COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

February 08, 2023

Planning –Ukiah	Archaeological Commission	County Addresser
Department of Transportation	Sonoma State University	Cloverdale Rancheria
Environmental Health - Fort Bragg	Department of Forestry/ CalFire	Redwood Valley Rancheria
Building Inspection -Fort Bragg	-Land Use	Sherwood Valley Band of Pomo Indians
Assessor	Department of Fish and Wildlife	Albion Mutual Water District
Air Quality Management	California Coastal Commission	Albion Little River Fire District

CASE#: U_2023-0002 & B_2023-0001
DATE FILED: 1/13/2023
OWNER: ALBION LITTLE RIVER FIRE PROTECTION DISTRICT (ALRFPD)
APPLICANT: PAM LINSTEDT, ALRFPD VICE PRESIDENT
REQUEST: Coastal Development Use Permit and Coastal Boundary Line Adjustment at the existing fire station serving Albion Little River Fire Protection Department (ALRFPD). Coastal Development Use Permit to construct (Phase 1) new apparatus building and (Phase 2) remove existing apparatus building and construct a new administrative building to serve existing ALRFPD. Boundary line adjustment to merge seven (7) underlying legal parcels into one (1) legal parcel of 1.81± acres.
LOCATION: In the Coastal Zone, within the Albion town center, 425± feet northeast of the intersection with Albion Ridge Road (CR 402) and State Route 1 (SR 1), 150± feet west of the intersection of West Street, Albion River South Side Road (CR 402A) and Albion Ridge Road (CR 402), located at 33870 Albion Little River South Side Road and 33900 West Street, Albion; APN(s): 123-150-45, 123-150-47, and 123-150-48.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: JESSIE WALDMAN
RESPONSE DUE DATE: February 22, 2023

PROJECT INFORMATION CAN BE FOUND AT:
www.mendocinocounty.org
Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

☐ No comment at this time.

☐ Recommend conditional approval (attached).

☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)

☐ Recommend denial (Attach reasons for recommending denial).

☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).

☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: U_2023-0002 & B_2023-0001

OWNER/APPLICANT: ALBION LITTLE RIVER FIRE PROTECTION DISTRICT (ALRFPD)

AGENT: PAM LINSTEDT, ALRFPD VICE PRESIDENT

REQUEST: Coastal Development Use Permit and Coastal Boundary Line Adjustment at the existing fire station serving Albion Little River Fire Protection Department (ALRFPD). Coastal Development Use Permit to construct (Phase 1) new apparatus building and (Phase 2) remove existing apparatus building and construct a new administrative building to serve existing ALRFPD. Boundary line adjustment to merge seven (7) underlying legal parcels into one (1) legal parcel of 1.81± acres.

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APN/S: 123-150-45, 123-150-47 & 123-150-48

PARCEL SIZE: 1.81± acres

GENERAL PLAN: Rural Village (RV)

ZONING: Rural Village (RV)

EXISTING USES: Fire Protection Service

DISTRICT: 5th (Williams)

RELATED CASES: CC-27-92 (Certificate of Compliance)

	ADJACENT GENERAL PLAN	**ADJACENT ZONING**	**ADJACENT LOT SIZES**	**ADJACENT USES**
NORTH:	Rural Village (RV)	Rural Village (RV)	0.27± Acres; 1.45± Acres	Residential
EAST:	Rural Village (RV)	Rural Village (RV)	0.27± Acres; 1.00± Acres	Residential
SOUTH:	Range Land (RL)	Range Land (RL)	19.0± Acres	Residential
WEST:	State Route 1 (SR 1)	State Route 1 (SR 1)	State Route 1 (SR 1)	State Route 1 (SR 1)

REFERRAL AGENCIES

LOCAL
- ☒ Air Quality Management District
- ☒ Archaeological Commission
- ☒ Assessor's Office
- ☒ Building Division (FB)
- ☒ County Addresser
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)(FB)
- ☒ Albion Little River Fire District
- ☒ Albion Mutual Water District
- ☒ Planning Division (Ukiah)
- ☒ Sonoma State University

STATE
- ☒ CALFIRE (Land Use)
- ☒ California Coastal Commission
- ☒ California Dept. of Fish & Wildlife

TRIBAL
- ☒ Cloverdale Rancheria
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

- PROJECT DESCRIPTION:
  - Coastal Development Use Permit to construct (Phase 1) new apparatus building and (Phase 2) remove existing apparatus building and construct a new administrative building to serve existing ALRFPD Station 810.
    - Phase 1 includes the construction of a new apparatus building, two (2) new encroachments for ingress and egress for fire vehicles, new parking configuration, relocate on-site septic system and propane tank, placement of water storage tanks, generator storage shed, fencing, gate and landscaping.
    - Phase 2 includes the removal of the existing apparatus building and construction of a new administrative building. The new administrative building will include offices, multipurpose room, kitchen, dining room, ADA bathrooms and training rooms.
  - Boundary line adjustment to merge seven (7) underlying legal parcels into one (1) legal parcel of 1.81± acres.

- STUDIES COMPLETED:
  - *Environmentally Sensitive Habitat Area Report*, prepared by WRA, Inc., dated January 2023
  - *Cultural Resources Evaluation*, prepared by William Roop of Archaeological Resource Services (ARS), dated March 10, 2022
  - *CalFire #166-22*, Letter of exception granted, dated January 13, 2023
  - Within Albion Mutual Water Company with existing connection

STAFF PLANNER: JESSIE WALDMAN **DATE:** 2/7/2023

ENVIRONMENTAL DATA

1. MAC:
GIS
NO

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
MODERATE FIRE HAZARD

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
CALFIRE; ALBION LITTLE RIVER FIRE PROTECTION

4. FARMLAND CLASSIFICATION:
GIS
GRAZING (G); URBAN & BUILT-UP LAND (D)

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
MARGINAL WATER RESOURCES

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
117—Cabrillo-Heeser complex; 139—Dystropepts

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:
GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:
GIS
NO

11. WETLANDS CLASSIFICATION:
GIS
NO

12. EARTHQUAKE FAULT ZONE:
Earthquake Fault Zone Maps; GIS
NO

13. AIRPORT LAND USE PLANNING AREA:
Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:
GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:
CA Dept. of Fish & Wildlife Rarefind Database/GIS
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:
Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:
Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:
www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
Various Adopted Specific Plan Areas; GIS
YES; COASTAL ELEMENT POLICIES 4.9-1 & 4.9-2

21. STATE CLEARINGHOUSE REQUIRED:
Policy
YES

22. OAK WOODLAND AREA:
USDA
NO

23. HARBOR DISTRICT:
Sec. 20.512
NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:
LCP Land Use maps/GIS
LCP LAND USE MAP 18: ALBION

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500
PARTIALLY NON-PRIME

26. LCP HABITATS & RESOURCES:
LCP Habitat maps/GIS; 20.496
BARREN

27. COASTAL COMMISSION APPEALABLE AREA:
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
YES; HIGHLY SCENIC

28. CDP EXCLUSION ZONE:
CDP Exclusion Zone maps/GIS
NO

29. HIGHLY SCENIC AREA:
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
YES

30. BIOLOGICAL RESOURCES & NATURAL AREAS:
Biological Resources & Natural Area Map; GIS; General Plan 4-9
NO

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
NO

PLANNING & BUILDING SERVICES

CASE NO:	U-2028-0002
DATE FILED:	1-13-2023
FEE:	11,169.00
RECEIPT NO:	PRJ-053989
RECEIVED BY:	CAMERON HAYS

Office Use Only

APPLICATION FORM

APPLICANT:

Name: Albion Little River Fire Protection District Phone: 707-800-2583

Mailing Address: P O Box 634

City: Albion State/Zip: Ca.95410 Email: pam@albionfire.com

PROPERTY OWNER:

Name: Albion Little River Fire Protection District Phone: 707-800-2583

Mailing Address: P O Box 634

City: Albion State/Zip: Ca. 95410 Email: pam@albionfire.com

AGENT:

Name: Albion Little River Fire Protection District Phone: 707-800-2583

Mailing Address: P O Box 634

City: Albion State/Zip: Ca. 95410 Email: pam@albionfire.com

ASSESSOR'S PARCEL NUMBER/S: 123-150-48,47,& 45

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve: New Contract
- ☐ Agricultural Preserve: Cancellation
- ☐ Agricultural Preserve: Rescind & ReEnter
- ☐ Airport Land Use
- ☐ Development Review
- ☐ Exception
- ☐ Flood Hazard Development Permit
- ☐ General Plan Amendment
- ☐ Land Division – Minor
- ☐ Land Division – Major
- ☐ Land Division – Parcel
- ☐ Land Division – Re-Subdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage
- ☐ Rezoning
- ☐ Use Permit – Cottage
- ☐ Use Permit – Minor
- ■ Use Permit – Major
- ☐ Use Permit – Modification
- ☐ Variance
- ☐ Other

I certify that the information submitted with this application is true and accurate.

Pam Jinstedt 12/22/22 Pam Jinstedt 12/22/22

Signature of Applicant/Agent *Date* *Signature of Owner* *Date*

Pam Jinstedt Pam Jinstedt

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

New Fire Station to include a Apparatus Bay for fire vehicles and equipment along with a detached Administration building that includes offices, multipurpose room, kitchen, dining, ADA bathrooms along with offices and training room upstairs. Two new asphalt encroachments for egress and ingress for fire vehicles and crew, provided parking both ADA and personnel. All utilities shall be underground, existing septic system shall be relocated per consultant and plans, along with propane tank. Water is provided by Albion Water District and is existing at site. Grading will be required for new encroachment & driveways, with typical scrapping of existing top soils for all building foot prints ,driveways will remain on site for finish grades New asphalt driveway, parking and part of building footprint will require compacted fill. All exterior lighting shall be night sky rated and downcast and attached to buildings. Building material will be stone veneer, with stucco , cement board & batt, metal roofing with solar panels & EV car chargers. Landscaping shall use native plants & trees to screen buildings. Proposed water storage tanks,small storage building for generator, existing fencing, new gate, address sign located at West street.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
☐ Single Family ☐ Mobile Home ☐ Duplex ☐ Multifamily ☒ Other: Rural Village ☒ Other:	Fire station BLDG 1,160 SF	New Fire Station & Administration	1730 S.F. with walks	4,440 S.F. 5,612 S.F.	10,082 S.F.
GRAND TOTAL (Equal to gross area of Parcel):	1.81 Acre = 78,843 SF		Lot coverage 37,692 SF Non-permeable = Permeable 41,151 SF		

3. If the project is commercial, industrial or institutional, complete the following:

Estimated No. of Employees per shift: 1 to 2 } Maximum
Estimated No. of shifts per day: 2 to 3
Type of loading facilities proposed: None

4. Will the project be phased?

■ YES ☐ NO If yes, explain your plans for phasing:

The apparatus bay shall be built first to house fire trucks and vehicles and equipment while maintaining existing old station. If funding allows then the entire project will be built including the administration building.

5. Will vegetation be removed on areas other than the building sites and roads?

☐ YES ■ NO If no, explain:

Not necessary and is more in keeping with existing site.

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

☐ YES ■ NO If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:		
No. of uncovered spaces:		
No. of standard spaces:	12	9ft x 16ft
No. of accessible spaces:	3	12ft x 16ft
Existing no. of spaces:	gravel parking area	
Proposed additional spaces:	6 gravel parking	
Total:		

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

■ YES ☐ NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

No roads will be constructed, we are adding two new driveway encroachments to county road with extending and adding asphalt to existing driveway area with a new approach for a drive thru fire station. The slope is flat to moderate 3 to 5 % slope

9. For grading or road construction, complete the following:

Amount of cut: 868 cubic yards TO BE USED ON SITE (SOILS)

Amount of fill: 738 cubic yards AGG BASE FOR BLDG & DRIVEWAY

Max. height of fill slope: 8 to 9 feet

Max. height of cut slope: 1 feet

Amount of import/export: soils - 0 cubic yards

Location of borrow or disposal site: will Reuse on site

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

☐ YES ■ NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

☐ YES ■ NO

12. Will the development provide public or private recreation opportunities?

☐ YES ■ NO If yes, explain how:

Except for fund raisers for community

13. Is the proposed development visible from State Highway 1 or other scenic route?

■ YES ☐ NO

14. Is the proposed development visible from a park, beach or other recreational area?

☐ YES ■ NO

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

N/A

Diking: ☐ YES ☐ NO
Filling: ☐ YES ■ NO
Dredging: ☐ YES ☐ NO
Structures: ☐ Open Coastal Waters ☐ Wetlands ☐ Estuaries ☐ Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ YES ■ NO

16. Will there be any exterior lighting?

■ YES ☐ NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

All exterior lighting shall be downcast nite sky rated and shall be attached to buildings. see plans attached

17. Utilities will be supplied to the site as follows:

Electricity:
■ Utility Company (service exists to parcel)
☐ Utility Company (requires extension of service to site): _____ feet _____ miles
☐ On Site Generation – Specify:

Gas:
■ Utility Company/Tank
☐ On Site Generation – Specify:
☐ None

Telephone: ■ YES ☐ NO

18. What will be the method of sewage disposal?

☐ Community Sewage System (specify supplier): _____

■ Septic Tank

☐ Other (specify): _____

19. What will be the domestic water source:

■ Community Water System (specify supplier): Albion Mutual Water Co. Inc

☐ Well

☐ Spring

☐ Other (specify): _____

20. Are there any associated projects and/or adjacent properties under your ownership?

☐ YES ■ NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

Boundary Line Adjustment to merge parcels into one parcel

Mendocino County Department of Transportation (DOT)

Cal Fire State Fire Permit and this CDU permit

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

Albion Little River Fire Protection District - Fire station 810

Existing Albion Fire Station is located behind the Albion Grocery store and in back of the Albion Post Office

Located at end of 33900 West St. Albion, Ca.

23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

■ YES ☐ NO

Existing Albion Fire Station that houses fire vehicles and supplies, has ADA bathroom, Kitchen and office

See site plan for utilities and property lines and required setbacks.

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

■ YES ☐ NO

The existing old Albion Fire station will be removed and will be kept operational for as long as permitted

while building the new Fire Stations Apparatus Bay and new driveways and encroachments are constructed

With new replacement utilities installed, the Administration Building construction will follow.

25. What is the maximum height of all structures?

Existing: 17'-6½" feet

Proposed: 35 feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: 1,660 square feet

Proposed: 10,082 square feet

27. What is the total lot area within property lines?

Total Lot Area: 1.81 ■ acres ☐ square feet

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:

Existing wooden fire station that was a converted old barn prior to 1960. Reconditioned the fire house with a building permit to add taller roll up doors, ada bathroom and ramp in order to allow todays tall large fire trucks to be stored inside as this station is the closet fire station location on the coast to respond to Hwy One and Hwy 128 and the need to update and increase the size and the number of fire vehicles and equipment is immediate as the fire calls have increased almost 30% in the last five years. The site is grassy headlands with a wood post , rail and wire fence .

The current driveway and parking area is gravel and a bit undefined and is highly impacted by congestion on West St. btwn Albion Grocery and Post Office. Its Problematic as is.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

Please read the attached Archaeological Survey Report. completed for this project. The west side of property is adjacent to Hwy One, with views to rolling hills beyond and the ocean.

The south side is adjacent partially to Albion Ridge Rd, , post office and Albion Grocery store and beyond Albion Ridge Rd is a large ranch parcel..

The north side views to the Albion Bridge and river beyond, The east side is the residential town of Albion.

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	■	■	☐	☐	☐	☐	☐	☐
East:	☐	■	☐	■	☐	☐	☐	☐
South:	☐	☐	■	■	☐	☐	☐	☐
West:	☐	☐	☐	■	☐	■	☐	☐

VICINITY MAP NO SCALE

CALIFORNIA STAE HIGHWAY ONE

ALBION RIDGE ROAD

ALBION RIVER SOUTHSIDE RD.

EDGE OF GRAVEL
BOARD FENCE
PROPANE TANK & BOLLARDS
A.P.# 123-150-48
A.P.# 123-150-44
A.P.# 123-150-47
HOLE 1' DEEP
DILAPIDATED FENCE
FIRE HOUSE
CONC.
RAMP
LOADING DOCK
U.S.POST OFFICE
LOGS
STORE
CONC WALK
WATER
BENT REBAR
EDGE OF A.C. PAVEMENT
UTILITY POLE & GUYS

FOUND MONUMENT PER RECORD
RECORD MONUMENT NOT FOUND
UTILITY POLE

0' 20' 40' 80'

Forrest Francis, Land Surveyor
P. O. Box 1162
Mendocino, California 95460
Phone: (707) 937-9900 E-Mail: ffrancis@mcn.org
www.mendocinosurveyor.com

TOPOGRAPHIC MAP OF A PORTION OF ASSAESSORS' PARCELS 123-150-45, 47 & 48 MENDOCINO COUNTY, CA

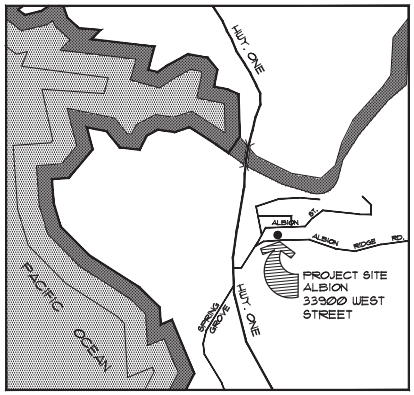
JOB #18357
DRAWN FF
DATE
SCALE AS SHOWN
APPROVED
L.S. 5121

LICENSED LAND SURVEYOR FORREST W. FRANCIS No. 5121 STATE OF CALIFORNIA

SHEET 1

ALBION - LITTLE RIVER FIRE PROTECTION DISTRICT

PROPOSED NEW FIRE STATION AND ADMINISTRATION BLDG.



NORTH

VICINITY MAP

NOT TO SCALE

PROJECT ADDRESS:

33900 WEST STREET
ALBION, CA 95410
APN 123-150-45
APN 123-150-47
APN 123-150-48

OWNERS:

ALBION LITTLE RIVER FIRE PROTECTION DISTRICT
P.O. BOX 894
ALBION, CA 95410

SURVEYOR:

FORREST FRANCIS
P.O. BOX 1162
MENDOCINO, CA 95460
707-937-9900

ARCHITECT:

DIANA WIEDEMANN
DIANA WIEDEMANN DESIGNS
P.O. BOX 395
ALBION, CA 95410
707-937-2807

SEWAGE SYSTEM REPORT:

CARL RITTIMAN & ASSOC. INC.
P.O. BOX 590
MENDOCINO, CA 95460
707-937-0804

BOTANICAL:

WRA, INC.
5341 OLD COAST HWY., STE. 310
PETALUMA, CA 94594
707-490-5880

PROJECT DESCRIPTION:

NEW FIRE STATION AND AN ADMINISTRATION BUILDING TO REPLACE THE EXISTING FIRE STATION BUILDING. RELOCATED EXISTING SEPTIC TANK AND LEACH FIELD ALONG WITH OTHER UTILITIES PER PROPOSED SITE PLAN. THE NEW PROPOSED FIRE STATION INCLUDES AN APPARATUS BUILDING THAT WILL HOUSE FIRE TRUCKS, EQUIPMENT AND OTHER FIRE PROTECTION RELATED GEAR AND TOOLS. THE ADMINISTRATION BUILDING WILL PROVIDE OFFICES FOR INFORMATION, FIRE PERSONNEL, MULTI-PURPOSE ROOM, KITCHEN, DINING AND ADA RESTROOMS, AS WELL AS A LARGE TRAINING ROOM WITH STORAGE. THE PROPOSED ASPHALT DRIVEWAY, A ONE-WAY INGRESS AND EGRESS FOR ALL FIRE VEHICLES WILL AVOID THE OFTEN CONGESTED AREA OF WEST STREET LOCATED BETWEEN THE EXISTING ALBION POST OFFICE AND ALBION GROCERY STORE. PERSONNEL PARKING WITH ADA PARKING SPACES ARE PROVIDED ALONG WITH ELECTRIC CHARGING STATIONS PER SITE PLAN. EXISTING WOODEN FENCE BOARDS, POSTS & WIRE FENCING SHALL BE REPAIRED AND REPLACED WHERE NEEDED. NEW GATE WITH ADDRESS AND FLAG POLE SHALL BE LOCATED AT OFFICE ENTRANCE NEAR WESET STREET. ALL UTILITIES SHALL BE UNDERGROUND. NEW WATER STORAGE TANKS SHALL BE INSTALLED PER SITE PLAN FOR ADDED FIRE SAFETY FOR THE COMMUNITY.

INDEX OF DRAWINGS

APPARATUS BAY

APPARATUS BAY	3,810 SF
STOR./OFFICE	660 SF

ADMIN. BLDG. 1ST FLOOR

ENTRY/OFFICE	3,504 SF

ADMIN. BLDG. 2ND FLOOR

OFFICES	507 SF
TRAINING/ELEV./STOR.	1,467 SF

OVERALL SQ. FT.

APPARATUS BLDG.: 4,470 S.F.
ADMIN. BLDG.: 5,478 SF

AREA SPECIFICATIONS:

LOT SIZE: 1.8 ACRES ZONE: RURAL VILLAGE CTA

SQUARE FOOTAGE:

APPARATUS BAY 4,470 SF
ADMINISTRATION BLDG. 5,612 SF
TOTAL: 10,082 SF

BUILDING MATERIALS - PROPOSED:

EXTERIOR MATERIALS: STUCCO, STONE CLADDING, CEMENT BOARD & BATT
ROOFING: STANDING SEAM METAL
WINDOWS: ALUMINUM CLAD
DRIVEWAY: ASPHALT
PARKING: ASPHALT AND GRAVEL

GRADING NOTES:

FINISH GRADE & BUILDING ELEVATIONS ARE SHOWN AS EL. 175.00'

EXTERIOR LIGHTING NOTES:

ALL EXTERIOR LIGHTING FIXTURES SHALL BE SHIELDED FROM DIRECT VIEW AND SHALL BE DOWNCAST, OR NIGHT SKY RATED IN DESIGN.

CONSTRUCTION NOTES:

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT SO THAT CLARIFICATION CAN BE MADE. IN DISCREPANCIES BETWEEN WRITTEN DESCRIPTIONS AND DRAWINGS, WRITTEN DESCRIPTIONS SHALL GOVERN.

REVISIONS

DIANA WIEDEMANN
PLANNING · DESIGN · RESEARCH
ARCHITECT
P.O. BOX 395
ALBION, CA 95410
707-937-2807

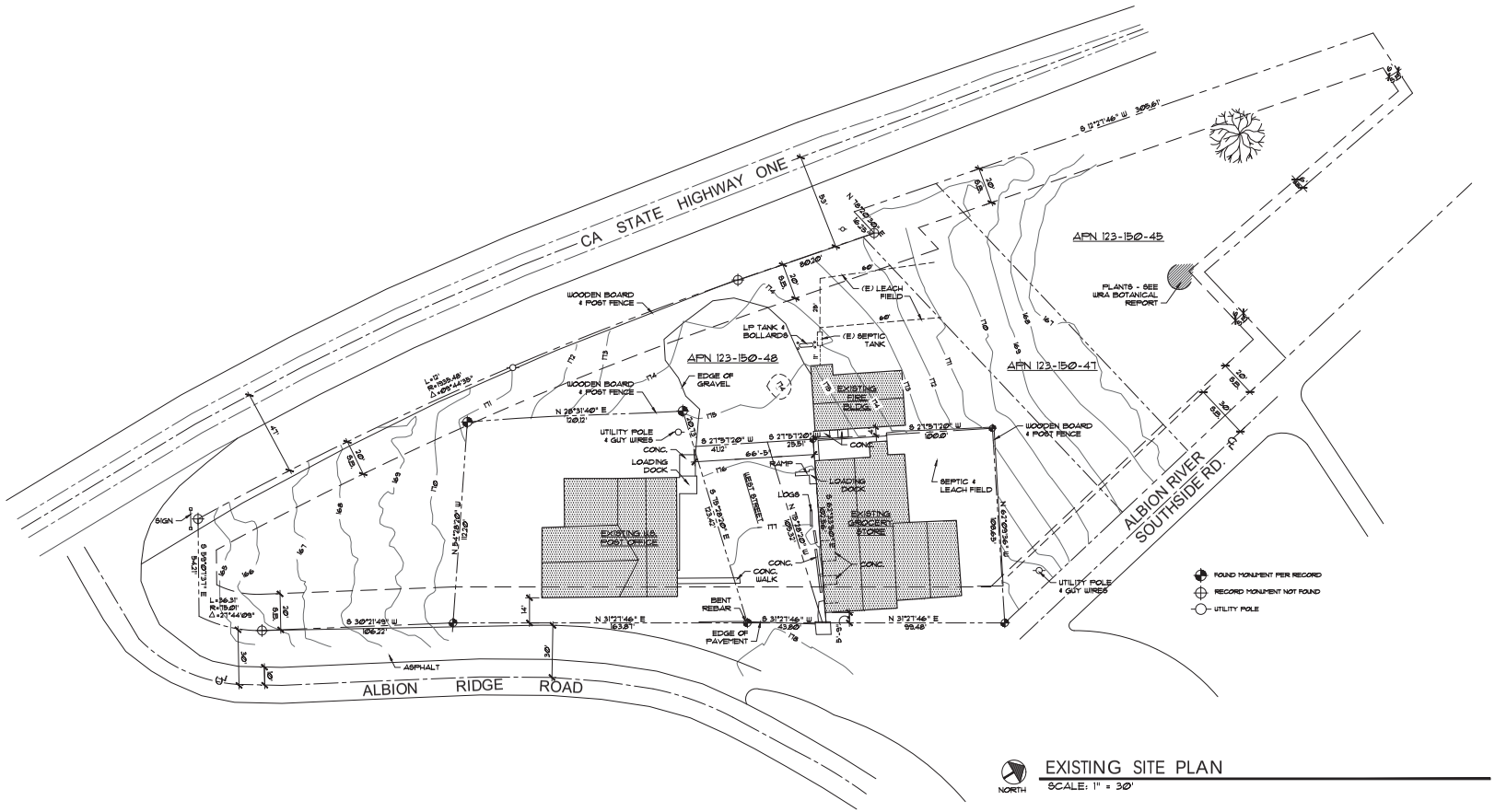
STAMP:

TITLE: TITLE SHEET AND PROJECT INFORMATION

PROJECT: ALBION - LITTLE RIVER FIRE PROTECTION DISTRICT
33900 WEST STREET, ALBION, CA 95410

DATE: DEC. 12, 2022
SCALE: AS SHOWN
DRAWN BY: MGH
CHECKED: DW

SHEET
A1.0



NORTH

EXISTING SITE PLAN

SCALE: 1" = 30'

REVISIONS

DIANA WIEDEMANN
PLANNING · DESIGN · PERMITS
energy efficient · healthy environments
ARCHITECT
P.O. BOX 395
ALBION, CA 95410
707-937-2807

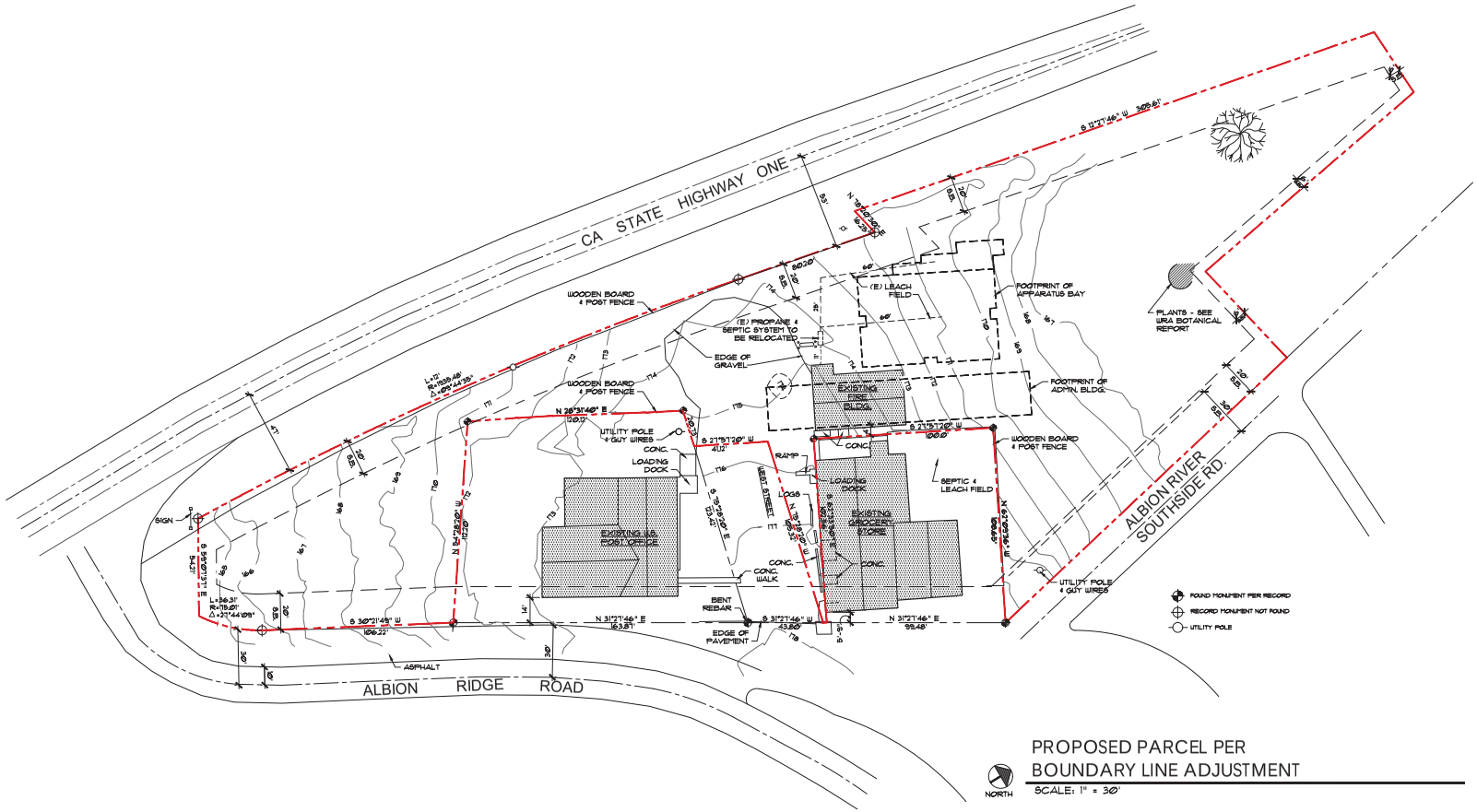
STAMP:

TITLE: EXISTING SITE PLAN

PROJECT:
ALBION - LITTLE RIVER
FIRE PROTECTION DISTRICT
33900 WEST STREET, ALBION, CA 95410

DATE: DEC. 12, 2022
SCALE: AS SHOWN
DRAWN BY: MGH
CHECKED: DW

SHEET
A1.1



PROPOSED PARCEL PER
BOUNDARY LINE ADJUSTMENT

SCALE: 1" = 30'

NOTE: SEE HANDOUT PER CC'S ATTACHED.

REVISIONS

DIANA WIEDEMANN
PLANNING · DESIGN · PERMITS
ARCHITECT
P.O. BOX 395
ALBION, CA 95410
707-937-2807

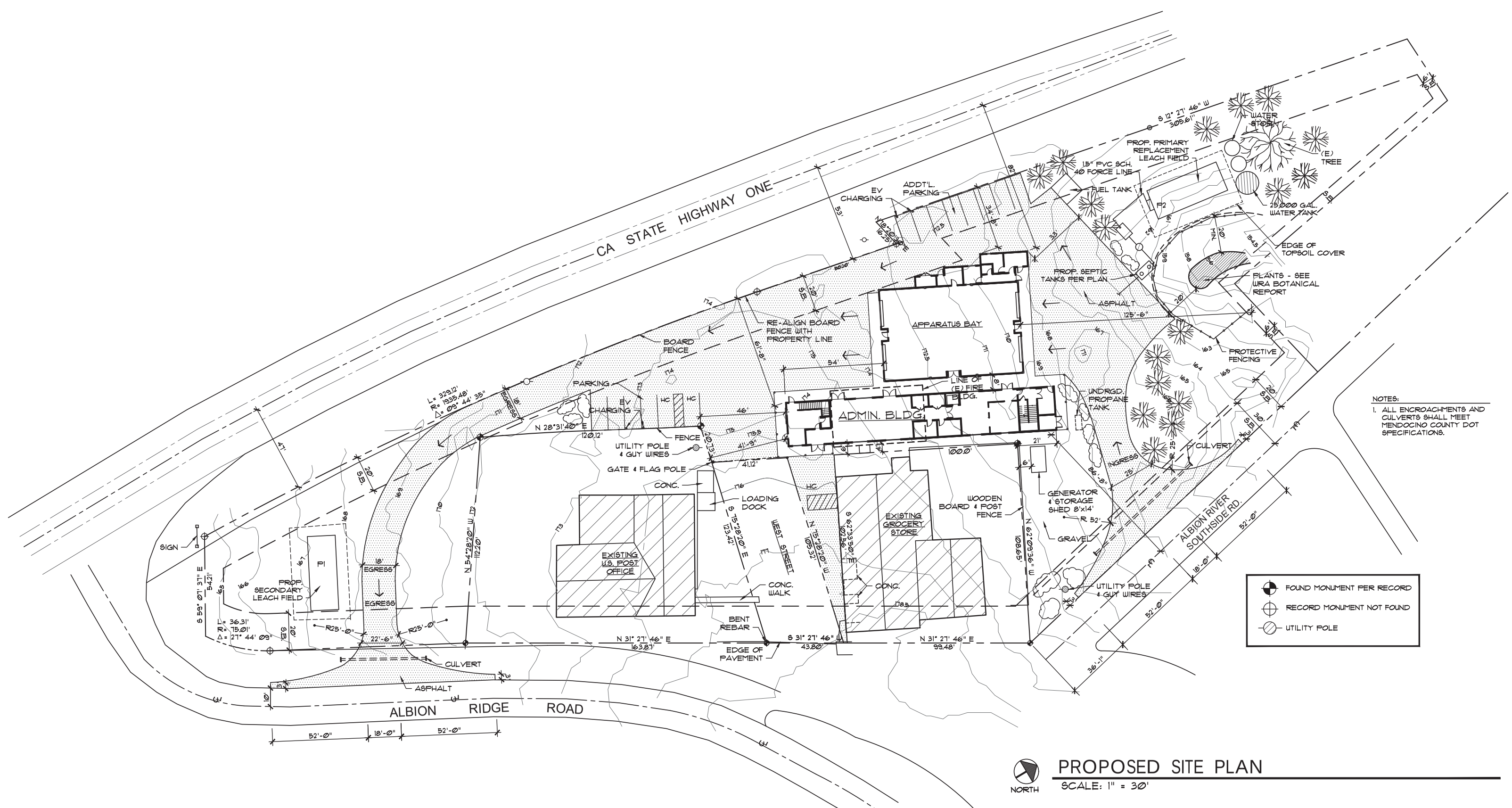
STAMP:

TITLE: PROPOSED PARCEL PER BOUNDARY LINE ADJUSTMENT

PROJECT: ALBION - LITTLE RIVER FIRE PROTECTION DISTRICT
33900 WEST STREET, ALBION, CA 95410

DATE: DEC. 12, 2022
SCALE: AS SHOWN
DRAWN BY: MGH
CHECKED: DW

SHEET
A1.2
4 OF 9



PROPOSED SITE PLAN

SCALE: 1" = 30'

REVISIONS

DIANA WIEDEMANN
PLANNING · DESIGN · PERMITS
energy efficient · healthy environments
ARCHITECT
P.O. BOX 395
ALBION, CA 95410
707-937-2807

STAMP:

TITLE: PROPOSED SITE PLAN

PROJECT: ALBION - LITTLE RIVER FIRE PROTECTION DISTRICT
33900 WEST STREET, ALBION, CA 95410

DATE: DEC. 12, 2022
SCALE: AS SHOWN
DRAWN BY: MGH
CHECKED: DW

SHEET
A1.3
5 OF 9

SHEET NOTES:

1. INGRESS AND EGRESS PER MENDOCINO DEPT. OF TRANSPORTATION REQUIREMENTS AND THEIR ON-SITE RECOMMENDATIONS.
2. ALL CULVERTS WITH ASPHALT TO BE LOCATED AND DESIGNED PER COUNTY REGULATIONS.
3. MULTIPLE WATER STORAGE TANKS ARE FOR COMMUNITY SAFETY.

LANDSCAPING:

4. LANDSCAPING AS FOLLOWS:
   (1) SHORE PINE OR BISHOP PINE
   (2) RHODODENDRON, PIERIS, WAX MYRTLE OR OTHER DROUGHT RESISTANT, LOW MAINTENANCE AND NATIVE SHRUBS.
5. IRRIGATION:
   ALL LANDSCAPING SHALL BE IRRIGATED, STAKED, MAINTAINED AND REPLACED, AS NECESSARY, TO ENSURE THAT A VEGETATION SCREEN IS ESTABLISHED AND MAINTAINED IN PERPETUITY.
6. ALL FUTURE LANDSCAPING SHALL REFER TO THE RECOMMENDATIONS OF THE REPORT BY WRA REGARDING NATIVE SPECIES AND EROSION CONTROL PROTECTION.

HARDSCAPE & BLDG. FOOTPRINT:

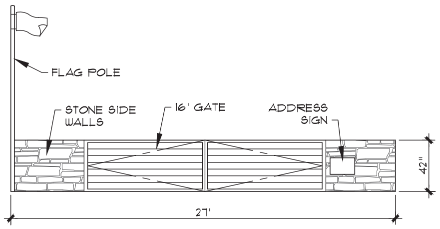
ASPHALT PAVING AND CONCRETE WALKWAYS 29,792 S.F.
BUILDINGS (FOOTPRINT) 7,900 S.F.
TOTAL NON-PERMEABLE: 37,692 S.F.
TOTAL PERMEABLE: 41,151 S.F.

TOTAL SIZE OF PARCEL:
1.81 ACRES (78,843 SQ. FT.)

LIGHTING FIXTURES:

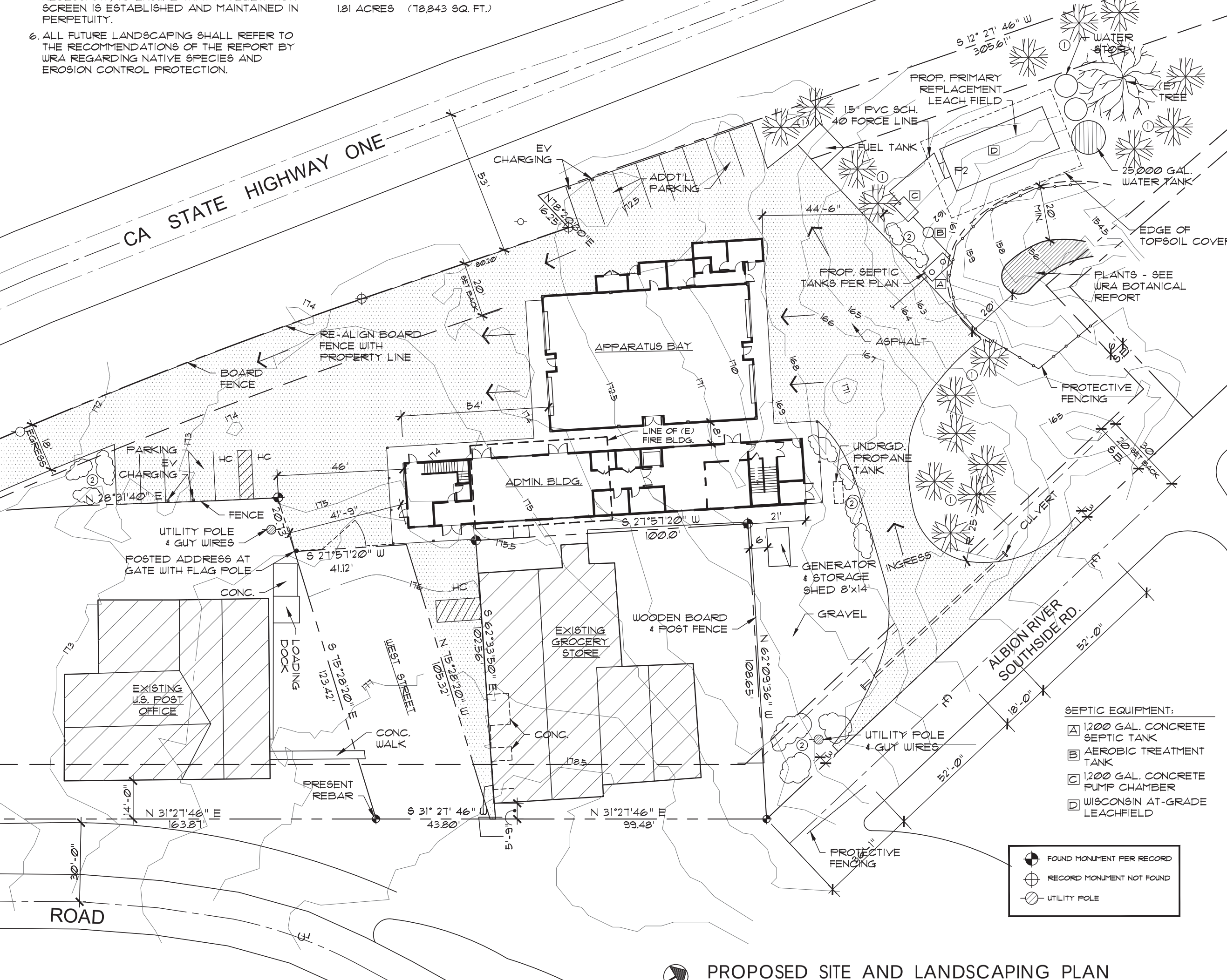
ALL LIGHT FIXTURES TO BE ATTACHED TO BUILDINGS AND ADDRESS SIGN.

ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY RATED AND DOWNCAST.



GATE, SIGN AND FLAG POLE

GATE MATERIAL TO BE DETERMINED.



PROPOSED SITE AND LANDSCAPING PLAN

SCALE: 1" = 20'

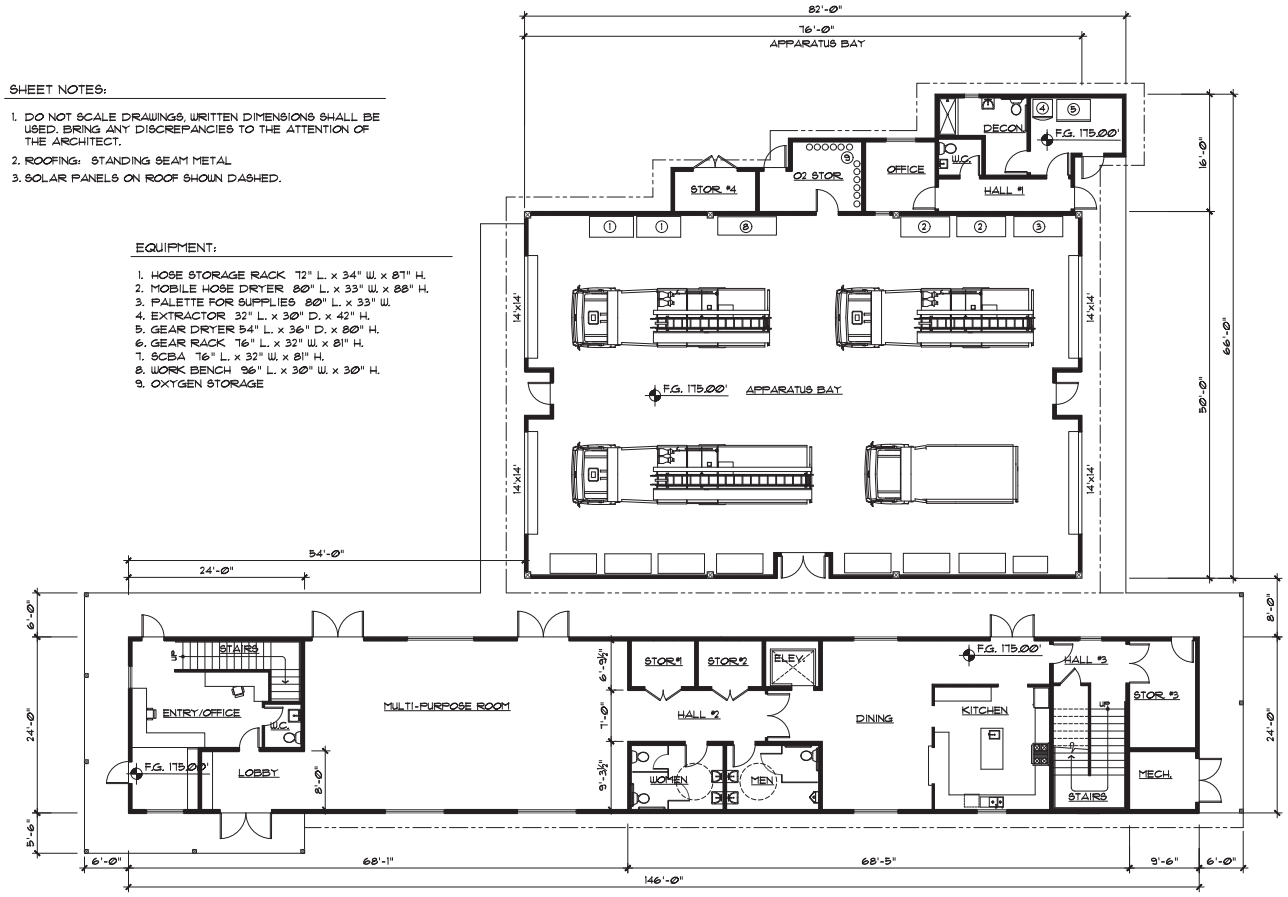
REVISIONS	
ARCHITECT	DIANA WIEDEMANN PLANNING · DESIGN · PERMITS P.O. BOX 395 ALBION, CA 95410 707-937-2807
STAMP:	
TITLE:	PROPOSED SITE AND LANDSCAPING PLAN
PROJECT:	ALBION - LITTLE RIVER FIRE PROTECTION DISTRICT 33900 WEST STREET, ALBION, CA 95410
DATE:	DEC. 12, 2022
SCALE:	AS SHOWN
DRAWN BY:	MGH
CHECKED:	DW
SHEET	A1.4

SHEET NOTES:

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL BE USED. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
2. ROOFING: STANDING SEAM METAL
3. SOLAR PANELS ON ROOF SHOWN DASHED.

EQUIPMENT:

1. HOSE STORAGE RACK 72" L. x 34" W. x 87" H.
2. MOBILE HOSE DRYER 80" L. x 33" W. x 88" H.
3. PALETTE FOR SUPPLIES 80" L. x 33" W.
4. EXTRACTOR 32" L. x 30" D. x 42" H.
5. GEAR DRYER 54" L. x 36" D. x 80" H.
6. GEAR RACK 76" L. x 32" W. x 81" H.
7. SCBA 76" L. x 32" W. x 81" H.
8. WORK BENCH 96" L. x 30" W. x 30" H.
9. OXYGEN STORAGE



REF. NORTH

PROPOSED FIRST FLOOR PLAN APPARATUS BAY 4,470 SF ADMIN. 1ST FLR. 3,504 SF

SCALE: 1/8" = 1'-0"

REVISIONS

DIANA WIEDEMANN
ARCHITECT
P.O. BOX 395
ALBION, CA 95410
707-937-2807

STAMP:

TITLE: PROPOSED FIRST FLOOR PLAN

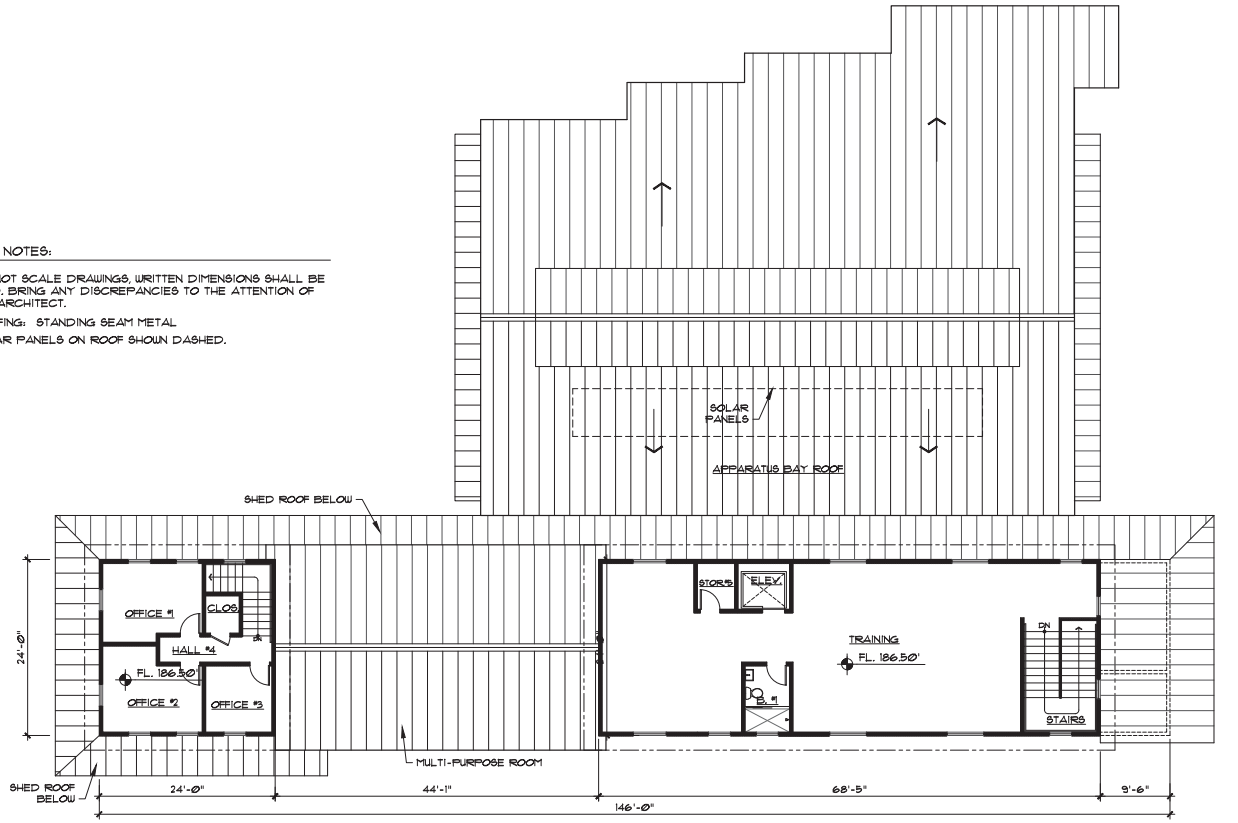
PROJECT: ALBION - LITTLE RIVER FIRE PROTECTION DISTRICT
33900 WEST STREET, ALBION, CA 95410

DATE: DEC. 12, 2022
SCALE: 1/8" = 1'-0"
DRAWN BY: MSH
CHECKED: DW

SHEET
A2.0

SHEET NOTES:

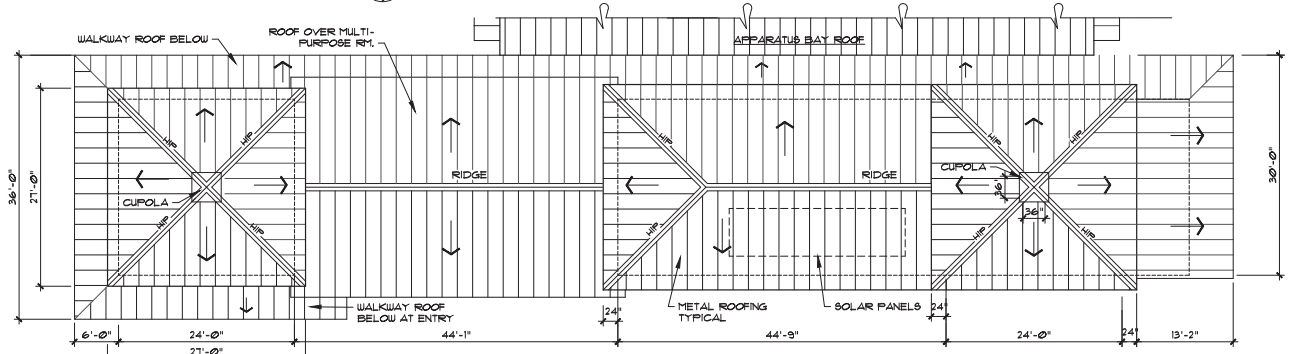
1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL BE USED. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
2. ROOFING: STANDING SEAM METAL
3. SOLAR PANELS ON ROOF SHOWN DASHED.



REF. NORTH

PROPOSED SECOND FLOOR PLAN ADMIN. 2ND FLR. 1,973 SF

SCALE: 1/8" = 1'-0"



REF. NORTH

PROPOSED SECOND FLOOR ROOF PLAN

SCALE: 1/8" = 1'-0"

REVISIONS

DIANA WIEDEMANN
ARCHITECT
P.O. BOX 395
ALBION, CA 95410
707-937-2807

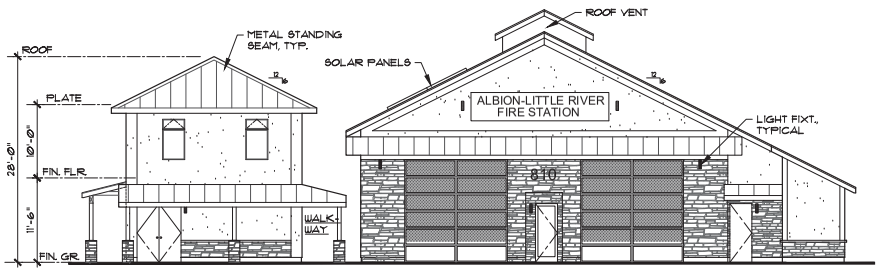
STAMP:

TITLE: PROPOSED SECOND FLOOR PLAN AND ROOF PLAN

PROJECT: ALBION - LITTLE RIVER FIRE PROTECTION DISTRICT
33900 WEST STREET, ALBION, CA 95410

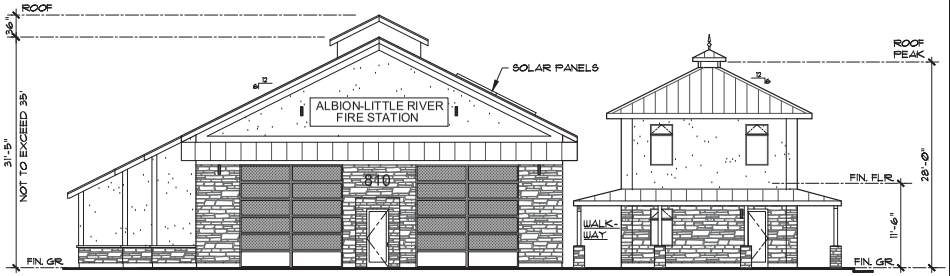
DATE: DEC. 12, 2022
SCALE: 1/8" = 1'-0"
DRAWN BY: MSH
CHECKED: DW

SHEET A2.1



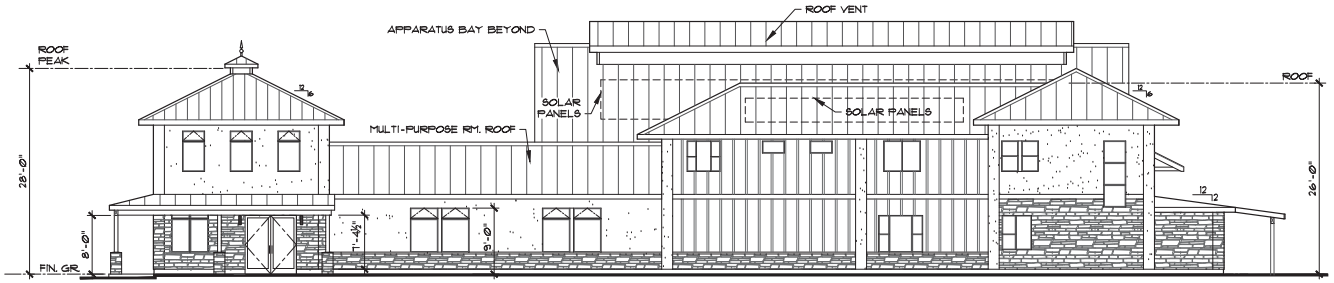
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

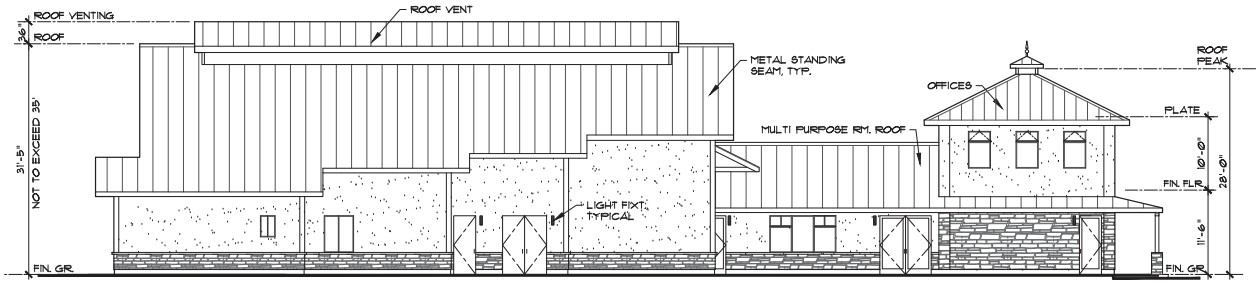


EAST ELEVATION

SCALE: 1/8" = 1'-0"

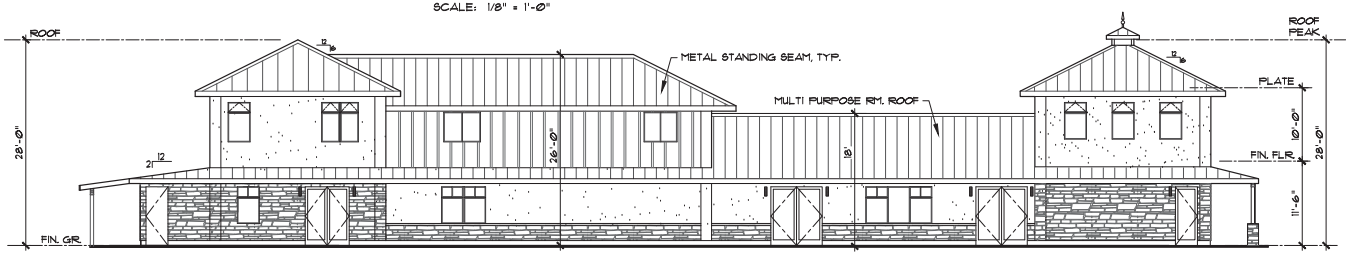
EXTERIOR FINISHES:

ROOF - GRAY METAL STANDING SEAM
WALLS - STONE CLADDING, STUCCO, CEMENT BOARD AND BATT
WINDOWS - ALUMINUM CLAD, NON-REFLECTIVE GLAZING



WEST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION (WITHOUT APPARATUS BAY)

SCALE: 1/8" = 1'-0"

REVISIONS

DIANA WIEDEMANN
ARCHITECT
P.O. BOX 395
ALBION, CA 95410
707-937-2807

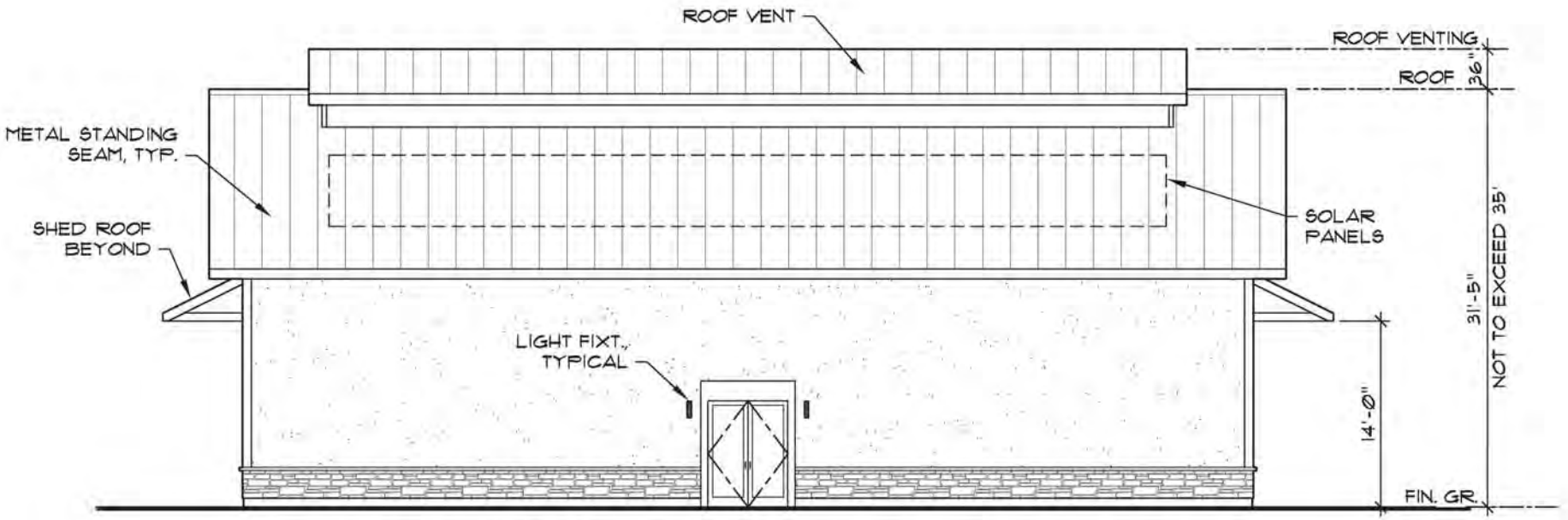
STAMP:

TITLE: EXTERIOR ELEVATIONS

PROJECT: ALBION - LITTLE RIVER FIRE PROTECTION DISTRICT
33900 WEST STREET, ALBION, CA 95410

DATE: DEC. 12, 2022
SCALE: 1/8" = 1'-0"
DRAWN BY: MGH
CHECKED: DW

SHEET
A3.0



EAST APPARATUS BAY

SCALE: 1/8" = 1'-0"

Albion Little River Fire Protection District

Finish Schedule for Exterior Buildings Material and Color:

Exterior Walls: Stone cladding colors shall be Earth tones Gray and Tan

MILL CREEK PANELS (NATURAL CLEFT FINISH SHOWN)
Honey

Exterior Walls: Stucco shall be tans with gray blues on Administration building:

426 STILL CREEK

428 DRY GOODS

Exterior Walls: Stucco shall be earthen reddish maroon and tans for Fire Station Apparatus Bay with stone cladding defined above:

BRICK RED
521

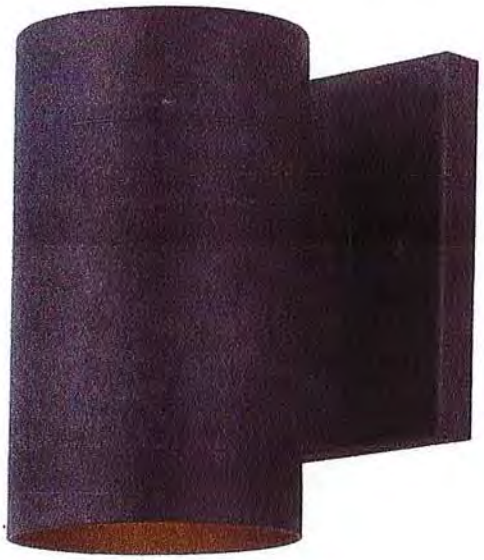
Roofing Material: Standing seam metal roofing: Gray in color

Old Town Grey (W25) Old Zinc Grey (W29) Slate Grey (W38)

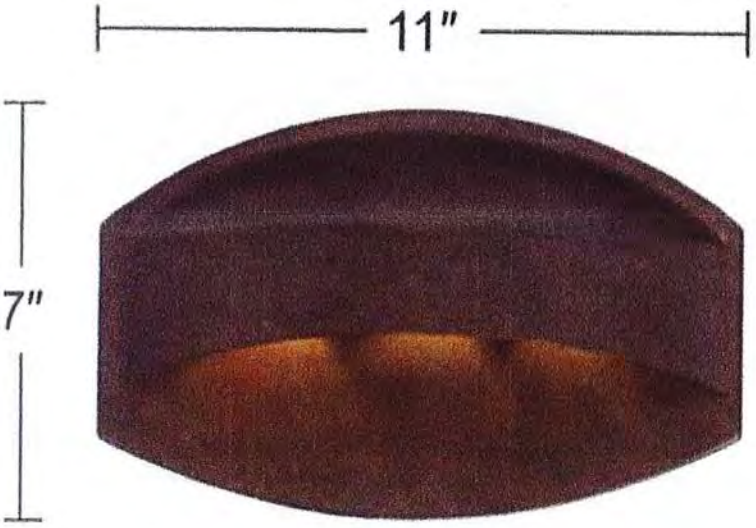
Doors & Windows : Shall be dark Gray aluminum clad frames throughout

Canarm Ltd. Night Sky Oil-Rubbed Bronze Outdoor Wall Light

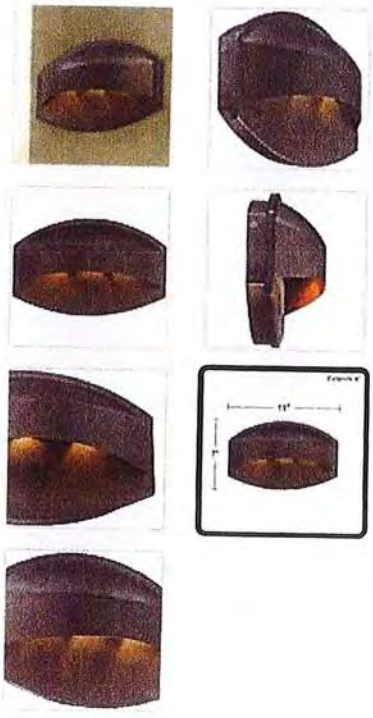
Model Number: IOL211ORB | Menards ® SKU: 3563469



Extends 4"



Possini Euro Xane 11" Wide Bronze Dark Sky LED Wall Light - Style # Y7737



Up to **20% OFF** with code: **NEWYEAR23** at checkout.

Kichler Lighting - 49607AZTLED - Estella - 1 Led Outdoor Wall Mount - With Contemporary Inspirations - 12 Inches Tall By 6 Inches Wide

PLANNING & BUILDING SERVICES

CASE NO:	B-2023-0001
DATE FILED:	1-13-2023
FEE:	1,854.50
RECEIPT NO:	PRJ-053990
RECEIVED BY:	@WALDMANJ

Office Use Only

BOUNDARY LINE ADJUSTMENT APPLICATION FORM

APPLICANT

Name: Albion Little River Fire Protection District Phone: 707-800-2583

Mailing Address: P O Box 634

City: Albion State/Zip: Ca.95410 Email: pam@albionfire.com

PROPERTY OWNER

Name: Albion Little River Fire Protection District Phone: 707-800-2583

Mailing Address: P O Box 634

City: Albion State/Zip: 95410 Email: pam@albionfire.com

AGENT

Name: Pam Linstedt Phone: 707-800-2583

Mailing Address: P O Box 634

City: Albion State/Zip: Ca. 95410 Email: pam@albionfire.com

LOT NO.	ASSESSOR'S PARCEL NUMBERS	PARCEL OWNER/S	STREET ADDRESS	LOT ACREAGE BEFORE / AFTER	
1	123-150-48	ALRFPD	33900 WEST ST	1.03	
2	123-150-47	ALRFPD	33900 WEST ST	.23	
3	123-150-45	ALRFPD	33900 WEST ST	.55	

BRIEFLY DESCRIBE THE PROPOSED PARCEL ADJUSTMENTS: (ACREAGE TO BE ADJUSTED FROM ASSESSOR'S PARCEL NUMBER INTO ASSESSOR'S PARCEL NUMBER, ETC.)

Combine all parcels into one parcel to accomodate the existing fire station proposal for a new updated fire station and administration building with updated utilities.

I certify that the information submitted with this application is true and accurate.

Pam Linstedt 12/22/22 Pam Linstedt 12/22/22

Signature of Applicant/Agent *Date* *Signature of Owner* *Date*

Project Description Questionnaire for Boundary Line Adjustments Located In the Coastal Zone

The purpose of this questionnaire is to provide additional information related to the Coastal Zone concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer the picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions.

PRESENT USE OF PROPERTY

1) Are there existing structures on the property? ■ Yes ☐ No
If yes, describe below, and identify the use of each structure on the map to be submitted with your application.
EXISTING FIRE STATION KNOWN AS STATION 810 ALRFPD. EXISTING UTILITIES, SEPTIC SYSTEM & GRAVEL PARKING AREA & TURN AROUND.

2) Will any existing structures be demolished? ■ Yes ☐ No Will any existing structures be removed? ☐ Yes ☐ No
If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.
THE PROPOSED NEW FIRE STATION & ADMINISTRATION BUILDING WILL BE BUILT SEPARATELY AS TO KEEP EXISTING FIRE STATION UP & RUNNING UNTIL NEW FIRE STATION - APPARATUS BAY IS BUILT — AS TO PROTECT COMMUNITY —

3) Lot area (within property lines): _____ ☐ acres ☐ square feet

4) Lot Coverage:

APN 123-150-48

LOT 1 1.03 ACRE	EXISTING	PROPOSED
Building Coverage	1660 SF	5500 SF
Paved Area GRAVEL	4200 SF	23,460 SF
Landscaped Area	0 SF	1,000 SF
Unimproved Area	38,860 SF	14,900 SF
TOTAL:	44,860 SF	44,860 SF

APN 123-150-47

LOT 2 .23 ACRE	EXISTING	PROPOSED
Building Coverage	0 SF	2400 SF
Paved Area	0 SF	5400 SF
Landscaped Area	0 SF	600 SF
Unimproved Area	10,018 SF	1618 SF
TOTAL:	10,018 SF	10,018 SF

APN 123-150-45

LOT 3 .55 ACRE	EXISTING	PROPOSED
Building Coverage	0 SF	0 SF
Paved Area	0 SF	5200 SF
Landscaped Area	0 SF	600 SF
Unimproved Area	23,958 SF	18,158 SF
TOTAL:	23,958 SF	23,958 SF

LOT 4	EXISTING	PROPOSED
Building Coverage	_____ SF	_____ SF
Paved Area	_____ SF	_____ SF
Landscaped Area	_____ SF	_____ SF
Unimproved Area	_____ SF	_____ SF
TOTAL:	_____ SF	_____ SF

5) Parking will be provided as follows:

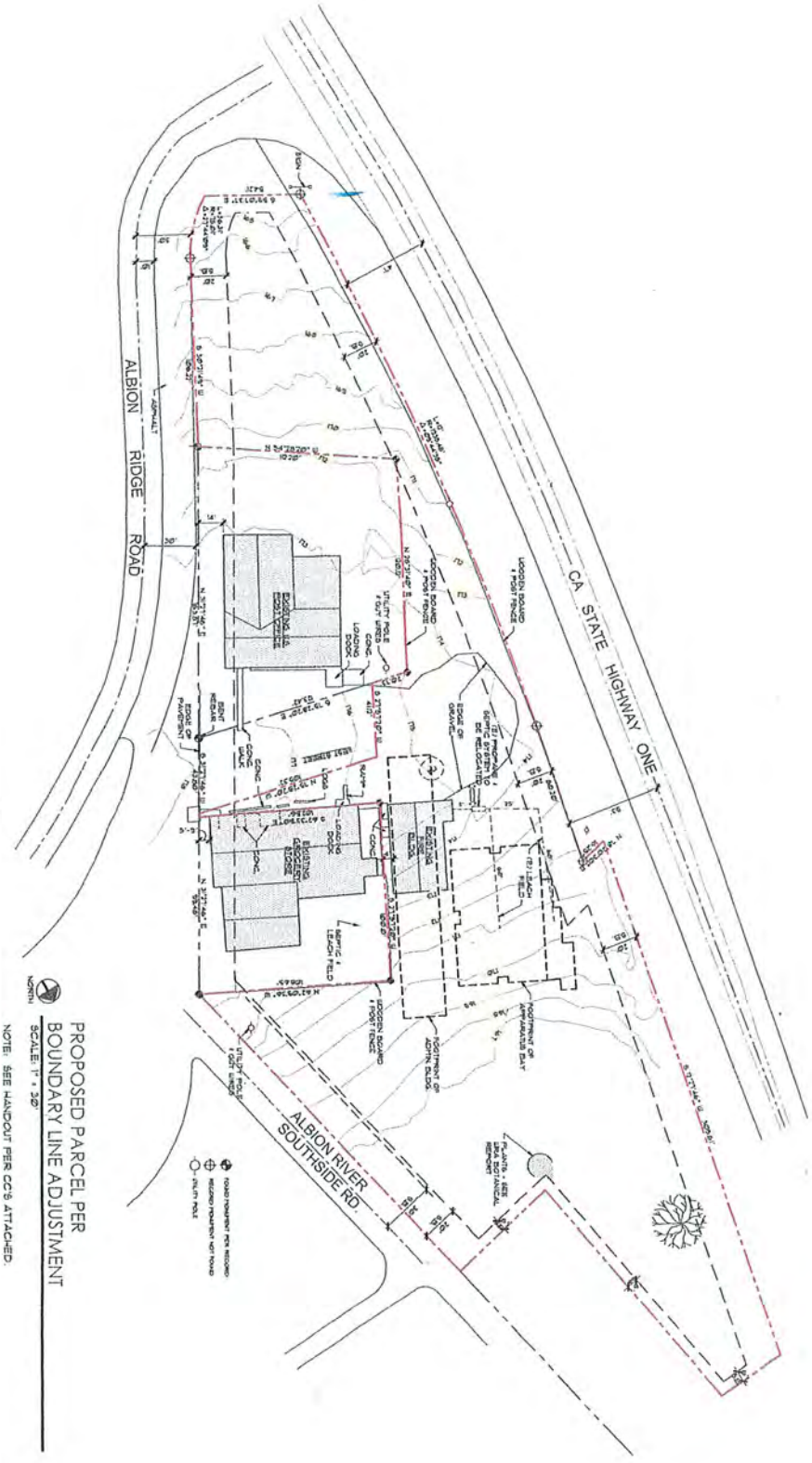
LOT 1	Existing Spaces: 7	Proposed Spaces: 7 TO 12
LOT 2	Existing Spaces: 0	Proposed Spaces: 8
LOT 3	Existing Spaces: 0	Proposed Spaces: 0
LOT 4	Existing Spaces: _____	Proposed Spaces: _____

6) Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or another scenic route? ☐Yes ■ No

7) Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? ☐Yes ■ No

ANY ADDITIONAL DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, BUILDING CONSTRUCTION, GRADING OR TREE REMOVAL IS NOT REVIEWED AS PART OF A BOUNDARY LINE ADJUSTMENT AND REQUIRES A SEPARATE COASTAL DEVELOPMENT PERMIT.

If you need more room to answer any question, please attach additional sheets.



PROPOSED PARCEL PER
BOUNDARY LINE ADJUSTMENT

SCALE: 1" = 30'

NOTE: SEE HANDOUT PER CC'S ATTACHED.

SHEET: A1.2 4 OF 9	PROJECT: ALBION - LITTLE RIVER FIRE PROTECTION DISTRICT 33900 WEST STREET, ALBION, CA 95410	TITLE: PROPOSED PARCEL PER BOUNDARY LINE ADJUSTMENT	STAMP:	DIANA WIEDEMANN ARCHITECT P.O. BOX 395 ALBION, CA 95410 707-937-2897	REVISIONS
DATE: DEC. 5, 2022					
SCALE: AS SHOWN					
DRAWN BY: MDH					
CHECKED: DW					

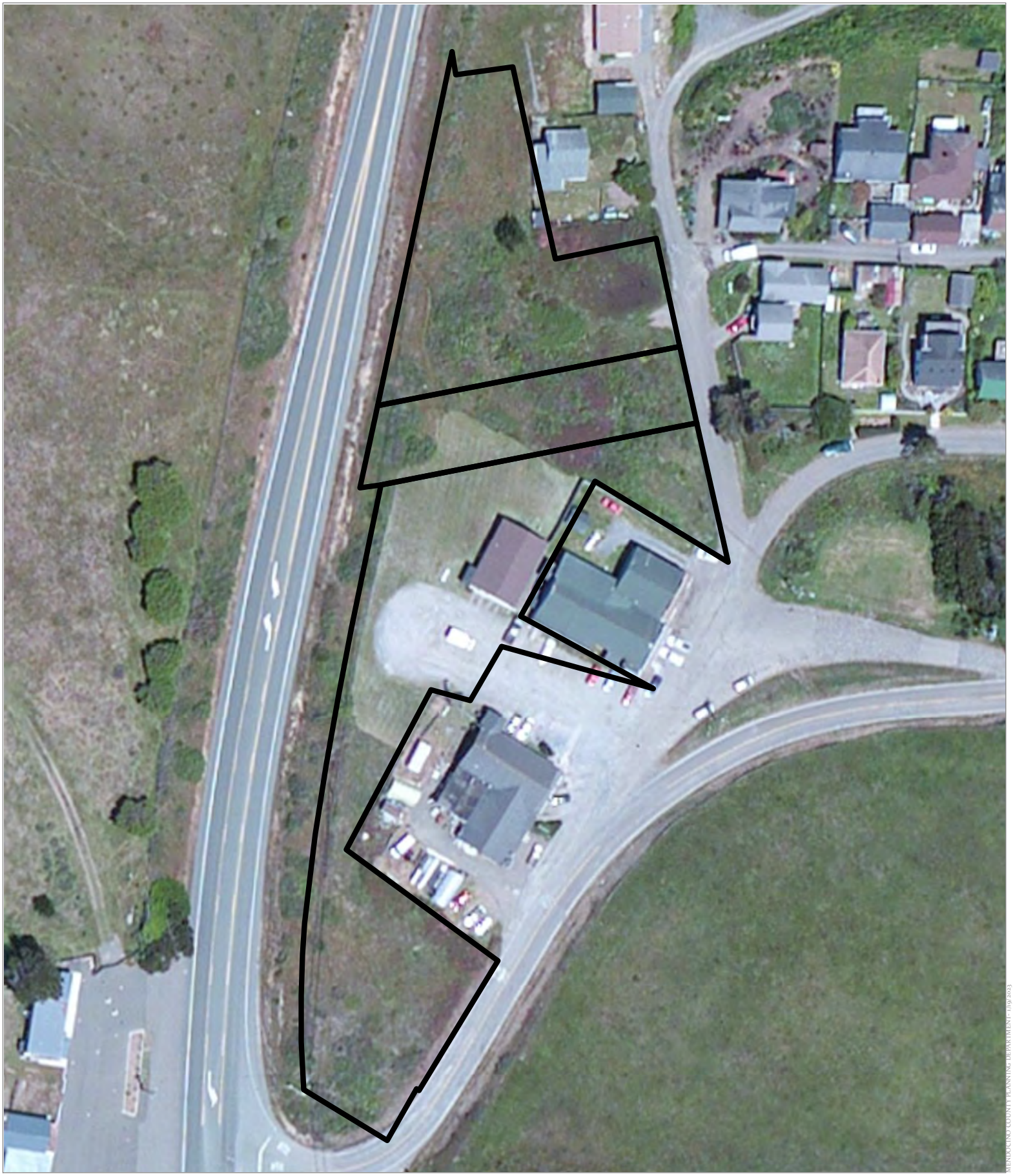
CASE: U 2023-0002 & B 2023-0001
OWNER: Albion Little River Fire Protection Dist
APN: 123-150-45, 47, 48
APLCT: Albion Little River Fire Protection Dist
AGENT: Pam Linstedt
ADDRESS: 33900 West Street, Albion

Coastal Zone Boundary
Major Roads
Highways

0 2,600 5,200 Feet
0 0.5 1 Miles
1:63,360

LOCATION

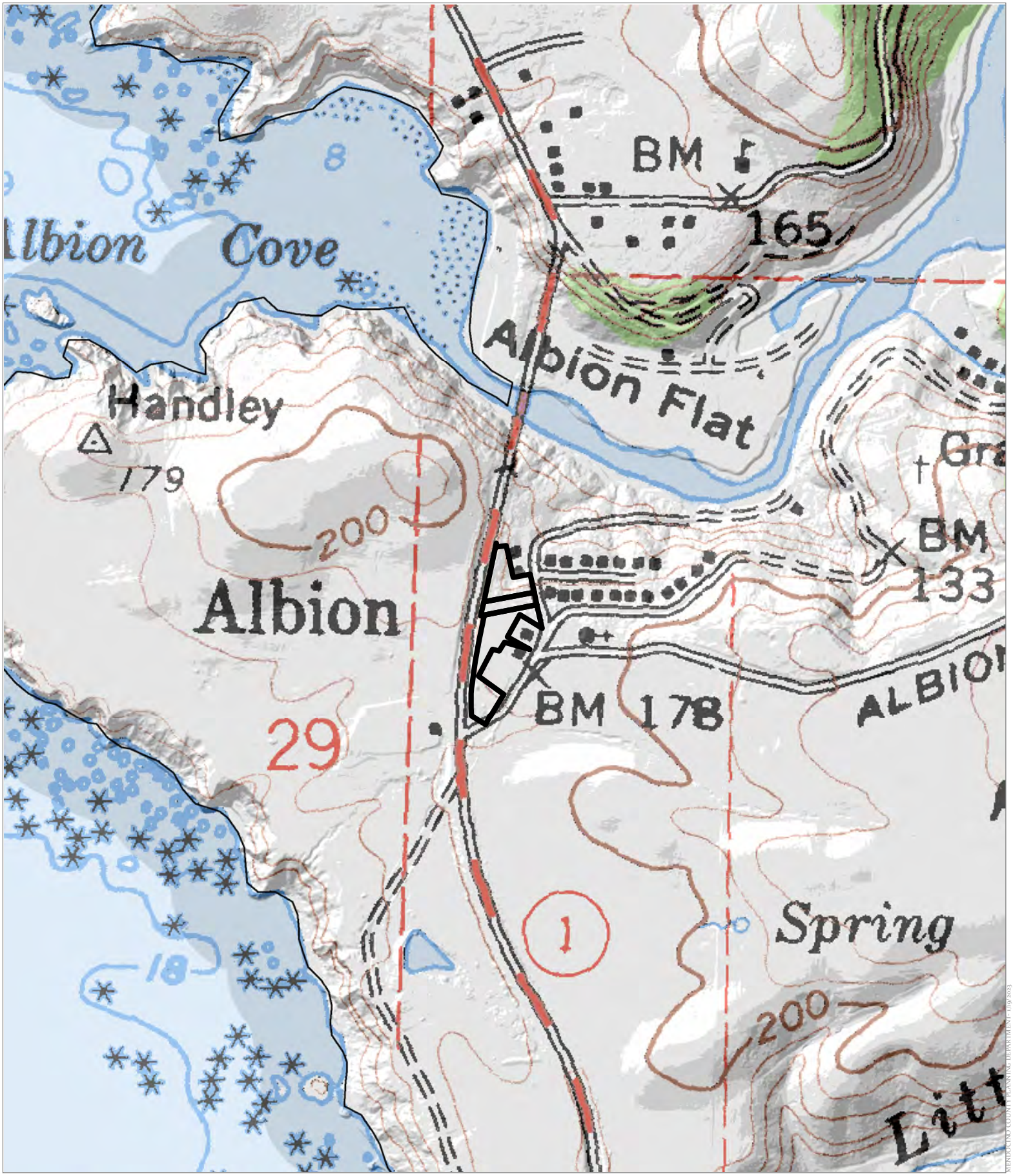
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: U 2023-0002 & B 2023-0001
OWNER: Albion Little River Fire Protection District
APN: 123-150-45, 47, 48
APLCT: Albion Little River Fire Protection District
AGENT: Pam Linstedt
ADDRESS: 33900 West Street, Albion

0 40 80 Feet
0 0.005 0.01 Miles
1:1,000

AERIAL IMAGERY



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OWNER: Albion Little River Fire Protection Dist
APN: 123-150-45, 47, 48
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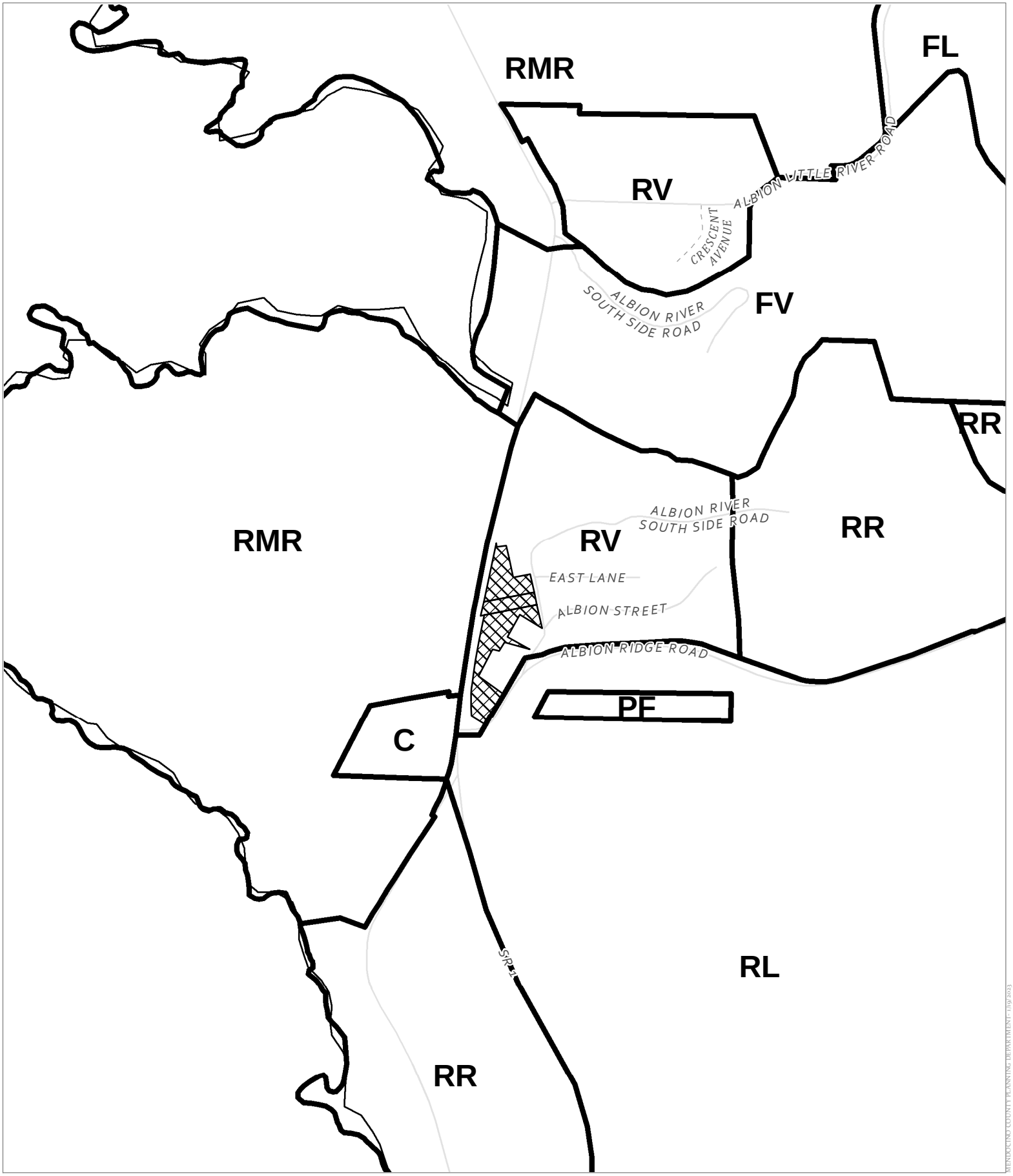
AGENT: Pam Linstedt
ADDRESS: 33900 West Street, Albion

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



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OWNER: Albion Little River Fire Protection Dist
APN: 123-150-45, 47, 48
APLCT: Albion Little River Fire Protection Dist
AGENT: Pam Linstedt
ADDRESS: 33900 West Street, Albion

Zoning Districts

Public Roads

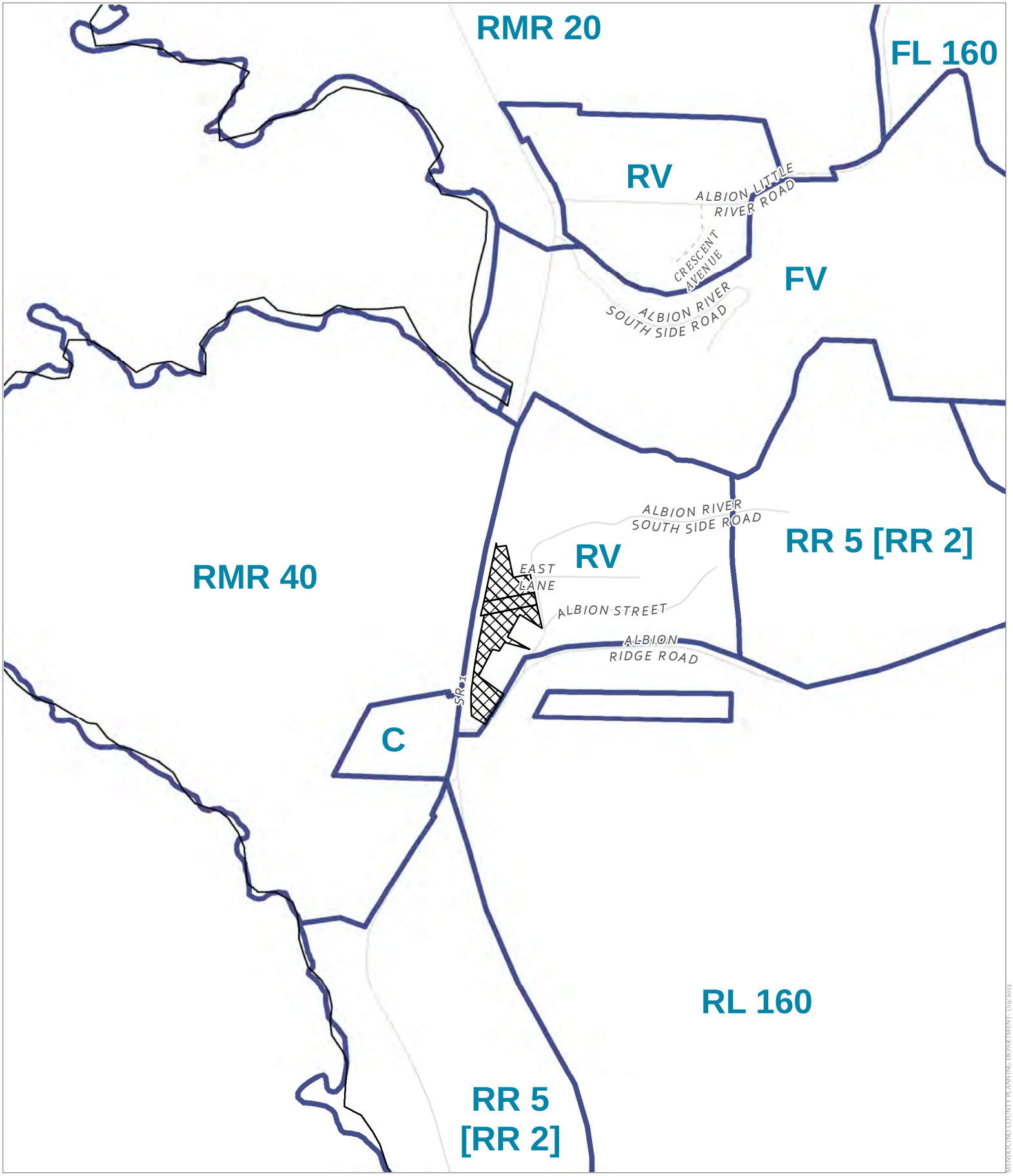
0 250 500 Feet

0 0.045 0.09 Miles

1:6,000

ZONING

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023



CASE: U 2023-0002 & B 2023-0001
OWNER: Albion Little River Fire Protection Dist
APN: 123-150-45, 47, 48
APLCT: Albion Little River Fire Protection Dist
AGENT: Pam Linstedt
ADDRESS: 33900 West Street, Albion

General Plan Classes

Public Roads

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

GENERAL PLAN

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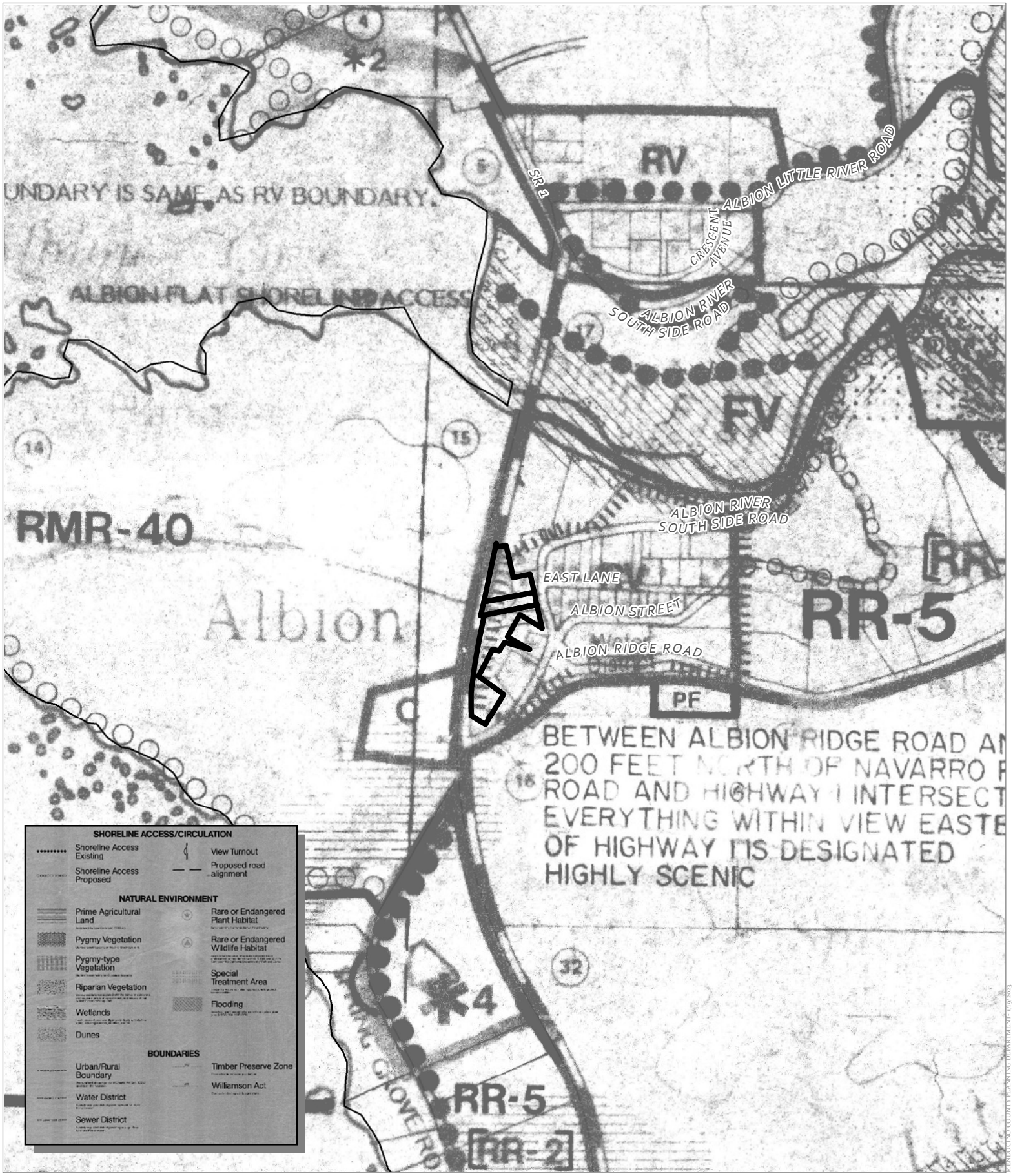
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

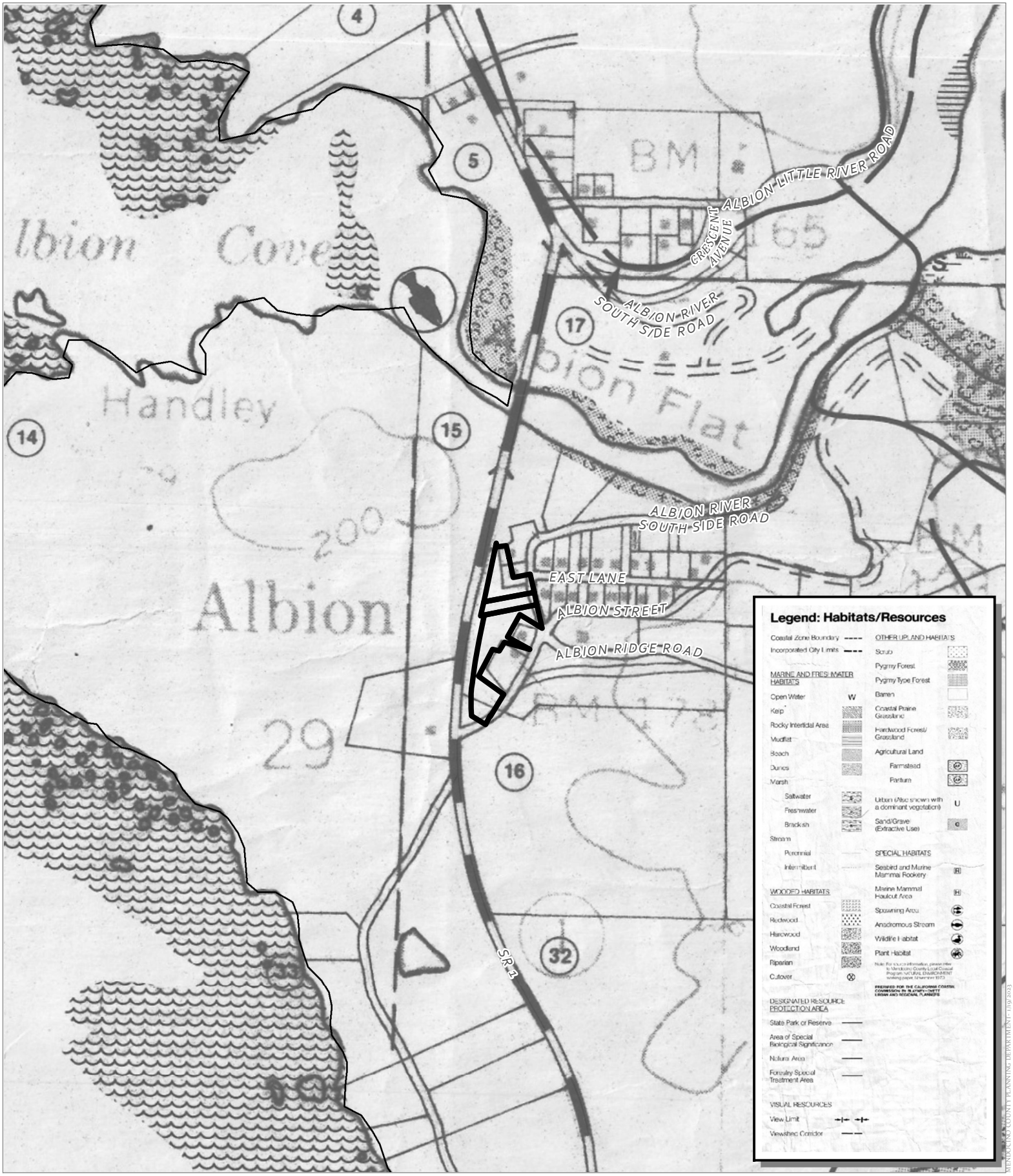


CASE: U 2023-0002 & B 2023-0001
OWNER: Albion Little River Fire Protection Dist
APN: 123-150-45, 47, 48
APLCT: Albion Little River Fire Protection Dist
AGENT: Pam Linstedt
ADDRESS: 33900 West Street, Albion

Public Roads

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

LCP LAND USE MAP 18: ALBION

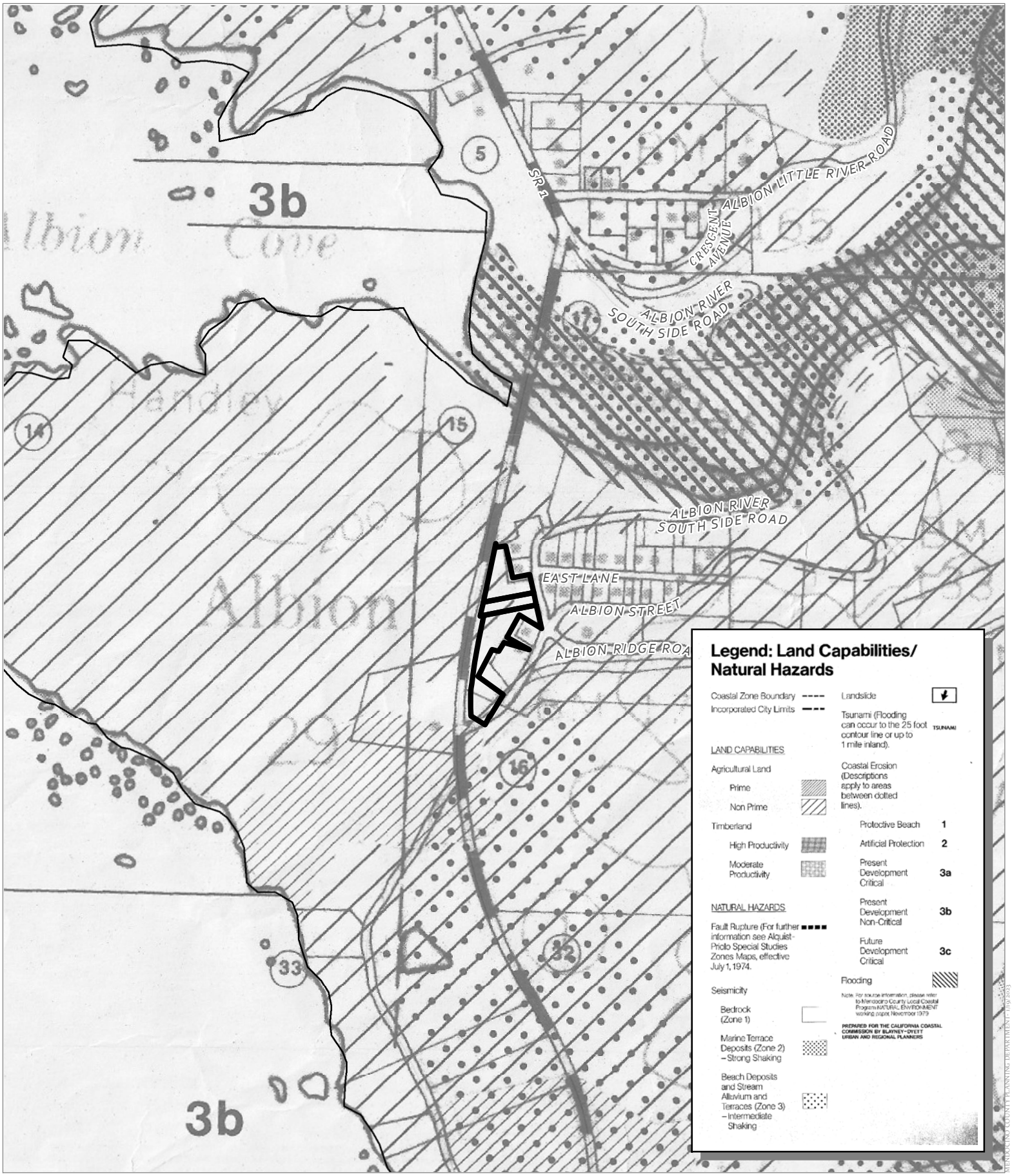


CASE: U 2023-0002 & B 2023-0001
OWNER: Albion Little River Fire Protection Dist
APN: 123-150-45, 47, 48
APLCT: Albion Little River Fire Protection Dist
AGENT: Pam Linstedt
ADDRESS: 33900 West Street, Albion

Public Roads

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

LCP HABITATS & RESOURCES



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Public Roads

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

LCP LAND CAPABILITIES & NATURAL HAZARDS

CASE: U 2023-0002 & B 2023-0001
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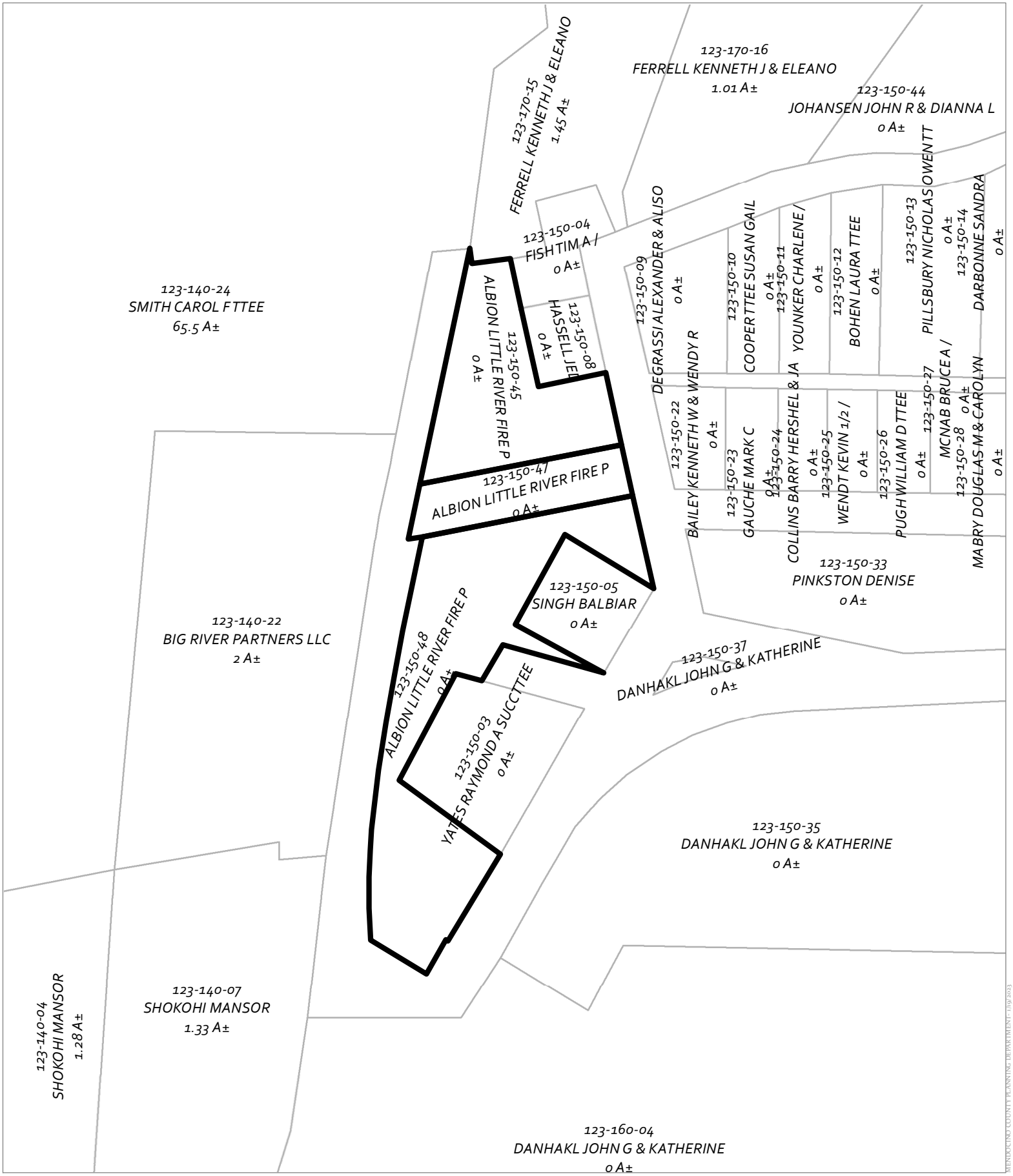
Public Roads

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

POST LCP CERTIFICATION & APPEAL JURISDICTION



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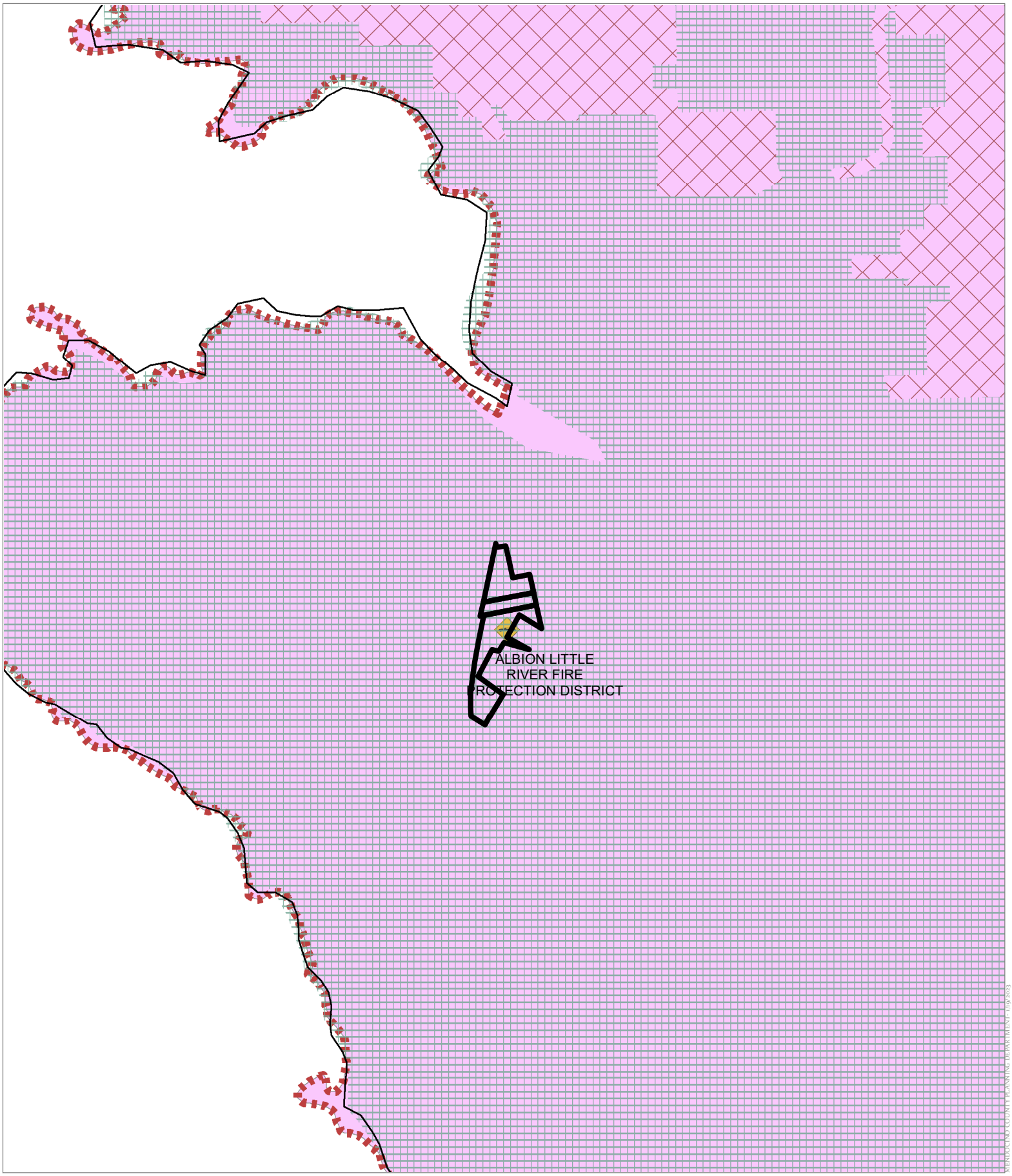
APN: 123-150-45, 47, 48
APLCT: Albion Little River Fire Protection District
AGENT: Pam Linstedt
ADDRESS: 33900 West Street, Albion

0 62.5 125 Feet
0 0.01 0.02 Miles
1:1,500

ADJACENT PARCELS



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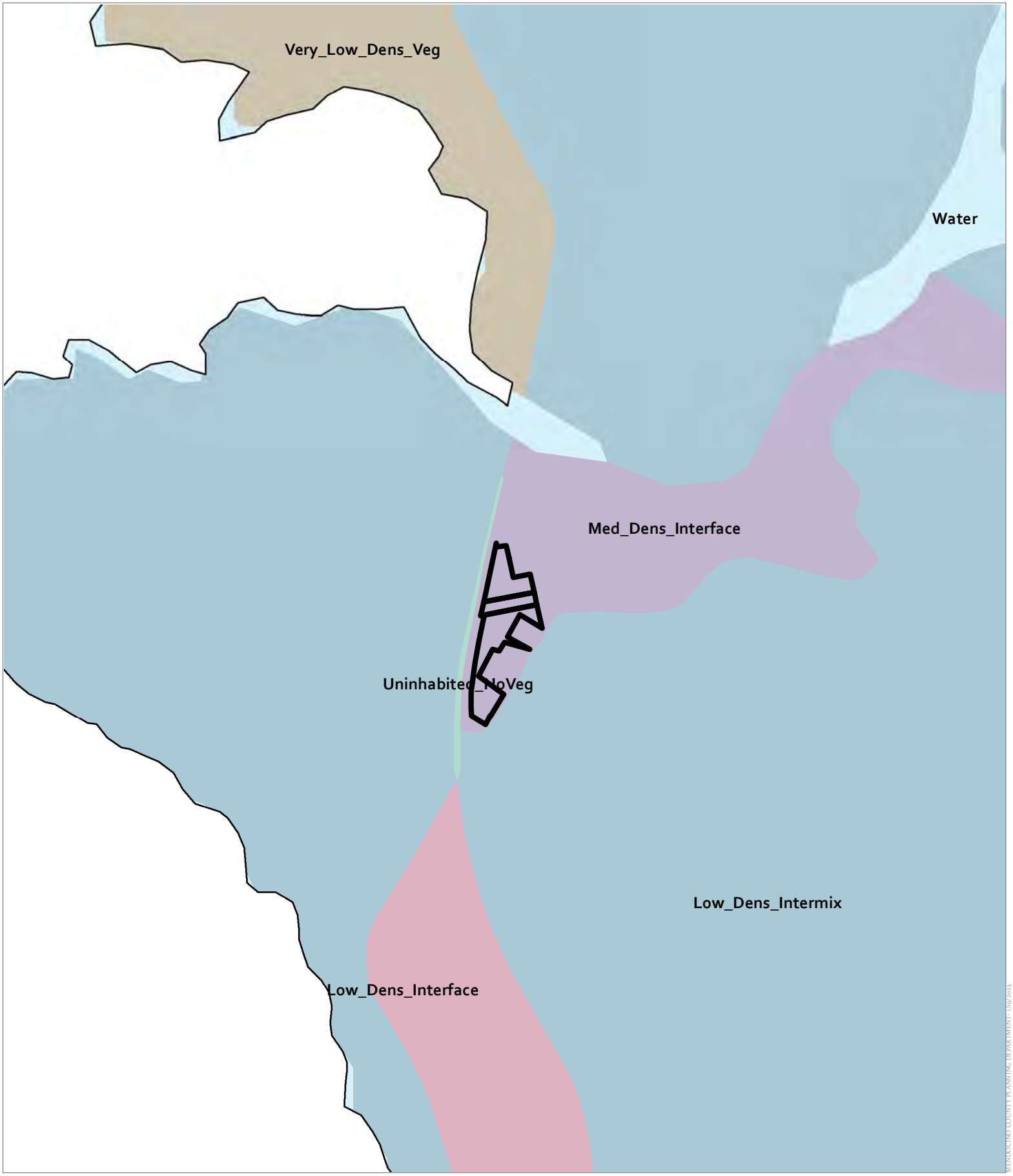
High Fire Hazard
Moderate Fire Hazard
Fire Stations
County Fire Districts

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT 7/19/2023



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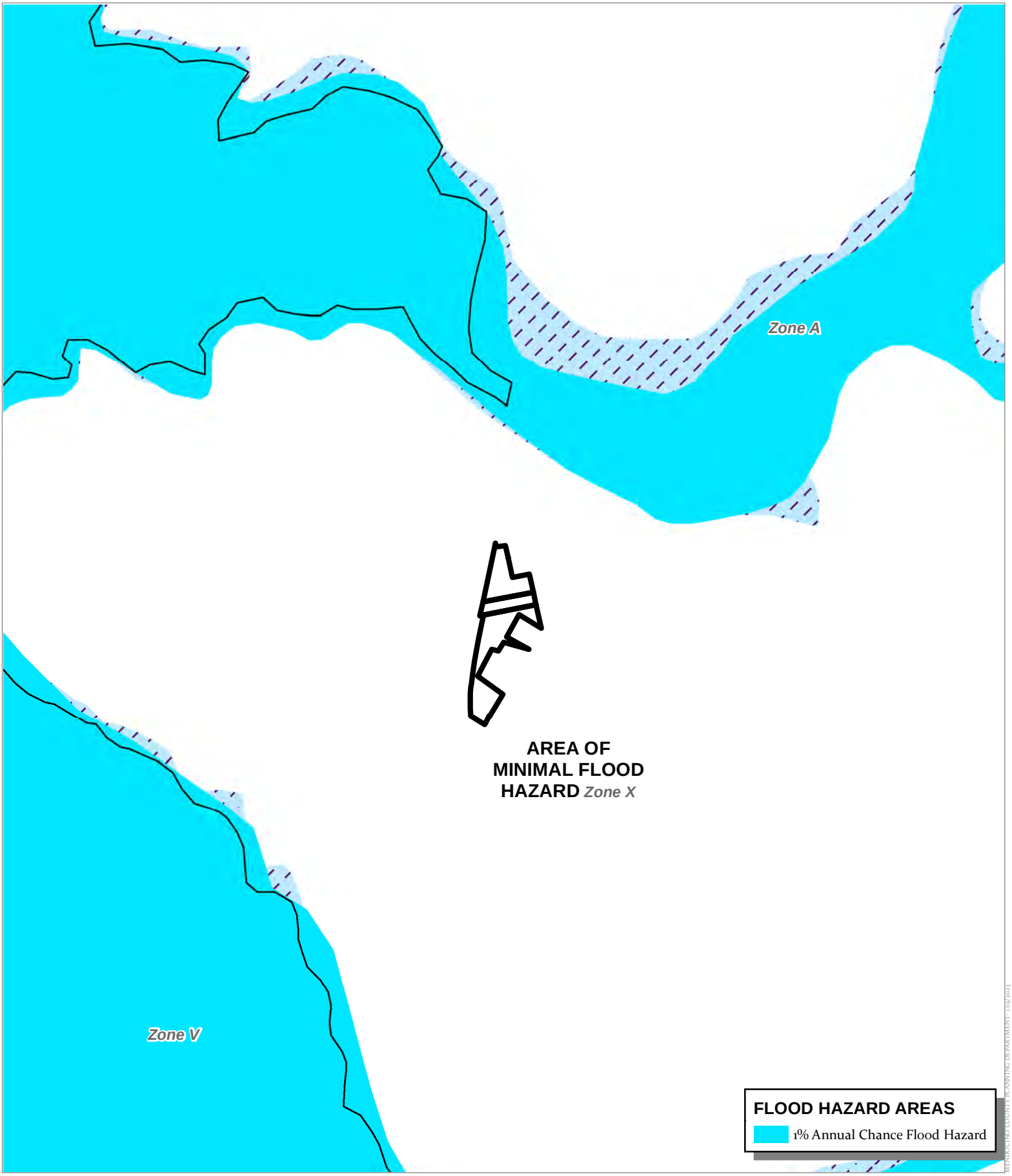
0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

WILDLAND-URBAN INTERFACE



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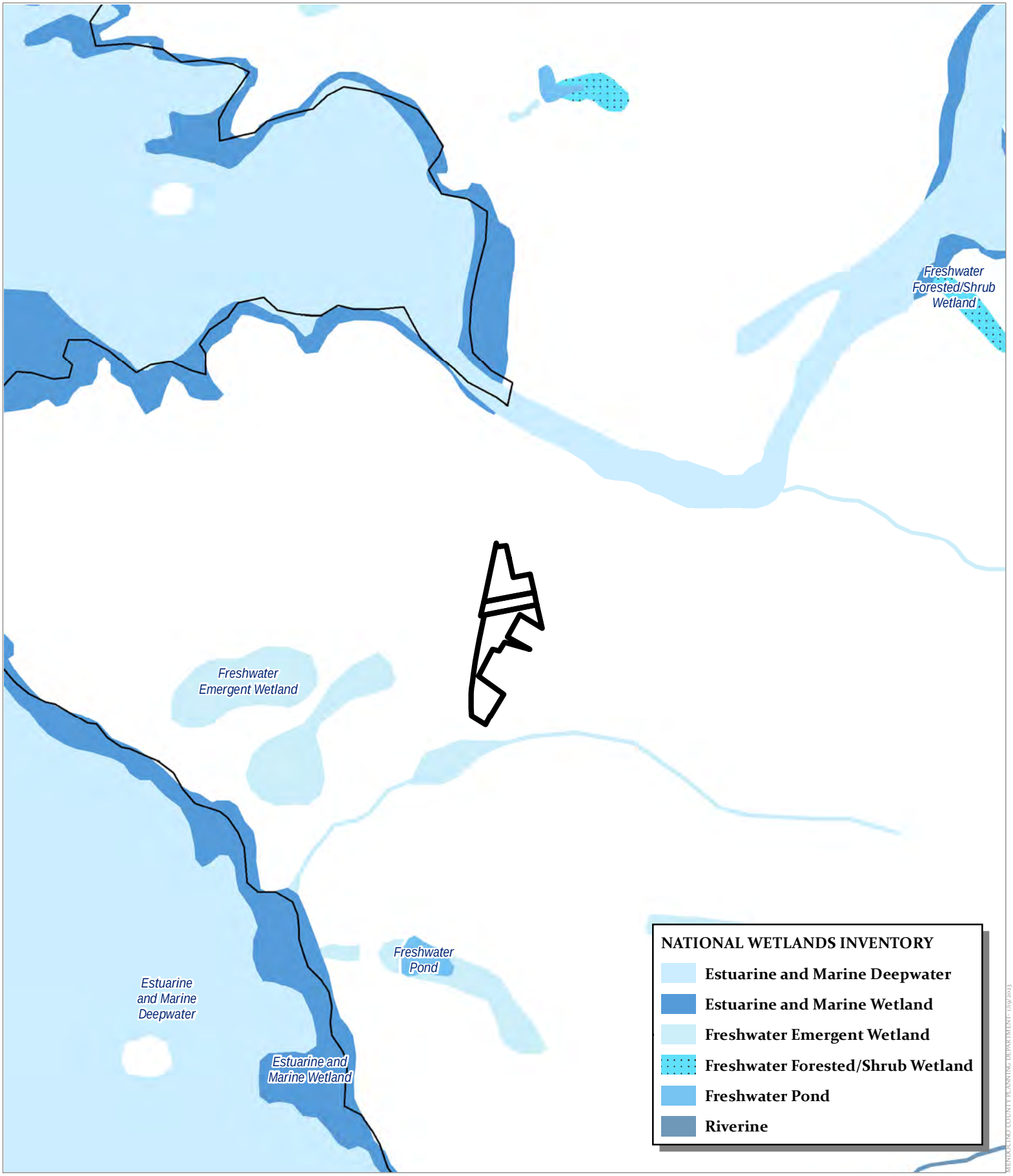
Tsunami Inundation Zones

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

FLOOD & TSUNAMI INUNDATION ZONES



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023

CASE: U 2023-0002 & B 2023-0001
OWNER: Albion Little River Fire Protection District
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APLCT: Albion Little River Fire Protection District
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0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

WETLANDS

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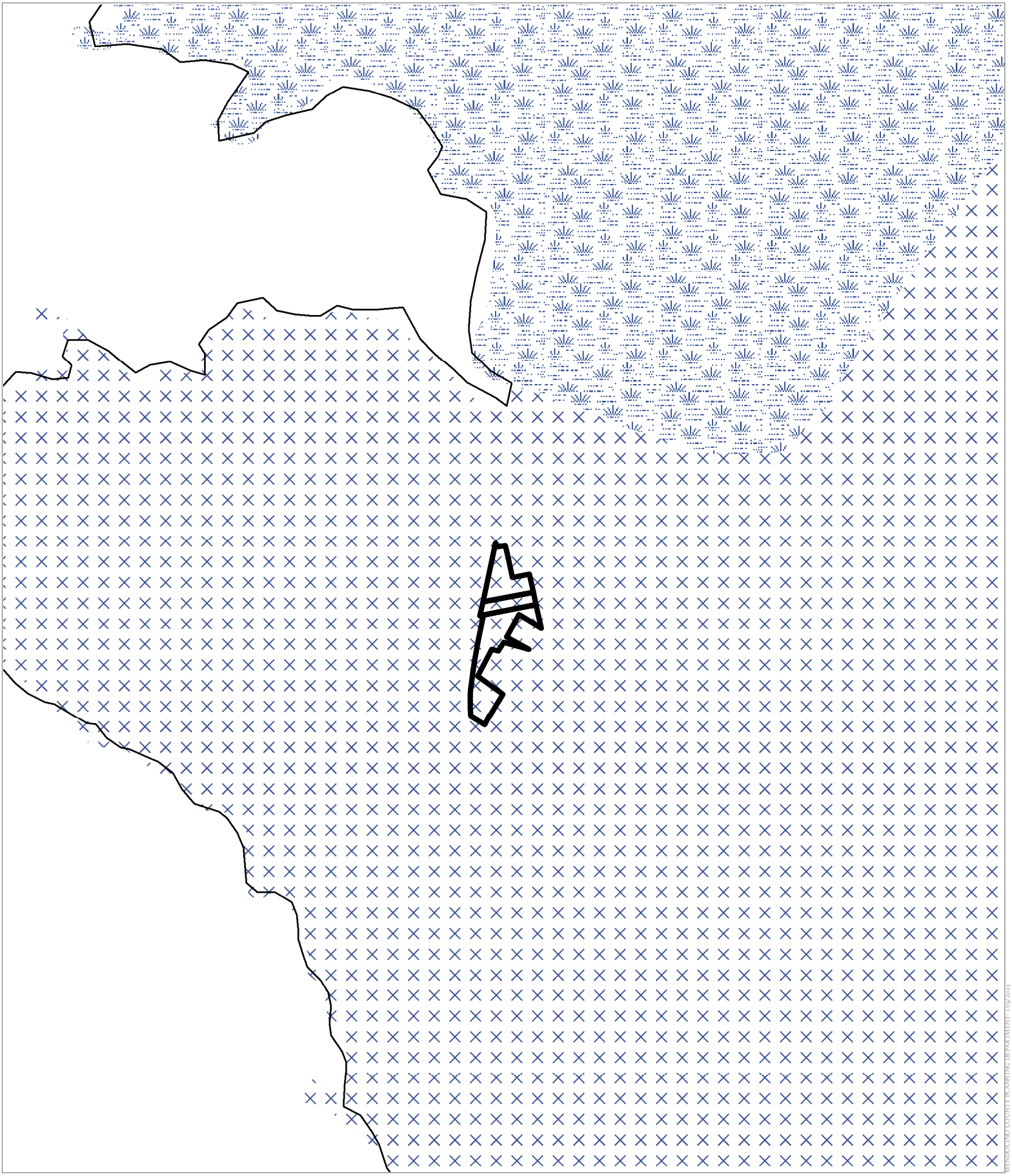

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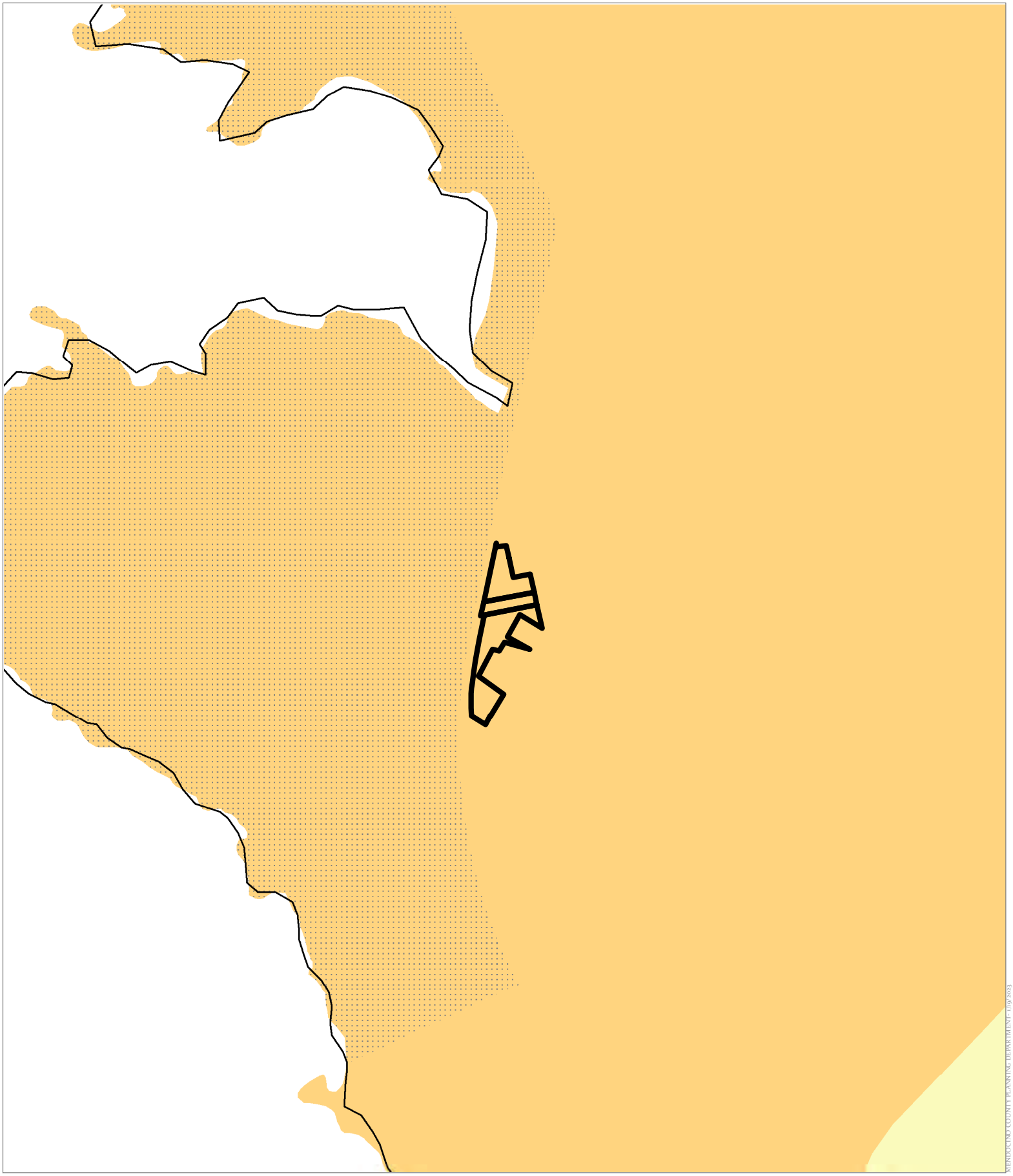
Critical Water Resources

Marginal Water Resources

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

COASTAL GROUND WATER RESOURCES



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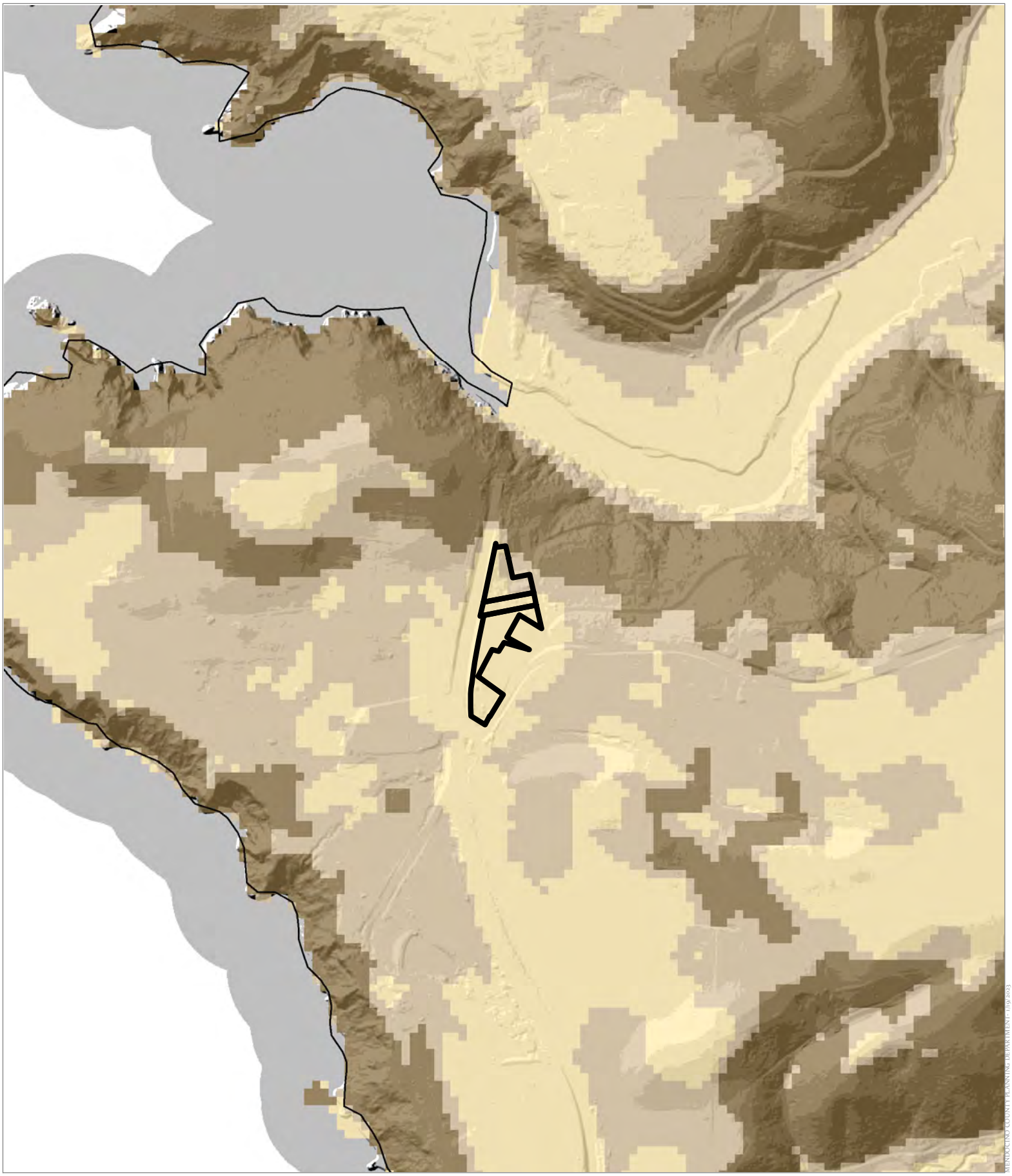
Tree Removal Area
Highly Scenic Area (Conditional)
Highly Scenic Area

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

N W E S

HIGHLY SCENIC & TREE REMOVAL AREAS



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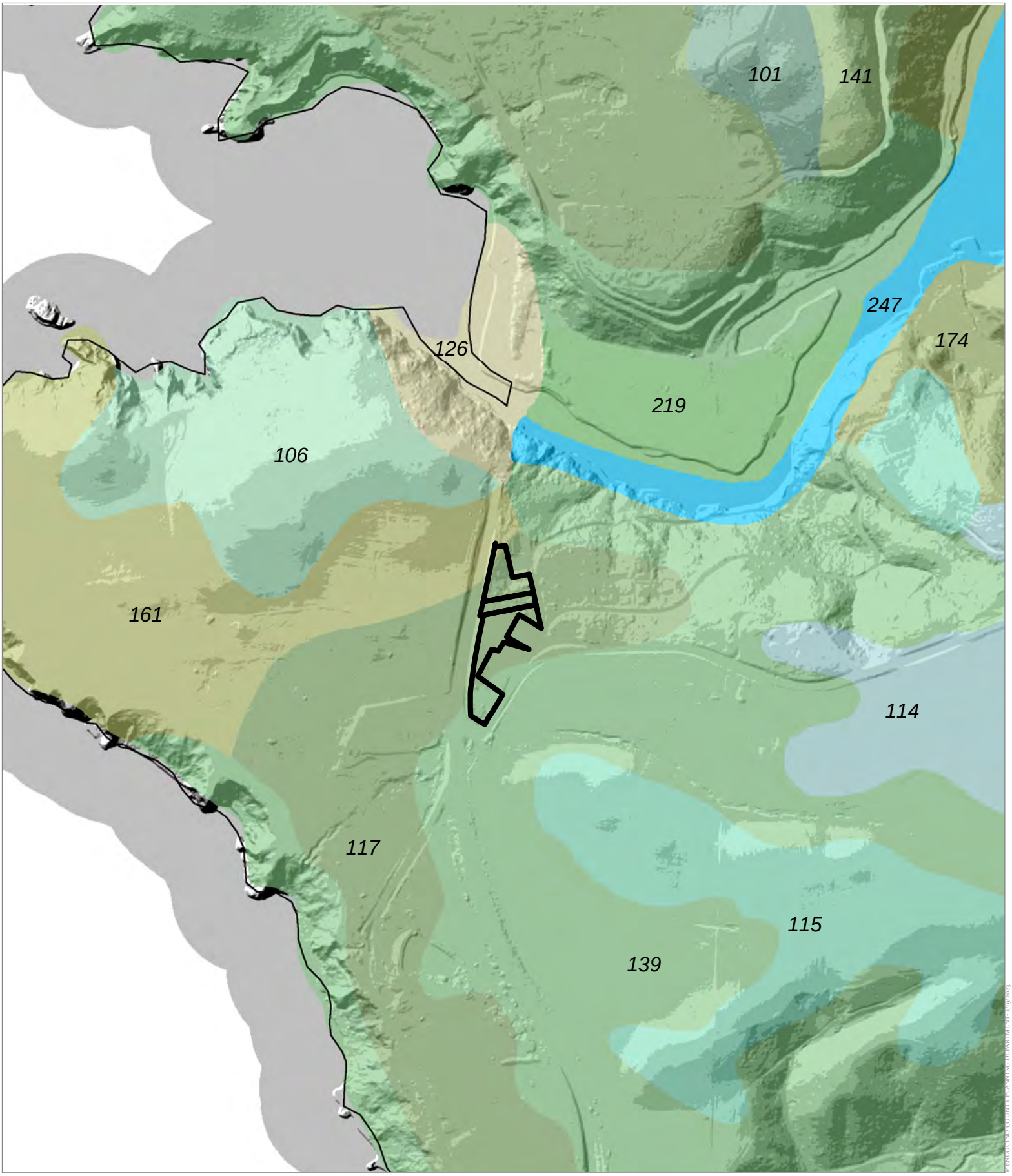
0° - 14°
15° - 32°
33° - 72°

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - July 2023



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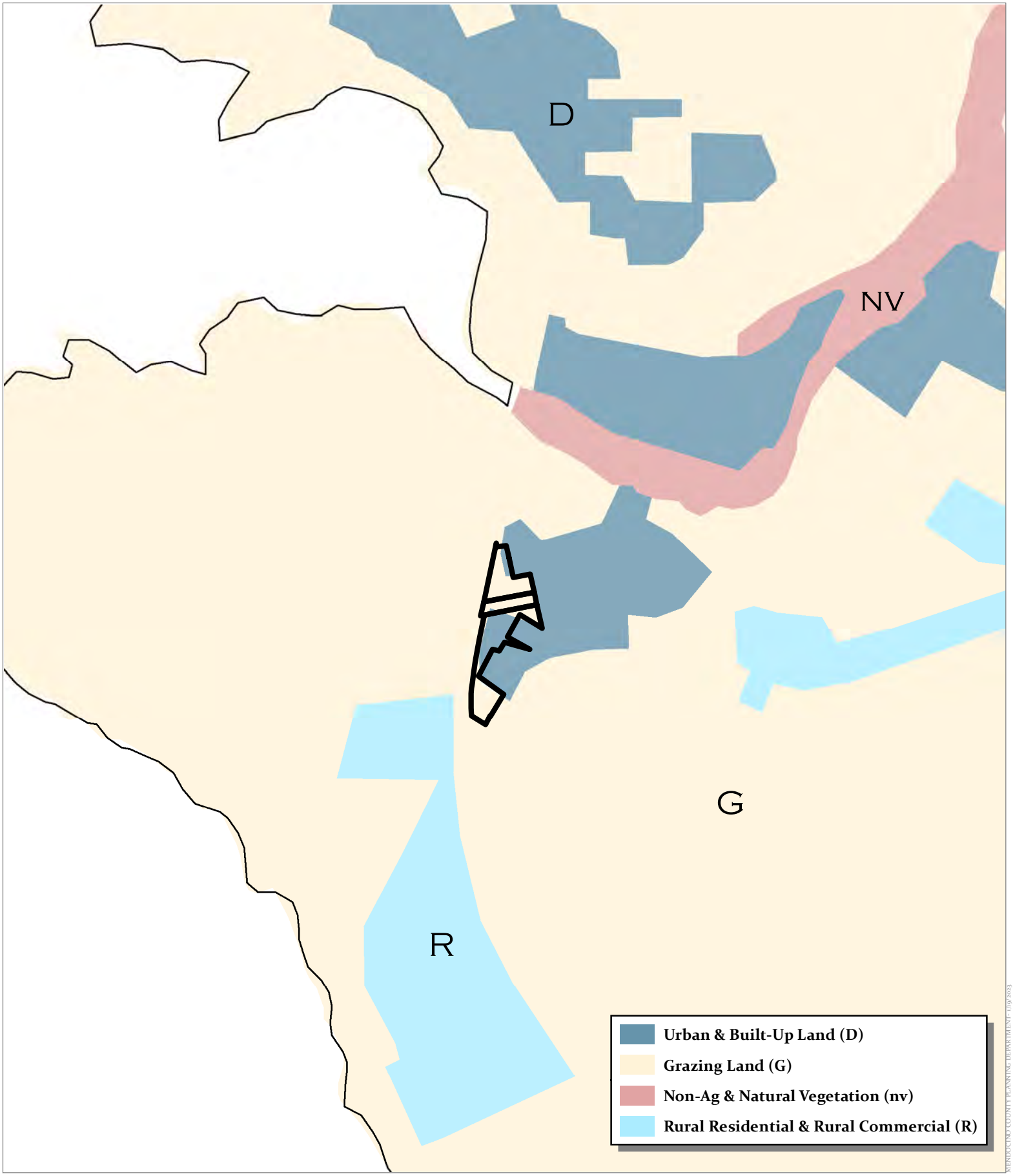
0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

WESTERN SOIL CLASSIFICATIONS



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0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

IMPORTANT FARMLANDS

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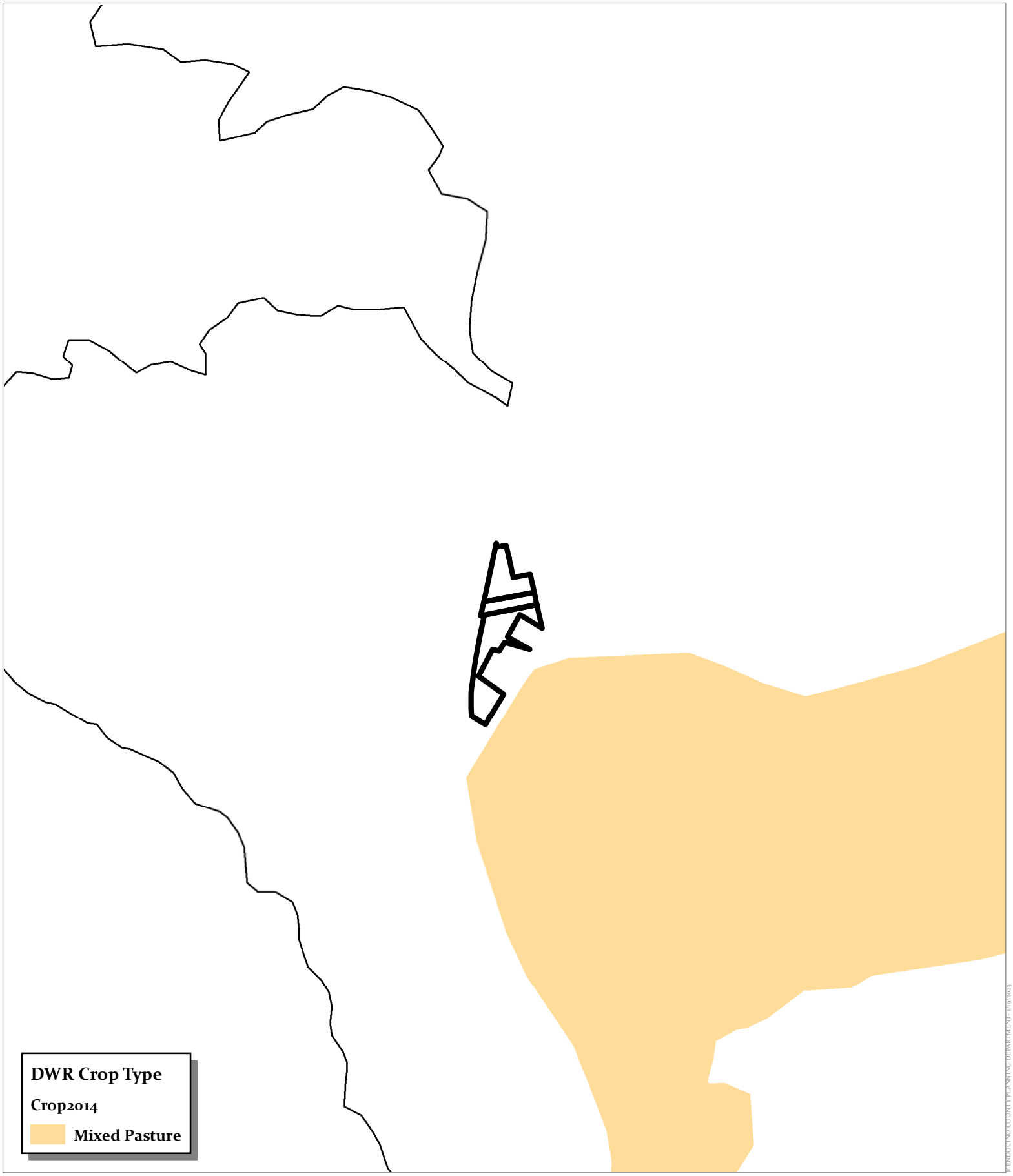

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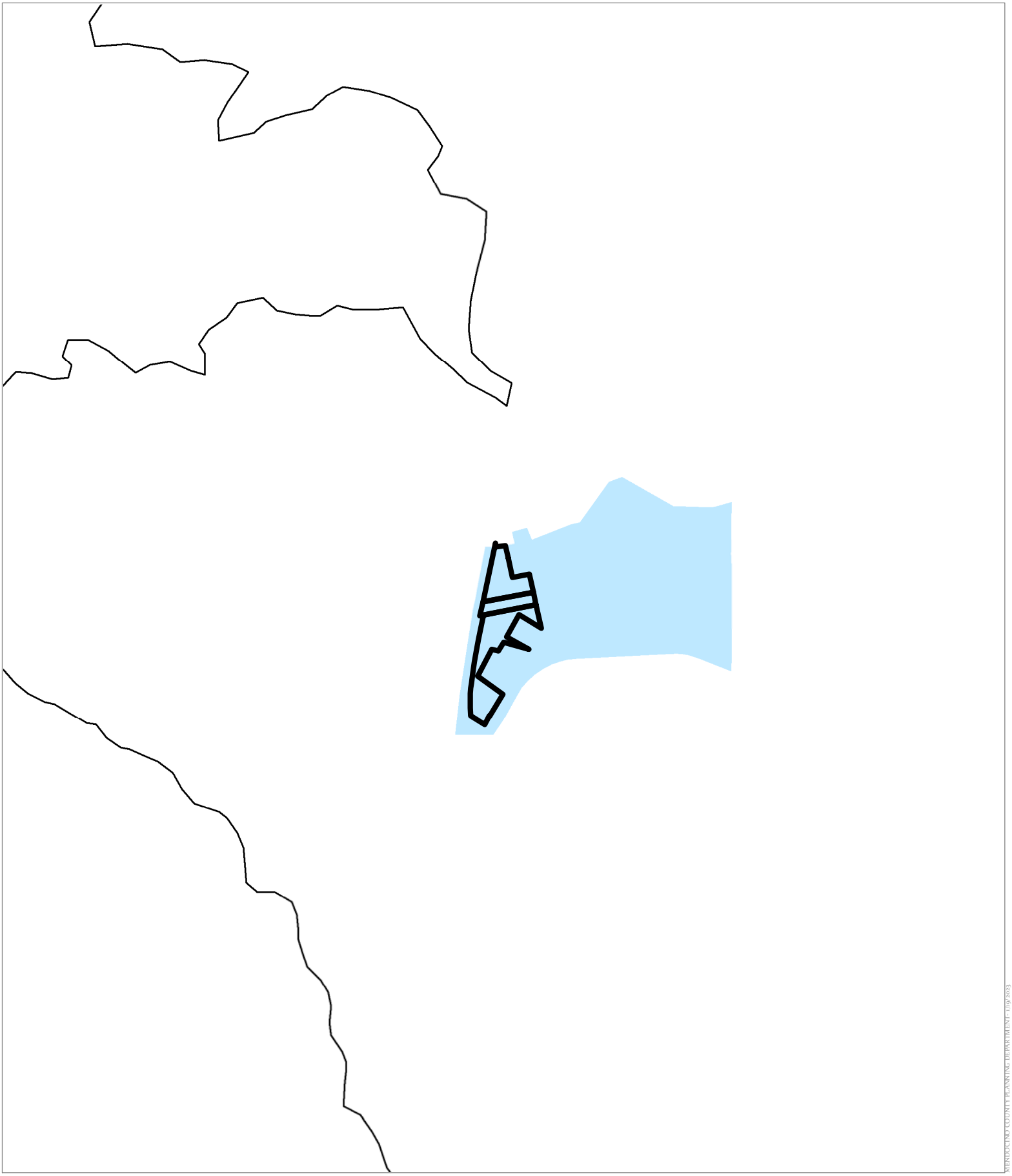
0 250 500 Feet
0 0.045 0.09 Miles
N W E S
1:6,000

DWR CROP TYPE



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ADDRESS: 33900 West Street, Albion

County Water Districts

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000

N W E S

WATER DISTRICTS

Environmentally Sensitive Habitat Area Report

Albion Fire Department

Mendocino County, California

Prepared for:

Albion-Little River Fire Protection District
P.O. Box 634
Albion, CA 95410

Charles Greenberg
info@albionfire.com

January 2023

WRA Project # 29305

Prepared by:

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wra

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EXECUTIVE SUMMARY

This report details the regulatory background, methods, results, and recommendations of a Environmentally Sensitive Habitat Area (ESHA) survey located the Albion Fire Station and environs (Study Area) in Mendocino County, California. WRA, Inc. performed field surveys in April and June of both 2020 and 2021. The Study Area is composed existing development, non-native grassland (common velvet grass meadow), coastal scrub (coyote brush scrub), and a seasonal wetland (common rush swale). The Proposed Project involves the development of a paved ingress/egress, septic system, updated fire house, administration building, and parking areas (Project Area).

The Project Area is situated entirely outside of ESHA habitat (seasonal wetland) by 20 feet or greater; however, it is within the 100-foot and 50-foot buffers of the seasonal wetland ESHA. The Project Area is intentionally sited to avoid the seasonal wetland. Best management practices will be deployed to protect the seasonal wetland, and post-project mitigation will be deployed to provide continued protection and functional uplift of the on-site ESHA.

A protocol-level botanical survey found that no special-status plant species are present within the Study Area, so no impacts to such species will occur.

One special-status bat and four special-status birds, as well as non-status birds with baseline legal protections, have the potential to occur in the Study Area and Project Area. Mitigation measures and best management practices have been developed and provided herein to avoid impacts to these resources.

Contents

List of Tables

List of Appendices

List of Preparers

Matt Richmond – Principal-in-Charge
Jason Yakich – Senior Biologist / Wildlife Biologist
Aaron Arthur – Associate Plant Biologist

Definitions

Study Area: The area throughout which the assessment was performed, i.e., the subject parcel (APN 123-150-RW; 123-150-48; 123-150-03; 123-150-05; 123-150-47; 123-150-45) totaling approximately 3.4 acres.

Project Area: The area encompassing the Proposed Project; the area evaluated for potential impacts to sensitive biological resources including ESHA, totaling 0.95 acre.

List of Abbreviations & Acronyms

BGEPA	Bald and Golden Eagle Protection Act
BIOS	Biogeographic Information and Observation System
BRRS	Biological Resources Reconnaissance Survey
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CECP	California Essential Connectivity Project
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CFGC	California Fish and Game Code
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPPA	California Native Plant Protection Act
CNPS	California Native Plant Society
County	County of Mendocino
Corps	U.S. Army Corps of Engineers
CRLF	California Red-legged Frog
CSRL	California Soils Resources Lab
CWA	Clean Water Act
EFH	Essential Fish Habitat
ESA	(Federal) Endangered Species Act
MBTA	Migratory Bird Treaty Act
NOAA	National Oceanic and Atmospheric Administration
NMFS	National Marine Fisheries Service
NRCS	Natural Resource Conservation Service
NWI	National Wetland Inventory
NWPL	National Wetland Plant List
OHWM	Ordinary High Water Mark
Rank	California Rare Plant Ranks
RWQCB	Regional Water Quality Control Board
SSC	Species of Special Concern
SFP	State Fully Protected Species
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

On April 10 and June 3, 2020, and April 30 and June 3, 2021, WRA, Inc. (WRA) performed an assessment of biological resources at the proposed redeveloped Albion Fire Station situated behind the Albion Grocery, Village Hardware, and U.S. Post Office (portions of APN: 123-150-45, -47, -48, -03, -05, and -RW; hereafter Study Area) (Figure A-1, Appendix A). The purpose of this study was to gather the information necessary to complete a review of biological resources under the California Coastal Act (CCA), California Environmental Quality Act (CEQA), and Mendocino County Code, including the Local Coastal Program, for the evaluation of the development of a single-family residence.

An environmentally sensitive habitat area (ESHA) survey provides general information on the presence, or potential presence, of sensitive species and habitats. These survey(s) contain the results of a focused protocol-level survey for listed plant species in the Study Area; however, protocol-level surveys for wildlife may or may not be included as part of the survey. This survey is not a formal wetland delineation; in instances where such a delineation may be required for project approval by local, state, or federal agencies, results would be reported herein, but may be presented elsewhere in separate reports. This survey is based on information available at the time of the study and on-site conditions that were observed on the date(s) the site was visited.

This report describes the results of the site visit, which assessed the Project Area for (1) the presence of sensitive land cover types, (2) the potential for land cover types on the site to support special-status plant and wildlife species, and (3) the presence of any other sensitive natural resources protected by local, state, or federal laws and regulations. Overall, these sensitive biological resources are considered ESHA under the CCA. Special-status species observed during the site assessment were documented and their presence is discussed herein. Specific findings on the habitat suitability or presence of special-status species or sensitive habitats may require that protocol-level surveys or other studies be conducted; recommendations for additional studies are provided, if necessary.

2.0 REGULATORY BACKGROUND

This report is intended to facilitate conformance of the Proposed Project with the standards outlined in the Mendocino County Local Coastal Plan (LCP). In addition to the requirements of Mendocino County, the Proposed Project may also be subject to several federal and state regulations designed to protect sensitive natural resources. Full analysis of these requirements in the context of the Project are addressed herein.

2.1 Federal and State Regulatory Setting

2.1.1 Sensitive Land Cover Types

Land cover types are herein defined as those areas of a particular vegetation type, soil or bedrock formation, aquatic features, and/or other distinct phenomenon. Typically, land cover types have identifiable boundaries that can be delineated based on changes in plant assemblages, soil or

rock types, soil surface or near-surface hydroperiod, anthropogenic or natural disturbance, topography, elevation, etc. Many land cover types are not considered sensitive or otherwise protected under the environmental regulations discussed here. However, these land cover types typically provide essential ecological and biological functions for plants and wildlife, including, frequently, special-status species. Those land cover types that are considered or protected under one or more environmental regulations are discussed below.

Waters of the United States: The United States Army Corps of Engineers (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 waters susceptible to use in commerce, including interstate waters and wetlands, all other waters (intrastate waterbodies, including wetlands), and their tributaries (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the Corps Wetlands Delineation Manual (Environmental Laboratory 1987), are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Areas that are inundated at a sufficient depth and for a sufficient duration to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as "other waters" and are often characterized by an ordinary high water mark (OHWM). Other waters, for example, generally include lakes, rivers, and streams. The placement of fill material into Waters of the United States generally requires an individual or nationwide permit from the Corps under Section 404 of the CWA.

Waters of the State: 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 Regional Water Quality Control Board (RWQCB) protects all waters in its regulatory scope and has special responsibility for wetlands, riparian areas, and headwaters. These waterbodies have high resource value, are vulnerable to filling, and are not systematically protected by other programs. RWQCB jurisdiction includes "isolated" wetlands and waters that may not be regulated by the Corps under Section 404. Waters of the State are regulated by the RWQCB under the State Water Quality Certification Program which regulates discharges of fill and dredged material under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act. Projects that require a Corps permit, or fall under other federal jurisdiction, and have the potential to impact Waters of the State, are required to comply with the terms of the Water Quality Certification determination. If a project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the RWQCB has the option to regulate the dredge and fill activities under its state authority in the form of Waste Discharge Requirements.

Streams, Lakes, and Riparian Habitat: Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction 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 California Code of Regulations (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). In addition, 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" is defined as "on, or pertaining to,

the banks of a stream." Riparian vegetation is 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.

Sensitive Natural Communities: Sensitive natural communities not discussed above 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 as "threatened" or "very threatened" (CDFG 2010, CDFW 2018a) and keeps records of their occurrences in its California Natural Diversity Database (CNDDB; CDFW 2018a). CNDDB vegetation alliances are ranked 1 through 5 based on NatureServe's (2018) methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. 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 under CEQA (CCR Title 14, Div. 6, Chap. 3, Appendix G).

Environmentally Sensitive Habitat Areas: The California Coastal Act Section 30107.5 defines 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 community 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). Many LCPs provide more specific lists of features that are considered ESHAs. More information about ESHAs defined by the Mendocino County LCP is provided in Section 2.2 below.

2.1.2 Special-status Species

Plants: Special-status plants include taxa that have been listed as endangered or threatened, or are formal candidates for such listing, under the federal Endangered Species Act (ESA) and/or California Endangered Species Act (CESA). The California Native Plant Protection Act (CNPPA) lists 64 "rare" or "endangered" and prevents "take", with few exceptions, of these species. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1, 2, and 3 are also considered special-status plant species and must be considered under CEQA. Rank 4 species are typically only afforded protection under 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. A description of the CNPS Ranks is provided in Appendices B and C.

Wildlife: As with plants, special-status wildlife includes species/taxa that have been listed or are formal candidates for such under ESA and/or CESA. The federal Bald and Golden Eagle Protection Act provides relatively broad protections to both of North America's eagle species (bald [*Haliaeetus leucocephalus*] and golden eagle [*Aquila chrysaetos*)] that in some regards are similar to those provided by ESA. The CFGC designates some species as Fully Protected (SFP), which indicates that take of that species cannot be authorized through a state permit. Additionally, CDFW Species of Special Concern (species that face extirpation in California if current population and habitat trends continue) are given special consideration under CEQA, and are therefore considered special-status species. 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.

Critical Habitat, Essential Fish Habitat, and Wildlife Corridors: Critical habitat is a term defined in the ESA as a specific and formally-designated geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with the USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. In consultation for those species with critical habitat, federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species' recovery. Note that designated critical habitat areas that are currently unoccupied by the species but which are deemed necessary for the species' recovery are also protected by the prohibition against adverse modification.

The Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act) provides for conservation and management of fishery resources in the U.S. 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. Movement and migratory corridors for native wildlife (including aquatic corridors) as well as wildlife nursery sites are given special consideration under 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 those 50 feet shall be the same as those allowed in the ESHA itself. Likewise, 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 ENVIRONMENTAL SETTING

The 3.19-acre Study Area is set across the several adjoining parcels (Appendix A). It is located in the Village of Albion of Mendocino County, along State Highway 1. Detailed descriptions of the local setting are below.

3.1 Topography and Soils

The Study Area is situated on the greater Albion Headland coastal terrace the entirety of the topography very gently to neutral sloped. Elevations range from approximately 160 to 180 feet above sea level. According to the *Soil Survey of Mendocino County* (USDA 1999), the Study Area is underlain by two soil mapping units: Dystropepts, 30 to 75 percent slopes and Cabrillo-Heeser complex, 0 to 5 percent slopes. The parent soil series of this mapping unit is summarized below.

Cabrillo Series: This series consists of very deep fine sandy loam soils of fluviomarine deposits derived from sandstone, and are located on marine terraces at elevations ranging from 20 to 240 feet (CSRL 2022, USDA 1999). These soils are considered hydric, and are somewhat poorly drained with very slow to slow runoff and moderately slow permeability (USDA 2014, USDA 1999). Native and naturalized vegetation include perennial and annual grasslands, and land uses include homesites, grazing, and recreation (USDA 1999).

Heeser Series: This series consists of very deep sandy loam soils of eolian sands derived from sandstone on marine terraces at elevations ranging from 20 to 240 feet (CSRL 2022, USDA 1999). These soils are not considered hydric, and are somewhat excessively drained with very slow to medium runoff, and moderately rapid permeability (USDA 2014, USDA 1999). Native and naturalized vegetation associated with these soils include perennial and annual grasslands (USDA 1999).

3.2 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 Point Arena (CA047009) is 66.7 degrees Fahrenheit, while the average monthly minimum temperature is 40.2 degrees Fahrenheit. Predominantly, precipitation falls as rainfall with an annual average of 41.28 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 33.08 inches (USDA 2022).

The Study Area straddles the two local local watersheds of Albion River (HUC 12: 180101080801) and Big Salmon Creek (HUC 12: 180101080802), and the regional watershed is Frontal Pacific Ocean (HUC 8: 18010108). There are no aquatic features mapped on the Albion 7.5-minute quadrangle (USGS 2012), in the National Wetland Inventory (NWI: USFWS 2022a), or in the California Aquatic Resource Inventory (CARI; SFEI 2022). Precipitation and overland sheet flows are the primary hydrologic sources. See Section 5.1.2 for details on aquatic features within the Study Area.

3.3 Land Cover and Land Use

The Study Area is a mix of developed areas and open managed habitat. Developed areas include Highway 1, Albion Ridge Road, several commercial buildings, and parking lots. The site has been developed since at least 1943 (Historic Aerials 2022). This development is situated on a coastal terrace with adjacent non-native grassland and coyote brush scrub. Detailed land cover descriptions are included in Section 5.1 below, and all observed plants are included in Appendix B. Regional land uses include rural residential, livestock grazing, timbering, sport and commercial fishing, and open space (Google Earth 2022). Historically, the region was open rangeland of larger ranches for livestock and timber resources. There is no history of intensive agriculture, quarrying, mining, or timbering in the Study Area; however, the majority of the site appears to have operated as a local commercial center (Historic Aerials 2022).

4.0 ASSESSMENT METHODS

Prior to the site visit, WRA biologists reviewed the following literature and performed database searches to assess the potential for sensitive natural communities (e.g., wetlands) and special-status species (e.g., endangered plants):

- *Soil Survey of Mendocino County, California* (USDA 1999)
- Albion 7.5-minute quadrangle (USGS 2012)
- Contemporary aerial photographs (Google Earth 2022)
- Historical aerial photographs (Historical Aerials 2022)
- National Wetlands Inventory (USFWS 2022a)
- California Aquatic Resources Inventory (SFEI 2022)
- California Natural Diversity Database (CNDDB, CDFW 2022a)
- California Native Plant Society Electronic Inventory (CNPS 2022a)
- Consortium of California Herbaria (CCH 2022)
- USFWS List of Federal Endangered and Threatened Species (USFWS 2022b)
- *eBird* Online Database (eBird 2022)
- CDFW Publication, *California Bird Species of Special Concern in California* (Shuford and Gardali 2008)
- CDFW and University of California Press publication *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, 2nd Edition* (Sawyer et al. 2009)
- *A Manual of California Vegetation Online* (CNPS 2022b)
- *Preliminary Descriptions of the Terrestrial Natural Communities* (Holland 1986)
- *California Natural Community List* (CDFW 2018a)

Database searches (i.e., CNDDB, CNPS) focused on the Mendocino, Mathison Peak, Albion, Elk, and Mallo Pass Creek USGS 7.5-minute quadrangles for special-status plants. The special-status wildlife evaluation was based on database searches for the entirety of Mendocino County.

Following the remote assessment, a botanist with 40-hour Corps wetland delineation and wildlife biologist training traversed the entire Study Area on foot to document: (1) land cover types (e.g., terrestrial communities, aquatic resources), (2) if and what type of aquatic natural communities (e.g., wetlands) are present, (3) existing conditions and to determine if such provide suitable habitat for any special-status plant or wildlife species, and (4) if special-status species are present[1].

4.1 Land Cover Types

4.1.1 Terrestrial Land Cover Types

Terrestrial land cover types were mapped across the entire Subject Property, but they were only evaluated to determine if such areas have the potential to support special-status plants or wildlife within in the Study Area. In most instances, communities are delineated based on distinct shifts in plant assemblage (vegetation), and follow the *California Natural Community List* (CDFW 2018a), *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986) and *A Manual of California Vegetation, Online Edition* (CNPS 2022b). In some cases, it may be necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature; should an undescribed variant be used, it will be 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), were evaluated as sensitive as part of this evaluation.[2]

4.1.2 Aquatic Resources

Aquatic resources include Waters of the U.S., Waters of the State, and Streams, Lakes, and Riparian Habitat as defined in the CWA, Porter-Cologne Act, and CFGC, respectively. Sonoma County mandates setbacks from these aquatic resources, and therefore requires mapping of the outward extent of such features.

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 the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast* (Corps 2010).

This document uses several new wetland hydrology indicators not specified in the 1987 Corps Manual (Environmental Laboratory 1987). The Study Area was surveyed for indicators of wetland hydrology. Positive indicators of wetland hydrology can include direct evidence (primary indicators), such as visible inundation or saturation, surface sediment deposits, oxidized root

[1] Due to the timing of the assessment, it may or may not constitute protocol-level species surveys; see Section 4.2 if the site assessment would constitute a formal or protocol-level species survey.
[2] Ranking of CDFW List of Vegetation Alliances is based on NatureServe Rankings (NatureServe 2022)

channels, and drift lines, or indirect indicators (secondary indicators) such as algal mats, shallow restrictive layers in the soil, or vegetation meeting the FAC-neutral test. Depressions, seeps, and topographic low areas were examined for these hydrological indicators.

Soils in the Study Area were examined for hydric soil indicators according to Natural Resources Conservation Service guidelines (USDA 2016). Soils formed under wetland (anaerobic) conditions generally have a low chroma matrix color, designated 0, 1, or 2, and contain mottles or other redoximorphic features. Soil profiles were characterized by depth, color, redoximorphic features, and texture. Soil color and chroma were determined using a Munsell soil color chart (Gretag Macbeth 2000) to determine if the soils in a particular area could be considered hydric.

Plant species within potential wetlands were assigned a wetland status according to the Corps list of plant species that occur in wetlands (Lichvar 2016). This wetland plant classification system is based on the expected frequency of occurrence of each species in wetlands.

If streams potentially jurisdictional under the CWA and/or the CFGC are noted on a site, they are delineated using a mix of surveyed topography data, high resolution aerial photographs, and a sub-meter GPS unit. The ordinary high water mark (OHWM) would be used to determine the extent of potential Section 404 jurisdiction, while the top-of-bank would be used to determine the extent of CFGC Section 1602 and 401. Streams with associated woody vegetation were assessed to determine if these areas would be considered riparian habitat by the CDFW following *A Field Guide to Lake and Streambed Alteration Agreements, Section 1600-1607, California Fish and Game Code* (CDFG 1994).

4.2 Special-status Species

4.2.1 General Assessment

Potential occurrence of special-status species in the Study Area was evaluated by first determining which special-status species occur in the greater vicinity through a literature and database review. Database searches for known occurrences of special-status species focused on the 7.5-minute USGS quadrangles mentioned above for special-status plants and the entirety of Mendocino County for special-status wildlife.

A preliminary site visit was made on April 10, 2020 to evaluate the presence of suitable habitat for special-status species. Suitable habitat conditions are 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 warranted, a targeted or protocol-level assessment or survey was conducted or recommended as a future study. Methods for the assessments are described below. If a special-status species was observed during the site visit, its presence was recorded and discussed below in Section 5.2.

4.2.2 Special-status Plants

A general botanical assessment was performed on April 10, 2020. 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.

To determine the presence or absence of special-status plant species, focused surveys were conducted within the Study Area on April 10 and June 3, 2020, and April 30 and June 3, 2021. The surveys correspond to the period sufficient to observe and identify those special-status plants determined to have the potential to occur. The field surveys were conducted by botanists familiar with the flora of Mendocino and surrounding counties. The surveys were performed in accordance with those by several resource experts and agencies (CNPS 2001, CDFW 2018c, USFWS 1996). Plants were identified using *The Jepson Manual, 2nd Edition* (Baldwin et. al. 2012) and Jepson Flora Project (eFlora 2022), to the taxonomic level necessary to determine whether or not they were sensitive. Plant names follow those of Jepson Flora Project (eFlora 2022), unless otherwise noted.

4.2.3 Special-status Wildlife

A general wildlife assessment was performed on April 10, 2020. This assessment consisted of traversing the entirety of the Study Area as well as substantial portions of the Subject Property. 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.

A targeted assessment and formal survey for American badger (*Taxidea taxus*), was conducted in Study Area on April 10 and June 3, 2020, and April 30 and June 3, 2021. The surveys consisted of traversing the entirety of the Study Area searching for den openings and throw piles reminiscent

of those created by badgers. Den openings are elliptical (rather than round) of at least 12 inches in width, while throw piles are approximately two to six feet in length and at least two feet in width. Such burrow characteristics were searched for throughout the Study Area on both site visits.

4.2.4 Critical Habitat, Essential Fish Habitat, and Wildlife Corridors

Prior to the site visit the USFWS Critical Habitat Mapper (USFWS 2022b) and the NMFS Essential Fish Habitat Mapper (NMFS 2022) were queried to determine if critical habitat for any species or EFH, respectively, occurs within the Study Area. To account for potential impacts to wildlife movement/migratory corridors, biologists reviewed maps from the California Essential Connectivity Project (CalTrans 2010) and habitat connectivity data available through the CDFW Biogeographic Information and Observation System (BIOS) (CDFW 2022a). Additionally, aerial imagery (Google 2022) 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.

5.0 ASSESSMENT RESULTS

5.1 Land Cover Types

WRA observed four land cover types within the Study Area: developed areas, common velvet grass meadow (non-native grassland), coyote brush scrub (coastal scrub), and common rush swale (seasonal wetland) (Figure A-3). Of these, only the seasonal wetland is considered ESHA under the Mendocino County LCP. The Project Area has been intentionally sited to avoid the literal extent of on-site ESHA and reduce the impacts to such.

5.1.1 Terrestrial Land Cover Types

Developed Area (no vegetation alliance). CDFW Rank: None. Within the Study Area, developed areas are composed of portions of Highway 1, Albion Ridge Road, and Albion Street, as well as Albion Grocery, Village True Value Hardware, U.S. Post Office, Albion Fire Department, parking lots, and driveways. The vegetation is minimal and entirely composed of weedy non-native species tolerant of repeated disturbance; species include: calla lily (*Zantedeschia aethiopica*), English ivy (*Hedera helix*), English lawn daisy (*Bellis perennis*), field burweed (*Soliva sessilis*), hairy bittercress (*Cardamine hirsuta*), red sandspurry (*Spergularia rubra*), bur medic (*Medicago polymorpha*), and annual bluegrass (*Poa annua*). The Study Area contains 1.51 acres, of which 0.21 acre is situated in the Project Area (13.9 percent of the total land cover type in the Study Area).

Common Velvet Grass Meadow (*Holcus lanatus* Semi-Natural Herbaceous Stands). CDFW Rank: None; ESHA: No. Common velvet grass meadows are known primarily from the coastal counties and Sierra Nevada Foothills (Sawyer et al. 2009, CNPS 2022b). These meadows are situated on coastal bluffs, coastal terraces, and moist pastures, and are frequently wetlands in the drier, interior portions of California (Sawyer et al. 2009). The Study Area contains 1.11 acres of these

meadows, of which 0.56 acre is situated in the Project Area (50.5 percent of the total land cover type in the Study Area)

This meadow is dominated by the herbaceous layer with sporadic individuals of yellow bush lupine (*Lupinus arboreus*) and coyote brush (*Baccharis pilularis*). The herbaceous layer is dominated by common velvet grass (*Holcus lanatus*) with secondary species of sweet vernal grass (*Anthoxanthum odoratum*), colonial bentgrass (*Agrostis capillaris*), and big rattlesnake grass (*Briza maxima*). Native and non-native forbs within this meadow include Queen Anne's lace (*Daucus carota*), wild radish (*Raphanus sativus*), bull thistle (*Cirsium vulgare*), field bindweed (*Convolvulus arvensis*), garden vetch (*Vicia sativa*), scarlet pimpernel (*Lysimachia arvensis*), common yarrow (*Achillea millefolium*), Douglas iris (*Iris douglasiana*), and dwarf checkerbloom (*Sidalcea malviflora* ssp. *malviflora*). Native herbs constitute less than ten percent absolute cover; therefore, this land cover type is not considered a native grassland.

Coyote brush scrub (*Baccharis pilularis* Shrubland Alliance). CDFW Rank: G5 S5. Coyote brush scrub is known from the outer Coast Ranges and Sierra Nevada Foothills from Del Norte County south to San Diego County. These scrubs are typically located on river mouths, riparian areas, terraces, stabilized dunes, coastal bluffs, open hillsides, and ridgelines on all aspects underlain by variable substrate of sand to clay (Sawyer et al. 2009, CNPS 2022b). The Study Area contains 0.77 acre of coyote brush scrub, of which 0.18 acre is situated in the Project Area (23.4 percent of the total land cover type in the Study Area).

The dominant cover element is the shrub layer, with the dominant species of coyote brush (*Baccharis pilularis*), with lesser cover of a combination of silver lupine (*Lupinus albifrons*), yellow bush lupine (*Lupinus arboreus*), poison oak (*Toxicodendron diversilobum*), California coffeeberry (*Frangula californica*), and orange cotoneaster (*Cotoneaster franchetii*). The herbaceous layer is composed of a daffodil (*Narcissus pseudonarcissus*), common cow parsnip (*Heracleum maximum*), Pacific false bindweed (*Calystegia purpurata* ssp. *purpurata*), coast manroot (*Marah oregana*), western swordfern (*Polystichum munitum*), and bugle hedgenettle (*Stachys ajugoides*). Coyote brush constitutes over 50 percent absolute cover.

5.1.2 Aquatic Resources

Seasonal Wetland – Pacific rush swale (*Juncus effusus* Herbaceous Alliance). CDFW Rank: G4 S4. Seasonal wetlands are known from a variety of topographic positions and soil types where surface waters collect and flows are reduced, or subsurface waters approach the soil surface as a rising water table or seep. In the Study Area, one seasonal wetland occupies 0.01 acre as a seasonal swale; this swale is situated entirely outside of the Project Area.

The vegetation is dominated by hydrophytes including Pacific rush (*Juncus effusus* ssp. *pacificus*), common rush (*Juncus patens*), lady fern (*Athyrium filix-femina*), dense sedge (*Carex densa*), and clustered field sedge (*Carex praegracilis*). The vegetation surrounding the seasonal wetland is dominated by non-native herbs including common velvet grass (*Holcus lanatus*), sweet vernal grass (*Anthoxanthum odoratum*), and wild radish (*Raphanus sativus*); this herbaceous vegetation is not as effective as a shrub layer to slow surface waters and capture potential sediment run-off.

Indicators of wetland hydrology include direct observation of saturation and flow patterns. The soils are dark gray brown (10YR 2/1), with dark brown (7.5YR 3/2) redoximorphic concentrations on pore linings and in the matrix; therefore, they are considered hydric. Because all three wetland parameters (vegetation, soil, and hydrology) are evident, the area mapped as seasonal wetland in the Study Area would be considered jurisdictional under the CWA, as well as ESHA under the CCA and LCP.

5.2 Special-status Species

5.2.1 Special-status Plant Species

Based upon a review of the resource databases listed in Section 4.0, 56 special-status plant species have been documented in the vicinity of the Study Area. Appendix C summarizes the potential for each of the 56 species to occur within the Study Area. Seventeen of these plants have the potential to occur in the Study Area. The remaining 39 species documented from the greater vicinity are unlikely or have no 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., volcanic tuff, 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., interior chaparral, tidal marsh) 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
- Land use history and contemporary management (e.g., absence of mowing or grazing) has degraded the localized habitat necessary to support the special-status plant species

WRA biologists conducted several site visits during a period sufficient to identify all 17 special-status plant species with the potential to occur within the Study Area; none were observed within the Study Area. All species with the potential to occur are listed below and described in Appendix C.

- Coastal bluff morning-glory (*Calystegia purpurata* ssp. *saxicola*; CRPR 1B)
- Swamp harebell (*Campanula californica*; CRPR 1B)
- Deceiving sedge (*Carex saliniformis*; CRPR 1B)
- Oregon Coast paintbrush (*Castilleja littoralis*; CRPR 2B)
- Point Reyes ceanothus (*Ceanothus gloriosus* var. *gloriosus*; CRPR 4)
- Supple daisy (*Erigeron supplex*; CRPR 1B)
- Pacific gilia (*Gilia capitata* ssp. *pacifica*; CRPR 1B)
- Harlequin lotus (*Hosackia gracilis*; CRPR 4)
- Baker's goldfields (*Lasthenia californica* ssp. *bakeri*; CRPR 1B)

- Perennial goldfields (*Lasthenia californica* ssp. *macrantha*; CRPR 1B)
- Marsh pea (*Lathyrus palustris*; CRPR 2B)
- Coast lily (*Lilium maritimum*; CRPR 1B)
- Maple-leaved checkerbloom (*Sidalcea malachroides*; CRPR 4)
- Siskiyou checkerbloom (*Sidalcea malviflora* ssp. *patula*; CRPR 1B)
- Purple-stemmed checkerbloom (*Sidalcea malviflora* ssp. *purpurea*; CRPR 1B)
- Santa Cruz clover (*Trifolium buckwestiorum*; CRPR 1B)
- Western dog violet (*Viola adunca*; butterfly host plant)

5.2.2 Special-status Wildlife Species

A total of 53 special-status wildlife species have been documented in Mendocino County (CDFW 2022a). Appendix C summarizes the potential for each of the 53 species to documented from Mendocino County. Five of these species have the potential to occur in the Study Area. The remaining 48 species documented from the greater vicinity are unlikely or have no potential to occur for one or more of the following:

- Aquatic habitats (e.g., rivers, estuaries) necessary to support the special-status wildlife species are not present in the Study Area
- Vegetation habitats (e.g., coast redwood 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

The following species have the potential to occur in the Study Area. See Appendix C for detailed habitat requirements and potential to occur in the Study Area.

- Pallid bat (*Antrozous pallidus*; SSC, WBWG High)
- Grasshopper sparrow (*Ammodramus savannarum*; SSC
- Northern harrier (*Circus cyaneus*; SSC)
- White-tailed kite (*Elanus leucurus*; SFP)
- Bryant's savannah sparrow (*Passerculus sandwichensis alaudinus*; SSC)

5.2.3 Critical Habitat, Essential Fish Habitat, and Wildlife Corridors

The Study Area does not contain any designated Critical Habitat (USFWS 2022b) or Essential Fish Habitat (NMFS 2022). The Study Area does not contain perennial stream or riverine habitat; therefore, anadromous fish will not utilize these streams. The Study Area is not within a designated wildlife corridor (CalTrans 2010). The site is located within a much larger tract of lightly-developed and semi-open land within a rural portion of Mendocino County. While common wildlife species

presumably utilize the site to some degree for movement at a local scale, the Study Area itself does not provide corridor functions beyond connecting similar partial open lands in the vicinity.

6.0 PROJECT ANALYSIS

The Proposed Project involves the reconstruction of a fire house, administration building, a paved circular driveway (ingress/egress), parking spaces, utility lines, and septic and leach field. The Proposed Project has been intentionally designed to avoid the on-site ESHA to the greatest extent feasible, while providing the fire house with a ready ingress/egress to provide the community with efficient fire safety services. The footprint of the Proposed Project totals 0.95 acre; the northern edge of such is 20 feet or greater from the edge of a seasonal wetland ESHA (Figure A-4). Site preparation and construction will occur during the general dry season April 1 through October 15.

There are no feasible alternatives to the construction as the fire department necessarily needs a separate ingress and egress; therefore, the Proposed Project in its current iteration is the least environmentally damaging alternative (LEDA).

Projects that propose construction with a buffer of less than 100 feet from an ESHA must provide information that indicates a lesser buffer distance will not have a significant adverse impact on the habitat. Given the location of the Project Area is within 100 feet of three ESHA, a buffer zone analysis is required. This assessment is presented below in Table 1. The assessment utilizes guidelines outlined in the Mendocino County to assess the impacts of a reduced buffer zone on the seasonal wetland ESHA present within 100 feet of the Project Area.

Table 1. ESHA Development Criteria Analysis Mendocino County Coastal Zoning Code Section 20.496.020

(A) Buffer Areas. A buffer area shall be established adjacent to all environmentally sensitive habitat areas. The purpose of this buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from degradation resulting from developments and shall be compatible with the continuance of such areas.	
Sections 1-3: Development between 50 and 100 feet from ESHA Conditions and Analysis	
1. Width. The width of the buffer area shall be a minimum of one hundred feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Wildlife, and County Planning staff, that one hundred feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development. The buffer areas shall be measured from the outside edge of the Environmentally Sensitive Habitat Areas (ESHAs) and shall not be less than fifty feet in width. New land division shall not be allowed which will create new parcels entirely within a buffer area. Developments permitted within a buffer area shall generally be the same as those uses permitted in the adjacent ESHA.	The Proposed Project is situated within both the 100-foot and 50-foot buffer of the seasonal wetland ESHA; it is 20 feet or greater from the edge of the seasonal wetland ESHA. There are no feasible project alternatives to the location and footprint of the Proposed Project; therefore, it necessarily passes through these ESHA buffers. Mitigation measures in Section 7 below are provided to reduce impacts to ESHA to less than significant. The proposed development is designed to be the minimal extent practical while still serving the purpose of providing the Albion area with effective fire and safety services. With implementation of mitigation measures, a reduced ESHA buffer is anticipated to allow for the continuation and function of ESHA. No new land division is proposed.
1 (a). Biological Significance of Adjacent Lands. The degree of significance depends upon the habitat requirements of the species in the habitat area. Where a significant functional relationship exists, the land adjacent to a wetland, stream, or riparian habitat area shall also be considered to be part of the ESHA, and the buffer zone shall be measured from the edge of these lands and be sufficiently wide to protect these functional relationships.	A single aquatic feature (seasonal wetland swale) is present in the Study Area. This swale flows off-site and appears to terminate at a nearby single-family residence; effectively this feature is isolated and not connected to the Albion River or other large waterbody. The surrounding lands to the west, east, and north will remain intact and undeveloped. Standard best management practices will ensure to impacts during construction.
1 (b). Sensitivity of Species to Disturbance. The width of the buffer zone shall be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination shall be based on the following: (i). Nesting, feeding, breeding, resting, or other habitat requirements of both resident and migratory fish and wildlife species; (ii). An assessment of the short-term and long-term adaptability of various species to human disturbance; (iii). An assessment of the impact and activity levels of the proposed development on the resource.	The Proposed Project will be located outside of the literal extent of the seasonal wetland, but within the 100-foot and 50-foot buffer. (i). The seasonal wetland is very small and does not provide unique or special values to wildlife. In general, the Study Area provides some habitat value for nesting, foraging, and cover for several special-status birds, special-status bats, and non-status birds considered under the MBTA and CFGC; pre-construction surveys will determine the presence of such species and provide recommendations to avoid impacts (see Section 7 below). (ii). A significant portion of the Study Area is currently developed and the remainder is adjacent to development with repeated human activity. Localized wildlife is ostensibly tolerant of the current degree of human activity; the Proposed Project will not increase human activity.

	(iii). With mitigation measures/best management practices (see Section 7 below) will ensure protection of the seasonal wetland, as well as document the presence/absence of special-status birds and bats, as well as non-status birds.
1 (c). Susceptibility of Parcel to Erosion. The width of the buffer zone shall be based, in part, on an assessment of the slope, soils, impervious surface coverage, runoff characteristics, and vegetative cover of the parcel and to what degree the development will change the potential for erosion. A sufficient buffer to allow for the interception of any additional material eroded as a result of the proposed development should be provided.	The Proposed Project is gently-sloped with a slight slope toward to the seasonal wetland. The Study Area soils are not highly erodible and very secure with existing vegetation and hardscape. Mitigation measures/best management practices (see Section 7 below) will prevent soil migration toward/into the seasonal wetland.
1 (d). Use of Natural Topographic Features to Locate Development. Hills and bluffs adjacent to ESHAs shall be used, where feasible, to buffer habitat areas. Where otherwise permitted, development should be located on the sides of hills away from ESHAs. Similarly, bluff faces should not be developed, but shall be included in the buffer zone.	The Study Area does not contain substantial natural topographic features; it is relatively flat or gently-sloped.
1 (e). Use of Existing Cultural Features to Locate Buffer Zones. Cultural features (e.g., roads and dikes) shall be used, where feasible, to buffer habitat areas. Where feasible, development shall be located on the side of roads, dikes, irrigation canals, flood control channels, etc. away from the ESHA.	The Proposed Project has been located within as much existing development as is feasible. The ingress/egress necessarily are located in grassland habitat.
1 (f). Lot Configuration and Location of Existing Development. Where an existing subdivision or other development is largely built-out and the buildings are a uniform distance from a habitat area, at least that same distance shall be required as a buffer zone for any new development permitted. However, if that distance is less than one hundred feet, additional mitigation measures (e.g., planting of native vegetation) shall be provided to ensure additional protection. Where development is proposed in an area that is largely undeveloped, the widest and most protective buffer zone feasible shall be required.	The Proposed Project is located within parcels surrounded by developed parcels, including residential parcels to the north, commercial development to the east and south, and Highway 1 to the west. Based on aerial imagery review and on-the-ground observations, surrounding development is also within the 50-foot or 100-foot buffer of ESHA seasonal wetland. The proposed development was designed to reduce potential impacts to ESHA to the greatest extent practical by utilizing non-ESHA areas (i.e., developed areas, non-native grasslands and area outside ESHA buffers) to the greatest extent feasible and reducing the footprint and facilities of initial project plans. See Section 7 below for mitigation measures/best management practices to protect the seasonal wetland.
1 (g). Type and Scale of Development Proposed. The type and scale of the proposed development will, to a large degree, determine the size of the buffer zone necessary to protect the ESHA. Such evaluations will be made on a case-by-case basis depending upon the resources involved, the degree to which adjacent lands have been developed, and the type of development in the area.	The Proposed Project is situated within a developed area, the community of Albion. The size of the development is dependent on creating an approved ingress/egress for emergency vehicles. The Study Area is surrounded on all sides by residential development, commercial development, and roads. The Proposed Project was designed to reduce potential impacts to ESHA to the greatest extent practical by utilizing non-ESHA areas (i.e., developed areas, non-native grasslands and area outside ESHA buffers) to the greatest extent practical and reducing the footprint and facilities of initial project plans.

2. Configuration. The buffer area shall be measured from the nearest outside edge of the ESHA (e.g., for a wetland from the landward edge of the wetland; for a stream from the landward edge of the riparian vegetation or the top of bank).	The buffers are measured from the outside edge of ESHA.
3. Land Division. New subdivisions or boundary line adjustments shall not be allowed which will create or provide for new parcels entirely within a buffer area.	Not applicable: no subdivision is proposed.
Section 4: Development within 50 feet of ESHA	
4. Permitted Development. Development permitted within the buffer area shall comply at a minimum with the following standards: **4 (a).** Development shall be compatible with the continuance of the adjacent habitat area by maintaining the functional capacity, their ability to be self-sustaining and maintain natural species diversity.	The Proposed Project will deploy mitigation measures/best management practices (see Section 7 below) to ensure protection of the seasonal wetland during construction. Post-construction, activities are unlikely to affect the seasonal wetland.
4 (b). Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel.	A U-shaped ingress/egress is necessary to provide access for emergency vehicles without creating a danger to pedestrians in the immediate vicinity of the fire house.
4 (c). Development shall be sited and designed to prevent impacts which would degrade adjacent habitat areas. The determination of the best site shall include consideration of drainage, access, soil type, vegetation, hydrological characteristics, elevation, topography, and distance from the natural stream channels.	The Proposed Project has been designed to minimize the conversion of naturalized/native vegetation to hardscape while creating the development necessary to provide the community with updated effective emergency services.
4 (d). Same as 4 (a).	See above.
4 (e). Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel. Mitigation measures, such as planting riparian vegetation, shall be required to replace the protective values of the buffer area on the parcel, at a minimum ratio of 1:1, which are lost as a result of development under this solution.	The Proposed Project is situated within the only available locations in the subject parcels. Mitigation measures/best management practices (see Section 7 below) will deployed to alleviate some of the vegetation loss.
4 (f). Development shall minimize the following: impervious surfaces, removal of vegetation, amount of bare soil, noise, dust, artificial light, nutrient runoff, air pollution, and human intrusion into the wetland, and minimize alteration of natural landforms.	Development will be similar to existing and surrounding development and is not expected to significantly increase existing levels of noise, artificial light, impervious surfaces, dust, or air pollution. Mitigation measures/best management practices (see Section 7 below) will be incorporated into the Project to reduce soil removal to the greatest extent feasible, covering any exposed bare soil during development and seeding bare soil after completion of the structures. Project design will include light fixtures that will not significantly increase artificial light.

4 (g). Where riparian vegetation is lost due to development, such vegetation shall be replaced at a minimum ratio of 1:1 to restore the protective values of the buffer area.	Not applicable: no riparian vegetation is to be impacted.
4 (h). Aboveground structures shall allow peak surface water flows from a 100 year flood to pass with no significant impediment.	Not applicable: the Study Area is not located within or near a 100-year floodplain.
4 (i). Hydraulic capacity, subsurface flow patterns, biological diversity, and/or biological or hydrological processes, either terrestrial or aquatic, shall be protected.	The Proposed Project is unlikely to disrupt the hydraulic capacity of the project. Near-subsurface flows are unlikely due to location and no sizable watershed. The biological diversity will not be entirely disrupted; much of the on-site vegetation will remain intact and is common on the coast of Mendocino County. The vegetation between the Proposed Project and seasonal wetland is entirely dominated by non-native herbaceous species; planting native shrubs and perennial native herbs in the buffer will maintain water quality, capture sediment, and provide functional uplift. Mitigation measures/best management practices (see Section 7 below) will be deployed to protect the seasonal wetland.
4 (j). Priority for drainage conveyance from a development site shall be through the natural stream environment zones, if any exist in the development area. In the drainage system design report or development plan, the capacity of natural stream environment zones to convey runoff from the completed development shall be evaluated and integrated with the drainage system whenever possible. No structure shall interrupt the flow of groundwater within a buffer strip. Foundations shall be situated with the long axis of interrupted impermeable vertical surfaces oriented parallel to the groundwater flow direction.	Development will allow for continuance of runoff to contribute to surface hydrology. Waters from impervious surfaces will be shunted toward existing roadside ditches.
4 (k). If findings are made that the effects of developing an ESHA buffer area may result in significant adverse impacts to the ESHA, mitigation measures will be required as a condition of project approval. Noise barriers, buffer areas in permanent open space, land dedication for erosion control, and wetland restoration, including off-site drainage improvements, may be required as mitigation measures for developments adjacent to environmentally sensitive habitats.	Through the implementation of mitigation measures/best management practices (see Section 7 below), impacts to the ESHA and ESHA buffer are anticipated to not have a long-term negative effect on the ESHA and will allow for continuance of ESHA and functions of ESHA buffers. Proposed mitigation measures are anticipated to offset impacts to the ESHA and ESHA buffer to less-than-significant.

7.0 PROJECT RECOMMENDATIONS

The following are general recommendations to protect the Study Area's overall biological integrity:

- Construction during the dry season and/or dry periods: May 15 – October 15; if a rain event occurs in excess of one inch over a 24-hour period occurs during the construction phase.
- Delineate the 20-foot buffer to the north of the Proposed Project with pin flags, flagged stakes, or equivalently high-visibility demarcation to prevent construction personnel from laying down equipment or materials within this buffer

7.1 Land Cover Types

7.1.1 Terrestrial Land Cover Types

The Study Area contains three terrestrial land cover types: developed areas, common velvet grass meadow, and coyote brush scrub, none of which are considered ESHA according to the Mendocino County LCP. No further actions are recommended for terrestrial land cover types.

7.1.2 Aquatic Resources

The Study Area contains a seasonal wetland in the northern portion. This feature is considered an ESHA and therefore merits a 100-foot buffer. The Proposed Project will avoid the literal extent of this ESHA, but is approximately 20 feet or greater from the literal extent of this ESHA (see reduced buffer analysis above). The following recommendations are forwarded to protect this wetland.

Recommendation 1: Best Management Practices

The literal extent of the seasonal wetland shall be delineated and demarcated with high-visible construction fencing. All construction staff shall be made aware of the seasonal wetland and its status as a protected habitat.

No equipment or materials shall be laid down within the seasonal wetland or construction fencing barrier. All materials shall be stored on existing hardscaped areas or, if laid down on existing vegetation, will only be laid down in those areas scheduled for development. Spill prevention devices shall be readily available during construction and utilized for all toxic liquids/materials including but not limited to gasoline, diesel, motor oil, solvents, paints, and herbicides. These materials should be stored 100 feet or greater from the seasonal wetland though they may necessarily require use within 100 feet of the seasonal wetland.

Sediment migration and erosion control measures shall be deployed on the northern perimeter of the Proposed Project Area to protect the seasonal wetland (Appendix A, Figure A-4). Such barriers may include weed-free hay bales, weed-free straw waddles, silt fencing, and/or a combination of these materials. Regular inspection of the barriers shall be deployed and immediate remedies of damaged or compromised areas of the barriers.

All construction shall occur during the dry season (May 15 through October 15) and should be suspended during unseasonable rainfalls of greater than one-half inch over a 24-hour period, all activities shall cease for 24 hours after perceptible rain ceases.

Recommendation 2: Habitat Mitigation and Monitoring Plan

Supplementary native plantings and seedings shall occur post-construction and will be in the northern portion of the Study Area. These planting will offset the loss of naturalized upland vegetation from the Proposed Project as well as provide protection to the seasonal wetland. A formalized habitat mitigation and monitoring plan (HMMP) will be developed; the HMMP will include flexible landscape designs that take advantage of what species are available at the time of implementation.

The HMMP will include a review of the Proposed Project and attendant impacts; the existing conditions of the proposed mitigation site (northern portion of the Study Area); the implementation plan (i.e., plantings, seedings, weed reduction); proposed success criteria; monitoring methods and schedule; potential maintenance activities; and monitoring report structure and schedule.

Currently, it is anticipated that mitigation would consist of planting and seeding of locally native plants. Figure A-5 illustrates the location of the proposed mitigation site and planting/seeding types (shrub-dominated versus herb-dominated). Table 2 provides a sample plant palette for the mitigation planting and seeding. There are two general mitigation planting/seeding areas: shrub-dominated and herb-dominated. The shrub-dominated areas will be located on the immediate periphery of the Proposed Project to provide enhanced buffering capacity to the seasonal wetland and vicinity.

All plants shall be native to the Mendocino Coast, and all attempts shall be made to acquire plant and seed materials from local sources to preserve local genetic integrity. Prior to the plantings and seedings, the proposed mitigation site shall be prepared through a variety of mechanical means, such as disking, weed-whipping, hand-pulling, mowing, etc. Irrigation, mulch, and protection measures may necessarily be deployed to prevent herbivory and ensure establishment of the plantings. Annual monitoring should be conducted by a qualified biologist to document the development and growth of the mitigation plantings/seedings, and provide management recommendations to correct any deficiencies in plant survival. The HMMP will provide greater detail of implementation methods, timing, planting density, seeding rates, etc.

Table 2. Sample Native Plant Palette for Mitigation Plantings/Seedings

Scientific Name	Common Name	Life Form	Implementation
Shrub-dominated Mitigation Area			
Baccharis pilularis	coyote brush	evergreen shrub	container planting/broadcast seeding
*Ceanothus thyrsiflorus**	blue blossom	evergreen shrub	container planting
*Diplacus aurantiacus**	sticky monkey	evergreen shrub	container planting
Frangula californica	California coffeeberry	evergreen shrub	container planting
Garrya elliptica	coast silktassel	evergreen shrub	container planting
Lonicera involucrata	twinberry	evergreen shrub	container planting
Lupinus albifrons	silver lupine	evergreen shrub	container planting
Bromus carinatus	California brome	perennial graminoid	container planting/broadcast seeding
Elymus glaucus	blue wild	perennial graminoid	container planting/broadcast seeding
Stipa pulchra	purple needlegrass	perennial graminoid	container planting/broadcast seeding
Achillea millefolium	common yarrow	perennial forb	container planting/broadcast seeding
Eschscholzia californica	California poppy	perennial forb	broadcast seeding
Iris douglasiana	Douglas iris	perennial forb	container planting/broadcast seeding
Sisyrinchium bellum	blue-eyed grass	perennial forb	container planting/broadcast seeding
Herb-dominated Mitigation Area			
Bromus carinatus	California brome	perennial graminoid	broadcast seeding
Elymus glaucus	blue wild	perennial graminoid	broadcast seeding
Stipa pulchra	purple needlegrass	perennial graminoid	broadcast seeding
Achillea millefolium	common yarrow	perennial forb	broadcast seeding
Eschscholzia californica	California poppy	perennial forb	broadcast seeding
Iris douglasiana	Douglas iris	perennial forb	broadcast seeding
Sisyrinchium bellum	blue-eyed grass	perennial forb	broadcast seeding

*Known from the region, but not documented in the Study Area

7.2 Special-status Species

7.2.1 Special-status Plants

The Study Area does not contain special-status plants; therefore, no further actions are recommended for such.

7.2.2 Special-status Wildlife

The Study Area has the potential to support ten special-status wildlife: pallid bat (*Antrozous pallidus*); grasshopper sparrow (*Ammodramus savannarum*); northern harrier (*Circus cyaneus*); white-tailed kite (*Elanus leucurus*); and Bryant's savannah sparrow (*Passerculus sandwichensis alaudinus*). The following recommendations are forwarded to protect these special-status species.

Bat Species: One special-status bat has the potential to occur within the Study Area (pallid bat). Removal and trimming of trees during the bat maternity season (generally, April through August)

could impact bat breeding and potentially result in the take of bats. Because a targeted bat habitat assessment was not conducted as part of this biological assessment, pre-construction surveys for bat habitat and recommendations for tree removal to avoid impacts to bat species are provided below.

Recommendation 3: Bat Habitat Surveys

Any building demolition should be conducted from September through March, outside of the general bat maternity season. If demolition during this period is not feasible, it is recommended that a bat habitat assessment and survey effort (the latter if needed) be performed by a qualified biologist prior to demolition to determine if bats are present in the buildings. If no suitable roosting habitat for bats is found, then no further study is warranted.

If special-status bat species or bat maternity roosts are detected, then roosts should be avoided until the end of the maternity roosting season. If this avoidance is not feasible, appropriate species- and roost-specific mitigation measures should be developed in consultation with CDFW. Irrespective of time of year, demolition should remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats present within the felled structure to escape.

All Bird Species (including non-special-status): In addition to the special-status birds discussed above, a variety of non-status bird species with baseline protections under the MBTA and CFGC may use vegetation within the Project Areas for nesting. Pre-construction surveys are recommended to ensure that the implementation of the Proposed Project would not impact any nesting birds.

Recommendation 4: Bird Surveys

Prior to vegetation alteration/removal and initial ground disturbance occur from August 16 to January 31, outside of the general bird nesting season. If activities during this time are not feasible, a pre-construction nesting bird survey should be performed by a qualified biologist no more than 14 days prior to the initiation of tree removal or ground disturbance is recommended. The survey should cover the Project Area (including tree removal areas) and surrounding areas within 500 feet. 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.

7.2.3 Wildlife Movement

There is no Critical Habitat, Essential Fish Habitat, or regional migratory corridors that will be impacted from the Proposed Project. The existing redevelopment within and adjacent to the Study Area is in and of itself unlikely to result in any significant impacts to local wildlife movement. Preservation of portions of the Study Area's open habitats will also allow for continued localized

movement of wildlife. No further actions are recommended for Critical Habitat, Essential Fish Habitat, or wildlife corridors.

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Appendix A

Figures

Path: C:\Users\AaronArthur\OneDrive - WRA, Inc\Desktop\GIS Files\29000\29305\GIS\ArcMap\Fig A-1_Location_Updated.mxd

Sources: National Geographic, WRA | Prepared By: AaronArthur, 10/28/2022

Figure A-1. Project Location

Albion Fire Station
Albion, Mendocino County

0 1 2 Miles

N

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Path: C:\Users\AaronArthur\OneDrive - WRA, Inc\Desktop\GIS Files\29000\29305\GIS\ArcMap\Fig A-4 Land Cover.mxd

Sources: DigitalGlobe 2016 Aerial, WRA | Prepared By: AaronArthur, 1/9/2023

Figure A-2. Soil Mapping Unit

Albion Fire Station
Albion, Mendocino County

0 100 200 Feet

N

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Sources: DigitalGlobe 2016 Aerial, WRA | Prepared By: AaronArthur, 1/9/2023

Figure A-3. Land Cover: Study Area

Albion Fire Station
Albion, Mendocino County

0 100 200 Feet

N

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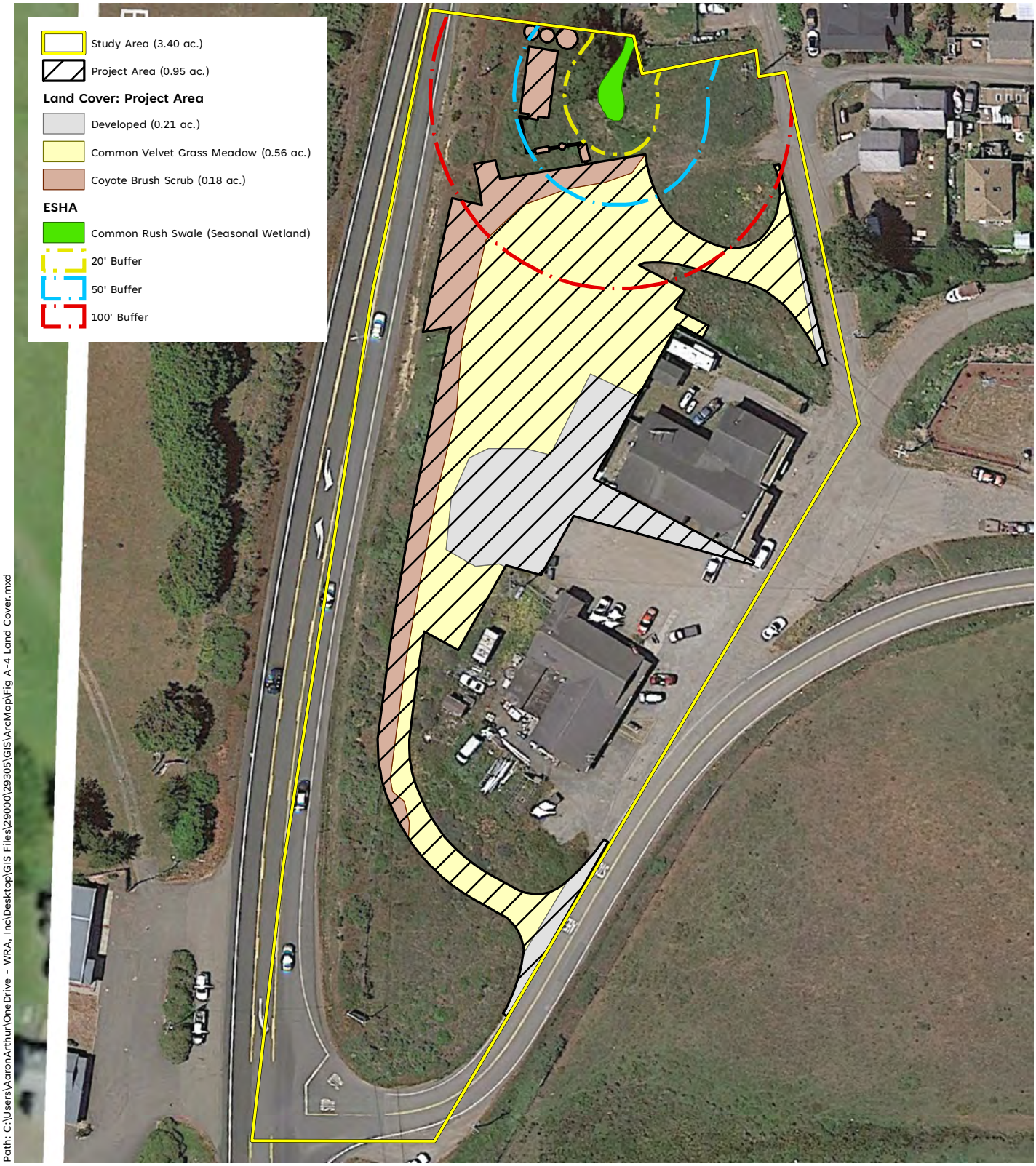

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Sources: DigitalGlobe 2016 Aerial, WRA | Prepared By: AaronArthur, 1/9/2023

Figure A-4. Land Cover: Project Area

Albion Fire Station
Albion, Mendocino County

0 100 200 Feet

N

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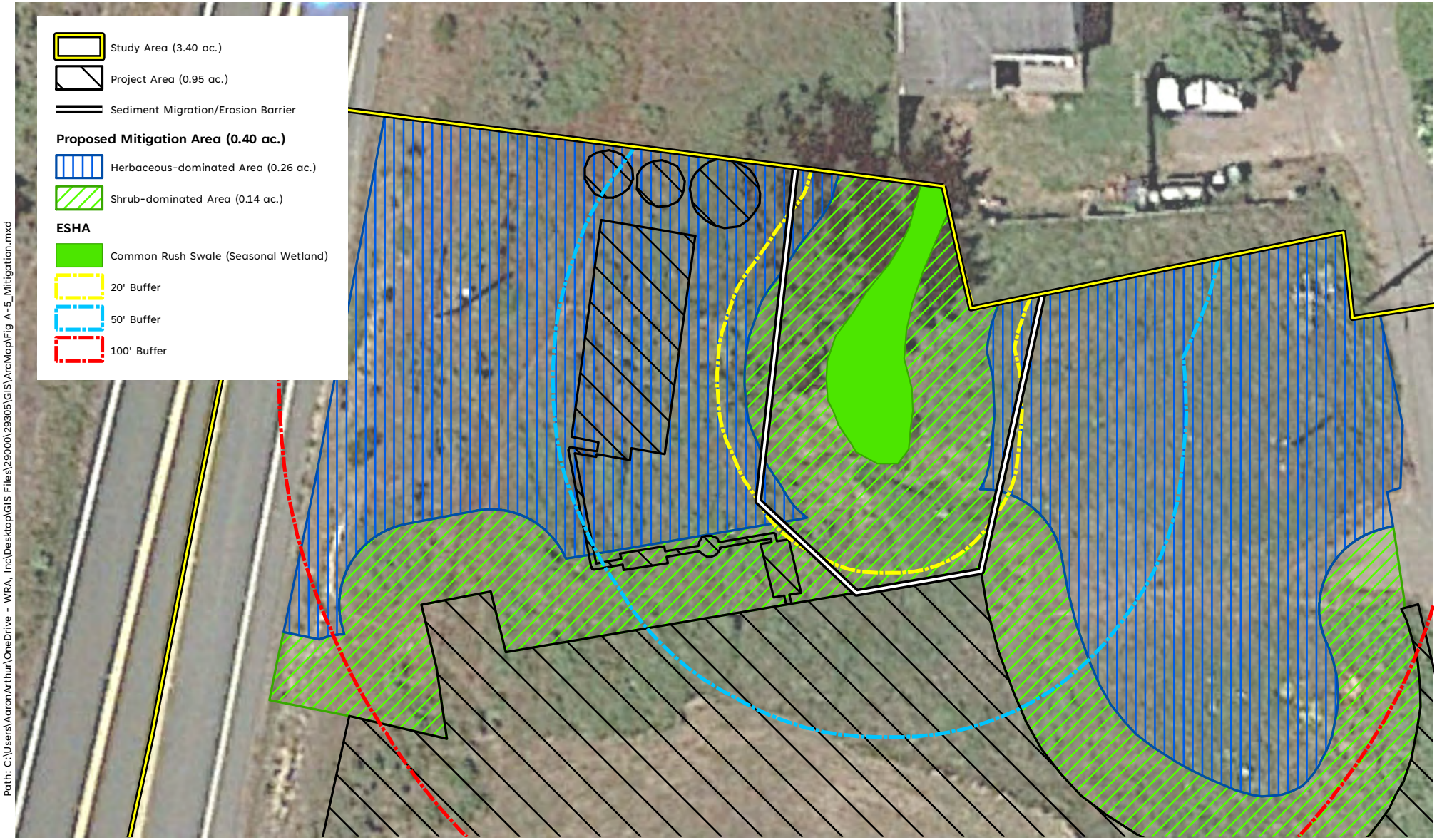

Path: C:\Users\AaronArthur\OneDrive - WRA, Inc\Desktop\GIS Files\29000\29305\GIS\ArcMap\Fig A-5_Mitigation.mxd

Sources: DigitalGlobe 2016 Aerial, WRA | Prepared By: AaronArthur, 1/9/2023

Figure A-5. Proposed Mitigation Area

Albion Fire Department
Albion, Mendocino County

0 50 100 Feet

N

wra Environmental Consultants

Appendix B

Species Observed in the Study Area

Table B-1. Plant species observed in the Study Area, April 10 and June 3, 2020, and April 30 and June 3, 2021

FAMILY	SCIENTIFIC NAME	COMMON NAME	LIFE FORM	ORIGIN	RARE STATUS[1]	INVASIVE STATUS[2]	WETLAND INDICATOR[3]
Amaryllidaceae	*Narcissus pseudonarcissus*	daffodil	perennial forb	non-native	--	--	NL
Apiaceae	*Daucus carota*	Queen Anne's lace	perennial forb	non-native	--	assessed	UPL
Apiaceae	*Eryngium armatum*	coastal button celery	perennial forb	native	--	--	FACW
Apiaceae	*Heracleum maximum*	common cow parsnip	perennial forb	native	--	--	FAC
Aquifoliaceae	*Ilex aquifolium*	English holly	evergreen tree	non-native	--	moderate	NL
Araceae	*Zantedeschia aethiopica*	calla lily	perennial forb	non-native	--	limited	OBL
Araliaceae	*Hedera helix*	English ivy	evergreen vine	non-native	--	high	NL
Asteraceae	*Achillea millefolium*	common yarrow	perennial forb	native	--	--	FACU
Asteraceae	*Arctotheca calendula*	Cape weed	perennial forb	non-native	--	moderate	NL
Asteraceae	*Baccharis pilularis* ssp. *consanguinea*	coyote brush	evergreen shrub	native	--	--	NL
Asteraceae	*Bellis perennis*	English lawn daisy	perennial forb	non-native	--	assessed	NL
Asteraceae	*Carduus pycnocephalus*	Italian thistle	annual forb	non-native	--	moderate	NL
Asteraceae	*Cirsium vulgare*	bull thistle	perennial forb	non-native	--	moderate	FACU
Asteraceae	*Gamochaeta ustulata*	featherweed	perennial forb	native	--	--	FACW
Asteraceae	*Hypochaeris radicata*	rough cat's-ear	perennial forb	non-native	--	moderate	FACU
Asteraceae	*Leontodon saxatilis* ssp. *longirostris*	hawkbit	annual forb	non-native	--	--	FACU
Asteraceae	*Senecio jacobaea*	stinking willie	perennial forb	non-native	--	limited	FACU
Asteraceae	*Silybum marianum*	milk thistle	perennial forb	non-native	--	limited	NL
Asteraceae	*Soliva sessilis*	field burweed	annual forb	non-native	--	--	FAC
Asteraceae	*Sonchus asper* ssp. *asper*	prickly sow thistle	annual forb	non-native	--	assessed	FACU
Athyriaceae	*Athyrium filix-femina*	lady fern	perennial fern	native	--	--	FAC
Brassicaceae	*Cardamine hirsuta*	hairy bittercress	annual forb	non-native	--	--	NL
Brassicaceae	*Raphanus sativus*	wild radish	perennial forb	non-native	--	limited	NL
Caprifoliaceae	*Lonicera involucrata*	twinberry	evergreen shrub	native	--	--	FAC
Caryophyllaceae	*Cerastium glomeratum*	mouse-ear chickweed	annual forb	non-native	--	--	FACU
Caryophyllaceae	*Spergularia media*	coast sandspurry	annual forb	non-native	--	--	NL

FAMILY	SCIENTIFIC NAME	COMMON NAME	LIFE FORM	ORIGIN	RARE STATUS[1]	INVASIVE STATUS[2]	WETLAND INDICATOR[3]
Caryophyllaceae	*Spergularia rubra*	red sandspurry	perennial forb	non-native	--	--	FAC
Convolvulaceae	*Calystegia purpurata* ssp. *purpurata*	Pacific false bindweed	perennial vine	native	--	--	NL
Convolvulaceae	*Convolvulus arvensis*	field bindweed	perennial forb	non-native	--	assessed	NL
Cucurbitaceae	*Marah oregana*	coast manroot	perennial vine	native	--	--	NL
Cyperaceae	*Carex densa*	dense sedge	perennial graminoid	native	--	--	OBL
Cyperaceae	*Carex praegracilis*	clustered field sedge	perennial graminoid	native	--	--	FACW
Dennstaedtiaceae	*Pteridium aquilinum* var. *pubescens*	bracken fern	perennial fern	native	--	--	FACU
Dryopteridaceae	*Polystichum munitum*	western swordfern	perennial fern	native	--	--	FACU
Equisetaceae	*Equisetum telmateia*	giant horsetail	perennial fern	native	--	--	FACW
Euphorbiaceae	*Euphorbia lathyris*	moleplant	perennial forb	non-native	--	assessed	NL
Fabaceae	*Lathyrus latifolius*	perennial pea	perennial forb	non-native	--	--	NL
Fabaceae	*Lotus corniculatus*	bird's-foot trefoil	perennial forb	non-native	--	assessed	FAC
Fabaceae	*Lupinus albifrons*	silver lupine	evergreen shrub	native	--	--	NL
Fabaceae	*Lupinus arboreus*	yellow bush lupine	evergreen shrub	native	--	limited	NL
Fabaceae	*Medicago polymorpha*	bur medic	annual forb	non-native	--	limited	FACU
Fabaceae	*Trifolium dubium*	shamrock clover	annual forb	non-native	--	--	UPL
Fabaceae	*Trifolium glomeratum*	clustered clover	annual forb	non-native	--	--	NL
Fabaceae	*Trifolium repens*	white clover	perennial forb	non-native	--	--	FAC
Fabaceae	*Trifolium subterraneum*	subterranean clover	annual forb	non-native	--	--	NL
Fabaceae	*Trifolium wormskioldii*	bull clover	perennial forb	native	--	--	FACW
Fabaceae	*Vicia sativa*	garden vetch	annual forb	non-native	--	--	UPL
Garryaceae	*Garrya elliptica*	coast silktassel	evergreen shrub	native	--	--	NL
Geraniaceae	*Erodium brachycarpum*	foothill filaree	annual forb	non-native	--	limited	NL
Geraniaceae	*Erodium cicutarium*	redstem stork's-bill	annual forb	non-native	--	limited	NL
Geraniaceae	*Geranium dissectum*	cutleaf geranium	annual forb	non-native	--	moderate	NL
Geraniaceae	*Geranium molle*	woodland geranium	perennial forb	non-native	--	assessed	NL
Iridaceae	*Iris douglasiana*	Douglas iris	perennial forb	native	--	--	NL

FAMILY	SCIENTIFIC NAME	COMMON NAME	LIFE FORM	ORIGIN	RARE STATUS[1]	INVASIVE STATUS[2]	WETLAND INDICATOR[3]
Iridaceae	*Sisyrinchium bellum*	blue-eyed grass	perennial forb	native	--	--	FACW
Juncaceae	*Juncus bufonius*	toad rush	annual graminoid	native	--	--	FACW
Juncaceae	*Juncus effusus* ssp. *pacificus*	Pacific rush	perennial graminoid	native	--	--	FACW
Juncaceae	*Juncus patens*	common rush	perennial graminoid	native	--	--	FACW
Juncaceae	*Luzula comosa*	Pacific woodrush	perennial graminoid	native	--	--	FAC
Lamiaceae	*Stachys ajugoides*	bugle hedgenettle	perennial forb	native	--	--	OBL
Linaceae	*Linum bienne*	pale flax	annual forb	non-native	--	--	NL
Malvaceae	*Malva nicaeensis*	bull mallow	annual forb	non-native	--	--	NL
Malvaceae	*Sidalcea malviflora* ssp. *malviflora*	dwarf checkerbloom	perennial forb	native	--	--	FACW
Myrsinaceae	*Lysimachia arvensis*	scarlet pimpernel	annual forb	non-native	--	--	NL
Orobanchaceae	*Parentucellia viscosa*	yellow glandweed	annual forb	non-native	--	limited	FAC
Papaveraceae	*Eschscholzia californica*	California poppy	perennial forb	native	--	--	NL
Pinaceae	*Pinus radiata*	Monterey pine	evergreen tree	native	--	limited	NL
Plantaginaceae	*Plantago coronopus*	buckhorn plantain	annual forb	non-native	--	assessed	FAC
Plantaginaceae	*Plantago lanceolata*	English plantain	perennial forb	non-native	--	limited	FACU
Poaceae	*Agrostis capillaris*	colonial bentgrass	perennial graminoid	non-native	--	--	FAC
Poaceae	*Agrostis stolonifera*	creeping bentgrass	perennial graminoid	non-native	--	limited	FAC
Poaceae	*Anthoxanthum odoratum*	sweet vernal grass	perennial graminoid	non-native	--	moderate	FACU
Poaceae	*Aira caryophyllea*	silver hairgrass	annual graminoid	non-native	--	assessed	FACU
Poaceae	*Avena barbata*	wild oat	annual graminoid	non-native	--	moderate	NL
Poaceae	*Briza maxima*	big rattlesnake grass	annual graminoid	non-native	--	limited	NL
Poaceae	*Bromus carinatus*	California brome	perennial graminoid	native	--	--	NL
Poaceae	*Bromus diandrus*	rip-gut brome	annual graminoid	non-native	--	moderate	NL
Poaceae	*Bromus hordeaceus*	soft chess	annual graminoid	non-native	--	limited	FACU
Poaceae	*Dactylis glomerata*	orchard grass	perennial graminoid	non-native	--	limited	FACU
Poaceae	*Festuca arundinacea*	tall fescue	perennial graminoid	non-native	--	moderate	FAC
Poaceae	*Festuca bromoides*	brome fescue	perennial graminoid	non-native	--	--	FAC

FAMILY	SCIENTIFIC NAME	COMMON NAME	LIFE FORM	ORIGIN	RARE STATUS[1]	INVASIVE STATUS[2]	WETLAND INDICATOR[3]
Poaceae	*Festuca perennis*	Italian rye grass	annual graminoid	non-native	--	moderate	FAC
Poaceae	*Holcus lanatus*	common velvet grass	perennial graminoid	non-native	--	moderate	FAC
Poaceae	*Hordeum murinum*	mouse barley	annual graminoid	non-native	--	moderate	FAC
Poaceae	*Poa annua*	annual bluegrass	annual graminoid	non-native	--	--	FAC
Polygonaceae	*Rumex acetosella*	sheep sorrel	perennial forb	non-native	--	moderate	FACU
Polygonaceae	*Rumex crispus*	curly dock	perennial forb	non-native	--	limited	FAC
Ranunculaceae	*Ranunculus californicus*	California buttercup	perennial forb	native	--	--	FAC
Ranunculaceae	*Ranunculus occidentalis*	western buttercup	perennial forb	native	--	--	NL
Rhamnaceae	*Frangula californica*	California coffeeberry	evergreen shrub	native	--	--	NL
Rosaceae	*Cotoneaster franchetii*	orange cotoneaster	evergreen shrub	non-native	--	moderate	NL
Rosaceae	*Fragaria chiloensis*	beach strawberry	perennial forb	native	--	--	NL
Rosaceae	*Horkelia californica*	California sheepbur	perennial forb	native	--	--	NL
Rosaceae	*Rosa rubiginosa*	eglantine rose	evergreen shrub	non-native	--	--	UPL
Rosaceae	*Rubus armeniacus*	Himalayan blackberry	evergreen shrub	non-native	--	high	FAC
Rosaceae	*Rubus ursinus*	California blackberry	evergreen shrub	native	--	--	FACU
Rubiaceae	*Galium aparine*	common bedstraw	annual forb	native	--	--	FACU
Themidaceae	*Brodiaea terrestris*	ground brodiaea	perennial forb	native	--	--	NL

All species identified using the *Jepson Manual, 2nd Edition* (Baldwin et al. 2012), *The Jepson Flora Project* (eFlora 2022), and *A Flora of Sonoma County* (Best et al. 1996); nomenclature follows *The Jepson Flora Project* (eFlora 2022) unless otherwise noted

Sp.: “species”, intended to indicate that the observer was confident in the identity of the genus but uncertain which species
Cf.: “*confer*” or “compared with”, intended to indicate a species appeared to the observer to be specific, but was not identified based on diagnostic characters

[1]Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2021a)

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

[2]Invasive Status: California Invasive Plant Inventory (Cal-IPC 2006)

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]Wetland Status: National List of Plant Species that Occur in Wetlands, Arid West Region (Corps 2018)

OBL:	Almost always a hydrophyte, rarely in uplands
FACW:	Usually a hydrophyte, but occasionally found in uplands
FAC:	Commonly either a hydrophyte or non-hydrophyte
FACU:	Occasionally a hydrophyte, but usually found in uplands
UPL:	Rarely a hydrophyte, almost always in uplands
NL:	Rarely a hydrophyte, almost always in uplands
NI:	No information; not factored during wetland delineation

Appendix C

Potential for Special-status Species to Occur in the Study Area

Table C. Potential for Special-status Species to Occur in the Study Area. List compiled from the CDFW BIOS database (CDFW 2022a), USFWS IPaC Report (USFWS 2022), and CNPS Electronic Inventory (CNPS 2022a) searches. For plants, the Mendocino, Mathison Peak, Albion, Elk, and Mallo Pass Creek USGS 7.5' quadrangles were included in the search. For wildlife, the entirety of Mendocino County was considered.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
PLANTS				
Abronia umbellata var. *breviflora* pink sand-verbena	CRPR 1B	Coastal dunes, coastal strand; located on fore-dunes and inter-dunes with sparse cover. Elevation range: 0 – 35 feet. Blooms: June – October.	**No Potential.** The Study Area does not contain coastal dune or similar loose/semi-stable sandy habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Agrostis blasdalei Blasdale's bentgrass	CRPR 1B	Coastal dunes, coastal bluff scrub, coastal prairie; on sandy or gravelly soil near exposed rock; often in nutrient-poor soil. Elevation range: 15 – 490 feet. Blooms: May – July.	**Unlikely.** Although the Study Area contains coastal grassland, this species is typically located nearer the coastline and/or on sites underlain by thin, rocky substrates that are lacking.	**Presumed Absent.** No further actions are recommended for this species.
Angelica lucida sea-watch	CRPR 4	Coastal bluff scrub, coastal dunes, coastal scrub, marshes and swamps; located on wetland margins. Elevation range: 0 – 490 feet. Blooms: May – September.	**No Potential.** The Study Area does not contain coastal dune or similar habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Arctostaphylos nummularia ssp. *mendocinensis* pygmy manzanita	CRPR 1B	Closed-cone coniferous forest; located acidic, sandy clay substrate in pygmy forest stands. Elevation range: 290 – 600 feet. Blooms: January.	**No Potential.** The Study Area does not contain pygmy forest habitat or podzol soil to support this species.	**Not Present.** No further actions are recommended for this species.
Astragalus agnicidus Humboldt County milk-vetch	SE; CRPR 1B	Broadleaf upland forest, redwood forest; located in disturbed openings in timber lands, on south-facing aspects, and along ridgelines. Elevation range: 585 – 2600 feet. Blooms: April – September.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Calamagrostis bolanderi Bolander's reed grass	CRPR 4	Bogs and fens, Broadleaf upland forest, closed-cone coniferous forest, coastal scrub, meadows and seeps, marshes and swamps, North Coast coniferous forest; situated in freshwater wetlands. Elevation range: 0 – 1490 feet. Blooms: May – August.	**No Potential.** The Study Area's swale does not contain a sufficient hydroperiod to support this species.	**Not Present.** No further actions are recommended for this species.
Calamagrostis crassiglumis Thurber's reed grass	CRPR 2B	Coastal scrub, freshwater marsh; typically located in marshy swales surrounded by grasslands or coastal scrub. Elevation range: 30 – 150 feet. Blooms: May – July.	**No Potential.** The Study Area does not contain perennial wetland (freshwater marsh) habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Calystegia purpurata ssp. *saxicola* coastal bluff morning glory	CRPR 1B	Coastal dunes, coastal scrub; located on coastal bluffs. Elevation range: 30 – 330 feet. Blooms: May – September.	**Moderate Potential.** The Study Area contains coastal scrub that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Campanula californica swamp harebell	CRPR 1B	Bogs and fens, closed-cone coniferous forest, coastal prairie, meadows, freshwater marsh, North Coast coniferous forest; typically located in wetlands within a variety of surrounding habitats. Elevation range: 3 – 1320 feet. Blooms: June – October.	**Moderate Potential.** The Study Area contains a seasonal swale that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Carex livida livid sedge	CRPR 1A	Bogs and fens; historically known from sphagnum bogs. Elevation range: unknown. Blooms: June.	**No Potential.** The Study Area does not contain perennial wetland (bog) to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Carex lyngbyei Lyngbye's sedge	CRPR 2B	Marshes and swamps; brackish to freshwater. Elevation range: 0 – 35 feet. Blooms: April – August.	**No Potential.** The Study Area does not contain perennial wetland (freshwater marsh) habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Carex saliniformis deceiving sedge	CRPR 1B	Coastal prairie, coastal scrub, meadows and seeps, coastal salt marshes and swamps; located in mesic sites. Elevation range: 10 – 750 feet. Blooms: June – July.	**Moderate Potential.** The Study Area contains a seasonal swale that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Castilleja ambigua ssp. *humboldtiensis* Humboldt Bay owl's-clover	CRPR 1B	Coastal salt marsh; located in marshes associated with salt grass, cordgrass, pickleweed, and jaumea. Elevation range: 0 – 10 feet. Blooms: April – August.	**No Potential.** The Study Area does not contain coastal brackish marsh to support this species.	**Not Present.** No further actions are recommended for this species.
Castilleja litoralis Oregon coast paintbrush	CRPR 2B	Coastal bluff scrub, coastal dunes, coastal scrub/sandy. Elevation range: 50 – 330 feet. Blooms: June.	**Moderate Potential.** The Study Area contains coastal scrub that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Castilleja mendocinensis Mendocino Coast paintbrush	CRPR 1B	Coastal bluff scrub, coastal scrub, coastal prairie, closed-cone coniferous forest, coastal dune; typically located on open sea bluffs and cliffs. Elevation range: 0 – 520 feet. Blooms: April – August.	**Unlikely.** This species is known from coastal bluff faces directly on the coastline.	**Presumed Absent.** No further actions are recommended for this species.
Ceanothus gloriosus var. *exaltatus* glory brush	CRPR 4.3	Chaparral. Elevation ranges from 100 - 2000 feet. Blooms: March – June, sometimes August.	**No Potential.** The Study Area does not contain chaparral to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Ceanothus gloriosus var. *gloriosus* Point Reyes ceanothus	CRPR 4.3	Coastal bluff scrub, closed-cone coniferous forest, coastal dunes, coastal scrub/sandy. Elevation ranges from 20 – 1710 feet. Blooms: March – May.	**Moderate Potential.** The Study Area contains coastal scrub that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Chorizanthe howellii Howell's spineflower	FE; ST; CRPR 1B	Coastal dunes, coastal prairie, coastal scrub; located on sand dunes, sandy slopes, and sandy areas in coastal prairie. Elevation range: 0 – 115 feet. Blooms: May – July.	**No Potential.** The Study Area does not contain coastal dune or similar loose/semi-stable sandy habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Chrysosplenium glechomifolium Pacific golden saxifrage	CRPR 4	North coast coniferous forest, riparian forest/streambanks, sometimes seeps, sometimes roadsides. Elevation ranges from 30 - 720 feet. Blooms: February – June.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Coptis laciniata Oregon goldthread	CRPR 2B	North Coast coniferous forest, meadows and seeps; located in mesic sites, roadsides, and streamsides. Elevation range: 0 – 3250 feet. Blooms: March – April.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Cornus canadensis bunchberry	CRPR 2B	Bogs and fens, meadows and seeps, North Coast coniferous forest. Elevation ranges: 200 – 6300 feet. Blooms: May – July.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Cuscuta pacifica var. *papillata* Mendocino dodder	CRPR 1B	Coastal dunes; located in interdune depressions; likely hosts on lupines, catchflies, and cudweeds. Elevation range: 0 – 165 feet. Blooms: July – October.	**No Potential.** The Study Area does not contain coastal dune or similar loose/semi-stable sandy habitat to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Darlingtonia californica California pitcher plant	CRPR 4	Bogs and fens, meadows and seeps; typically located on mesic seeps underlain by serpentine substrate. Elevation range: 0 – 8480 feet. Blooms: April – August.	**No Potential.** The Study Area does not contain perennial wetland (bog) to support this species.	**Not Present.** No further actions are recommended for this species.
Erigeron supplex supple daisy	CRPR 1B	Coastal bluff scrub, coastal prairie; typically located in grassy sites along the coastline. Elevation range: 30 – 165 feet. Blooms: May – July.	**Moderate Potential.** The Study Area contains coastal grassland that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Erysimum concinnum bluff wallflower	CRPR 1B	Coastal bluff scrub, coastal scrub, coastal dunes; situated on sandy substrate. Elevation range: 0 – 605 feet. Blooms: February – July.	**Unlikely.** The Study Area does not contain coastal dune or similar loose/semi-stable sandy habitat to support this species.	**Presumed Absent.** No further actions are recommended for this species.
Gilia capitata ssp. *pacifica* Pacific gilia	CRPR 1B	Coastal bluff scrub, coastal prairie, valley and foothill grassland. Elevation range: 15 – 3090 feet. Blooms: April – August.	**Moderate Potential.** The Study Area contains coastal grassland/scrub interface that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Gilia millefoliata dark-eyed gilia	CRPR 1B	Coastal dune. Elevation range: 5 – 100 feet. Blooms: April – July.	**No Potential.** The Study Area does not contain coastal dune or similar loose/semi-stable sandy habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Hesperevax sparsiflora var. *brevifolia* short-leaved evax	CRPR 1B	Coastal bluff scrub, coastal dune; located on sandy bluffs and flats near the immediate coastline. Elevation range: 0 – 700 feet. Blooms: March – June.	**Unlikely.** Although the Study Area contains coastal grassland, this species is typically located nearer the coastline and/or on sites underlain by thin, rocky substrates that are lacking.	**Presumed Absent.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Hesperocyparis pygmaea pygmy cypress	CRPR 1B	Closed-cone coniferous forest; located on podzol-like soils (e.g., Blacklock series). Elevation range: 100 – 1950 feet.	**No Potential.** The Study Area does not contain pygmy forest habitat or podzol soil to support this species.	**Not Present.** No further actions are recommended for this species.
Hosackia gracilis Harlequin lotus	CRPR 4; (butterfly host plant)	Broadleaf upland forest, coastal bluff scrub, closed-cone coniferous forest, cismontane woodland, coastal prairie, coastal scrub, meadows and seeps, marshes and swamps, North Coast coniferous forest, valley and foothill grassland; located in wetlands and often roadside ditches or compacted decommissioned roadbeds. Elevation range: 0 – 2275 feet. Blooms: March – July.	**Moderate Potential.** The Study Area contains coastal scrub and grassland habitat that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Juncus supiniformis hair-leaved rush	CRPR 2B	Marshes and swamps, bogs and fens; located in sites near the coast. Elevation range: 65 – 325 feet. Blooms: April – June.	**No Potential.** The Study Area does not contain perennial wetland (bog) to support this species.	**Not Present.** No further actions are recommended for this species.
Kopsiopsis hookeri small groundcone	CRPR 2B	North Coast coniferous forest; located in open woods, shrublands, generally hosts on salal (*Gaultheria shallon*). Elevation range: 290 – 2880 feet. Blooms: April – August.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Lasthenia californica ssp. *bakeri* Baker's goldfields	CRPR 1B	Closed-cone coniferous forest, coastal scrub; located in openings in scrub and coastal forest habitat. Elevation range: 195 – 1690 feet. Blooms: April – October.	**Moderate Potential.** The Study Area contains coastal scrub that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Lasthenia californica ssp. *macrantha* perennial goldfields	CRPR 1B	Coastal bluff scrub, coastal dune, coastal scrub. Elevation range: 15 – 1690 feet. Blooms: January – November.	**Moderate Potential.** The Study Area contains coastal scrub that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Lathyrus palustris marsh pea	CRPR 2B	Bogs and fens, lower montane coniferous forest, marshes and swamps, North Coast coniferous forest, coastal prairie, coastal scrub; located in moist coastal areas. Elevation range: 3 – 325 feet. Blooms: March – August.	**Moderate Potential.** The Study Area contains a seasonal swale that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Lilium maritimum coast lily	CRPR 1B	Closed-cone coniferous forest, coastal prairie, coastal scrub, broadleaf upland forest, North Coast coniferous forest; typically located on sandy soils, often in raised hummocks or bogs, and roadside ditches. Elevation range: 15 – 1545 feet. Blooms: May – August.	**Moderate Potential.** The Study Area contains a seasonal swale that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Lycopodium clavatum running-pine	CRPR 4	Lower montane coniferous forest, marshes and swamps, North Coast coniferous forest; typically on forest edges, openings, and roadsides. Elevation range: 150 – 4020 feet. Blooms: June – August.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Microseris borealis northern Microseris	CRPR 2B	Bogs and fens, meadows and seeps, lower montane coniferous forest. Elevation range: 3250 – 6500 feet. Blooms: June – September.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Mitellastra caulescens leafy-stemmed miterwort	CRPR 4.2	Broadleaf upland forest, lower montane coniferous forest, meadows and seeps, North Coast coniferous forest; sometimes roadsides. Elevation range: 20 - 5580 feet. Blooms: sometimes March, April – October.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Packera bolanderi var. *bolanderi* seacoast ragwort	CRPR 2B	Coastal scrub, North Coast coniferous forest. Elevation range: 100 – 2115 feet. Blooms: January – July.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Phacelia insularis var. *continentis* North Coast phacelia	CRPR 1B	Coastal bluff scrub, coastal dune; located on open maritime bluffs underlain by sandy substrate. Elevation range: 30 – 555 feet. Blooms: March – May.	**No Potential.** The Study Area does not contain coastal dune or similar loose/semi-stable sandy habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Pinus contorta ssp. *bolanderi* Bolander's pine	CRPR 1B	Closed-cone coniferous forest; located on podzol-like soils (Blacklock series), closely associated with Bishop pine and pygmy cypress. Elevation range: 240 – 815 feet.	**No Potential.** The Study Area does not contain pygmy forest habitat or podzol soil to support this species.	**Not Present.** No further actions are recommended for this species.
Piperia candida white-flowered rein orchid	CRPR 1B	North Coast coniferous forest, lower montane coniferous forest, broadleaf upland forest; located on forest duff, mossy banks, often decommissioned logging roads, rock outcrops, and muskeg; periodically on serpentine substrate. Elevation range: 95 – 4260 feet. Blooms: March – September.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Pityopus californicus California pinefoot	CRPR 4.2	Broadleaf upland forest, lower montane coniferous forest, north coast coniferous forest, upper montane coniferous forest; situated in mesic areas. Elevation range: 50 – 7300 feet. Blooms: sometimes March, April – August.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Pleuropogon refractus nodding semaphore grass	CRPR 4.2	Lower montane coniferous forest, meadows and seeps, north coast coniferous forest, riparian forest/mesic. Elevation range: 0 – 5250 feet. Blooms: sometimes March, April – August.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Rhynchospora alba white beaked-rush	CRPR 2B	Bogs and fens, meadows and seeps, marshes and swamps; located in freshwater perennial wetlands and sphagnum bogs. Elevation range: 195 – 6630 feet. Blooms: July – August.	**No Potential.** The Study Area does not contain perennial wetland (freshwater marsh) habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Sanguisorba officinalis great burnet	CRPR 2B	Bogs and fens, meadows and seeps, broadleaf upland forest, marshes and swamps, North Coast coniferous forest, riparian forest; located on rocky serpentine seeps and streams. Elevation range: 195 – 4550 feet. Blooms: July – October.	**Unlikely.** The Study Area does not contain perennial wetland (bog) or similar habitat to support this species.	**Presumed Absent.** No further actions are recommended for this species.
Sidalcea calycosa ssp. *rhizomata* Point Reyes checkerbloom	CRPR 1B	Marshes and swamps; located in freshwater marsh habitat near the coast. Elevation range: 10 – 245 feet. Blooms: April – September.	**No Potential.** The Study Area does not contain perennial wetland (freshwater marsh) habitat to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Sidalcea malachroides maple-leaved checkerbloom	CRPR 4	Broadleaf upland forest, coastal prairie, coastal scrub, north coast coniferous forest, riparian woodland; often located in disturbed areas. Elevation range: 0 - 2400 feet. Blooms: sometimes March, April – August.	**Moderate Potential.** The Study Area contains coastal scrub that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Sidalcea malviflora ssp. *patula* Siskiyou checkerbloom	CRPR 1B	Coastal bluff scrub, coastal prairie, North Coast coniferous forest; often situated on roadcuts. Elevation range: 50 – 2890 feet. Blooms: May – August.	**Moderate Potential.** The Study Area contains coastal grassland that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Sidalcea malviflora ssp. *purpurea* purple-stemmed checkerbloom	CRPR 1B	Broadleaf upland forest, coastal scrub. Elevation range: 45 – 280 feet. Blooms: May – June.	**Moderate Potential.** The Study Area contains coastal grassland habitat that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Streptanthus glandulosus ssp. *hoffmanii* Hoffman's bristly jewel-flower	CRPR 1B	Chaparral, cismontane woodland, valley and foothill grassland; located on rocky sites often derived from serpentine. Elevation range: 390 – 1545 feet. Blooms: March – July.	**No Potential.** The Study Area does not contain serpentine habitats to support this species.	**Not Present.** No further actions are recommended for this species.
Trifolium buckwestiorum Santa Cruz clover	CRPR 1B	Coastal prairie, broadleaf upland forest, cismontane woodland; located in moist grassy areas. Elevation range: 340 – 1985 feet. Blooms: April – October.	**Moderate Potential.** The Study Area contains coastal grassland habitat that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
Trifolium trichocalyx Monterey clover	FE; SE; CRPR 1B	Closed-cone coniferous forest; located on poorly drained, nutrient-deficient soils with a hardpan; often in openings and burned areas. Elevation range: 95 – 780 feet. Blooms: April – June.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Veratrum fimbriatum fringed false-hellebore	CRPR 4	Bogs and fens, coastal scrub, meadows and seeps, North Coast coniferous forest; located in mesic areas, frequently on stream banks. Elevation range: 10 – 980 feet. Blooms: July – September.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Viola adunca western dog violet	none; (butterfly host plant)	Streambanks, meadow-forest edges in a wide variety of forest types, coastal prairie; typically located in mesic areas. Host plant for Behren's silverspot butterfly (*Speyeria zerene behrensii*). Elevation range: 10 – 11605 feet. Blooms: April – August.	**Moderate Potential.** The Study Area contains coastal scrub and grassland that may support this species.	**Not Observed.** This species was not during the site visits. No further actions are recommended for this species.
WILDLIFE				
Mammals				
Antrozous pallidus pallid bat	SSC, WBWG High	Found in deserts, grasslands, shrublands, woodlands, and forests. Most common in open, forages along river channels. Roost sites include crevices in rocky outcrops and cliffs, caves, mines, trees and various manmade structures such as bridges, barns, and buildings (including occupied buildings). Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	**Moderate Potential.** The Study Area contains an existing building that may provide roosting habitat for this species.	**Presence Unknown.** Building demolition/re-construction outside of the maternity roosting season, or conduct pre-construction roost habitat assessment. See Section 7 for details.
Aplodontia rufa nigra Point Arena mountain beaver	FE, SSC	Coastal areas in the vicinity of Point Arena with springs or seepages. Utilizes north-facing slopes of ridges and gullies with friable soils and thickets of undergrowth.	**Unlikely.** Although the Study Area contains coastal scrub, it is outside of the documented range of this species.	**Presumed Absent.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Arborimus pomo Sonoma tree vole	SSC	Occurs in old-growth and mature coniferous forests, particularly bishop pine forest, Douglas fir forest, coast redwood forest, and montane mixed conifer-hardwood. Recent documentation from Monterey pine stands.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Corynorhinus townsendii pallescens Pale big-eared bat	SSC	Roosts in caves, lava tubes, and abandoned mines. Feeds near forested areas, gleaning insects off plant leaves or in flight.	**No Potential.** The Study Area does not contain caves, mines, or similar to provide roosting habitat for this species.	**Not Present.** No further actions are recommended for this species.
Corynorhinus townsendii townsendii Townsend's western big-eared bat	SSC, WBWG High	Humid coastal regions of northern and central California. Roost in limestone caves, lava tubes, mines, buildings etc. Will only roost in the open, hanging from walls and ceilings; suitable roosting site limited. Extremely sensitive to disturbance	**Unlikely.** The Study Area does not contain caves, mines, or buildings suitable for roosting; the on-site barn appeared to be regularly used/occupied. CNDDB occurrences in Napa County are all located in the northern portion of the County (CDFW 2019a).	**Presumed Absent.** No further actions are recommended for this species.
Pekania pennanti fisher	FC, SSC	Known from mature to old-growth coniferous forest and deciduous riparian areas with high percent canopy closure. Uses cavities, snags, logs, and rocky areas for cover and denning. Requires large ranges of contiguous mature, dense forest.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Taxidea taxus American badger	SSC	Most abundant in drier open stages of most shrub, woodland, and herbaceous vegetation types. Requires friable soils and open, uncultivated ground. Preys on burrowing rodents.	**No Potential.** Although the Study Area contains grassland and open coastal scrub habitat, the immediately adjacent development and human visitation likely preclude this species. No burrows of the size or shape suggestive of badger were observed during the site visits.	**Not Present.** No further actions are recommended for this species.
Birds				
Accipiter gentilis Northern goshawk	SSC	Year-round resident in extensive forests, primarily those with old-growth or otherwise mature stands of conifer or mixed conifer-hardwood. Nests in large trees, with some vertical heterogeneity. Preys on forest birds and mammals.	**No Potential.** The Study Area does not contain forest habitat for this species.	**Not Present.** No further actions are recommended for this species.
Ammodramus savannarum grasshopper sparrow	SSC, LR	Summer resident. Breeds in open grasslands in lowlands and foothills, generally with low- to moderate-height grasses and scattered shrubs. Well-hidden nests are placed on the ground.	**Moderate Potential.** The Study Area contains coastal grassland habitat that may support this species.	**Present Unknown.** Vegetation removal and initial ground disturbance should occur outside of nesting season, or conduct pre-construction surveys and avoid any active nests found. See Section 7 for details.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Aquila chrysaetos golden eagle	BGEPA, SFP	Occurs year-round in rolling foothills, mountain areas, sage-juniper flats, and deserts. Cliff-walled canyons provide nesting habitat in most parts of range; also nests in large trees and on taller, manmade structures, usually within otherwise open areas.	**No Potential.** The Study Area does not provide large cliffs or typical large trees for nesting; may forage in the vicinity.	**Not Present.** No further actions are recommended for this species.
Asio flammeus short-eared owl	SSC	Occurs year-round, but primarily as a winter visitor; breeding very restricted in most of California. Found in open, treeless areas (e.g., marshes, grasslands) with elevated sites for foraging perches and dense herbaceous vegetation for roosting and nesting. Preys mostly on small mammals, particularly voles.	**Unlikely.** The Study Area may provide winter foraging habitat, but nesting is unlikely in coastal Mendocino County.	**Presumed Absent.** No further actions are recommended for this species.
Brachyramphus marmoratus marbled murrelet	FT, SE	Primarily coastal marine forager, but breeds/nests in interior old-growth coast redwood and/or Douglas fir stands containing platform-like branches along the coast. Migrates daily from inland nests and roosts to forage in the Pacific Ocean.	**No Potential.** The Study Area does not contain old-growth forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Cerorhinca monocerata Cassin's auklet	SSC	Pelagic species, nesting colonially in burrows or crevices on offshore and coastal islands and rocks.	**No Potential.** The Study Area does not contain coastal cliffs or rocky islands.	**Not Present.** No further actions are recommended for this species.
Chaetura vauxi Vaux's swift	SSC	Summer resident, typically nesting and roosting in the cavities of large, hollowed-out trees. Forages high in the air, generally over or near lakes and rivers.	**No Potential.** The Study Area does not contain large tree cavities, abandoned chimney's, or similar substrate for this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Charadrius alexandrines nivosus western snowy plover	FT, SSC	Federal listing applies only to the Pacific coastal population. Year-round resident and winter visitor. Occurs on sandy beaches, salt pond levees, and the shores of large alkali lakes. Nests on the ground, requiring sandy, gravelly or friable soils.	**No Potential.** The Study Area does not contain beaches or other suitable barren habitat near water.	**Not Present.** No further actions are recommended for this species.
Circus cyaneus northern harrier	SSC	Year-round resident and winter visitor. Found in open habitats including grasslands, prairies, marshes and agricultural areas. Nests on the ground in dense vegetation, typically near water or otherwise moist areas. Preys on small vertebrates.	**Moderate Potential.** The Study Area contains coastal grassland habitat that may support this species.	**Present Unknown.** Vegetation removal and initial ground disturbance should occur outside of nesting season, or conduct pre-construction surveys and avoid any active nests found. See Section 7 for details.
Contopus cooperi olive-sided flycatcher	SSC	Summer resident. Typical breeding habitat is montane coniferous forests. At lower elevations, also occurs in wooded canyons and mixed forests and woodlands. Often associated with forest edges. Arboreal nest sites located well off the ground.	**No Potential.** The Study Area does not contain forest or woodland stands to support this species.	**Not Present.** No further actions are recommended for this species.
Diomedea albatrus short-tailed albatross	FE	Pelagic, nesting on remote Pacific Ocean islands. Rare along the coast of California coast. Feeds on small animals and carrion on water's surface.	**No Potential.** The Study Area does not contain coastal cliffs or rocky islands.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Elanus leucurus white-tailed kite	SFP	Year-round resident in coastal and valley lowlands with scattered trees and large shrubs, including grasslands, marshes and agricultural areas. Nests in trees, of which the type and setting are highly variable. Preys on small mammals and other vertebrates.	**Moderate Potential.** Grassland and open coastal scrub within the Study Area provides suitable nesting trees, and open areas for foraging.	**Present Unknown.** Vegetation removal and initial ground disturbance should occur outside of nesting season, or conduct pre-construction surveys and avoid any active nests found. See Section 7 for details.
Falco peregrinus anatum American peregrine falcon	SE, SFP	Year-round resident and winter visitor. Occurs near water, including coastal areas, wetlands, lakes and rivers. Usually nests on sheltered cliffs or tall man-made structures. Preys primarily on waterbirds.	**No Potential.** The Study Area does not contain large cliffs or suitable man-made structures for nesting.	**Not Present.** No further actions are recommended for this species.
Fratercula cirrhata tufted puffin	SSC	Pelagic and coastal marine. Nests near or along the coast on islands, islets, and (rarely) isolated mainland cliffs. Requires sod or earth into which the birds can burrow, or rocky crevices where friable soil is absent. Forages at sea, primarily for fish.	**No Potential.** The Study Area does not contain coastal cliffs or rocky islands.	**Not Present.** No further actions are recommended for this species.
Gavia immer common loon	SSC	Winter visitor to coastal marine, estuarine, and some expansive coastal freshwater habitats.	**No Potential.** The Study Area does not contain coastal shoreline.	**Not Present.** No further actions are recommended for this species.
Haliaeetus leucocephalus bald eagle	BGEPA, SE, SFP	Occurs year-round in California, but primarily a winter visitor; breeding population is growing. Nests in large trees in the vicinity of larger lakes, reservoirs, and rivers. Wintering habitat somewhat more variable but usually features large concentrations of waterfowl or fish.	**No Potential.** The Study Area does not contain large trees or similar structures to provide nesting for this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Histrionicus histrionicus harlequin duck	SSC	Winter visitor to coastal habitats, usually along turbulent, rocky shores. Breeds in inland streams.	**No Potential.** The Study Area does not contain coastal shoreline.	**Not Present.** No further actions are recommended for this species.
Oceanodroma homochroa ashy storm-petrel	SSC	Marine species; nests in rocky crevices on offshore islands and rocks from southern Mendocino County to norther Baja California. Forages over open ocean for invertebrates and larval fishes.	**No Potential.** The Study Area does not contain coastal cliffs or rocky islands.	**Not Present.** No further actions are recommended for this species.
Passerculus sandwichensis alaudinus Bryant's savannah sparrow	SSC	Year-round resident associated with the coastal fog belt, primarily between Humboldt and northern Monterey Counties. Occupies low tidally influenced habitats and adjacent areas, including grasslands. Also uses drier, more upland coastal grasslands. Nests near the ground in taller vegetation, including along levees and canals.	**Moderate Potential.** The Study Area contains coastal grassland habitat that may support this species.	**Present Unknown.** Vegetation removal and initial ground disturbance should occur outside of nesting season, or conduct pre-construction surveys and avoid any active nests found. See Section 7 for details.
Progne subis purple martin	SSC, LR	Summer resident. Inhabits woodlands and low-elevation coniferous forests. Nests in old woodpecker cavities and man-made structures (bridges, utility towers). Nest is often located in tall, isolated tree or snag.	**No Potential.** The Study Area does not contain woodland or forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Riparia riparia bank swallow	ST	Summer resident in riparian and other lowland habitats near rivers, lakes and the ocean in northern California. Nests colonially in excavated burrows on vertical cliffs and bank cuts (natural and manmade) with fine-textured soils. Currently known to breed in Siskiyou, Shasta, and Lassen Cos., portions of the north coast, and along Sacramento River from Shasta Co. south to Yolo Co.	**No Potential.** The Study Area does not contain cliffs or cuts with fine-textured soils or any other potentially suitable nesting substrate.	**Not Present.** No further actions are recommended for this species.
Setophaga petechia brewsteri (Brewster's) yellow warbler	SSC	Summer resident throughout much of California. Breeds in riparian vegetation close to water, including streams and wet meadows. Microhabitat used for nesting is variable, but dense willow growth is typical. Occurs widely on migration.	**No Potential.** The Study Area does not contain riparian habitat with dense, mature thickets of willows.	**Not Present.** No further actions are recommended for this species.
Strix occidentalis caurina northern spotted owl	FT,ST, SSC	Year-round resident in dense, structurally complex forests, primarily those with stands of mature conifers. In Napa County, uses both coniferous and mixed (coniferous-hardwood) forests. Nests on platform-like substrates in the forest canopy, including in tree cavities. Preys on mammals.	**No Potential.** The Study Area does not contain conifer or mixed broadleaf-conifer forest nor is any present in the immediate vicinity.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Reptiles and Amphibians				
Ascaphus truei coastal tail frog	SSC	Requires permanent streams of low temperature in forested areas of high annual precipitation (greater than 40 inches). Individuals have been collected up to 40 feet from streams during moist periods. The normal home range has a long dimension that rare exceeds 80 feet.	**No Potential.** The Study Area does not contain perennial stream or riverine habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Dicamptodon ensatus California giant salamander	SSC	Occurs in the north-central Coast Ranges. Moist coniferous and mixed forests are typical habitat; also uses woodland and chaparral. Adults are terrestrial and fossorial, breeding in cold, permanent or semi-permanent streams. Larvae usually remain aquatic for over a year.	**No Potential.** The Study Area does not contain perennial stream or forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Emys marmorata western pond turtle	SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches with aquatic vegetation. Require basking sites such as partially submerged logs, vegetation mats, or open mud banks, and suitable upland habitat (sandy banks or grassy open fields) for egg-laying.	**No Potential.** The Study Area does not contain pond, lake, or other perennial water body habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Plethodon elongatus Del Norte salamander	SSC	Redwood and North Coast forests with talus slopes and hardwood understories.	**No Potential.** The Study Area does not contain forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Rana aurora northern red-legged frog	SSC	Occurs in the vicinity of quiet, permanent pools of streams, marshes, and occasionally ponds. Prefers shorelines with extensive vegetation.	**No Potential.** The Study Area and its immediate vicinity does not contain ponds, marsh, or riparian habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Rana boylii foothill yellow-legged frog	SSC	Found in or near rocky streams in a variety of habitats; highly aquatic. Prefers partially-sunlit, shallow streams and riffles with a rocky substrate; requires at least some cobble-sized substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis. Feeds on invertebrates (aquatic and terrestrial).	**No Potential.** The Study Area does not contain stream or riverine habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Rana draytonii California red-legged frog	FT, SSC	Lowlands and foothills in or near permanent sources of deep water with dense emergent and/or overhanging riparian vegetation. Favors perennial to intermittent ponds, marshes, and stream pools. Requires 11 to 20 weeks of continuous inundation for larval development. Disperses through upland habitats during and after rains.	**No Potential.** The Study Area and its immediate vicinity does not contain ponds, marsh, or riparian habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Rhyacotriton variegatus southern torrent salamander	SSC	Known from cold, permanent seeps and small streams with rocky substrate in coast redwood-Douglas fir forests.	**No Potential.** The Study Area does not contain stream or forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Taricha rivularis red-bellied newt	SSC	Inhabits coastal forests from southern Sonoma County northward, with an isolated population in Santa Clara County. Redwood forest provides typical habitat, though other forest types (e.g., hardwood) are also occupied. Adults are terrestrial and fossorial. Breeding occurs in streams, usually with relatively strong flows.	**No Potential.** The Study Area does not contain mesic forest habitat to support this species.	**Not Present.** No further actions are recommended for this species.
Fishes				
Eucyclogobius newberryi tidewater goby	FE, SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches. Requires fairly still but not stagnant water and high oxygen levels.	**No Potential.** The Study Area does not contain brackish or estuarine waters.	**Not Present.** No further actions are recommended for this species.
Lampetra ayresi river lamprey	SSC	Lower Sacramento River, San Joaquin River and Russian River. May occur in coastal streams north of San Francisco Bay. Adults need clean, gravelly riffles, Ammocoetes need sandy backwaters or stream edges, good water quality and temps less than 25 degrees Celsius.	**No Potential.** The Study Area does not contain suitable anadromous or estuarine waters.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Lavinia symmetricus navarroensis Navarro roach	SSC	Known from the Navarro River watershed in predominantly warmer waters. Presumably prefers pools, but may favor stream margins when pikeminnows are present. Feeds on filamentous algae, crustaceans, and insects.	**No Potential.** The Study Area does not contain riverine waters.	**Not Present.** No further actions are recommended for this species.
Lavinia symmetricus parvipinnis Gualala roach	SSC	Known from the Gualala River watershed in predominantly warmer waters. Presumably prefers pools, but may favor stream margins when pikeminnows are present. Feeds on filamentous algae, crustaceans, and insects.	**No Potential.** The Study Area does not contain riverine waters.	**Not Present.** No further actions are recommended for this species.
Oncorhynchus kisutch coho salmon – central CA coast ESU	FE, SE	Occurs in inland and coastal rivers, and marine waters. Requires beds of loose, silt-free, coarse gravel for spawning. Also requires riparian cover to contribute to cool, well-aerated water. Federal listing applies to populations between Punta Gorda and San Lorenzo River. State listing applies populations south of San Francisco Bay only.	**No Potential.** The Study Area does not contain suitable anadromous or estuarine waters.	**Not Present.** No further actions are recommended for this species.
Oncorhynchus mykiss irideus steelhead - central CA coast DPS	FT	Occurs from the Russian River south to Soquel Creek and Pajaro River. Also in San Francisco and San Pablo Bay Basins. Adults migrate upstream to spawn in cool, clear, well-oxygenated streams. Juveniles remain in fresh water for 1 or more years before migrating downstream to the ocean.	**No Potential.** The Study Area does not contain suitable anadromous or estuarine waters.	**Not Present.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RESULTS AND RECOMMENDATIONS
Oncorhynchus tshawytscha Chinook salmon - California coastal ESU	FT	This ESU includes all naturally spawned populations of Chinook salmon from rivers and streams south of the Klamath River (exclusive) to the Russian River (inclusive). Adult numbers depend on pool depth and volume, amount of cover, and proximity to gravel. Water temps >27 degrees C lethal to adults.	**No Potential.** The Study Area does not contain suitable anadromous or estuarine waters.	**Not Present.** No further actions are recommended for this species.
Invertebrates				
Lycaedes argyrognomon lotis lotis blue butterfly	FE	Known from sphagnum-willow bogs in transition zones between coastal prairie with bishop pine and Bolander pine forests. Harlequin lotus (*Hosackia gracilis*) is suspected host plants.	**No Potential.** The Study Area does not contain the host plant, harlequin lotus, to support this species.	**Not Present.** No further actions are recommended for this species.
Speyeria zerene behrensii Behren's silverspot butterfly	FE	Inhabits coastal terrace prairie habitat. Larval plant is dog violet (*Viola adunca*). Known from six historic locations from City of Mendocino to Salt Point; currently considered extant from Point Arena south to Salt Point.	**No Potential.** The Study Area does not contain the host plant, dog violet, to support this species.	**Not Present.** No further actions are recommended for this species.

***Key to status codes:**

FC	Federal Candidate for Listing
FE	Federal Endangered
BGEPA	Bald and Golden Eagle Protection Act Species
FT	Federal Threatened
SC (E/T)	State Candidate for Listing (Endangered/Threatened)
SE	State Endangered
SFP	State Fully Protected Animal
SR	State Rare
SSC	State Species of Special Concern
ST	State Threatened
CRPR 1A	CNPS CRPR 1A: Plants presumed extinct in California
CRPR 1B	CNPS CRPR 1B: Plants rare, threatened or endangered in California and elsewhere
CRPR 2A	CNPS CRPR 2A: Plants presumed extirpated in California, but more common elsewhere
CRPR 2B	CNPS CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
CRPR 3	CNPS CRPR 3: Plants about which CNPS needs more information (a review list)
CRPR 4	CNPS CRPR 4: Plants of limited distribution (a watch list)
WBWG	Western Bat Working Group High or Medium-high Priority Species

Potential to Occur:

No Potential: Habitat on and adjacent to the site is clearly unsuitable for the species requirements (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.

Results and Recommendations:

Present: Species was observed on the site or has been recorded (i.e., CNDDB, other reports) on the site recently.

Assumed Present: Species is assumed to be present on-site based on the presence of key habitat components.

Assumed Present without Impact: Species assumed present; however, project activities will not have an impact on the species.

Presumed Absent: Species is presumed to not be present due to a lack of key habitat components.

Not Present: Species is considered not present due to a clear lack of any suitable habitat and/or local range limitations.

Not Observed: Species was not observed during dedicated/formal surveys.

Presence Unknown: Species has the potential to be present, but no dedicated surveys to determine absence/presence were performed.

Appendix D

Representative Photographs

Common velvet grass meadow in the northern portion of the Study Area; location of the proposed paved ingress

Common velvet grass meadow in the northern portion of the Study Area; location of the proposed paved ingress and fire house building

Mixed common velvet grass meadow and coyote brush scrub in the southern portion of the Study Area; location of proposed paved egress

Coyote brush scrub in the central western portion of the Study Area; location of edge of paved access road

Developed area in the central portion of the Study Area; location of the fire house and updated access

Common rush swale (seasonal wetland) in the northern portion of the Study Area; will be avoided by the Proposed Project

Appendix E

Statement of Qualifications

STATEMENT OF QUALIFICATIONS

WRA is an environmental consulting firm with over 30 years of experience conducting biological resources assessments, wetland delineations, protocol-level rare plant surveys, special-status wildlife assessments and species-specific surveys, as well as preparing applications with state and federal natural resource agencies for avoiding, minimizing, and mitigating impacts to sensitive natural resources. Other services and products with which WRA has expertise include preparation of CEQA/NEPA documents, habitat mitigation and monitoring plans, natural resource management plans, mitigation and conservation bank enabling instruments, grazing management plans, and wetland and other natural resources restoration plans.

Matt Richmond, BS, Principal with WRA, has over 20 years performing botanical assessments, rare plant surveys, environmentally sensitive habitat area surveys, wetland delineations, and vegetation mapping. He also has experience performing protocol-level surveys for California red-legged frog, Ridgeway's rail, marbled murrelet, northern spotted owl, Point Arena mountain beaver, and Behren's silverspot butterfly. His project focus is in conservation and mitigation banking, coastal development projects, vineyard development, and timber resources. Mr. Richmond regularly manages large-scale mitigation banking projects, as well as coastal development permits, coastal restoration projects, vineyard grading permits with a focus in Mendocino, Napa, Lake, and Sonoma counties. Mr. Richmond's technical training includes the flora of Northern California, plant ecology, and forest ecology. Additionally, he has completed the 40-hour Corps wetland delineation training. Mr. Richmond received his Bachelor of Science in Biology from Humboldt State University.

Aaron Arthur, MS, Associate Plant Biologist with WRA, has 15 years performing vegetation & habitat mapping, rare plant surveys, botanical assessments, vegetation change analysis, and wetland delineations. His project focus is vineyard development, timber resources, coastal development permits, habitat mitigation and monitoring plans, conservation and mitigation banking, and long-term management plans in Sonoma, Marin, Napa, and Mendocino counties. Mr. Arthur's technical training includes the flora of Northern California, the flora of the Pacific Northwest, agrostology, aquatic botany, plant ecology, forest ecology, and soil science. Additionally, he has completed the 40-hour Corps wetland delineation course, holds 2081(a) Plant Voucher Permit, and is Certified California Consulting Botanist #0016 from the California Native Plant Society. Mr. Arthur received his Bachelor of Arts in Geography and received his Master of Science in Physical Geography from Oregon State University, where his research focused on forest floristics and vegetation change.

Jason Yakich, MS, Associate Wildlife Biologist with WRA, has 15 years of experience performing wildlife habitat assessments, biological monitoring for special-status wildlife species, breeding bird and other avian surveys, and protocol-level surveys for several special-status wildlife species. He prepares and oversees a variety of biological assessments and technical reports, and assures permit compliance for a wide array of public and private projects. Mr. Yakich has respective permit authorizations from the USFWS and CDFW to conduct active (call-playback) surveys for California clapper rail and California black rail. Mr. Yakich received his Bachelor of Arts in Biology from U.C. Santa Cruz, and received his Master of Science in Biology from San Francisco State University with a focus in marine biology.

STATE OF CALIFORNIA- THE NATURAL RESOURCES AGENCY
DEPARTMENT OF FORESTRY AND FIRE PROTECTION
MENDOCINO UNIT
17501 N. HWY 101
WILLITS, CA 95451

GAVIN NEWSOM, GOVERNOR

STATE FIRE SAFE REGULATIONS

CONDITIONS OF APPROVAL

Applicant Name:	Pam Linstedt				
Project Address:	33900 West Street				
City:	Albion	State:	CA	Zip Code:	95410
Review Date:	1-13-2022	APN:	123-150-48,47,45		
CAL FIRE #:	166-22	Building Permit #:			

The CAL FIRE Mendocino Unit has reviewed this Building Permit application. Based upon the Unit's review, the following conditions shall be incorporated prior to approval of permit issuance as required by Title 14 of the California Code of Regulations, Division 1.5, Chapter 7, Sub-chapter 2, Article 1, §1270.03

You must comply with the following marked (**X**) standards below to obtain FINAL CLEARANCE

☐ **ROAD STANDARD §1273.01-§1273.06, §1273.08 - §1273.09**

- All roads shall be constructed to provide two 10' traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 16%.
- No roadway shall have an inside radius curvature of less than 50' and additional width of 4'shall be added to curves of 50-100'.
- Turnarounds are required on driveways and dead-end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead "T" is used the top of the "T" shall be a minimum of 60' in length.
- Turnouts shall be a minimum of 12' wide by 30' long and 25' tapers on each end.
- All one-way roads shall provide a minimum 12' traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640' in length and a turnout shall be placed at the approximate mid-point.

Maximum lengths for dead end roads:

- Parcels zoned less than 1 acre- 800'
- Parcels zoned 1-4.99 acres-1320'
- Parcels zoned 5-19.99 acres-2640'
- Parcels zoned 20 acres or larger- 5280'.
- Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320' intervals.
- Each dead-end road shall have turn around constructed at its a terminus.

☒ **DRIVEWAY STANDARD §1273.01(c), §1273.02(b), §1273.03, §1273.05, §1273.06, §1273.09**

- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead "T" shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.

☐ **ROADWAY STRUCTURE/BRIDGE STANDARD §1273.07**

- All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.
- The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
- Vehicle load limits shall be posted at both entrances to bridges.
- A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends.

☐ **SIGN STANDARD §1274.01- §1274.02**

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4" letter height, ½" stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100'.
- Height of street and road signs shall be uniform county wide, newly constructed, or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads, streets, or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100' before such access limitation.

☒ **ADDRESS STANDARD §1274.03- §1274.04**

- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, ½" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

☐ **EMERGENCY WATER STANDARD §1275.01- §1275.04** **Not Required**

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18" above grade, 8' from flammable vegetation, no closer than 4' and no further than 12' from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50' nor more than ½ mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ½" National Hose male thread with cap for pressure and gravity flow systems, and 4 ½" for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3" diameter shall be mounted on a fire-retardant post within 3' of the hydrant. The marker shall be no less than 3 'or more than 5' above grade.

STATE OF CALIFORNIA- THE NATURAL RESOURCES AGENCY
DEPARTMENT OF FORESTRY AND FIRE PROTECTION
MENDOCINO UNIT
17501 N. HWY 101
WILLITS, CA 95451

☒ **MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD §1276.01- §1276.04**

- All parcels shall provide a minimum 30' setback for all buildings from property lines and/ or the center of the road.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100' from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100' perimeter of the structure, the most intense being within 30' of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub, or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

☒ EXCEPTION REQUEST GRANTED	☐ EXCEPTION REQUEST DENIED
• See attached letter	• See attached letter

Application Reviewed By:	**Levi Linderman, Fire Captain Mendocino Unit**

Please note that the comments noted above are based on a CAL FIRE State Fire Safe Regulation review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Should you have any questions, you may contact the CAL FIRE Mendocino Unit at (707) 459-7414 or email at Mendocino4290@fire.ca.gov.

For current State Fire Regulations, please visit https://govt.westlaw.com/calregs.

California Code of Regulations
Title 14- Natural Resources
Division 1.5- Department of Forestry
Chapter 7- Fire Protection
Subchapter 2- SRA/VHFHSZ Fire Safe Regulations

DEPARTMENT OF FORESTRY AND FIRE PROTECTION
17501 N. HWY 101
WILLITS, CA 95490
(707) 459-7414
Website: www.fire.ca.gov

1/13/2023

Pam Linstedt
PO Box 634
Albion, CA 95410

RE: 33900 West Street
Albion, CA 95410

CALFIRE#: 166-22

Fire Safe Applicant,

I have reviewed your request for an exception to your project stated above. The Department of Forestry and Fire Protection has granted your request for an exception to:

14 CCR 1276.01 Setback for Structure Defensible Space
(a) All parcels shall provide a minimum 30-foot setback for all buildings from all property lines and/or the center of the road.

Due to the extenuating circumstances, parcel size, and facts as to why the structure needs to be built closer than 30 feet from the property line, your request shall be approved, provided the following conditions are satisfied:

1. This is a one-time exemption that only applies to this project.
2. Same practical effect is achieved by having Five (5) feet of noncombustible material horizontally around the structure.
3. The proposed structure maintains a minimum 5' setback from the property line.
4. The specified requirements in the Conditions of Approval shall be adhered to.

If you have any questions, please contact (707) 459-7414.

T. Levi Linderman
Fire Captain
Fire Prevention & Law Enforcement
Mendocino Unit

Cc: MEU PRC 4290 File
Mendocino County Planning and Building Department

Map produced by the Mendocino County Planning & Building Svcs. Dept., July, 2019
Coordinate System: NAD 83, Calif. State Plane Zone II
Projection: Lambert Conformal Conic
Parcel Data: Mendocino County Information Services, October, 2017
Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
Topographic Data: USGS 7.5 minute quad series Mount Diablo Base & Meridian
Parcel numbers are for tax purposes only and do not represent legal or salable parcels.
All spatial data is approximate. This map is not a substitute for a proper land survey.

0 0.01 0.02 Miles

N W E S

AERIAL IMAGERY

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