

APPENDIX B

Preliminary Biological Survey

TECHNICAL MEMORANDUM

Getaway House Preliminary Biological Survey
Hopland, California

Date: January 30, 2020

Project No.: 9377.00

Prepared For: Getaway House, Inc.

Prepared By: Gary Lester, Senior Environmental Scientist



Reviewed By: Michael Nelson, AICP, Planning Principal



Attachments	Figure 1:	Preliminary Site Plan
	Appendix A:	Site Photos
	Appendix B:	List of Plant Species Encountered

1.0 INTRODUCTION

In accordance with our Service Agreement (dated July 24, 2019), Getaway House, Inc., (CLIENT) has requested professional services from LACO Associates (LACO) related to preparation of plans and special studies to support the Getaway House, Inc., proposed micro cabin Recreational Vehicle (RV) development (Project). The Project is located on the parcels identified by APNs 048-270-23 and 24, at the intersection of Old Toll Road and Highway 175 in Hopland, California (Project Site). The Project involves roadway access from the Mendocino County Old Toll Road, on-site road improvements, the installation of compacted rock cabin pads, an on-site manager residence, pedestrian trails, electric service lines, water lines, wastewater lines, on-site wastewater treatment and associated infrastructure. The following special study is the preliminary biological survey.

LACO's Senior Environmental Scientist completed one out-of-season (October 2019) field survey to identify potentially sensitive or special status species or habitat areas located on the Project Site, including within stream drainages, riparian, and possible wetland areas.

2.0 METHODS

A preliminary biological survey was conducted by LACO's Senior Environmental Scientist, Gary Lester, at the Project Site on October 2, 2019, involving a total of approximately 3 hours of survey time. Mr. Lester is qualified to conduct biological surveys as he has an undergraduate degree in botany and has received training in recognition of local flora and fauna, plant identification, and survey protocols. Additionally, Mr. Lester has

conducted sensitive plant surveys, biological site investigations, and wildlife surveys professionally for over 25 years.

Prior to and during the survey, a number of resources were consulted to determine potential areas of sensitive plant and wildlife species occurrence in the vicinity of the Project Site, including: California Department of Fish and Wildlife (CDFW) Natural Diversity Database (CNDDDB) for the Hopland quadrangle (CDFW, 2019), U.S. Geological Survey's (USGS) 7.5-minute Hopland quadrangle topographic map, Hopland Research and Extension Center plant species list (UC Berkeley, 2000) and aerial photography.

The biotic site survey was conducted outside the recommended seasonally appropriate time period for both suitable sensitive plant identification and sensitive nesting bird occurrence. Therefore the site visit and subsequent report represents a preliminary biological survey. The site included sampling the identified potential habitat at a moderate to high coverage (60% to 100%). Plants were identified to the lowest taxonomic level (genus or species) necessary for common, widespread plant identification, following the scientific nomenclature of the Jepson Manual (Baldwin, et. al., 2012).

3.0 ENVIRONMENTAL SETTING

The Project Site encompasses approximately 92 acres of undeveloped upland oak forest on Old Toll Road in Hopland, California. The Project Site is approximately 3.0 miles west of Hopland town center, adjacent to Highway 175, and approximately 12.5 miles southeast of the Mendocino County Courthouse. Elevations at the Project Site range between approximately 650 feet and 820 feet above mean sea level. The Project Site is undeveloped property surrounding one residence. Soils are mapped by Natural Resources Conservation Services (NRCS) as Hopland-Woodin soil complex soils, primarily a deep yellow-red soils originating from shale or sandstone parent materials from upland sources (NRCS, 1997).

The Project Site lies in the Russian River watershed with associated blue oak and grassland habitats located on the Project Site (Appendix A, Photos 1-2). The blue oak habitat (Appendix B, Photo 1) vegetation at the Project Site is dominated by canopy trees, including: blue oak (*Quercus douglasii*), California bay (*Umbellularia californica*), valley oak (*Quercus lobata*), and California black oak (*Quercus kelloggii*). The understory vegetation associated with the oak woodland includes common manzanita (*Arctostaphylos manzanita*), blue dicks (*Dichelostemma congesta*), and coyote brush (*Baccharis pilularis*). Adjacent to the blue oak habitat are grassland habitats, dominated by non-native grasses (Appendix B, Photo 2): soft chess (*Bromus hordeaceus*), red brome (*Bromus madritensis* ssp. *rubens*), silver hair grass (*Aria caryophyllea*), ripgut brome (*Bromus diandrus*), Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), and annual dogtail grass (*Cynosurus echinatus*), with widely scattered native perennials including common fiddleneck (*Amsinckia menziesii*), poison oak (*Toxicodendron diversilobum*), mule's ears (*Wyethia angustifolia*), curly dock (*Rumex crispus*), and blow-wives (*Achyrachaena mollis*), annual lupine (*Lupinus bicolor*), and California centauray (*Zeltnera venusta*).

4.0 SENSITIVE PLANT SPECIES ANALYSIS

4.1 Potential Sensitive Plant Species Present

Based on the species identified in the CNDDDB records (CDFW, 2019), the range of habitats present, and the geographical range of the various sensitive species, the species considered most likely to occur in the vicinity of the Project Site are presented in Table 1. No special habitats (such as freshwater ponds, thermal springs or

serpentine outcrops) are present at the Project Site, eliminating sensitive species specific to those types of habitats. The sensitive plant species listed in Table 1 have the potential to occur at the Project Site based on habitat and known population's proximity nearby.

Table 1. Sensitive Plant Species Occurring within the Vicinity (Including State and Federal Threatened, Endangered, or State Species of Concern)

Plant Species	Status ²	Habitat	Occurrence at the Project Site ¹
Raiche's manzanita (<i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>)	CNPS 1B.1	Rocky slopes & ridges, serpentine soils (485-1,070m)	Absent. No suitable habitat occurs at the Project Site.
Bristly sedge (<i>Carex comosa</i>)	CNPS 2B.1	Lake edges, marshes (-5-1,010m)	Absent. Suitable habitat does not occur at the Project Site.
Koch's cord moss (<i>Entosthodon kochii</i>)	CNPS 1B.3	Bare soil along river banks (185-365m)	Absent. There is no suitable habitat for this species (river banks).
Small ground cone (<i>Kopsiopsis hookeri</i>)	CNPS 2B.3	Open woods, often on salal (<i>Gautheria shallon</i>) (120-1,435m)	Unlikely. The most common host plant is not present at the Project Site.
Colusa layia (<i>Layia septentrionalis</i>)	CNPS 1B.2	Chaparral, cismontane woodlands, usually serpentine, (100-900m)	Unlikely. No suitable soils (open gravels or serpentine) occur at the Project Site.
Hoffman's bristly jewelflower (<i>Stephananthus glandulosus</i> ssp. <i>hoffmanii</i>)	CNPS 1B.3	Moist steep banks, (60-765m)	Possible. Suitable habitat (steep moist banks) may occur in the Project Site.
Beaked tracyina (<i>Tractina rostrata</i>)	CNPS 1B.2	Chaparral, cismontane woodland (55-855m)	Possible. Suitable native grassland occurs at the Project Site. Known population less than 3 miles away (Hopland Research Extension Center).
Ovan-leaved viburnum (<i>Viburnum ellipticum</i>)	CNPS 2B.3	Chaparral, cismontane woodland, lower shady slopes (215-1,400m)	Possible. Protected drainage slopes occur at the Project Site.

¹ OCCURRENCE DESIGNATIONS:

Present: Species observed at the Project site at time of field survey or during recent past.

Likely: Species not observed at the Project site, but it may be reasonably expected to occur there on a regular basis.

Possible: Species not observed at the Project site, but it could occur there from time to time.

Unlikely: Species not observed at the Project site, and would not be expected to occur there except, perhaps, as a transient.

Absent: Species not observed at the Project site and precluded from occurring there because habitat requirements not met.

²STATUS CODES:

FE	Federally Endangered	CE	California Endangered
FT	Federally Threatened	CT	California Threatened
FPE	Federally Endangered (Proposed)	CR	California Rare
FC	Federal Candidate	CSC	California Species of Special Concern
CNPS	California Native Plant Society Listing		
D/FD	Delisted or proposed Federal delisting		

5.0 SENSITIVE ANIMAL SPECIES ANALYSIS

5.1 Potential Sensitive Animal Species Present

According to CNDDDB records of Hopland Quad species lists (CDFW, 2019), the species considered most likely to occur in the vicinity of the proposed Project Site are listed in Table 2. Only ruderal grassland, Class III drainage, and blue oak woodland habitats were found to be present on-site, eliminating many of the sensitive species specific to other types of habitats. No approach to or crossing of McDowell Creek, located east of the proposed development footprint, is proposed as part of the Project.

Table 2. Sensitive Animal Species Potentially Present at the Proposed Project Site

Species	Common Name	Fed/State List	Preferred Habitat/Potential Occurrence
<i>Ammodramus savannarum</i>	Grasshopper Sparrow	None, state species of special concern	Open grasslands/Limited habitat
<i>Antrozous pallidus</i>	Pallid Bat	None, state species of special concern	Roosts in open rocky area/Unlikely, few suitable roosts
<i>Agelaius tricolor</i>	Tricolored Blackbird	State Threatened	Colonial nester, open water/Unlikely, few suitable ponds
<i>Bombus calisinosus</i>	Obscure Bumblebee	None	Requires flower food sources/Unlikely, few dense flower sources
<i>Corynorhinus townsendii</i>	Townsend's Big-eared Bat	None, state species of special concern	Caves or cavities/No likely roost sites
<i>Emys marmoratus</i>	Western Pond Turtle	None, state species of special concern	Open water/No pond sites
<i>Erethizon dorsatum</i>	Porcupine	None	Typical coniferous forests/Unlikely, no conifers present
<i>Rana boylei</i>	Foothill Yellow-legged Frog	State Candidate	Creeks/Unlikely on-site, possibly in nearby McDowell Creek
<i>Taricha rivularis</i>	Red-bellied Newt	None, state species of special concern	Creeks/Unlikely on-site, possibly in nearby McDowell Creek

6.0 RESULTS

The biological survey encompassed the Project Site, focusing on the proposed access road footprint, proposed on-site development areas, including the proposed cabin pad locations and manager's residence (lodge facility), and interior access road network shown on the preliminary site plan prepared by LACO Associates in January 2020 (Figure 1). No sensitive plant species were observed during the field survey, although the preliminary biological survey took place outside the appropriate field season. Three sensitive

birds were observed within the project boundaries, including Nuttall's woodpecker, oak titmouse, and wren tit (Audubon Watch List, 2002). A species list of plants found during the survey of the Project Site is provided in Appendix B.

In addition, two Class III drainages (stream drainages that only flow during significant rain events) were observed in proximity of the proposed lodge facility and the proposed primary access road, and smaller Class III drainages were observed adjacent to proposed facilities (cabin sites) and interior access roads (see Figure 1, attached). Detailed description of these drainage features are provided in Section 6.2 below.

6.1 Bird Species Observed

Bird species observed at the Project Site comprise primarily common occurring species expected in upland habitats near and around Hopland, although three bird species of special concern were also observed at the Project boundaries. Year-round resident and summer resident bird species observed were American Crow (*Corvus brachyrhynchos*), California Scrub-Jay (*Aphelocoma californica*), Tree Swallow (*Tachycineta bicolor*), Anna's Hummingbird (*Calypte anna*), White-breasted Nuthatch (*Sitta canadensis*), House Finch (*Haemorhous mexicanus*), Acorn Woodpecker (*Melanerpes formicivorus*), Black Phoebe (*Sayornis nigricans*), Lesser Goldfinch (*Spinus psaltria*), Nuttall's Woodpecker, Wren tit, Oak Titmouse, Orange-crown Warbler (*Oreothlypis celata*), California Towhee (*Pipilo maculatus*), Spotted Towhee (*Melospiza crissalis*), and Golden-crowned Sparrow (*Zonotrichia atricapilla*). The Oak Titmouse, Wren tit, and Nuttall's Woodpecker are recognized bird species of special concern by CDFW (Audubon, 2002). All three are year-round residents and potential on-site breeders (see proposed mitigation in recommendations section below).

6.2 Stream Classification/Wetland Survey Results

The following descriptions are provided based on field observations of the Project Site habitats observed during a preliminary review of the Site. A formal wetland delineation and stream transition study will be conducted during a seasonally-appropriate time of year to fully characterize the Site.

Class III Drainages

Along the Project Site's frontage with Old Toll Road, two Class III (seasonal) drainages were observed: one near the junction of Old Toll Road and driveway to the residence at 13800 Old Toll Road and the other approximately 400 feet to the south of the aforementioned driveway. Both drainages flow west to pass under Old Toll Road through culverts and proceed towards McDowell Creek and ultimately the Russian River. Photographs of these drainages are included in Appendix B (photos 3 and 4). The drainages have defined erosional channels approximately 1 to 4 feet wide with a discontinuous overstory canopy consisting of interior live oak, blue oak, valley oak, coyote brush, and bitter cherry. No distinct stream bank (riparian) or stream bed (wetland indicators) vegetation was observed. The slope over an approximately 400-foot distance above the culverts is approximately 5 to 10 percent; bank height is approximately 1 to 3 feet; and streambed material primarily consists of angular gravels and anchored boulders. The eventual receiving water to the drainages is the Russian River.

Smaller Class III drainages flow east towards McDowell Creek originating near the summit of the Site. These drainages are much smaller than the drainages which are conveyed under Old Toll Road and also contain no evidence of wetland vegetation or continuous stream flow. McDowell Creek (Class I stream) occurs on the property along the north and east flanks but no proposed development appears to approach within 300 feet of McDowell Creek.

No evidence of seasonal wetlands were observed on the Project Site; however, as mentioned above, a formal wetland delineation will be completed at the Site during a seasonally-appropriate time of year to fully characterize the Site.

7.0 CONCLUSIONS AND RECOMMENDATIONS

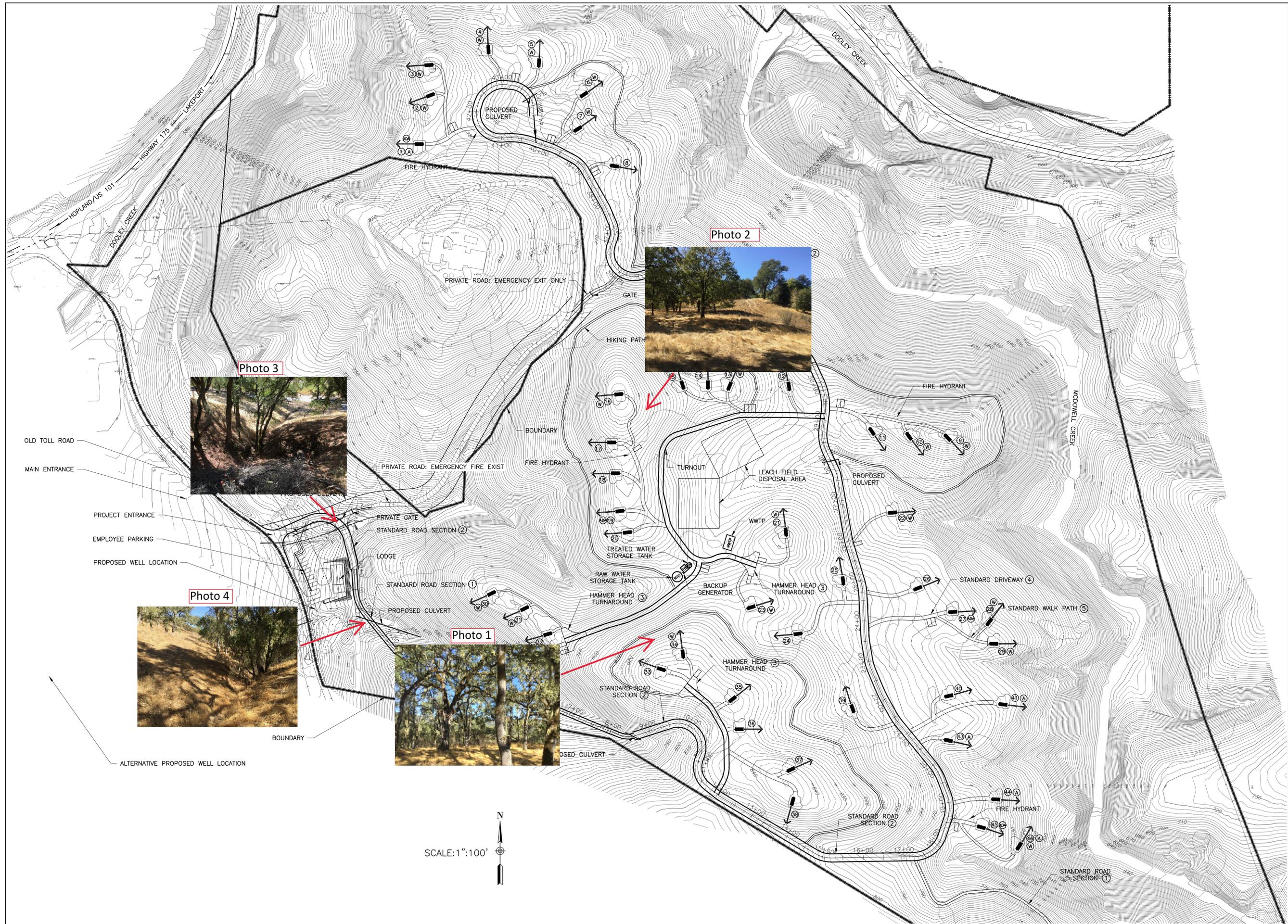
Due to the presence of the Class III drainages beside Old Toll Road, prior to any road construction or building construction in this section of the subject property, the Client should apply for and have a Lake or Streambed Alteration Agreement (LSAA) approved by CDFW and a Section 401 Water Quality Certification approved by the North Coast Regional Water Quality Control Board. Additionally, suitable setbacks and adequate road drainage features shall address close approach of the small Class III drainages east leading directly to McDowell Creek. Due to the presence of known sensitive bird species in the adjacent blue oak woodland within the Project boundaries, any proposed heavy vegetation (limbs over 6" in diameter) removal shall be conducted in the non-nesting season (August 1-March 1). If any removal of heavy vegetation is proposed during the nesting season, a qualified biologist shall determine the presence of vulnerable nests (within 100 feet for passerines and 300 feet for raptors from the heavy vegetation removal). Active nests within the above-mentioned distances shall be allowed to complete their nesting or until the biologist determines that they are no longer active before removal. A known population of beaked tracyina (endemic perennial herbaceous plant and CNPS rarity) occurs on the nearby Hopland Research and Extension Center, therefore an appropriate seasonal survey (May-June) should be conducted in the proposed Project area. If populations of the beaked tracyina are located, efforts should be made to avoid disturbance of the plant populations. If the plant populations of beaked tracyina can not be avoided, consultation should be initiated with the CDFW to relocate the plants.

8.0 REFERENCES

- Audubon WatchList. 2002. www.audubon.org/bird/watch, Watch List Species.
- Baldwin, B. G., D. H. Goldman, D. J. Keil, R. Patterson, T. J. Rosatti and D. H. Wilken. 2012. The Jepson Manual: Vascular Plants of California. University of California Press. Berkeley CA.
- California Department of Fish and Wildlife. March 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. Sacramento, CA.
- California Department of Fish and Wildlife. May 2019. California Natural Diversity Data Base (CNDDB). Hopland. Sacramento, CA.
- California Native Plant Society. 2019. California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California, Hopland Quad. Sacramento, CA. Available online at <http://www.rareplants.cnps.org/>. Accessed May 2019.
- Natural Resources Conservation Service. February 1997. United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database for [CA033 Sonoma County, California]. Available online at <http://soildatamart.nrcs.usda.gov>. Accessed October 2019.
- UC Berkeley. 2005. Plant Species of the Hopland Research and Extension Center. Unpublished document.
- US Geological Service, Hopland (1993) 7.5-minute quadrangle map. Denver, CO.

FIGURE 1

Preliminary Site Plan

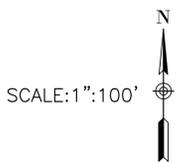


NO.	HISTORY / REVISION	BY CHK.	DATE

GETAWAY HOUSE INC.
 2401 HIGHWAY 175 HOPLAND, CA
 147 PRINCE STREET,
 BROOKLYN, NY 11201

PRELIMINARY SITE PLAN - PLAN VIEW 1

DRAWN	AR, ZH
CHECK	TAH
APPROVED	TAH
DATE	JANUARY 09, 2020
JOB NUMBER	9377.00
DRAWING	C2.0



APPENDIX A

Site Photos



Photo 1 – Blue oak woodland habitat



Photo 2 Grassland habitat



Photo 3 – Class III drainage near existing residence driveway



Photo 4 -Class III drainage above Old Toll Road near southwest corner of project site

APPENDIX B

List of Plant Species Encountered

Species	Common Name	Fed/State List	Native / Non-Native
<i>Achillea millefolium</i>	yarrow	none	Native
<i>Acmispon micranthus</i>	bird's-foot trefoil	none	Native
<i>Aesculus californica</i>	California buckeye	none	Native
<i>Aira caryophyllea</i>	silver hair grass	none	Non-Native
<i>Amsinckia menziesii</i>	common fiddleneck	none	Native
<i>Anagallis arvensis</i>	scarlet pimpernel	none	Non-Native
<i>Anaphalis margaritacea</i>	pearly everlasting	none	Native
<i>Ancistrocarphus filagineus</i>	woolly fishhooks	none	Native
<i>Anthriscus caucalis</i>	bur-chervil	none	Non-Native
<i>Arbutus menzeisii</i>	Pacific madrone	none	Native
<i>Arctostaphylos manzanita</i>	common manzanita	none	Native
<i>Avena barbata</i>	slender oat grass	none	Non-Native
<i>Baccharus pilularis</i>	coyote brush	none	Native
<i>Brassica niger</i>	black mustard	none	Non-Native
<i>Brassica rapa</i>	field mustard	none	Non-Native
<i>Briza minor</i>	small quaking grass	none	Non-Native
<i>Bromus catharticus</i>	rescue grass	none	Non-Native
<i>Bromus diandrus</i>	ripgut grass	none	Non-Native
<i>Bromus hordeaceus</i>	soft chess	none	Non-Native
<i>Bromus madritensis</i>	foxtail chess	none	Non-Native
<i>Carduus pycnocephalus</i>	Italian thistle	none	Native
<i>Castilleja lineariloba</i>	pale owl's clover	none	Native
<i>Centaurea solstitialis</i>	yellow star-thistle	none	Non-Native
<i>Centaurium tenuiflorum</i>	slender centaury	none	Non-Native
<i>Cerastium glomeratum</i>	common chickweed	none	Non-Native
<i>Claytonia perfoliata</i>	miner's lettuce	none	Non-Native
<i>Collomia heterophylla</i>	varied-leaved collomia	none	Native
<i>Crassula connata</i>	pygmy-weed	none	Native
<i>Croton setigerus</i>	turkey-mullein	none	Native
<i>Cynosurus echinatus</i>	annual dogtail	none	Non-Native
<i>Cytisus scoparius</i>	Scotch broom	none	Non-Native
<i>Daucus carota</i>	Queen Anne's lace	none	Non-Native
<i>Dichelostemma capitatum</i>	blue dicks	none	Native
<i>Elymus glaucus</i>	wild blue rye	none	Native
<i>Erigeron canadensis</i>	horseweed	none	Native
<i>Eriogonum nudum</i>	naked buckwheat	none	Native
<i>Eriodictyon californicum</i>	yerba santa	none	Native
<i>Erodium cicutarium</i>	redstem filaree	none	Non-Native
<i>Eriophyllum lanatum</i>	Oregon sunshine	none	Native
<i>Festuca californica</i>	California fescue	none	Native
<i>Festuca perennis</i>	perennial ryegrass	none	Native
<i>Galium aparine</i>	goose grass	none	Native
<i>Galium californicum</i>	California bedstraw	none	Native
<i>Geranium dissectum</i>	cut-leaf geranium	none	Non-Native

Species	Common Name	Fed/State List	Native / Non-Native
<i>Helminthotheca echinoides</i>	bristly ox-tongue	none	Non-Native
<i>Heteromeles arbutifolia</i>	toyon	none	Native
<i>Hordeum marinum</i>	Mediterranean barley	none	Non-Native
<i>Hypochaeris glabra</i>	annual cat's ear	none	Non-Native
<i>Hypochaeris radicata</i>	perennial cat's ear	none	Non-Native
<i>Lomatium dasycarpum</i>	woolly lomatium	none	Native
<i>Lupinus bicolor</i>	annual lupine	none	Native
<i>Madia elegans</i>	common tarweed	none	Native
<i>Medicago arabica</i>	spotted burclover	none	Non-Native
<i>Montia fontana</i>	water chickweed	none	Native
<i>Pentagramma triangularis</i>	goldenback fern	none	Native
<i>Pinus sabinata</i>	foothill pine	none	Native
<i>Plantago lanceolata</i>	English plantain	none	Non-Native
<i>Poa annua</i>	annual bluegrass	none	Non-Native
<i>Poa bulbosa</i>	bulbous bluegrass	none	Non-Native
<i>Polygala californica</i>	California milkwort	none	Native
<i>Polygonum aviculare</i>	knotweed	none	Native
<i>Prunella vulgaris</i>	self-heal	none	Non-Native
<i>Prunus emarginata</i>	bitter cherry	none	Native
<i>Pseudotsuga menziesii</i>	Douglas-fir	none	Native
<i>Pteridium aquilinum</i>	bracken fern	none	Native
<i>Quercus douglasii</i>	blue oak	none	Native
<i>Quercus lobata</i>	valley oak	none	Native
<i>Quercus wislizeni</i>	interior live oak	none	Native
<i>Ranunculus occidentalis</i>	western buttercup	none	Native
<i>Raphanus sativus</i>	wild radish	none	Non-Native
<i>Rubus armenicus</i>	Himalaya blackberry	none	Non-Native
<i>Sanicula crassicaulis</i>	Pacific sanicle	none	Native
<i>Senecio vulgaris</i>	common groundsel	none	Non-Native
<i>Sonchus oleraceus</i>	sow thistle	none	Non-Native
<i>Toxicodendron diversilobum</i>	poison oak	none	Native
<i>Trifolium willdenovii</i>	tomcat clover	none	Native
<i>Triteleia laxa</i>	Ithuriel's spear	none	Native
<i>Umbellularia californica</i>	California bay	none	Native
<i>Vicia hirsuta</i>	annual vetch	none	Non-Native
<i>Vicia villosa</i>	hairy vetch	none	Non-Native
<i>Vulpia bromoides</i>	smooth brome	none	Native
<i>Wyethia mollis</i>	woolly mule-ears	none	Native
<i>Yabea microcarpa</i>	sock-destroyer	none	Native