AGENDA

Zoning Administrator
September 15, 2016 11:00 am
435 Allan Court, Healdsburg
CDC Annex

Item 1

Application	BEM 2016-07
Project Description	Modify an existing building envelope to accommodate an emergency access easement for the Fire Department
Location	260 Long Acres Place
APN	003-210-001
Applicant	Robert Johnson
Environmental Determination	The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15305 Class 5 Minor Alterations in Land Use Limitations, and 15061(b).

Posting: This agenda was posted on City bulletin boards at least 72 hours prior to the hearing.

Availability of Written Materials: All written materials (e.g., staff reports, conditions, resolutions) prepared for items on this agenda are available for public review at least 72 hours prior to the hearing at the Planning and Building Department at 435 Allan Court and on the City's website at www.ci.healdsburg.ca.us. Written materials submitted after the posting of this agenda, but before the hearing, will also be made available for public review in the Planning and Building Department. If written materials are presented at the hearing, a copy will be made for public review at the hearing.

Disabled Accommodations: In compliance with the American Disabilities Act, persons requiring special assistance to access, attend or participate in this public hearing should contact the Planning and Building Department at 435 Allan Court or by calling (707) 431-3346 during normal business hours at least 72 hours prior to the meeting to ensure the necessary accommodations are made.

Public Comments: Persons speaking on items on this agenda are requested to provide their name, address and the subject of their comments.

Appeals: Anyone who does not agree with the Zoning Administrator's decision may appeal the decision to the Planning Commission, provided that a written appeal is filed within ten (10) calendar days from the date of the Administrator's action.

1. ZA - 20160915 _Agenda

   Documents:

   ZA AGENDA 091516.PDF

2. ZA - 20160915 _Item1

   Documents:

ZA PACKET FOR WEBSITE_091516_ITEM 1.PDF

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Meeting Date: September 15, 2016

Prepared By: Jeff Fisher, Assistant Planner

Reviewed By:_____
Barbara Nelson
Planning and Building Director

REQUEST FOR ZONING ADMINISTRATOR ACTION
STAFF REPORT

PROPERTY ADDRESS: 260 Long Acres Drive

APPLICANT: Robert Johnson

SUBJECT: **Building Envelope Modification Application BEM 2016-07** to relocate a portion of an existing building envelope out of the Emergency Vehicle Access easement (EVA), and modify the boundaries of the Habitat Preservation Area (HPA).

RECOMMENDED ACTION(S):
It is recommended that the Zoning Administrator grant approval of Building Envelope Modification Application 2016-07 based on the suggested findings and subject to the recommended conditions of approval identified in the staff report.

PROJECT DESCRIPTION
The applicant is requesting approval of a modification to an existing building envelope established with the recordation of the Long Acres Phase II subdivision map. The modification will increase the size of the envelope from 6,550 square feet to 6,859 square feet; an increase of 309 square feet or approximately 5%. The modification will relocate a section of envelope currently located within the EVA, to an area within the HPA. The result of the modification will allow for an unobstructed access for the Fire Department or other emergency vehicles.

BACKGROUND
Many of the lots in Area A subdivisions that are located within the R-1-40,000 Zoning District with a Development Cluster overlay have defined building envelopes to which all improvements are limited, and the remainder of the lot is set aside as private open space or habitat area. The general intent of the building envelopes was to cluster development and maintain physical features, such as ridgelines, fault zones, native trees and habitat areas with high biological value. For these reasons, modification of the building envelope is restricted. However, Healdsburg Municipal Code Section 17.04.325 permits building envelope modification with an approved amended subdivision map subject to the findings contained in this report approved by the Public Works Director and the Planning and Building Director.

Subsequent to the adoption of the Long Acres Phase II subdivision, the City approved a modification to the original envelope in 2011 (City Application No. MISC 11-17), which is reflected on Exhibit C. As shown on the exhibit, the modified envelope encroached into an abandoned water line easement. However, according to the City's Fire Marshall, this water line easement also served as a 20-foot wide EVA for the Fire Department. Upon review of the file and staff report for the 2011 modification, there is no reference to the EVA. Furthermore, according to the Fire Marshall, the Fire Department was never given the opportunity to review or comment on the 2011 modification application. Therefore, the

modified envelope was approved with a portion encroaching into the EVA. The envelope was also approved with a 10-foot front yard setback which is not compliant with the minimum setback requirements of the R1-40,000 zoning district. This district requires a 30-foot front-yard setback pursuant to LUC standards. The proposed modified envelope would restore the required setback to the current 30-foot minimum required by the LUC, measured from the northerly property line. This setback would also provide a 10-foot wide buffer area between the EVA and the northern boundary of the proposed building envelope.

SITE & VICINITY DESCRIPTION

The 1.17-acre, R1-40,000 zoned parcel is currently undeveloped. The parcel slopes from west to east, with a ridge located in the western portion of the site. The surrounding land uses are single-family residential to the east and south with a vacant properties to the north and west. The site is almost completely wooded with various trees and shrubs. There are no LUC defined Heritage trees located within the proposed envelope area.

DISCUSSION/ANALYSIS:

As noted above, the proposed modification will increase the size of the envelope from 6,550 square feet to 6,859 square feet; an increase of 309 square feet or approximately 5%. The envelope modification is being proposed in order to relocate a section of the envelope out of the EVA to provide additional area for future home construction, and provide an unimpeded access for emergency vehicles. As noted above, the developable area of the existing envelope is significantly restricted due to its location within the EVA. Relocation of that section to another area of the parcel would enable the property owner to realize the full development potential of the envelope. Relocation of the section within the EVA would also result in an LUC compliant front-yard setback.

The section within the EVA would be relocated to an area within the existing HPA. Therefore, this would require a modification of the HPA boundary to accommodate the proposed building envelope modification. Currently, the existing HPA encompasses the entire property outside of the building envelope, with the exception of the area within the EVA, which is designated as private open space. Pursuant to the conditions of approval for the Long Acres Phase II subdivision, the HPA is to remain a non-developable area. Furthermore, Policy 11.2 of the Ridgelands Development Guidelines and Standards of the Area A Specific Plan prohibits development in riparian, woodland, wetland, or other valuable habitat areas, and also geologically unstable areas.

However, the Area A Specific Plan does permit minor encroachments into sensitive areas where it can be demonstrated that a significant impact will not occur; and envelope extensions into HPA's are permitted through the envelope modification process allowed under the City's subdivision ordinance (Title 17), as long as the findings for approval can be made in the affirmative. One of the findings for approval which must be made relates to the project's impact on natural habitat areas (see Findings below). The finding must show that there will be no impact to such areas. As such, the applicant was required by staff to provide a biological assessment of the area of the HPA which would be involved in the envelope modification. The assessment, conducted by Kjeldsen Biological Consulting, is included in this report as Exhibit D. The assessment concluded that the proposed modified building envelope will not significantly reduce habitat or negatively impact the HPA on the property.

The original intent of the building envelopes within the Long Acres subdivision was to provide usable residential area while maintaining significant open space and habitat area on the remainder of the parcels, and to cluster development along the access drive. Staff finds that the request is justified due to (1) the relatively minor expansion of the envelope; (2) the fact that the biological assessment concluded that there

will be no impacts to the HPA; (3) the front-yard setback will be reverted back into compliance with the zoning standards; and (4) the building envelope will be relocated outside of the EVA ensuring safe access for emergency vehicles. The expanded envelope will also allow the construction of a home and usable outdoor space similar in size to other homes in the vicinity.

Pursuant to the conditions of approval for the Long Acres subdivision, staff level design review will be required for any proposed residential development on the modified building envelope. This review will ensure that any future residence complies with the standards of the General Plan, Land Use Code, Design Review Guidelines, and the design standards contained in the Area A Specific Plan.

As a condition of approval for this application, the revised subdivision map shall contain a note stating that all areas outside the revised envelope shall remain unbuildable and maintained as Habitat Preservation Area, and the area within the EVA shall remain designated as Private Open Space.

The proposed modification has been reviewed by the Public Works Department, as required by Subdivision Ordinance Section 17.04.325(c)(1), and no concerns were identified related to the envelope's modification. The Subdivision Ordinance contained in the Healdsburg Municipal Code and the Area A Specific Plan permits modifications to building envelopes subject to the findings listed below and approval by the Zoning Administrator.

Required Findings for Building Envelope Modification

Subdivision Ordinance Section 17.04.325 authorizes the Zoning Administrator to approve or conditionally approve a building envelope modification and sets forth the grounds upon which approval of a modification application shall be based. The suggested bases for making each of these findings to approve the requested modification are set forth below.

a. There are changes in circumstances that make the size and/or location of the building envelope as shown on the recorded map no longer appropriate or necessary.

The building envelope modification approved in 2011 is no longer appropriate in its current location. The developable area of the existing envelope is significantly restricted due to its location within the EVA. Relocation of that section to another area of the parcel would enable the property owner to realize the full development potential of the envelope. Relocation of the section within the EVA would provide unimpeded access to emergency vehicles and also result in an LUC compliant front-yard setback. The expanded envelope will also allow the construction of a home and usable outdoor space similar in size to other properties in the vicinity. Staff level design review will be required for any proposed residential development on the modified building envelope. This review will ensure that any future residence complies with the standards of the General Plan, Land Use Code, the Design Review Guidelines, and the design standards contained in the Area A Specific Plan.

b. The revisions do not impose any additional burden on the fee owners of the real property.

The building envelope modification has been requested by the fee owners of the real property in question, and the modification would be a benefit to them, rather than a burden, by enabling the property owner to realize the full development potential of the building envelope and will enable home construction and outdoor areas similar in size to other properties in the vicinity.

c. The revisions do not alter any right, title, or interest in the real property reflected on the recorded map.

The building envelope modification would facilitate development on the property. No right, title or interest in the property would be affected.

d. The revisions are consistent with the General Plan and any applicable specific plan.

Policy 11.2 of the Ridgelands Development Guidelines and Standards of the Area A Specific Plan prohibits development in riparian, woodland, wetland, or other valuable habitat areas, and also geologically unstable areas. The project is consistent with this policy in that a biological assessment prepared for the project concluded that the proposed modified building envelope will not significantly reduce habitat or negatively impact the HPA on the property. Staff level design review will be required for any proposed residential development on the modified building envelope. This review will ensure that any future residence complies with the standards of the Land Use Code, the Design Review Guidelines, and the design standards contained in the Area A Specific Plan.

e. The building envelope revisions and the intended use of the revised building envelope do not significantly and adversely affect natural features such as wetlands, riparian areas, heritage-sized trees, habitat areas with high biological value, geologically-unstable areas, seismic faults, visually-prominent hillsides or ridgelines, or the privacy or viewshed of residents in the vicinity.

Policy 11.2 of the Ridgelands Development Guidelines and Standards of the Area A Specific Plan prohibits development in riparian, woodland, wetland, or other valuable habitat areas, and also geologically unstable areas. The project is consistent with this policy in that a biological assessment prepared for the project concluded that the proposed modified building envelope will not significantly reduce habitat or negatively impact the HPA on the property. Staff level design review will be required for any proposed residential development on the modified building envelope. This review will ensure that any future residence complies with the standards of the Land Use Code, the Design Review Guidelines, and the design standards contained in the Area A Specific Plan. Future home design will be reviewed by the City's Building Department to ensure that the home is compliant with the geologic standards of the California Building Code and the Area A Specific Plan.

f. The potential environmental impacts of the revised building envelope revision have been adequately addressed.

The potential environmental impacts for development of the property were addressed by the Environmental Impact Report for Specific Plan Area A (State Clearinghouse No. 88112907) and the Mitigated Negative Declaration for the Brush Tentative Map. It has been determined that the envelope modification is Categorically Exempt pursuant to CEQA Guidelines Section 15305 Minor Modifications in Land Use Limitations. A number of mitigation measures were adopted for the Specific Plan to avoid or lessen these impacts. Several of these measures apply to the project and have been fulfilled; no significant habitat or potential habitat will be lost and no Heritage trees will be removed or harmed as a result of the project as concluded by the biological assessment prepared for this project. Staff level design review will be required for any proposed residential development on the modified building envelope. This review will ensure that any future residence complies with the standards of the Land Use Code, the Design Review Guidelines, and the design standards contained in the Area A Specific Plan; and also ensure that viewsheds and privacy are protected in addition to providing landscaping and tree placement which may provide potential habitat for small mammals and birds.

ENVIRONMENTAL ANALYSIS: The potential environmental impacts for development of the property and the location of the building envelope were addressed by the Environmental Impact Report for Specific Plan Area A (State Clearinghouse No. 88112907) and the Mitigated Negative Declaration for

the Brush Tentative Map. It has been determined that the envelope modification is Categorically Exempt pursuant to CEQA Guidelines Section 15305 Class 5 Minor Modifications in Land Use Limitations; and Section 15061(b).

FISCAL INFORMATION: The proposed project is a privately funded development project and does not involve the use of public funds. City departments have not identified any increased service costs associated with the proposed modification. The future residence will generate property tax and revenues to the city.

DEPARTMENT COMMENTS: The application was routed to the City's Building, Fire, Utilities, and Public Works Departments for review. Comments from the Fire Department are included as Attachment 4.

ATTACHMENTS:

1. Zoning Administrator Action
2. Conditions of Approval
3. Applicant Statement
4. Department Comments

EXHIBITS

A. Aerial
B. Site Photos
C. Building Envelope Modification Exhibit
D. Biological Assessment, Kjeldsen Biological Consulting, August 2016

ZONING ADMINISTRATOR'S ACTION

BEM 2016-07

Building Envelope Modification Application BEM 2016-07 to accommodate a future residence at 260 Long Acres Drive is hereby approved based upon the facts and findings of the staff report.

Approved by the City of Healdsburg Zoning Administrator on the 15th day of September, 2016.

_____

Barbara Nelson
Zoning Administrator

Conditions of Approval
BEM 2016-07
September 15, 2016

Planning and Building Department

1. The building envelope modification shall be in substantial compliance with Exhibit C, dated August 12, 2016.
2. The applicant shall provide a draft "Amended Map of Lot 1 Long Acres Phase II Subdivision Map" and a draft "Certificate of Modification" to the Planning Department for review prior to recordation.
3. Prior to issuance of building permits for development within the modified building envelope, the applicant shall submit an application for staff level design review to the Planning Department for review and approval.
4. This building envelope modification approval shall lapse and shall become void one year following the date on which it became effective, unless before the expiration of one year:
    a. The approved certificate of modification has been recorded in the office of the County Recorder, or,
    b. A time extension has been applied for and approved by the Planning & Building Department.
5. A note shall be included on the Amended Map of Lot 1 Long Acres Phase II Subdivision stating the following: *"All areas outside the modified building envelope shall remain unbuildable and maintained as Habitat Preservation Area. The area within the EVA shall remain designated as Private Open Space"*.

The subject property is Lot 1 of the Long Acres Phase II subdivision, a 1.17 acre vacant lot. The lot is triangular in shape. The sloping site rises in a westerly direction from its access point at the northeast corner of the property. A gravel road runs contiguous to the site's northern property line. The southwestern property line is a ridgeline.

The current building envelope was approved in 2012. On or about June 16, 2016, we were notified that the Fire Department for the City of Healdsburg required additional access across our property for emergency fire suppression. Specifically, the City has requested that we grant the City a 20 feet wide easement on the gravel road along our northern property line to satisfy emergency vehicle access ("EVA") for fire suppression purposes.

Granting the easement, coupled with the 30 feet setback requirement on the north side, will result in a loss of almost 2300 square feet of the existing envelope. We request to modify the existing envelope by moving the northern boundary 20 feet to the south to satisfy the 30 feet setback requirement. In an effort to offset the loss of the northern portion of the envelope, we are seeking to move the western boundary of the envelope approximately 30 feet to the west. The modification would result in an envelope of 6,859 square feet, approximately equivalent to the current 6,550 square feet envelope.

A biological assessment of the entire lot and a tree survey of the building envelope have been completed. The survey determined there are no significant biological issues present on the property, and building within the proposed building envelope will not significantly reduce habitat or negatively impact the Habitat Preservation Area on the property.

In conclusion, we are requesting the existing building envelope be adjusted southward 20 feet to satisfy setback requirements and to grant the City a 20 foot easement on the gravel road for EVA purposes, and move the western boundary of the envelope approximately 30 feet to the west to offset the loss of the envelope on the north side.

Planning & Building Department
Request for Review and Comments

August 18, 2016

To:	X	Public Works		Police
	X	Building Division		Community Services
	X	Fire		Electric
				Asst. City Manager

From	Jeff Fisher
Application	BEM 2016-07
Project Description	Modify an existing envelope to accommodate an existing access easement for the Fire Department
Location	260 Long Acres Place
APN	003-210-001
Applicant	Robert Johnson

Fire Department

This was an existing EVA that allows access to Rosewood Dr. By allowing the EVA and moving the building envelope, the requirement for a turn-around is eliminated since it is no longer a dead end road.

The property is in the Wildland Urban Interface. The trees in the proposed building envelope are too close and provide no break in continuity of the fuel load. The biological assessment and tree survey determined there are no significant biological issues present on the property. The fire department supports BEM 2016-07 as proposed with no replanting of trees in the area.


Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community


VANGUARD
PROPERTIES
707.395.3000
JANETTE SIMONS
707-799-0601


VANGUARD
PROPERTIES

CITY OF HEALDSBURG

PROPOSED CERTIFICATE OF MODIFICATION

LOT 1 OF MAP ENTITLED "LONG ACRES SUBDIVISION PHASE 2" BK 683 OF MAPS, PAGES 46–48 SCR.

JENNIFER JORDAN–JOHNSON
&
ROBERT JOHNSON
260 LONG ACRES PLACE
HEALDSBURG, CA 95448
APN 003–210–001

SCALE 1"=50'

PREPARED BY:
JN 1128
DATE 7–19–2016

CRABTREE
Land Surveying
P.O. BOX 2039
HEALDSBURG, CALIFORNIA
(707) 433–6041 95448

BIOLOGICAL ASSESSMENT
Modified Building Envelope
260 Long Acres Place
APN 003-210-001
Healdsburg

KJELDSEN BIOLOGICAL CONSULTING
923 St. Helena Ave.
Santa Rosa, CA 95404

August 2016

BIOLOGICAL ASSESSMENT
Modified Building Envelope
260 Long Acres Place

EXECUTIVE SUMMARY

This study was conducted at the request of Robert Johnson as background information for a permit from the City of Healdsburg for an adjustment of a previously approved building envelope.

The application proposes to adjust an approved building envelope for Lot 1 to vacate a proposed fire access road and to extend the building envelope upslope into the Habitat Preservation Area. The findings presented are the result of field study conducted on July 29, 2016, by Kjeldsen Biological Consulting.

- The proposed building envelope meets current setback requirements. The application proposes extending the building envelope approximately 20 ft upslope on the west edge of the subdivision lot;
- The intrusion into the Habitat Preservation Area by the proposed building envelope will result in a less than significant loss to the Habitat Preservation Area;
- No sensitive plant or animal habitat, or special-status plant or animal species were identified or would be expected within the footprint of the proposed building envelope. It is unlikely that building within the proposed building envelope would impact any of the special-status plant or animal species known for the Quadrangle or the region based on the habitat present within and associated with the proposed building envelope footprint;
- No significant native wildlife species, wildlife corridors, and or native wildlife nursery sites were identified within the proposed building envelope;
- The proposed building envelope is bordered by a fire access road, existing residential lots and open space habitat;
- A total of 15 trees, larger than 6 in DBH, are within the proposed building envelope;
- No wetlands or seasonal drainages are within the proposed building envelope and:
- No significant bat roosting habitat was identified in the trees proposed for removal;
- No active raptor or passerine nests were observed on or around the proposed building envelope. Trees within the proposed building envelope do not contain suitable habitat for raptors or bats;
- A complete list of all plants and animals encountered on and near the proposed building envelope is included in Appendix A.
- The habitat is such that there is no need for seasonal floristic surveys or seasonal wildlife surveys.

Assessment of Impacts

Building within the proposed building envelope will remove a small amount of semi-natural habitat. The potential loss of trees within the proposed building envelope represents a small loss for avifauna. The loss of habitat for local wildlife is incremental but on a regional or local scale will be immeasurable. Building within the proposed building envelope will not significantly reduce habitat or negatively impact the Habitat Preservation Area on the property.

BIOLOGICAL ASSESSMENT
Modified Building Envelope
260 Long Acres Place
APN 003-210-001
Healdsburg

INTRODUCTION

This study was conducted at the request of Robert Johnson as background information for a permit from the City of Healdsburg for an adjustment of the building envelope.

The application proposes to modify an approved building envelope for Lot 1 at 260 Long Acres Place by extending the building envelope upslope into the Habitat Preservation Area. The proposed adjustment is a result of the need for appropriate setbacks and the request by the fire department to retain a fire access road on the north side of the parcel. A surveyed plot plan and flagging in the field identified the proposed modified building envelope.

The findings presented are the result of a field study conducted on July 29, 2016, and analysis of background material by Kjeldsen Biological Consulting. Plate II provides an aerial photograph of the study area.

PURPOSE

The City of Healdsburg has requested a Biological Assessment for assessing the potential impact of adjusting the Building Envelope and potential impacts on the reduction of the Habitat Preservation Area on the property.

The purpose of this report is to identify biological resources that may be affected by building within the modified building envelope on the property (project):

- To determine the presence or potential for special-status plant and animal species that would be impacted by the proposed project, including habitat types that may have the potential for supporting special-status species (target species that are known for the region, habitat, the Quadrangle and surrounding Quadrangles);
- To identify if the project will have a substantial adverse effect on Sensitive Habitats or Communities regulated by the California Department of Fish and Wildlife;
- To identify and assess potential impacts to Federal or State protected Wetlands and Waters of the U.S. as defined by Section 404 of the Clean Water Act;
- To determine if the project will substantially interfere with native wildlife species, wildlife corridors, and or native wildlife nursery sites; and
- Identify any State or Federal biological permits required by the proposed project.

METHODS

Our fieldwork was conducted on July 29, 2016. Our study was conducted by walking the study site while recording field notes and photographing the existing conditions. Our fieldwork searched for potential habitat, which would support local or regional special-status species. Potential jurisdictional wetlands were evaluated by noting changes in vegetation or hydrology within or adjacent to the proposed building envelope.

Plants Field surveys were conducted identifying and recording all species on the site. The open nature of the site and relative small size of the proposed building envelope facilitated our field studies. All plants observed on the site are recorded in the appendix attached to this report.

Habitat is a key characteristic for consideration of special-status species in the region. Many special-status species are rare in nature because of their specific and often very narrow habitat or environmental requirements. A site evaluation based on habitat or environmental conditions is therefore a reliable method for including or excluding the possibility of special-status species in an area.

Animals were identified in the field by their sight, sign or call. Our field techniques consisted of surveying the area with binoculars and walking the perimeter of proposed building envelope. Existing site conditions were used to identify habitat which could potentially support special-status species.

Wetlands The site was reviewed to determine from existing environmental conditions with a combination of vegetation, soils, and hydrologic information if seasonal wetlands were present. Wetlands were evaluated using the ACOE's three-parameter approach: Vegetation, Hydrology, and Soils.

Waters of the U. S. (WOTUS) are defined as wetlands, ponds, lakes, creeks, streams, rivers, ephemeral drainages, ditches and seasonally ponded areas (EPA and ACOE Rule August 28, 2015). Seasonal stream channels with a definable bed and bank fall within the jurisdiction of EPA, ACOE and CDFW. “Waters of the State” are determined by the evaluation of continuity, “ordinary high water mark,” definable bed and bank, evidence of or ability to transport sediment and/or a blue line on USGS Quadrangle Map.

The Migratory Bird Treaty Act (MBTA) of 1918 makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in Code of Federal Regulations (CFR) Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The MBTA also prohibits disturbance or harassment of nesting migratory birds at any time during their breeding season.

Trees

Trees within the proposed building envelope were identified and recorded. The Diameter at breast height, or DBH, was recorded measured at a height of 1.4 meters. Only trees within the modified building envelope or that would be impacted by building on the site were recorded.

SCOPING

Scoping for the site considered location, habitat and vegetation types present on the property or associated with potential special-status species known for the Quadrangle, surrounding Quadrangles, the County, or the region (see attached lists). Our scoping considered records in the most recent version of the CDFW California Natural Diversity Data Base (CNDDB) Rare Find and USFWS listed species for the project. Aerial photographs were also used to complement our field study.

Special-status Species
Special-status species are those species that are legally protected under the federal Endangered Species Act (ESA) and/or the California Endangered Species Act (CESA) as listed or proposed for listing as threatened or endangered, as well as species that are considered rare by the scientific community. The California Native Plant Society (CNPS) has identified some species as List 1 or 2 species and may be considered rare or endangered pursuant to Section 15380(b) of the State CEQA Guidelines. The CDFW has compiled a list of "Special Plants" (CDFW 2016), which include California Special Concern species. These designations are given to those plant species whose vegetation communities are seriously threatened. Although these species may be abundant elsewhere they are considered to be at some risk of extinction in California.

Sensitive Communities
CDFW CNDDB identifies environmentally sensitive plant communities that are rare or threatened in nature. Sensitive habitat is defined as any area which meets one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Wildlife Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes.

Critical Habitat
Critical habitat is a specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery.

The Migratory Bird Treaty Act
The Migratory Bird Treaty Act of 1918 makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The MBTA also prohibits disturbance or harassment of nesting migratory birds at any time during their breeding season.

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FINDINGS

The application proposes to modify an approved building envelope by extending 20-feet on the west side of the lot and extending upslope unto the Habitat Preservation Area.

Habitat

The habitat within the proposed building envelope modification consists of Cismontane Woodland or Mixed Oak Woodland Alliance. Canopy closure has resulted in a limited understory shrub and herbaceous layer. The area is dominated by Live Oak, Madrone, Black Oak and Bay tree overstory. For a list of all species encountered see the Appendix attached to this report. Figures 1 and 2 below illustrate the study area.

Surrounding Habitat

The habitat surrounding the proposed proposed building envelope consists of existing Oak Woodlands, Fire Access Road, residential housing, and open Grasslands. Plate II Aerial Photograph illustrates the local setting for the proposed project.

Figure 1. View upslope of the building envelope. The building envelope will extend into the tree line in the background of the photograph.

Figure 2. The proposed building envelope will include this area of the Oak Woodlands.

Special-Status Species

A map from the CDFW CNDDB Rare Find does not record any special-status species within the proximity of the proposed building envelope (Plate II). These taxa as well as the taxa listed in Appendix A were considered and reviewed as part of our scoping for the study area.

Our fieldwork did not find any special-status plant or animal species known for the Quadrangle surrounding Quadrangles or for the region that would be impacted by the proposed project. The present conditions, habitat and historic land use is such that there is little reason to expect the occurrence of any special-status animal species within the footprint of the project.

The special-status plant species known for the region are reasonably precluded from presence based on the absence of findings during our survey, history of the property use, absence of any records for the site, absence of hydrologic conditions, lack of serpentinite, and the vegetation associates.

The habitat within the proposed building envelope is such that there is no reason to expect any impacts to special-status species on-site or off-site provided standard best management practices are utilized and the erosion control methods are implemented during construction on the lot.

Habitat impacted by the proposed project is such that it will not substantially reduce or restrict the range of listed animals.

We found no evidence for the presence of any local or regional Special-status Species. The proposed building envelope does not contain habitat, which would support special-status species. Based on existing habitat, it is unlikely that proposed Building Envelope Adjustment would have a substantial impact or result in any take of special-status species listed by CDFW and USFWS.

Sensitive Communities

The sensitive habitat types in the region consist of vernal pools, fresh water marshes, serpentinite, riparian corridors and native grasslands. There was no evidence within the proposed building envelope for the presence of any of these sensitive habitat types.

Seasonal Wetlands

Seasonal Wetlands generally denotes areas where the soil is seasonally saturated and/or inundated by fresh water for a significant portion of the wet season, and then seasonally dry during the dry season. To be classified as "Wetland," the duration of saturation and/or inundation must be long enough to cause the soils and vegetation to become altered and adapted to the wetland conditions. Varying degrees of pooling or ponding, and saturation will produce different edaphic and vegetative responses. These soil and vegetative clues, as well as hydrological features, are used to define the wetland type. Seasonal wetlands typically take the form of shallow depressions and swales that may be intermixed with a variety of upland habitat types. Seasonal wetlands fall under the jurisdiction of the U.S. Army Corps of Engineers. There are no seasonal wetlands or vernal pools associated with the project footprint.

"Waters of the U.S."

include drainages that are characterized by the presence of definable bed and bank that meet ACOE, and RWQCB definitions and or jurisdiction. Any direct discharge of storm water into "Waters of the State" will require ACOE, CDFW, and RWQCB permits. There are no seasonal or permanent creeks or drainages with definable bed and bank within the proposed project area. The proposed building envelope does not contain any potential habitat for migratory fish.

Riparian Habitat

Riparian Habitat is by all standards considered sensitive. Riparian vegetation functions to control water temperature, regulate nutrient supply (biofilters), provide bank stabilization, control the rate of runoff and groundwater recharge, provide wildlife habitat (shelter, breeding and food), release allochthonous material for aquatic life, supply woody debris which functions as habitat and slow nutrient release, and protection for aquatic organisms. No riparian habitat is within the project footprint area or proposed to be removed.

Critical Habitat

The property is not located within the current U. S. Fish and Wildlife Service (USFWS) Critical Habitat for the Sonoma County Population of the California Tiger Salamander (CTS) or California Red-legged Frog (RLF).

Wildlife Habitat and Wildlife Corridors

Wildlife habitat and wildlife corridors are natural areas interspersed with developed areas that are important for animal movement, increasing genetic variation in plant and animal populations, reduction of population fluctuations, and retention of predators of agricultural pests and for movement of wildlife and plant populations. Wildlife corridors have been demonstrated to not only increase the range of vertebrates including avifauna between patches of habitat but also facilitate two key plant-animal interactions: pollination and seed dispersal. Corridors also preserve watershed connectivity. Corridor users can be grouped into two types: passage species and corridor dwellers. The data from various studies indicate that corridors should be at least 100 feet wide to provide adequate movement for passage species and corridor dwellers in the landscape. No game trails were present or evidence for distinct corridors passing through the proposed building envelope. There are no identifiable wildlife corridors that will be impacted by the project.

Nesting or Breeding Habitat, or Unique Plant Distributions or Populations

We did not find any rookeries or nesting sites for wildlife associated with the proposed building envelope. There are no unique plant distributions associated with the study area.

Raptor Nests, Bird Rookeries, Bat Roosts, Wildlife Dens or Burrows

No raptor nests were identified during our survey. We found no indications of nesting raptors on the property or in the near vicinity of the proposed building envelope. We did not observe any nests, whitewash or nest droppings, perching associated with the proposed building envelope. No bird rookeries were present on the property or within the project footprint. Trees within the proposed building envelope are small and do not have potential suitable nesting habitat for raptors. No raptor nests, whitewash from nests were observed in trees within the proposed building envelope. Trees within the proposed building envelope would not be used by raptors based on their size and location.

Bat Seasonal Roosts and Maternal Roosts

Trees within the proposed building envelope are small and do not contain potential roosting habitat for bats. Foliage and bark with small cavities in any tree could provide temporary habitat for solitary tree-roosting bat species, but based on the habitat and, lack of thick bark, deep fissures, cracks, or hollow cavities), trees on the site would not be considered suitable habitat. No trees or suitable habitat for bats was identified within the proposed building envelope.

Trees

Common Name	Scientific Name	DBH 6-10	DBH 11-14	DBH 15-18	DBH 19-24
Coast live oak	*Quercus agrifolia*	3	6	1	
Black Oak	*Quercus kelloggii*			1	
Madrone	*Arbutus menzesii*	3			1

Total Number of Trees Within the Proposed Building Envelope = 15-Trees.

Potential Cumulative Impacts

Cumulative biological effects are the result of incremental losses of biological resources within a region. Removal of vegetation can reduce the abundance and diversity of species in an area. Vineyards provide limited foraging, cover, and breeding habitat for native wildlife species. Vineyards can be used by wildlife but the diversity is low within vineyards and foraging may be difficult. Loss of habitat can also be an important factor affecting the long-term survival of rare, threatened and endangered species.

Factors that were considered in the evaluation of cumulative biological impacts include:

1. Any known rare, threatened, or endangered species or sensitive species that may be directly or indirectly affected by project activities.

Significant cumulative effects on listed species may be expected from the results of activities over time which combine to have a substantial effect on the species or on the habitat of the species.

2. Any significant, known wildlife or fisheries resource concerns within the immediate project area and the biological assessment area (e.g. loss of oaks creating forage problems for a local deer herd, species requiring special elements, sensitive species, and significant natural areas).

Significant cumulative effects may be expected where there is a substantial reduction in required habitat or the project will result in substantial interference with the movement of resident or migratory species. The significance of cumulative impacts on non-listed species viability was determined relative to the benefits to other non-listed species.

3. The aquatic and near-water habitat conditions on the site and immediate surrounding area. Habitat conditions of major concern are: Pools and riffles, large woody material in the stream, and near-water vegetation.

No cumulative impacts to wildlife populations are expected by the proposed project. The loss of habitat is considered to be less than significant. Removal of vegetation by this project will not significantly reduce the available foraging, nesting and habitat for wildlife in the area.

There are no potential impacts to migratory corridors or wildlife nursery site associated with the proposed project. The potential biological impacts of the project include the incremental loss of oak woodland habitat. The impact to local wildlife will be undetectable on a regional scale.

A potential impact is the movement of silt, dust and the creation of noise during site construction. This can be mitigated for by implementation of the erosion control plan and best management construction practices.

State and Federal Permits

No State or Federal permits would be requires for building within the proposed building envelope.

SUMMARY

This biological review is provided as background information necessary for evaluating potential impacts on local biological resources by the proposed project.

We find that it is unlikely, following Best Management Practices that building within the modified building envelope will have a substantial adverse effect, either directly or through habitat modifications, on any threatened or endangered plant or animal species listed by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

We find that building within the modified building envelope will not impact any riparian habitat or other sensitive natural community identified by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

We find that the building within the modified building envelope will not affect any federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

The property is not located within the current U. S. Fish and Wildlife Service (USFWS) Critical Habitat for the Sonoma County Population of the California Tiger Salamander (CTS) or California Red-legged Frog (RLF).

Building within the proposed building envelope will remove a small amount of natural habitat. The potential loss of trees within the proposed building envelope represents a small loss for avifauna. The loss of habitat for local wildlife is incremental but on a regional or local scale will be immeasurable.

Building within the modified building envelope will not interfere with potential nesting raptors, remove any potential bat roosting habitat or impact any migratory fish. or negatively impact the Habitat Preservation Area on the property.

Should you have any questions, please do not hesitate to contact us at, (707) 544-3091, Fax (707) 575-8030, or by email at (kjeldsen@sonic.net).

Kjeldsen Biological Consulting

ATTACHMENTS

Plate I. CDFW CNDDB Five-Mile Search
Plate II. Aerial Photo
Plate III. Tree Survey

Appendix A Plant Species Observed on The Study Area
Appendix B California Department of Fish and Wildlife Rare Find 5 Threatened and Endangered Species list for the Quadrangle and Surrounding Quadrangles

U.S. Fish & Wildlife Service IPaC Trust Resources Federal and Threatened Species that Occur in or may be Affected by the Project

Names of and Qualifications of Field Investigators

Daniel T. Kjeldsen, B.S., Natural Resource Management, California Polytechnic State University, San Luis Obispo, California. He spent l994 to l996 in the Peace Corps managing natural resources in Honduras, Central America. His work for the Peace Corps in Central America focused on watershed inventory, mapping and the development and implementation of a protection plan. He has over fifteen years of experience in conducting Biological Assessments, CDFW Habitat Assessments, ACOE wetland delineations, wetland rehabilitation, and development of and implementation of mitigation projects and mitigation monitoring. He has received 3.2 continuing education units MCLE 27 hours in Determining Federal Wetlands Jurisdiction from the University of California Berkeley Extension. A full resume is available upon request.

Chris K. Kjeldsen, Ph.D., Botany, Oregon State University, Corvallis, Oregon. He has over thirty-five years of professional experience in the study of California flora. He was a member of the Sonoma County Planning Commission and Board of Zoning (1972 to 1976). He has over thirty years of experience in managing and conducting environmental projects involving impact assessment and preparation of compliance documents, Biological Assessments, CDFW Habitat Assessments, CDFW SB 34 Mitigation projects, ACOE Mitigation projects and State Parks and Recreation Biological Resource Studies. Experience includes conducting special-status species surveys, jurisdictional wetland delineations, general biological surveys, 404 and 1600 permitting, and consulting on various projects. He taught Plant Taxonomy at Oregon State University (three years) and numerous botanical science and aquatic botany courses (thirty-five years) at Sonoma State University including sections on wetlands and wetland delineation techniques. He has supervised numerous graduate theses, NSF, DOE and local agency grants and served as a university administrator. A full resume is available upon request. He has a valid CDFW collecting permit.

Plate I. Site / Location Map (Jimtown Quadrangle)

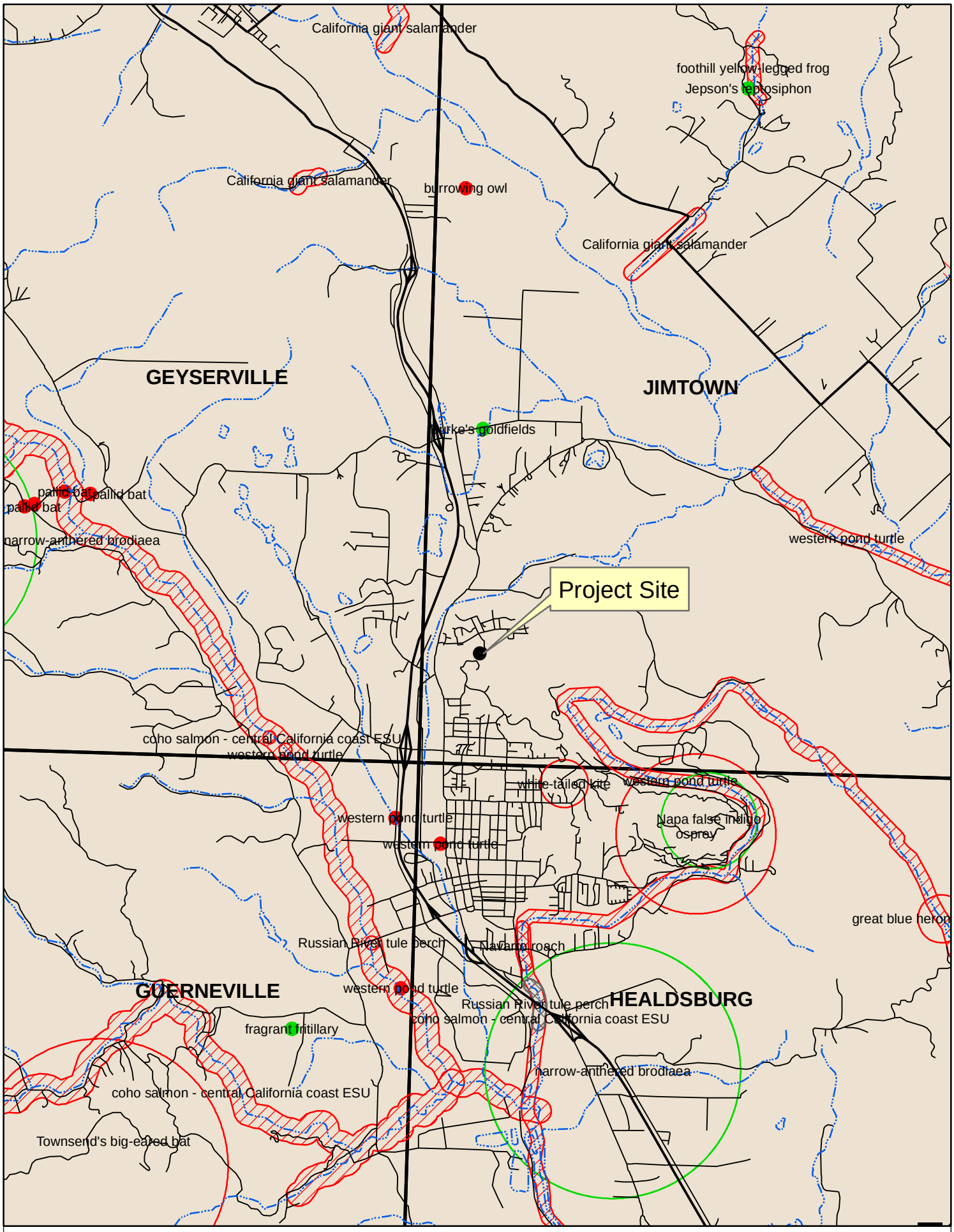


Plate II. CDFW CNDDB RareFind 3 Map

0 0.35 0.7 1.4 Miles

(Data Date August 2016)

Plate III. Aerial Photo

(Not to Scale)

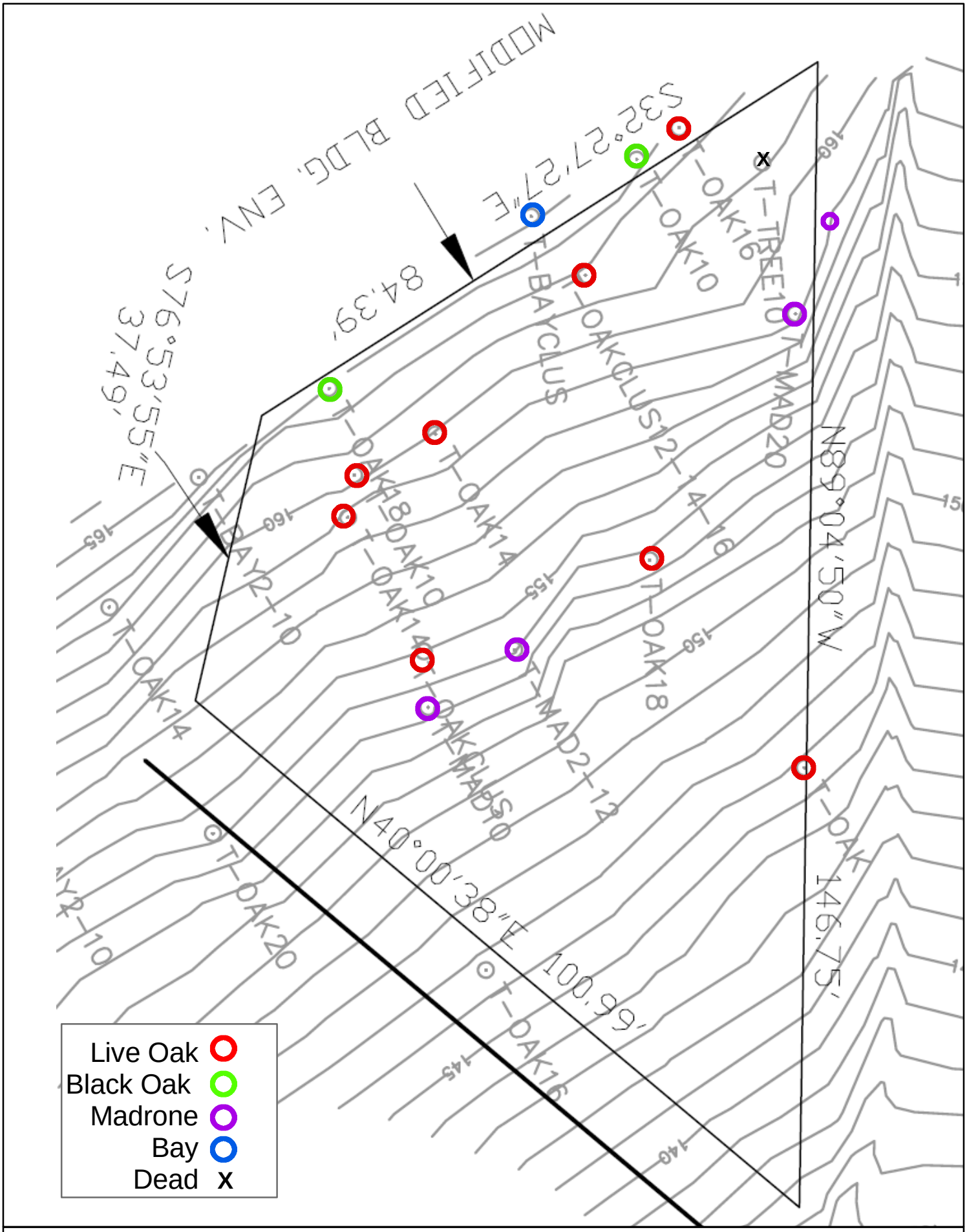


Plate IV. Tree Survey (15-Trees >6in DBH Within Building Envelope)

Appendix A
Plant Species Observed on The Study Area

The nomenclature for the list of plants found on the project study areas and the immediate vicinity follows: Brodo, Irwin M., Sylvia Duran Sharnoff and Stephen Sharnoff, 2001, for the lichens;; D.E. Desjardin, M.G.Woods and F. A. Stevens, for the fungi; Beug, Michael et al, 2014, for the Ascomycete Fungi; and Baldwin, B.G., D.H. Goldman, D.J.Keil, R.Patterson, T.J.Rosati, and D.H.Wilkens, editors, 2012, for the vascular plants.

Habitat type indicates the general associated occurrence of the taxon on the proposed building envelope or in nature.
Abundance refers to the relative number of individuals on the proposed building envelope or in the region.

MAJOR PLANT GROUP **Family** **Genus**	**Habitat Type**	**Abundance**
Common Name		

NCN = No Common Name, * = Non-native, @= Voucher Specimen

FUNGI

Basidiomycota- Club Fungi

POLYPORACEAE		
Trametes versicolor (L.) Lloyd	Woodlands on Dead Hardwood	Common
Turkey Tail (=*Coriolus versicolor, Polyporus versicolor*		
STEREACEAE		
Sterum hirsutum (Wild.) Pers.	Woodlands on Dead Wood	Common
False Turkey Tail		

MOSSES

MINACEAE		
Alsia californica (W.J.Hooker&Arnott) Sullivant	Coastal Forests On Trees	Common
NCN		
Dendroalsia abietina (Hook.) Brit.	Woodlands	Common
NCN		
Homalothecium nuttallii (Wilson) Jaeger	Epiphytic on Trees	Common
NCN		
Kindbergia oregana (Sull) Ochyra	Woodlands	Common
NCN		
Orthotrichum lyellii Hook & Tayl.	Woodlands, Upper Canopy	Common
NCN		

LICHENS

FOLIOSE		
Flavoparmelia caperata (L.) Hale	On Oaks	Common
Common Green Shield		

MAJOR PLANT GROUP
Family
Genus **Habitat Type** **Abundance**
Common Name

NCN = No Common Name, * = Non-native, @= Voucher Specimen

Flavopunctilia flaventor (Stirt.) Hale — On Oaks, Occasional on Rocks — Common
Speckled Green Shield
Parmelia sulcata Taylor — On Bark — Common
Hamered Shield Lichen

RUTICOSE
Evernia prunastri (L.) Ach. — On Oaks — Common
NCN
Ramalina farinacea (L.) Ach. — On Oaks — Common
NCN
Teloschistes chrysophthalmus (L.) Th. Fr. — On Oaks — Common
NCN
Usnea intermedia=U. arizonica — On Oaks — Common
NCN

CRUSTOSE
Pertusaria californica Dibben — On Oaks — Common
NCN

VASCULAR PLANTS FERNS

PTERIDACEAE
Pentagramma triangularis (Kaulf.)G.Yatsk. subsp. *triangularis* — Woodlands — Common
Goldback Fern

WOODSIACEAE
Athyrium filix-fema (L.) Roth — Conifer Woodlands-Shade — Common
Western Lady Fern

VASCULAR PLANTS DIVISION CONIFEROPHYTA--GYMNOSPERMS

PINACEAE
Pseudotsuga menziesii (Vassey) Mayr var. *menziesii* — Woodlands — Common
Douglas-fir

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS
CLASS--DICOTYLEDONAE- TREES

MAGNOLIIDS

LAURACEAE
Umbellularia californica (Hook.&Arn.) Nutt. — Conifer&Oak Woodlands — Occasional
California Laurel, Sweet Bay, Pepperwood, California Bay

EUDICOTS

ERICACEAE Heath Family
Arbutus menziesii Pursh — Woodlands — Common
Madrone

MAJOR PLANT GROUP **Family** **Genus** **Common Name**	**Habitat Type**	**Abundance**

NCN = No Common Name, * = Non-native, @= Voucher Specimen

FAGACEAE Oak Family		
Quercus agrifolia Nee Live Oak	Woodlands	Common
Quercus kelloggii Newb. Black Oak	Woodlands	Common
ROSACEAE Rose Family		
**Prunus domestica* L. Prune	Escape, Ruderal	Occasional

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS
CLASS--DICOTYLEDONAE-SHRUBS AND WOODY VINES

EUDICOTS

ANACARDIACEAE Sumac Family		
Toxicodendron diversilobum (Torry&Gray) E.Green Poison Oak	Woodlands	Common
ASTERACEAE (Compositae) Sunflower Family		
Baccharis pilularis deCandolle Coyote Brush	Woodlands, Grasslands	Common
CAPRIFOLIACEAE Honeysuckle Family		
Lonicera hispidula Douglas var. *vacillans* Honeysuckle	Woodlands, Riparian	Occasional
Symphoricarpos mollis Nuttall Creeping Snowberry, Trip Vine	Woodlands	Common
ROSACEAE Rose Family		
Rubus leucodermis Torr.&A. Gray Western Raspberry	Woodlands	Common

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS
CLASS--DICOTYLEDONAE-HERBS

EUDICOTS

APIACEAE (Umbelliferae) Carrot Family		
Osmorhiza bertoli DC. Sweet Cicely (=*Osmorhiza chilense)*	Woodlands, Ruderal	Common
Sanicula crassicaulis DC. Pacific Sanicle	Woodlands	Common
ASTERACEAE (Compositae) Sunflower Family		
**Carduus pycnocephalus* L.subsp.*pycnocephalus* Italian Thistle	Woodlands	Common
**Centaurea solstitalis* L. Yellow Star Thistle	Grasslands, Ruderal	Common

MAJOR PLANT GROUP **Family** **Genus** **Common Name**	**Habitat Type**	**Abundance**

NCN = No Common Name, * = Non-native, @= Voucher Specimen

Hemizonia congesta DC. ssp. *luzulifolia* Hayfield Tarweed	Grasslands Chaparral	Common
**Sonchus asper* (L.) Hill var. *asper* Prickly Sow Thistle	Ruderal	Common
**Taraxacum officinale* F.H.Wigg Dandelion	Ruderal	Common
FABACEAE (Leguminosae) Legume Family		
**Lathyrus sphaericus* Retz. Grass Pea	Ruderal	Occasional
**Vicia sativa* L. subsp. *nigra* Narrow Leaved-vetch	Grasslands, Ruderal	Common
GENTIANACEAE Gentianaceae Family		
Centaurium muehlenbergii (Griseb.) Mans. Centaury	Ruderal/Woodlands	Common
GERANIACEAE Geranium Family		
**Erodium botrys* (Cav.) Bertol. Broadleaf Filaree, Long-beaked Filaree	Grasslands	Common
LAMIACEAE (Labiatae) Mint Family		
Stachys ajugoides Benth. Hedge-nettle	Moist Open Places	Occasional
PLANTAGINACEAE Plantain Family		
**Plantago lanceolata* L. English Plantain	Ruderal	Common

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS
CLASS--MONOCOTYLEDONAE-GRASSES

POACEAE Grass Family		
**Aira caryophyllea* L. Silver European Hairgrass	Grassland	Common
**Avena barbata* Link. Slender Wild Oat	Grasslands	Common
**Briza maxima* L. Large Quaking Grass, Rattlesnake Grass	Grasslands, Ruderal	Common
**Briza minor* L. Small Quaking Grass	Grasslands, Ruderal	Common
**Cynosurus echinatus* L. Hedgehog, Dogtail	Ruderal	Common
Elymus glaucus Buckley ssp. *glaucus* Blue Wildrye	Woodlands	Common

MAJOR PLANT GROUP **Family** **Genus** **Common Name**	**Habitat Type**	**Abundance**

NCN = No Common Name, * = Non-native, @= Voucher Specimen

**Festuca myuros* L. Rattail Fescue,Zorro Annual Fescue (=*Vulpia myuros)*	Grasslands	Common
Melica geyeri Munro Geyer's Onion Grass	Conifer and Oak Woodland	Common
**Phalaris aquatica* L. Harding Grass	Grasslands	Common

VASCULAR PLANTS DIVISION ANTHOPHYTA --ANGIOSPERMS
CLASS--MONOCOTYLEDONAE-HERBS

AGAVACEAE Centuray Plant Family

Chlorogalum pomeridianum (DC.) Kunth var. *pomeridianum* Soap Plant	Woodlands, Grasslands	Common

Appendix B

California Department of Fish and Wildlife Rare Find 5 Threatened and Endangered Species list for the Quadrangle and Surrounding Quadrangles

U.S. Fish & Wildlife Service IPaC Trust Resources Federal and Threatened Species that Occur in or may be Affected by the Project

Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: (Federal Listing Status IS (Endangered OR Threatened OR Proposed Endangered OR Proposed Threatened OR Candidate) OR State Listing Status IS (Endangered OR Threatened OR Rare OR Candidate Endangered OR Candidate Threatened))
 AND Quad IS (Asti (3812278) OR Geyserville (3812268) OR Guerneville (3812258) OR Healdsburg (3812257) OR Jimtown (3812267) OR Mark West Springs (3812256) OR Mount St. Helena (3812266) OR The Geysers (3812277) OR Whispering Pines (3812276))

Selected Elements by Common 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
Boggs Lake hedge-hyssop *Gratiola heterosepala*	PDSCR0R060	None	Endangered	G2	S2	1B.2
Burke's goldfields *Lasthenia burkei*	PDAST5L010	Endangered	Endangered	G1	S1	1B.1
California freshwater shrimp *Syncaris pacifica*	ICMAL27010	Endangered	Endangered	G1	S1	
California red-legged frog *Rana draytonii*	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Clara Hunt's milk-vetch *Astragalus claranus*	PDFAB0F240	Endangered	Threatened	G1	S1	1B.1
coho salmon - central California coast ESU *Oncorhynchus kisutch*	AFCHA02034	Endangered	Endangered	G4	S2?	
few-flowered navarretia *Navarretia leucocephala ssp. pauciflora*	PDPLM0C0E4	Endangered	Threatened	G4T1	S1	1B.1
fisher - West Coast DPS *Pekania pennanti*	AMAJF01021	Proposed Threatened	Candidate Threatened	G5T2T3Q	S2S3	SSC
Geysers panicum *Panicum acuminatum var. thermale*	PMPOA24028	None	Endangered	G5T2Q	S2	1B.2
Kenwood Marsh checkerbloom *Sidalcea oregana ssp. valida*	PDMAL110K5	Endangered	Endangered	G5T1	S1	1B.1
Lake County stonecrop *Sedella leiocarpa*	PDCRA0F020	Endangered	Endangered	G1	S1	1B.1
Loch Lomond button-celery *Eryngium constancei*	PDAPI0Z0W0	Endangered	Endangered	G1	S1	1B.1
many-flowered navarretia *Navarretia leucocephala ssp. plieantha*	PDPLM0C0E5	Endangered	Endangered	G4T1	S1	1B.2
Pennell's bird's-beak *Cordylanthus tenuis ssp. capillaris*	PDSCR0J0S2	Endangered	Rare	G4G5T1	S1	1B.2
Sebastopol meadowfoam *Limnanthes vinculans*	PDLIM02090	Endangered	Endangered	G1	S1	1B.1
Sonoma sunshine *Blennosperma bakeri*	PDAST1A010	Endangered	Endangered	G1	S1	1B.1
steelhead - central California coast DPS *Oncorhynchus mykiss irideus*	AFCHA0209G	Threatened	None	G5T2T3Q	S2S3	
The Cedars manzanita *Arctostaphylos bakeri ssp. sublaevis*	PDERI04222	None	Rare	G2T2	S2	1B.2
Townsend's big-eared bat *Corynorhinus townsendii*	AMACC08010	None	Candidate Threatened	G3G4	S2	SSC

Record Count: 19

CALIFORNIA DEPARTMENT OF FISH and WILDLIFE **RareFind**

Query Summary:
Federal Listing Status IS (Endangered OR Threatened OR Proposed Endangered OR Proposed Threatened OR Candidate) OR State Listing Status IS (Endangered OR Threatened OR Rare OR Candidate Endangered OR Candidate Threatened)
AND Quad IS (Asti (3812278) OR Geyserville (3812268) OR Guerneville (3812258) OR Healdsburg (3812257) OR Jimtown (3812267) OR Mark West Springs (3812256) OR Mount St. Helena (3812266) OR The Geysers (3812277) OR Whispering Pines (3812276))

Print Close

CNDDB Element Query Results

Scientific Name	Common Name	Taxonomic Group	Element Code	Total Occs	Returned Occs	Federal Status	State Status	Global Rank	State Rank	CA Rare Plant Rank	Other Status	Habitats
Arctostaphylos bakeri ssp. sublaevis	The Cedars manzanita	Dicots	PDERI04222	4	2	None	Rare	G2T2	S2	1B.2	BLM_S-Sensitive	Chaparral, Closed-cone coniferous forest, Ultramafic
Astragalus claranus	Clara Hunt's milk-vetch	Dicots	PDFAB0F240	6	1	Endangered	Threatened	G1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Chaparral, Cismontane woodland, Valley & foothill grassland
Blennosperma bakeri	Sonoma sunshine	Dicots	PDAST1A010	25	2	Endangered	Endangered	G1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Valley & foothill grassland, Vernal pool, Wetland
Cordylanthus tenuis ssp. capillaris	Pennell's bird's-beak	Dicots	PDSCR0J0S2	4	1	Endangered	Rare	G4G5T1	S1	1B.2	SB_RSABG-Rancho Santa Ana Botanic Garden	Chaparral, Closed-cone coniferous forest, Ultramafic
Corynorhinus townsendii	Townsend's big-eared bat	Mammals	AMACC08010	624	9	None	Candidate Threatened	G3G4	S2	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFS_S-Sensitive, WBWG_H-High Priority	Broadleaved upland forest, Chaparral, Chenopod scrub, Great Basin grassland, Great Basin scrub, Joshua tree woodland, Lower montane coniferous forest, Meadow & seep, Mojavean desert scrub, Riparian forest, Riparian woodland, Sonoran desert scrub, Sonoran thorn woodland, Upper montane coniferous forest, Valley & foothill grassland
Eryngium constancei	Loch Lomond button-celery	Dicots	PDAPI0Z0W0	4	2	Endangered	Endangered	G1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Vernal pool, Wetland
Gratiola heterosepala	Boggs Lake hedge-hyssop	Dicots	PDSCR0R060	94	1	None	Endangered	G2	S2	1B.2	BLM_S-Sensitive	Freshwater marsh, Marsh & swamp, Vernal pool, Wetland
Lasthenia burkei	Burke's goldfields	Dicots	PDAST5L010	34	5	Endangered	Endangered	G1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Meadow & seep, Vernal pool, Wetland
Limnanthes vinculans	Sebastopol meadowfoam	Dicots	PDLIM02090	45	3	Endangered	Endangered	G1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Meadow & seep, Valley & foothill grassland, Vernal pool, Wetland
Navarretia leucocephala ssp. pauciflora	few-flowered navarretia	Dicots	PDPLM0C0E4	10	2	Endangered	Threatened	G4T1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Vernal pool, Wetland
		Dicots	PDPLM0C0E5	8	5	Endangered	Endangered	G4T1	S1	1B.2		Vernal pool, Wetland

Navarretia leucocephala ssp. plieantha	many-flowered navarretia										SB_RSABG-Rancho Santa Ana Botanic Garden	
Oncorhynchus kisutch	coho salmon - central California coast ESU	Fish	AFCHA02034	22	7	Endangered	Endangered	G4	S2?	null	AFS_EN-Endangered	Aquatic
Oncorhynchus mykiss irideus	steelhead - central California coast DPS	Fish	AFCHA0209G	39	3	Threatened	None	G5T2T3Q	S2S3	null	AFS_TH-Threatened	Aquatic, Sacramento/San Joaquin flowing waters
Panicum acuminatum var. thermale	Geysers panicum	Monocots	PMPOA24028	10	5	None	Endangered	G5T2Q	S2	1B.2	BLM_S-Sensitive	Closed-cone coniferous forest, Riparian forest, Valley & foothill grassland, Wetland
Pekania pennanti	fisher - West Coast DPS	Mammals	AMAJF01021	726	1	Proposed Threatened	Candidate Threatened	G5T2T3Q	S2S3	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, USFS_S-Sensitive	North coast coniferous forest, Oldgrowth, Riparian forest
Rana draytonii	California red-legged frog	Amphibians	AAABH01022	1388	1	Threatened	None	G2G3	S2S3	null	CDFW_SSC-Species of Special Concern, IUCN_VU-Vulnerable	Aquatic, Artificial flowing waters, Artificial standing waters, Freshwater marsh, Marsh & swamp, Riparian forest, Riparian scrub, Riparian woodland, Sacramento/San Joaquin flowing waters, Sacramento/San Joaquin standing waters, South coast flowing waters, South coast standing waters, Wetland
Sedella leiocarpa	Lake County stonecrop	Dicots	PDCRA0F020	5	2	Endangered	Endangered	G1	S1	1B.1	null	Cismontane woodland, Valley & foothill grassland, Vernal pool, Wetland
Sidalcea oregana ssp. valida	Kenwood Marsh checkerbloom	Dicots	PDMAL110K5	2	1	Endangered	Endangered	G5T1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden, SB_UCBBG-UC Berkeley Botanical Garden	Freshwater marsh, Marsh & swamp, Wetland
Syncaris pacifica	California freshwater shrimp	Crustaceans	ICMAL27010	18	1	Endangered	Endangered	G1	S1	null	IUCN_EN-Endangered	Aquatic, Sacramento/San Joaquin flowing waters

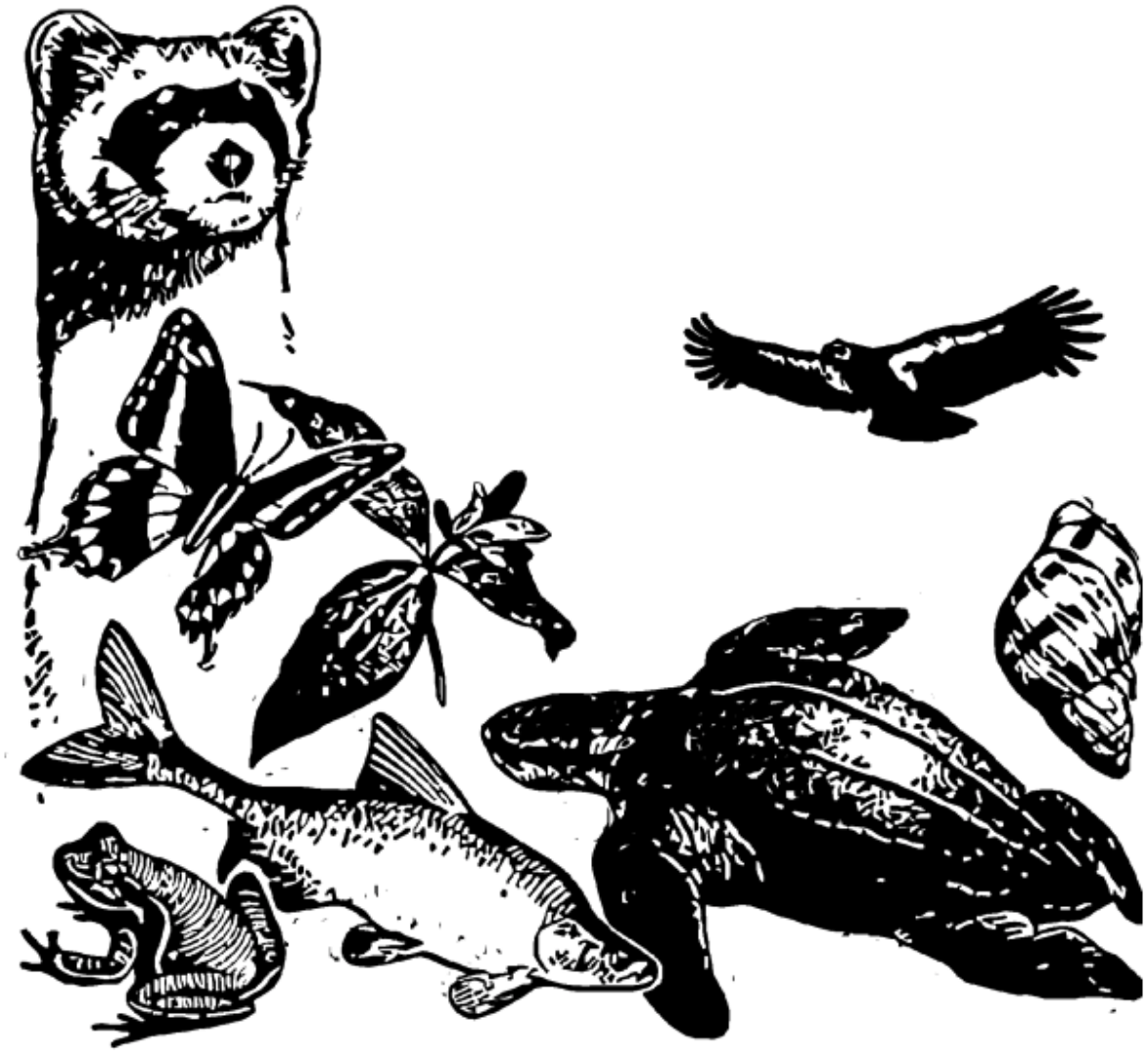
U.S. Fish & Wildlife Service

Johnson

IPaC Trust Resources Report

Generated August 03, 2016 09:08 AM MDT, IPaC v3.0.8

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.



IPaC - Information for Planning and Conservation (https://ecos.fws.gov/ipac/): A project planning tool to help streamline the U.S. Fish & Wildlife Service environmental review process.

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U.S. Fish & Wildlife Service

IPaC Trust Resources Report

NAME

Johnson

LOCATION

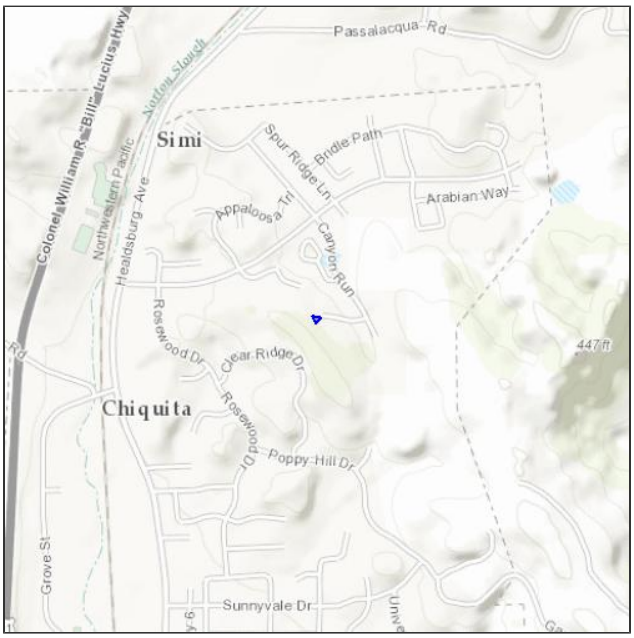
Sonoma County, California

DESCRIPTION

Building Envelope

IPAC LINK

https://ecos.fws.gov/ipac/project/ZAGUN-NWJIZ-BANIW-TGNKT-D6OJHY



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the Endangered Species Program of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

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 either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Amphibians

California Red-legged Frog Rana draytonii — Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=D02D

Birds

Northern Spotted Owl Strix occidentalis caurina — Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B08B

Crustaceans

California Freshwater Shrimp Syncaris pacifica — Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=K01W

Fishes

Steelhead Oncorhynchus (=Salmo) mykiss — Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=E08D

Flowering Plants

Burke's Goldfields Lasthenia burkei — Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q1XU

Critical Habitats

There are no critical habitats in this location

Migratory Birds

Birds are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act.

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

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1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
  http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Conservation measures for birds
  http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Year-round bird occurrence data
  http://www.birdscanada.org/birdmon/default/datasummaries.jsp

The following species of migratory birds could potentially be affected by activities in this location:

Bald Eagle Haliaeetus leucocephalus — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B008

Bell's Sparrow Amphispiza belli — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HE

Burrowing Owl Athene cunicularia — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0NC

Fox Sparrow Passerella iliaca — Bird of conservation concern
Season: Wintering

Lesser Yellowlegs Tringa flavipes — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MD

Lewis's Woodpecker Melanerpes lewis — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HQ

Long-billed Curlew Numenius americanus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B06S

Nuttall's Woodpecker Picoides nuttallii — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HT

Oak Titmouse Baeolophus inornatus — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MJ

Olive-sided Flycatcher Contopus cooperi — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0AN

Peregrine Falcon Falco peregrinus — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU

Rufous-crowned Sparrow Aimophila ruficeps — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MX

Short-eared Owl Asio flammeus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD

Western Grebe aechmophorus occidentalis — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0EA

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

Wetlands in the National Wetlands Inventory

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.

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.

There are no wetlands in this location