and discussed below in Section 5.2. If designated critical habitat is present for a species, the extent of critical habitat present and an evaluation of critical habitat elements is provided as part of the species discussions below.

3.2.2 Special-status Plants

A botanical assessment was performed on January 11, 2025. This assessment consisted of traversing the entirety of the Study Area. Habitat elements required or associated with certain species or species groups were searched for and noted. Such habitat elements include, but are not limited to: plant assemblages and vegetation structure; soil texture, parent material, and hydroperiod; surface and subsurface hydroperiods; topography, aspect, slope, and elevation; site management, including vegetation management; distance to documented occurrences of special-status plants; etc.

The botanical assessment was performed in accordance with those outlined by resource experts and agencies (CDFW 2018). Plants were identified using *The Jepson Manual, 2nd Edition* (Baldwin et. al. 2012) and Jepson Flora Project (eFlora 2025), to the taxonomic level necessary to determine whether or not they were sensitive. Plant names follow those of Jepson Flora Project (eFlora 2025), unless otherwise noted.

3.2.3 Special-status Wildlife

A general wildlife assessment was performed on January 11, 2025. This assessment consisted of traversing the entirety of the Study Area. Habitat elements required or associated with certain species (e.g., northern spotted owl) or species groups (e.g., bats, anadromous fish) were searched for and noted. Such habitat elements include, but are not limited to: plant assemblages and vegetation structure; stream depth, width, hydro-period, slope, and bed-and-bank structure; rock outcrops, caves, cliffs, overhangs, and substrate texture and rock content; history of site alteration and contemporary disturbances; etc.

During the January site assessment, visual inspection of the interior of the abandoned structure was conducted. However, the assessment was limited to using openings on the first floor as the structure is unstable and unsafe to enter.

3.3 Wildlife Corridors and Native Wildlife Nursery Sites

To account for potential impacts to wildlife movement/migratory corridors, which are considered under CEQA, biologists reviewed maps from the California Essential Connectivity Project (CalTrans 2010), and habitat connectivity data available through the CDFW Biogeographic Information and Observation System (CDFW 2025b). Additionally, aerial imagery (Google Earth 2025) for the local area was referenced to assess if local core habitat areas were present within, or connected to the Study Area. This assessment was refined based on observations of on-site physical and/or biological conditions, including topographic and vegetative factors that can facilitate wildlife movement, as well as on-site and off-site barriers to connectivity.

The potential presence of native wildlife nursery sites is evaluated as part of the site visit and discussion of individual wildlife species below. Examples of native wildlife nursery sites include nesting sites for native bird species (particularly colonial nesting sites), marine mammal pupping sites, and colonial roosting sites for other species (such as for monarch butterfly [*Danaus plexippus*]) or larval food source populations for other species (such as Behren's silverspot (*Speyeria zerene behrensii*).

4.0 ECOLOGICAL SETTING

The approximately 0.30-acre Study Area is located in Westport, California on the slopes of the outer Coast Range in the town limits of Westport. The Study Area includes the entirety of the parcel. Additional details of the local setting are below.

4.1 Soils and Topography

The overall topography of the Study Area is sloped with elevations ranging from approximately 120 to 130 feet above sea level. According to the *Soil Survey of Mendocino County, Western Part* (USDA 1999), the Study Area is underlain by one soil mapping unit: Beaches. However, this soil mapping unit is presumed incorrect as the Study Area is clearly not on a beach and is composed of mineral soil with developed pedons and not undeveloped sand. Presumably, the soils are better described by nearby soil mapping units, including Abalobadiah, Bruhel, or Mallopass. No pygmy-type soil is present.

4.2 Climate and Hydrology

The Study Area is located directly within the coastal fog zone of Mendocino County where summer temperatures are buffeted by fog and fog drip contributes to annual rainfall totals. The average monthly maximum temperature of Fort Bragg (CA047009) is 67 degrees Fahrenheit, while the average monthly minimum temperature is 40 degrees Fahrenheit. Predominantly, precipitation falls as rainfall with an annual average of 41 inches. Precipitation bearing weather systems are predominantly from the west with the majority of rain falls between November and March, with a combined average of 33 inches.

The local watershed is Juan Creek-Frontal Pacific Ocean (HUC 12: 180101080605) and the regional watershed is Big-Navarro-Garcia (HUC 8: 18010108). The Study Area is located in the lower portion of the local watershed. There are no mapped aquatic resources in the Study Area (USGS 2018, SFEI 2025).

4.3 Land Use

The Study Area is a developed residential parcel in the village of Westport. The parcel has been developed since at least 1948, based on available aerial imagery (NETR 2025) but likely was developed longer than that as the village is historic. The current structure was presumably built either prior to 1948 or in the 60's, based on historical aerial imagery (NETR 2025). Parcels to the north and south are also developed residential parcels. The land to the east is undeveloped and was historically used as grazing land.

5.0 ASSESSMENT RESULTS

5.1 Vegetation Communities and Other Land Cover

WRA observed two land cover types within the Study Area: developed and non-native grassland. Land cover types within the Study Area are illustrated in Appendix A – Figure 2.

Table 1: Land Cover Types

COMMUNITY / LAND COVERS	SENSITIVE STATUS	RARITY RANKING	ACRES WITHIN STUDY AREA
TERRESTRIAL / COMMUNITY LAND COVER			
Developed	None	None	0.03
Non-native Grassland	None	None	0.27
AQUATIC RESOURCES			
N/A			

5.1.1 Terrestrial Land Cover

ESHA TERRESTRIAL LAND COVER

No ESHA land cover types are present.

NON-ESHA TERRESTRIAL LAND COVER

Developed Area (no vegetation alliance). CDFW Rank: None. Developed areas of the Study Area include the existing structure. The structure is two-story and not safe to enter due to poor structural conditions. No windows remain and some walls are partially gone. There are several points of access for wildlife.

Non-native Grassland (*Holcus lanatus-Anthoxanthum odoratum* Herbaceous Semi-Natural Alliance). CDFW Rank: None. The vegetation of the yard is non-native grassland, dominated by velvet grass (*Holcus lanatus*) and sweet vernal grass (*Anthoxanthum odoratum*) with associated non-native forbs including daffodil (*Narcissus pseudonarcissus*), naked ladies (*Amaryllis belladonna*), brome (*Bromus catharticus*), and plantains (*Plantago* spp.). A portion of the driveway has become overgrown and is mapped as non-native grassland; this portion is underlain by cement/concrete and is located on the northern boundary of the Study Area.

5.1.2 Aquatic Resources

No aquatic resources are present.

5.2 Special-status Species

5.2.1 Special-status Plants

Based upon a review of the resource databases listed in Section 3.0, 62 special-status plant species have been documented in the vicinity of the Study Area (CNPS 2025a; Appendix C). None

of the species documented from the greater vicinity are determined to have potential to occur for one or more of the following:

- Hydrologic conditions (e.g., tidal, riverine) necessary to support the special-status plant species are not present in the Study Area;
- Edaphic (soil) conditions (e.g., podzol-like, serpentine) necessary to support the special-status plant species are not present in the Study Area;
- Topographic conditions (e.g., north-facing slope, montane) necessary to support the special-status plant species are not present in the Study Area;
- Unique pH conditions (e.g., alkali scalds, acidic bogs) necessary to support the special-status plant species are not present in the Study Area;
- Associated natural communities (e.g., coastal scrub, coastal terrace prairie) necessary to support the special-status plant species are not present in the Study Area;
- The Study Area is geographically isolated (e.g. below elevation, coastal environ) from the documented range of the special-status plant species;
- The historical landscape and/or habitat(s) of the Study Area were not suitable habitat prior to land/type conversion (e.g., reclaimed shoreline) to support the special-status plant species;
- Land use history and contemporary management (e.g., grading, development) has degraded the localized habitat necessary to support the special-status plant species.

No special-status plants have been documented in the Study Area (CDFW 2025a).

5.2.2 Special-status Wildlife

A total of 28 special-status wildlife species have been documented in the vicinity of the Study Area (CDFW 2025a)(Appendix C). Those species that are unlikely or have no potential to occur within the Study Area do so for one or more of the following reasons:

- Aquatic habitats (e.g., ponds, estuaries) necessary to support the special-status wildlife species are not present in the Study Area
- Vegetation habitats (e.g., old-growth forest, coastal prairie) that provide nesting and/or foraging resources necessary support the special-status wildlife species are not present in the Study Area
- Physical structures and vegetation (e.g., mines, old-growth coniferous trees) necessary to provide nesting, cover, and/or foraging habitat to support the special-status wildlife species are not present in the Study Area
- Host plants (e.g., dog violet, harlequin lotus) necessary to provide larval and nectar resources for the special-status wildlife species are not present in the Study Area
- The Study Area is outside (e.g., north of, west of) of the special-status wildlife species documented nesting range

No special-status wildlife have been documented in the Study Area (CDFW 2025a). No special-status wildlife was observed. One special-status species bat, non-status roosting bats, and nesting native or migratory birds with baseline protections under the MBTA and CFGC have potential to occur in the Study Area due to the presence of the abandoned structure.

SPECIES WITH POTENTIAL TO OCCUR

The following species are considered to have potential to occur due to presence of potential suitable habitat components necessary for survival or movement.

Townsend's western big-eared bat. (*Corynorhinus townsendii townsendii*). CDFW Species of Special Concern, WBWG High Priority. Moderate Potential to roost**.** This species ranges throughout western North America from British Columbia to central Mexico. Its local distribution is strongly associated with the presence of caves, but roosting also occurs within man-made structures including mines and buildings. While many bat species wedge themselves into tight cracks and crevices, big-eared bats hang from walls and ceilings in the open. Males roost singly during the spring and summer months while females aggregate in the spring at maternity roosts to give birth. Females roost with their young until late summer or early fall, until the young become independent, flying and foraging on their own. In central and southern California, hibernation roosts tend to be made up of small aggregations of individuals (Pierson and Rainey 1998). Foraging typically occurs along edge habitats near streams and wooded areas, where moths are the primary prey (WBWG 2025). The structure present in the Study Area has open roosting potential. Due to poor structural condition, the structure could not be inspected to assess if evidence of bat was present. Additionally, the Study Area is located at edge of wooded habitat and near streams which may provide suitable foraging conditions.

5.3 Wildlife Corridors and Native Wildlife Nursery Sites

The Study Area does not contain any designated Critical Habitat (USFWS 2025b) or Essential Fish Habitat (NMFS 2025). The Study Area is not within a designated wildlife corridor (CalTrans 2010). The Study Area is located at the edge a small village with abundant open space to the east. Common wildlife species presumably utilize the Study Area to a small degree due to the more suitable corridor habitat outside the parcel.

Various non-status bird species with baseline protections under the MBTA and CFGC may use the structure within the Study Area for nesting. Swallow nests were observed in the structure. Additionally, non-status bats may use the structure for day or maternity roost during the maternity season from April 15 through August 31 and/or for winter torpor roosting from October 15 through February 28.

6.0 RECOMMENDATIONS AND CONCLUSIONS

If development of the parcel is proposed, the following recommendations should be considered to avoid potential impacts to ESHA.

Bat Species: One special-status bat and non-status bats have the potential to occur within the abandoned structure during maternity season or winter torpor season. Demolition of the structure during the bat maternity season (generally, April 15 through August 31) could impact bat breeding and potentially result in the take of bats. Similarly, demolition during winter torpor (generally, October 15 through February 28) may impact roosting bats.

> Recommendation 1: WRA recommends that demolition should be initiated and completed between March 1 and April 15th or September 1 through October 15 to avoid bat torpor season or bat maternity roosting season. If demolition cannot be initiated and completed in that timeframe, pre-construction surveys will be necessary to determine if bats are roosting. Surveys will need to be conducted by a qualified biologist and include a visual survey of the structure and an emergence survey in the evening. These emergence survey should be conducted between May 15 and August 15, beginning 30 minutes prior to sunset and until one hour after sunset. Bat emergence surveys should not be conducted when the following conditions exist: (a) temperatures that fall below 50 degrees (b)precipitation, including rain and/or fog, that exceeds 30 minutes or continues intermittently during the survey period; and (c) sustained wind speeds greater than 9 miles per hour.
>
> If bats are observed, demolition should not occur until bats have left the structure, as determined by a qualified biologist. Additionally, a no-disturbance buffer of 50-feet or greater should be observed around the structure until the end of the maternity roosting season, or when determined bats no longer occupy the structure. If no evidence of bats is observed, demolition may begin with no further recommendations. Demolition should be initiated within 7 days of the presence/absence survey.

All Bird Species (including non-special-status): Various non-status bird species with baseline protections under the MBTA and CFGC may use the structure within the Study Area for nesting. Swallow nests were observed in the structure. Pre-construction surveys are recommended to ensure that the demolition of the structure avoids impact to nesting birds.

> Recommendation 2: WRA recommends that structure demolition occurs from August 16 to January 31, outside of the general bird nesting season. If removal during this time is not feasible, a pre-construction nesting bird survey should be performed by a qualified biologist no more than 7 days prior to the initiation of demolition. The survey should cover the Study Area. If active bird nests are found during the survey, an appropriate no-disturbance buffer should be established by the qualified biologist. Once it is determined that the young have fledged (left the nest) or the nest otherwise becomes inactive (e.g., due to predation), the buffer may be lifted and work may be initiated within the buffer.

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APPENDIX A. FIGURES

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Path: L:\Acad 2000 Files\350000\350003\GIS\ArcMap_Pro\350003Base.aprx Layout Name:Location

Sources: National Geographic, WRA | Prepared By: rochelle, 1/13/2025

Figure 1. Study Area Regional Location Map

24851 Abalone Street
Mendocino County, California

0 0.25 0.5 Miles

N

wra Environmental Consultants

Figure 2.
Land Cover

24851 Abalone Street
Mendocino County, California

Study Area - 0.30 ac.

Contour - 1ft. interval

Land Cover Types

Developed - 0.03 ac.

Non-Native Grassland - 0.27 ac.

N

0 25 50

Feet

wra
Environmental Consultants

Path: L:\Acad 2000 Files\350000\350003\GIS\ArcMap_Pro\350003Base.aprx

Sources: 2019 Google Earth Aerial, WRA | Prepared By: rochelle, 1/14/2025

APPENDIX B. SPECIES OBSERVED IN AND AROUND THE STUDY AREA

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Appendix B. Plant Species Observed within the Study Area January 2025

SCIENTIFIC NAME	COMMON NAME	ORIGIN	FORM	RARITY STATUS[1]	CAL-IPC STATUS[2]	WETLAND STATUS[3]
Amaryllis belladonna	Naked lady	non-native	perennial herb	-	-	-
Anthoxanthum odoratum	Sweet vernal grass	non-native (invasive)	annual, perennial grass	-	Moderate	FACU
Bromus catharticus	Rescue grass	non-native	annual, perennial grass	-	-	-
Cardamine hirsuta	Hairy bitter cress	non-native	annual herb	-	-	FACU
Festuca perennis	Italian rye grass	non-native (invasive)	annual, perennial grass	-	Moderate	FAC
Hedera helix	English ivy	non-native (invasive)	vine, shrub	-	High	FACU
Holcus lanatus	Common velvetgrass	non-native (invasive)	perennial grass	-	Moderate	FAC
Lotus corniculatus	Bird's foot trefoil	non-native	perennial herb	-	-	FAC
Medicago polymorpha	Bur clover	non-native (invasive)	annual herb	-	Limited	FACU
Narcissus pseudonarcissus	Daffodil	non-native	perennial herb (bulb)	-	-	-
Oxalis pes-caprae	Bermuda buttercup	non-native (invasive)	perennial herb	-	Moderate	-
Oxalis purpurea	Purple oxalis	non-native	perennial herb	-	-	-
Plantago lanceolata	Ribwort	non-native (invasive)	perennial herb	-	Limited	FACU
Plantago major	Common plantain	non-native	perennial herb	-	-	FAC
Polystichum munitum	Western sword fern	native	fern	-	-	FACU
Ranunculus repens	Crowfoot, creeping buttercup	non-native (invasive)	perennial herb	-	Limited	FAC
Raphanus sativus	Wild radish	non-native (invasive)	annual, biennial herb	-	Limited	-
Rubus armeniacus	Himalayan blackberry	non-native (invasive)	shrub	-	High	FAC
Senecio vulgaris	Common groundsel	non-native	annual herb	-	-	FACU
Stachys rigida	Rough hedgenettle	native	perennial herb	-	-	FACW

Appendix B. Plant Species Observed within the Study Area January 2025

SCIENTIFIC NAME	COMMON NAME	ORIGIN	FORM	RARITY STATUS[1]	CAL-IPC STATUS[2]	WETLAND STATUS[3]
Vinca major	Greater periwinkle	non-native (invasive)	perennial herb	-	Moderate	FACU
Zantedeschia aethiopica	Callalily	non-native (invasive)	perennial herb	-	Limited	OBL

Note: All species identified using the *Jepson eFlora* [Jepson Flora Project (eds.) 2025]; nomenclature follows *Jepson eFlora* [Jepson Flora Project (eds.) 2025] or Rare Plant Inventory (CNPS 2025a). Sp.: "species," intended to indicate that the observer was confident in the identity of the genus but uncertain which species.

[1] **California Native Plant Society. 2025a. Rare Plant Inventory (online edition). Sacramento, California. Online at: http://rareplants.cnps.org/; most recently accessed: January 2025.**

FE:	Federal Endangered
FT:	Federal Threatened
SE:	State Endangered
ST:	State Threatened
SR:	State Rare
Rank 1A:	Plants presumed extinct in California
Rank 1B:	Plants rare, threatened, or endangered in California and elsewhere
Rank 2:	Plants rare, threatened, or endangered in California, but more common elsewhere
Rank 3:	Plants about which we need more information – a review list
Rank 4:	Plants of limited distribution – a watch list

[2] **California Invasive Plant Council. 2025. California Invasive Plant Inventory Database. California Invasive Plant Council, Berkeley, CA. Online at: http://www.cal-ipc.org/paf/; most recently accessed: January 2025.**

High:	Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.
Moderate:	Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited-moderate distribution ecologically
Limited:	Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically
Assessed:	Assessed by Cal-IPC and determined to not be an existing current threat

[3] **U.S. Army Corps of Engineers. 2022. National Wetland Plant List, version 3.6. Online at: http://wetland-plants.sec.usace.army.mil/**

OBL:	Almost always found in wetlands
FACW:	Usually found in wetlands
FAC:	Equally found in wetlands and uplands
FACU:	Usually not found in wetlands
UPL:	Almost never found in wetlands
NL:	Not listed, assumed almost never found in wetlands
NI:	No information; not factored during wetland delineation

APPENDIX C. SPECIAL-STATUS SPECIES LIST

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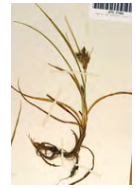
Search Results

62 matches found. Click on scientific name for details

Search Criteria: , 9-Quad include [**3912356:3912366:3912376:3912378:3912357:3912377:3912367**]

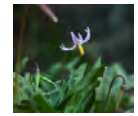
▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
Abronia umbellata var. *breviflora*	pink sand-verbena	Nyctaginaceae	annual herb	Jun-Oct	None	None	G4G5T2	S2	1B.1		1988-01-01	 ©2021 Scot Loring
Agrostis blasdalei	Blasdale's bent grass	Poaceae	perennial rhizomatous herb	May-Jul	None	None	G2G3	S2	1B.2	Yes	1974-01-01	 © 2001 Doreen L. Smith

Angelica lucida	sea-watch	Apiaceae	perennial herb	Apr-Sep	None	None	G5	S3	4.2		2001-01-01	 © 2022 Stillwater Sciences
Arctostaphylos stanfordiana ssp. *raichei*	Raiche's manzanita	Ericaceae	perennial evergreen shrub	Feb-Apr	None	None	G3T2	S2	1B.1	Yes	1988-01-01	No Photo Available
Astragalus agnicidus	Humboldt County milk-vetch	Fabaceae	perennial herb	(Mar)Apr-Sep	None	CE	G2	S2	1B.1	Yes	1974-01-01	 ©2004 Dean Wm. Taylor
Astragalus rattanii var. *rattanii*	Rattan's milk-vetch	Fabaceae	perennial herb	Apr-Jul	None	None	G4T4	S4	4.3	Yes	1988-01-01	No Photo Available
Calamagrostis bolanderi	Bolander's reed grass	Poaceae	perennial rhizomatous herb	May-Aug	None	None	G4	S4	4.2	Yes	1974-01-01	 ©2009 Zoya Akulova
Calamagrostis crassiglumis	Thurber's reed grass	Poaceae	perennial rhizomatous herb	May-Aug	None	None	G5Q	S2	2B.1		1980-01-01	No Photo Available

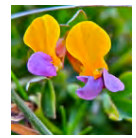
Calamagrostis foliosa	leafy reed grass	Poaceae	perennial herb	May-Sep	None	CR	G3	S3	4.2	Yes	1980-01-01	 ©2011 Zoya Akulova
Cardamine angulata	seaside bittercress	Brassicaceae	perennial herb	(Jan)Mar-Jul	None	None	G4G5	S3	2B.2		2012-04-10	 © 2021 Scot Loring
Carex lyngbyei	Lyngbye's sedge	Cyperaceae	perennial rhizomatous herb	Apr-Aug	None	None	G5	S3	2B.2		2001-01-01	 ©2017 Steve Matson
Carex saliniformis	deceiving sedge	Cyperaceae	perennial rhizomatous herb	(May)Jun(Jul)	None	None	G2	S2	1B.2	Yes	2001-01-01	 ©2003 Steve Matson
Carex viridula ssp. *viridula*	green yellow sedge	Cyperaceae	perennial herb	(Jun)Jul-Sep(Nov)	None	None	G5T5	S2	2B.3		2001-01-01	 © 2015 Dana York

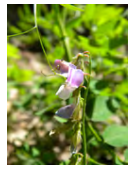
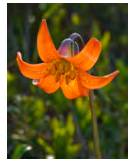
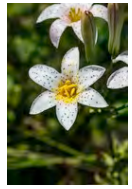
Castilleja latifolia	Monterey Coast paintbrush	Orobanchaceae	perennial herb (hemiparasitic)	Feb-Sep	None	None	G4	S4	4.3	Yes	1974-01-01	No Photo Available
Castilleja litoralis	Oregon coast paintbrush	Orobanchaceae	perennial herb (hemiparasitic)	Jun	None	None	G3	S3	2B.2		2001-01-01	 ©2010 Dana York
Castilleja mendocinensis	Mendocino Coast paintbrush	Orobanchaceae	perennial herb (hemiparasitic)	Apr-Aug	None	None	G2	S2	1B.2		1974-01-01	 ©2015 John Doyen
Ceanothus foliosus var. *vineatus*	Vine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Mar-May	None	None	G3T1	S1	1B.1	Yes	1988-01-01	 © 2013 Terry Gosliner
Ceanothus gloriosus var. *exaltatus*	glory brush	Rhamnaceae	perennial evergreen shrub	Mar-Jun(Aug)	None	None	G4T4	S4	4.3	Yes	2001-01-01	 ©2018 John Doyen

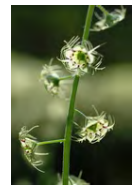
Chorizanthe howellii	Howell's spineflower	Polygonaceae	annual herb	May-Jul	FE	CT	G1	S1	1B.2	Yes	1980-01-01	No Photo Available
Clarkia amoena ssp. *whitneyi*	Whitney's farewell-to-spring	Onagraceae	annual herb	Jun-Aug	None	None	G5T1	S1	1B.1	Yes	1980-01-01	No Photo Available
Collinsia corymbosa	round-headed collinsia	Plantaginaceae	annual herb	Apr-Jun	None	None	G1	S1	1B.2	Yes	1994-01-01	 ©2007 Steve Matson
Coptis laciniata	Oregon goldthread	Ranunculaceae	perennial rhizomatous herb	(Feb)Mar-May(Sep-Nov)	None	None	G4?	S3?	4.2		2006-10-16	 © 2021 Scot Loring
Eastwoodiella californica	swamp harebell	Campanulaceae	perennial rhizomatous herb	Jun-Oct	None	None	G3	S3	1B.2	Yes	1974-01-01	No Photo Available
Epilobium septentrionale	Humboldt County fuchsia	Onagraceae	perennial herb	Jul-Sep	None	None	G4	S4	4.3	Yes	1974-01-01	 Image by BLM,Arcata Field Office

Erigeron biolettii	streamside daisy	Asteraceae	perennial herb	Jun-Oct	None	None	G3?	S3?	3	Yes	1994-01-01	 ©2015 Doug Wirtz
Eriogonum kelloggii	Kellogg's buckwheat	Polygonaceae	perennial herb	(May)Jun-Aug	None	CE	G2	S2	1B.2	Yes	1974-01-01	No Photo Available
Erysimum concinnum	bluff wallflower	Brassicaceae	annual/perennial herb	Feb-Jul	None	None	G3	S2	1B.2		2012-12-03	 ©2020 John Doyen
Erysimum menziesii	Menzies' wallflower	Brassicaceae	perennial herb	Mar-Sep	FE	CE	G1	S1	1B.1	Yes	1974-01-01	 ©2007 Steve Matson
Erythronium revolutum	coast fawn lily	Liliaceae	perennial bulbiferous herb	Mar-Jul(Aug)	None	None	G4G5	S3	2B.2		2001-01-01	 ©2007 Steve Matson

Gilia capitata ssp. *pacifica*	Pacific gilia	Polemoniaceae	annual herb	Apr-Aug	None	None	G5T3	S3	1B.2		2001-01-01	 © 2016 Steve Matson
Gilia millefoliata	dark-eyed gilia	Polemoniaceae	annual herb	Apr-Jul	None	None	G2	S2	1B.2		2001-01-01	 © 2017 John Doyen
Hemizonia congesta ssp. *tracyi*	Tracy's tarplant	Asteraceae	annual herb	(Mar-Apr)May-Oct	None	None	G5T4	S4	4.3	Yes	1974-01-01	 © 2016 Steve Matson
Hesperevax sparsiflora var. *brevifolia*	short-leaved evax	Asteraceae	annual herb	Mar-Jun	None	None	G4T3	S3	1B.2		1994-01-01	 © 2006 Doreen L. Smith
Hesperocyparis pygmaea	pygmy cypress	Cupressaceae	perennial evergreen tree		None	None	G1	S1	1B.2	Yes	1974-01-01	 © 2009 Neal Kramer

Horkelia marinensis	Point Reyes horkelia	Rosaceae	perennial herb	May-Sep	None	None	G2	S2	1B.2	Yes	1974-01-01	 © 2017 John Doyen
Hosackia gracilis	harlequin lotus	Fabaceae	perennial rhizomatous herb	Mar-Jul	None	None	G3G4	S3	4.2		2004-01-01	 © 2015 John Doyen
Iris longipetala	coast iris	Iridaceae	perennial rhizomatous herb	Mar-May(Jun)	None	None	G3	S3	4.2	Yes	2006-10-12	 © 2014 Aaron Schusteff
Lasthenia californica ssp. *bakeri*	Baker's goldfields	Asteraceae	perennial herb	Apr-Oct	None	None	G3T1	S1	1B.2	Yes	2001-01-01	 ©2015 Asa Spade
Lasthenia californica ssp. *macrantha*	perennial goldfields	Asteraceae	perennial herb	Jan-Nov	None	None	G3T2	S2	1B.2	Yes	2001-01-01	 © 2013 John Doyen

Lathyrus glandulosus	sticky pea	Fabaceae	perennial rhizomatous herb	Apr-Jun	None	None	G3	S3	4.3	Yes	1988-01-01	 2015 Barrett Jeffery
Leptosiphon latisectus	broad-lobed leptosiphon	Polemoniaceae	annual herb	Apr-Jun	None	None	G4	S4	4.3	Yes	2001-01-01	 © 2015 Steve Matson
Lilium maritimum	coast lily	Liliaceae	perennial bulbiferous herb	May-Aug	None	None	G2	S2	1B.1	Yes	1974-01-01	 © 2020 Aaron Schusteff
Lilium rubescens	redwood lily	Liliaceae	perennial bulbiferous herb	(Mar)Apr-Aug(Sep)	None	None	G3	S3	4.2	Yes	1974-01-01	 Gerald and Buff Corsi © 2022 California Academy of Sciences

Listera cordata	heart-leaved twayblade	Orchidaceae	perennial herb	Feb-Jul	None	None	G5	S4	4.2	1974-01-01	 ©2013 Dr. Amadej Trnkoczy 0000 0000 0513 2468
Lomatium kogholiini	Wailaki lomatium	Apiaceae	perennial herb	Apr-Jun	None	None	G1	S1	1B.2	2023-06-13	No Photo Available
Micranthes marshallii	Marshall's saxifrage	Saxifragaceae	perennial rhizomatous herb	Mar-Aug	None	None	G5	S3	4.3	2016-07-06	 2017 Barrett Jeffery
Mitellastra caulescens	leafy-stemmed mitrewort	Saxifragaceae	perennial rhizomatous herb	(Mar)Apr-Oct	None	None	G5	S4	4.2	2001-01-01	 © 2014 Dana York

Oenothera wolfii	Wolf's evening-primrose	Onagraceae	perennial herb	May-Oct	None	None	G2	S1	1B.1		1980-01-01	 ©2017 Dana York
Phacelia insularis var. *continentis*	North Coast phacelia	Hydrophyllaceae	annual herb	Mar-May	None	None	G2T2	S2	1B.2	Yes	1980-01-01	No Photo Available
Piperia candida	white-flowered rein orchid	Orchidaceae	perennial herb	(Mar-Apr)May-Sep	None	None	G3?	S3	1B.2		1994-01-01	 ©2016 Barry Rice
Pityopus californicus	California pinefoot	Ericaceae	perennial herb (achlorophyllous)	(Mar-Apr)May-Aug	None	None	G4G5	S4	4.2		1974-01-01	 ©2009 Barry Rice
Pleuropogon refractus	nodding semaphore grass	Poaceae	perennial rhizomatous herb	(Feb-Mar)Apr-Aug	None	None	G4	S4	4.2		1974-01-01	 ©2004 Dean Wm. Taylor

Rhynchospora alba	white beaked-rush	Cyperaceae	perennial rhizomatous herb	Jun-Aug	None	None	G5	S2	2B.2		1974-01-01	 © 2021 Scot Loring
Sidalcea malachroides	maple-leaved checkerbloom	Malvaceae	perennial herb	(Mar)Apr-Aug	None	None	G3	S3	4.2		1994-01-01	 ©2005 Dean Wm. Taylor
Sidalcea malviflora ssp. *purpurea*	purple-stemmed checkerbloom	Malvaceae	perennial rhizomatous herb	May-Jun	None	None	G4G5T1	S1	1B.2	Yes	2001-01-01	No Photo Available
Silene bolanderi	Bolander's catchfly	Caryophyllaceae	perennial herb	May-Jun	None	None	G2	S2	1B.2		2021-07-30	 © 2022 Kjirsten Wayman
Silene greenei ssp. *angustifolia*	Red Mountain catchfly	Caryophyllaceae	perennial herb	May-Jun	None	CE	G5T1	S1	1B.2	Yes	1980-01-01	 © 2015 Cherilyn Burton

Thermopsis robusta	robust false lupine	Fabaceae	perennial rhizomatous herb	May-Jul	None	None	G2	S2	1B.2	Yes	1994-01-01	 ©2018 Hayley Ross
Triquetrella californica	coastal triquetrella	Pottiaceae	moss		None	None	G2	S2	1B.2		2001-01-01	No Photo Available
Usnea longissima	Methuselah's beard lichen	Parmeliaceae	fruticose lichen (epiphytic)		None	None	G5	S4	4.2		2014-03-01	 © 2021 Scot Loring
Veratrum fimbriatum	fringed false-hellebore	Melanthiaceae	perennial herb	Jul-Sep	None	None	G3	S3	4.3	Yes	1974-01-01	No Photo Available
Viburnum ellipticum	oval-leaved viburnum	Viburnaceae	perennial deciduous shrub	May-Jun	None	None	G4G5	S3	2B.3		1974-01-01	 © 2006 Tom Engstrom

Showing 1 to 62 of 62 entries

Go to top

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2025. Rare Plant Inventory (online edition, v9.5.1). Website https://www.rareplants.cnps.org [accessed 13 January 2025].

}

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Dutchmans Knoll (3912356) OR Lincoln Ridge (3912366) OR Leggett (3912376) OR Mistake Point (3912378) OR Inglenook (3912357) OR Hales Grove (3912377) OR Westport (3912367))
 AND Taxonomic Group IS (Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Abronia umbellata var. breviflora pink sand-verbena	PDNYC010N4	None	None	G4G5T2	S2	1B.1
Agrostis blasdalei Blasdale's bent grass	PMPOA04060	None	None	G2G3	S2	1B.2
Arctostaphylos stanfordiana ssp. raichei Raiche's manzanita	PDERI041G2	None	None	G3T2	S2	1B.1
Astragalus agnicidus Humboldt County milk-vetch	PDFAB0F080	None	Endangered	G2	S2	1B.1
Calamagrostis crassiglumis Thurber's reed grass	PMPOA17070	None	None	G5Q	S2	2B.1
Calamagrostis foliosa leafy reed grass	PMPOA170C0	None	Rare	G3	S3	4.2
Cardamine angulata seaside bittercress	PDBRA0K010	None	None	G4G5	S3	2B.1
Carex lyngbyei Lyngbye's sedge	PMCYP037Y0	None	None	G5	S3	2B.2
Carex saliniformis deceiving sedge	PMCYP03BY0	None	None	G2	S2	1B.2
Carex viridula ssp. viridula green yellow sedge	PMCYP03EM5	None	None	G5T5	S2	2B.3
Castilleja litoralis Oregon coast paintbrush	PDSCR0D012	None	None	G3	S3	2B.2
Castilleja mendocinensis Mendocino Coast paintbrush	PDSCR0D3N0	None	None	G2	S2	1B.2
Ceanothus foliosus var. vineatus Vine Hill ceanothus	PDRHA040D6	None	None	G3T1	S1	1B.1
Chorizanthe howellii Howell's spineflower	PDPGN040C0	Endangered	Threatened	G1	S1	1B.2
Clarkia amoena ssp. whitneyi Whitney's farewell-to-spring	PDONA05025	None	None	G5T1	S1	1B.1
Collinsia corymbosa round-headed collinsia	PDSCR0H060	None	None	G1	S1	1B.2
Coptis laciniata Oregon goldthread	PDRAN0A020	None	None	G4?	S3?	4.2
Eastwoodiella californica swamp harebell	PDCAM02060	None	None	G3	S3	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Eriogonum kelloggii Kellogg's buckwheat	PDPGN083A0	None	Endangered	G2	S2	1B.2
Erysimum concinnum bluff wallflower	PDBRA160E3	None	None	G3	S2	1B.2
Erysimum menziesii Menzies' wallflower	PDBRA160R0	Endangered	Endangered	G1	S1	1B.1
Erythronium revolutum coast fawn lily	PMLIL0U0F0	None	None	G4G5	S3	2B.2
Gilia capitata ssp. pacifica Pacific gilia	PDPLM040B6	None	None	G5T3	S3	1B.2
Gilia millefoliata dark-eyed gilia	PDPLM04130	None	None	G2	S2	1B.2
Hesperevax sparsiflora var. brevifolia short-leaved evax	PDASTE5011	None	None	G4T3	S3	1B.2
Hesperocyparis pygmaea pygmy cypress	PGCUP04032	None	None	G1	S1	1B.2
Horkelia marinensis Point Reyes horkelia	PDROS0W0B0	None	None	G2	S2	1B.2
Lasthenia californica ssp. bakeri Baker's goldfields	PDAST5L0C4	None	None	G3T1	S1	1B.2
Lasthenia californica ssp. macrantha perennial goldfields	PDAST5L0C5	None	None	G3T2	S2	1B.2
Lilium maritimum coast lily	PMLIL1A0C0	None	None	G2	S2	1B.1
Lomatium kogholiini Wailaki lomatium	PDAPI1B310	None	None	G1	S1	1B.2
Mitellastra caulescens leafy-stemmed mitrewort	PDSAX0N020	None	None	G5	S4	4.2
Oenothera wolfii Wolf's evening-primrose	PDONA0C1K0	None	None	G2	S1	1B.1
Phacelia insularis var. continentis North Coast phacelia	PDHYD0C2B1	None	None	G2T2	S2	1B.2
Piperia candida white-flowered rein orchid	PMORC1X050	None	None	G3?	S3	1B.2
Rhynchospora alba white beaked-rush	PMCYP0N010	None	None	G5	S2	2B.2
Sidalcea malachroides maple-leaved checkerbloom	PDMAL110E0	None	None	G3	S3	4.2
Sidalcea malviflora ssp. purpurea purple-stemmed checkerbloom	PDMAL110FL	None	None	G4G5T1	S1	1B.2
Silene bolanderi Bolander's catchfly	PDCAR0U2L0	None	None	G2	S2	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Silene greenei ssp. angustifolia Red Mountain catchfly	PDCAR0U0A2	None	Endangered	G5T1	S1	1B.2
Thermopsis robusta robust false lupine	PDFAB3Z0D0	None	None	G2	S2	1B.2
Triquetrella californica coastal triquetrella	NBMUS7S010	None	None	G2	S2	1B.2
Usnea longissima Methuselah's beard lichen	NLLEC5P420	None	None	G5	S4	4.2
Viburnum ellipticum oval-leaved viburnum	PDCPR07080	None	None	G4G5	S3	2B.3

Record Count: 44

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Dutchmans Knoll (3912356) OR Lincoln Ridge (3912366) OR Leggett (3912376) OR Mistake Point (3912378) OR Inglenook (3912357) OR Hales Grove (3912377) OR Westport (3912367))
 AND Taxonomic Group IS (Fish OR Amphibians OR Reptiles OR Birds OR Mammals OR Mollusks OR Arachnids OR Crustaceans OR Insects)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter atricapillus American goshawk	ABNKC12061	None	None	G5	S3	SSC
Actinemys marmorata northwestern pond turtle	ARAAD02031	Proposed Threatened	None	G2	SNR	SSC
Anodonta californiensis California floater	IMBIV04220	None	None	G3	S2?	
Arborimus pomo Sonoma tree vole	AMAFF23030	None	None	G3	S3	SSC
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Ascaphus truei Pacific tailed frog	AAABA01010	None	None	G4	S3S4	SSC
Bombus caliginosus obscure bumble bee	IIHYM24380	None	None	G2G3	S1S2	
Bombus crotchii Crotch's bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
Bombus occidentalis western bumble bee	IIHYM24252	None	Candidate Endangered	G3	S1	
Charadrius nivosus nivosus western snowy plover	ABNNB03031	Threatened	None	G3T3	S3	SSC
Coelus globosus globose dune beetle	IICOL4A010	None	None	G1G2	S1S2	
Corynorhinus townsendii Townsend's big-eared bat	AMACC08010	None	None	G4	S2	SSC
Entosphenus tridentatus Pacific lamprey	AFBAA02100	None	None	G4	S3	SSC
Erethizon dorsatum North American porcupine	AMAFJ01010	None	None	G5	S3	
Eucyclogobius newberryi tidewater goby	AFCQN04010	Endangered	None	G3	S3	SSC
Eumetopias jubatus Steller sea lion	AMAJC03010	Delisted	None	G3	S2	
Lasiurus cinereus hoary bat	AMACC05032	None	None	G3G4	S4	
Margaritifera falcata western pearlshell	IMBIV27020	None	None	G3G4	S1S2	

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Noyo intersessa Ten Mile shoulderband	IMGASC5070	None	None	G2	S1S2	
Oncorhynchus kisutch pop. 4 coho salmon - central California coast ESU	AFCHA02034	Endangered	Endangered	G5T2Q	S2	
Oncorhynchus mykiss irideus pop. 48 steelhead - northern California DPS summer-run	AFCHA0213P	Threatened	Endangered	G5T2Q	S2	
Oncorhynchus mykiss irideus pop. 49 steelhead - northern California DPS winter-run	AFCHA0213Q	Threatened	None	G5T3Q	S3	SSC
Pekania pennanti Fisher	AMAJF01020	None	None	G5	S2S3	SSC
Progne subis purple martin	ABPAU01010	None	None	G5	S3	SSC
Rana aurora northern red-legged frog	AAABH01021	None	None	G4	S3	SSC
Rana boylii pop. 1 foothill yellow-legged frog - north coast DPS	AAABH01051	None	None	G3T4	S4	SSC
Rhyacotriton variegatus southern torrent salamander	AAAAJ01020	None	None	G3?	S2S3	SSC
Taricha rivularis red-bellied newt	AAAAF02020	None	None	G2	S2	SSC

Record Count: 28

IPaC resource list

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

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

Location

Mendocino County, California

Local office

Arcata Fish And Wildlife Office

(707) 822-7201
(707) 822-8411

1655 Heindon Road
Arcata, CA 95521-4573

Endangered species

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

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

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

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

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

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

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

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

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

Birds

NAME	STATUS
Marbled Murrelet Brachyramphus marmoratus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4467	Threatened
Northern Spotted Owl Strix occidentalis caurina Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1123	Threatened
Western Snowy Plover Charadrius nivosus nivosus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened
Yellow-billed Cuckoo Coccyzus americanus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3911	Threatened

Reptiles

NAME	STATUS
Green Sea Turtle Chelonia mydas No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6199	Threatened
Leatherback Sea Turtle Dermochelys coriacea Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1493	Endangered

Northwestern Pond Turtle Actinemys marmorata — Proposed Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/1111

Fishes

NAME	STATUS
Tidewater Goby Eucyclogobius newberryi	Endangered

Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/57

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus	Proposed Threatened

Wherever found
There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/9743

Flowering Plants

NAME	STATUS
Burke's Goldfields Lasthenia burkei	Endangered

Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4338

Contra Costa Goldfields Lasthenia conjugens — Endangered
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/7058

Showy Indian Clover Trifolium amoenum — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6459

Critical habitats

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

There are no critical habitats at this location.

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

Bald & Golden Eagles

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

Additional information can be found using the following links:

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

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

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

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

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

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

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

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

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Mar 1 to Aug 31

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

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

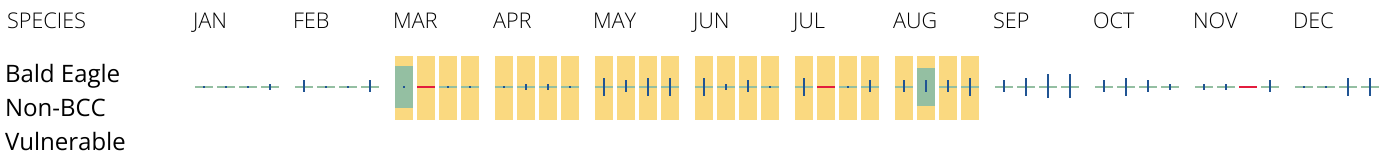
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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

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

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

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



Bald & Golden Eagles FAQs

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

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

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

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

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

Interpreting the Probability of Presence Graphs

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

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

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

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

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

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

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

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

Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

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

Additional information can be found using the following links:

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

Measures for Proactively Minimizing Migratory Bird Impacts

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

Ensure Your Migratory Bird List is Accurate and Complete

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

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

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Ancient Murrelet Synthliboramphus antiquus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 10 to Sep 10
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Mar 1 to Aug 31

Black Oystercatcher Haematopus bachmani — Breeds Apr 15 to Oct 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9591

Black Turnstone Arenaria melanocephala — Breeds elsewhere

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

Brandt's Cormorant Urile penicillatus — Breeds Apr 15 to Sep 15

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

California Gull Larus californicus — Breeds Mar 1 to Jul 31

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

Chestnut-backed Chickadee Poecile rufescens rufescens — Breeds Mar 1 to Jul 31

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

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

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

Lesser Yellowlegs Tringa flavipes — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9679

Marbled Godwit Limosa fedoa — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

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

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

Rufous Hummingbird Selasphorus rufus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8002	Breeds Apr 15 to Jul 15
Short-billed Dowitcher Limnodromus griseus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds Jun 1 to Aug 10
Western Grebe aechmophorus occidentalis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6743	Breeds Jun 1 to Aug 31
Western Gull Larus occidentalis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 21 to Aug 25
Western Screech-owl Megascops kennicottii cardonensis This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 1 to Jun 30
Wrentit Chamaea fasciata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 10

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

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

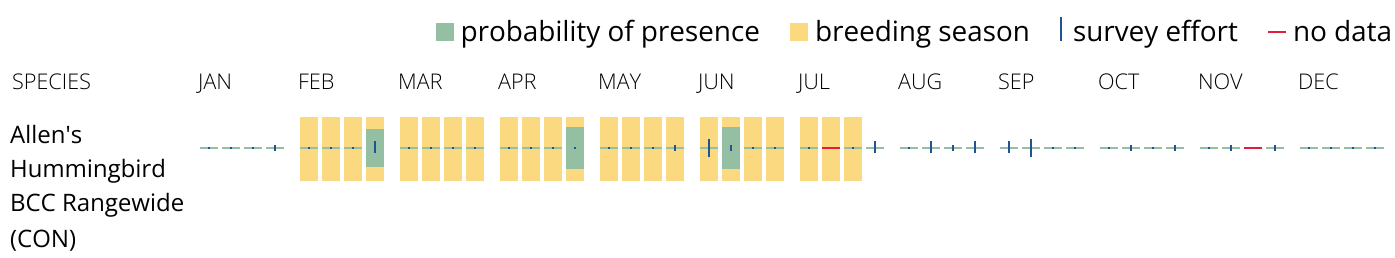
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

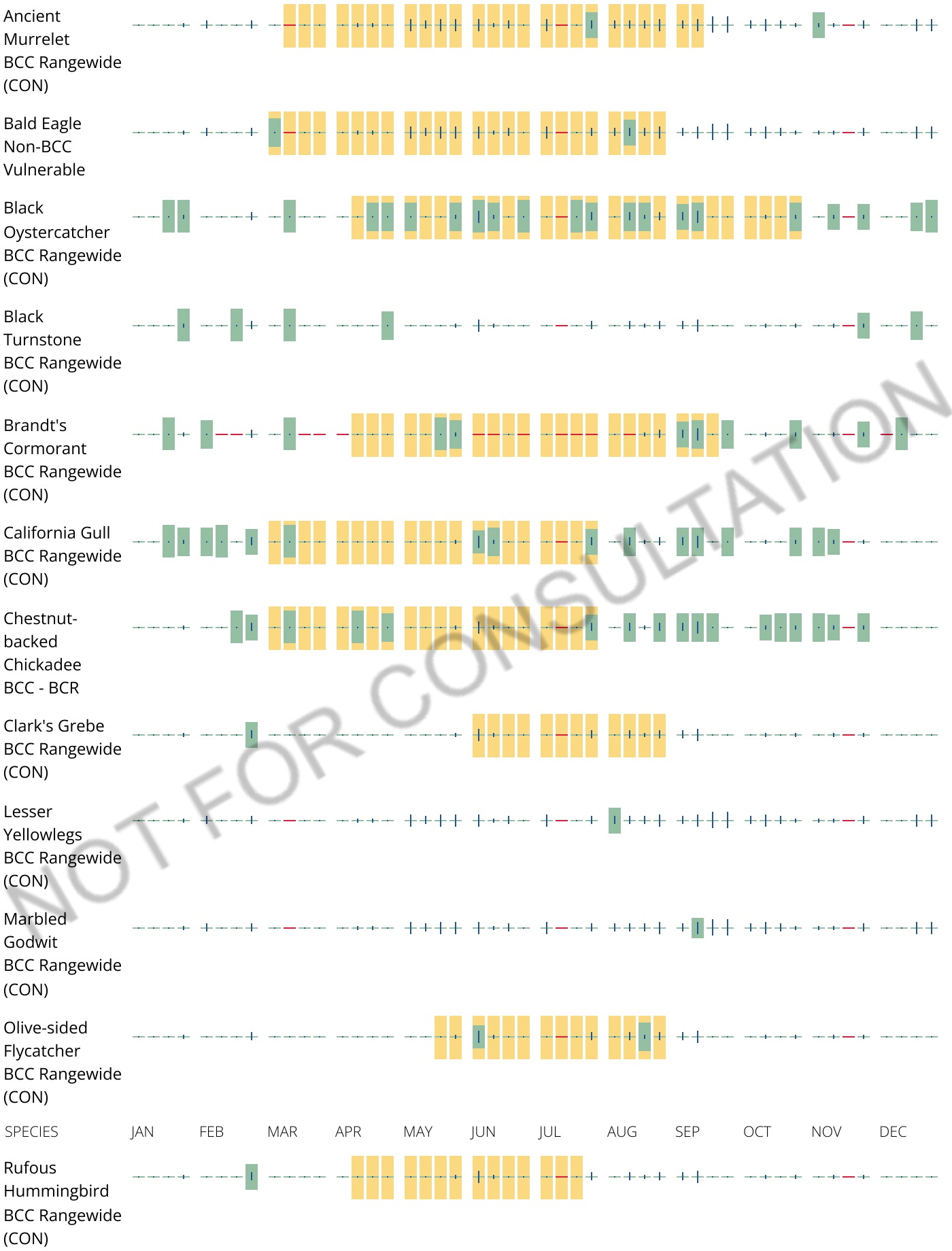
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

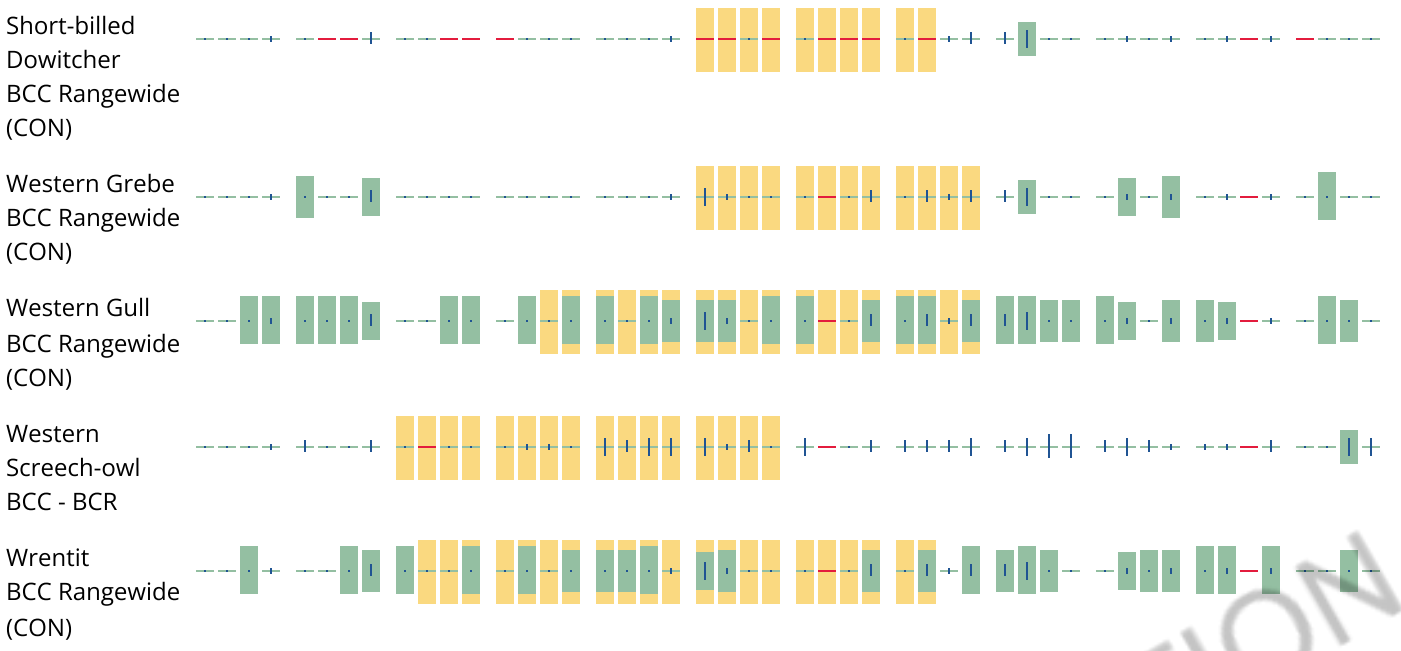
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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

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







Migratory Bird FAQs

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

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

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

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

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

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

Why are subspecies showing up on my list?

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

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

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

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

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

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

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Proper interpretation and use of your migratory bird report

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

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

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

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

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

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

Survey Effort ()

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

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

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

Facilities

National Wildlife Refuge lands

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

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

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

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

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER EMERGENT WETLAND

PEM1B

A full description for each wetland code can be found at the National Wetlands Inventory website

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

Data limitations

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

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

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

Data exclusions

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

Data precautions

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